



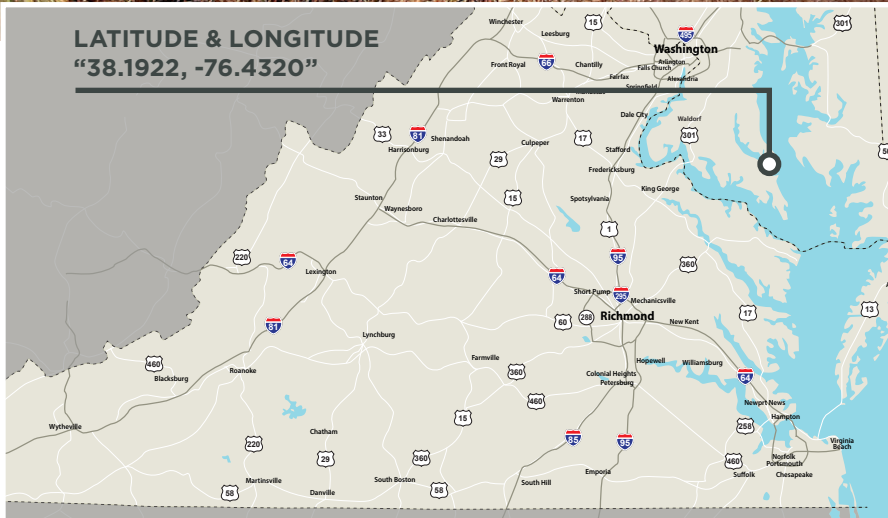
COMMONWEALTH
LAND

**NOMINI GROVE ROAD (VSR621)
WARSAW, VA 22572**

**FOR SALE | 144± ACRES
WESTMORELAND COUNTY, VA**
Price: \$310,000 (2,146/acre)



LATITUDE & LONGITUDE
"38.1922, -76.4320"



Features

STRONG TIMBERLAND/RECREATIONAL
investment opportunity near Warsaw offering
merchantable timber

ACCESSED from Nomini Grove Rd (VSR621)
along Cedar Field Ln (private)

TIMBER IS COMPRISED of 85± acres of planted
pines established in '00 with the remaining
balance in hardwood bottoms

FRONTAGE ALONG Antioch Branch and
Nomini Creek offering excellent wildlife habitat
supporting healthy populations of deer & turkeys

TAX MAP PARCEL #52-78 & 79



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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

