

For Sale | 769 Acres



Abilene Road (VSR604), Charlotte Courthouse, VA 23923

PRICE: \$2,400,000 (\$3,118.50/AC) ▪ CHARLOTTE COUNTY



Features

- Excellent large-acreage long-term timberland/recreational investment fronting more 1.9 miles along Abilene Rd (CR604) in Charlotte County
- Timber is comprised of 12.5+/-acs of planted pines ('71), 163+/-acs of planted pine ('13), 173+/-acs of planted pines ('25), 284+/-acs (prescribed burn) scheduled to be planted in '26 with the remaining balance in hardwood bottoms
- Property lays well, has good soils and offers extremely productive wildlife habitat with Roanoke Creek as its western boundary
- Strong internal road system with five (5) gated points along state road offering ideal access to tract
- Tax Map Parcels #19-3-6, #18-3-4 & #28-A-26
- Contact broker for more details

For More Information:

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

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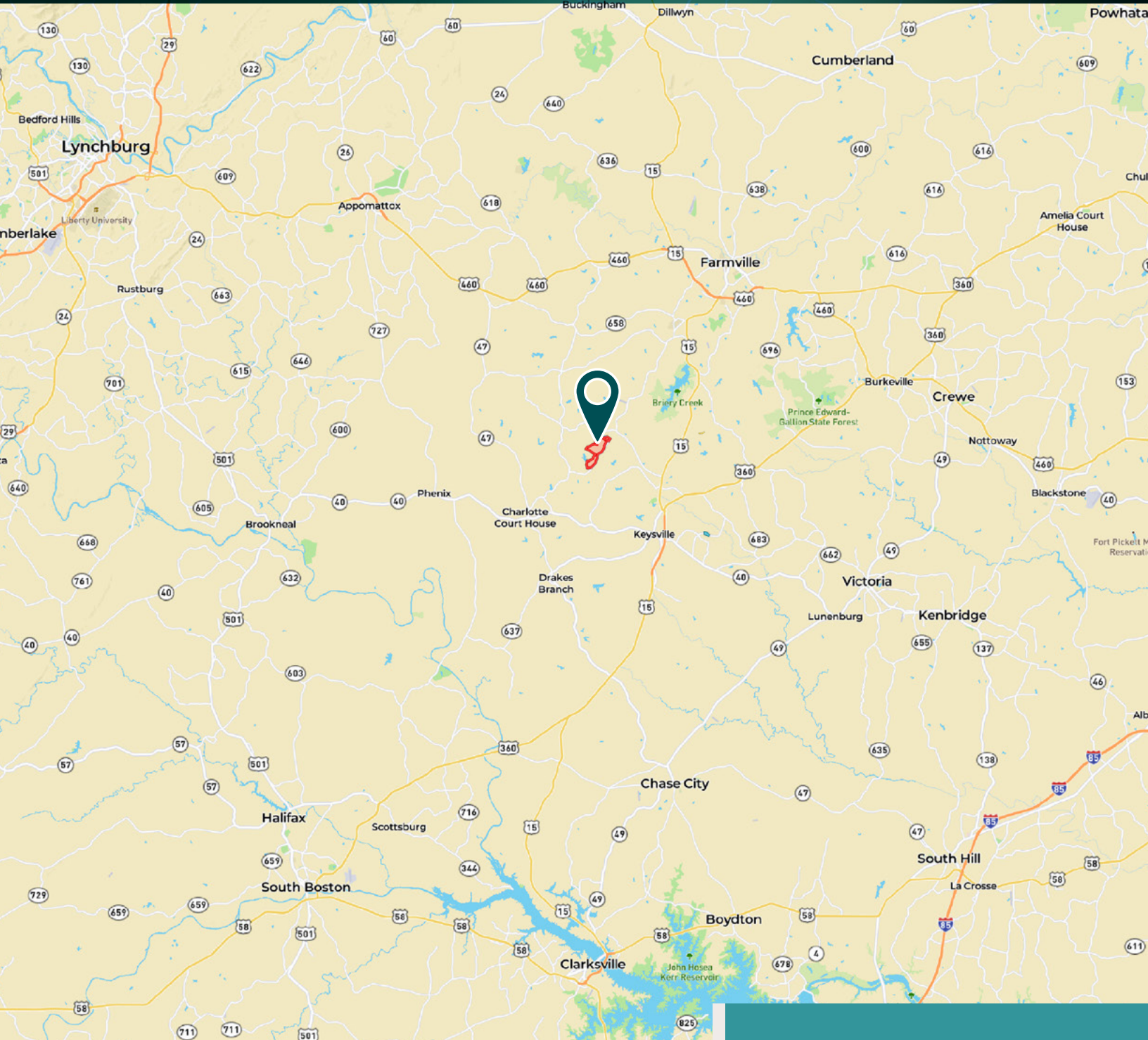
LATITUDE & LONGITUDE 37.124804, -78.543524

