

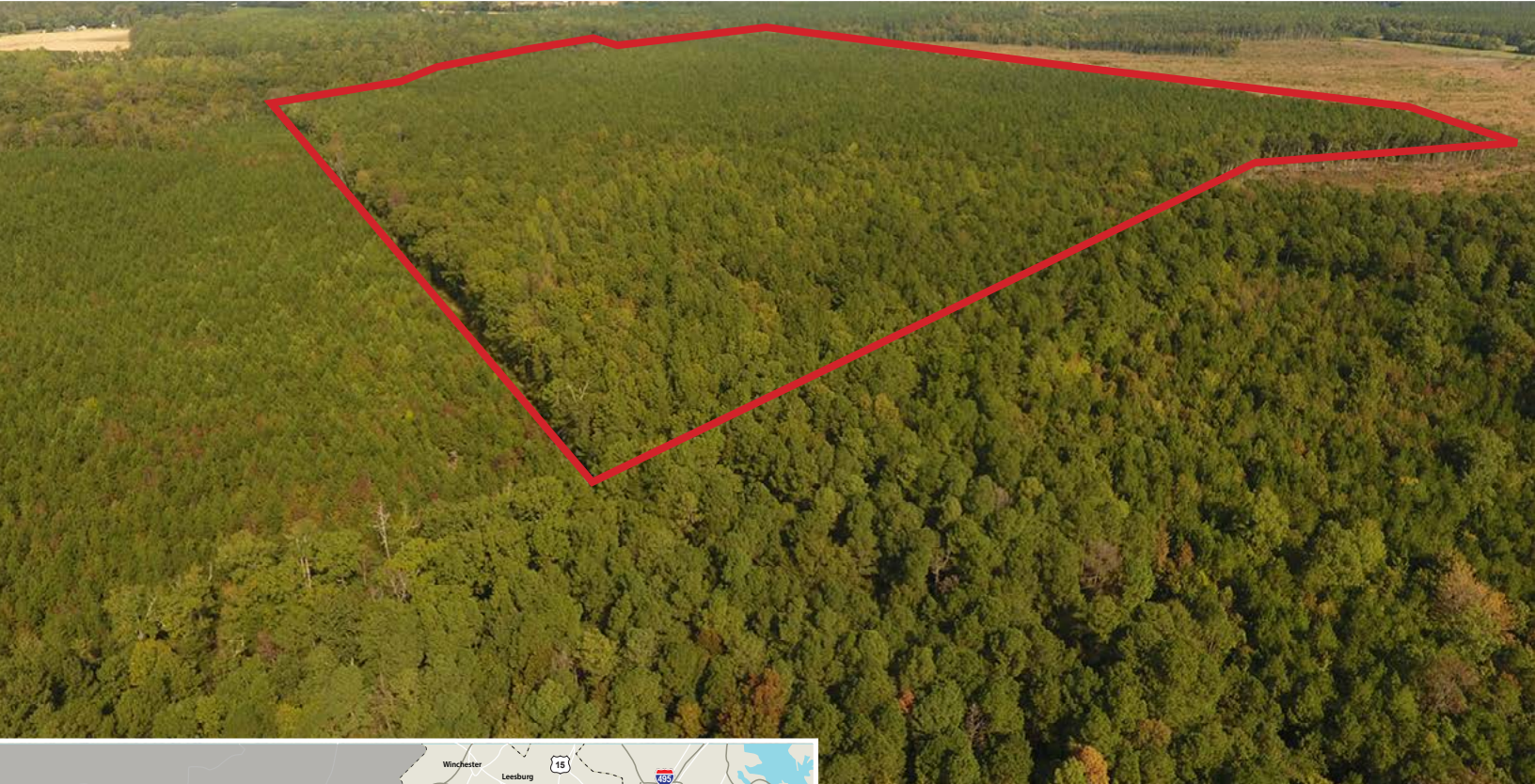


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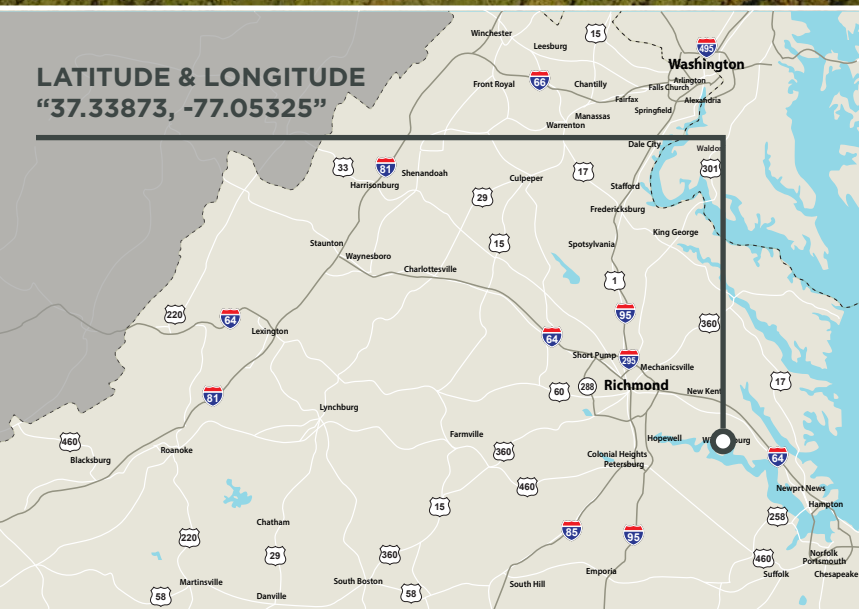
JOHN TYLER MEMORIAL HWY (RT.5) CHARLES CITY, VA 23030

**FOR SALE | 117± ACRES
CHARLES CITY COUNTY**

Price: \$400,000 (\$3,412/acre)



LATITUDE & LONGITUDE
"37.33873, -77.05325"



Features

SOLID TIMBERLAND/RECREATIONAL investment opportunity located near Charles City County Courthouse

ACCESSED via a 20' deeded ROW from John Tyler Memorial Hwy (VSR5)

TIMBER COMPRISED of 107 acres of mature planted loblolly pines with the remaining balance in hardwood bottoms and pipeline easement

BOUND to north by Parrish Hill Creek providing ideal wildlife habitat

TAX PARCEL: #41-28

CONTACT BROKERS FOR MORE DETAILS

Contacts

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com

Brian Reinhart

804-793-0065

breinhart@commonwealthland.com



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LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060

MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255

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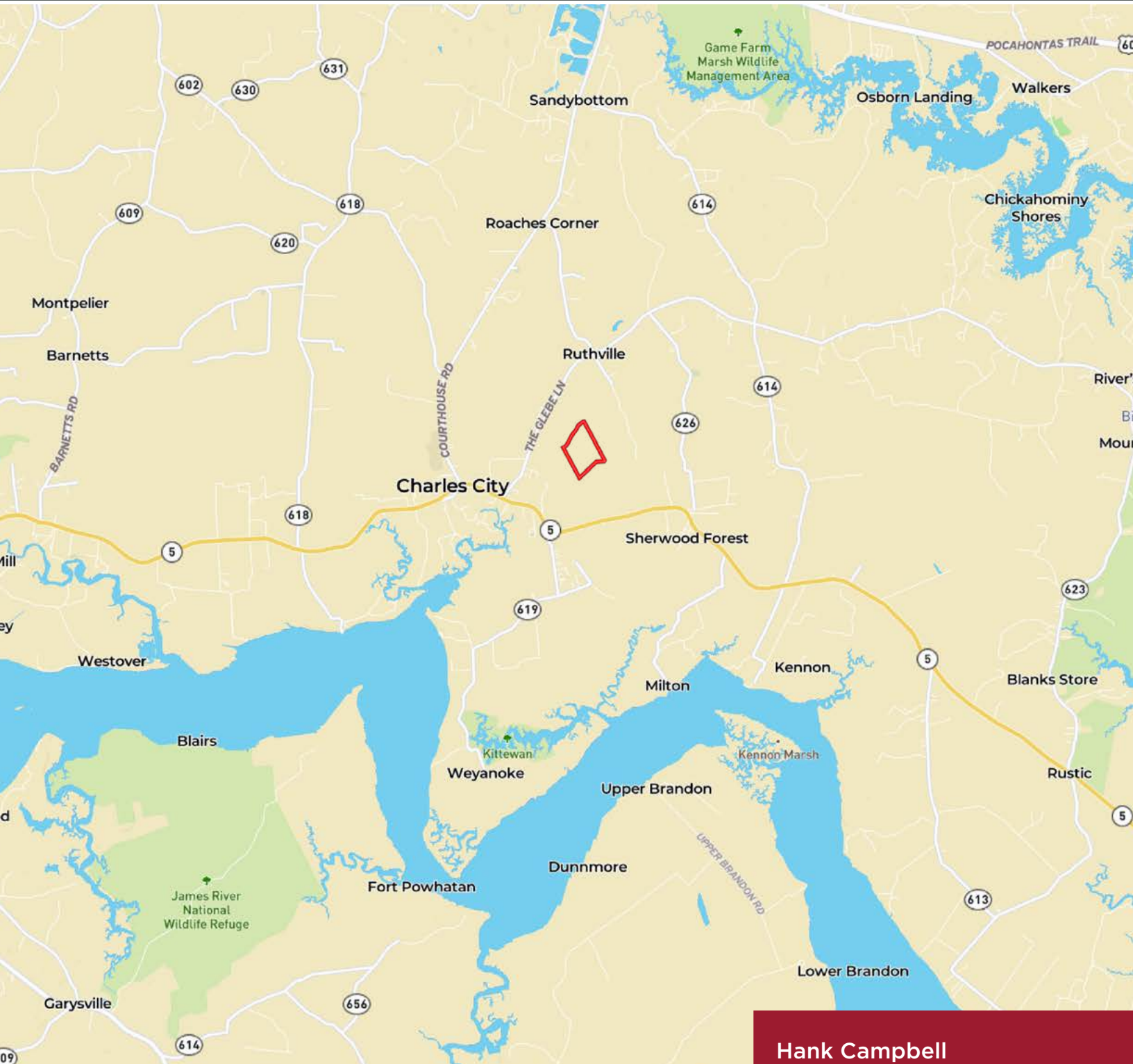
*Commonwealth Land represents the Owner of this property.
Information contained herein, is deemed reliable but not guaranteed.*



