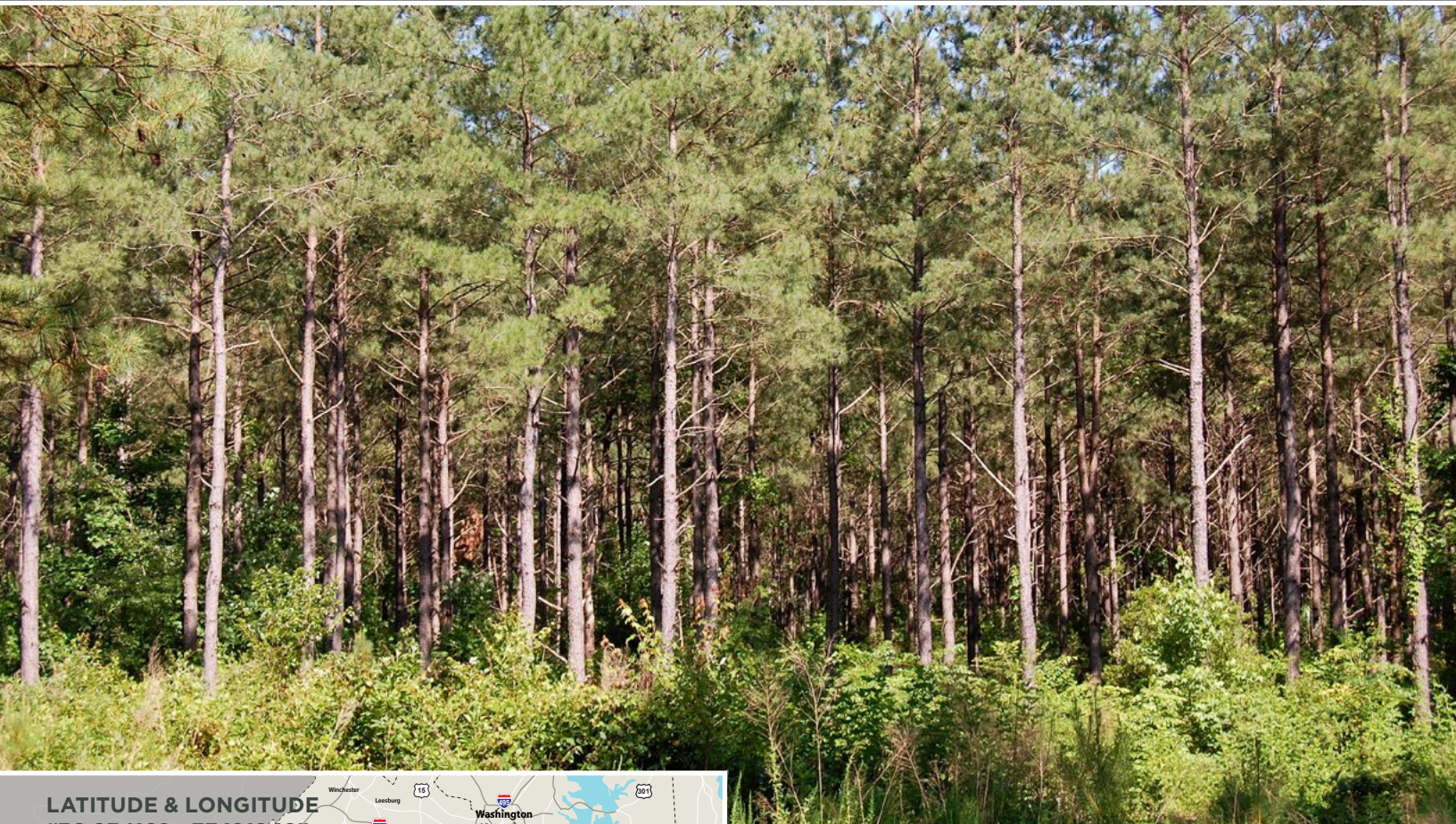


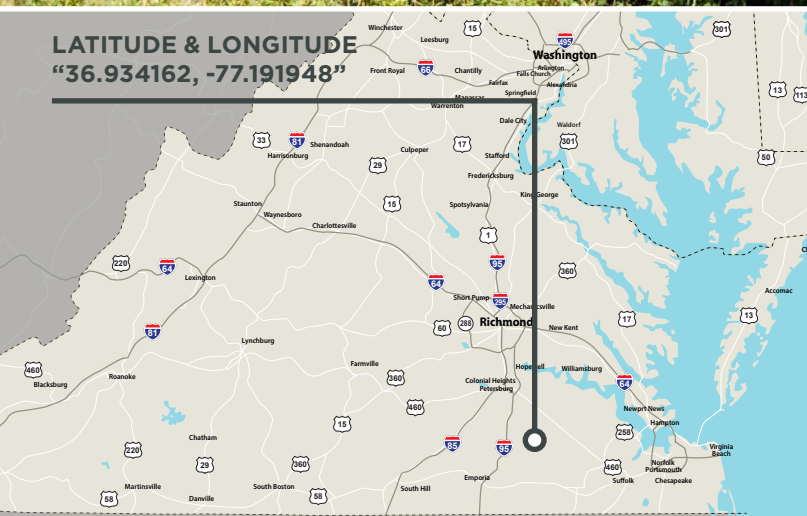


**SUSSEX DR. (VSR40)
& OLD FORTY RD (VSR634)
STONY CREEK, VA 23882**

**FOR SALE | 241± ACRES
SUSSEX COUNTY
Price: \$680,000 (\$2,819/acre)**



**LATITUDE & LONGITUDE
"36.934162, -77.191948"**



Features

SOLID Timberland/recreational investment located east of the Sussex County Courthouse with frontage along both sides of Sussex Dr. (VSR40) as well as Old Forty (VSR634).

TIMBER comprised of 95± acres of merchantable planted pines (established from '91-'03), 32± acres of natural pines ('83) and 114± acre of premerch planted pines (established from '19-'21). 66± acres of premerch pine (established in '19) with the remaining 48± acres in open cutover.

PROPERTY offers a solid internal road system.

IDEAL WILDLIFE habitat supporting healthy populations of deer and turkeys.

LOCATED less than 10 miles from the Stony Creek Exit (#31) at I95.

TAX MAP #72-A-3A



MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060
MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255
T 804-326-LAND (5263) | F 804-346-5901
COMMONWEALTHLAND.COM

*Commonwealth Land represents the Owner of this property.
Information contained herein, is deemed reliable but not guaranteed.*

