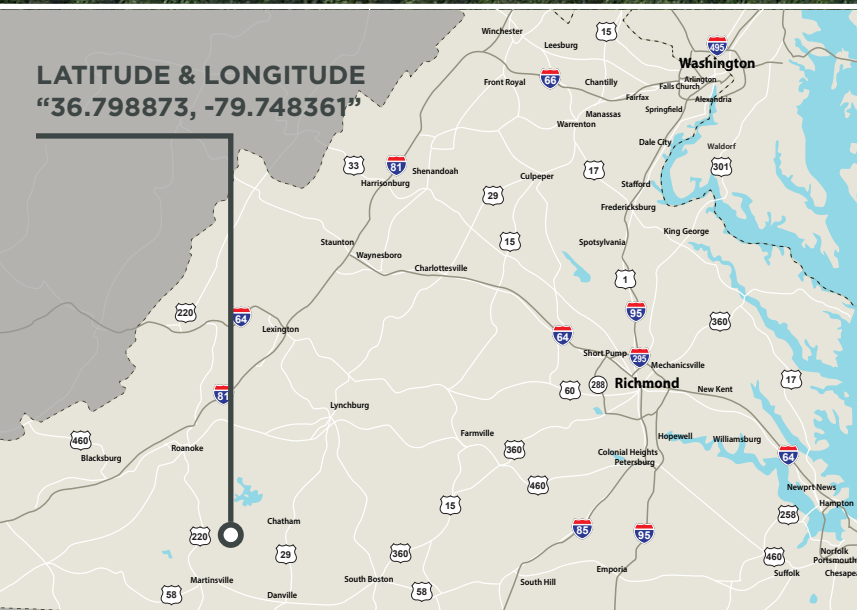




BLUE KNOB RD (VSR628) & MAX

KENDALL RD (VSR619) MARTINSVILLE, VA 24112

Price: \$3,300,000 (\$1,434/acre)



EXCEPTIONAL large acreage timberland and recreational investment opportunity located north of Martinsville, VA

FRONTAGE along Blue Knob (VSR628) and Max Kendall Rd (VSR619)

EXPANSIVE mountain views to the west

TIMBER COMPRISED of 555 acres of merchantable planted pine with remaining balance in mature upland hardwoods

DIVERSE terrain and landscape throughout providing ideal wildlife habitat supporting healthy populations of deer, turkeys and bears