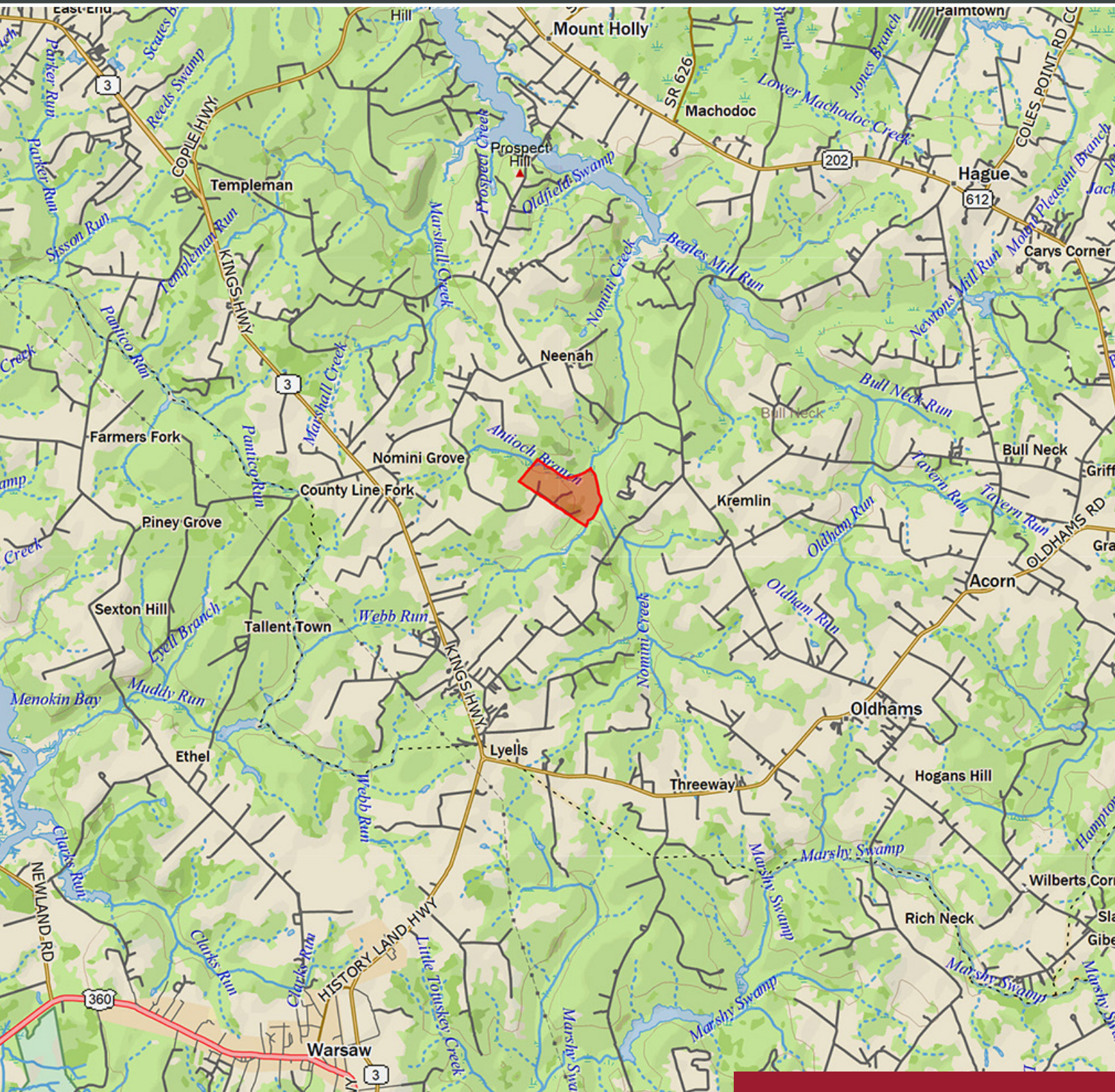
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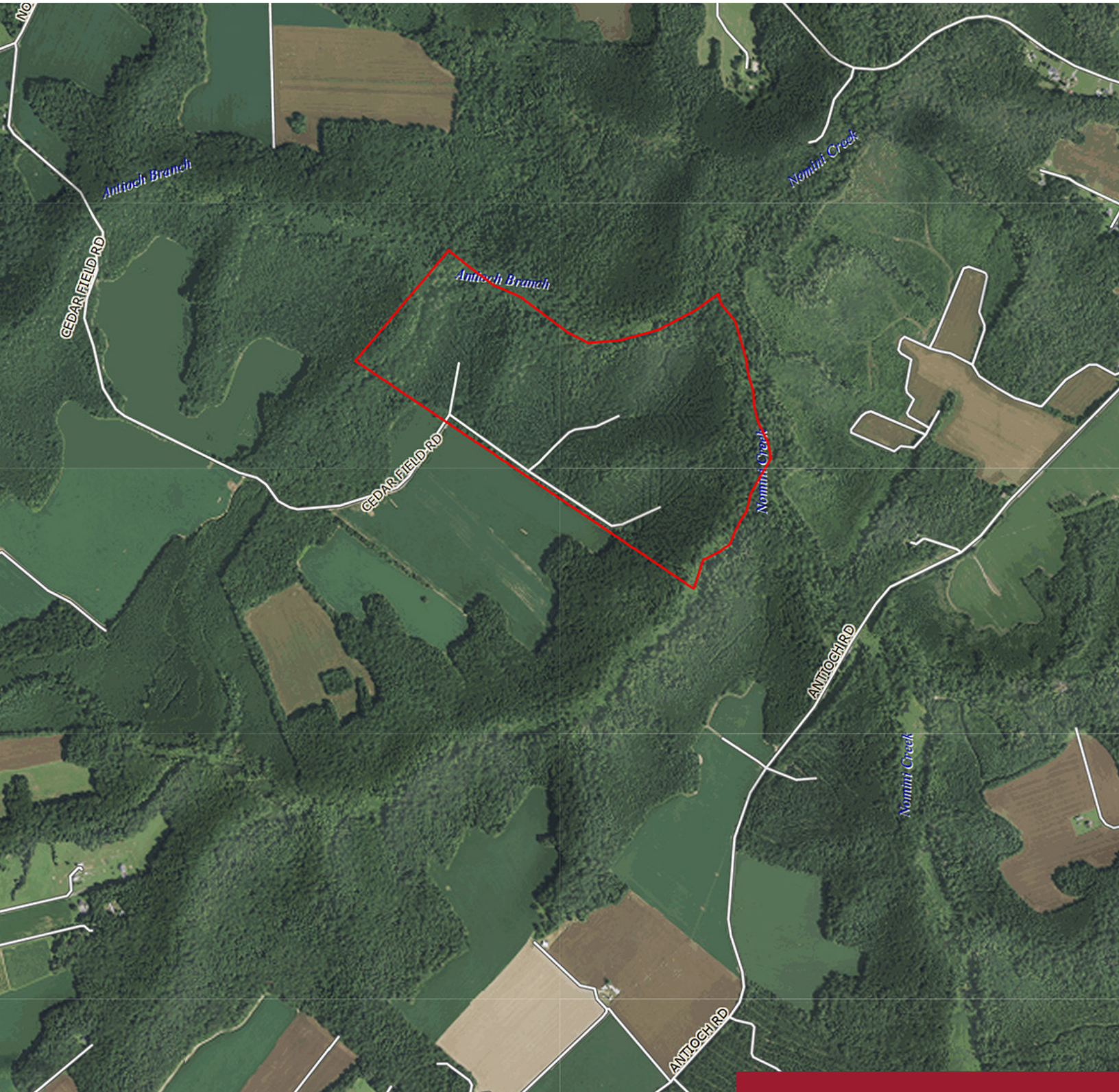


