



COMMONWEALTH
LAND

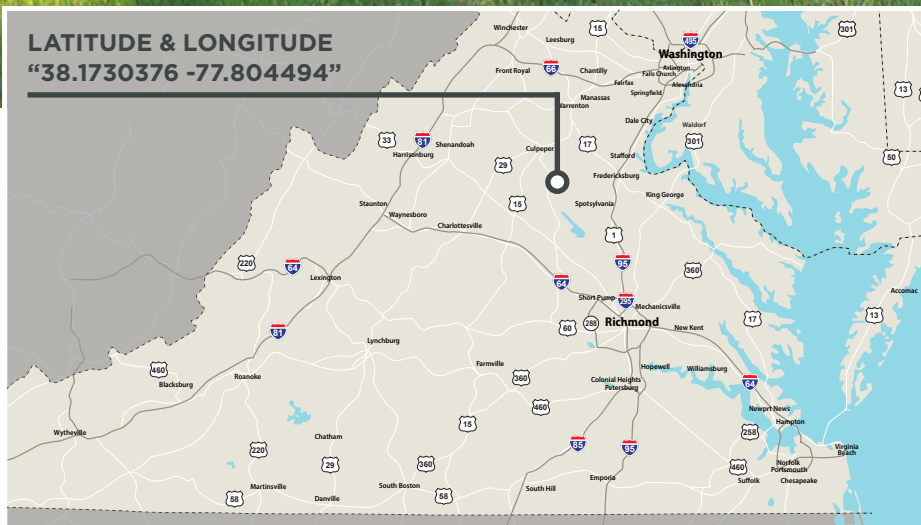
**SANDY CREEK ROAD (VSR 669)
CHARLOTTE COURTHOUSE, VA 23923**

**FOR SALE 239± ACRES
CHARLOTTE, VIRGINIA
Price: 637,500 (\$2,665/acre)**



LATITUDE & LONGITUDE

"38.1730376 -77.804494"



Features

SOLID TIMBERLAND and recreational investment opportunity located 5 miles West of the Charlotte Courthouse near Phenix with deeded access from Sandy Creek Rd (VSR 669)

OFFERING 59± ACRES of merchantable planted pine ('87), 100± acres of premerch planted pine ('12) with the remaining balance in hardwood bottoms

SOUTHERN AND EASTERN BOUNDARIES with Cub Creek and Sandy Creek offering ideal wildlife habitat

TAX ID #36-15A AND 17



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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.*