STRONG internal road system providing good access throughout complex

HENRY COUNTY TAX MAP PARCELS

#20.3(000)000/040 & #20.6(000)000/027A

FRANKLIN COUNTY TAX MAP #1240000100



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.*



Contact

Hank Campbell

804-433-1818
hcampbell@commonwealthland.com



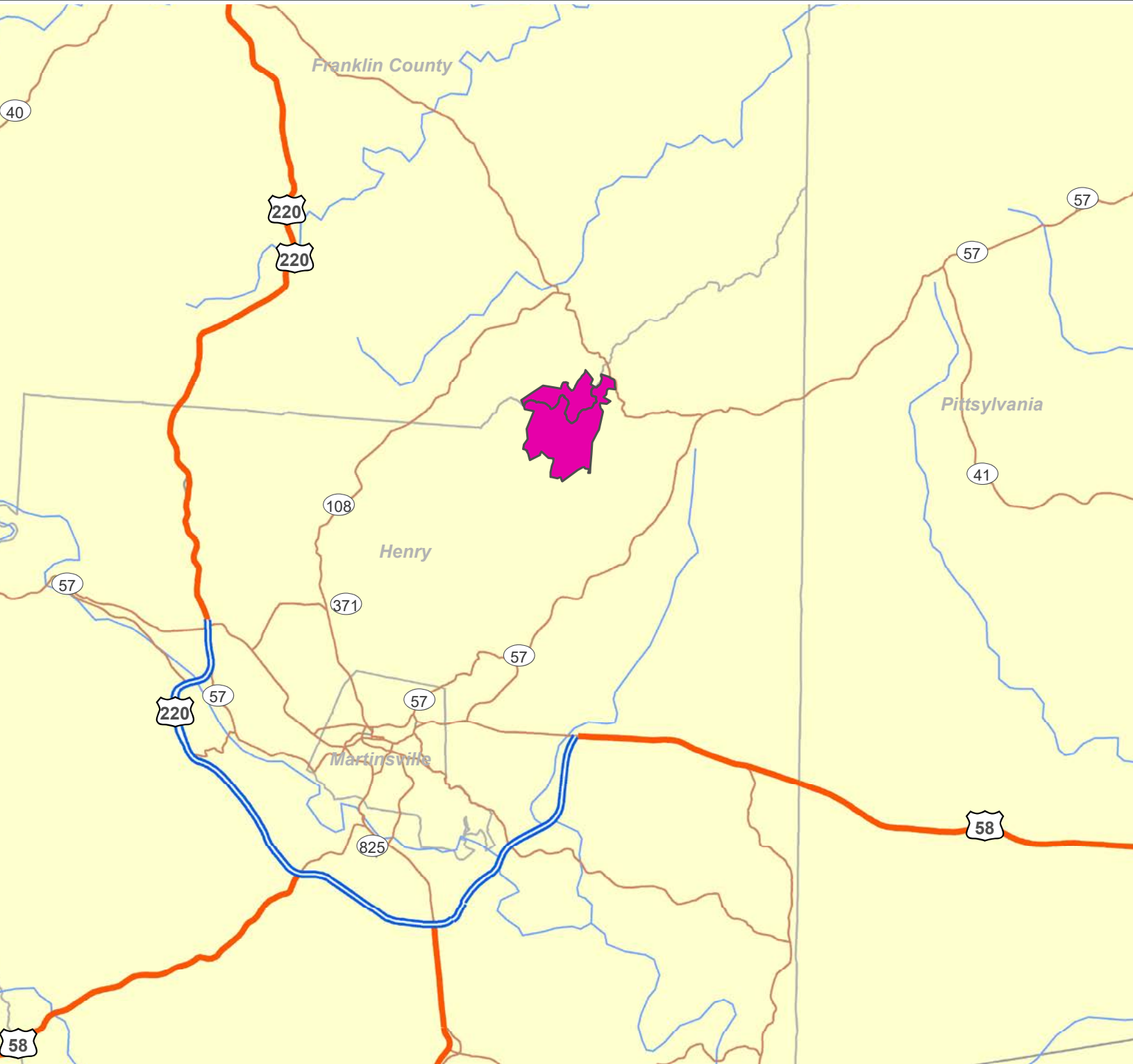
COMMONWEALTH
LAND

BLUE KNOB RD (VSR628) & MAX

KENDALL RD (VSR619) MARTINSVILLE, VA 24112

**FOR SALE | 2,301± ACRES
HENRY & FRANKLIN COUNTY**

Price: \$3,300,000 (\$1,434/acre)



COMMONWEALTH
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com



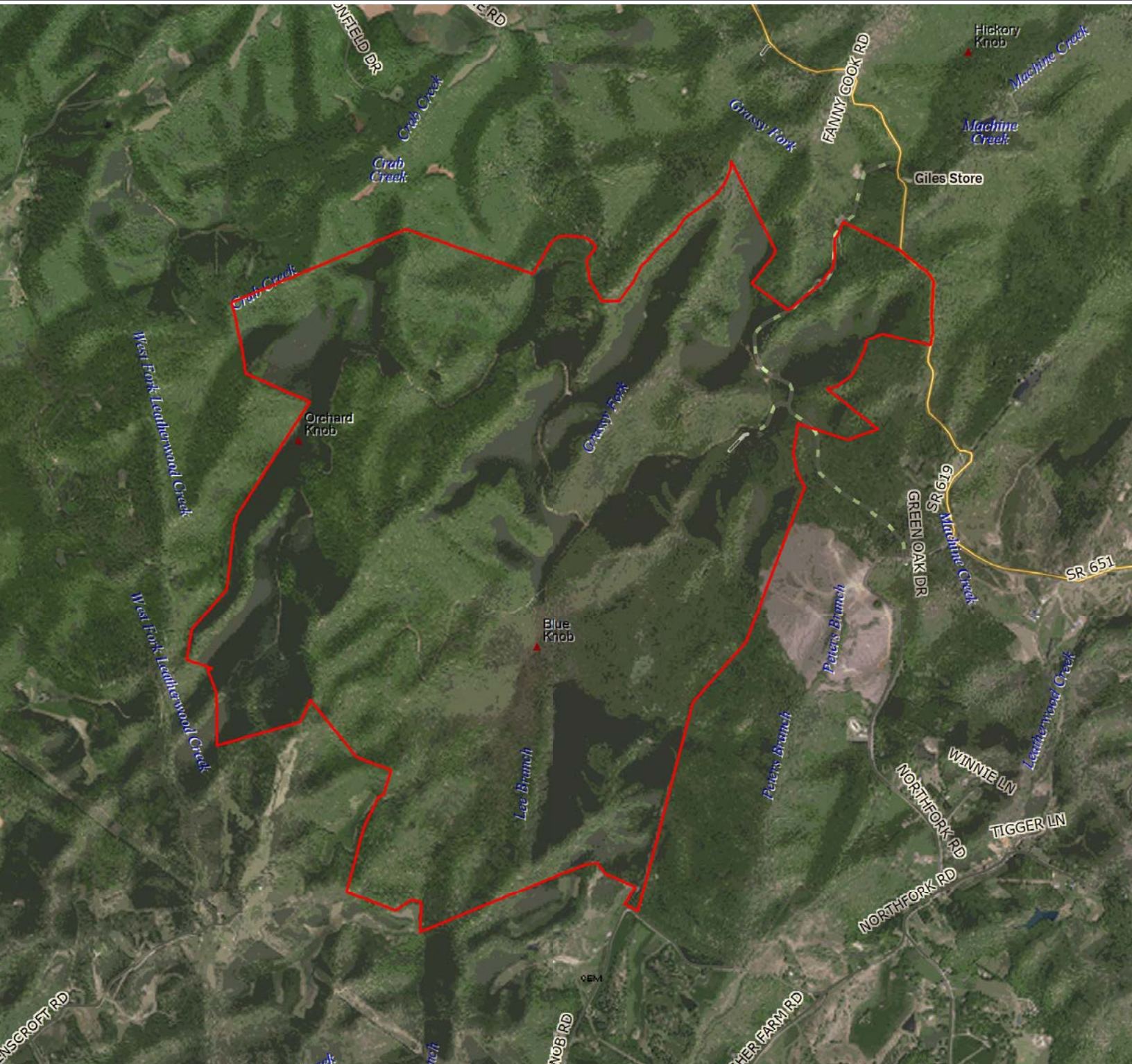
COMMONWEALTH
LAND

BLUE KNOB RD (VSR628) & MAX

KENDALL RD (VSR619) MARTINSVILLE, VA 24112

**FOR SALE | 2,301± ACRES
HENRY & FRANKLIN COUNTY**

Price: \$3,300,000 (\$1,434/acre)



