



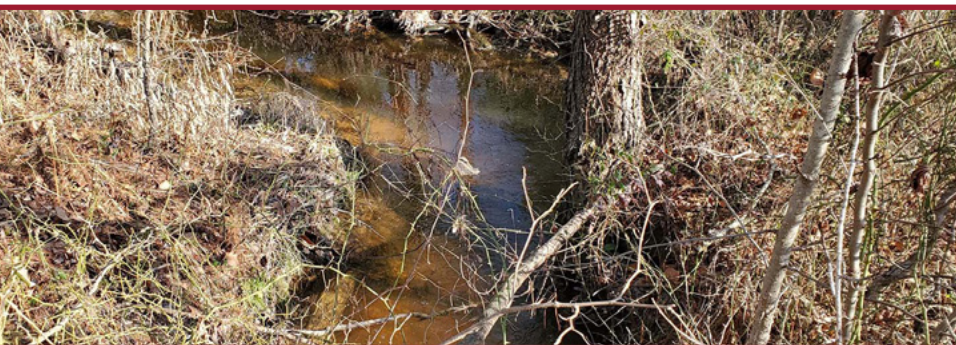
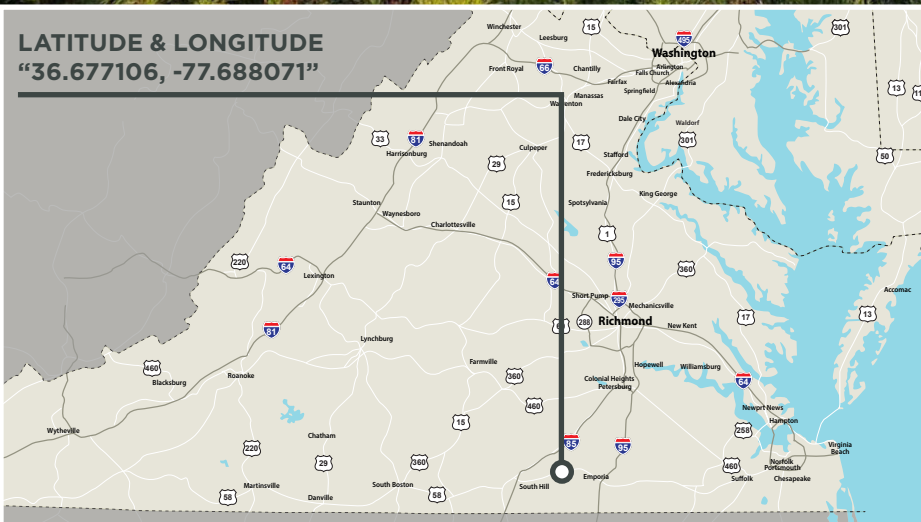
COMMONWEALTH
LAND

BRANDY CREEK ROAD (VSR 675) EMPORIA, VA 23847

**FOR SALE | 235.8± ACRES
BRUNSWICK COUNTY, VA**
Price: \$585,000 (\$2,481/acre)



LATITUDE & LONGITUDE
"36.677106, -77.688071"



Features

HIGH QUALITY long term timberland and recreational investment opportunity located north of Fitzhugh in Brunswick County with deeded access from along Brandy Creek Road (VSR 675)

THE TIMBER is comprised of 33± acres of 50 year old natural pine, 186± acres of planted pine established in '15, with the remaining balance in a powerline easement

DIVERSE TOPOGRAPHY providing strong wildlife habitat supporting healthy populations of deer and turkeys

STRONG INTERNAL road system providing good access to property

TAX MAP PARCELS #76-60



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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