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

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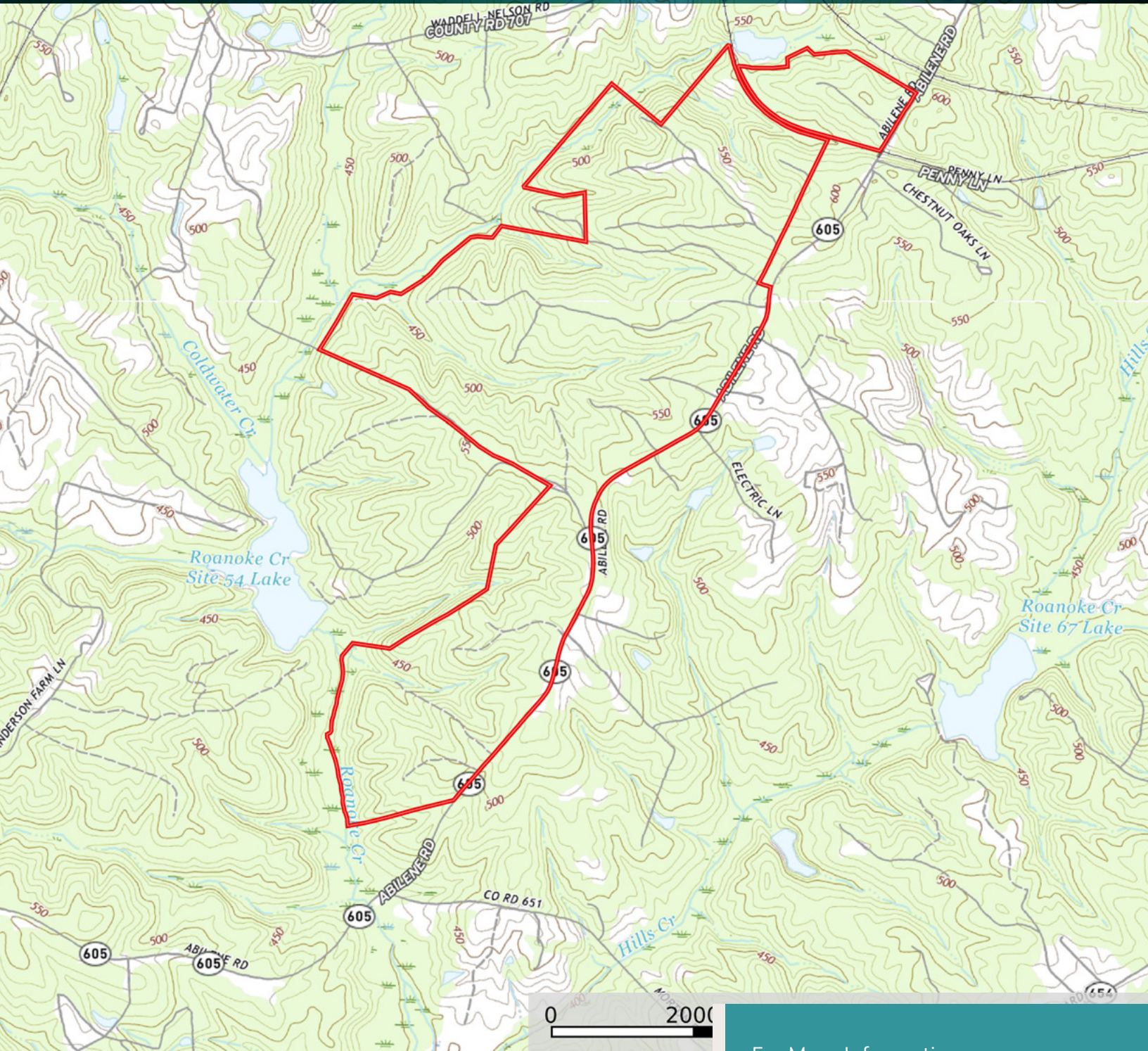
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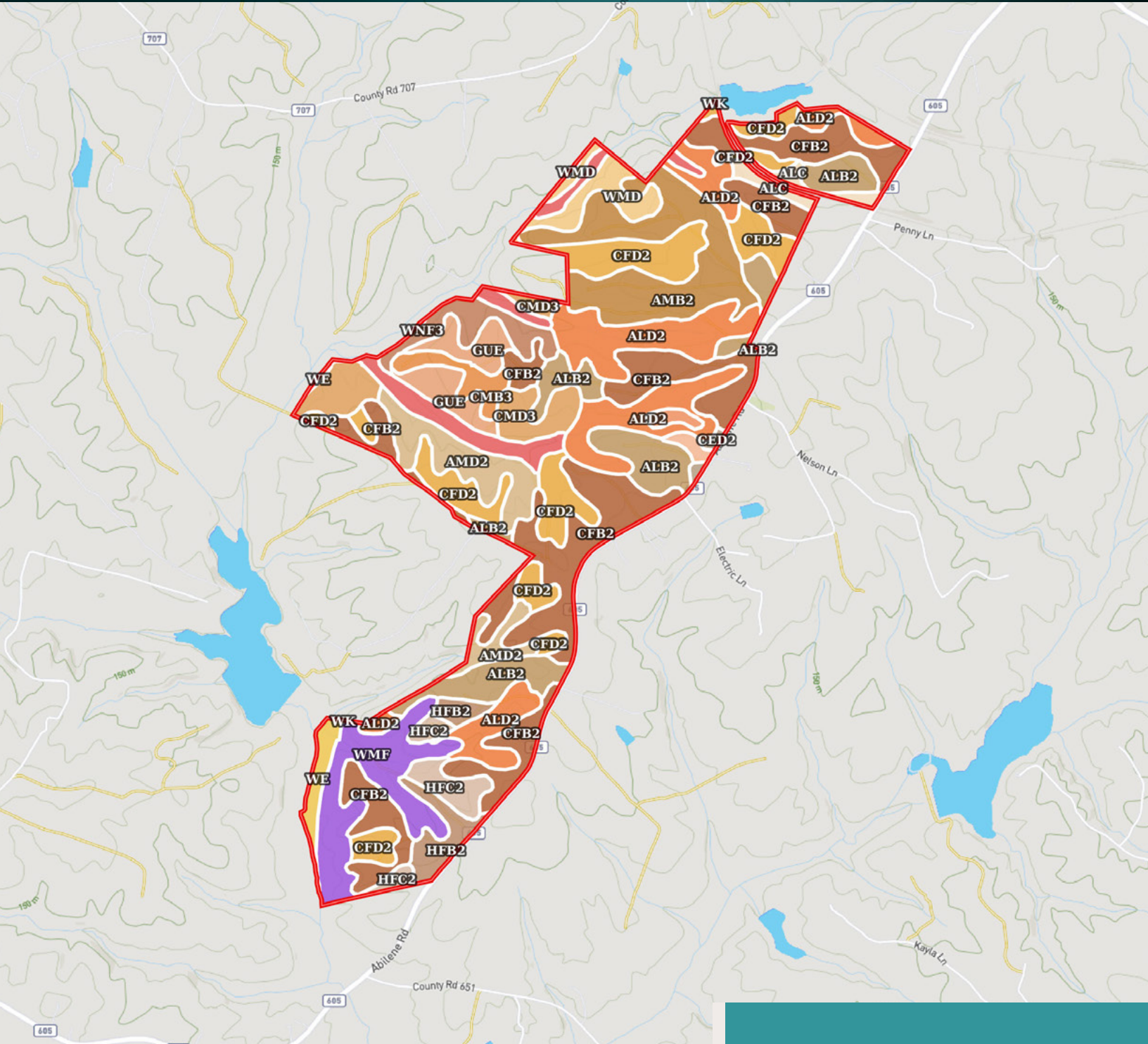
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▢ All Polygons 765.32 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CfB2	Cecil fine sandy loam, very deep, 2 to 6 percent slopes, eroded	161.79	21.14	0	68	2e
AID2	Appling fine sandy loam, 6 to 15 percent slopes, eroded	99.49	13.0	0	66	4e
CfD2	Cecil fine sandy loam, very deep, 6 to 15 percent slopes, eroded	85.27	11.14	0	65	4e
AmB2	Appling fine sandy loam, very deep, 2 to 6 percent slopes, eroded	69.34	9.06	0	69	2e
AIB2	Appling fine sandy loam, 2 to 6 percent slopes, eroded	66.88	8.74	0	69	2e
WmF	Wilkes fine sandy loam, 15 to 35 percent slopes	47.81	6.25	0	8	7e
AmD2	Appling fine sandy loam, very deep, 6 to 15 percent slopes, eroded	38.48	5.03	0	66	4e
