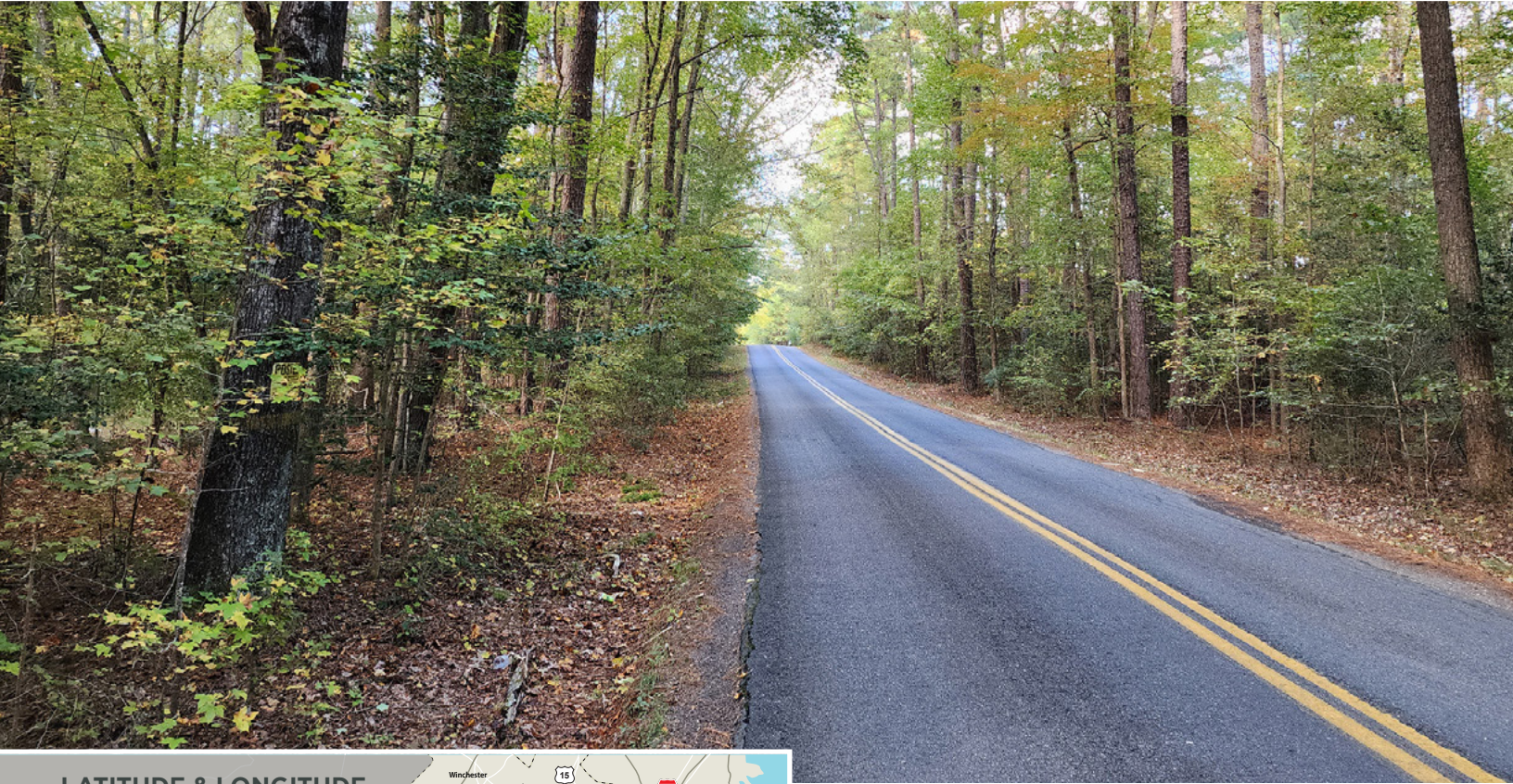


WILLOW BANK TRACT

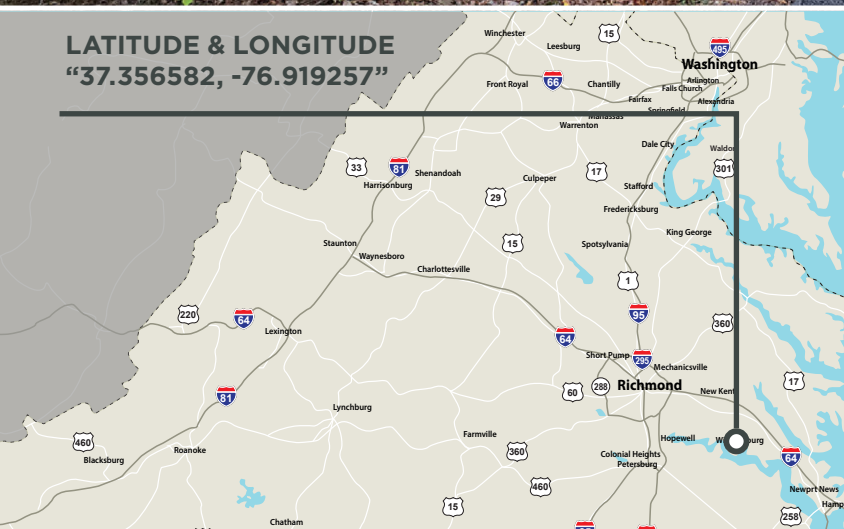
WILCOX NECK ROAD (VSR623)
CHARLES CITY, VA 23030

FOR SALE | 108± ACRES
CHARLES CITY COUNTY

Price: \$378,000



LATITUDE & LONGITUDE
"37.356582, -76.919257"



Features

**NICE SMALL-ACREAGE TIMBERLAND/
RECREATIONAL INVESTMENT OPPORTUNITY**
located near Mt. Airy with frontage along the west
side of Wilcox Neck Rd (VSR623)

TIMBER COMPRISED of mature planted pine and
mixed natural pine and hardwoods

BOUND the west by Barrow Creek providing
excellent habitat for ducks, deer and turkeys

VERY CONVENIENT to the Williamsburg area

TAX PARCEL: #44-71



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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804-433-1818

