

MT. PLEASANT TRACT

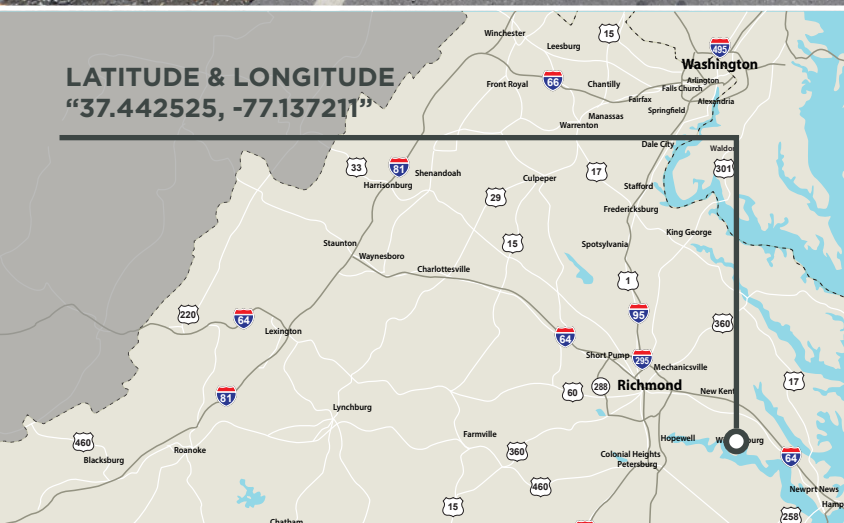
BARNETTS RD (VSR609), CHAMBERS RD
(VSR685) & OLD UNION RD (VSR603)
CHARLES CITY, VA 23030

FOR SALE | 178.8± ACRES
CHARLES CITY COUNTY

Price: \$1,072,850



LATITUDE & LONGITUDE
"37.442525, -77.137211"



Features

EXCELLENT TIMBERLAND INVESTMENT OPPORTUNITY with future development potential located south of Roxbury in Charles City County

FRONTS FOUR (4) corners at intersection of Barnett's Rd (VSR609) & Chambers Rd (VSR685) with frontage along Old Union Rd (VSR603) as well

TIMBER COMPRISED of numerous merchantable and pre-merchantable stands or both planted and natural origin with mixed hardwood and pine buffers along creeks, bottoms, and a small pond

