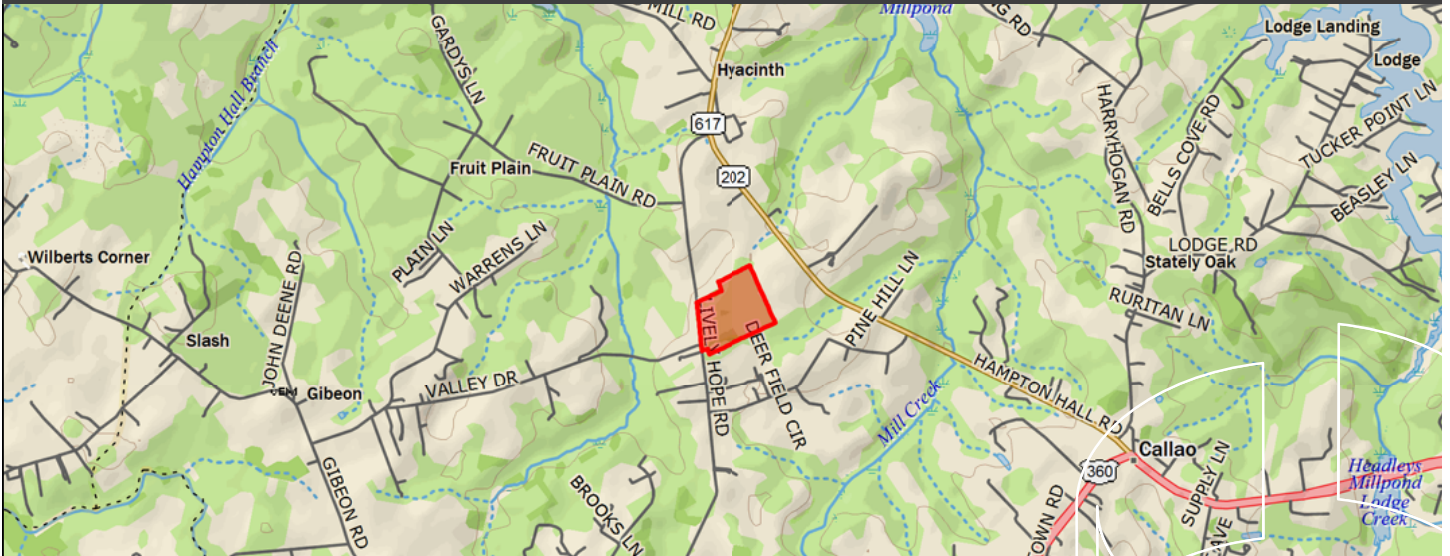




COMMONWEALTH COMMERCIAL

Comprehensive Property Solutions



FOR SALE

Lively Hope Road (VSR 617) | Callao, VA 22435



Hank Campbell

T 804-433-1818

E hcampbell@commonwealthcommercial.com

Features

- › High quality small acreage (41±) timberland investment opportunity located along Lively Hope Road (VSR 617) in Northumberland County offering 41± acres of planted pine ('02)
- › Nice upland site
- › Tax Map #46-1-30
- › Contact Broker for more details
- › Price: \$140,420.00



MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060 MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255

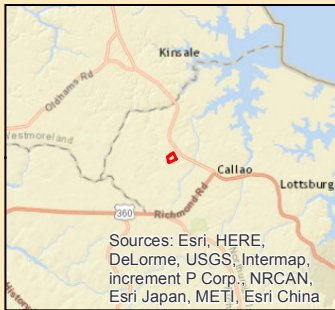
T 804-346-4966 F 804-346-5901 COMMONWEALTHCOMMERCIAL.COM

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



0 330 660 Feet
0 5 10 Chains


Tanager
Tanager Timber, LLC
ET2-2005
Northumberland County, VA
+/- 41 acres
8/29/2016



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China

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 OR WARRANT MAP SCALE OR ACCURACY, TIMBER STAND INFORMATION, ACREAGE ESTIMATES, NUMBER OF TREES, TIMBER VOLUMES, OR ANY OTHER INFORMATION.

Map Legend

 Merch Plantation

*Acres calculated in local UTM zone



**Tanager
Tanager Timber, LLC
ET2-2005
Northumberland County, VA
+/- 41 acres
8/29/2016**

Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
ET2-2005	001	41.30	40.81	2002	Pine Plantation