COMMONWEALTH
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com



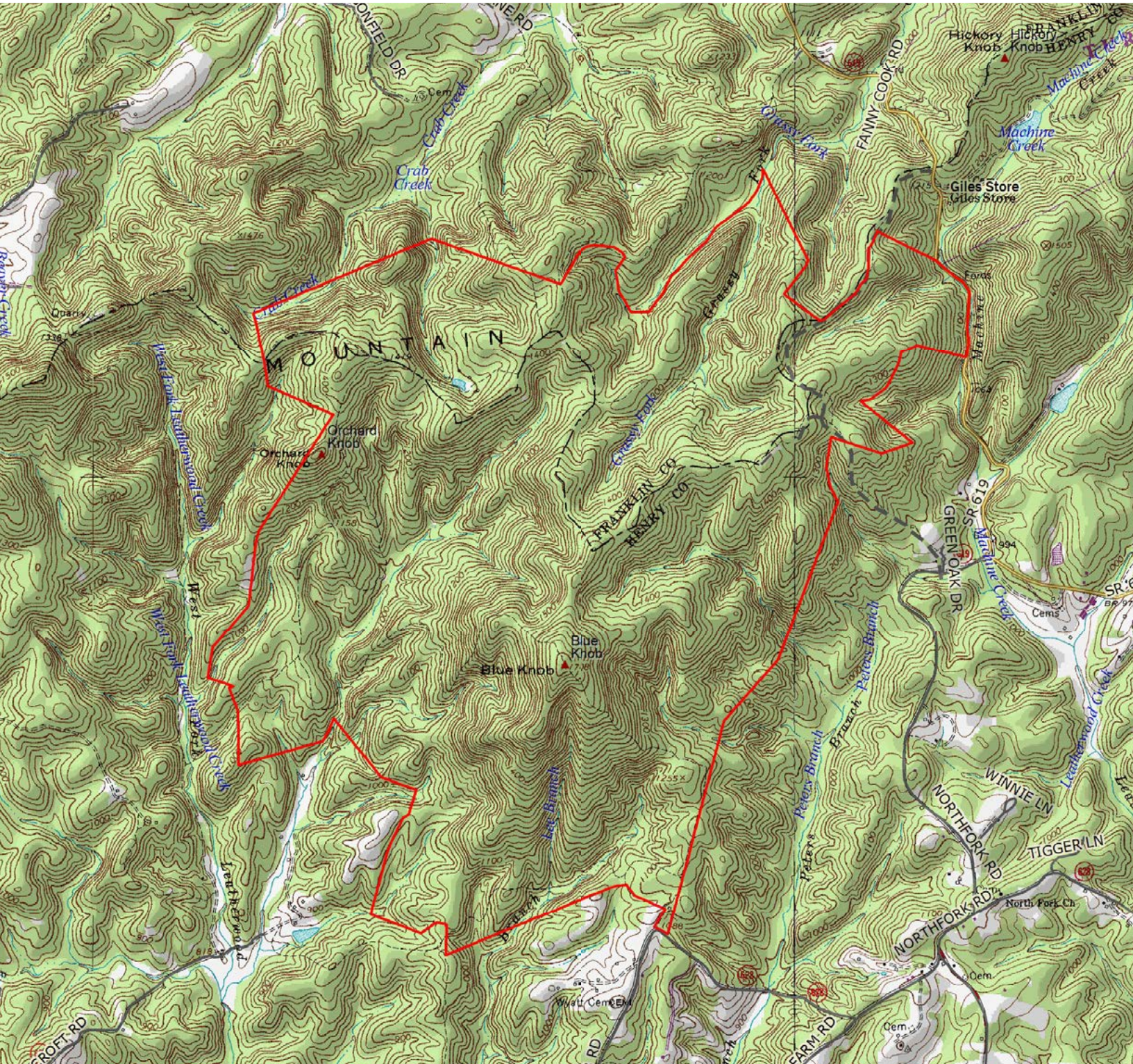
COMMONWEALTH
LAND

BLUE KNOB RD (VSR628) & MAX

KENDALL RD (VSR619) MARTINSVILLE, VA 24112

FOR SALE | 2,301± ACRES
HENRY & FRANKLIN COUNTY

Price: \$3,300,000 (\$1,434/acre)