804-433-1818

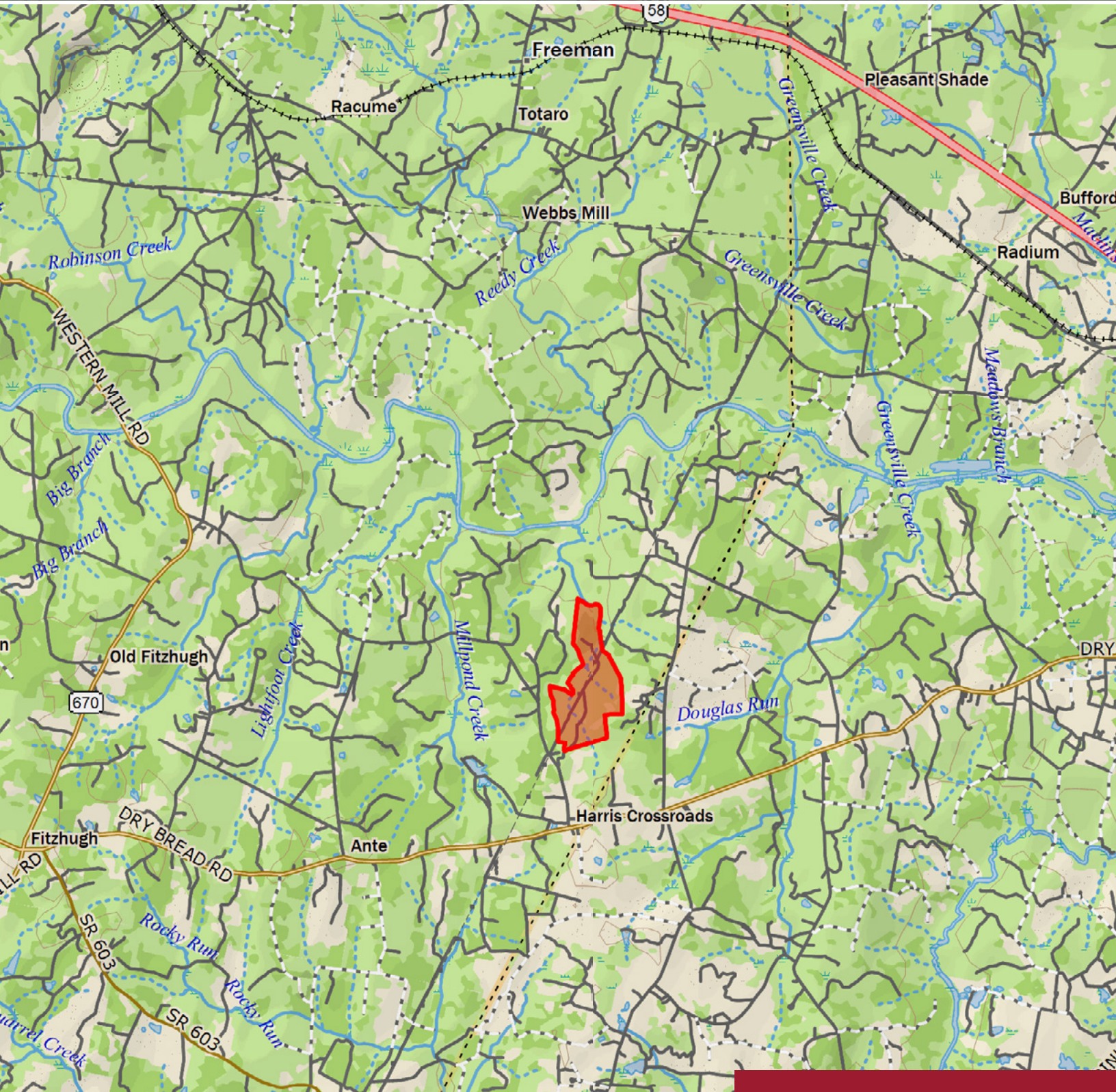
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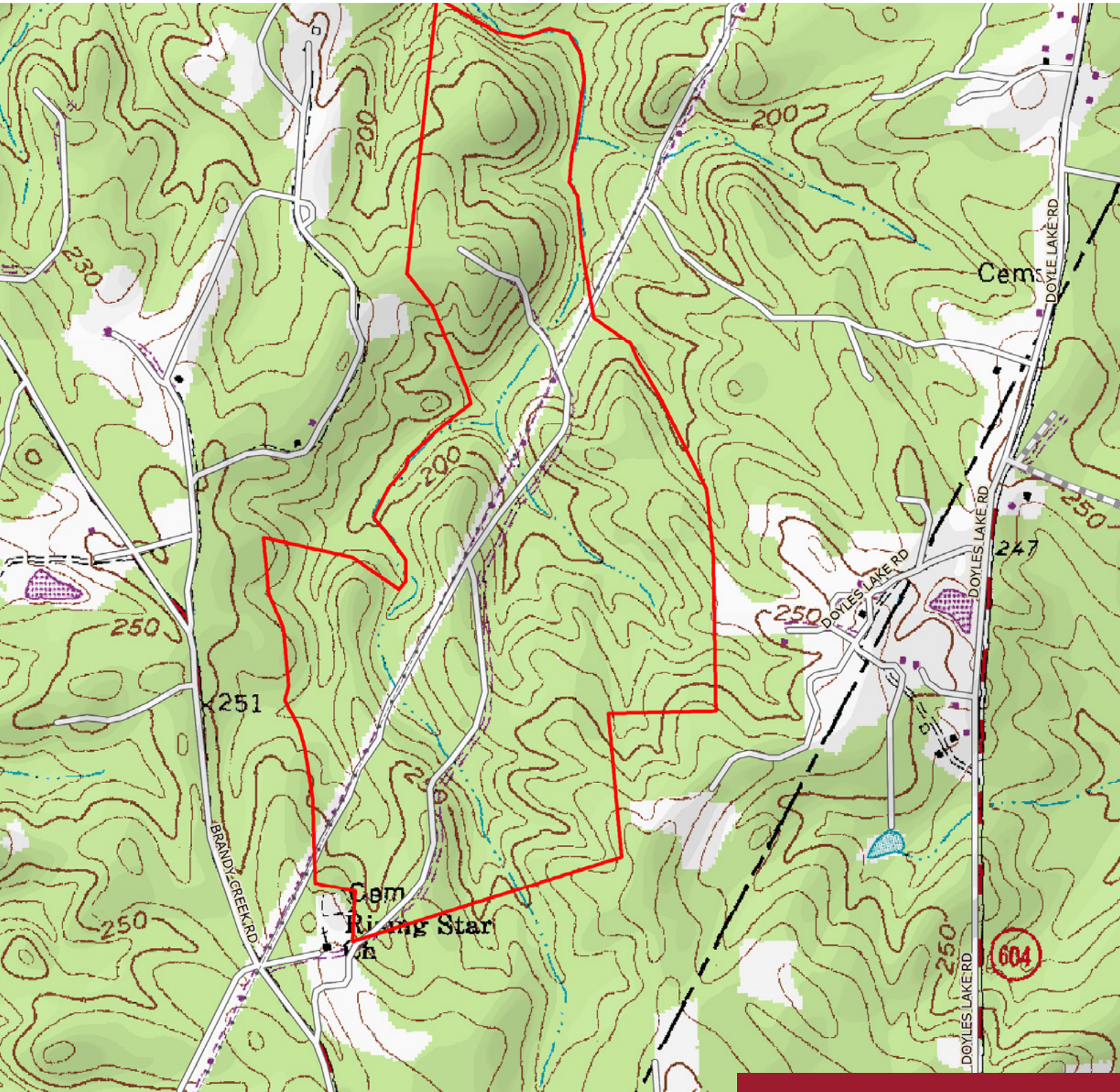
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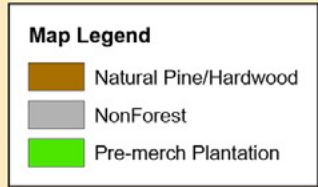
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Imphal Imphal Timber, LLC WAT-5015 Brunswick County, VA +/- 236 acres 3/6/2023					
Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
WAT-5015	001	187.96	185.87	2015	Pine Plantation
WAT-5015	002	33.61	33.39	1970	Natural Pine Non-Convertible
WAT-5015	993	14.26	0.00	9998	NP - Utility

