

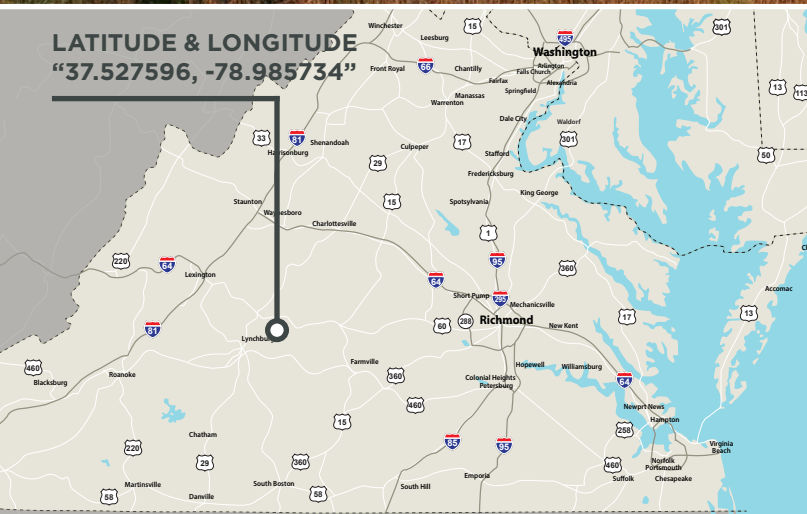


# BUFFALO RIDGE ROAD AMHERST, VA 24521

**FOR SALE | 777± ACRES**  
**AMHERST COUNTY**  
**Price: \$1,476,000 (\$1,900/acre)**



**LATITUDE & LONGITUDE**  
"37.527596, -78.985734"



## Features

**514± ACRES** of mature pine/hardwood mix, 65± acres of young Loblolly pine plantation with the remainder clearcut.

**UNBELIEVABLE VIEWS** of the Blue Ridge Mountains.

**ROLLING SLOPES** across the property.

**LARGE POTENTIAL** for wildlife management on a tract this size.

**ACCESS** from Buffalo Ridge Road.

**TAX MAP ID:** 127-A-5 (127A5), 127-A-6 (127A6)  
127-A-7 (127A7), 127-A-8 (127A8)

## Contact

**Hank Campbell**

804-433-1818

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**Brent Altaffer**

804-793-0055

baltaffer@commonwealthland.com



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

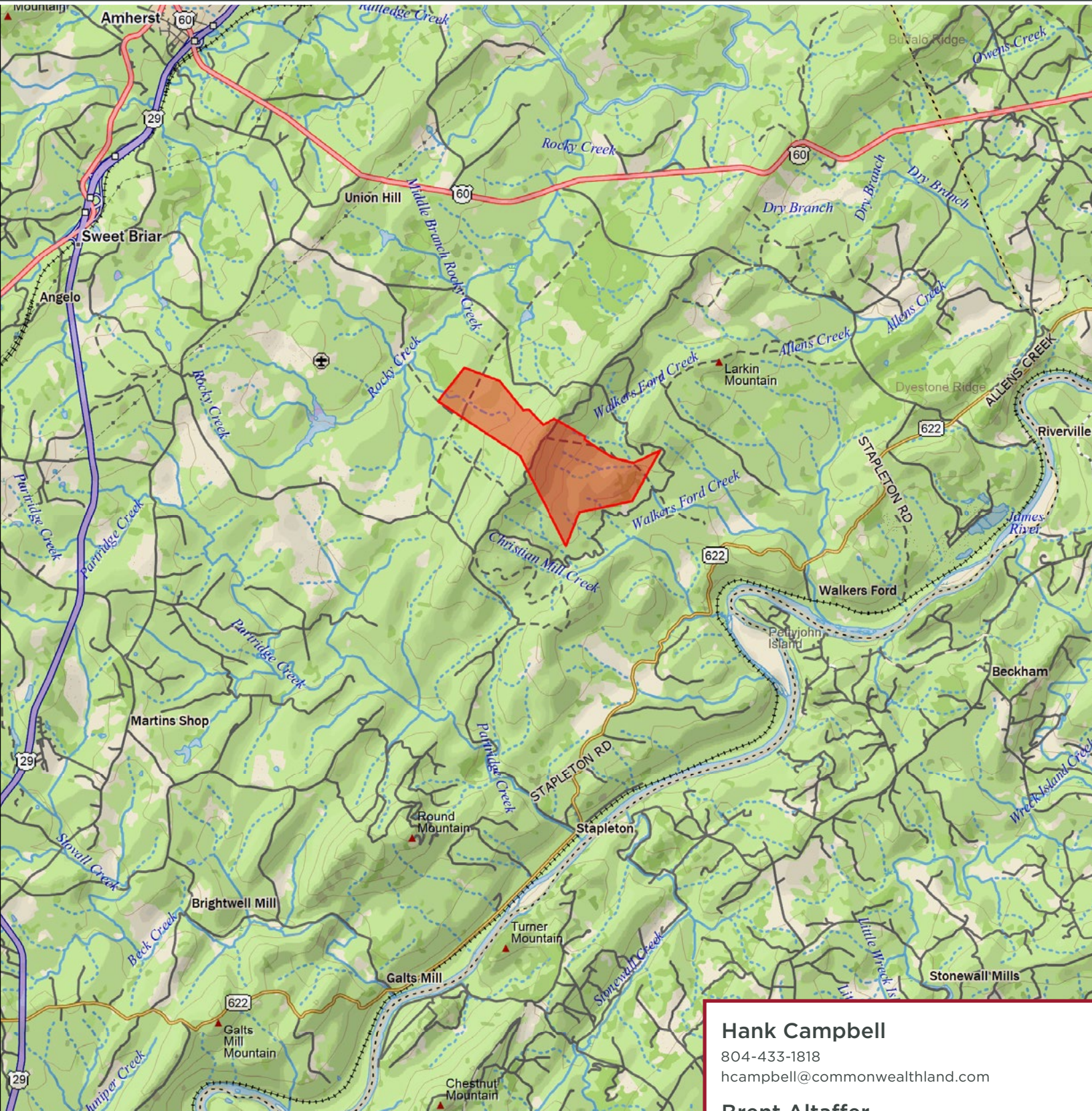
[COMMONWEALTHLAND.COM](http://COMMONWEALTHLAND.COM)