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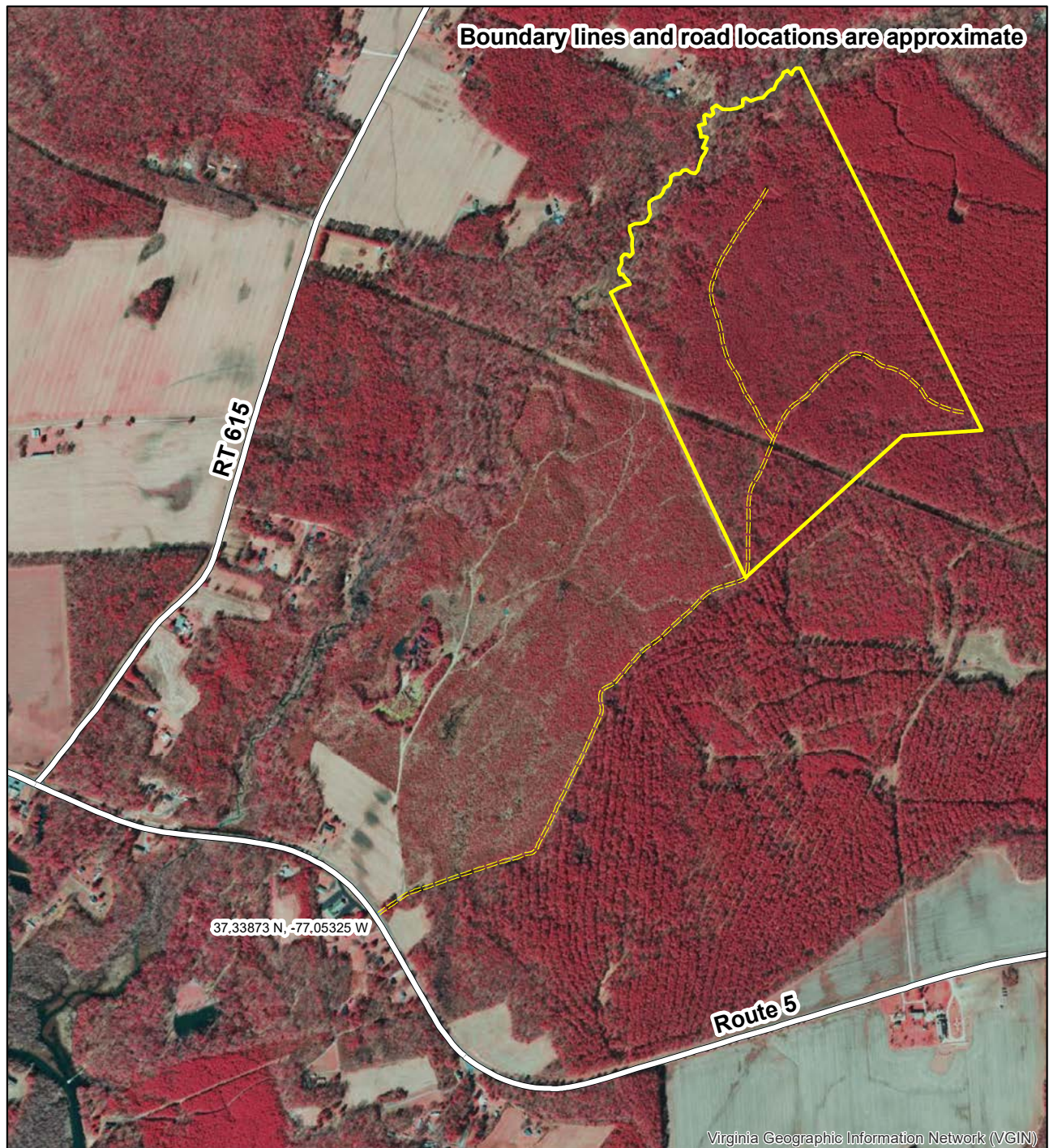


