

BELMONT

New Kent Highway, New Kent, VA 23124



COMMONWEALTH
LAND

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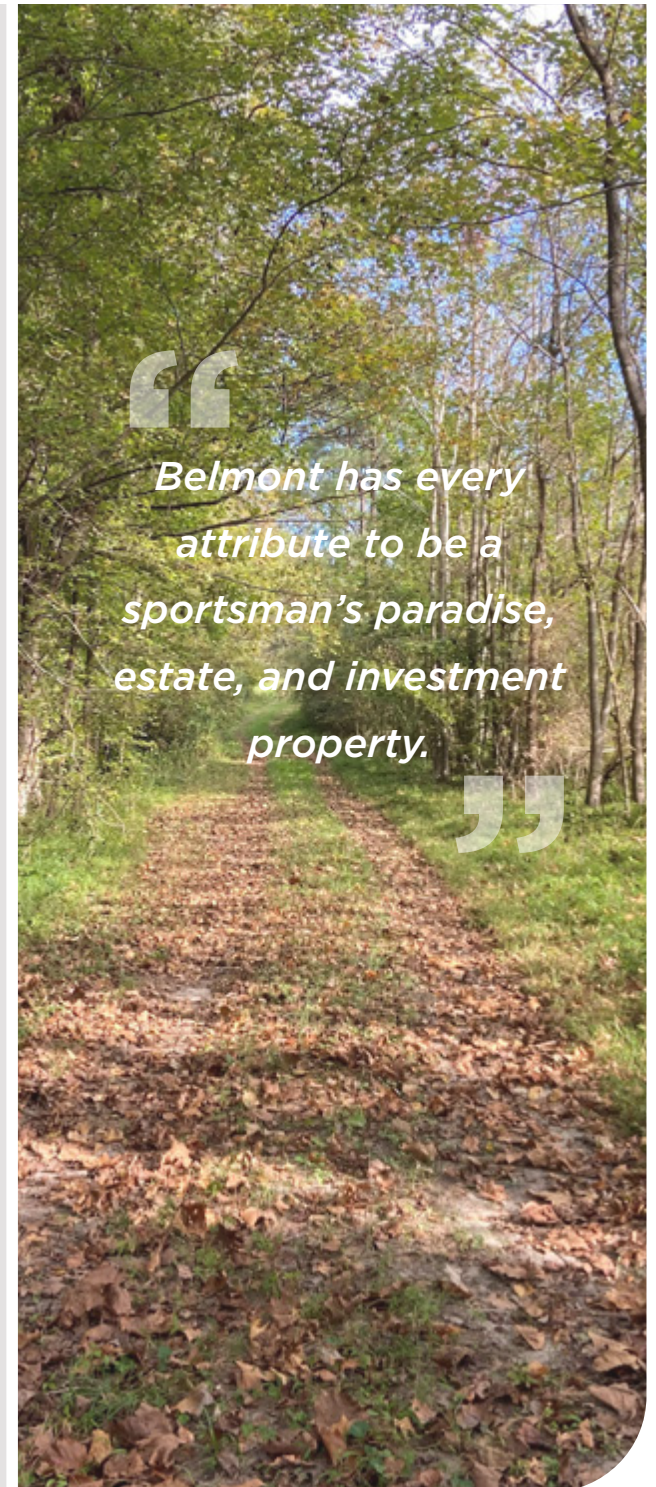


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Commonwealth Land represents the Owner of this property.
Information contained herein, is deemed reliable but not guaranteed.



1 Property Overview

Located in the heart of historic New Kent, Belmont has every attribute to be a sportsman's paradise, estate, and investment property. The property has varying timber from large tulip poplar and white oaks along St Peters Swamp to mature loblolly pines in the flats along the agriculture fields. The variance in timber not only provides a strong value from a harvest standpoint, but it provides ideal bedding and nesting cover, while containing mast producing trees. There are two agricultural fields containing 74± acres that are on an annual crop rotation. Along with the crop fields, as you drive through the property you will pass several wildlife food plots that are planted and managed on an annual basis. Merchantable income provides a new owner with the option to harvest the timber for an immediate income. Along with Belmont's timber and agriculture assets, the property is positioned along a swiftly developing corridor on New Kent Highway. The property holds great investment value for a near future development.