Contacts

Hank Campbell

804-433-1818

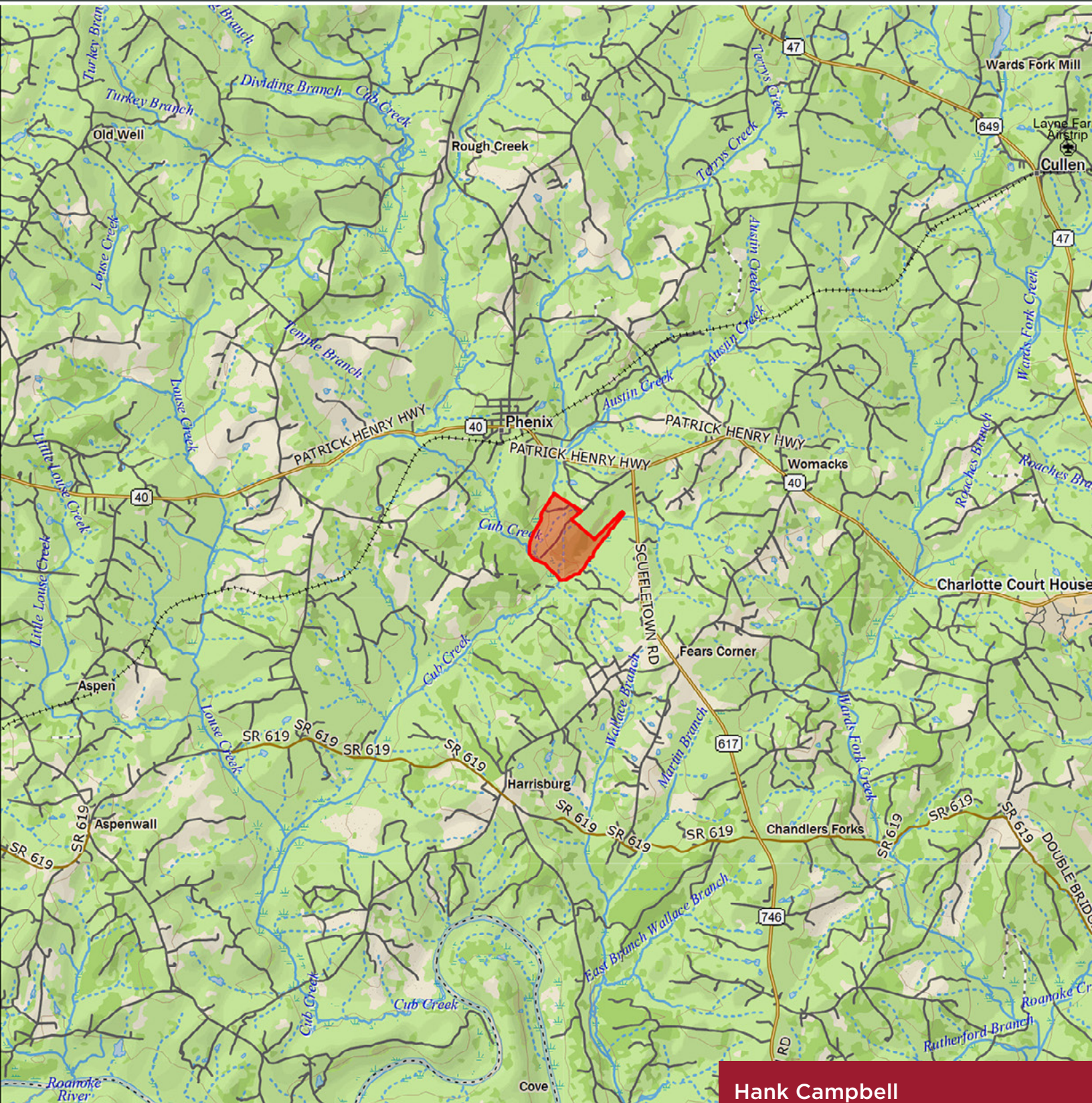
hcampbell@commonwealthland.com



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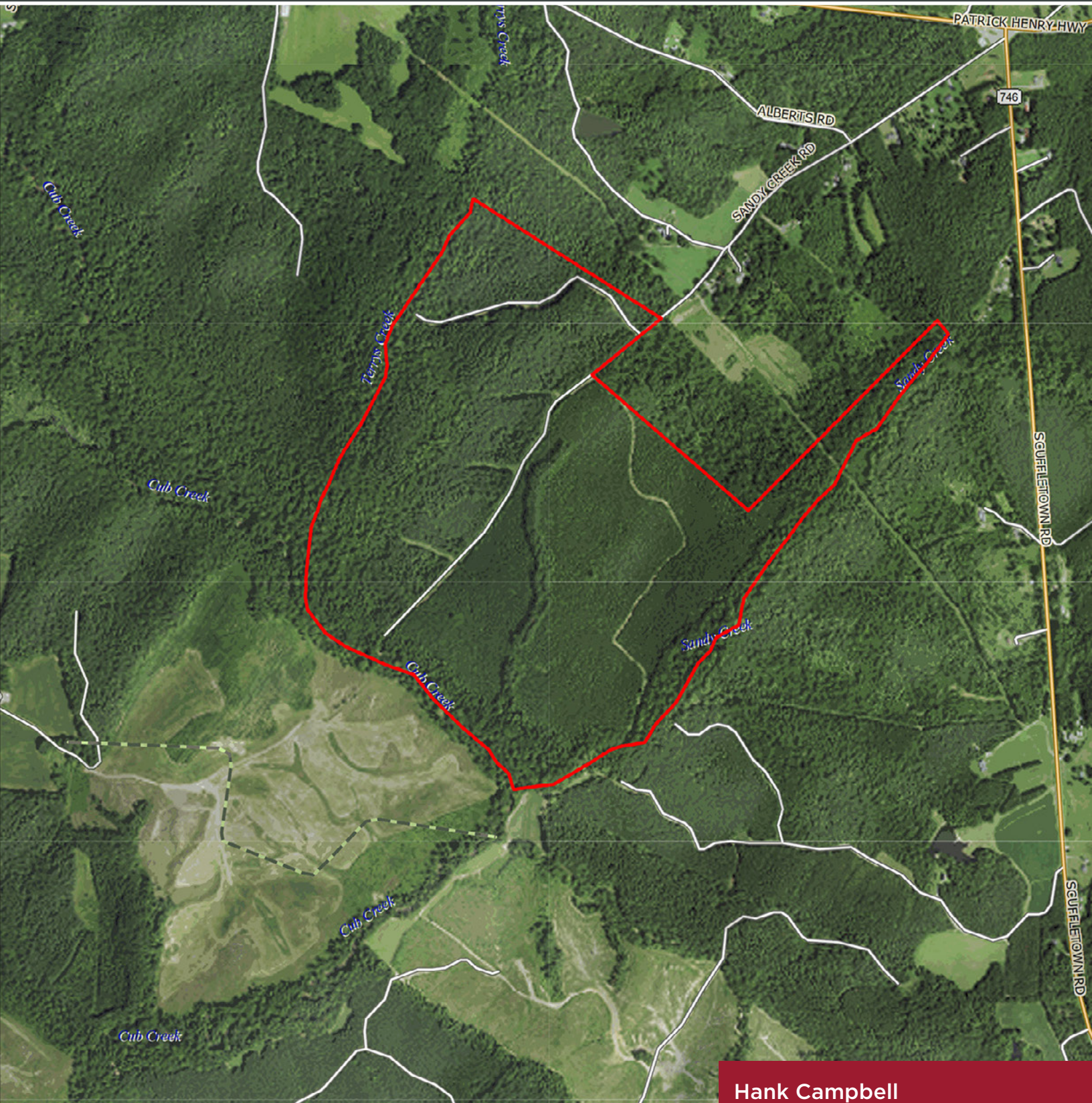
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0 10 20 Chains