hcampbell@commonwealthland.com

Kemp Harper

804-512-3927

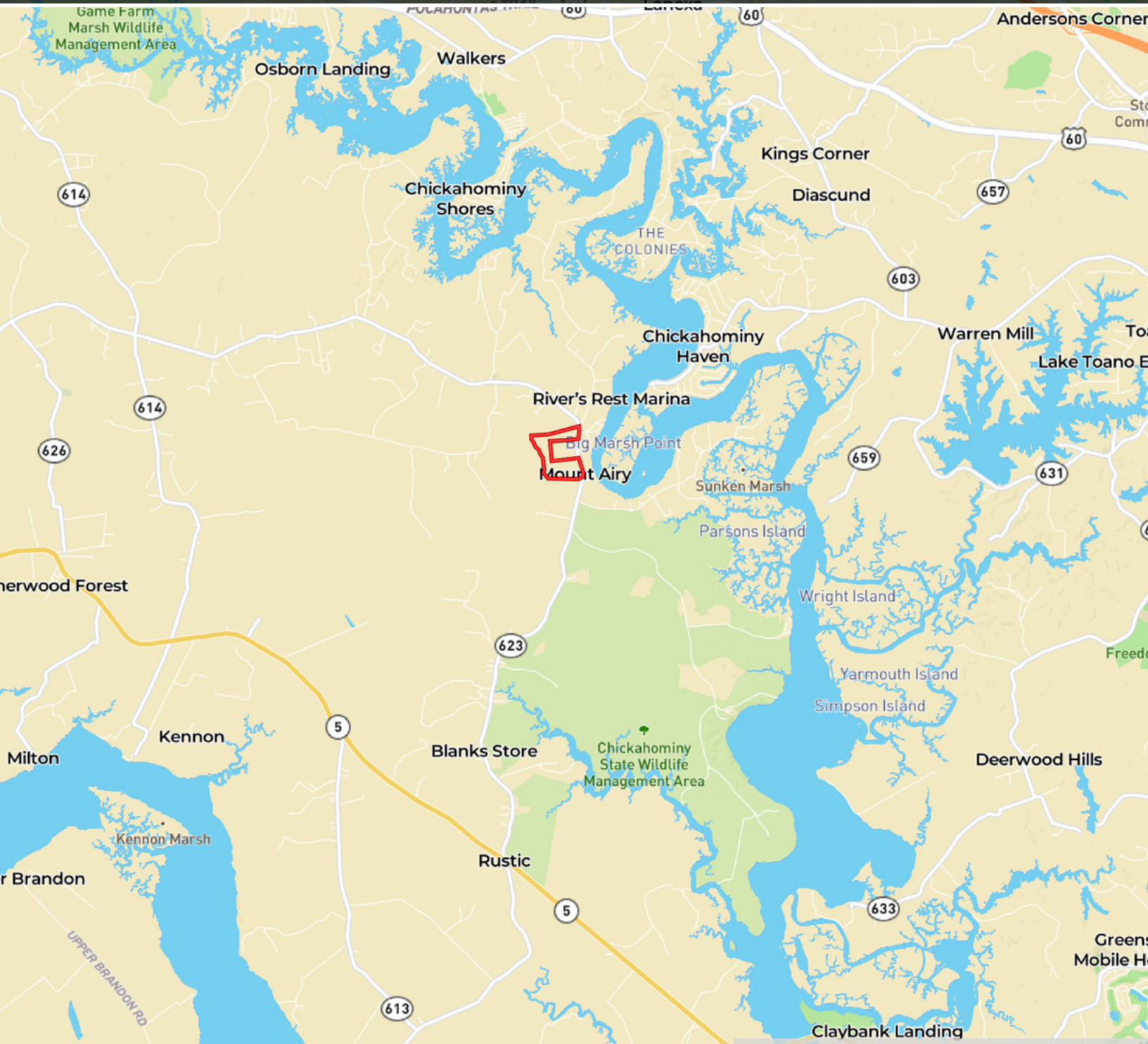