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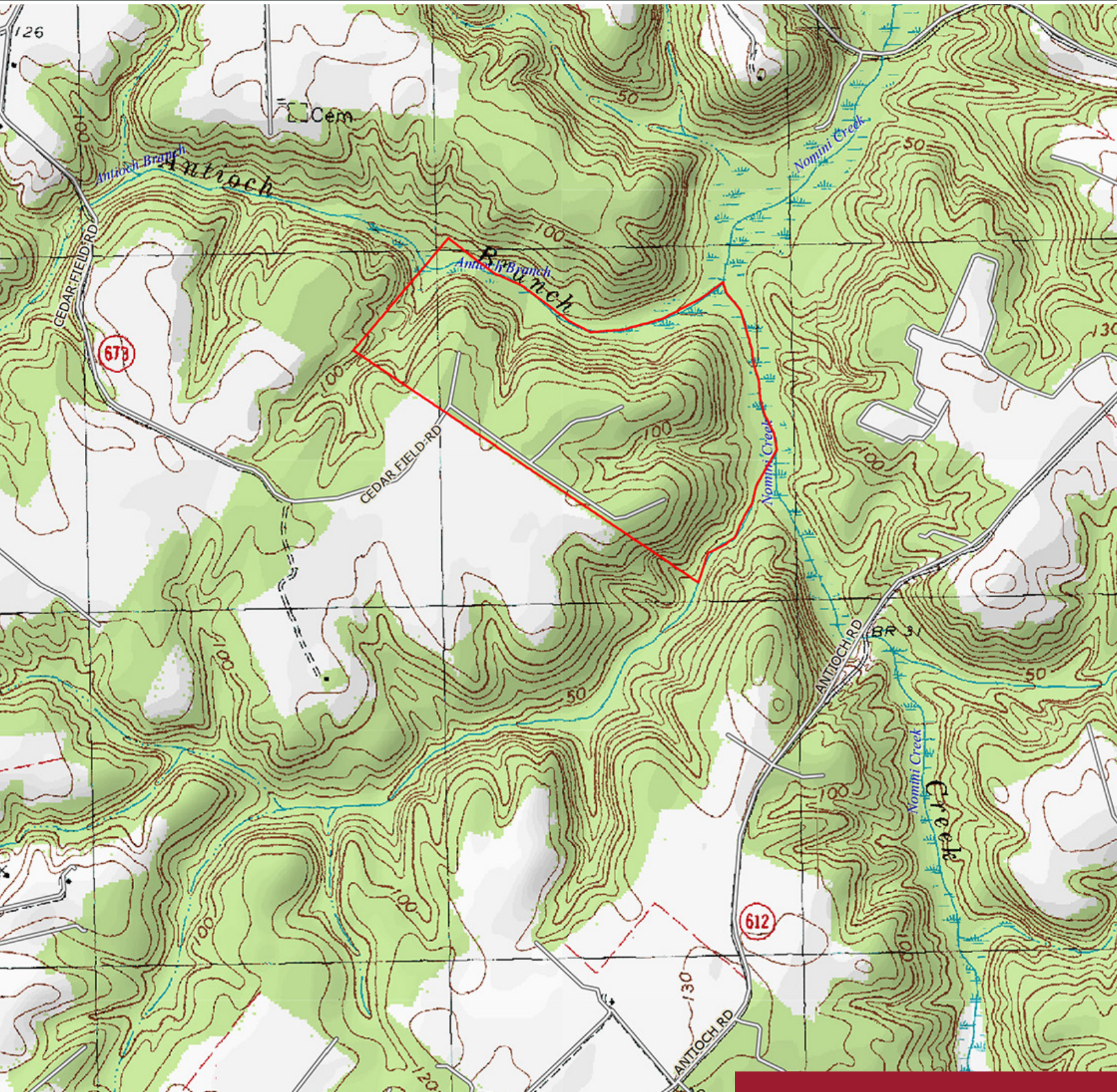