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



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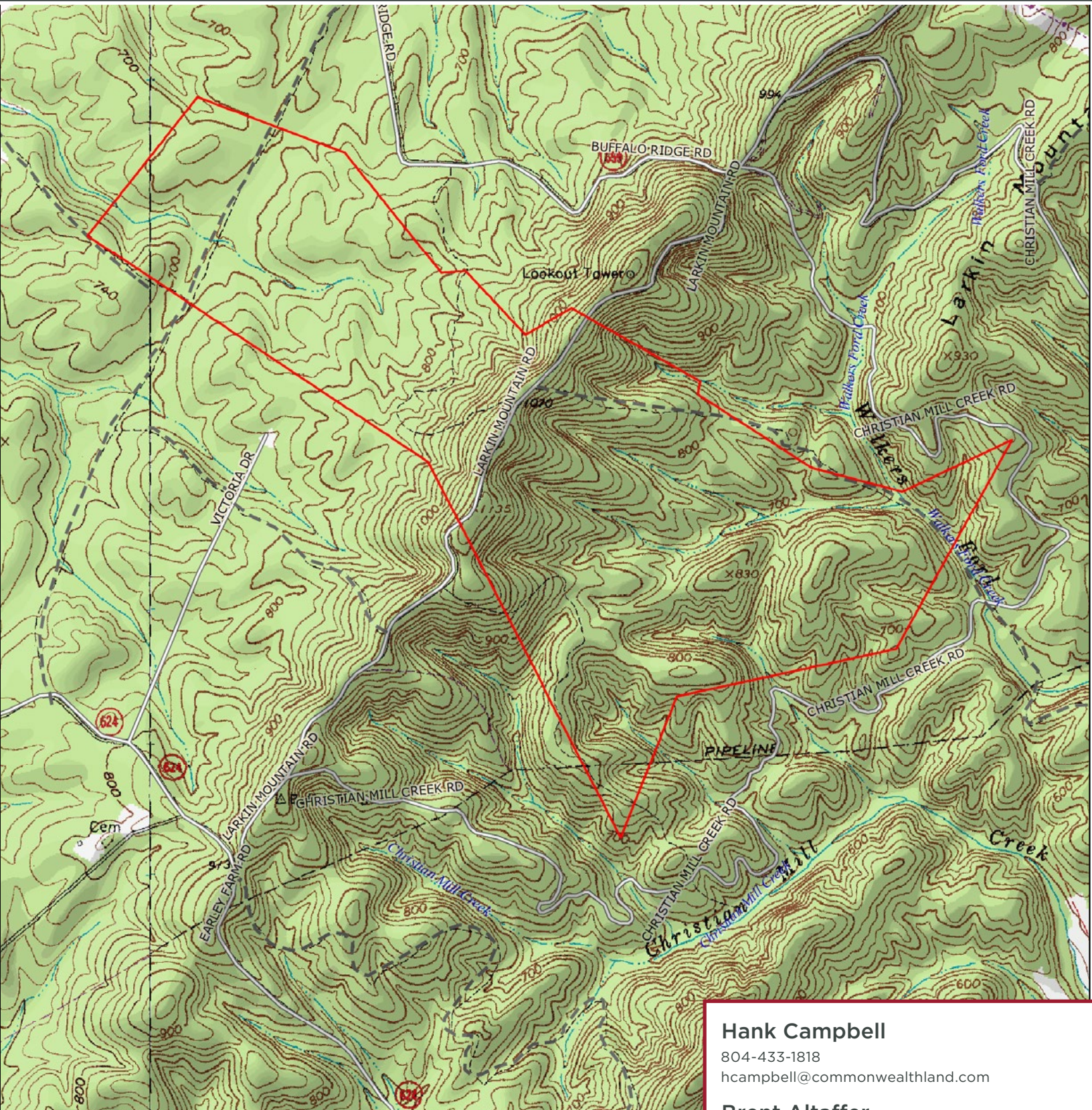