Contact

Hank Campbell

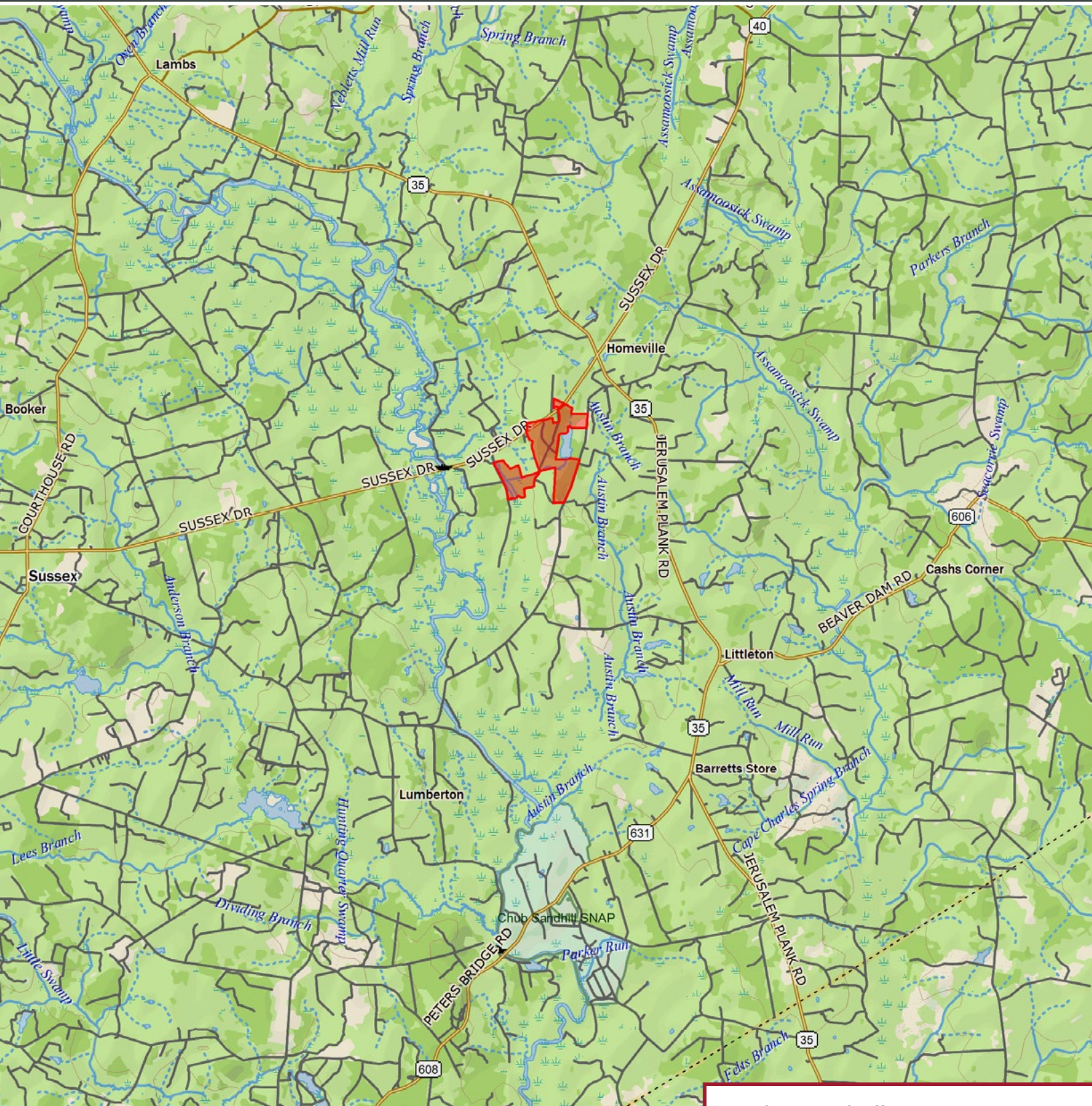