COMMONWEALTH
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com



COMMONWEALTH
LAND

BLUE KNOB RD (VSR628) & MAX

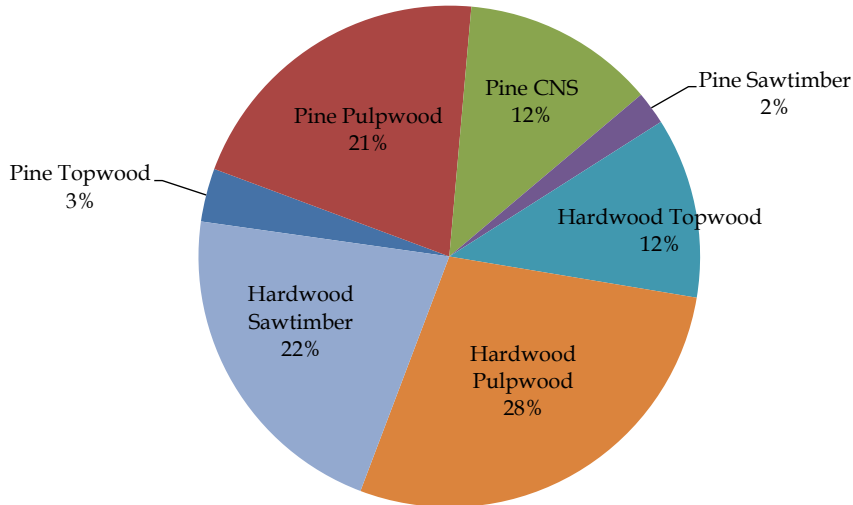
KENDALL RD (VSR619) MARTINSVILLE, VA 24112

**FOR SALE | 2,301± ACRES
HENRY & FRANKLIN COUNTY**

Price: \$3,300,000 (\$1,434/acre)

Blue Knob
Dominion Woodlands, LLC
Tract: MAG-1201, MAG-1202
Data Report Pulled: 11/30/2023 by: JWC

Pine & Hwd Merchantable Product Tons



LAND:	
Origin/Species Group	Gross Acres
Planted Pine	587
Recently Forested	252
Planted Hardwood	0
Natural Hardwood	1,359
Non Stocked Forest	96
Non Forest	8
TOTAL ACRES:	2,302

*Land Types Include Fee/Lease/Timber Deed

MERCH. TIMBER:	
Product Class	Tons
Pine Topwood	7,544
Pine Pulpwood	45,428
Pine CNS	27,263
Pine Sawtimber	4,698
Hardwood Topwood	25,527
Hardwood Pulpwood	61,648
Hardwood Sawtimber	46,998
TOTAL MERCH :	219,105

*Merchantable Timber includes volumes from stands aged 12 and older.

*Land Types Include Fee/Lease/Retained Timber

PREMERCH PLANTED PINE:	
Establishment Year	Net Acres
2023	0
2022	0
2021	0
2020	0
2019	0
2018	0
2017	0
2016	0
2015	0
2014	0
2013	0
2012	0
TOTAL PREMERCH:	0

*Land Types Include Fee/Lease/Retained Timber

Timberland Investment Resources Disclaimer: ANY INFORMATION PROVIDED ABOUT THE PROPERTY BY OWNER, ITS MANAGER AND THEIR RESPECTIVE AGENTS, EMPLOYEES AND REPRESENTATIVES ARE SOLELY FOR THE CONVENIENCE OF THE PROSPECTIVE BUYER. NO PARTIES GUARANTEE, REPRESENT OR WARRANT MAP SCALE OR ACCURACY, TIMBER STAND INFORMATION, ACREAGE ESTIMATES, NUMBER OF TREES, TIMBER VOLUMES, OR ANY OTHER INFORMATION. ALL INFORMATION SHOULD BE INDEPENDENTLY VERIFIED BY THE RECIPIENT. SALE OFFERING IS SUBJECT TO CHANGE, AT ANY TIME OR WITHOUT NOTICE, INCLUDING BUT NOT LIMITED TO: WITHDRAWAL FROM MARKET, PRICE CHANGE OR PRIOR SALE. ALL PURCHASE OFFERS AND SALES ARE SUBJECT TO OWNER'S APPROVAL. OWNER HAS NO OBLIGATION TO CONVEY ANY PROPERTY UNLESS OWNER AND A PURCHASER SIGN AND DELIVER A DEFINITIVE PURCHASE AND SALE AGREEMENT. THE TERMS OF ANY DEFINITIVE PURCHASE AND SALE AGREEMENT SHALL CONTROL AND GOVERN ALL MATTERS BETWEEN OWNER AND A PURCHASER.



