

ADJ. THE GLEBE TRACT

COURTHOUSE ROAD (VSR155)
PROVIDENCE FORGE, VA 23140

FOR SALE | 100.55± ACRES
CHARLES CITY COUNTY

Price: \$368,500



LATITUDE & LONGITUDE
37.373451, -77.067295



Features

EXCELLENT TIMBERLAND/RECREATIONAL INVESTMENT OPPORTUNITY located near the Charles City Courthouse

ACCESSED via a 50' deeded ROW from the east side of VSR155

TIMBER COMPRISED of mature planted Loblolly pines with the remaining balance in hardwood creek buffers and bottoms

TRACT lays well with a good internal road system

CREEK FRONTAGE on the northern and southern boundaries as well frontage on Glebe Creek to the east provide ideal wildlife habitat

TAX PARCEL: #27-112



COMMONWEALTH
LAND

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.*

*Property is sold with representation, "AS IS, WHERE IS", and "WITH ALL FAULTS".
Acreage shown is acreage of record. Actual acreage may be more or less.*

Contacts

Hank Campbell

804-433-1818

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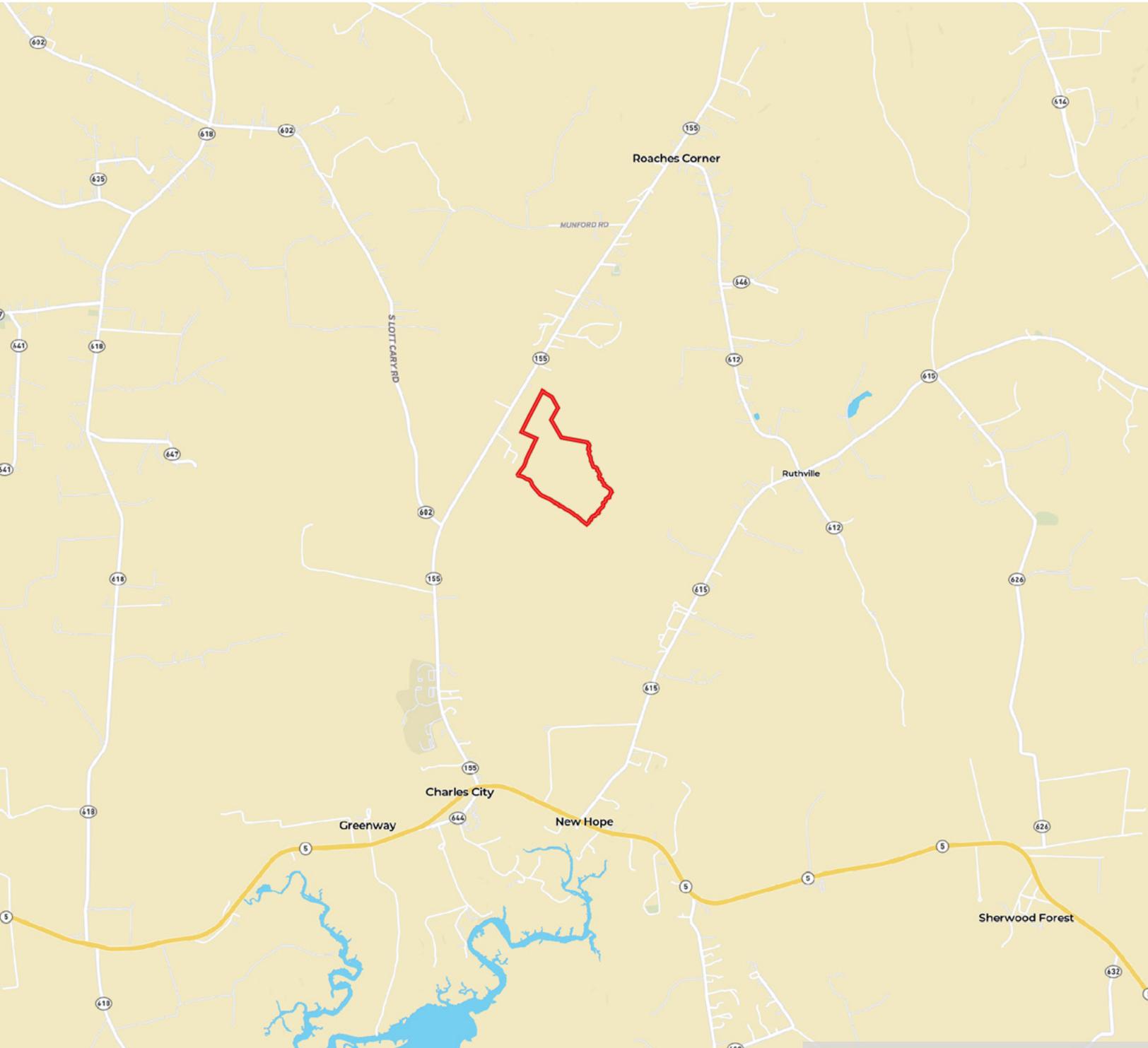
Brian Reinhart