CmD3	Cecil clay loam, very deep, 6 to 15 percent slopes, severely eroded	31.43	4.11	0	61	4e
Wk	Wehadkee-Chewacla complex	28.64	3.74	0	58	6w
GuE	Gullied land-Cecil complex, moderately steep	24.58	3.21	0	5	-
WnF3	Wilkes soils, 10 to 35 percent slopes, severely eroded	18.63	2.43	0	15	7e
HfB2	Helena fine sandy loam, 2 to 6 percent slopes, eroded	18.48	2.41	0	60	2e
WmD	Wilkes fine sandy loam, 6 to 15 percent slopes	18.32	2.39	0	34	6e
HfC2	Helena fine sandy loam, 6 to 10 percent slopes, eroded	17.31	2.26	0	59	3e
CmB3	Cecil clay loam, very deep, 2 to 6 percent slopes, severely eroded	11.32	1.48	0	64	3e
We	Wehadkee fine sandy loam, overwash	9.56	1.25	0	49	6w
AIC	Appling fine sandy loam, 6 to 10 percent slopes	9.48	1.24	0	72	3e
CoB	Colfax fine sandy loam, 2 to 6 percent slopes	3.29	0.43	0	46	3w
CeB2	Cecil fine sandy loam, 2 to 6 percent slopes, eroded	3.09	0.4	0	68	2e
CeD2	Cecil fine sandy loam, 6 to 15 percent slopes, eroded	2.13	0.28	0	65	4e
TOTALS		765.32(*)	100%	-	58.2	3.5

