

# For Sale | 446 Acres



Anderson Hwy (US60) & Maxeys Mill Rd (CR646), Cumberland, VA 23040

PRICE: \$1,900,000 (\$4,255/acre) ▪ CUMBERLAND COUNTY



## Features

- Excellent land investment opportunity located just east of the Cumberland Courthouse with frontage along Anderson Hwy (US60) and Maxeys Mill Rd (CR646) and Old Buckingham Rd (SR13)
- Zoned R2/A2 with solid road system throughout and varied terrain
- Timber comprised of 36+/-acs to replanted this year, 142+/-acs currently being harvest with the remaining balance in mixed hardwoods and natural pines productive wildlife habitat as well
- Comprised of three tax parcels offering further division potential
- County tax parcel #50-A-33, 51-a-7 (part) & #58-A-32
- 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

commonwealthcommercial.com

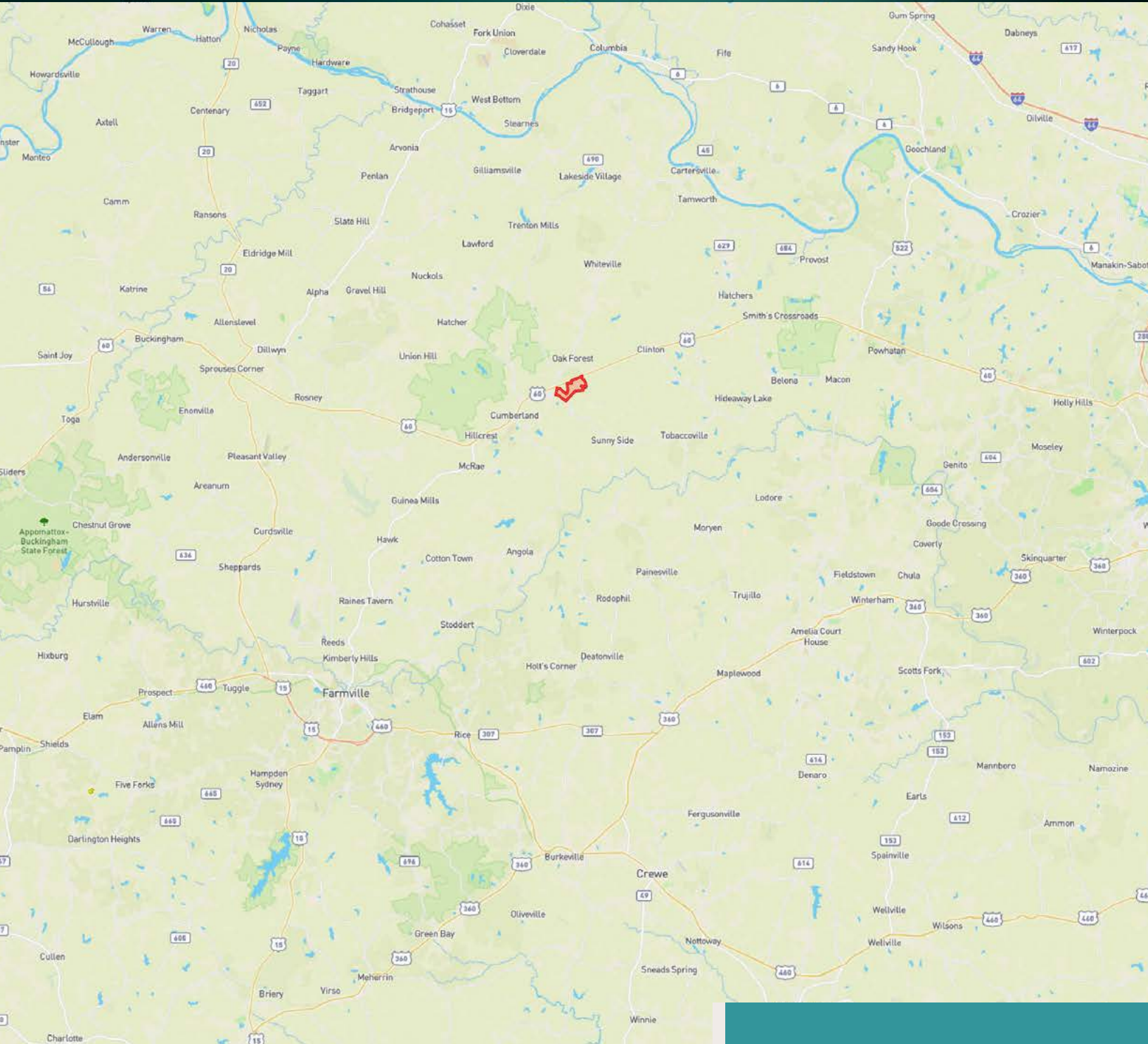
LATITUDE & LONGITUDE 37.5238, -78.1862

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

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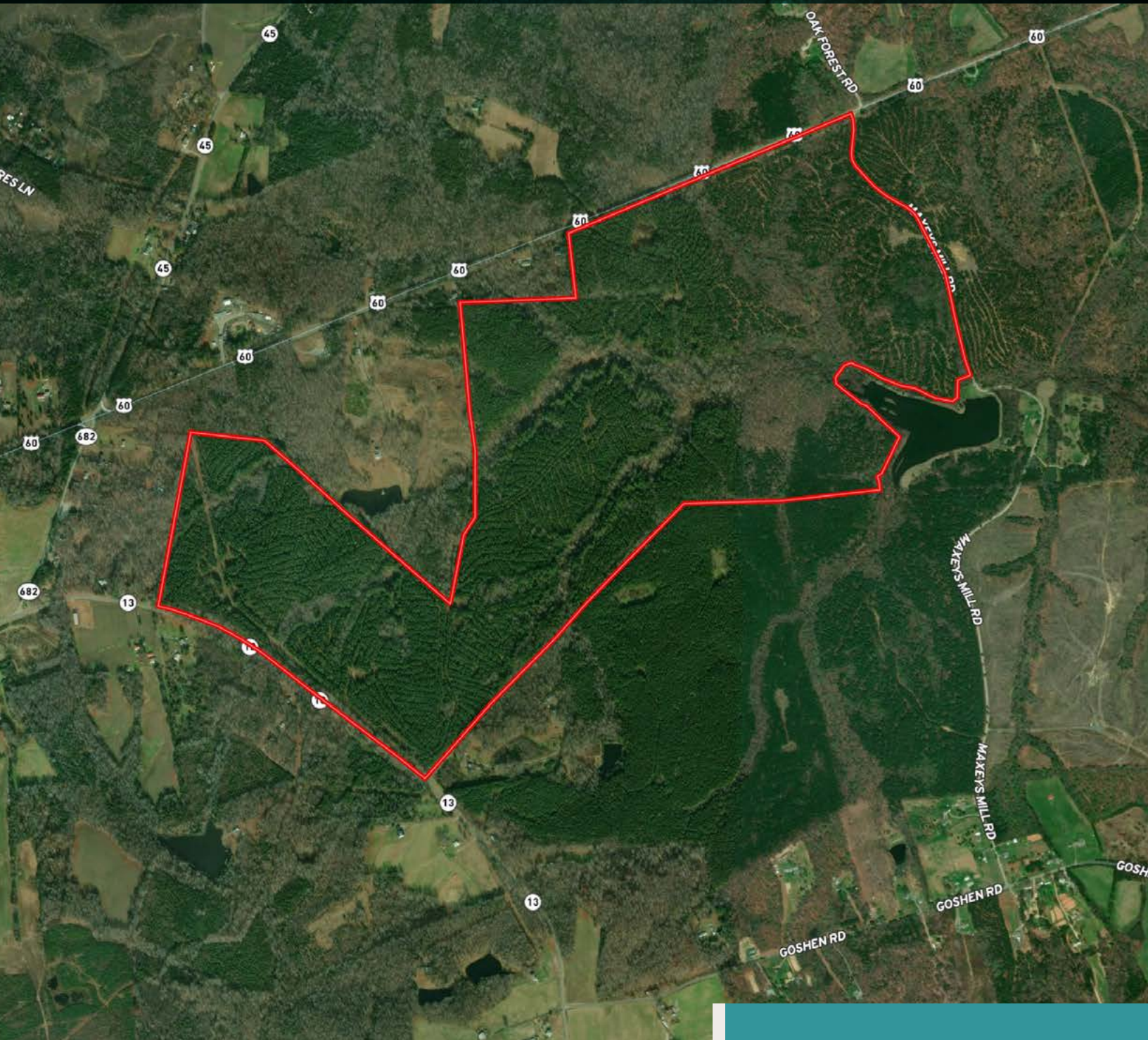
