

STONE HINGE

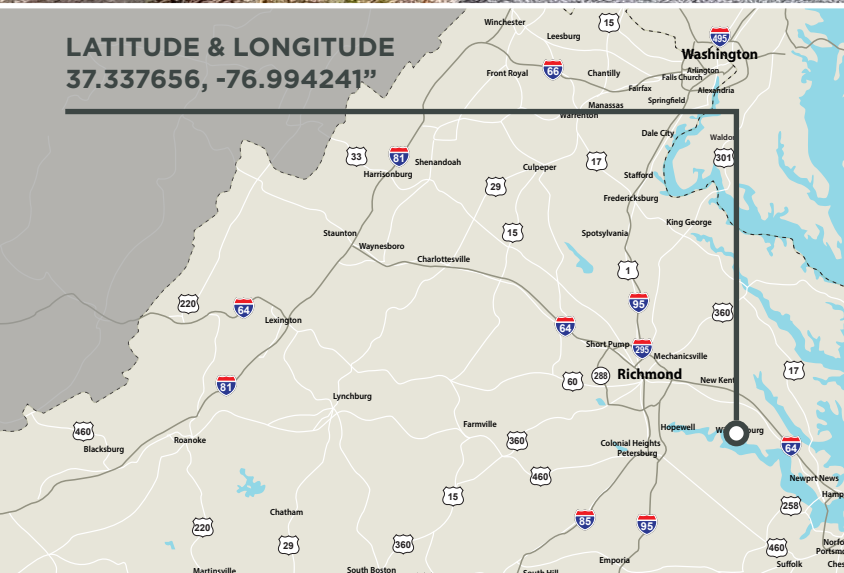
**STURGEON POINT RD (VSR614)
CHARLES CITY, VA 23030**

**FOR SALE | 200± ACRES
CHARLES CITY COUNTY**

Price: \$440,000



**LATITUDE & LONGITUDE
37.337656, -76.994241"**



Features

EXCELLENT TIMBERLAND/RECREATIONAL INVESTMENT OPPORTUNITY located in Charles City County

ACCESSED by deeded ROWs from the east side of Sturgeon Point Rd (VSR614) and the north side of John Tyler Memorial Hwy(VSR5)

TIMBER COMPRISED of mixed pine and hardwood of natural origin established circa 2006 with some older areas along creeks

MORRIS CREEK provides the northern boundary and Kennon Creek crosses the bottom third providing excellent habitat for waterfowl, deer and turkey

