

For Sale | 312 Acres

12600 W Catharpin Road | Spotsylvania, VA 22551

PRICE: \$950,000 ▪ SPOTSYLVANIA COUNTY



American Woodlands Tract

- Road frontage along two points on Catharpin Road (Rt. 608) with established access to the east
- Catharpin Run and tributaries run through the center and along the eastern line
- Rolling terrain with stream bottoms and steeper side slopes
- Active timber operation so the land will be conveyed as a final harvest
- Hardwood buffers will remain intact
- Property is under a conservation easement allowing up to three parcels and three 4,500 sq ft dwellings
- For a buyer seeking a homesite on a large tract, the active harvest and conservation easement allows acquisition at a meaningful discount compared to similar properties
- Close proximity to Fredericksburg

LATITUDE & LONGITUDE 38.22020, -77.76959

For More Information:

Kemp Harper

Field Forester | Land Sales Associate

o: 804-215-1859

kharper@commonwealthland.com

Hank Campbell

Senior Vice President

o: 804-433-1818

hcampbell@commonwealthland.com

4198 Cox Road, Suite 200
Glen Allen, VA 23060

o: 804-346-4966

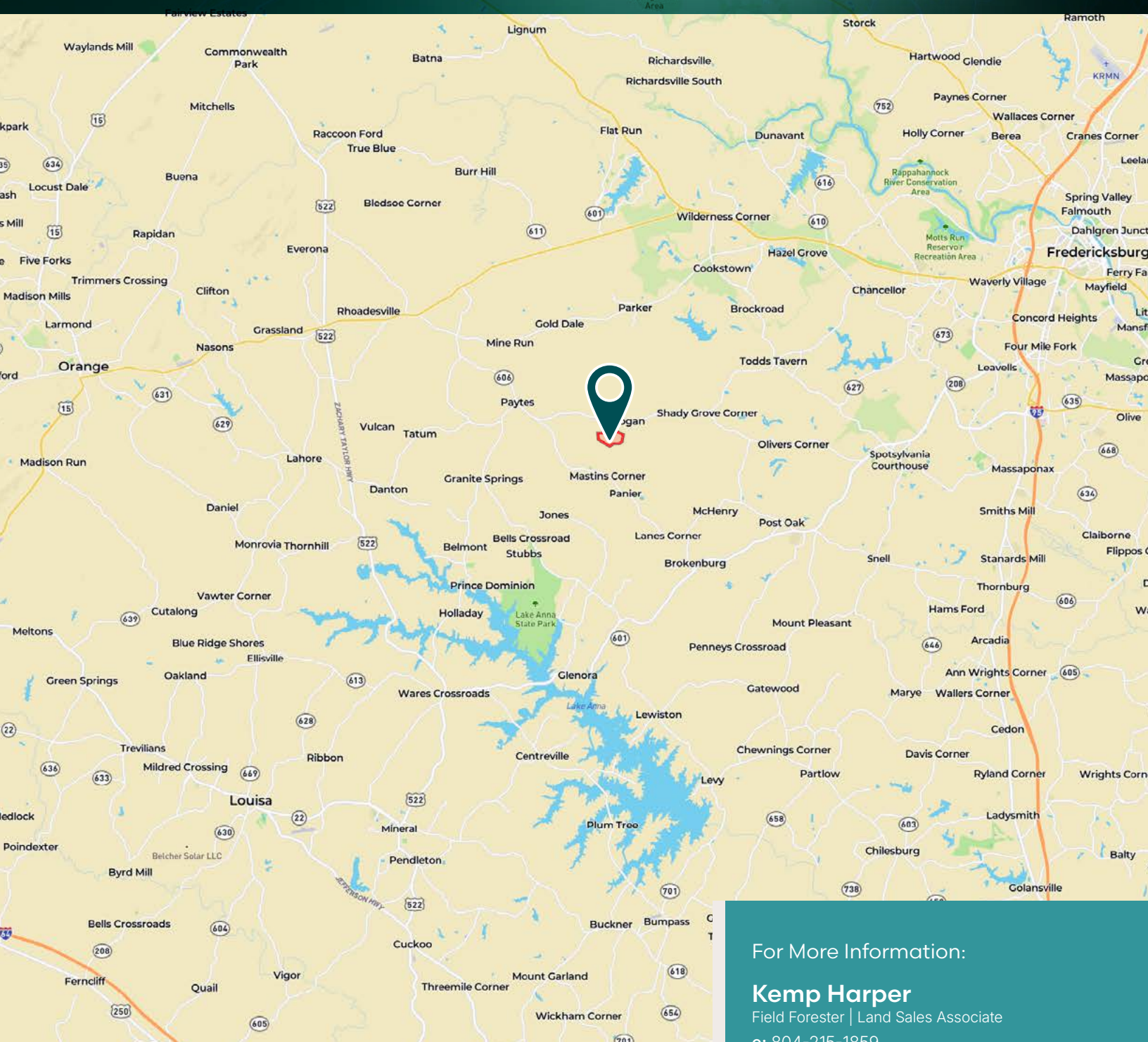
commonwealthcommercial.com

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

For Sale | 312 Acres

12600 W Catharpin Road | Spotsylvania, VA 22551

PRICE: \$950,000 ▪ SPOTSYLVANIA COUNTY



For More Information:

Kemp Harper

Field Forester | Land Sales Associate

o: 804-215-1859

kharper@commonwealthland.com

Hank Campbell

Senior Vice President

o: 804-433-1818

hcampbell@commonwealthland.com



4198 Cox Road, Suite 200
Glen Allen, VA 23060

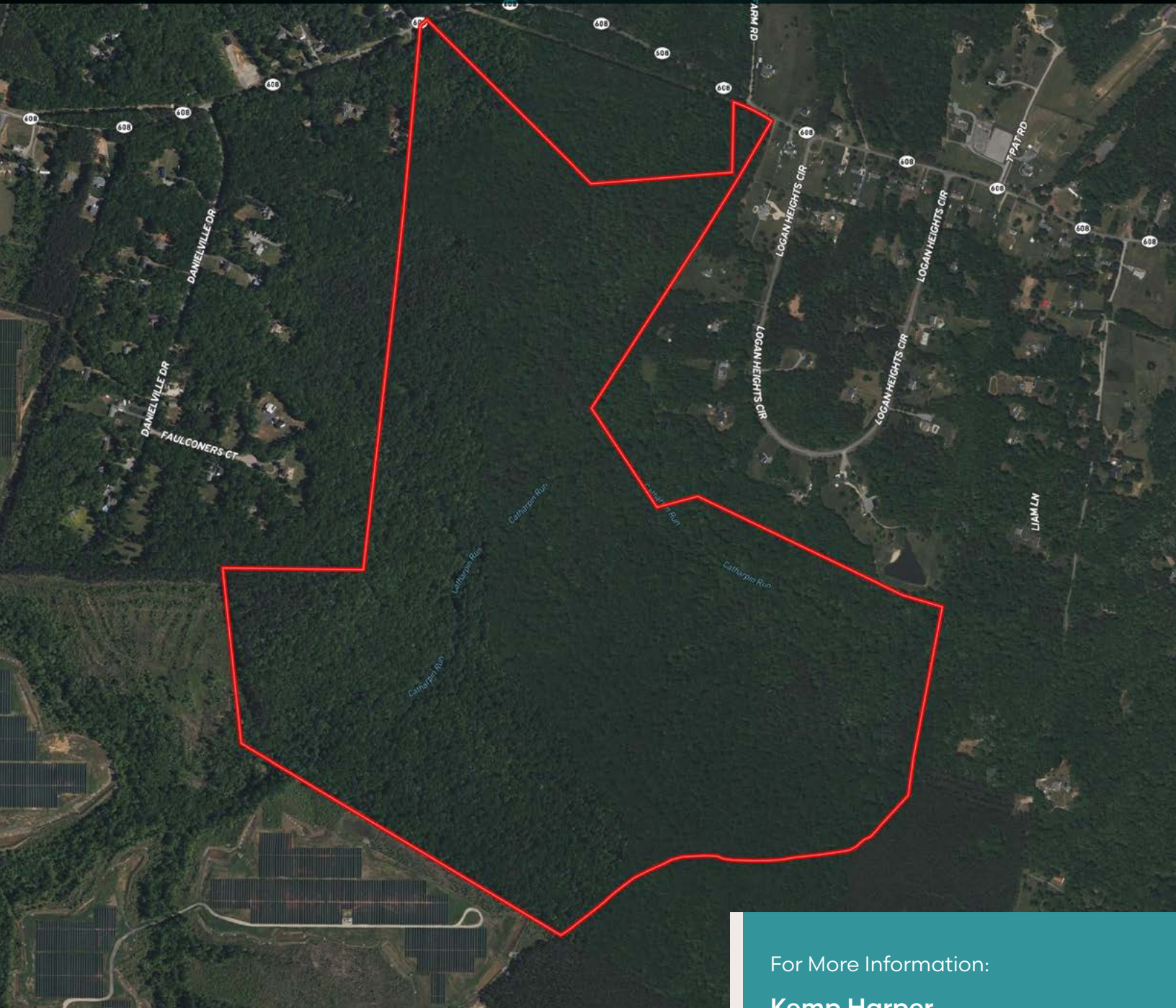
o: 804-346-4966

commonwealthcommercial.com

For Sale | 312 Acres

12600 W Catharpin Road | Spotsylvania, VA 22551

PRICE: \$950,000 ▪ SPOTSYLVANIA COUNTY



For More Information:

Kemp Harper

Field Forester | Land Sales Associate

o: 804-215-1859

kharper@commonwealthland.com

Hank Campbell

Senior Vice President

o: 804-433-1818

hcampbell@commonwealthland.com



4198 Cox Road, Suite 200

Glen Allen, VA 23060

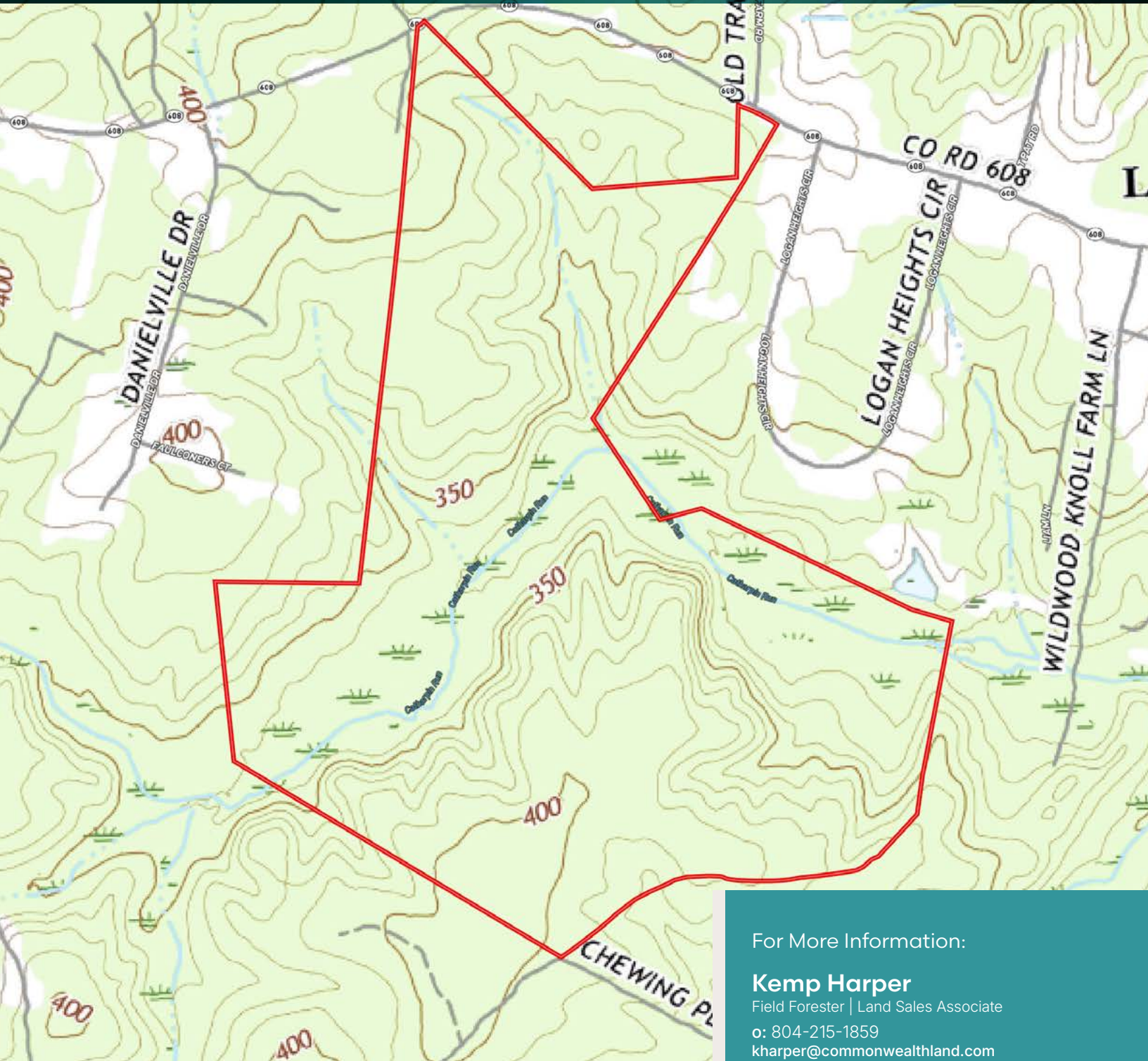
o: 804-346-4966

commonwealthcommercial.com

For Sale | 312 Acres

12600 W Catharpin Road | Spotsylvania, VA 22551

PRICE: \$950,000 ▪ SPOTSYLVANIA COUNTY



For More Information:

Kemp Harper

Field Forester | Land Sales Associate

o: 804-215-1859

kharper@commonwealthland.com

Hank Campbell

Senior Vice President

o: 804-433-1818

hcampbell@commonwealthland.com



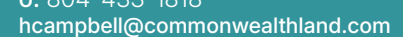
4198 Cox Road, Suite 200

Glen Allen, VA 23060

o: 804-346-4966

commonwealthcommercial.com

PRICE: \$950,000 ■ SPOTSYLVANIA COUNTY



For Sale | 312 Acres

12600 W Catharpin Road | Spotsylvania, VA 22551

PRICE: \$950,000 ▪ SPOTSYLVANIA COUNTY

 Boundary 316.91 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
23	Fluvaquents-Udifluvents complex	65.63	20.71	0	49	6w
39C2	Tatum loam, 7 to 15 percent slopes, eroded	50.06	15.8	0	47	3e
11B	Catharpin silt loam, 2 to 7 percent slopes	43.62	13.76	0	63	2e
9B	Brockroad silt loam, 2 to 7 percent slopes	40.07	12.64	0	53	2e
32C2	Nason silt loam, 7 to 15 percent slopes, eroded	26.19	8.26	0	51	3e
42B	Toddstav silt loam, 0 to 4 percent slopes	21.4	6.75	0	30	4w
26E	LaRoque loam, 25 to 55 percent slopes	16.07	5.07	0	9	7e
32D2	Nason silt loam, 15 to 25 percent slopes, eroded	15.65	4.94	0	43	4e
39D2	Tatum loam, 15 to 25 percent slopes, eroded	13.28	4.19	0	38	4e
40	Tetotum variant loam	11.04	3.48	0	50	2w
7B	Aquults, loamy-Margo complex, 2 to 7 percent slopes	7.31	2.31	0	52	4w
39B	Tatum loam, 2 to 7 percent slopes	3.15	0.99	0	52	2e
35E	Poindexter loam, 25 to 60 percent slopes	2.71	0.86	0	11	7e
15D2	Cullen loam, 15 to 25 percent slopes, eroded	0.73	0.23	0	46	6e
TOTALS		316.9 1(*)	100%	-	47.01	3.74

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



4198 Cox Road, Suite 200
Glen Allen, VA 23060

o: 804-346-4966

commonwealthcommercial.com

For More Information:

Kemp Harper

Field Forester | Land Sales Associate

o: 804-215-1859

kharper@commonwealthland.com

Hank Campbell

Senior Vice President

o: 804-433-1818

hcampbell@commonwealthland.com

For Sale | 312 Acres

12600 W Catharpin Road | Spotsylvania, VA 22551

PRICE: \$950,000 ▪ SPOTSYLVANIA COUNTY



For More Information:

Kemp Harper

Field Forester | Land Sales Associate

o: 804-215-1859

kharper@commonwealthland.com

Hank Campbell

Senior Vice President

o: 804-433-1818

hcampbell@commonwealthland.com



4198 Cox Road, Suite 200

Glen Allen, VA 23060

o: 804-346-4966

commonwealthcommercial.com

For Sale | 312 Acres

12600 W Catharpin Road | Spotsylvania, VA 22551

PRICE: \$950,000 ▪ SPOTSYLVANIA COUNTY



For More Information:

Kemp Harper

Field Forester | Land Sales Associate

o: 804-215-1859

kharper@commonwealthland.com

Hank Campbell

Senior Vice President

o: 804-433-1818

hcampbell@commonwealthland.com



4198 Cox Road, Suite 200

Glen Allen, VA 23060

o: 804-346-4966

commonwealthcommercial.com

For Sale | 312 Acres

12600 W Catharpin Road | Spotsylvania, VA 22551

PRICE: \$950,000 ▪ SPOTSYLVANIA COUNTY



For More Information:

Kemp Harper

Field Forester | Land Sales Associate

o: 804-215-1859

kharper@commonwealthland.com

Hank Campbell

Senior Vice President

o: 804-433-1818

hcampbell@commonwealthland.com



4198 Cox Road, Suite 200

Glen Allen, VA 23060

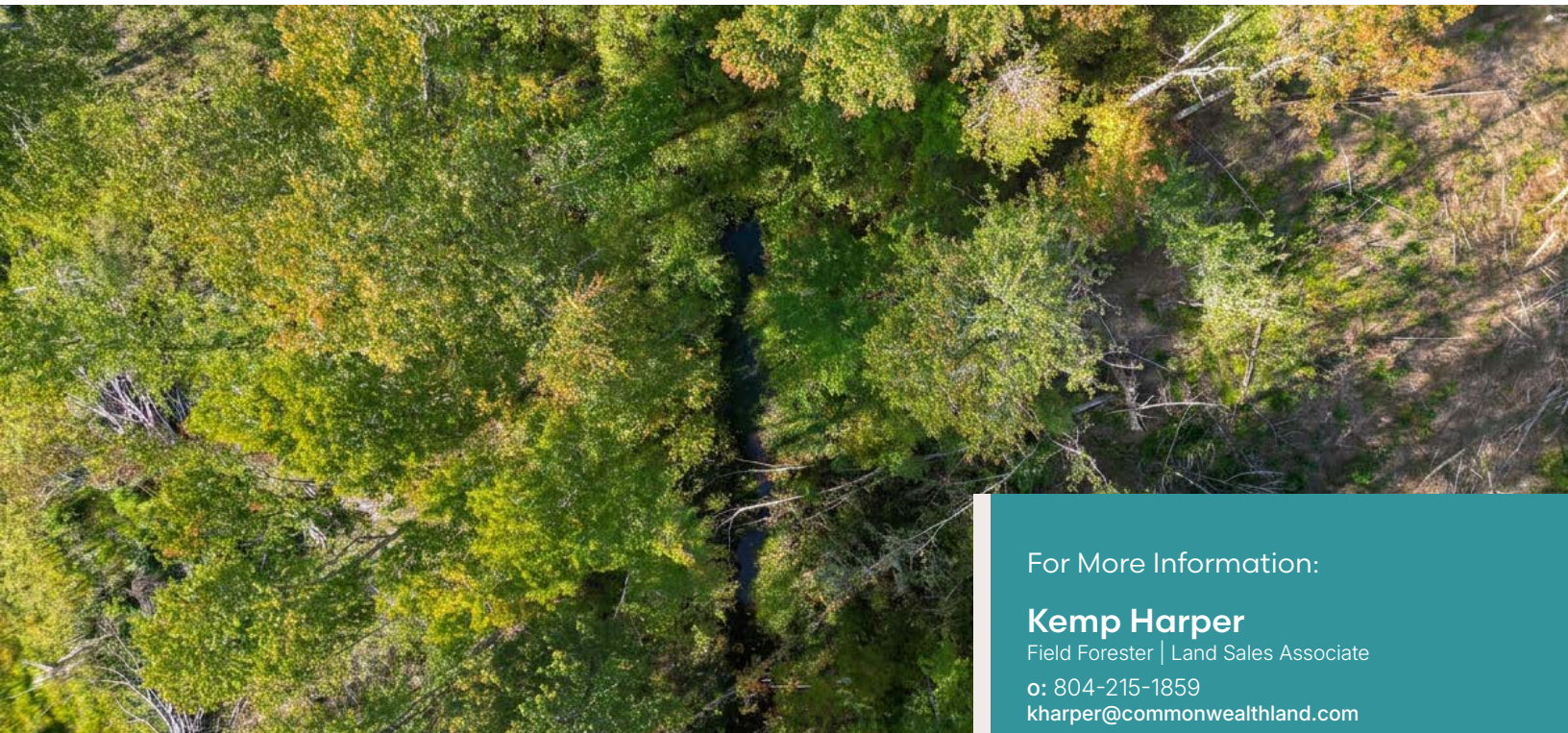
o: 804-346-4966

commonwealthcommercial.com

For Sale | 312 Acres

12600 W Catharpin Road | Spotsylvania, VA 22551

PRICE: \$950,000 ▪ SPOTSYLVANIA COUNTY



For More Information:

Kemp Harper

Field Forester | Land Sales Associate

o: 804-215-1859

kharper@commonwealthland.com

Hank Campbell

Senior Vice President

o: 804-433-1818

hcampbell@commonwealthland.com



4198 Cox Road, Suite 200

Glen Allen, VA 23060

o: 804-346-4966

commonwealthcommercial.com

For Sale | 312 Acres

12600 W Catharpin Road | Spotsylvania, VA 22551

PRICE: \$950,000 ▪ SPOTSYLVANIA COUNTY



For More Information:

Kemp Harper

Field Forester | Land Sales Associate

o: 804-215-1859

kharper@commonwealthland.com

Hank Campbell

Senior Vice President

o: 804-433-1818

hcampbell@commonwealthland.com



4198 Cox Road, Suite 200
Glen Allen, VA 23060

o: 804-346-4966

commonwealthcommercial.com