(*) 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.

▢ Boundary 48.31 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CfB2	Cecil fine sandy loam, very deep, 2 to 6 percent slopes, eroded	19.69	40.75	0	68	2e
AIB2	Appling fine sandy loam, 2 to 6 percent slopes, eroded	10.27	21.25	0	69	2e
CfD2	Cecil fine sandy loam, very deep, 6 to 15 percent slopes, eroded	7.13	14.76	0	65	4e
AID2	Appling fine sandy loam, 6 to 15 percent slopes, eroded	6.5	13.45	0	66	4e
AIC	Appling fine sandy loam, 6 to 10 percent slopes	4.72	9.77	0	72	3e
TOTALS		48.31(*)	100%	-	67.88	2.66

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is



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 Boundary 717.01 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CfB2	Cecil fine sandy loam, very deep, 2 to 6 percent slopes, eroded	142.1	19.82	0	68	2e
AID2	Appling fine sandy loam, 6 to 15 percent slopes, eroded	92.99	12.97	0	66	4e
CfD2	Cecil fine sandy loam, very deep, 6 to 15 percent slopes, eroded	78.14	10.9	0	65	4e
AmB2	Appling fine sandy loam, very deep, 2 to 6 percent slopes, eroded	69.34	9.67	0	69	2e
AIB2	Appling fine sandy loam, 2 to 6 percent slopes, eroded	56.61	7.9	0	69	2e
WmF	Wilkes fine sandy loam, 15 to 35 percent slopes	47.81	6.67	0	8	7e