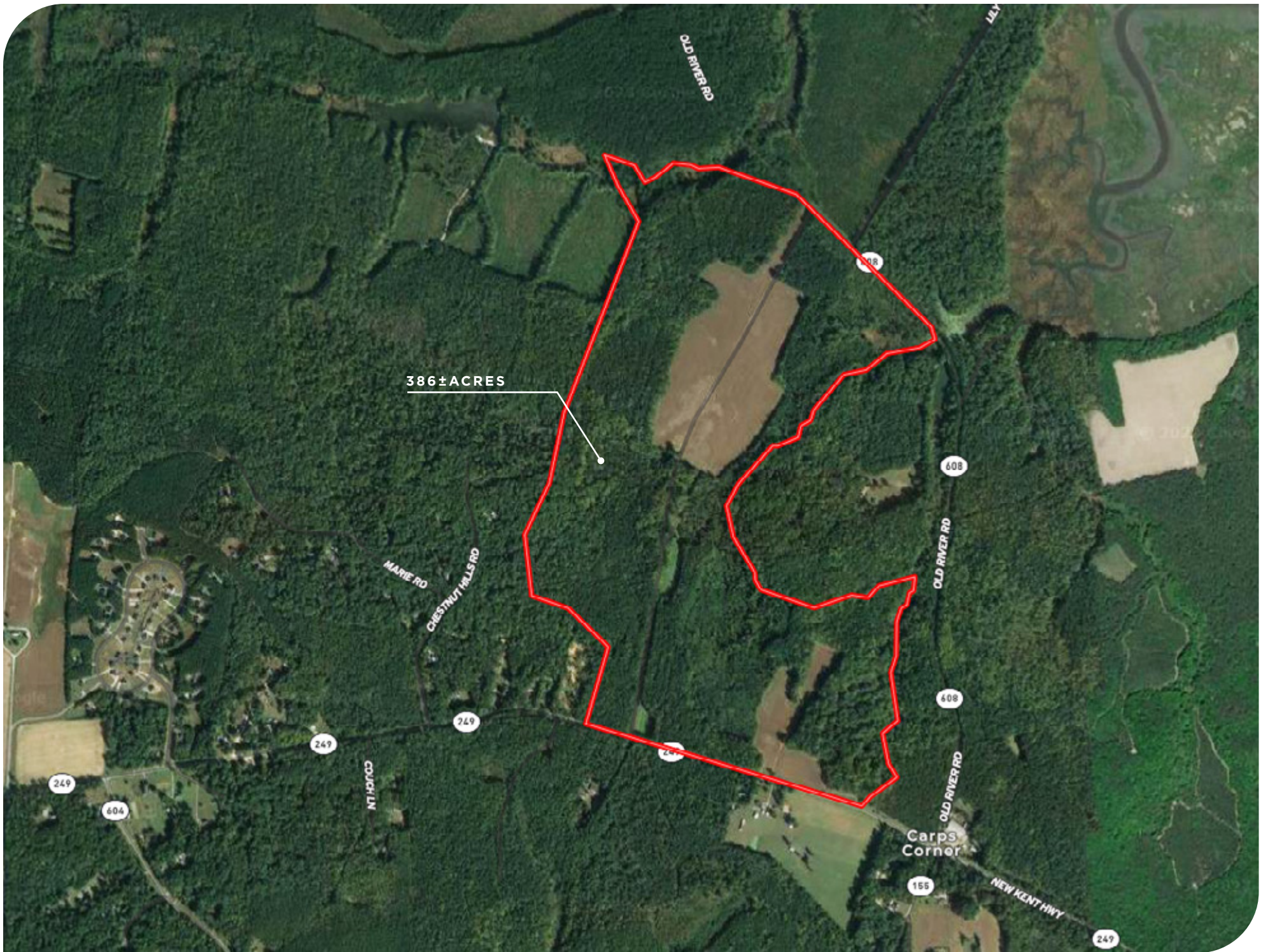
Access: From both New Kent Highway and Old River Road
Frontage: New Kent Highway and Old River Road