COMMONWEALTH
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com



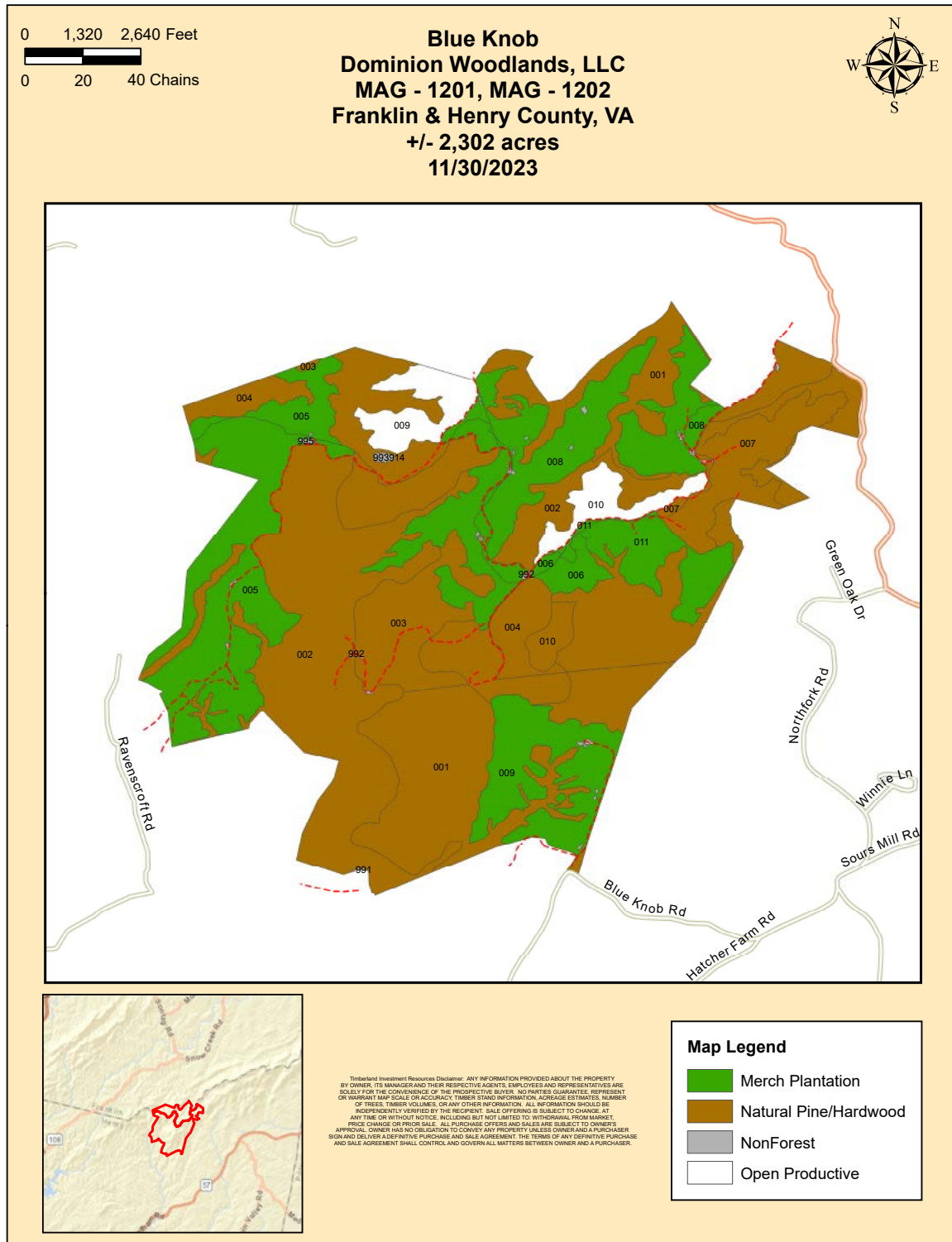
COMMONWEALTH
LAND

BLUE KNOB RD (VSR628) & MAX

KENDALL RD (VSR619) MARTINSVILLE, VA 24112

**FOR SALE | 2,301± ACRES
HENRY & FRANKLIN COUNTY**

Price: \$3,300,000 (\$1,434/acre)



COMMONWEALTH
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com



COMMONWEALTH
LAND

BLUE KNOB RD (VSR628) & MAX

KENDALL RD (VSR619) MARTINSVILLE, VA 24112

**FOR SALE | 2,301± ACRES
HENRY & FRANKLIN COUNTY**

Price: \$3,300,000 (\$1,434/acre)

**Blue Knob
Dominion Woodlands, LLC MAG-1201 & 1202
Franklin (574 ac.) & Henry (1,728 ac.) County, VA
11/30/2023**

Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
MAG-1201	001	166.50	165.28	1940	Hardwood Non-Convertible
MAG-1201	002	52.12	51.98	1940	Hardwood Non-Convertible
MAG-1201	003	1.30	1.30	1940	Hardwood Non-Convertible
MAG-1201	004	27.26	27.26	1950	Hardwood Non-Convertible
MAG-1201	005	53.86	52.20	2005	Pine Plantation
MAG-1201	006	3.10	3.10	2003	Pine Plantation
MAG-1201	007	4.49	4.19	2024	OP - Open Productive
MAG-1201	008	163.39	162.95	2005	Pine Plantation
MAG-1201	009	54.04	52.98	2024	OP - Open Productive
MAG-1201	010	41.72	39.54	2024	OP - Open Productive
MAG-1201	011	2.47	2.46	2024	OP - Open Productive
MAG-1201	914	1.18	0.00	9998	NP - Other
MAG-1201	992	1.89	0.00	9998	NP - Landing
MAG-1201	993	0.72	0.00	9998	NP - Water
MAG-1202	001	249.84	249.41	1940	Hardwood Non-Convertible
MAG-1202	002	596.74	591.59	1940	Hardwood Non-Convertible
MAG-1202	003	205.14	202.97	1940	Hardwood Convertible
MAG-1202	004	41.02	41.02	1940	Hardwood Non-Convertible
MAG-1202	005	296.74	288.35	2005	Pine Plantation
MAG-1202	006	20.11	20.11	2003	Pine Plantation
MAG-1202	007	88.14	87.64	2003	Natural Pine Convertible
MAG-1202	008	9.49	8.51	2005	Pine Plantation
MAG-1202	009	126.49	124.40	2005	Pine Plantation
MAG-1202	010	18.87	18.87	1950	Natural Pine Non-Convertible
MAG-1202	011	71.26	71.05	2024	OP - Open Productive
MAG-1202	991	0.19	0.00	9998	NP - Field
MAG-1202	992	2.41	0.00	9998	NP - Landing
MAG-1202	995	1.28	0.00	9998	NP - Other