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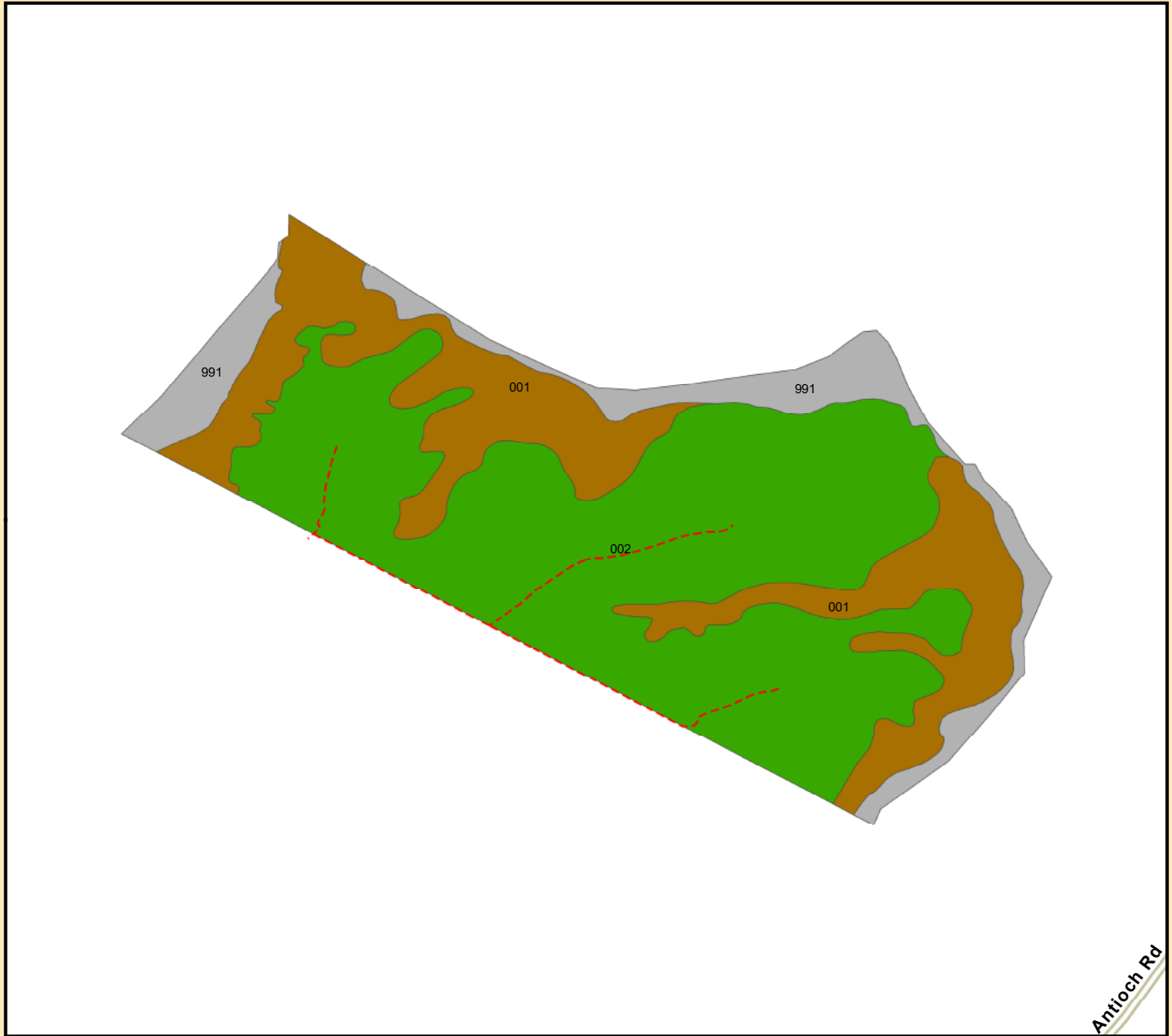
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0 660 1,320 Feet
0 10 20 Chains

