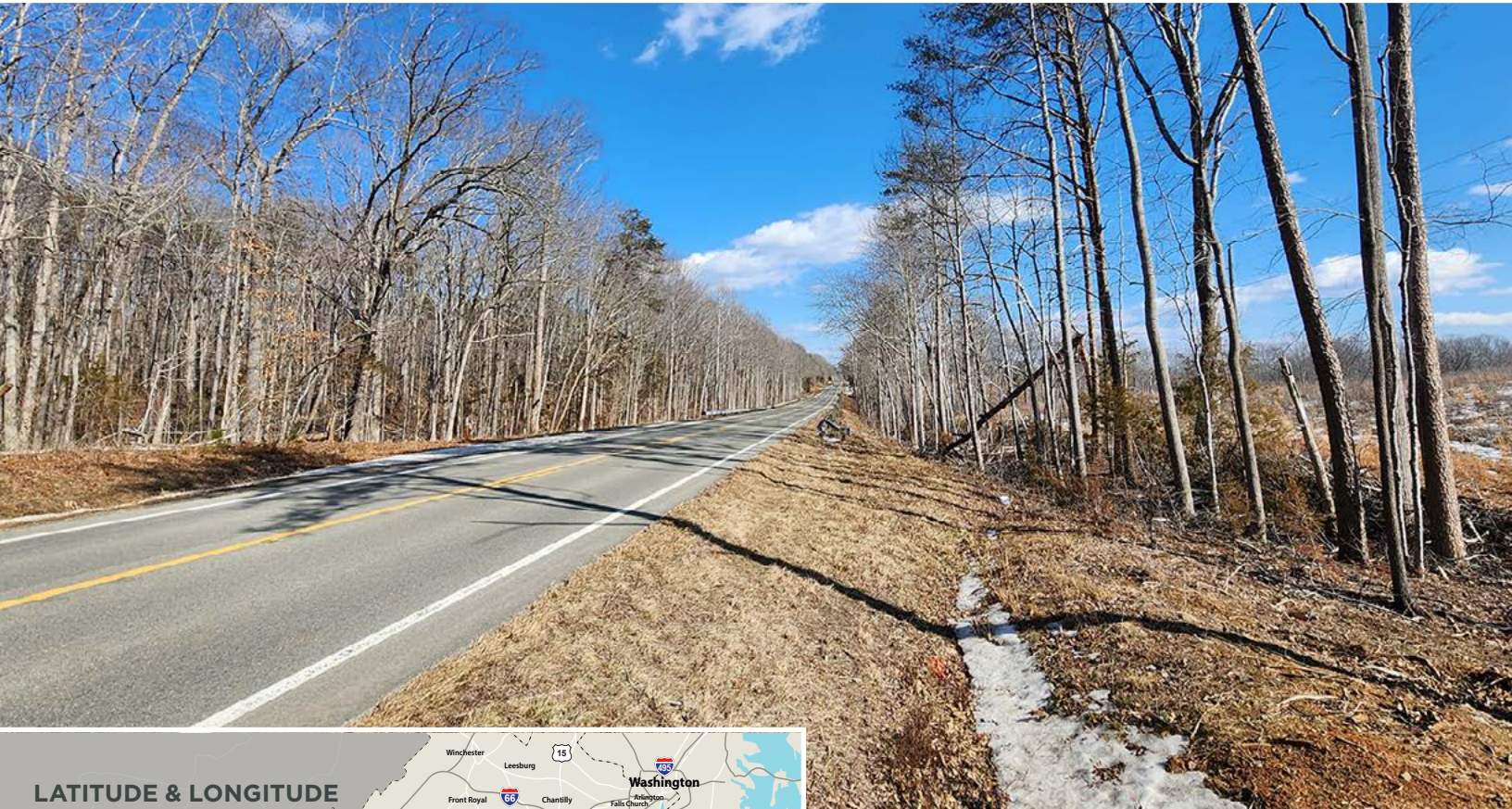


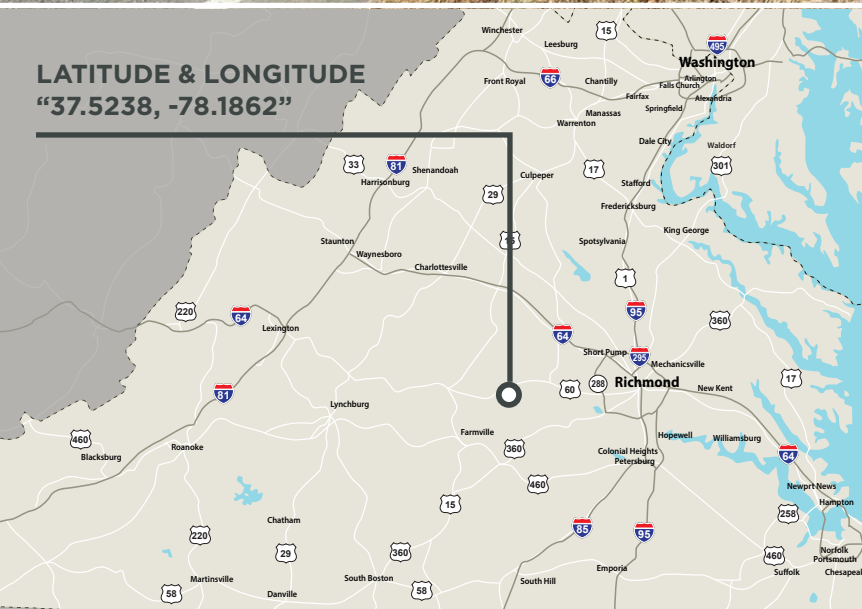


**ANDERSON HWY (US60) & MAXEYS MILL ROAD (CR646)
CUMBERLAND, VA 23040**

**FOR SALE | 446± ACRES
CUMBERLAND COUNTY
Price: \$1,900,000 (\$4,255/acre)**



**LATITUDE & LONGITUDE
"37.5238, -78.1862"**