COMMONWEALTH
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Hank Campbell

804-433-1818

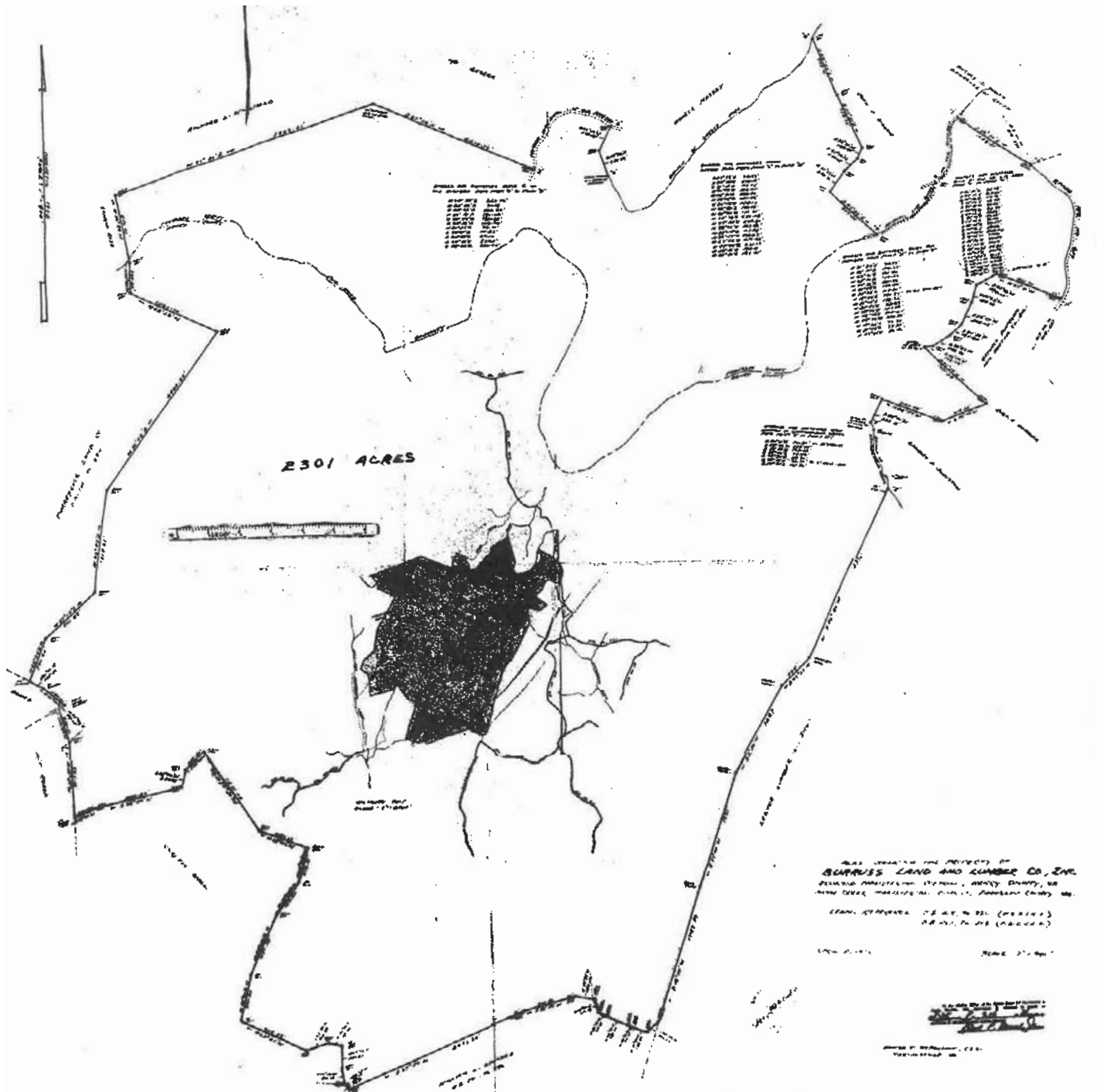
hcampbell@commonwealthland.com



KENDALL RD (VSR619) MARTINSVILLE, VA 24112

**FOR SALE | 2,301± ACRES
HENRY & FRANKLIN COUNTY**

Price: \$3,300,000 (\$1,434/acre)