**ETO II TRS, LLC
ET2-2040
Charlotte County, VA
+/- 239 acres
3/6/2023**



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**Manager
ETO II TRS, LLC
ET2-2040
Charlotte County, VA
+/- 239 acres
3/6/2023**

Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
ET2-2040	001	59.65	56.31	1987	Pine Plantation
ET2-2040	002	39.21	39.10	1930	Hardwood Non-Convertible
ET2-2040	003	5.48	5.48	1988	Pine Plantation
ET2-2040	005	101.65	96.58	2012	Pine Plantation
ET2-2040	006	28.03	26.11	1988	Hardwood Non-Convertible
ET2-2040	007	4.60	4.52	1981	Pine Plantation
ET2-2040	993	0.16	0.00	9998	NP - Utility

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**FOR SALE 239± ACRES
CHARLOTTE, VIRGINIA**
Price: 637,500 (\$2,665/acre)

Tract: E12-2040

Data Report Pulled: 3/6/2023 by: JWC

LAND:	
Origin/Species Group	Gross Acres
Planted Pine	171
Natural Pine	0
Planted Hardwood	0
Natural Hardwood	67
Non Stocked Forest	0
Non Forest	0
TOTAL ACRES:	239

*Land Types Include Fee/Lease/Timber Deed

MERCH. TIMBER:	
Product Class	Tons
Pine Topwood	1,026
Pine Pulpwood	109
Pine CNS	423
Pine Sawtimber	7,544
Hardwood Topwood	710
Hardwood Pulpwood	5,349
Hardwood Sawtimber	1,833
TOTAL MERCH :	16,995

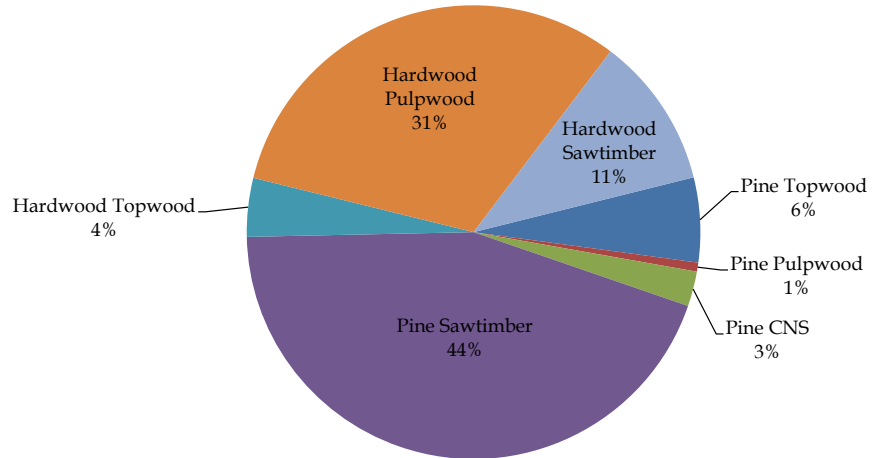
*Merchantable Timber includes volumes from stands aged 12 and older.

*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	0
2014	0
2013	0
2012	97
TOTAL PREMERCH:	97

*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, 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.