TAX PARCEL: #55-37



**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

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Brian Reinhart

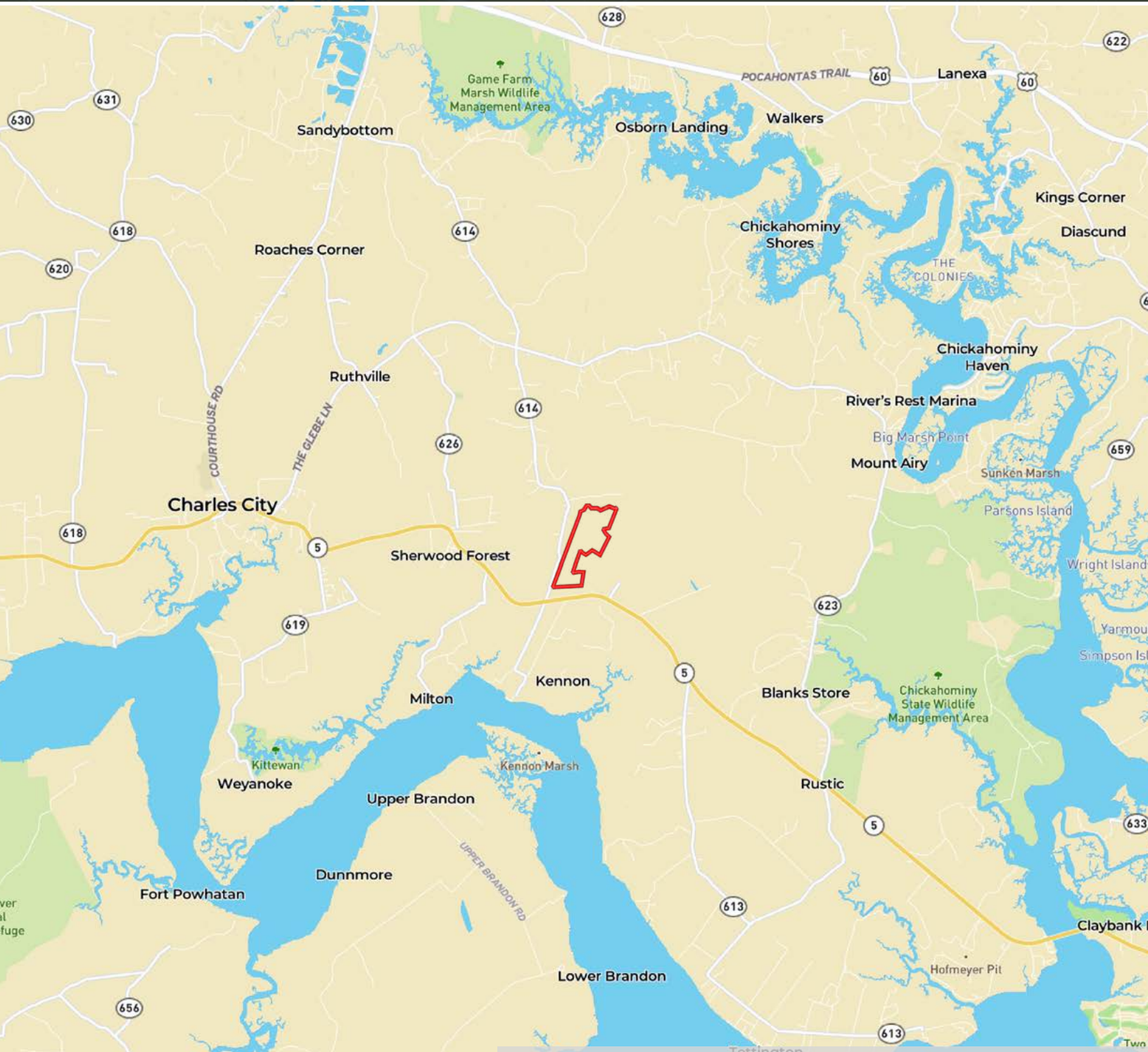
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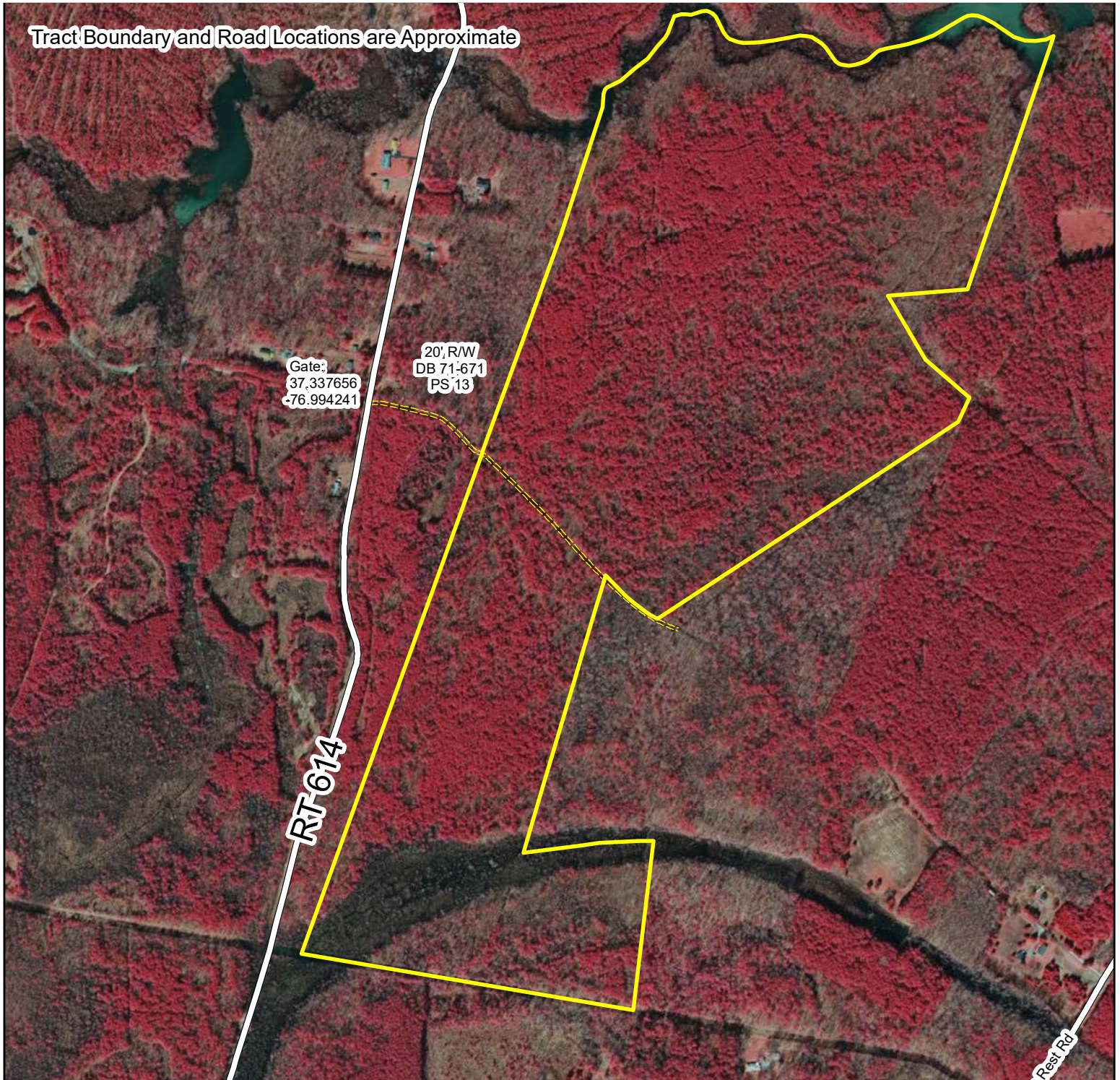