4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com



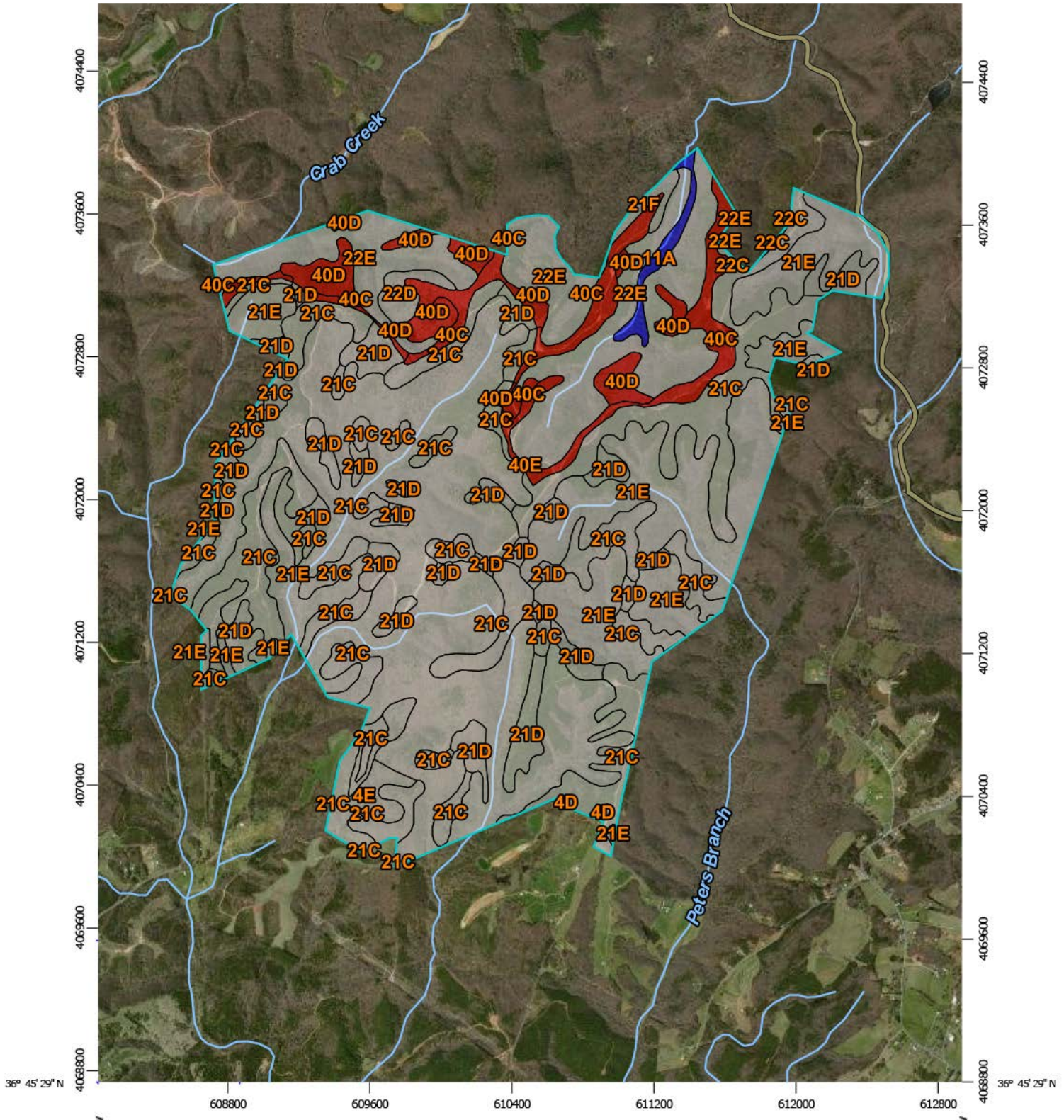
COMMONWEALTH
LAND

BLUE KNOB RD (VSR628) & MAX

KENDALL RD (VSR619) MARTINSVILLE, VA 24112

**FOR SALE | 2,301± ACRES
HENRY & FRANKLIN COUNTY**

Price: \$3,300,000 (\$1,434/acre)



COMMONWEALTH
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com



COMMONWEALTH
LAND

BLUE KNOB RD (VSR628) & MAX

KENDALL RD (VSR619) MARTINSVILLE, VA 24112

**FOR SALE | 2,301± ACRES
HENRY & FRANKLIN COUNTY**

Price: \$3,300,000 (\$1,434/acre)

Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))

Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))— Summary by Map Unit — Franklin County, Virginia (VA067)				
Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
11A	Comus Maggadoo Flsinboro complex, 0 to 4 percent slopes	105	16.6	0.7%
21F	Hickoryknob Rhodhiss complex, 45 to 75 percent slopes, rocky		9.9	0.4%
22C	Hickoryknob-Rhodhiss-Stott Knob complex, 8 to 15 percent slopes		1.4	0.1%
22D	Hickoryknob-Rhodhiss-Stott Knob complex, 15 to 25 percent slopes		15.8	0.7%
22E	Hickoryknob-Rhodhiss-Stott Knob complex, 25 to 60 percent slopes		297.7	12.9%
40C	Woolwine-Fairview-Westfield complex, 8 to 15 percent slopes, stony	75	105.0	4.5%
40D	Woolwine-Fairview-Westfield complex, 15 to 25 percent slopes, stony	75	77.7	3.4%
40E	Woolwine-Fairview-Westfield complex, 25 to 60 percent slopes, stony	75	0.6	0.0%
Subtotals for Soil Survey Area			524.6	22.7%
Totals for Area of Interest			2,309.4	100.0%

Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))— Summary by Map Unit — Henry County, Virginia (VA089)				
Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
4D	Clifford sandy loam, 15 to 25 percent slopes		1.5	0.1%
4F	Clifford sandy loam, 25 to 45 percent slopes		32.7	1.4%
21C	Woolwine Clifford complex, 7 to 15 percent slopes		474.9	20.6%



COMMONWEALTH
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com

Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))— Summary by Map Unit — Henry County, Virginia (VA089)				
Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
21D	Woolwine-Clifford complex, 15 to 25 percent slopes		213.5	9.2%
21E	Woolwine-Clifford complex, 25 to 45 percent slopes		1,062.1	46.0%
Subtotals for Soil Survey Area			1,784.7	77.3%
Totals for Area of Interest			2,309.4	100.0%

Description

The "site index" is the average height, in feet, that dominant and codominant trees of a given species attain in a specified number of years. The site index applies to fully stocked, even-aged, unmanaged stands.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this attribute, only the representative value is used.