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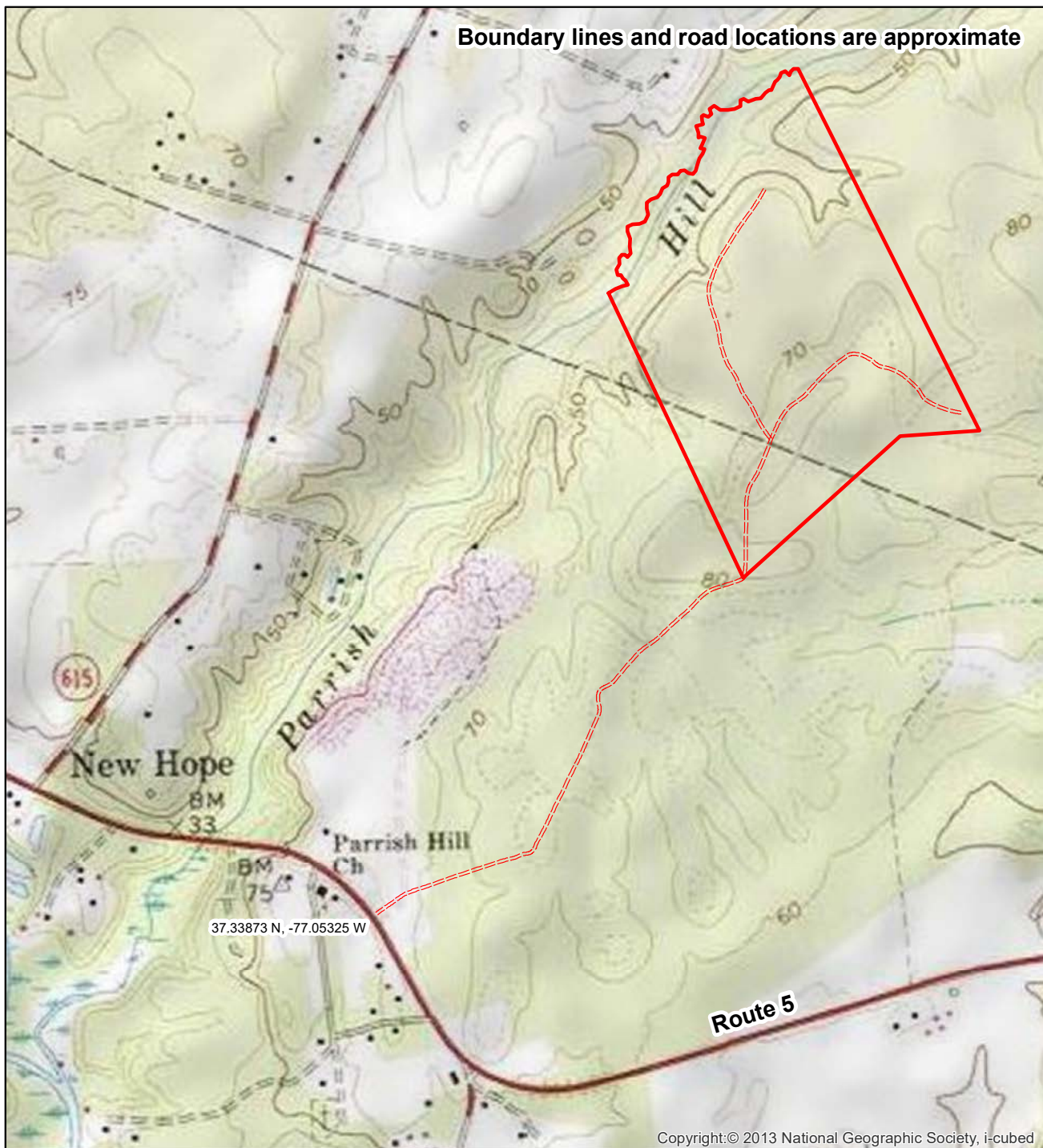