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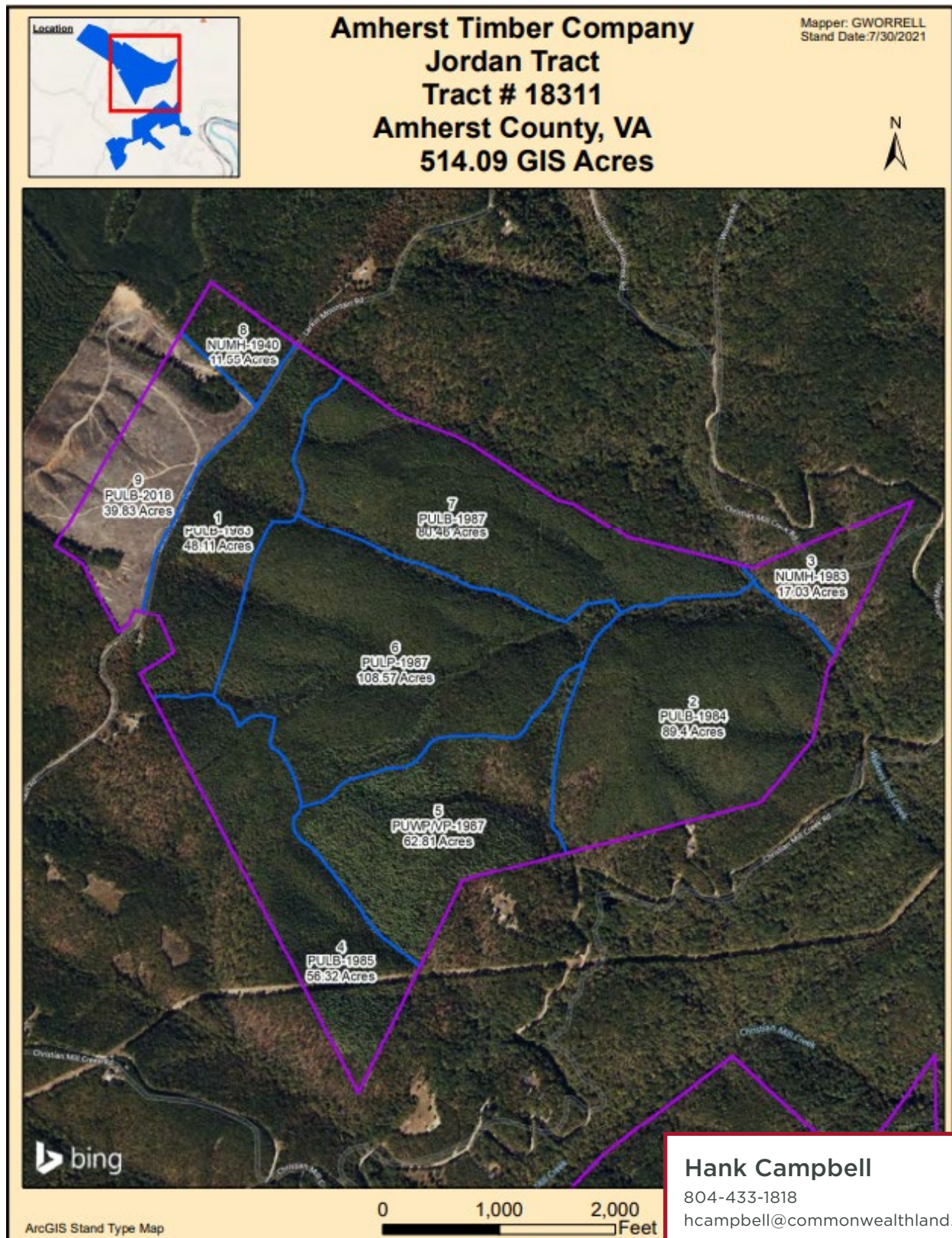
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## Timber Inventory