**Tanager
ETO II TRS, LLC
ET2-2003
Westmoreland County, VA
+/- 144 acres
3/6/2023**



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Tanager ETO II TRS, LLC ET2-2003 Westmoreland County, VA +/- 144 acres 3/6/2023					
Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
ET2-2003	001	41.02	41.02	1900	Hardwood Non-Convertible
ET2-2003	002	85.98	83.90	2000	Pine Plantation
ET2-2003	991	17.39	0.00	9998	NP - Field



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Tanager
ETO II TRS, LLC
Tract: ET2-2003
Data Report Pulled: 3/6/2023 by: JWC

LAND:	
Origin/Species Group	Gross Acres
Planted Pine	86
Natural Pine	0
Planted Hardwood	0
Natural Hardwood	41
Non Stocked Forest	0
Non Forest	17
TOTAL ACRES:	144

*Land Types Include Fee/Lease/Timber Deed

MERCH. TIMBER:	
Product Class	Tons
Pine Topwood	806
Pine Pulpwood	935
Pine CNS	2,996
Pine Sawtimber	2,072
Hardwood Topwood	759
Hardwood Pulpwood	5,067
Hardwood Sawtimber	2,337
TOTAL MERCH:	14,973

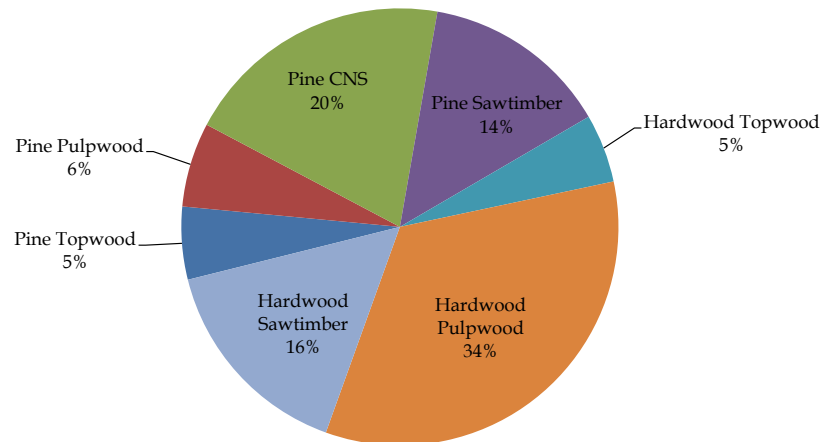
*Merchantable Timber includes volumes from stands aged 12 and older.

*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	0
TOTAL PREMERCH:	0

*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.