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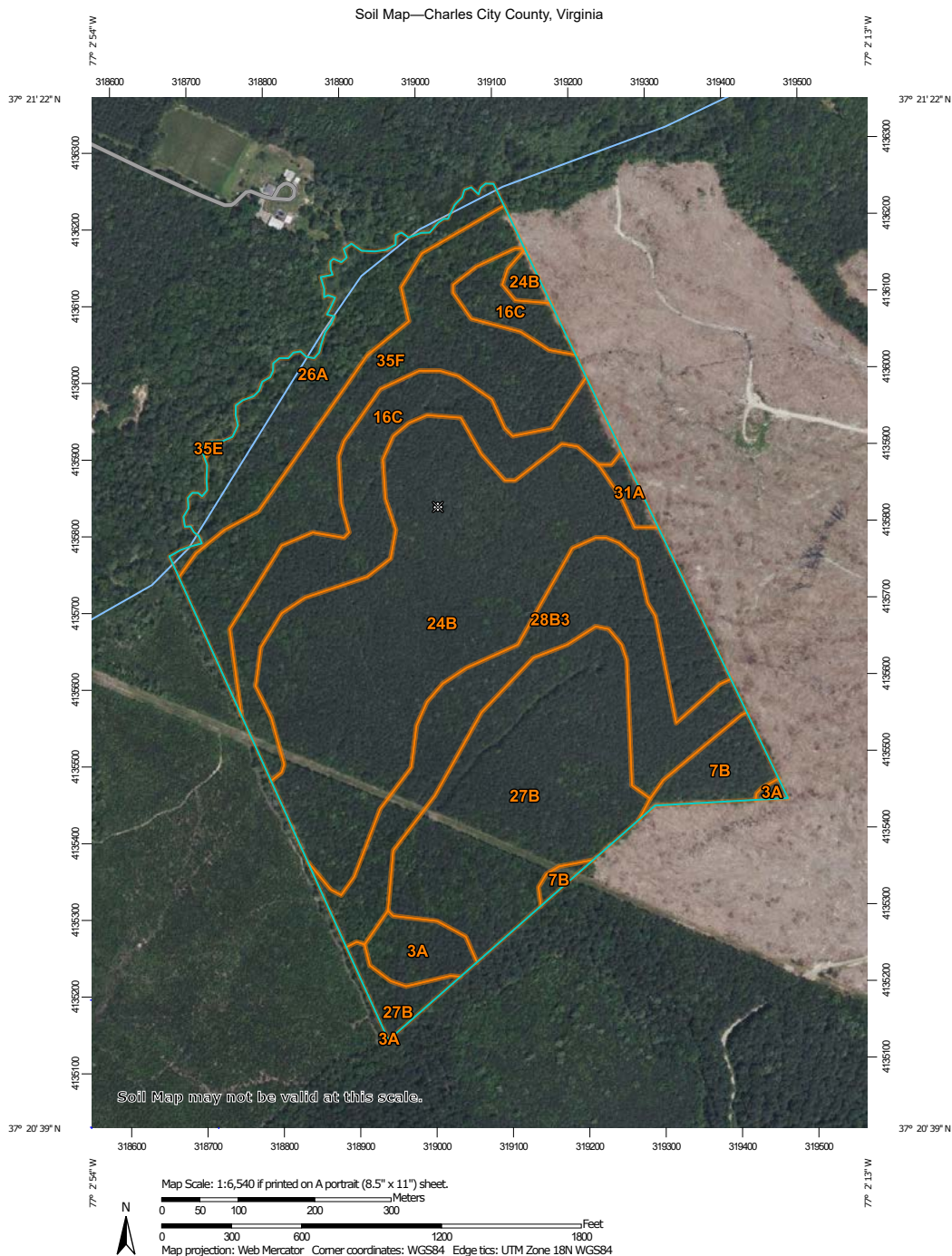
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Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

10/6/2023



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Soil Map—Charles City County, Virginia

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3A	Bethera silt loam, 0 to 2 percent slopes	2.6	2.2%
7B	Caroline-Emporia complex, 2 to 6 percent slopes	3.1	2.6%
16C	Craven-Remlik complex, 6 to 10 percent slopes	13.9	11.8%
24B	Izagora silt loam, 0 to 4 percent slopes	36.1	30.6%
26A	Lawnes muck, 0 to 1 percent slopes, very frequently flooded	10.6	9.0%
27B	Masada loam, 2 to 6 percent slopes	21.5	18.2%
28B3	Masada sandy clay loam, 2 to 6 percent slopes, severely eroded	13.9	11.8%
31A	Nahunta silt loam, 0 to 2 percent slopes	0.7	0.6%
35E	Nevarc-Remlik complex, 15 to 25 percent slopes	0.1	0.0%
35F	Nevarc-Remlik complex, 25 to 60 percent slopes	15.5	13.2%
Totals for Area of Interest		117.9	100.0%