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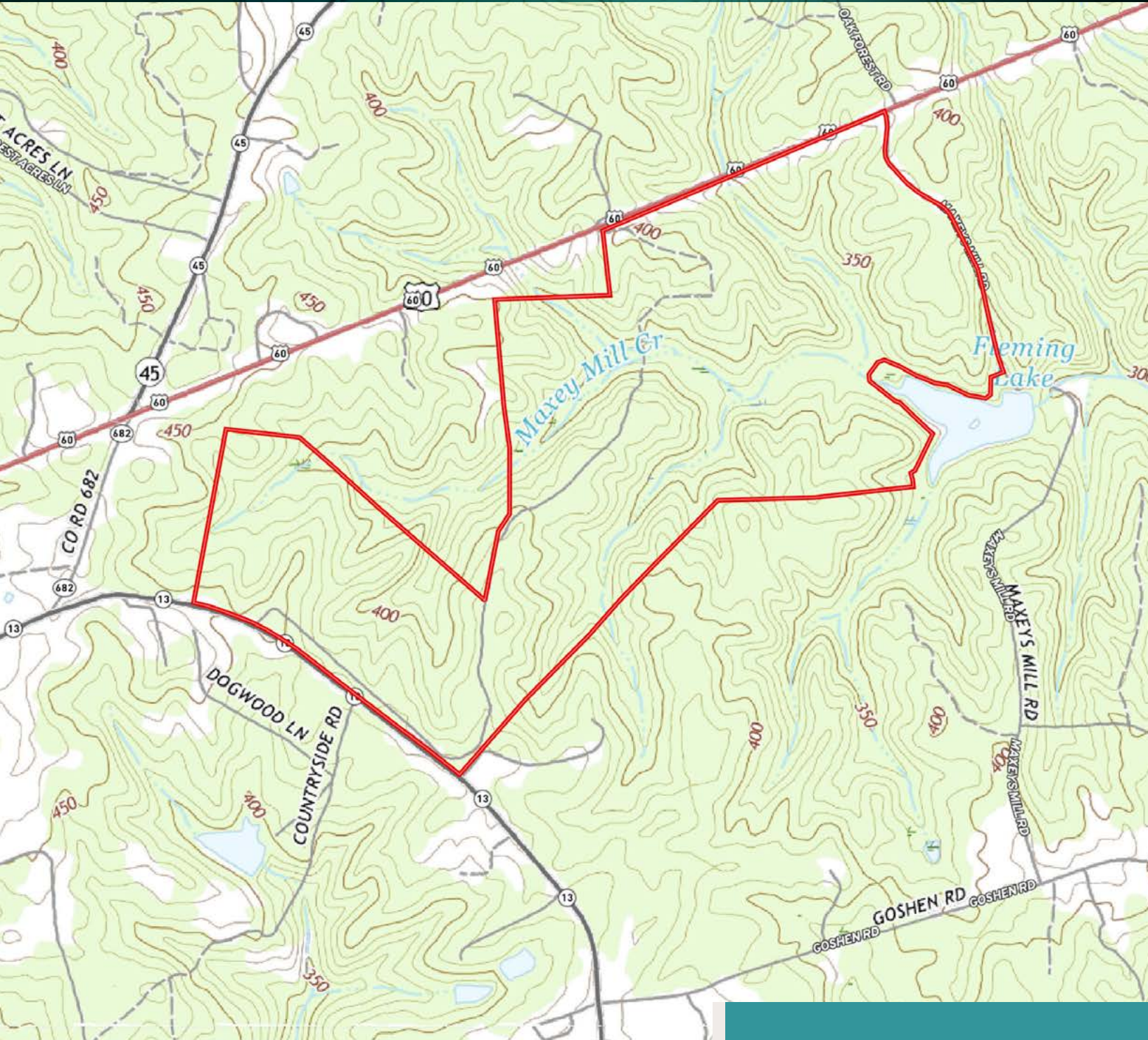
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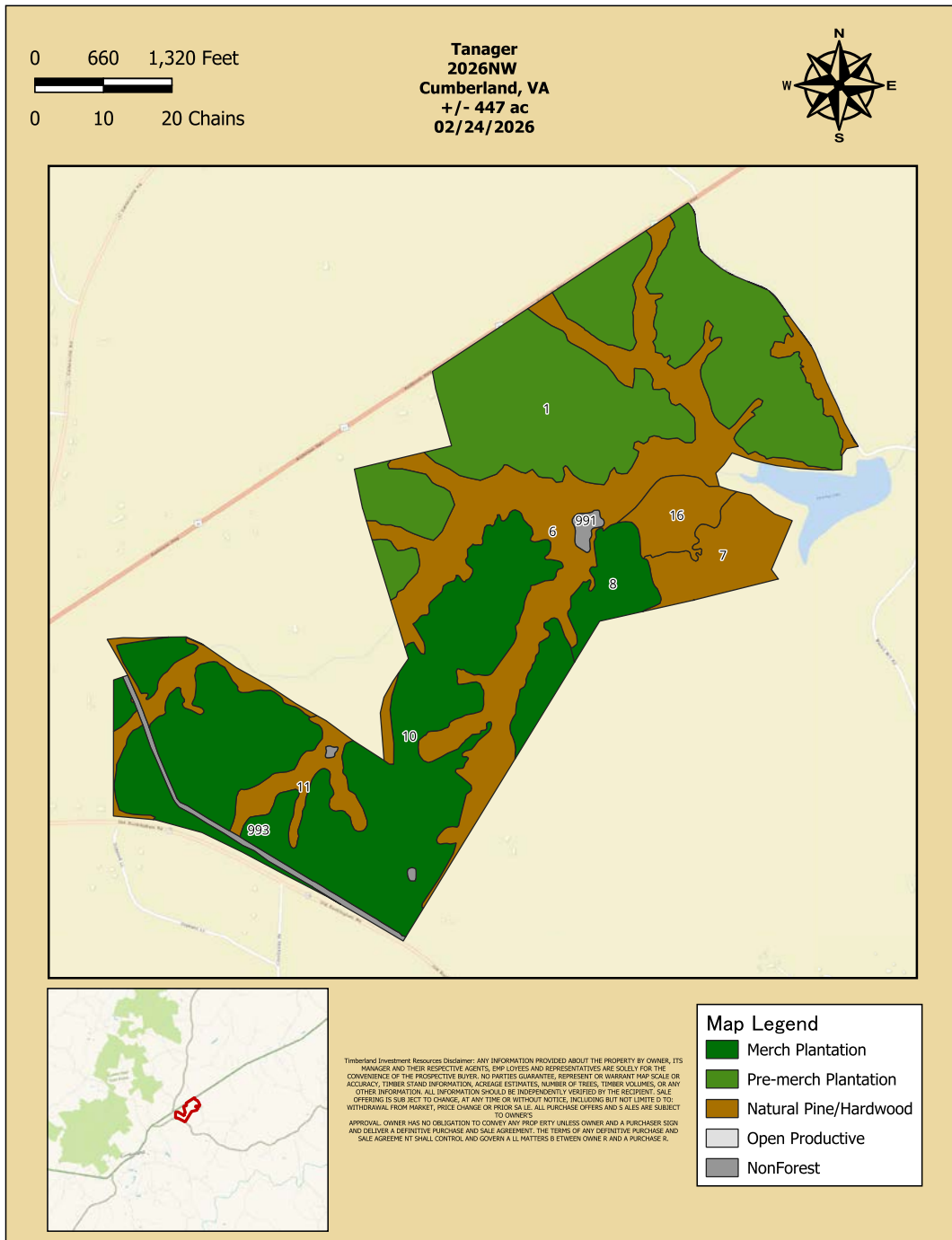
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Stand	Species	Productive Ac	Age	Trees/Ac	Tons/Ac	Total Trees	Total Tons
2026 - 1	Loblolly Pine	131.24	1	548	0	71919.52	0
2026 - 10	Loblolly Pine	141.88	25	260.58	123.59	36971.09	17534.95
2026 - 11	Soft Hardwood	11.27	54	289.08	58.26	3257.93	656.59
2026 - 16	Hard Hardwood	11.65	52	168.42	133.75	1962.09	1558.19