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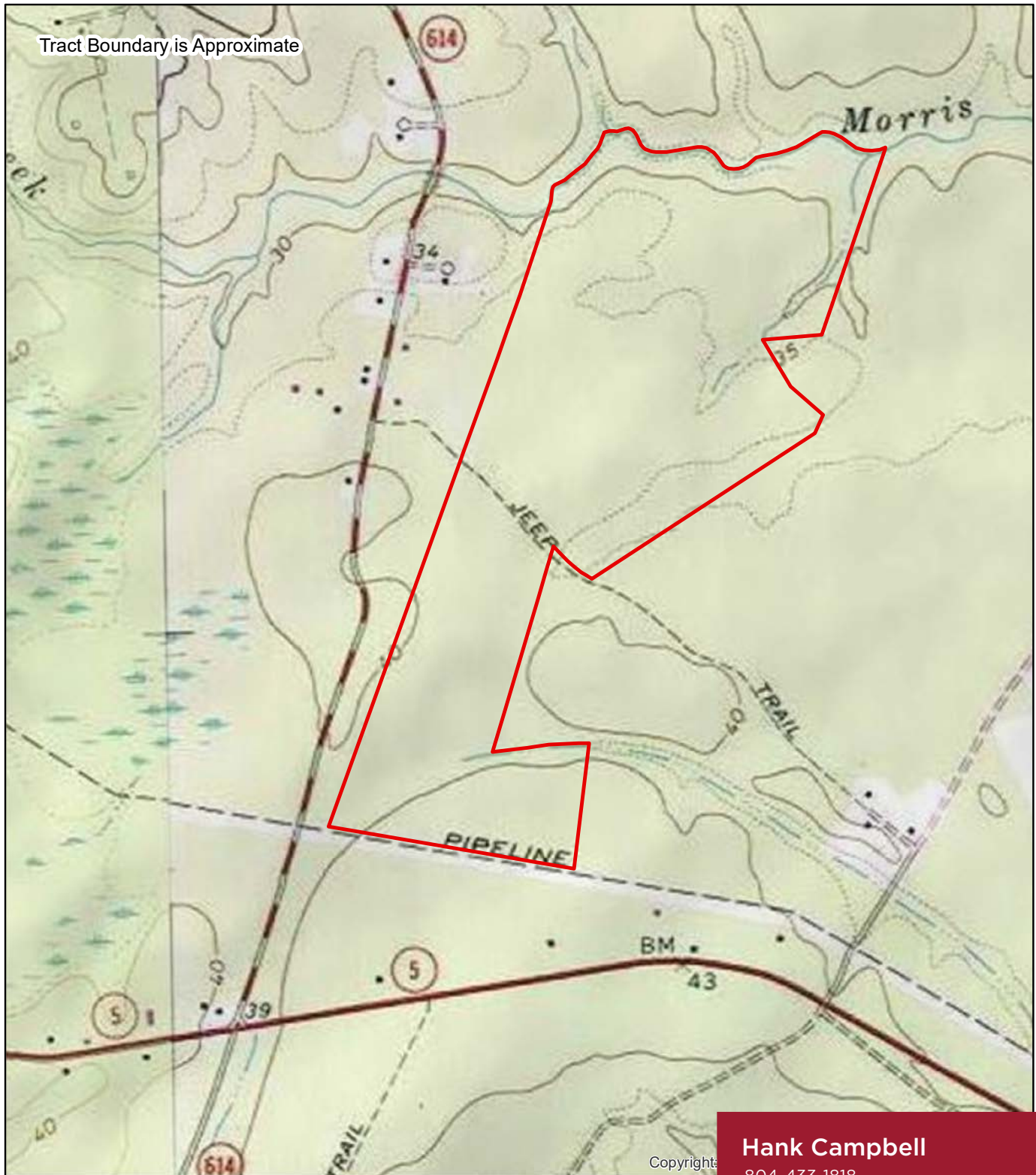
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Tract-Level Timber Information