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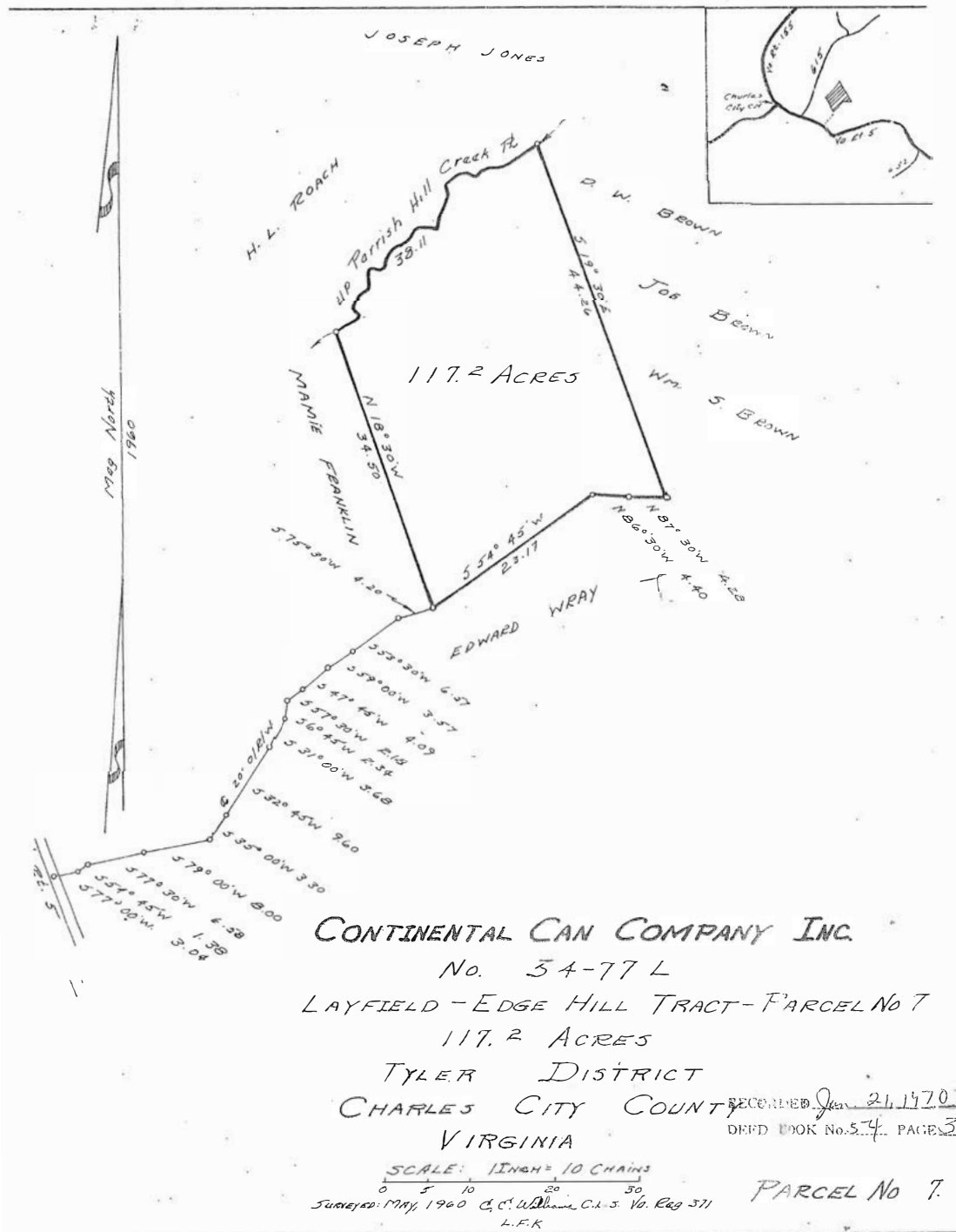


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Tract-Level Timber Information

Tract: Powhatan Shores, Inc.
TMP(s): 41-28
Location: Charles City County, VA

MERCHANTABLE TIMBER:

Species/Product	Tons
14" Pine Sawtimber	2,967
10" Pine Chip-n-saw	1,908
Pine Pulpwood	4,773
Pine Topwood	1,584
Hardwood Sawtimber	282
Hardwood Pulpwood	1,163
Total	12,677

Inventory date: 2/14/2023
Inventory type: 0.1-acre fixed-radius-plot
Number inventory points/plots: 97

PRE-MERCHANTABLE TIMBER:

Yr. Estab.	Origin	Acres
-	-	-

Data contained in this report is not guaranteed or warranted for accuracy or completeness. In no event shall the owner, broker, Broadleaf Forestry Company, LLC, nor Commonwealth Land, its agents, employees, members or representatives, be liable for damages or other pecuniary loss that may arise from the use of this data. Data shall not be relied on by any person or entity.