**Client:** Amherst Timber Co.  
**Property Owner:** Amherst Timber Co.  
**Property Name:** Jordan Tract #18311  
**Location:** Amherst County, Virginia  
**Area:** 514.09 Acres  
**Effective Date:** July 29, 2021

### Land

#### Timbered (includes cutover acreage)

|                                      |               |              |
|--------------------------------------|---------------|--------------|
| Planted Upland Loblolly Pine         | 422.70        | Acres        |
| Planted Upland White Pine & Loblolly | 62.81         | Acres        |
| Natural Upland Mixed Hardwood        | 28.58         | Acres        |
| <b>Total</b>                         | <b>514.09</b> | <b>Acres</b> |

**Total Land** **514.09 Acres**

|                                    |               |              |
|------------------------------------|---------------|--------------|
| Total Merchantable Area - Cruised  | 474.26        | Acres        |
| Permerchantable Area - Not Cruised | 39.83         | Acres        |
| <b>Total Tract Area</b>            | <b>514.09</b> | <b>Acres</b> |

### Merchantable Timber

| Species              | Product                         | Quantity - All Products | Sawtimber Only                     |
|----------------------|---------------------------------|-------------------------|------------------------------------|
| Pine                 |                                 | Tons                    | MBF - Inter 1/4                    |
|                      | Pulpwood                        | 20,797.6                |                                    |
|                      | Posts - Pulpwood Grade 1        | 2,079.3                 |                                    |
|                      | Loblolly Small Sawtimber        | 17,140.9                | 3,072.6                            |
|                      | Loblolly Large Sawtimber        | 3,994.5                 | 800.9                              |
|                      | White Pine Small Sawtimber      | 239.5                   | 47.6                               |
|                      | White Pine Large Sawtimber      | 278.1                   | 63.5                               |
|                      | Pine Topwood - all pine species | 994.6                   |                                    |
|                      | <b>Total Pine</b>               | <b>45,524.5</b>         | <b>3,984.6</b>                     |
| <b>Hard Hardwood</b> |                                 |                         |                                    |
|                      | Pulpwood (wo/tops)              | 4,750.8                 |                                    |
|                      | Hard Hardwood Sawtimber         | 96.1                    | 11.3                               |
|                      | Scarlet Oak Sawtimber           | 49.2                    | 6.0                                |
|                      | White Oak Sawtimber             | 75.5                    | 10.0                               |
|                      | Chestnut Oak Sawtimber          | 255.8                   | 36.7                               |
|                      | Hickory Sawtimber               | 48.8                    | 6.4                                |
|                      | Hard Hardwood Topwood           | 89.5                    |                                    |
|                      | <b>Total Hard Hardwood</b>      | <b>5,365.7</b>          | <b>70.4</b>                        |
| <b>Soft Hardwood</b> |                                 |                         |                                    |
|                      | Pulpwood (wo/tops)              | 1,728.6                 |                                    |
|                      | Yellow-Poplar Sawtimber         | 601.2                   | 93.0                               |
|                      | Red Maple Sawtimber             | 49.6                    | 9.5                                |
|                      | Soft Hardwood Topwood           | 232.3                   |                                    |
|                      | <b>Total Soft Hardwood</b>      | <b>2,611.7</b>          | <b>102.5</b>                       |
| <b>Grand Total</b>   |                                 | <b>53,501.9 Tons</b>    | <b>4,157.5 MBF Inter 1/4" Rule</b> |

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