Rating Options

Units of Measure: feet

Tree: loblolly pine

Site Index Base: Coile, Schumacher 1953 (690)

Aggregation Method: Dominant Component

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.





COMMONWEALTH
LAND

BLUE KNOB RD (VSR628) & MAX

KENDALL RD (VSR619) MARTINSVILLE, VA 24112

**FOR SALE | 2,301± ACRES
HENRY & FRANKLIN COUNTY**

Price: \$3,300,000 (\$1,434/acre)



COMMONWEALTH
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com



COMMONWEALTH
LAND

BLUE KNOB RD (VSR628) & MAX

KENDALL RD (VSR619) MARTINSVILLE, VA 24112

**FOR SALE | 2,301± ACRES
HENRY & FRANKLIN COUNTY**

Price: \$3,300,000 (\$1,434/acre)



COMMONWEALTH
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com



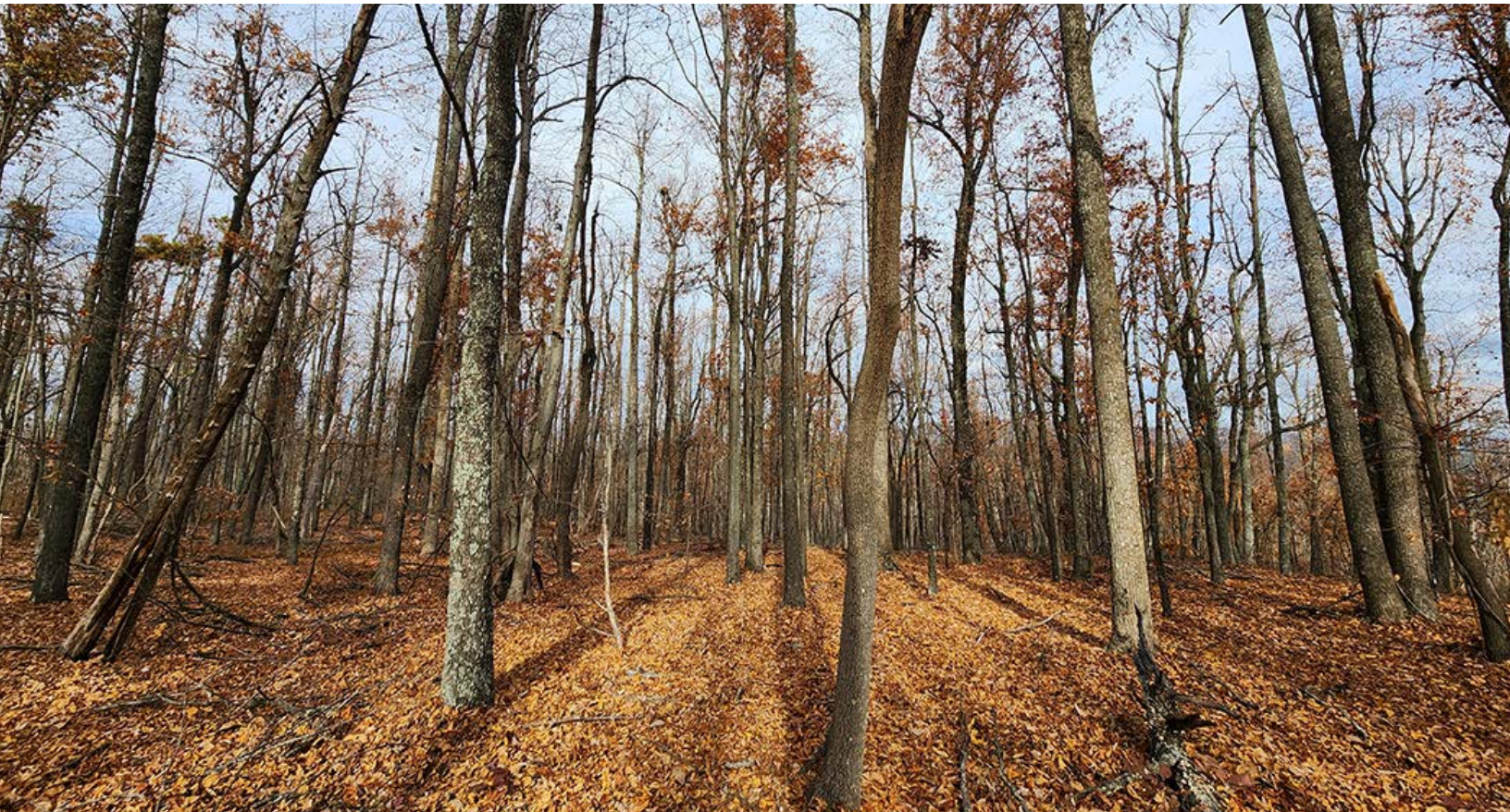
COMMONWEALTH
LAND

BLUE KNOB RD (VSR628) & MAX

KENDALL RD (VSR619) MARTINSVILLE, VA 24112

**FOR SALE | 2,301± ACRES
HENRY & FRANKLIN COUNTY**

Price: \$3,300,000 (\$1,434/acre)



COMMONWEALTH
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com



COMMONWEALTH
LAND

BLUE KNOB RD (VSR628) & MAX

KENDALL RD (VSR619) MARTINSVILLE, VA 24112

**FOR SALE | 2,301± ACRES
HENRY & FRANKLIN COUNTY**

Price: \$3,300,000 (\$1,434/acre)



COMMONWEALTH
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com