ANY INFORMATION PROVIDED ABOUT THE PROPERTY BY OWNER, ITS MANAGER AND THEIR



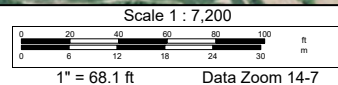
XMap® 8



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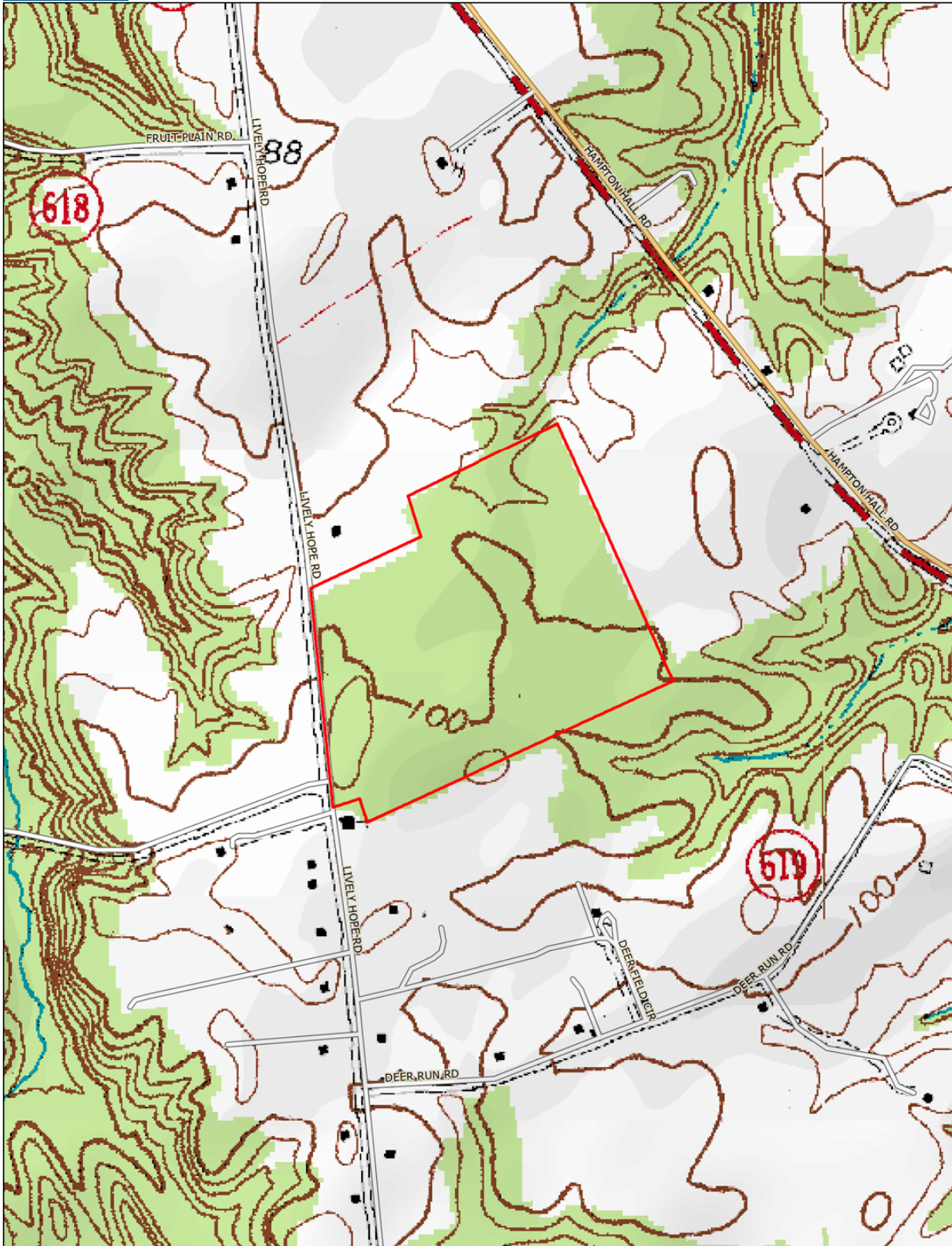
www.delorme.com