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, REPRESENT 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. OWNER HAS NO OBLIGATION TO CONVEY ANY PROPERTY UNLESS OWNER AND A PURCHASER SIGN AND DELIVER A DEFINITIVE PURCHASE AND SALE AGREEMENT. THE TERMS OF ANY DEFINITIVE PURCHASE AND SALE AGREEMENT SHALL CONTROL AND GOVERN ALL MATTERS BETWEEN OWNER AND A PURCHASER.



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Imphal
Imphal Timber, LLC
Tract: WAT-5015
Data Report Pulled: 3/6/2023 by: JWC

LAND:	
Origin/Species Group	Gross Acres
Planted Pine	188
Natural Pine	34
Planted Hardwood	0
Natural Hardwood	0
Non Stocked Forest	0
Non Forest	14
TOTAL ACRES:	236

*Land Types Include Fee/Lease/Timber Deed

MERCH. TIMBER:	
Product Class	Tons
Pine Topwood	625
Pine Pulpwood	277
Pine CNS	0
Pine Sawtimber	2,203
Hardwood Topwood	309
Hardwood Pulpwood	1,604
Hardwood Sawtimber	546
TOTAL MERCH :	5,564

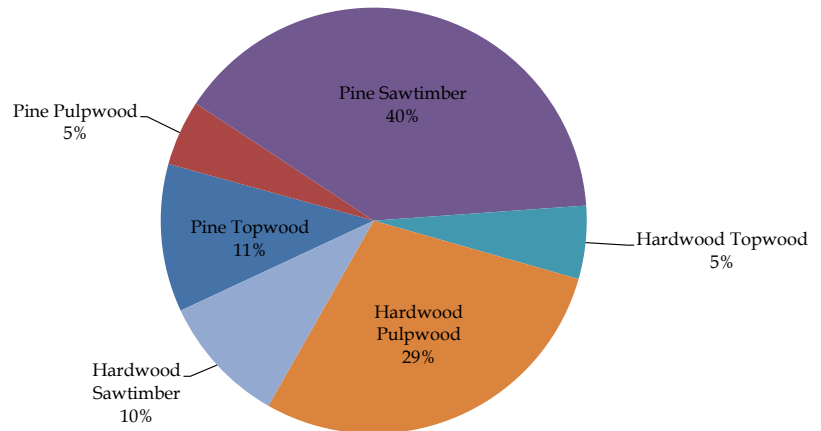
*Merchantable Timber includes volumes from stands aged 12 and older.

*Land Types Include Fee/Lease/Retained Timber

PREMERCH PLANTED PINE:	
Establishment Year	Net Acres
2023	0
2022	0
2021	0
2020	0
2019	0
2018	0
2017	0
2016	0
2015	186
2014	0
2013	0
2012	0
TOTAL PREMERCH:	186