TAX PARCEL: #8-15



**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

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Brian Reinhart

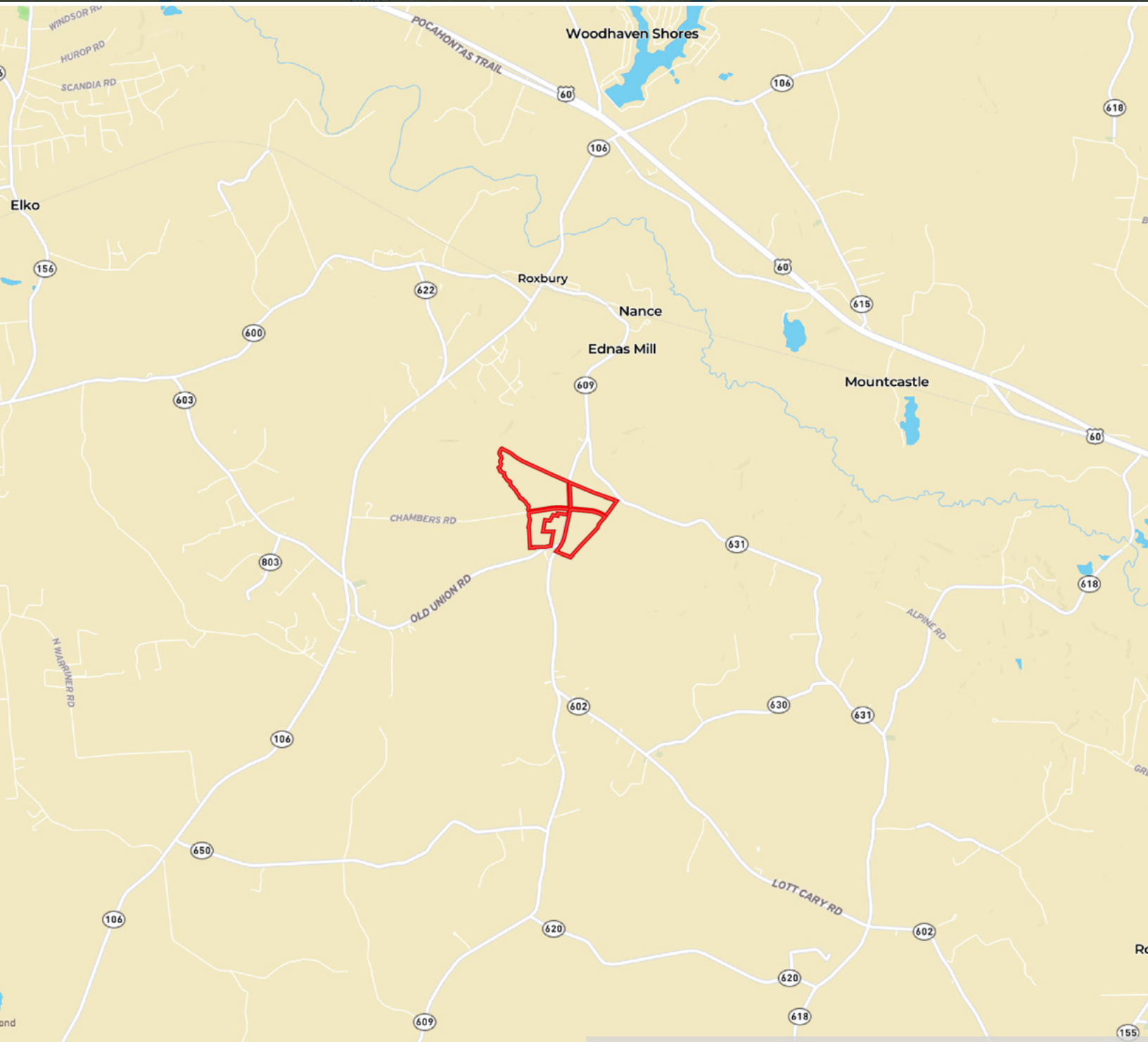
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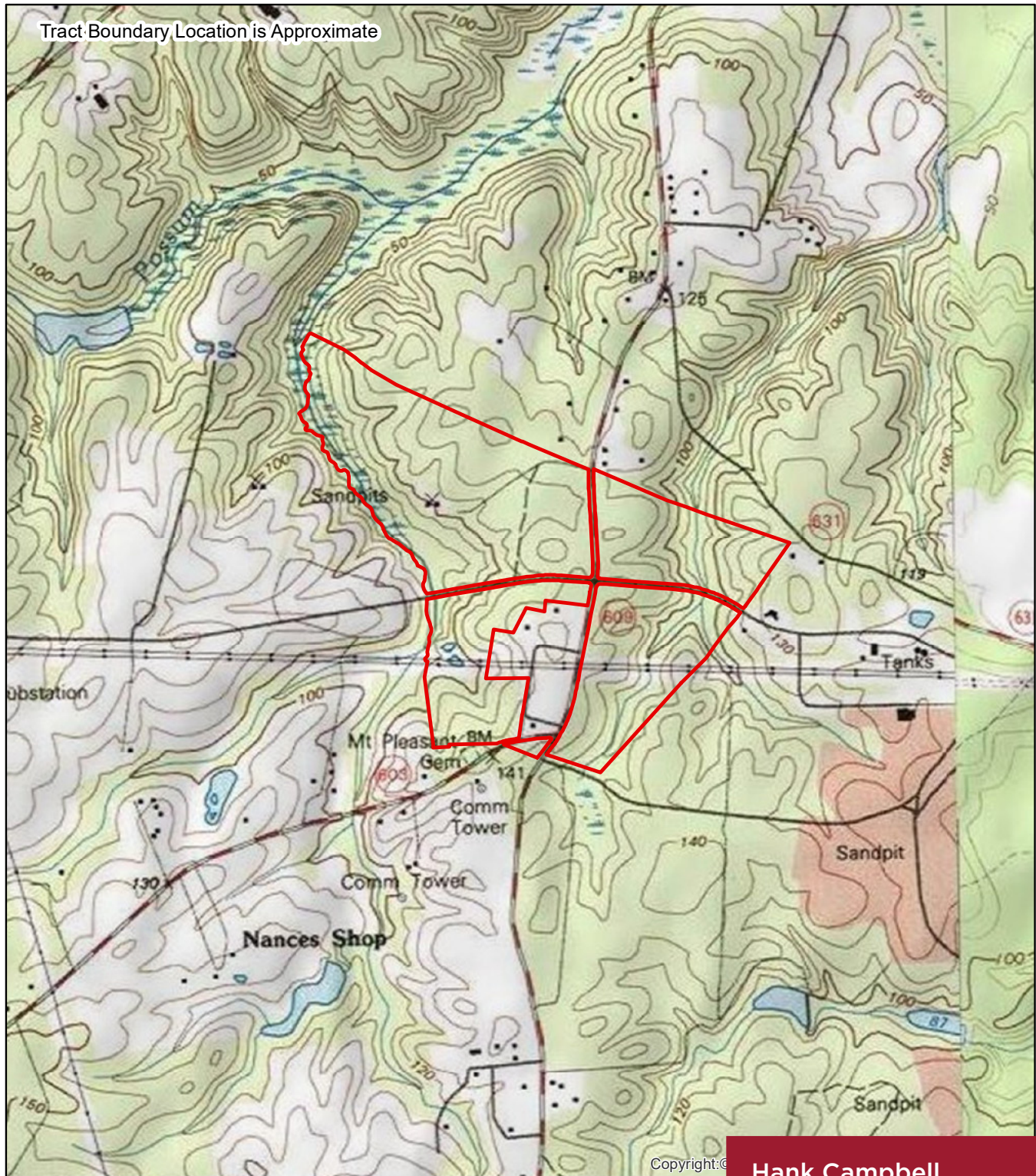
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Tract-Level Timber Information