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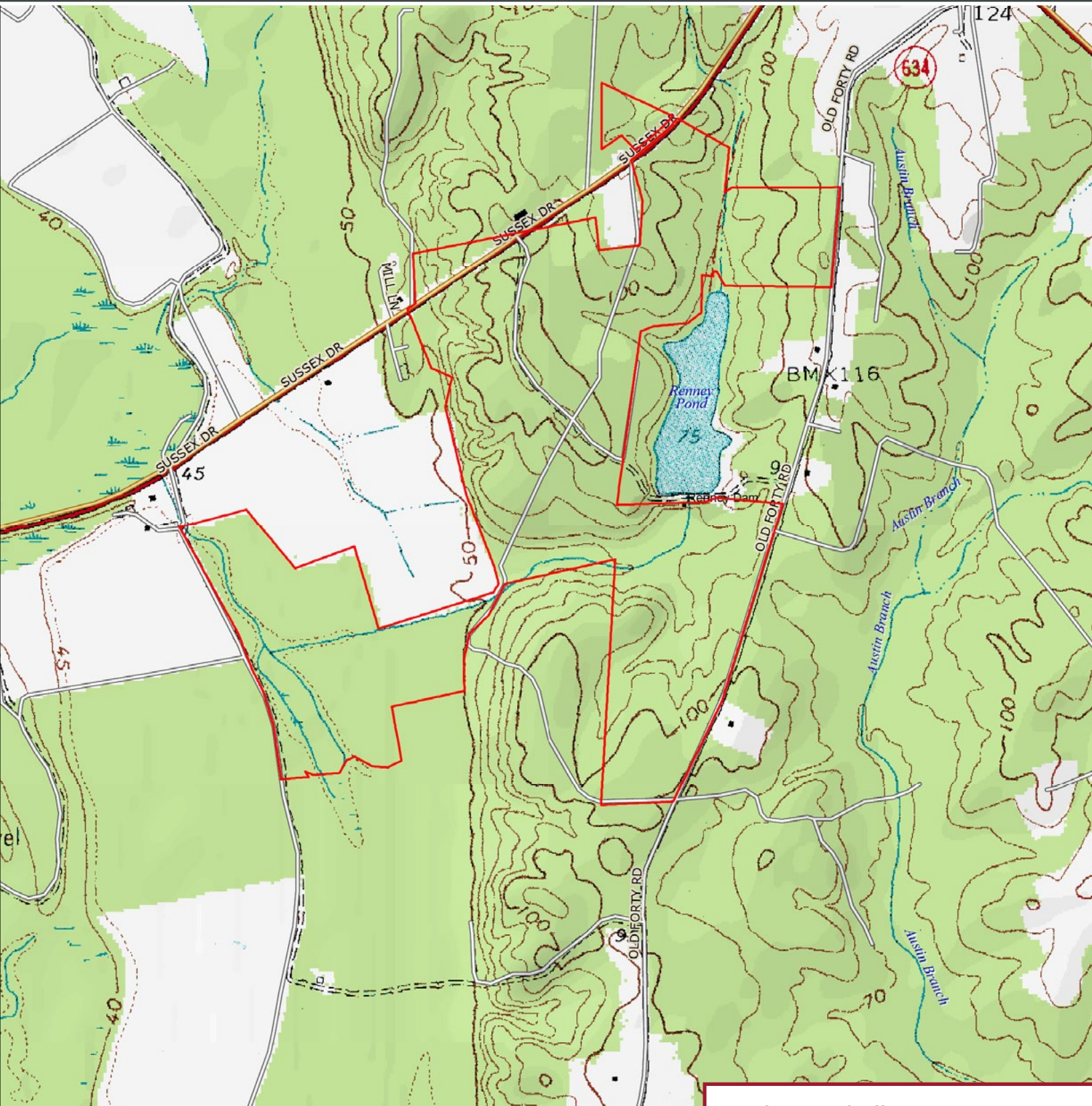