3/8/2



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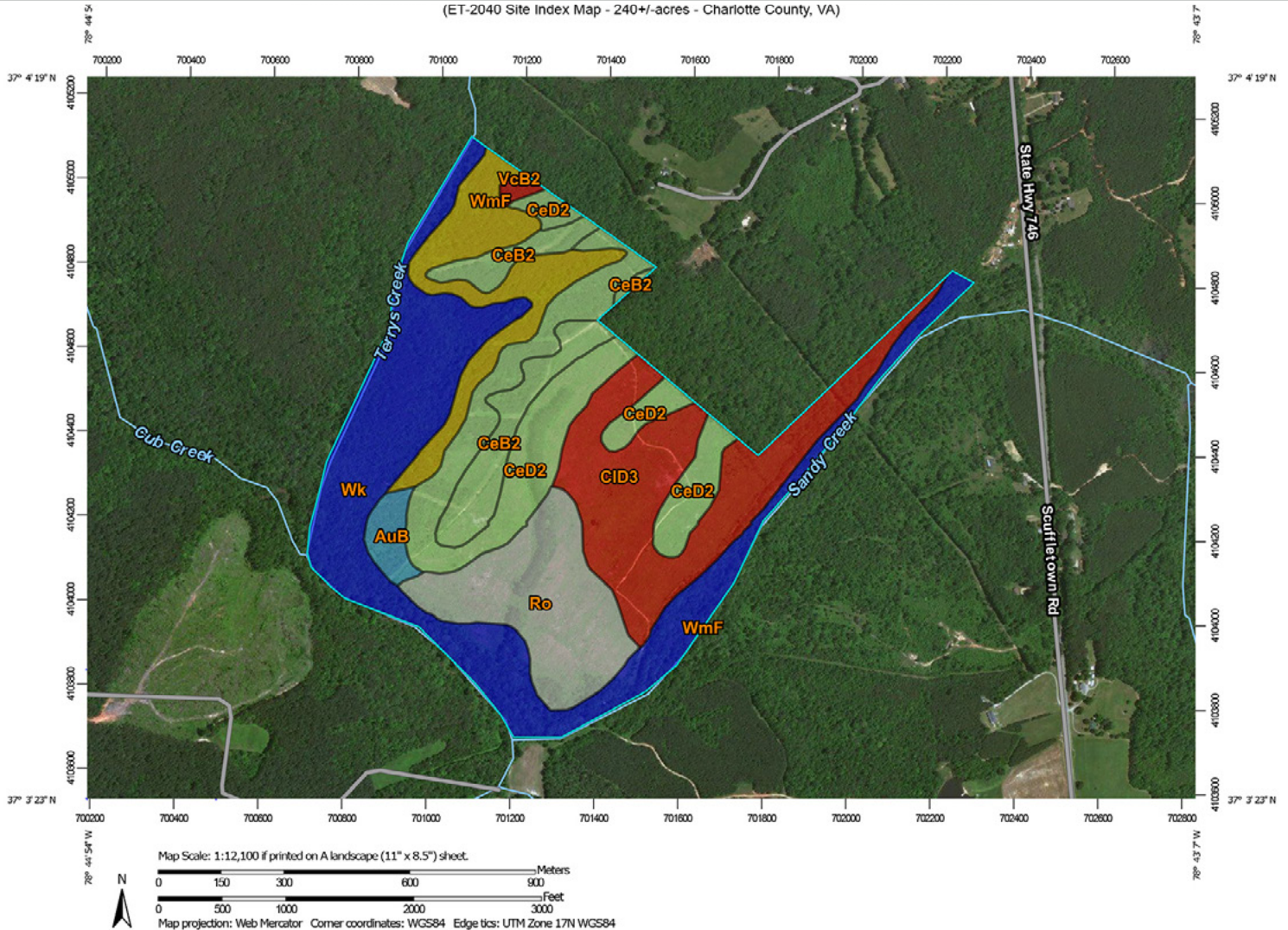


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(ET-2040 Site Index Map - 240+/- acres - Charlotte County, VA)



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

12/28/2017
Page 1 of 4

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**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
AuB	Augusta fine sandy loam, 2 to 6 percent slopes	90	4.6	1.9%
CeB2	Cecil fine sandy loam, 2 to 6 percent slopes, eroded	83	18.3	7.6%
CeD2	Cecil fine sandy loam, 6 to 15 percent slopes, eroded	83	45.4	18.7%
CID3	Cecil clay loam, 6 to 15 percent slopes, severely eroded	72	46.5	19.2%
Ro	Roanoke silt loam		32.4	13.4%
VcB2	Vance fine sandy loam, 2 to 6 percent slopes, eroded	73	1.1	0.5%
Wk	Wehadkee-Chewacla complex	93	69.4	28.7%
WmF	Wilkes fine sandy loam, 15 to 35 percent slopes	75	24.2	10.0%
Totals for Area of Interest			242.0	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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