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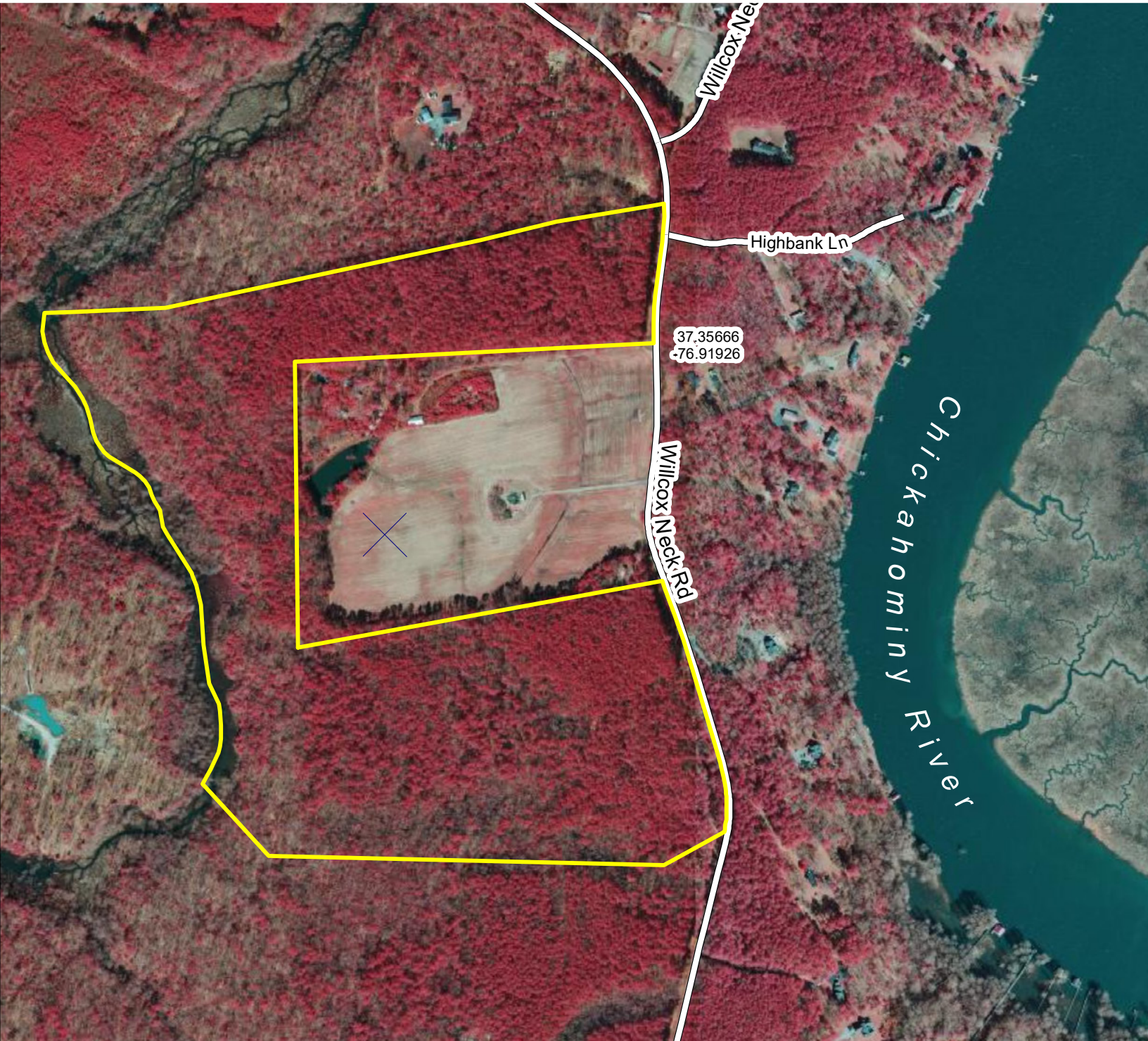
Tract Boundary & Roads are Approximate