2026 - 6	Soft Hardwood	103.72	116	295.62	79.89	30661.71	8286.19
2026 - 7	Virginia Pine	18.8	84	225.19	95.8	4233.57	1801.04
2026 - 8	Loblolly Pine	13.13	54	153.04	181.54	2009.42	2383.62
		<b>Total 431.69</b>		<b>Wtd Avg 349.82</b>	<b>Wtd Avg 74.64</b>	<b>Total 151,015.33</b>	<b>Total 32,220.58</b>



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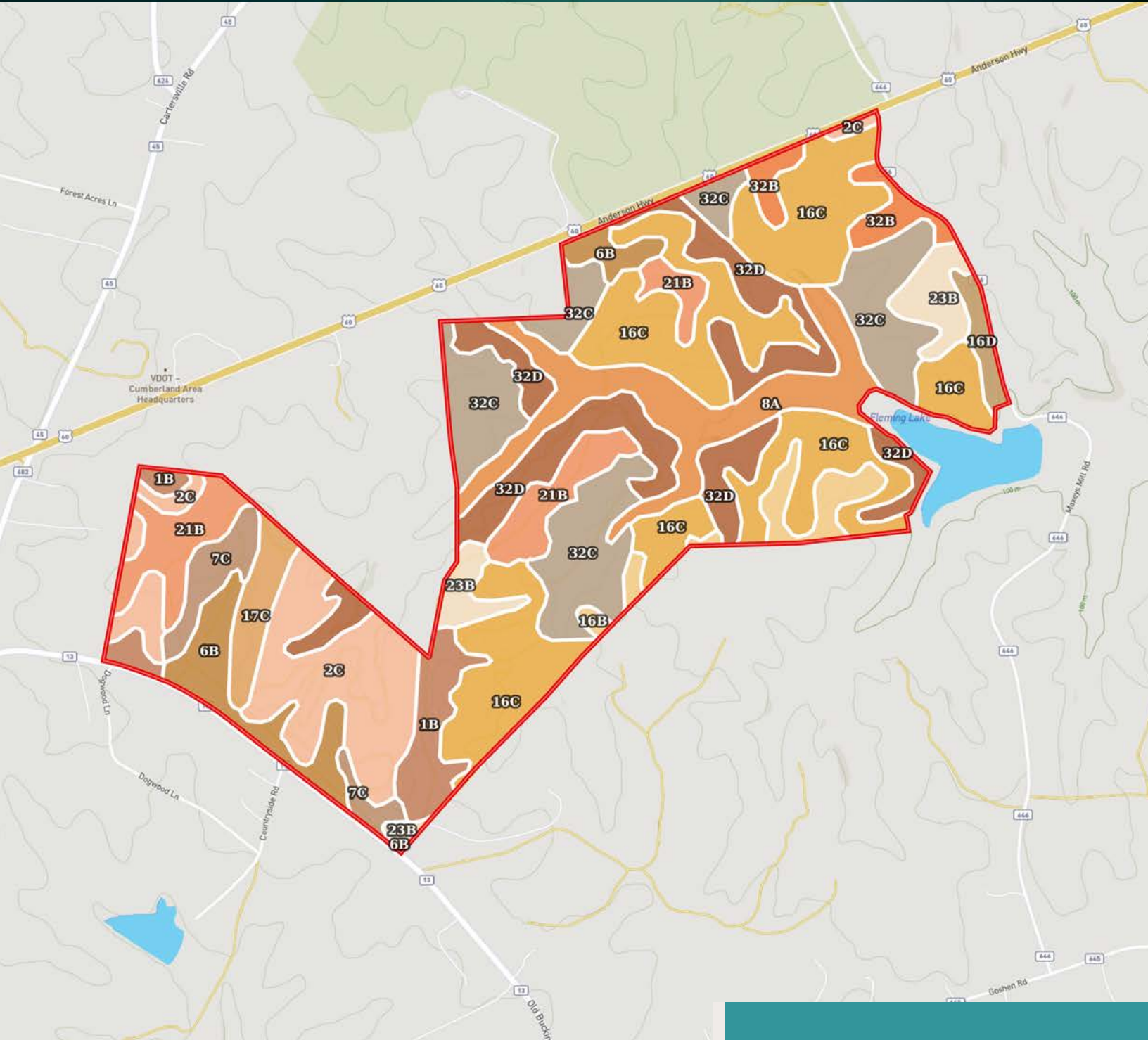
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 Boundary 447.68 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
16C	Enon-Helena complex, 7 to 15 percent slopes	114.36	25.55	0	61	3e