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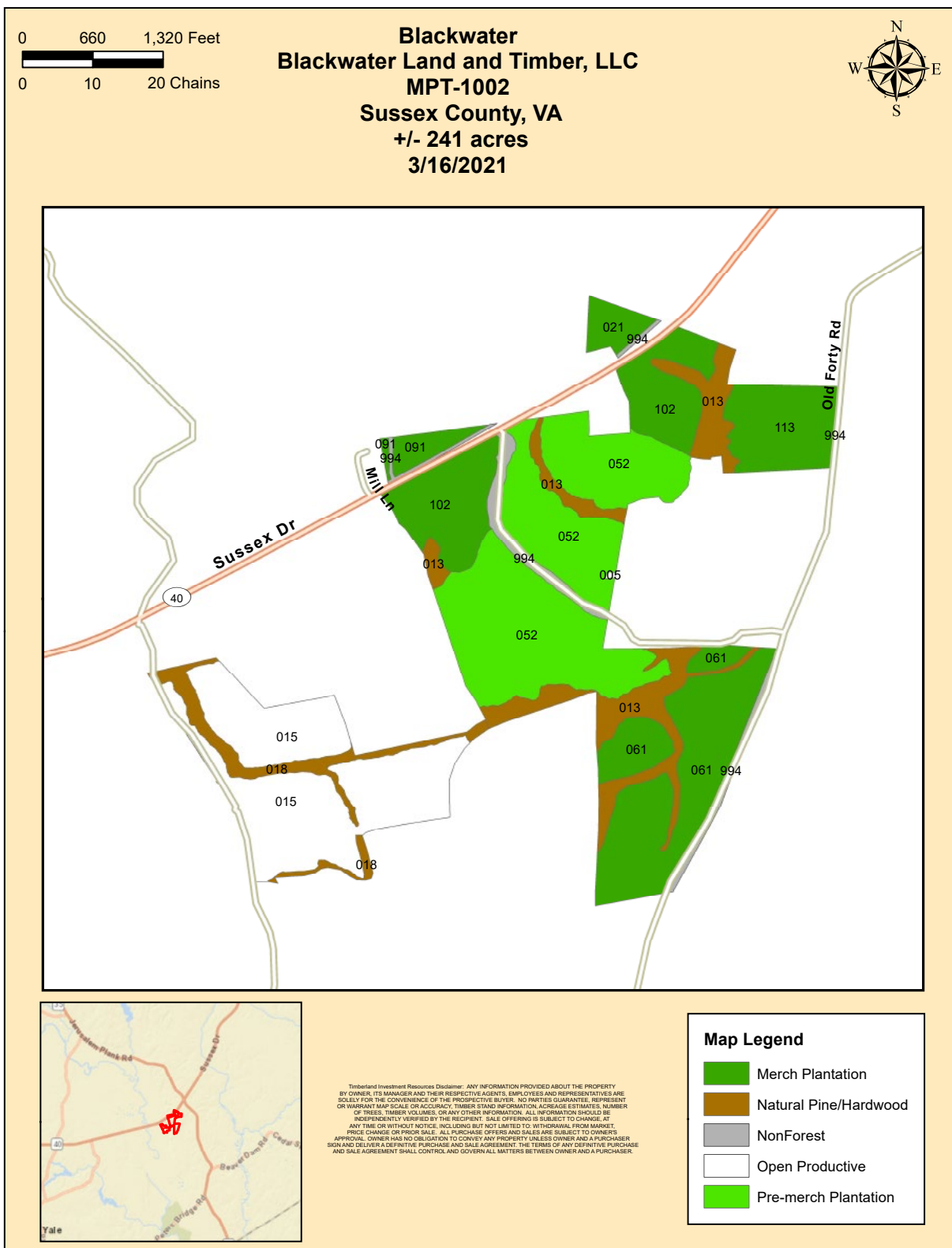
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**Blackwater
Blackwater Land and Timber, LLC
MPT-1002
Sussex County, VA
+/- 241 acres
3/16/2021**

Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
MPT-1002	005	0.09	0.09	2018	OP - Open Productive
MPT-1002	013	23.82	23.82	1978	Natural Pine Non-Convertible
MPT-1002	015	48.37	48.37	2020	OP - Open Productive
MPT-1002	018	9.07	9.07	1983	Natural Pine Non-Convertible
MPT-1002	021	3.99	3.99	1991	Pine Plantation
MPT-1002	052	66.05	66.05	2019	Pine Plantation
MPT-1002	061	37.35	37.35	2004	Pine Plantation
MPT-1002	091	3.71	3.71	1973	Pine Plantation
MPT-1002	102	26.51	26.51	2003	Pine Plantation
MPT-1002	113	14.54	14.54	1991	Pine Plantation
MPT-1002	994	7.73	0.00	9998	NP - Right Of Way

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LAND:	
Cover Type	Gross Acres
Planted Pine	161
Natural Pine	0
Planted Hardwood	0
Natural Hardwood	24
Non Stocked Forest	48
Non Forest	8
TOTAL ACRES:	241

*Acres calculated in local UTM zone

*Land Types Include Fee/Lease/Timber Deed

MERCH. TIMBER:	
Product Class	Tons
Pine Topwood	1,116
Pine Pulpwood	5,786
Pine CNS	2,428
Pine Sawtimber	3,052
Hardwood Topwood	350
Hardwood Pulpwood	1,243
Hardwood Sawtimber	1,111
TOTAL MERCH:	15,087

*Merchantable Timber includes volumes from stands aged 15 and older.

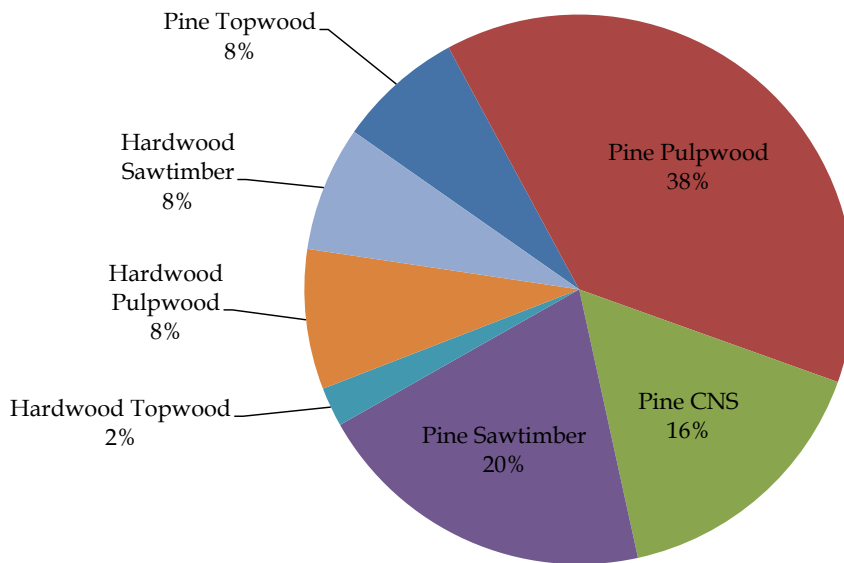
*Land Types Include Fee/Lease/Retained Timber

PREMERCH PLANTED PINE:	
Establishment Year	Net Acres
2021	0
2020	0
2019	66
2018	0
2017	0
2016	0
2015	0
2014	0
2013	0
2012	0
2011	0
2010	0
2009	0
2008	0
2007	0
TOTAL PREMERCH:	66