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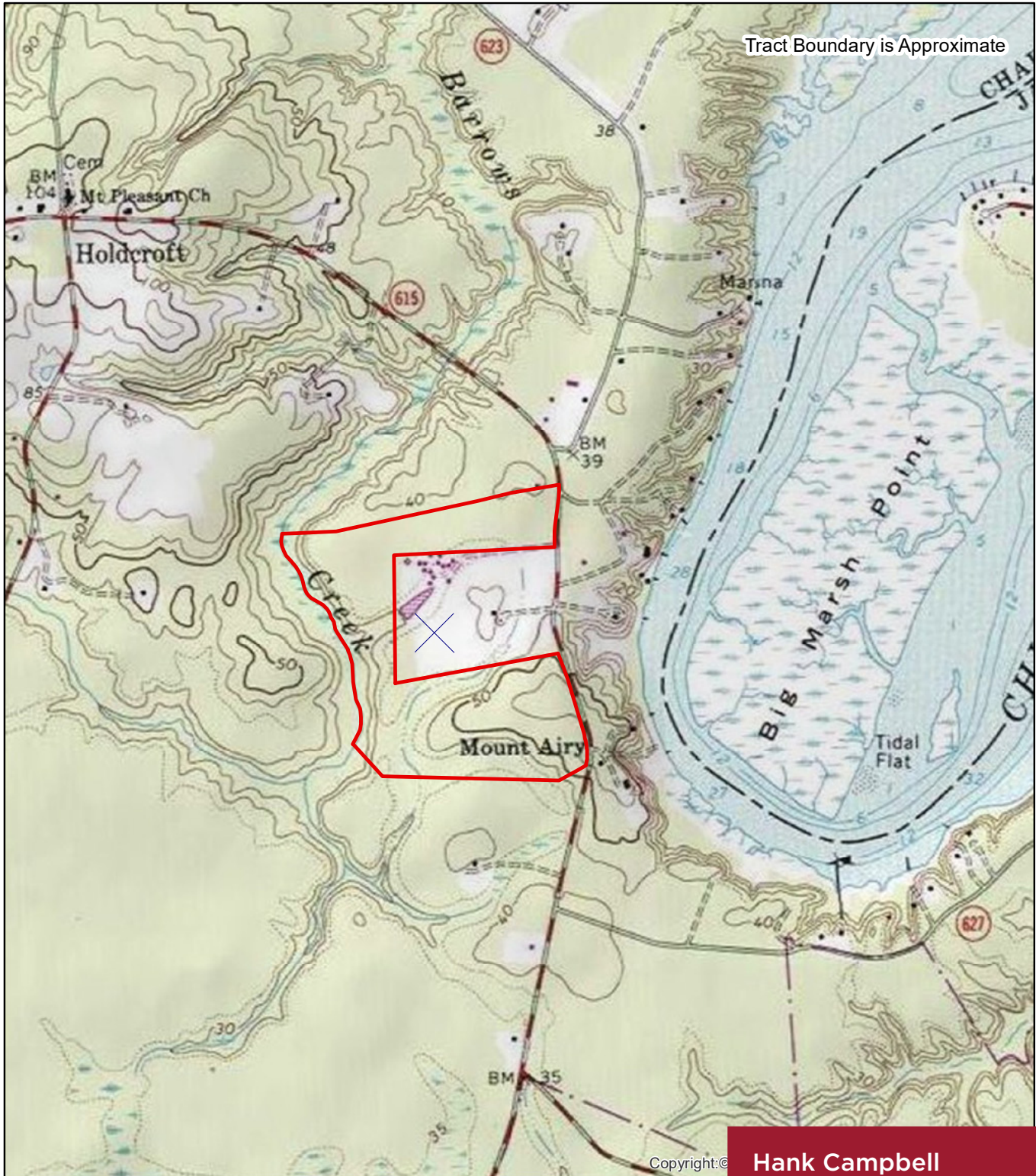
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Tract-Level Timber Information

