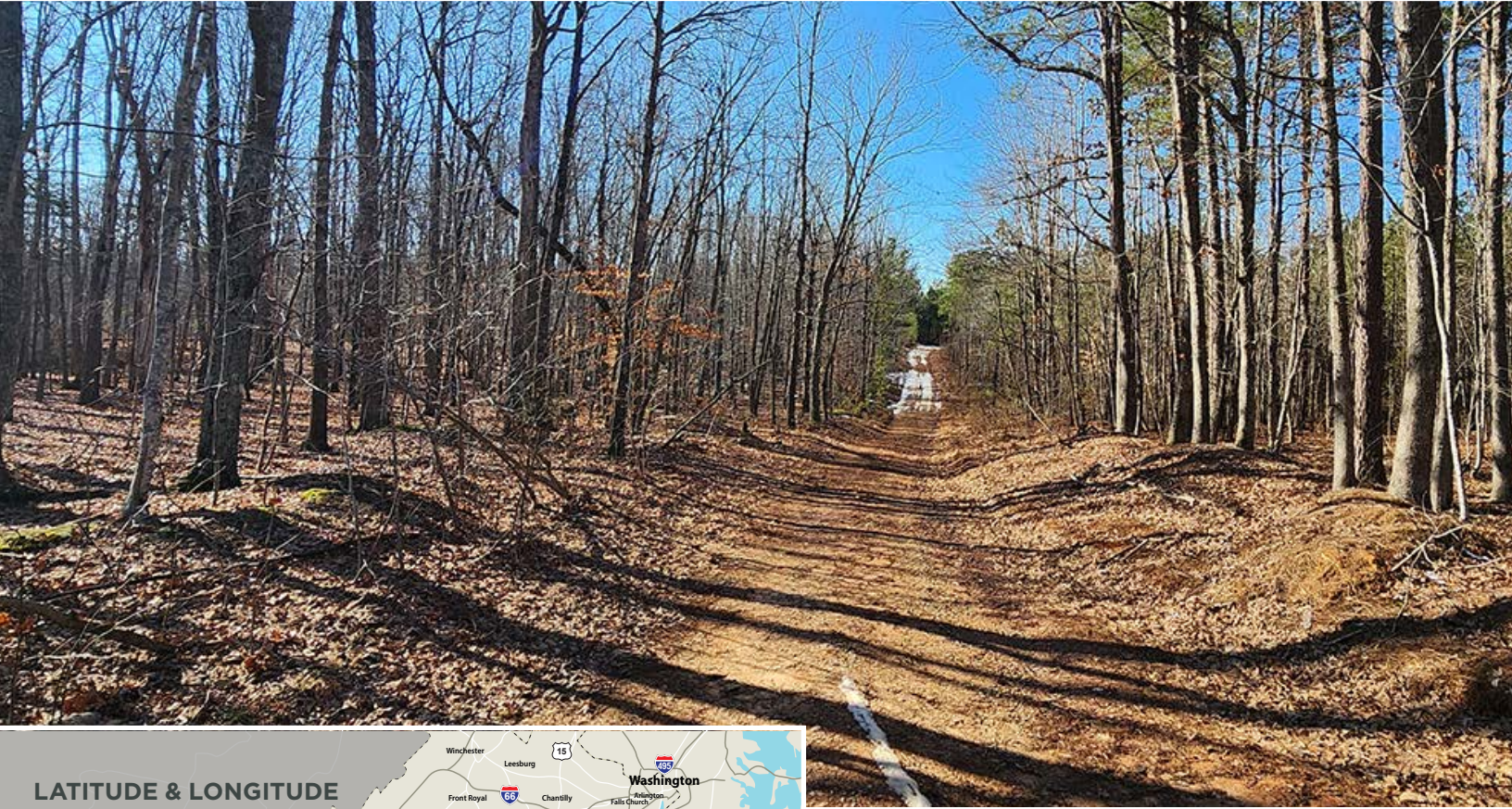




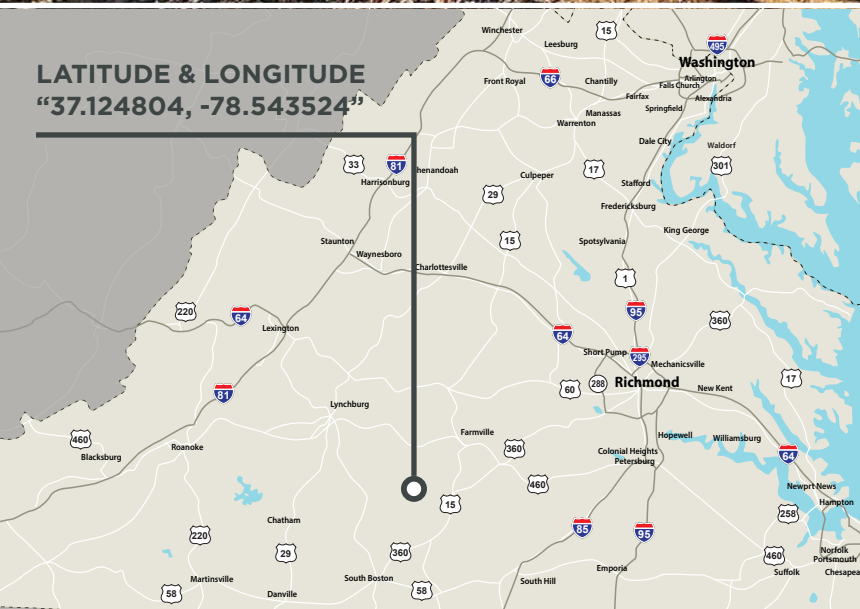
FOR SALE | 769± ACRES CHARLOTTE COUNTY

ABILENE ROAD (VSR604)

CHARLOTTE COURTHOUSE, VA 23923 Price: \$2,400,000 (\$3,118.50/ac)



LATITUDE & LONGITUDE
"37.124804, -78.543524"



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



COMMONWEALTH LAND

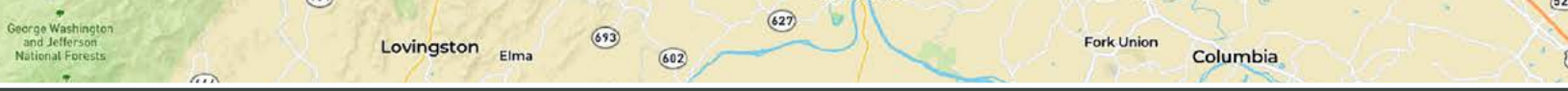
4198 Cox Road, Suite 200 | Glen Allen, VA 23060
MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255
T 804-326-LAND (5263) | F 804-346-5901
COMMONWEALTHLAND.COM