AmD2	Appling fine sandy loam, very deep, 6 to 15 percent slopes, eroded	38.48	5.37	0	66	4e
CmD3	Cecil clay loam, very deep, 6 to 15 percent slopes, severely eroded	31.43	4.38	0	61	4e
Wk	Wehadkee-Chewacla complex	28.64	3.99	0	58	6w
GuE	Gullied land-Cecil complex, moderately steep	24.58	3.43	0	5	-
WnF3	Wilkes soils, 10 to 35 percent slopes, severely eroded	18.63	2.6	0	15	7e
HfB2	Helena fine sandy loam, 2 to 6 percent slopes, eroded	18.48	2.58	0	60	2e
WmD	Wilkes fine sandy loam, 6 to 15 percent slopes	18.32	2.56	0	34	6e
HfC2	Helena fine sandy loam, 6 to 10 percent slopes, eroded	17.31	2.41	0	59	3e
CmB3	Cecil clay loam, very deep, 2 to 6 percent slopes, severely eroded	11.32	1.58	0	64	3e
We	Wehadkee fine sandy loam, overwash	9.56	1.33	0	49	6w
AIC	Appling fine sandy loam, 6 to 10 percent slopes	4.76	0.66	0	72	3e
CoB	Colfax fine sandy loam, 2 to 6 percent slopes	3.29	0.46	0	46	3w
CeB2	Cecil fine sandy loam, 2 to 6 percent slopes, eroded	3.09	0.43	0	68	2e
CeD2	Cecil fine sandy loam, 6 to 15 percent slopes, eroded	2.13	0.3	0	65	4e
TOTALS		717.0 1(*)	100%	-	57.55	3.56

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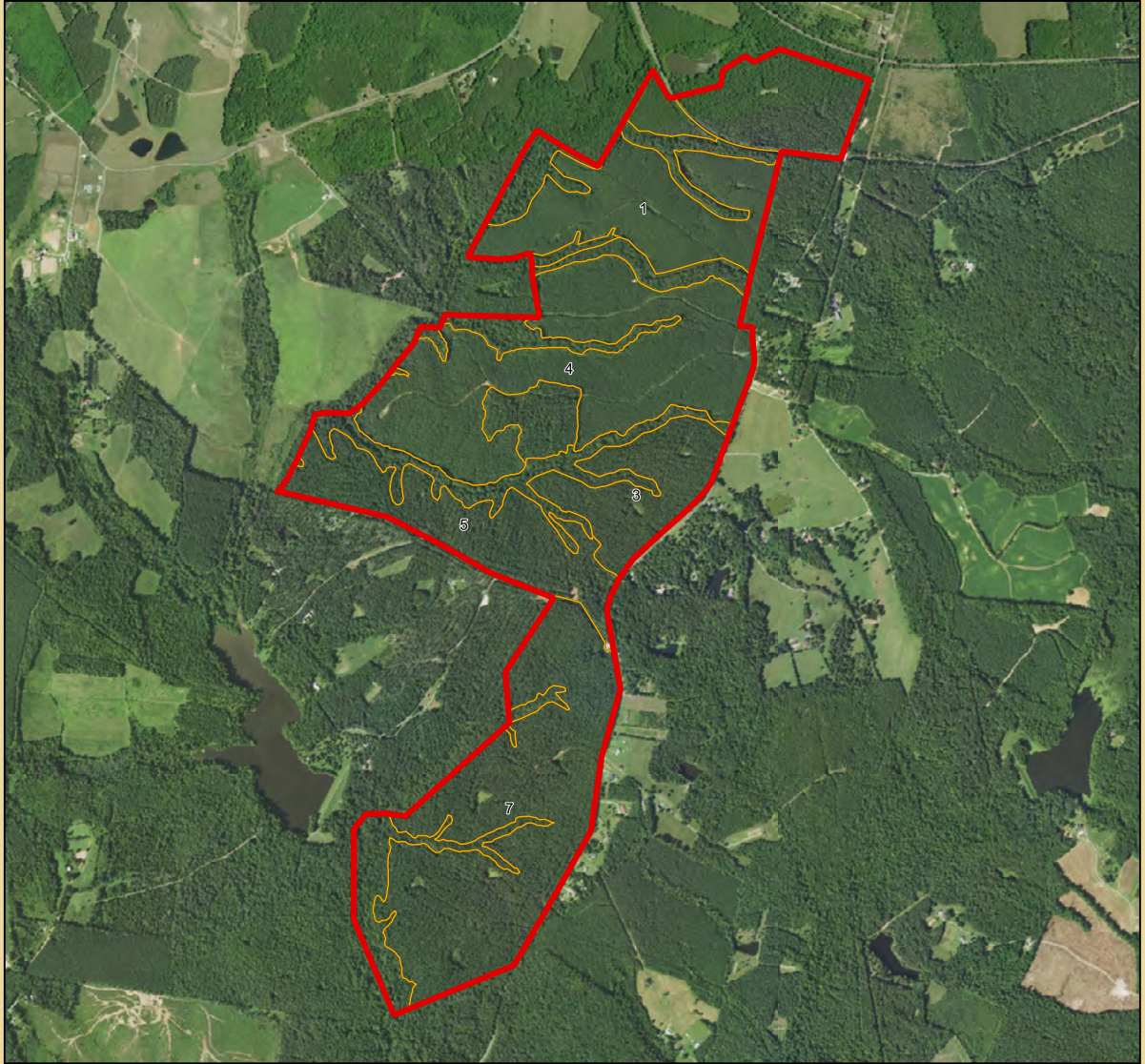
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Map Legend