386[±]
DEEDED ACRES

23-9, 23-10, 23-11
PARCEL #'s

\$2.4M
SALE PRICE





386±ACRES

OLD RIVER RD

MARIE RD

CHESTNUT HILLS RD

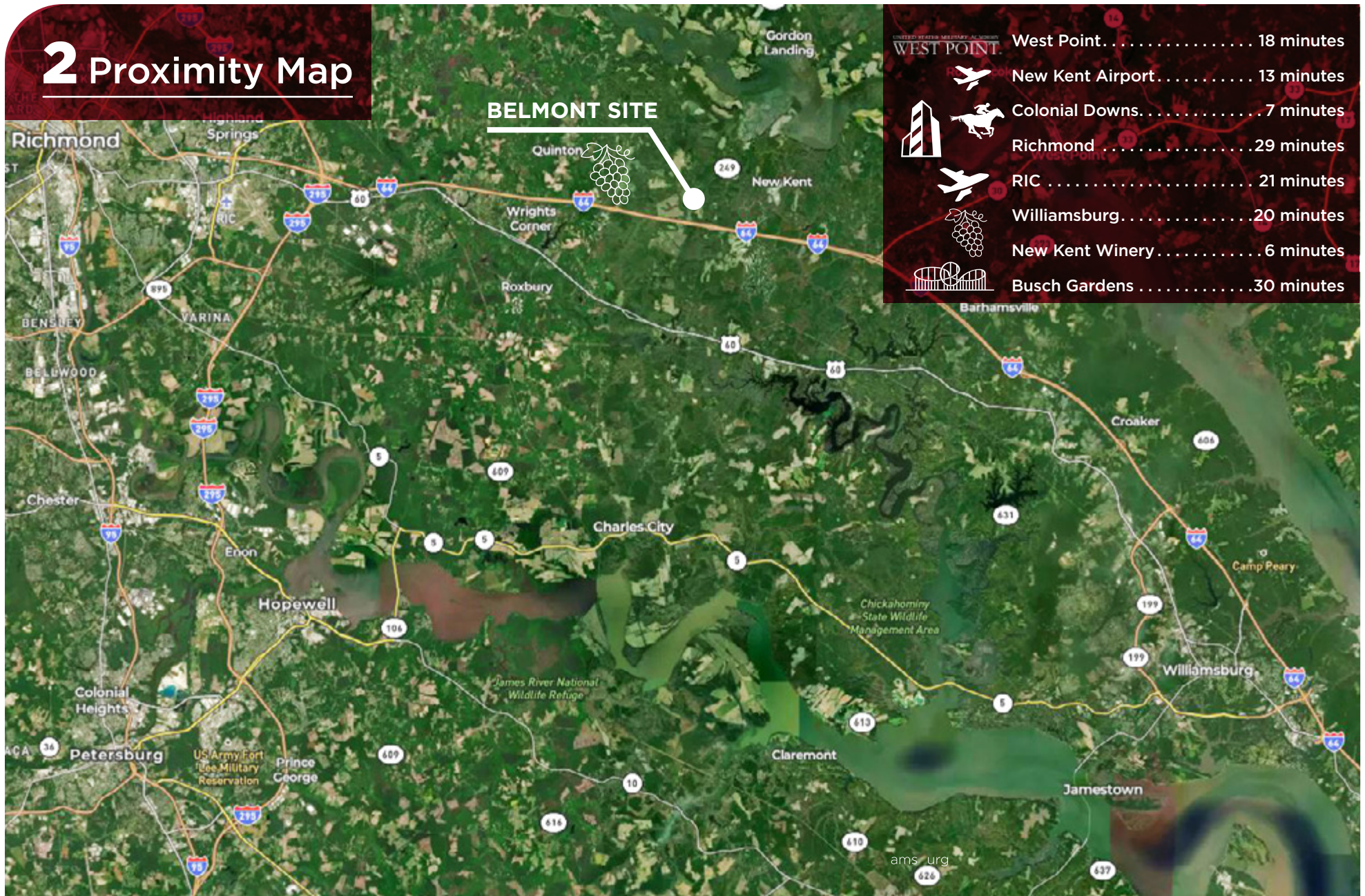
OLD RIVER RD

OLD RIVER RD

NEW KENT HWY

Carps Corner

2 Proximity Map



Belmont is located halfway between Richmond and Williamsburg, just north of Interstate 64. It is only 1.5 miles from historic New Kent Courthouse and a short drive to Richmond International Airport.