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

Contact

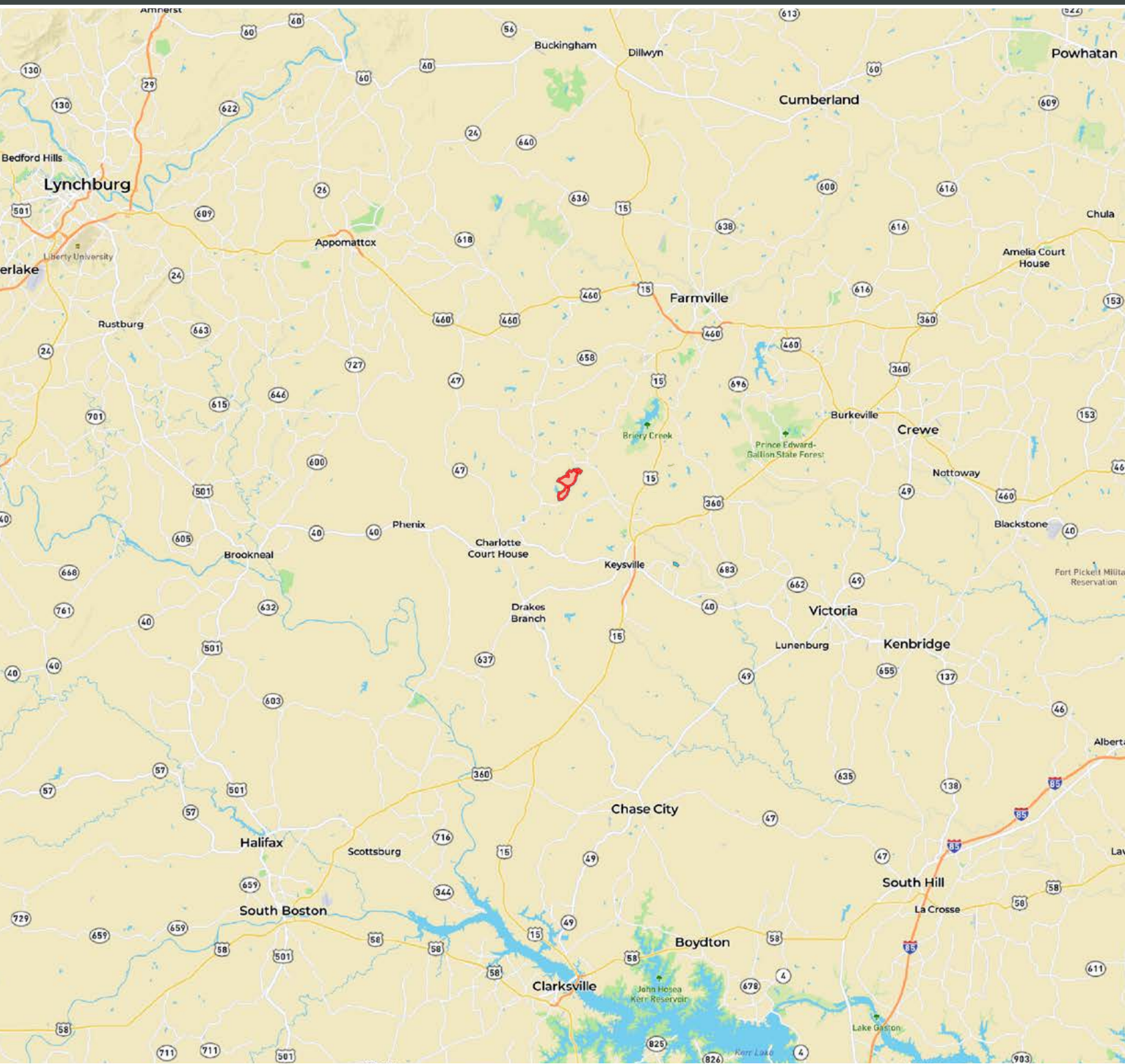
Hank Campbell

804-433-1818
hcampbell@commonwealthland.com



FOR SALE | 769± ACRES CHARLOTTE COUNTY

ABILENE ROAD (VSR604) CHARLOTTE COURTHOUSE, VA 23923 Price: \$2,400,000 (\$3,118.50/ac)