Tract: Willow Bank

TMP(s): 44-71

Location: Charles City County, VA

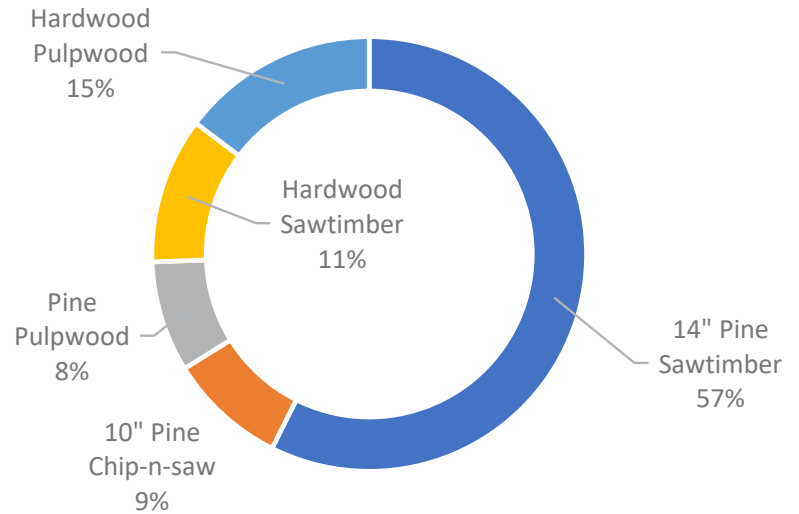
MERCHANTABLE TIMBER:

Species/Product	Tons
14" Pine Sawtimber	4,949
10" Pine Chip-n-saw	758
Pine Pulpwood	712
Hardwood Sawtimber	938
Hardwood Pulpwood	1,268
Total	8,625

Inventory date: 8/4/2023

Inventory type: 0.1-acre fixed-radius-plot

Number inventory points/plots: 21



PRE-MERCHANTABLE TIMBER:

Yr. Estab.	Origin	Acres
-	-	-

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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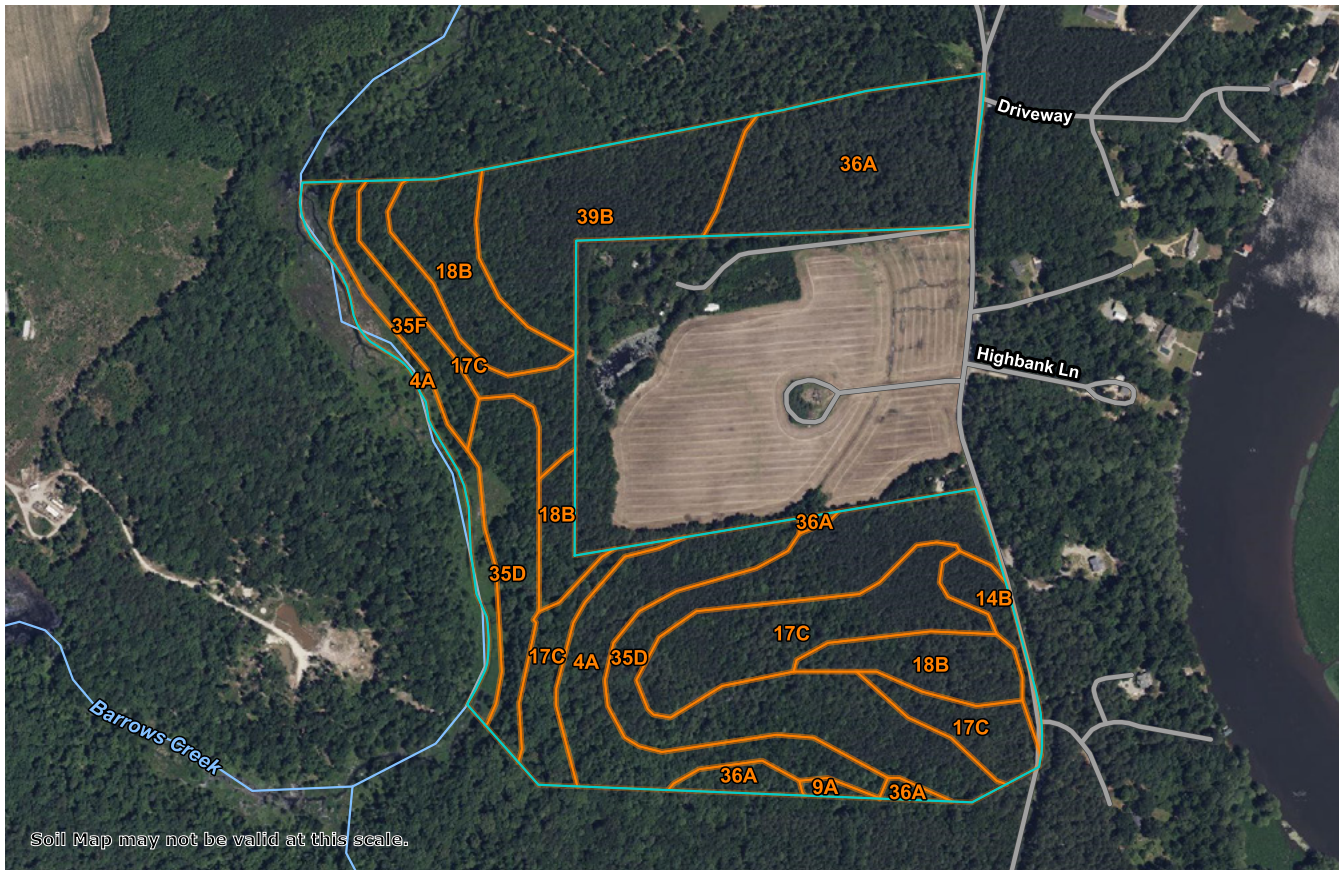
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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4A	Bibb fine sandy loam, 0 to 2 percent slopes, frequently flooded	13.0	14.3%
9A	Chickahominy loam, 0 to 2 percent slopes	0.3	0.4%
14B	Craven-Caroline complex, 2 to 6 percent slopes	1.7	1.9%
17C	Craven-Uchee complex, 6 to 10 percent slopes	17.7	19.4%
18B	Dogue silt loam, 2 to 6 percent slopes	10.9	11.9%
35D	Nevarc-Remlik complex, 10 to 15 percent slopes	20.5	22.5%
35F	Nevarc-Remlik complex, 25 to 60 percent slopes	2.9	3.2%
36A	Newflat silt loam, 0 to 2 percent slopes	13.2	14.5%
39B	Peawick silt loam, 2 to 6 percent slopes	10.8	11.9%
Totals for Area of Interest		91.0	100.0%