32C	Poindexter-Wedowee complex, 7 to 15 percent slopes	61.66	13.77	0	58	3e
32D	Poindexter-Wedowee complex, 15 to 25 percent slopes	54.23	12.11	0	49	4e
2C	Appling-Helena complex, 7 to 15 percent slopes	46.78	10.45	0	71	3e
8A	Chewacla and Monacan soils, 0 to 2 percent slopes, frequently flooded	37.37	8.35	0	63	6w
21B	Helena sandy loam, 2 to 7 percent slopes	29.55	6.6	0	69	2e
6B	Cecil sandy loam, 2 to 7 percent slopes	21.76	4.86	0	70	2e
1B	Appling fine sandy loam, 2 to 7 percent slopes	17.74	3.96	0	71	2e
23B	Mattaponi-Appling complex, 2 to 7 percent slopes	15.66	3.5	0	76	2e
7C	Cecil sandy clay loam, 7 to 15 percent slopes, severely eroded	12.05	2.69	0	61	4e
16B	Enon-Helena complex, 2 to 7 percent slopes	11.6	2.59	0	64	2e
17C	Enon-Helena complex, 7 to 15 percent slopes, very stony	9.98	2.23	0	57	6s
32B	Poindexter-Wedowee complex, 2 to 7 percent slopes	9.91	2.21	0	60	2e
16D	Enon-Helena complex, 15 to 25 percent slopes	5.03	1.12	0	52	4e
TOTALS		447.68(*)	100%	-	62.1	3.24

(\*) 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.