804-793-0065

breinhart@commonwealthland.com

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Sandybottom
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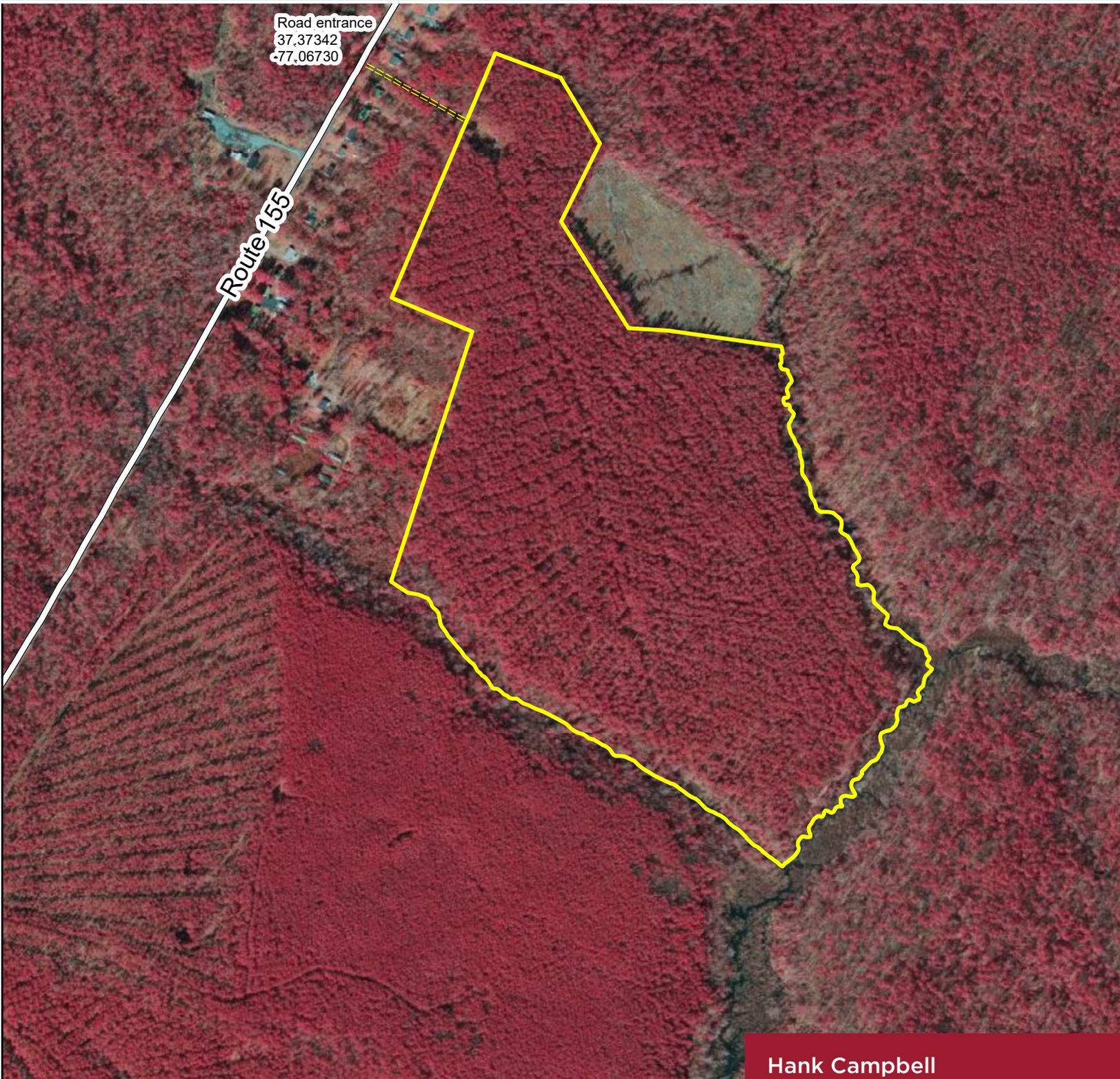
Tract Boundary and Road Locations are Approximate