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CHARLOTTE COUNTY**



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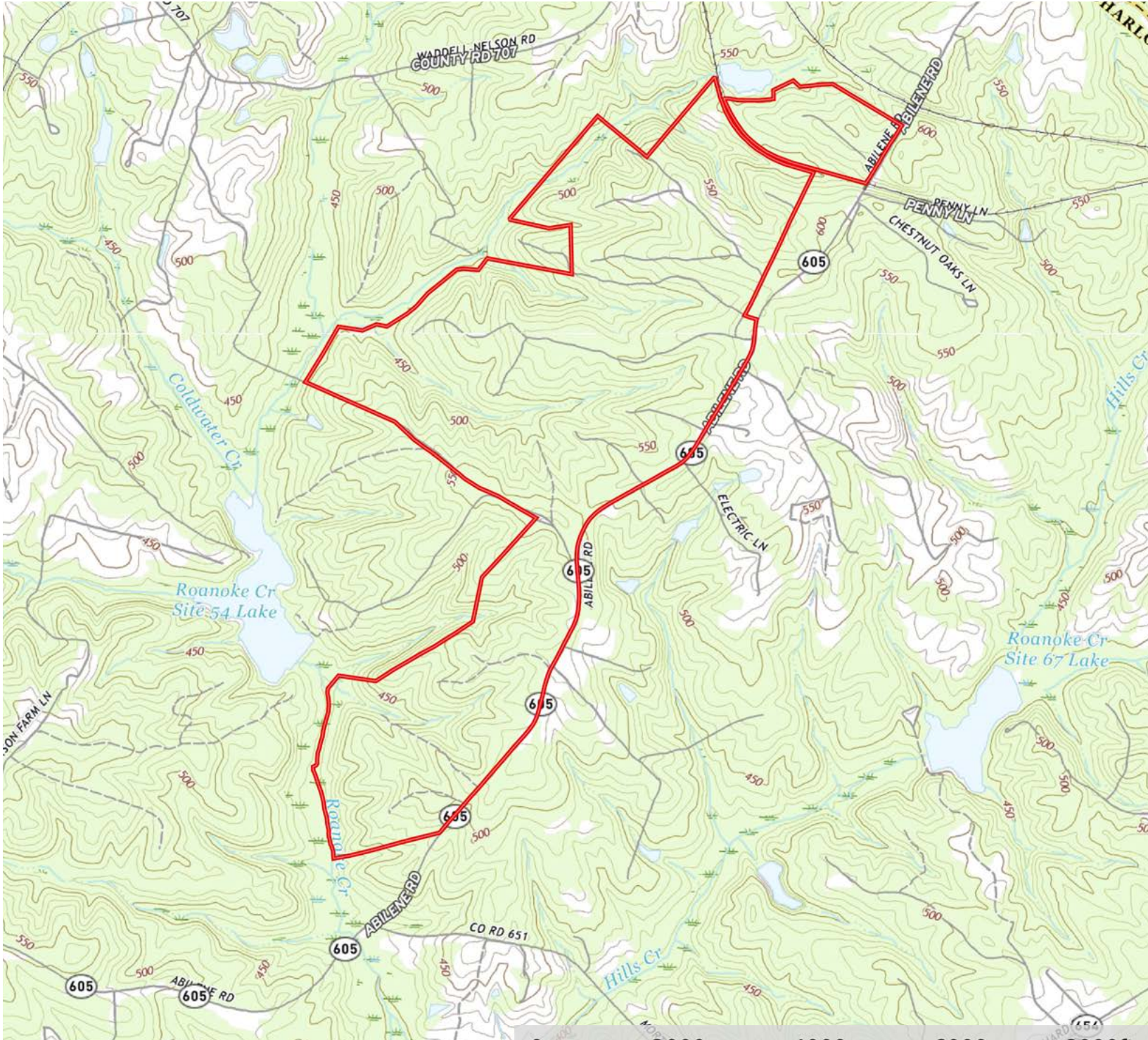
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CHARLOTTE COUNTY**