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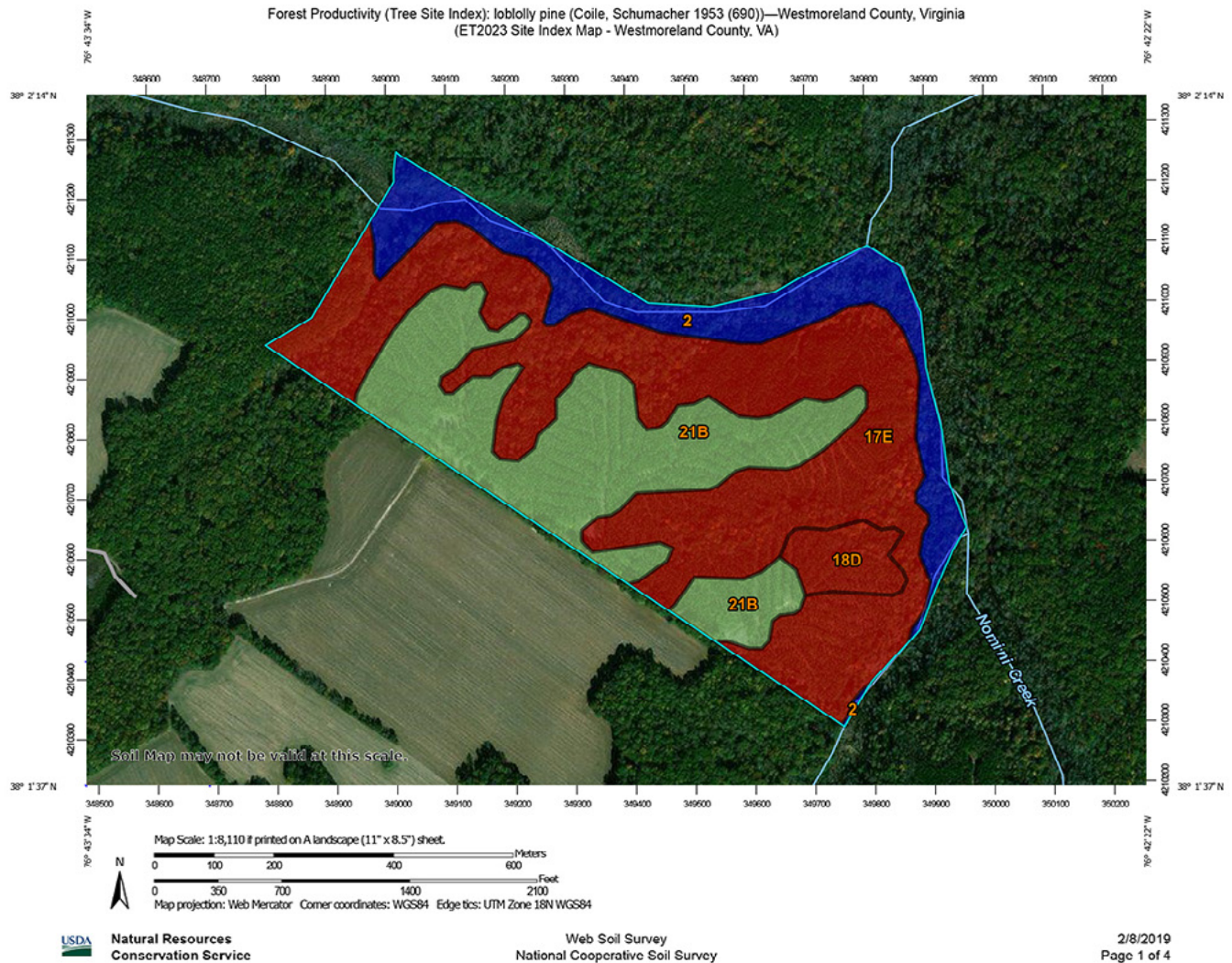


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Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))—
Westmoreland County, Virginia

ET2023 Site Index Map -
Westmoreland County, VA

**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
2	Bibb and Levy soils	100	21.9	16.1%
17E	Rumford soils, 15 to 50 percent slopes	80	68.9	50.6%
18D	Rumford and Tetotum soils, 6 to 15 percent slopes	80	5.0	3.6%
21B	Suffolk sandy loam, 2 to 6 percent slopes	82	40.3	29.6%
Totals for Area of Interest			136.0	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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