Tract: Stone Hinge

TMP(s): 55-37

Location: Charles City County, VA

MERCHANTABLE TIMBER:

Species/Product	Tons
14" Pine Sawtimber	-
10" Pine Chip-n-saw	-
Pine Pulpwood	-
Hardwood Sawtimber	-
Hardwood Pulpwood	-
Total	-

Inventory date: 8/18/2023

Inventory type: N/A

Number inventory points/plots: 0

PRE-MERCHANTABLE TIMBER:

Yr. Estab.	Origin	Acres
2006	Natural	185.6

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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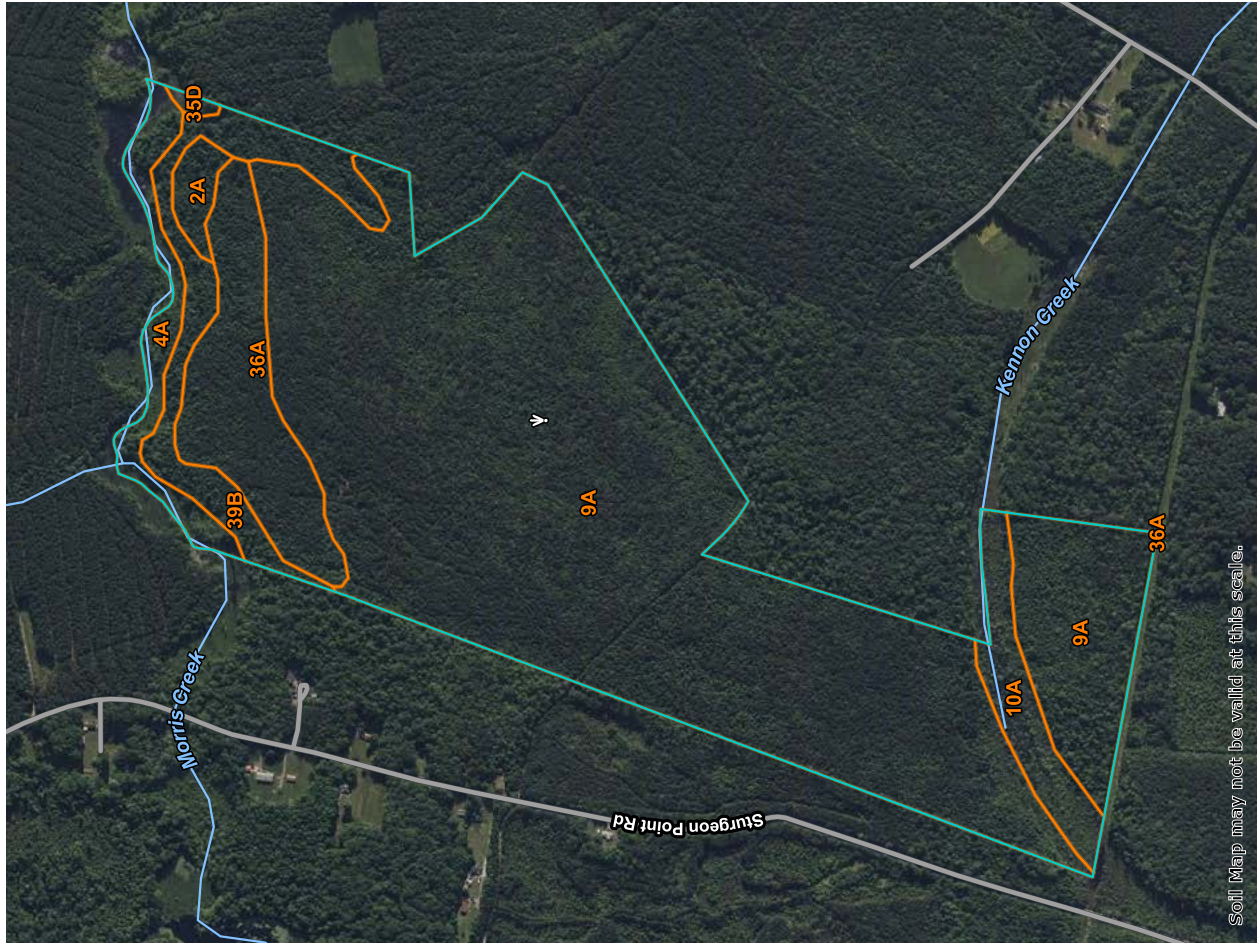
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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2A	Augusta sandy loam, 0 to 2 percent slopes	2.5	1.2%
4A	Bibb fine sandy loam, 0 to 2 percent slopes, frequently flooded	7.5	3.6%
9A	Chickahominy loam, 0 to 2 percent slopes	160.0	76.3%
10A	Chickahominy loam, 0 to 2 percent slopes, ponded	8.3	4.0%
35D	Nevarc-Remlik complex, 10 to 15 percent slopes	0.5	0.2%
36A	Newflat silt loam, 0 to 2 percent slopes	18.0	8.6%
39B	Peawick silt loam, 2 to 6 percent slopes	12.8	6.1%
Totals for Area of Interest		209.7	100.0%