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CHARLOTTE COURTHOUSE, VA 23923 Price: \$2,400,000 (\$3,118.50/ac)**



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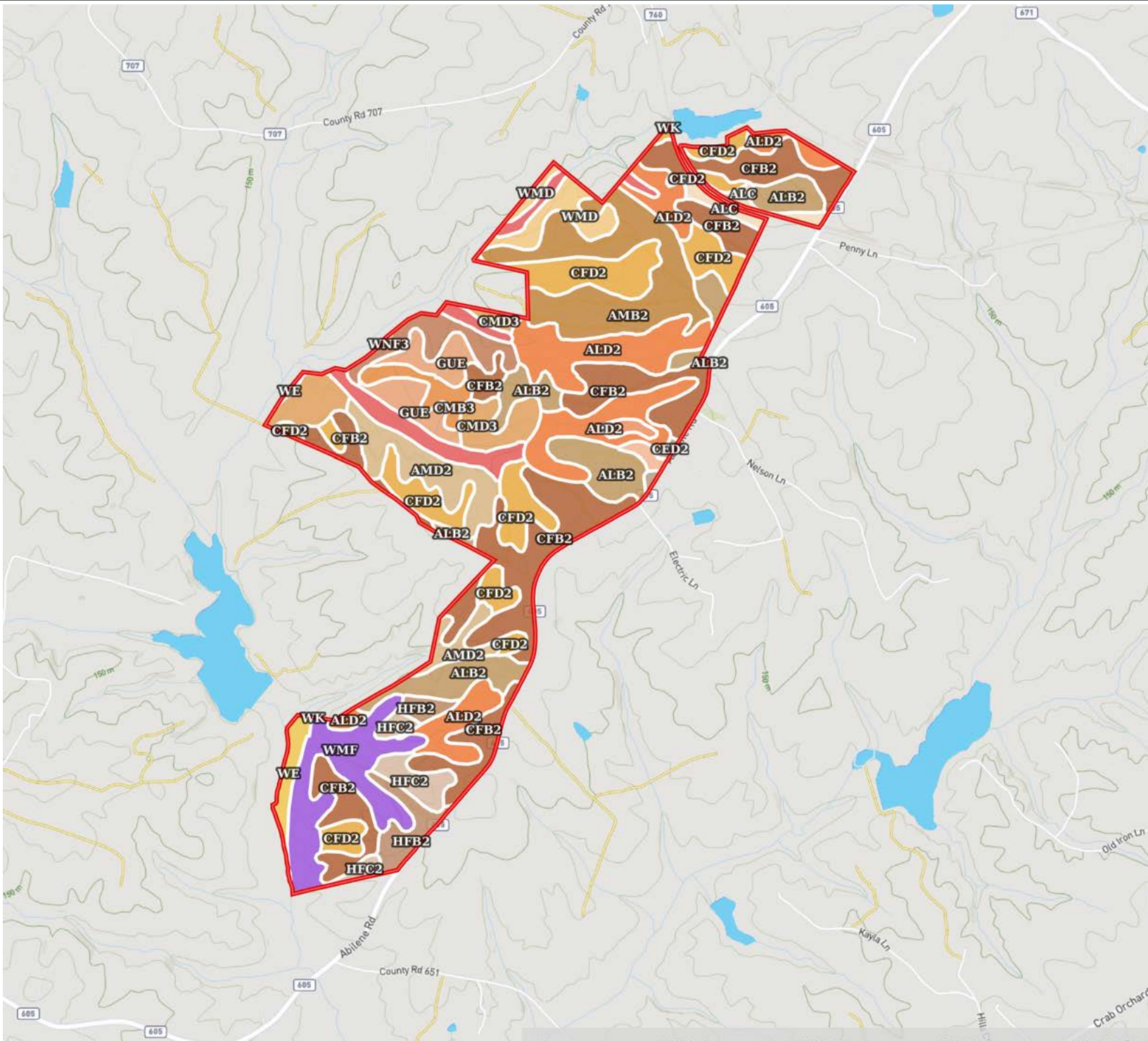
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ABILENE ROAD (VSR604)