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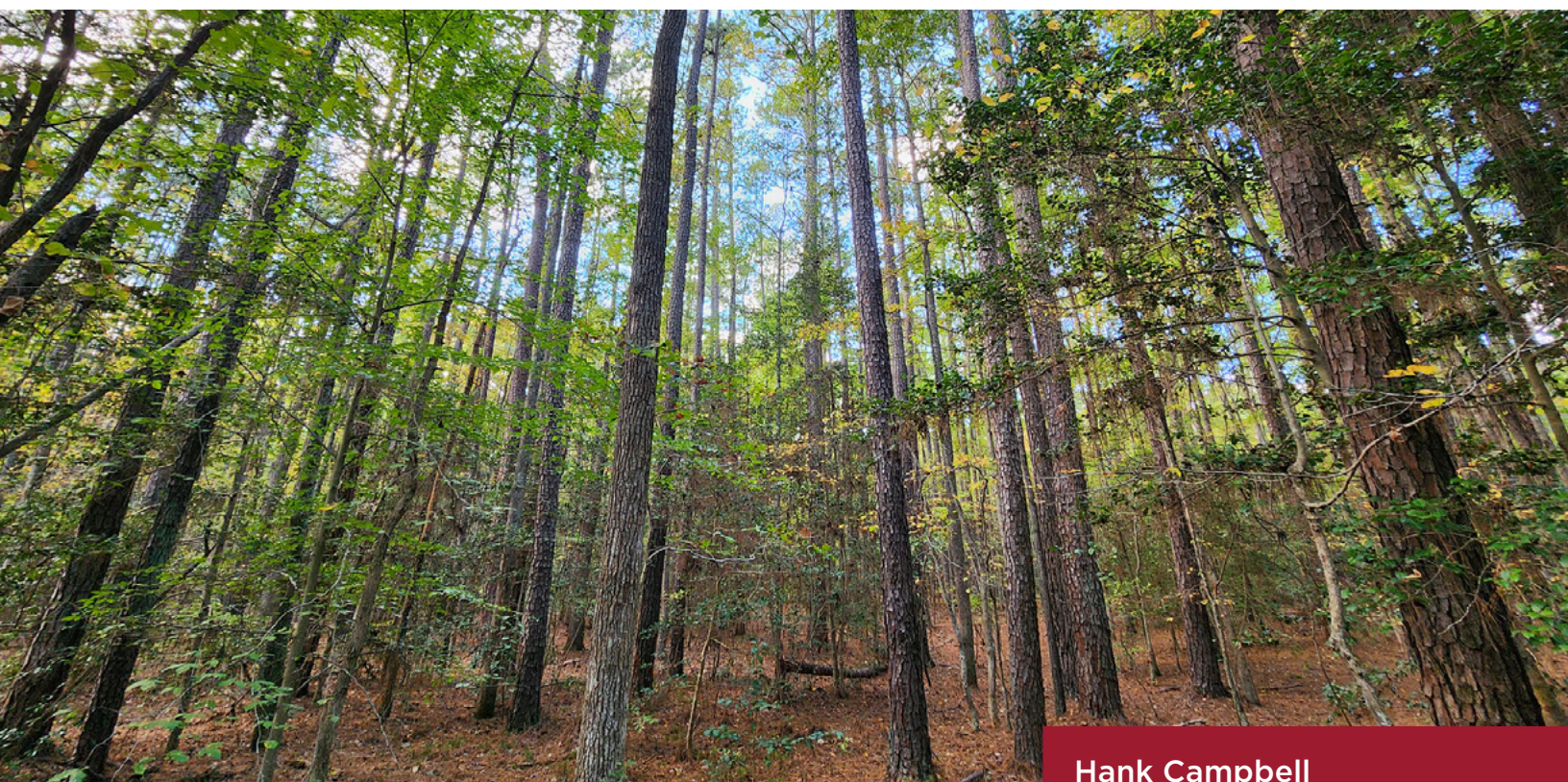
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