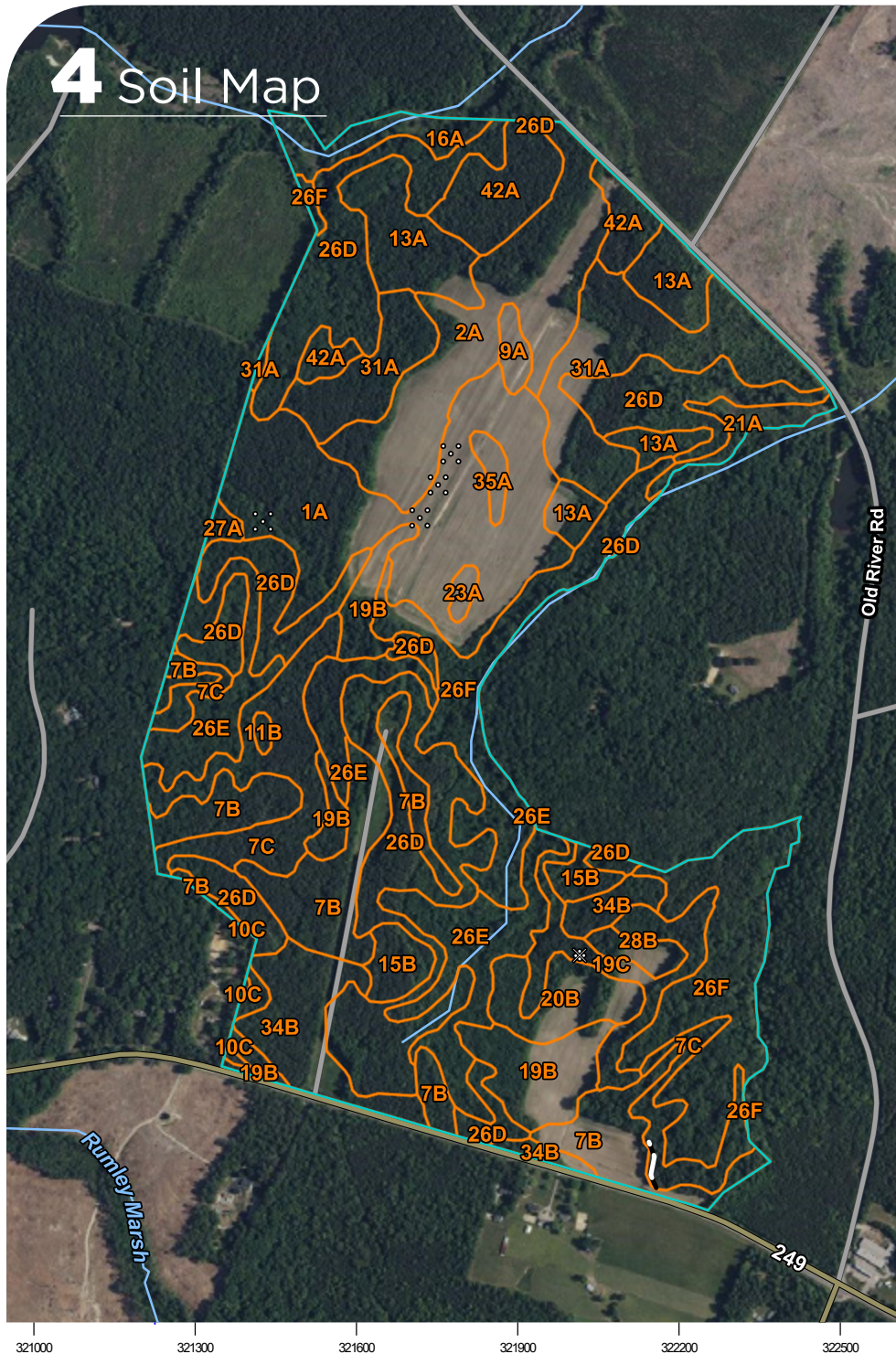
Tract Boundary & Road Locations are Approximate



3 Wildlife & Recreation Overview

The topography and habitat variance, combined with the property's immediate neighborhood, make Belmont an ideal sportman's dream. The combination of large, mature hardwood draws and planted pine flats provide ample food and cover for wildlife through winter months. Two large crop fields are well suited to provide food during the growing season with small wildlife plots planted in transition areas from food to bedding. The seclusion of the largest field with no visible road frontage, makes wildlife much more comfortable to use it during daylight hours. The nearby Pamunkey river provides additional habitat for thousands of wintering waterfowl that can be seen using sections of St Peters Swamp and the headwaters of Big Creek. The northern end of the farm would be well suited for waterfowl impoundments to further improve the use of the farm. Belmont has an ideal composition to maximize a farm for wildlife management and recreation, while being in close proximity to Richmond and Williamsburg.