CHARLOTTE COURTHOUSE, VA 23923 Price: \$2,400,000 (\$3,118.50/ac)



ABILENE ROAD (VSR604)

CHARLOTTE COURTHOUSE, VA 23923 Price: \$2,400,000 (\$3,118.50/ac)

 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



ABILENE ROAD (VSR604)
CHARLOTTE COURTHOUSE, VA 23923 Price: \$2,400,000 (\$3,118.50/ac)

due to a round error because we only show the acres of each soil with two decimal.

 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

(*) 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.

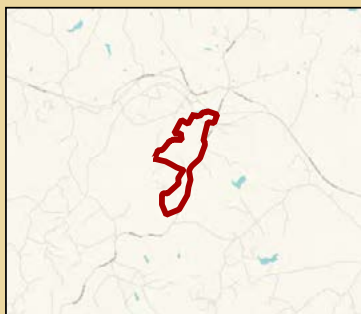
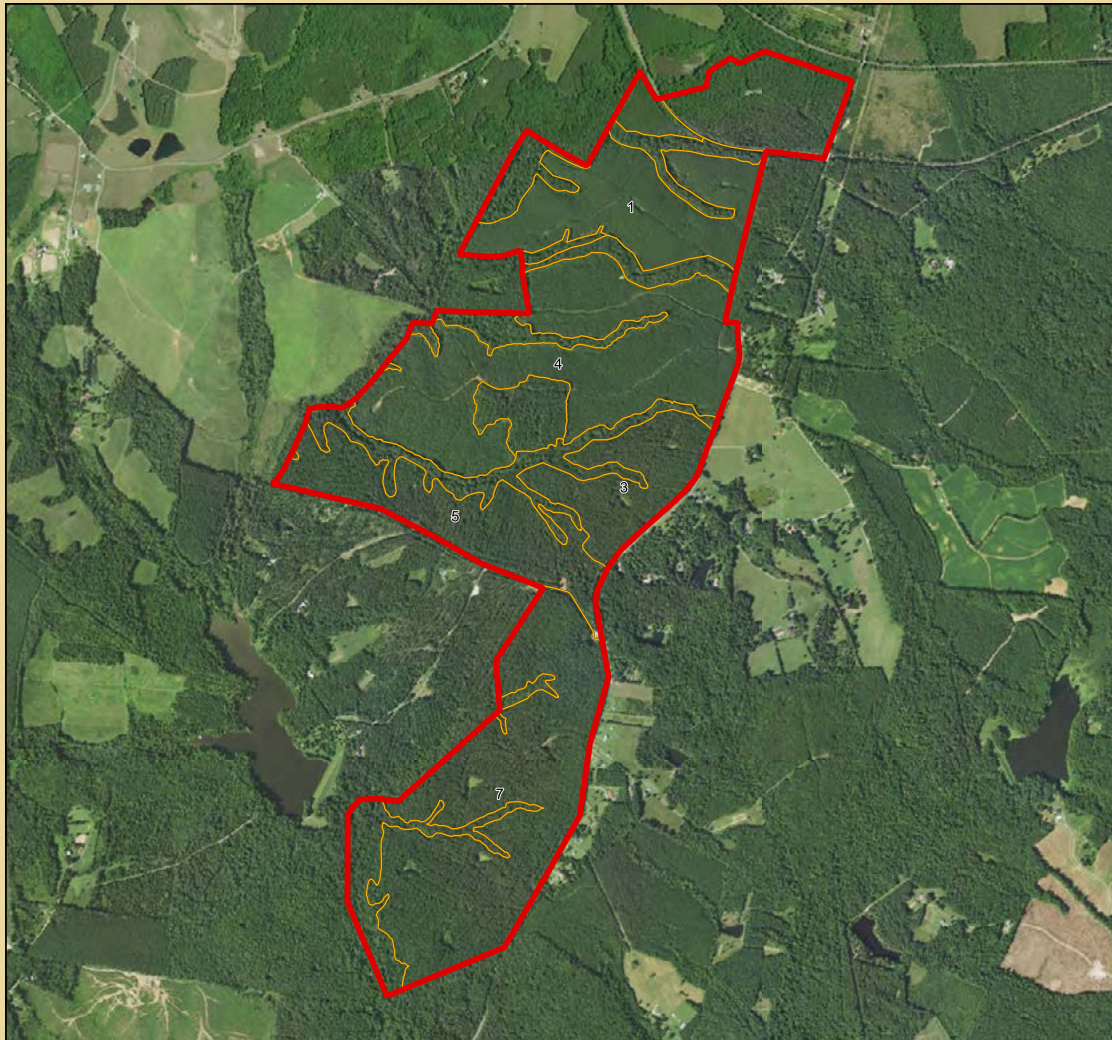