Tract: Mt Pleasant

TMP(s): 8-15

Location: Charles City County, VA

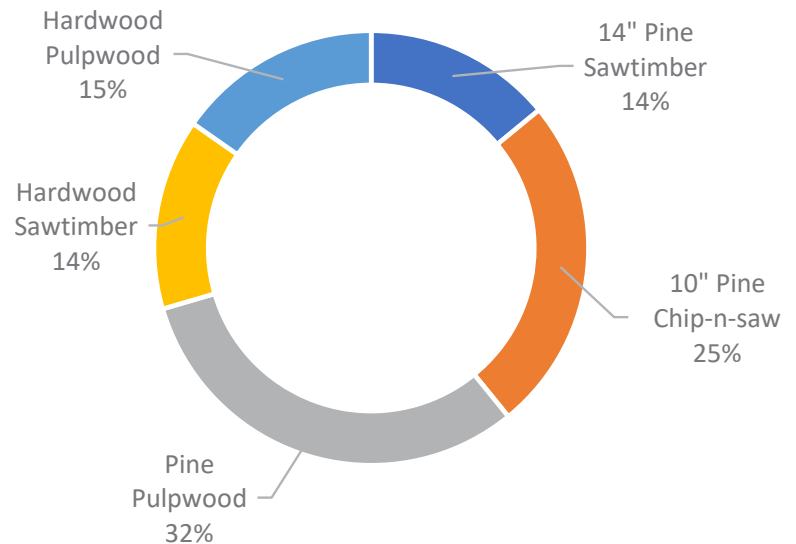
MERCHANTABLE TIMBER:

Species/Product	Tons
14" Pine Sawtimber	977
10" Pine Chip-n-saw	1,745
Pine Pulpwood	2,181
Hardwood Sawtimber	990
Hardwood Pulpwood	1,064
Total	6,957

Inventory date: 9/7/2023

Inventory type: 0.1-acre fixed-radius-plot

Number inventory points/plots: 20



PRE-MERCHANTABLE TIMBER:

Yr. Estab.	Origin	Acres
2009	Planted	22.2
2012	Natural	38.2

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



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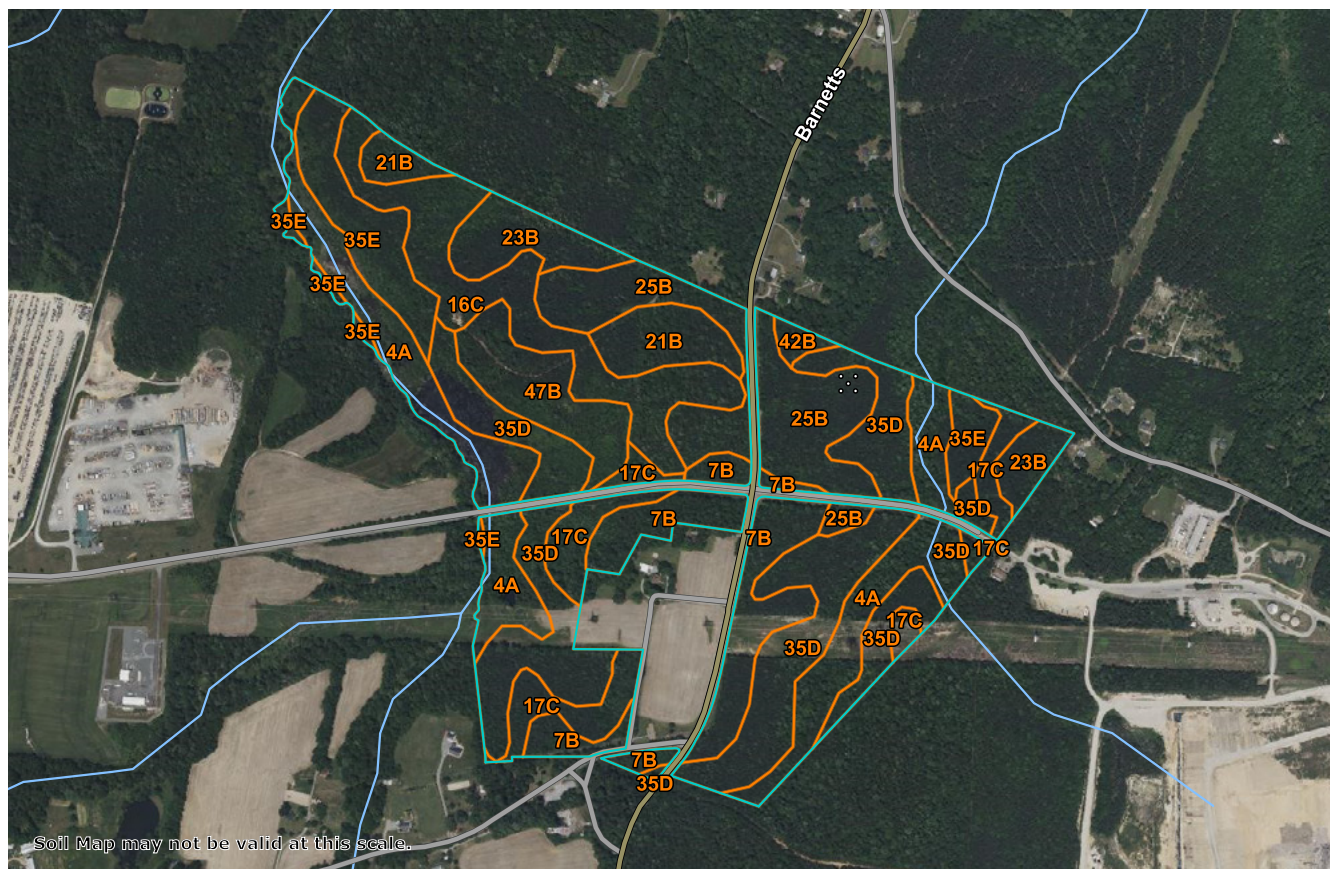
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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4A	Bibb fine sandy loam, 0 to 2 percent slopes, frequently flooded	30.2	16.0%
7B	Caroline-Emporia complex, 2 to 6 percent slopes	19.4	10.3%
16C	Craven-Remlik complex, 6 to 10 percent slopes	19.6	10.4%
17C	Craven-Uchee complex, 6 to 10 percent slopes	12.6	6.7%
21B	Emporia gravelly fine sandy loam, 2 to 6 percent slopes	8.3	4.4%
23B	Emporia-Kempsville complex, 2 to 6 percent slopes	9.5	5.0%
25B	Kempsville loamy sand, 2 to 6 percent slopes	22.1	11.7%
35D	Nevarc-Remlik complex, 10 to 15 percent slopes	42.4	22.5%
35E	Nevarc-Remlik complex, 15 to 25 percent slopes	13.2	7.0%
42B	Slagle fine sandy loam, 0 to 4 percent slopes	1.2	0.6%
47B	Udorthents, loamy, gently sloping	9.9	5.3%
Totals for Area of Interest		188.3	100.0%



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