4 Soil Map



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1A	Altavista fine sandy loam, 0 to 2 percent slopes	40.1	10.4%
2A	Altavista-Dogue complex, 0 to 2 percent slopes	27.0	7.0%
7B	Caroline-Emporia complex, 2 to 6 percent slopes	30.5	7.9%
7C	Caroline-Emporia complex, 6 to 10 percent slopes	23.0	5.9%
9A	Conetoe loamy sand, 0 to 4 percent slopes	1.8	0.5%
10C	Craven loam, 6 to 10 percent slopes	0.3	0.1%
11B	Craven-Caroline complex, 2 to 6 percent slopes	0.5	0.1%
13A	Dogue fine sandy loam, 0 to 2 percent slopes	18.4	4.7%
15B	Emporia fine sandy loam, 2 to 6 percent slopes	5.4	1.4%
16A	Johnston mucky loam, 0 to 2 percent slopes, frequently flooded	5.7	1.5%
19B	Kempsville-Emporia complex, 2 to 6 percent slopes	14.3	3.7%
19C	Kempsville-Emporia complex, 6 to 10 percent slopes	9.9	2.6%
20B	Kempsville-Suffolk complex, 2 to 6 percent slopes	7.5	1.9%
21A	Lanexa mucky silty clay, 0 to 1 percent slopes, frequently flooded	3.4	0.9%
23A	Munden sandy loam, 0 to 2 percent slopes	1.0	0.3%
26D	Nevarc-Remlik complex, 6 to 15 percent slopes	68.6	17.7%
26E	Nevarc-Remlik complex, 15 to 25 percent slopes	26.5	6.9%
26F	Nevarc-Remlik complex, 25 to 60 percent slopes	41.7	10.8%
27A	Nimmo fine sandy loam, 0 to 2 percent slopes	0.9	0.2%
28B	Norfolk fine sandy loam, 2 to 6 percent slopes	2.3	0.6%
31A	Roanoke silt loam, 0 to 2 percent slopes	27.9	7.2%

321000 321300 321600 321900 322200 322500

5 Timber Overview

Belmont's timber consists of a mixture of planted Loblolly pine strands and mixed hardwood & pine strands of natural origin. There are a variety of stand age classes with both merchantable and pre-merchantable timber with the remainder in pine chip-n-saw and pine pulpwood. This allows for the opportunity for immediate cash flow with the ability to manage and grow timber for future income and wildlife habitat.

Timber Species-Product Mix:

- 14" Pine Sawtimber – 30%
- 10" Pine Chip-n-saw – 14%
- Pine Pulpwood – 7%
- Hardwood Sawtimber – 27%
- Hardwood Pulp – 22%

Soil: nevarc-remlik complex, altavista fine sandy loam, altavista-dogue, caroline-emporia, roanoke silt loam, and other varying soils.

Water Resources: St Peters Swamp and Big Creek with close proximity to the Pamunkey River

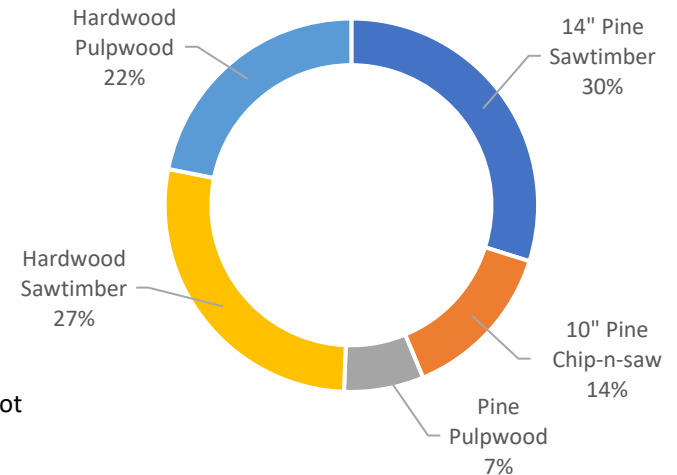
Tract-Level Timber Information

Tract: Belmont
TMP(s): 23-9, 10, & 11
Location: New Kent County, VA

MERCHANTABLE TIMBER:

Species/Product	Tons
14" Pine Sawtimber	4,766
10" Pine Chip-n-saw	2,216
Pine Pulpwood	1,102
Hardwood Sawtimber	4,388
Hardwood Pulpwood	3,494
Total	15,965

Inventory date: 8/14/2023
Inventory type: 0.1-acre fixed-radius-plot
Number inventory points/plots: 47



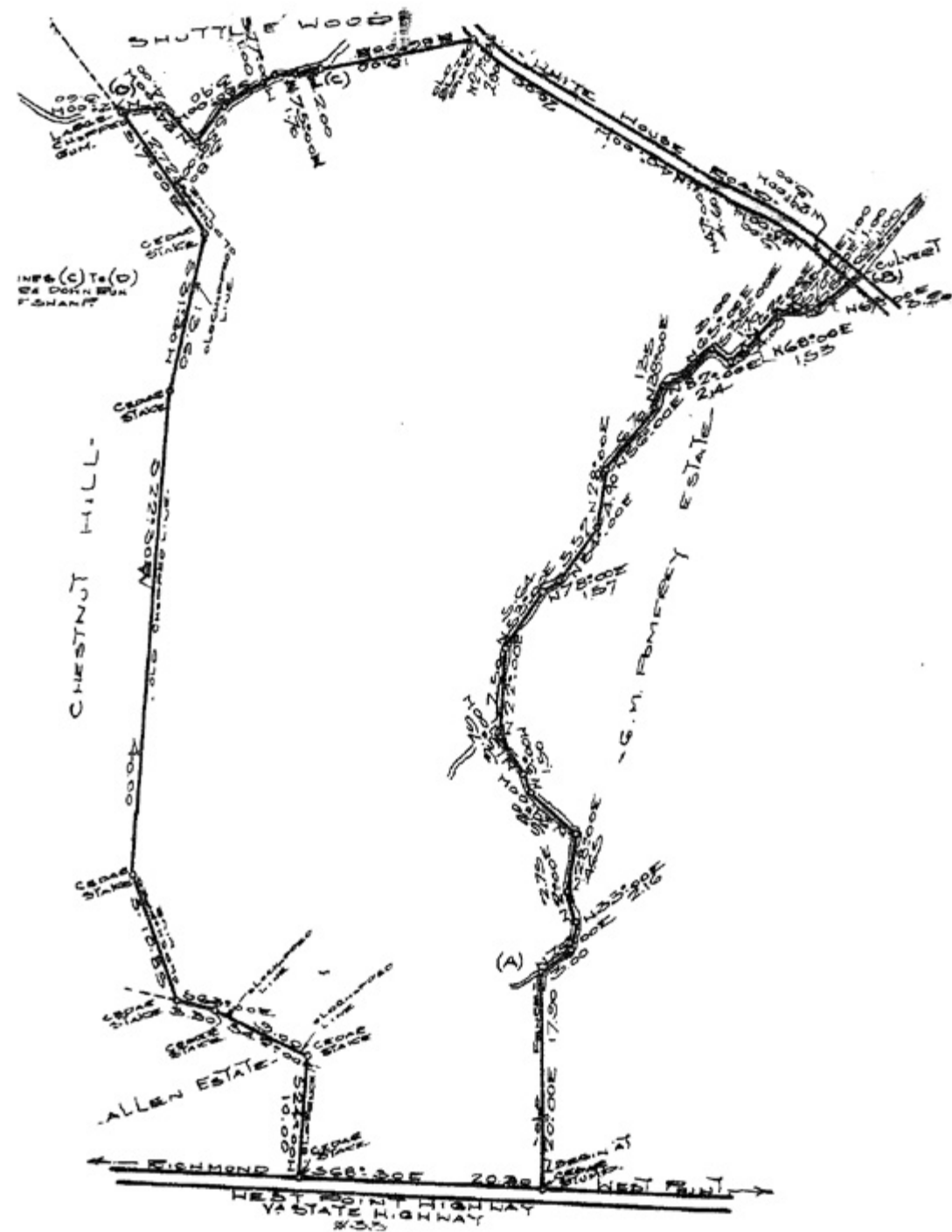
PRE-MERCHANTABLE TIMBER:

Yr. Estab.	Origin	Acres
2009	Planted	13.1
2013	Natural	56.7

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6 Belmont Survey

Survey of tax map parcel 23-9







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