*Acres calculated in local UTM zone

*Land Types Include Fee/Lease/Retained Timber

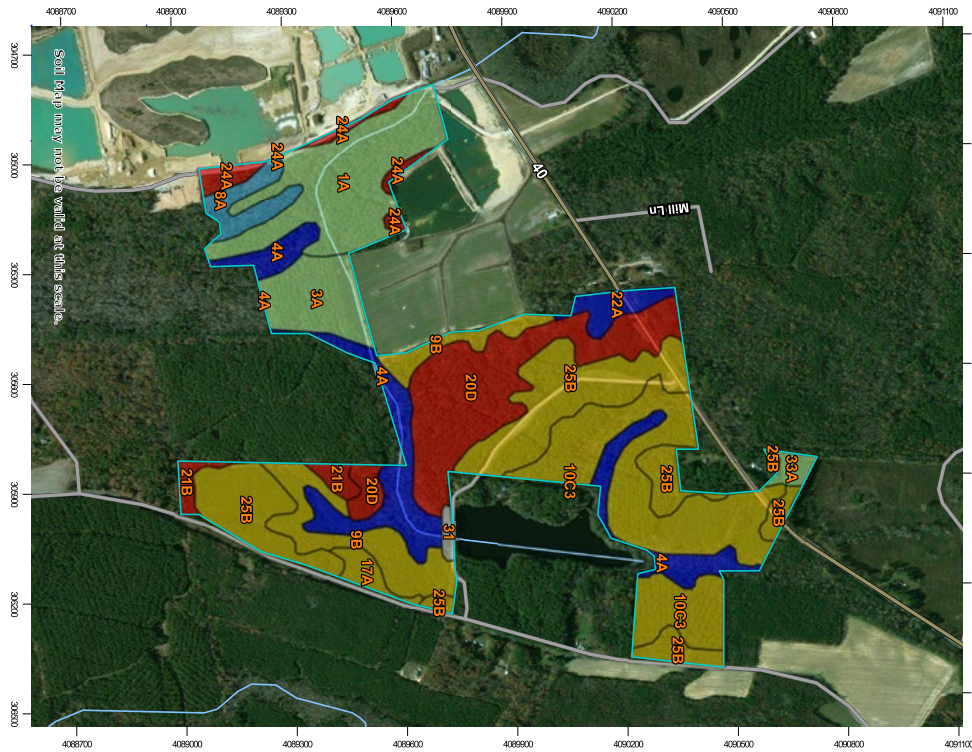
Pine & Hwd Merchantable Product Tons



Timberland Investment Resources Disclaimer: ANY INFORMATION PROVIDED ABOUT THE PROPERTY BY OWNER, ITS MANAGER AND THEIR RESPECTIVE AGENTS, EMPLOYEES AND REPRESENTATIVES ARE SOLELY FOR THE CONVENIENCE OF THE PROSPECTIVE BUYER. NO PARTIES GUARANTEE OR WARRANT MAP SCALE OR ACCURACY, TIMBER STAND INFORMATION, ACREAGE ESTIMATES, NUMBER OF TREES, TIMBER VOLUMES, OR ANY OTHER INFORMATION. ALL INFORMATION SHOULD BE INDEPENDENTLY VERIFIED BY THE RECIPIENT. SALE OFFERING IS SUBJECT TO CHANGE, AT ANY TIME OR WITHOUT NOTICE, INCLUDING BUT NOT LIMITED TO: WITHDRAWAL FROM MARKET, PRICE CHANGE OR PRIOR SALE. ALL PURCHASE OFFERS AND SALES ARE SUBJECT TO OWNER'S APPROVAL. SELLER HAS NO OBLIGATION TO CONVEY ANY PROPERTY UNLESS SELLER AND A PURCHASER SIGN AND DELIVER A DEFINITIVE PURCHASE AND SALE AGREEMENT