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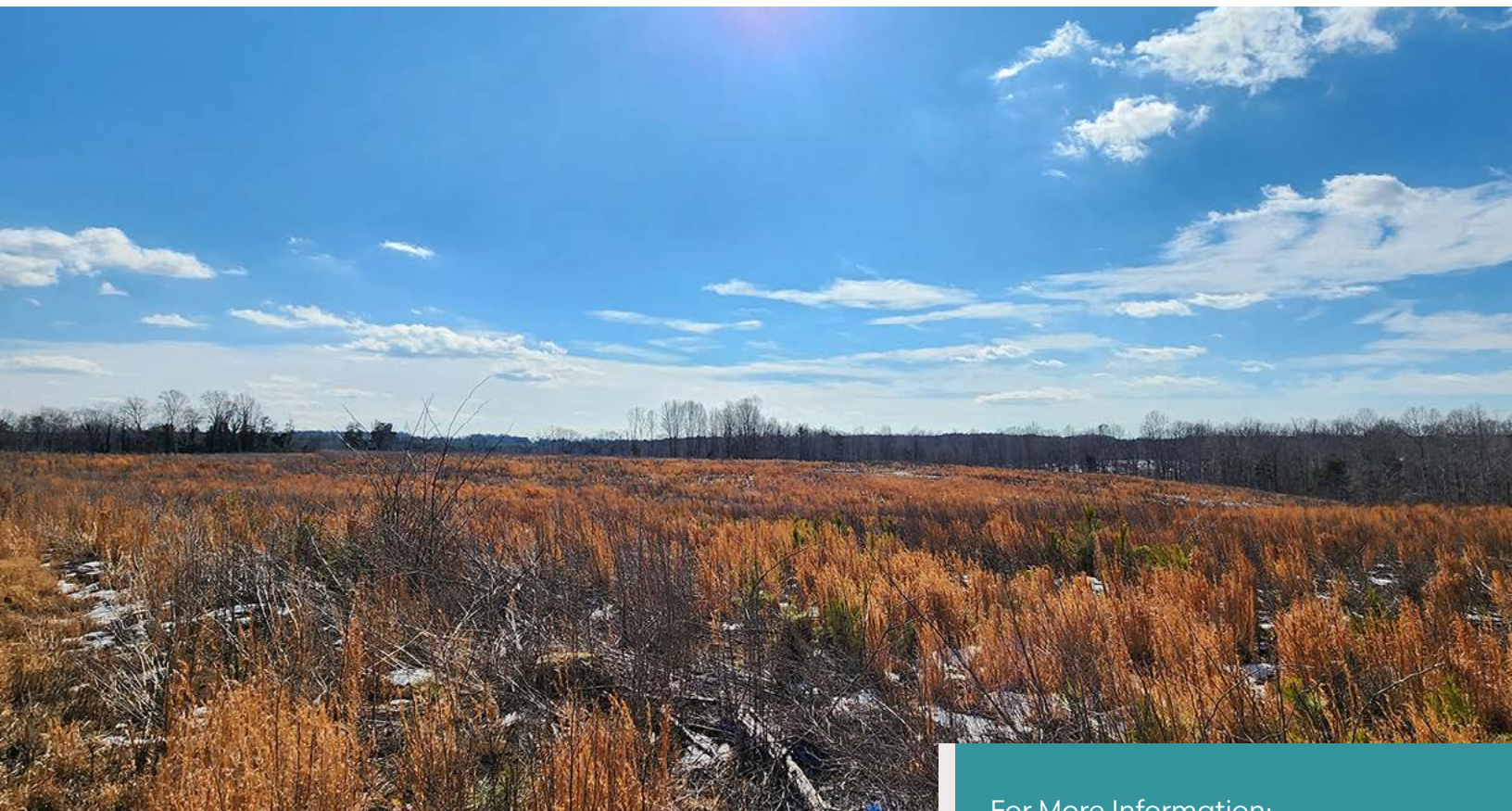