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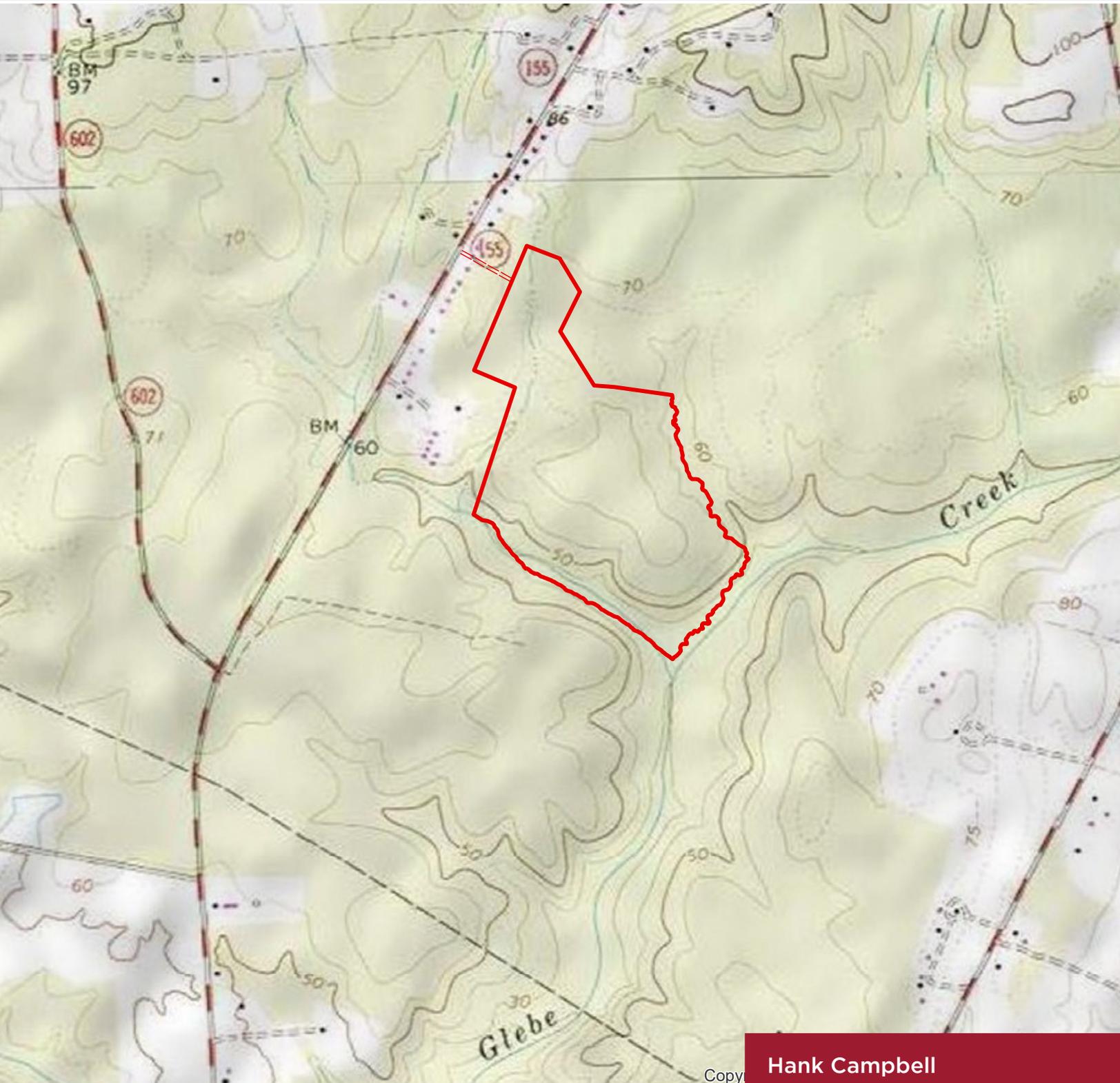
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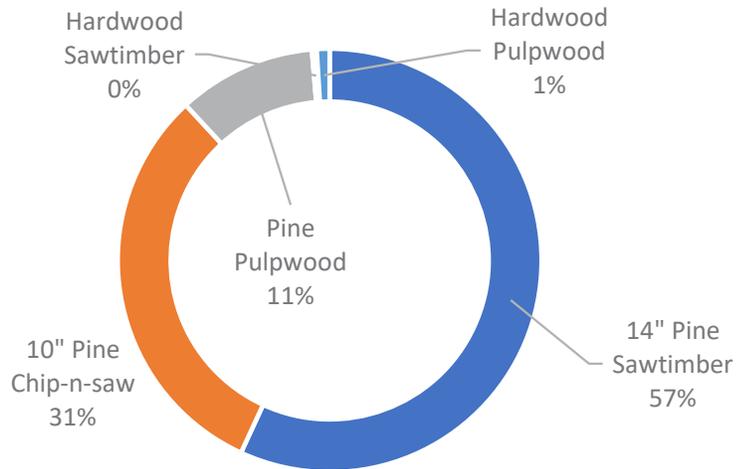
Tract-Level Timber Information