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Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
1A	Altavista fine sandy loam, 0 to 2 percent slopes, rarely flooded	91	31.4	12.8%
3A	Augusta sandy loam, 0 to 2 percent slopes, rarely flooded	90	13.2	5.4%
4A	Bibb and Chastain soils, 0 to 2 percent slopes, frequently flooded	100	26.2	10.7%
8A	Chewacla loam, 0 to 2 percent slopes, occasionally flooded	95	6.3	2.6%
9B	Craven loam, 2 to 6 percent slopes	88	19.6	8.0%
10C3	Craven clay loam, 6 to 10 percent slopes, severely eroded	88	44.3	18.1%
17A	Myatt loam, 0 to 2 percent slopes	88	3.1	1.3%
20D	Nevarc and Emporia soils, 10 to 15 percent slopes	77	36.7	15.0%
21B	Ocilla loamy sand, 0 to 6 percent slopes	79	4.0	1.6%
22A	Roanoke loam, 0 to 2 percent slopes, frequently flooded	99	4.6	1.9%
24A	Seabrook sand, 0 to 2 percent slopes	81	4.8	2.0%
25B	Slagle fine sandy loam, 2 to 6 percent slopes	86	47.0	19.2%
31	Udorthents, 0 to 25 percent slopes		1.1	0.5%
33A	Yemassee fine sandy loam, 0 to 2 percent slopes	90	2.1	0.8%
Totals for Area of Interest			244.2	100.0%