*Land Types Include Fee/Lease/Retained Timber

Pine & Hwd Merchantable Product Tons



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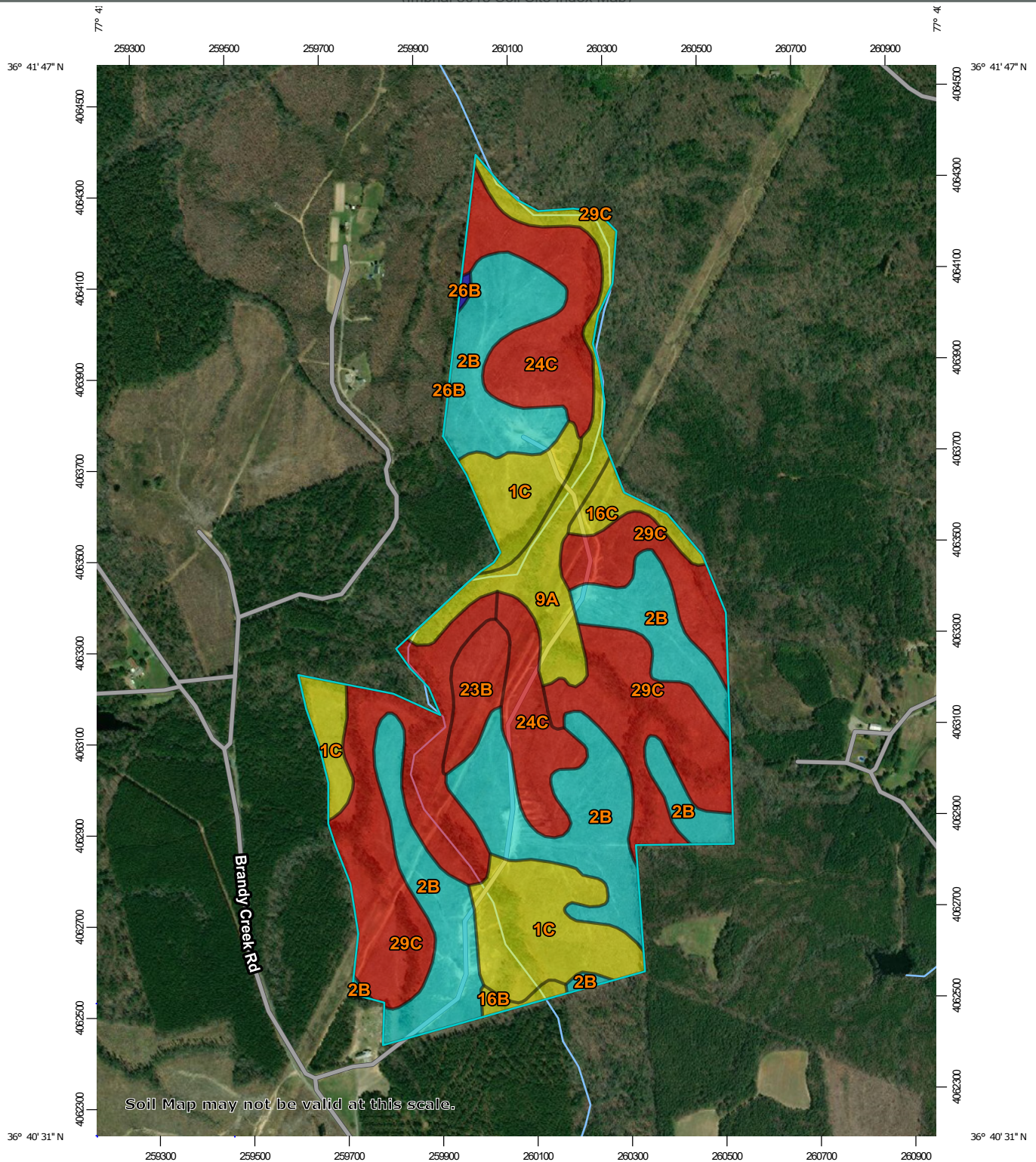


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EMPORIA, VA 23847****FOR SALE | 235.8± ACRES
BRUNSWICK COUNTY, VA****Price: \$585,000 (\$2,481/acre)****Forest Productivity (Tree Site Index): loblolly pine (Coile,
Schumacher 1953 (690))**

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
1C	Appling sandy loam, 8 to 15 percent slopes	84	33.2	14.1%
2B	Appling-Mattaponi complex, 2 to 8 percent slopes	85	71.3	30.3%
9A	Chewacla and Wehadkee soils, 0 to 2 percent slopes, frequently flooded	84	19.3	8.2%
16B	Helena sandy loam, 2 to 8 percent slopes	84	1.4	0.6%
16C	Helena sandy loam, 8 to 15 percent slopes	84	4.2	1.8%
23B	Rion sandy loam, 2 to 8 percent slopes	80	6.8	2.9%
24C	Rion-Ashlar sandy loam, 8 to 15 percent slopes	80	31.5	13.4%
26B	Santuc sandy loam, 2 to 8 percent slopes	95	0.4	0.2%
29C	Wedowee gravelly sandy loam, 8 to 15 percent slopes	80	67.3	28.6%
Totals for Area of Interest			235.3	100.0%

Description

The "site index" is the average height, in feet, that dominant and codominant trees of a given species attain in a specified number of years. The site index applies to fully stocked, even-aged, unmanaged stands.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this attribute, only the representative value is used.

Rating Options

Units of Measure: feet

Tree: loblolly pine

Site Index Base: Coile, Schumacher 1953 (690)

Aggregation Method: Dominant Component

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