Tract: Adj The Glebe
 TMP(s): 27-112
 Location: Charles City County, VA

MERCHANTABLE TIMBER:

Species/Product	Tons
14" Pine Sawtimber	4,111
10" Pine Chip-n-saw	2,258
Pine Pulpwood	762
Hardwood Sawtimber	26
Hardwood Pulpwood	71
Total	7,228

Inventory date: 8/4/2023
 Inventory type: 0.1-acre fixed-radius-plot
 Number inventory points/plots: 21



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. Property is sold without representation, "AS IS", "WHERE IS", and "WITH ALL FAULTS".



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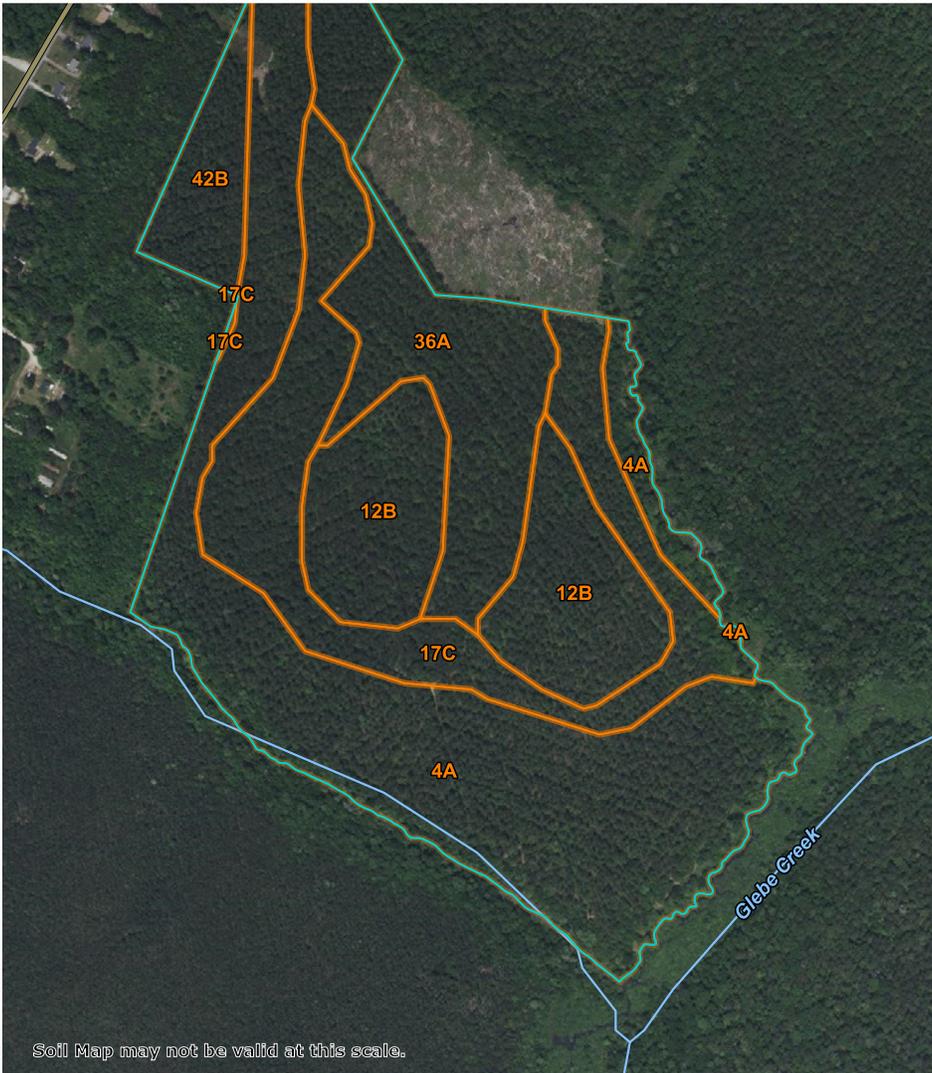
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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4A	Bibb fine sandy loam, 0 to 2 percent slopes, frequently flooded	41.1	42.3%
12B	Craven loam, 2 to 6 percent slopes	16.2	16.6%
17C	Craven-Uchee complex, 6 to 10 percent slopes	19.7	20.3%
36A	Newflat silt loam, 0 to 2 percent slopes	15.6	16.1%
42B	Slagle fine sandy loam, 0 to 4 percent slopes	4.6	4.8%
Totals for Area of Interest		97.2	100.0%



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