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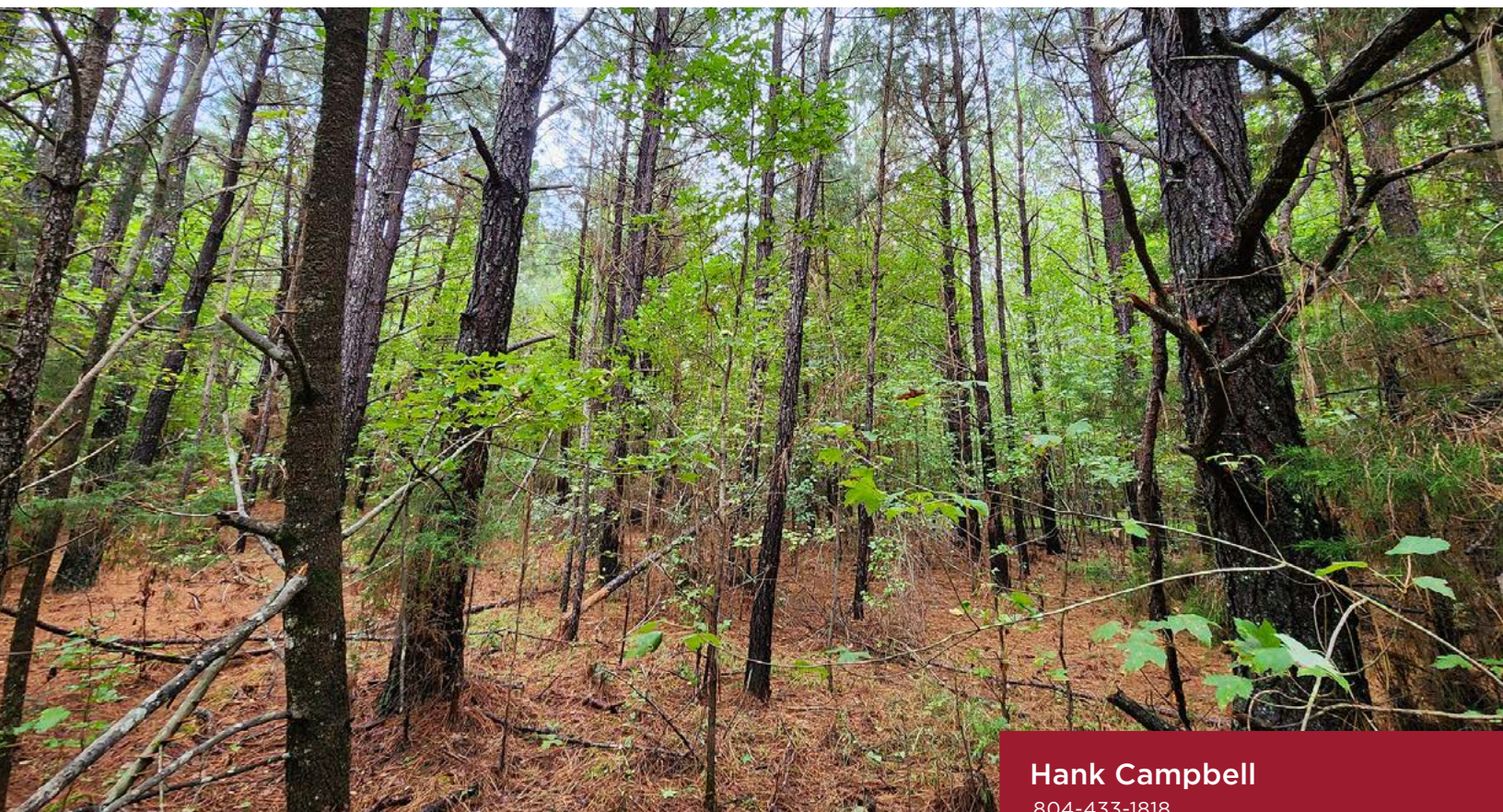
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