0 1,320 2,640 ft






0 20 40 chains

Tanager
Tanager Timber, LLC
Charlotte, Virginia
ET22036
+/- 768 ac
01/15/2026



Map Legend

-  Tract Boundary
-  Stand Boundary
-  Roads

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 SALES. 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.

ABILENE ROAD (VSR604)**CHARLOTTE COURTHOUSE, VA 23923 Price: \$2,400,000 (\$3,118.50/ac)**

**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

Tanager
Tanager Timber, LLC
Tract: ET2-2036
Data Report Pulled: 1/16/2026 by: JWC

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

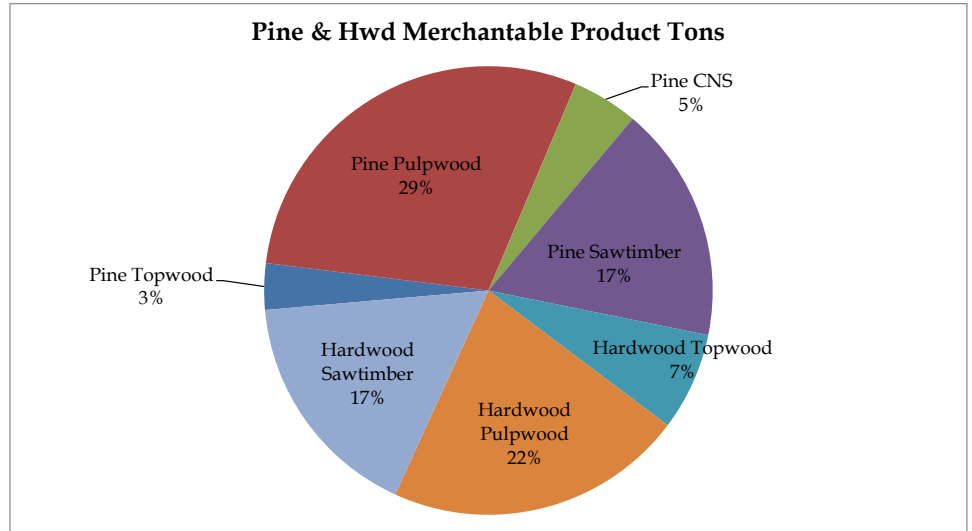
MERCH. TIMBER:	
Product Class	Tons
Pine Topwood	844
Pine Pulpwood	7,422
Pine CNS	1,198
Pine Sawtimber	4,306
Hardwood Topwood	1,784
Hardwood Pulpwood	5,441
Hardwood Sawtimber	4,236
TOTAL MERCH :	25,229

*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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COMMONWEALTH
LAND

**FOR SALE | 769± ACRES
CHARLOTTE COUNTY**

ABILENE ROAD (VSR604)

CHARLOTTE COURTHOUSE, VA 23923 Price: \$2,400,000 (\$3,118.50/ac)



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