DE LORME

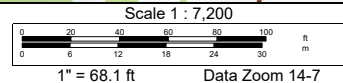
XMap® 8



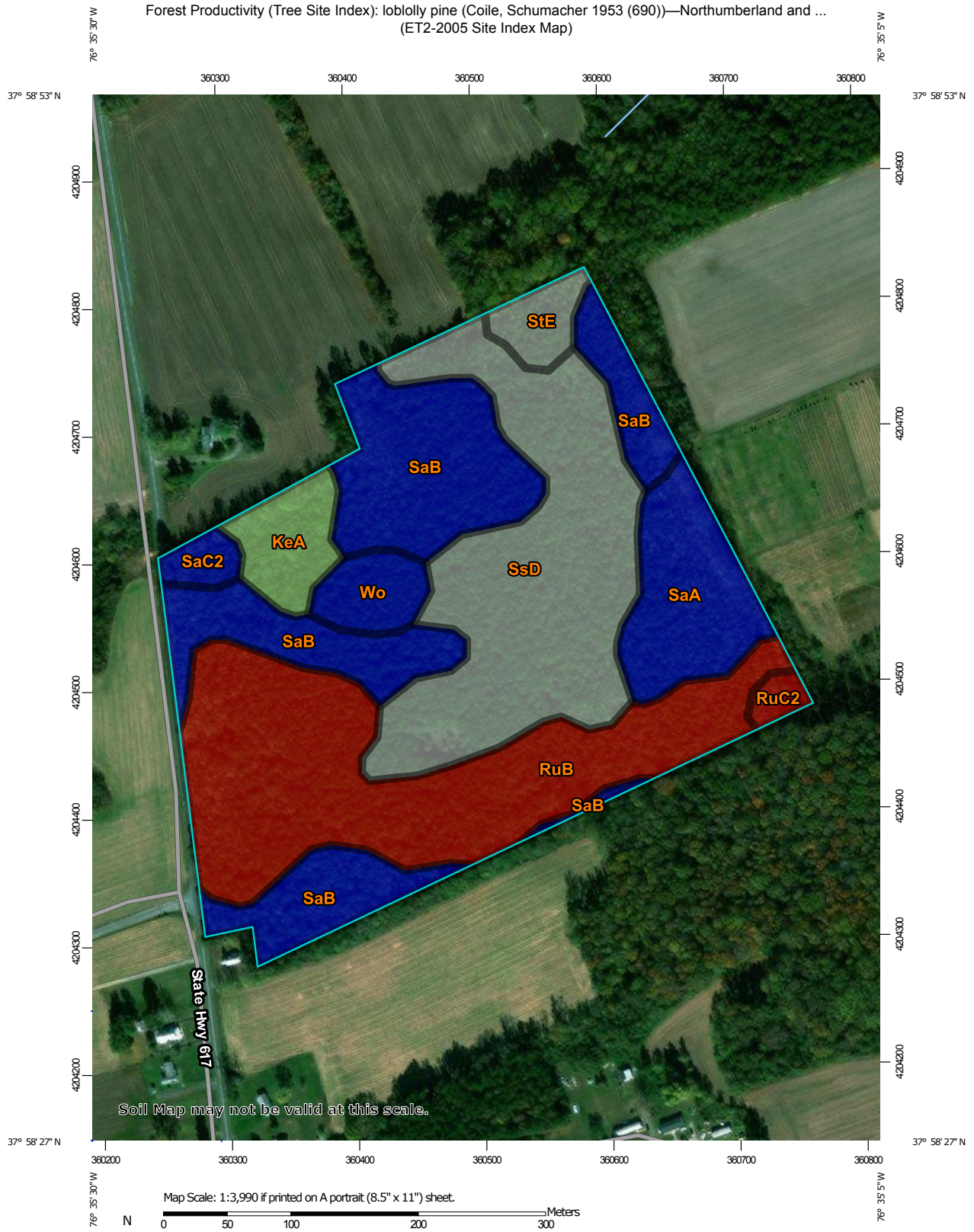
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Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))—Northumberland and Lancaster Counties, Virginia (ET2-2005 Site Index Map)

MAP LEGEND

- Area of Interest (AOI)**
 - Area of Interest (AOI)
- Background**
 - Aerial Photography
- Soils**
 - Soil Rating Polygons**
 - <= 80
 - > 80 and <= 82
 - > 82 and <= 85
 - Not rated or not available
 - Soil Rating Lines**
 - <= 80
 - > 80 and <= 82
 - > 82 and <= 85
 - Not rated or not available
 - Soil Rating Points**
 - <= 80
 - > 80 and <= 82
 - > 82 and <= 85
 - Not rated or not available
- Water Features**
 - Streams and Canals
- Transportation**
 - Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Northumberland and Lancaster Counties, Virginia
Survey Area Data: Version 9, Dec 11, 2013

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Mar 5, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



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 — Northumberland and Lancaster Counties, Virginia (VA133)				
Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
KeA	Kempsville fine sandy loam, nearly level	82	1.7	4.1%
RuB	Rumford loamy sand, gently sloping	80	11.3	27.8%
RuC2	Rumford loamy sand, sloping, eroded	80	0.4	0.9%
SaA	Sassafras fine sandy loam, nearly level	85	3.4	8.4%
SaB	Sassafras fine sandy loam, gently sloping	85	10.5	26.1%
SaC2	Sassafras fine sandy loam, sloping, eroded	85	0.6	1.4%
SsD	Sloping sandy land		10.5	26.0%
StE	Steep sandy land		0.9	2.3%
Wo	Woodstown fine sandy loam	85	1.2	3.0%
Totals for Area of Interest			40.4	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.

The aggregation method "Dominant Component" returns the attribute value associated with the component with the highest percent composition in the map unit. If more than one component shares the highest percent composition, the corresponding "tie-break" rule determines which value should be returned. The "tie-break" rule indicates whether the lower or higher attribute value should be returned in the case of a percent composition tie. The result returned by this aggregation method may or may not represent the dominant condition throughout the map unit.

Component Percent Cutoff: None Specified

Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

Tie-break Rule: Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.

Interpret Nulls as Zero: No

This option indicates if a null value for a component should be converted to zero before aggregation occurs. This will be done only if a map unit has at least one component where this value is not null.