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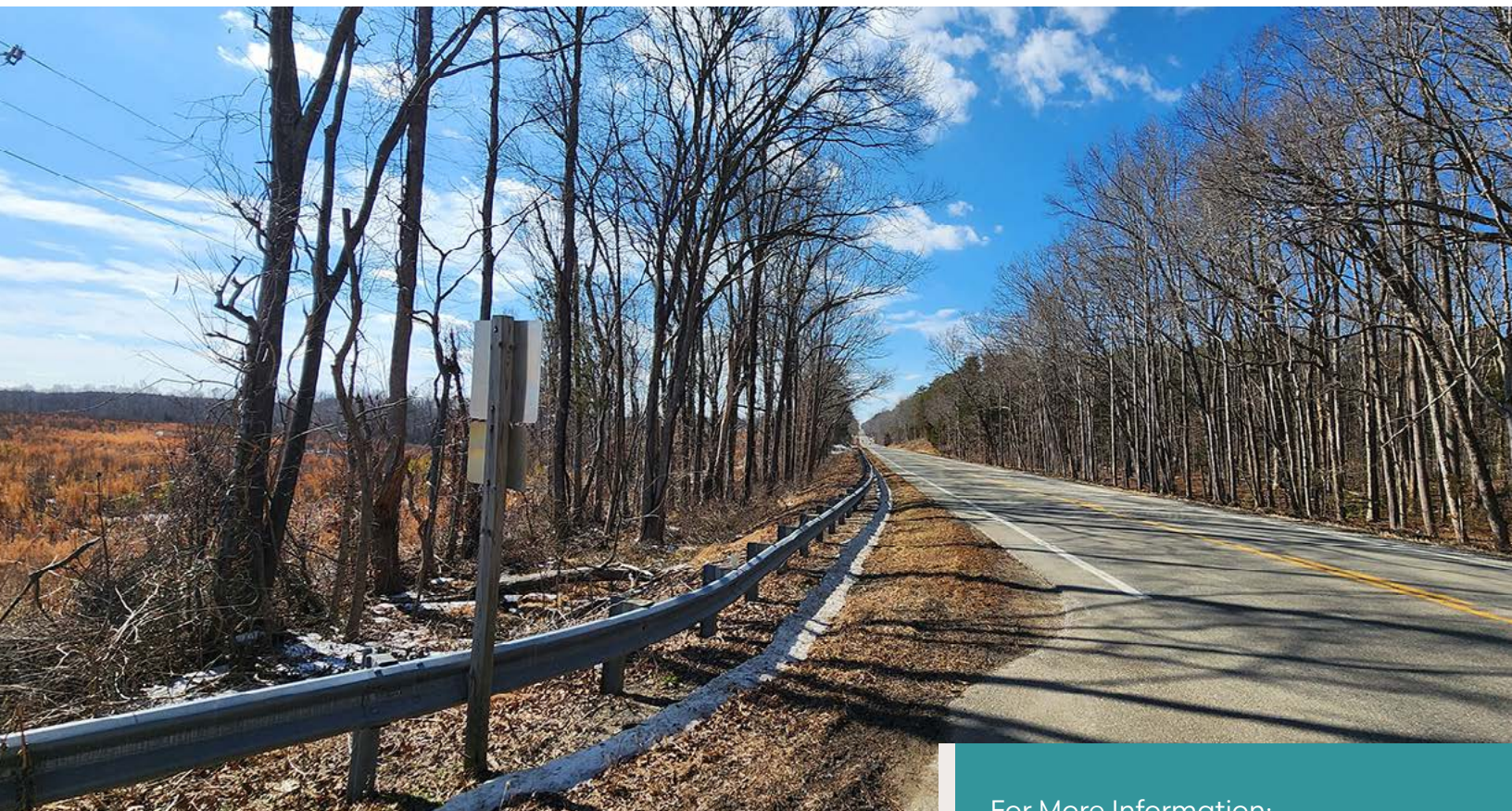
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