-  Tract Boundary
-  Stand Boundary
-  Roads

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Tanager
Tanager Timber, LLC
ET2-2036
Charlotte County, VA
+/- 768 acres
1/15/2026

Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
ET2-2036	001	96.09	92.10	2024	OP - Open Productive
ET2-2036	002	13.55	12.34	1971	Pine Plantation
ET2-2036	003	52.89	50.69	2025	OP - Open Productive
ET2-2036	004	167.36	162.58	2013	Pine Plantation
ET2-2036	005	146.68	141.62	2024	OP - Open Productive
ET2-2036	007	179.99	173.02	2025	Pine Plantation
ET2-2036	008	111.70	110.70	1900	Hardwood Non-Convertible



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LAND:	
Origin/Species Group	Gross Acres
Planted Pine	361
Natural Pine	0
Planted Hardwood	0
Natural Hardwood	112
Non Stocked Forest	296
Non Forest	0
TOTAL ACRES:	768

*Land Types Include Fee/Lease/Timber Deed

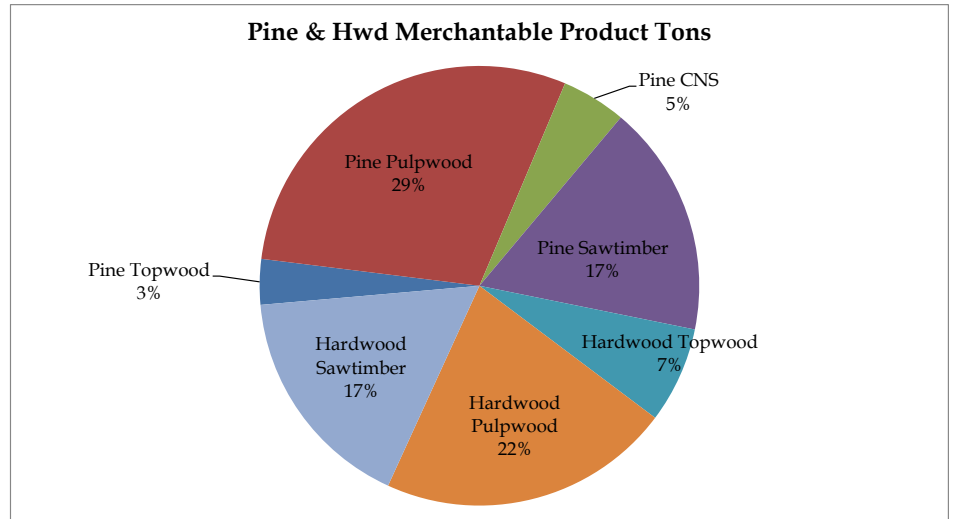
MERCH. TIMBER:	
Product Class	Tons
Pine Topwood	844
Pine Pulpwood	7,422
Pine CNS	1,198
Pine Sawtimber	4,306
Hardwood Topwood	1,784
Hardwood Pulpwood	5,441
Hardwood Sawtimber	4,236
TOTAL MERCH :	25,229