Hank Campbell

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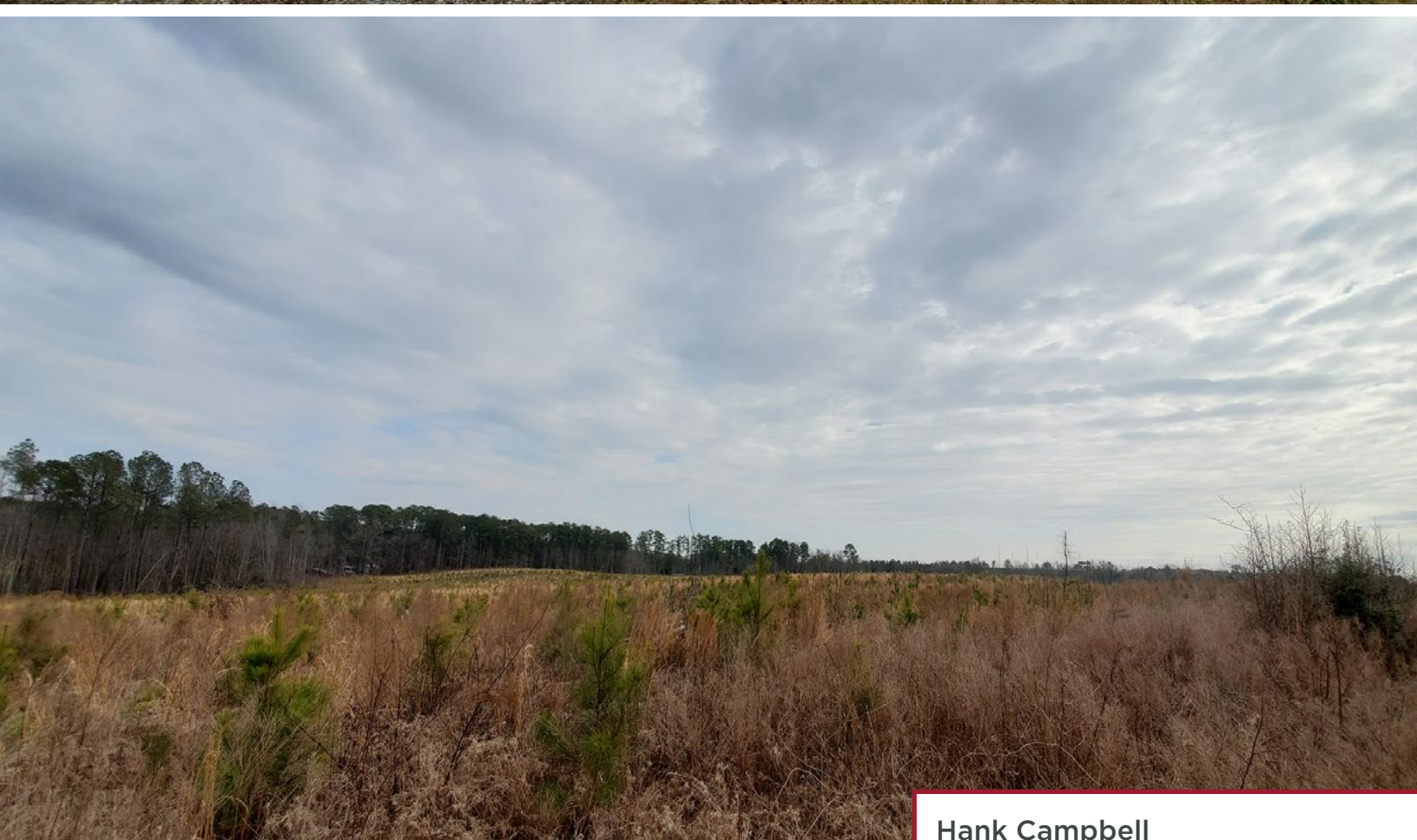
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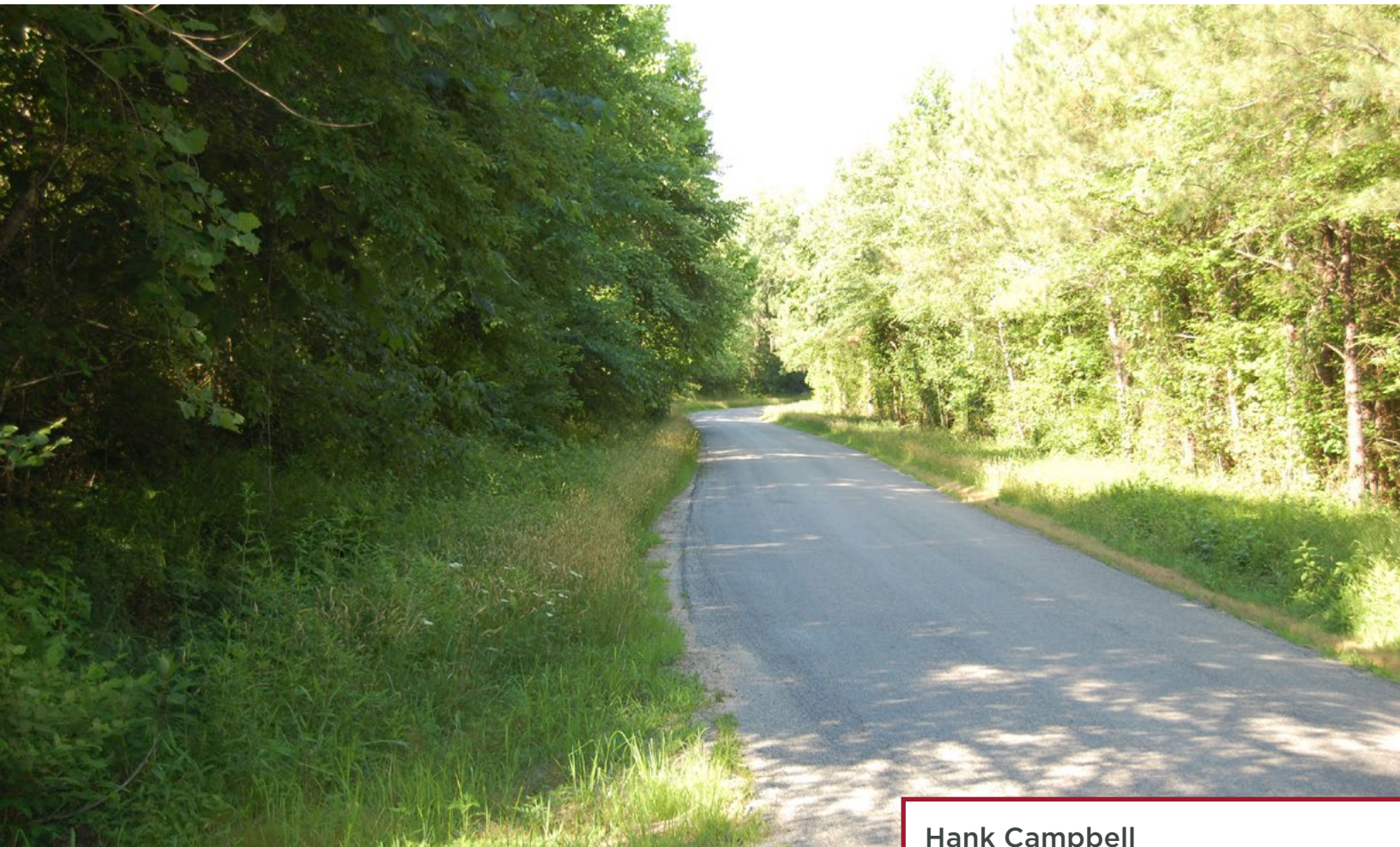


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