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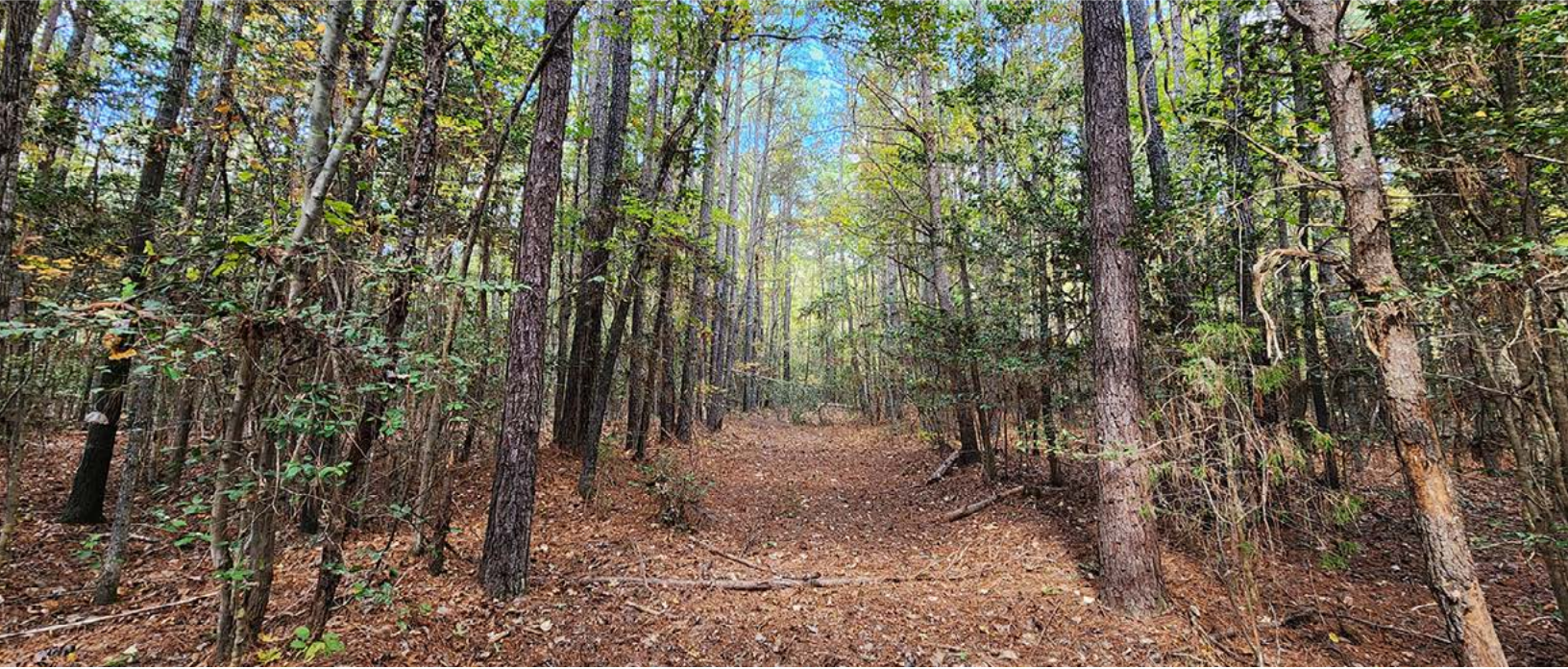


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