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

*Land Types Include Fee/Lease/Retained Timber

PREMERCH PLANTED PINE:	
Establishment Year	Net Acres
2026	0
2025	173
2024	0
2023	0
2022	0
2021	0
2020	0
2019	0
2018	0
2017	0
2016	0
2015	0
TOTAL PREMERCH:	173

*Land Types Include Fee/Lease/Retained Timber



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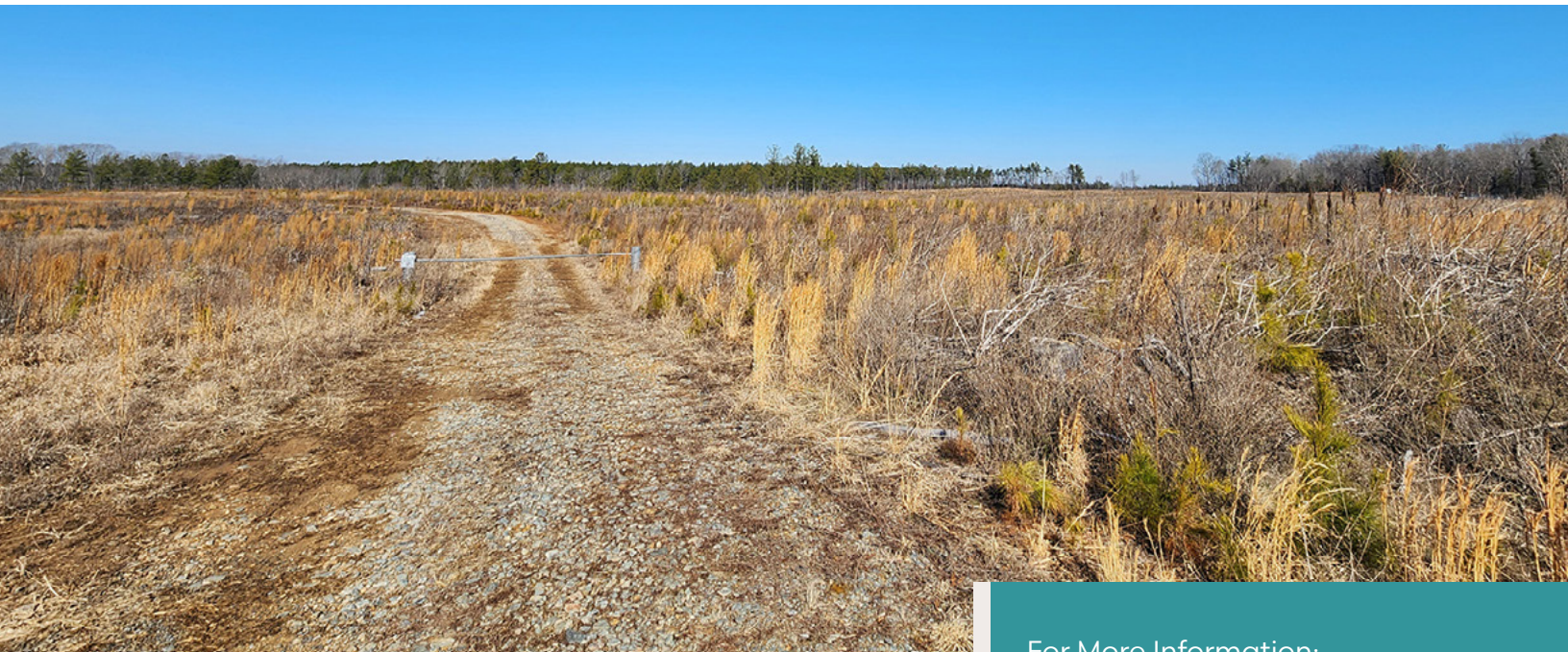
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