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**



**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

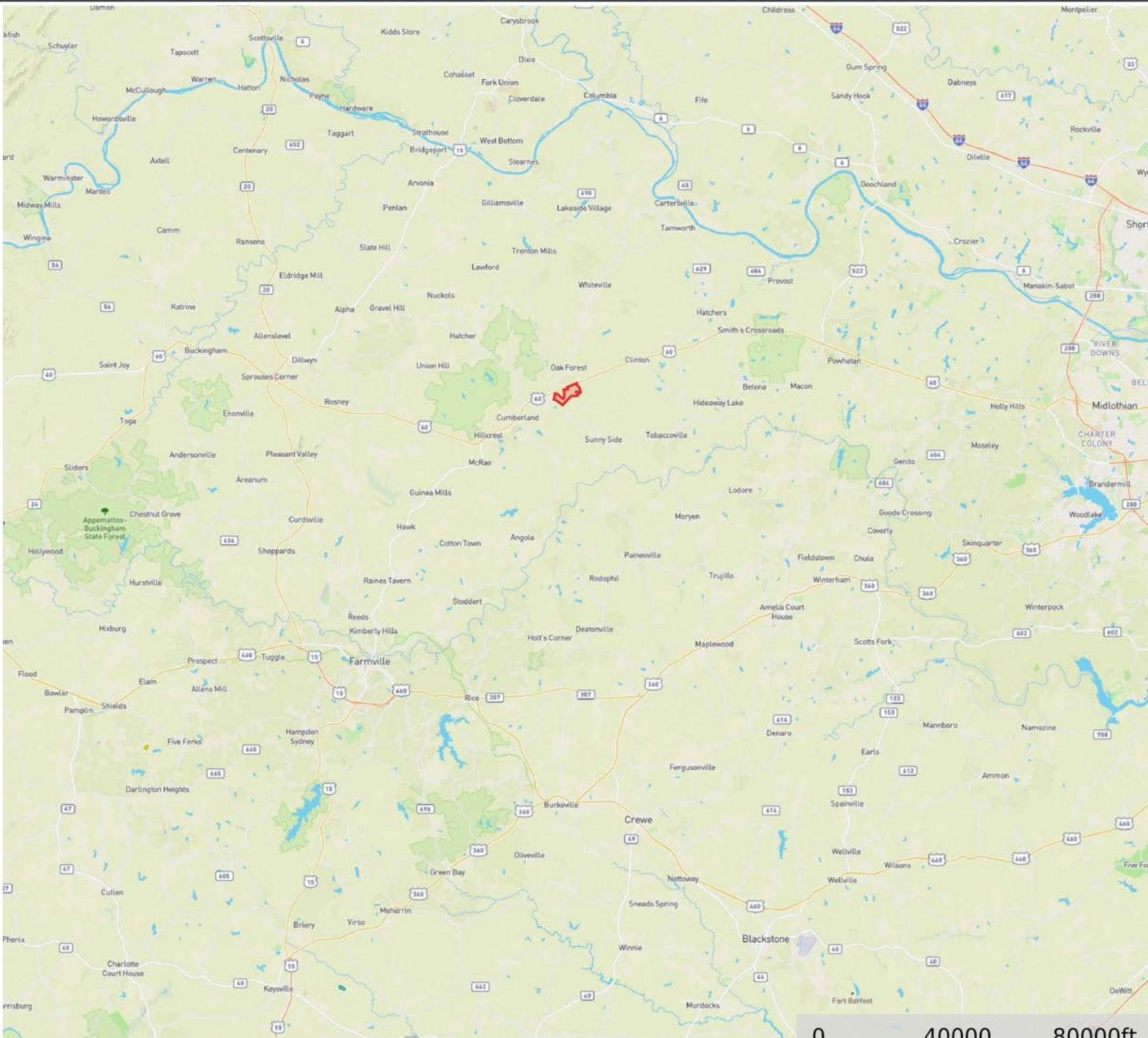
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hcampbell@commonwealthland.com



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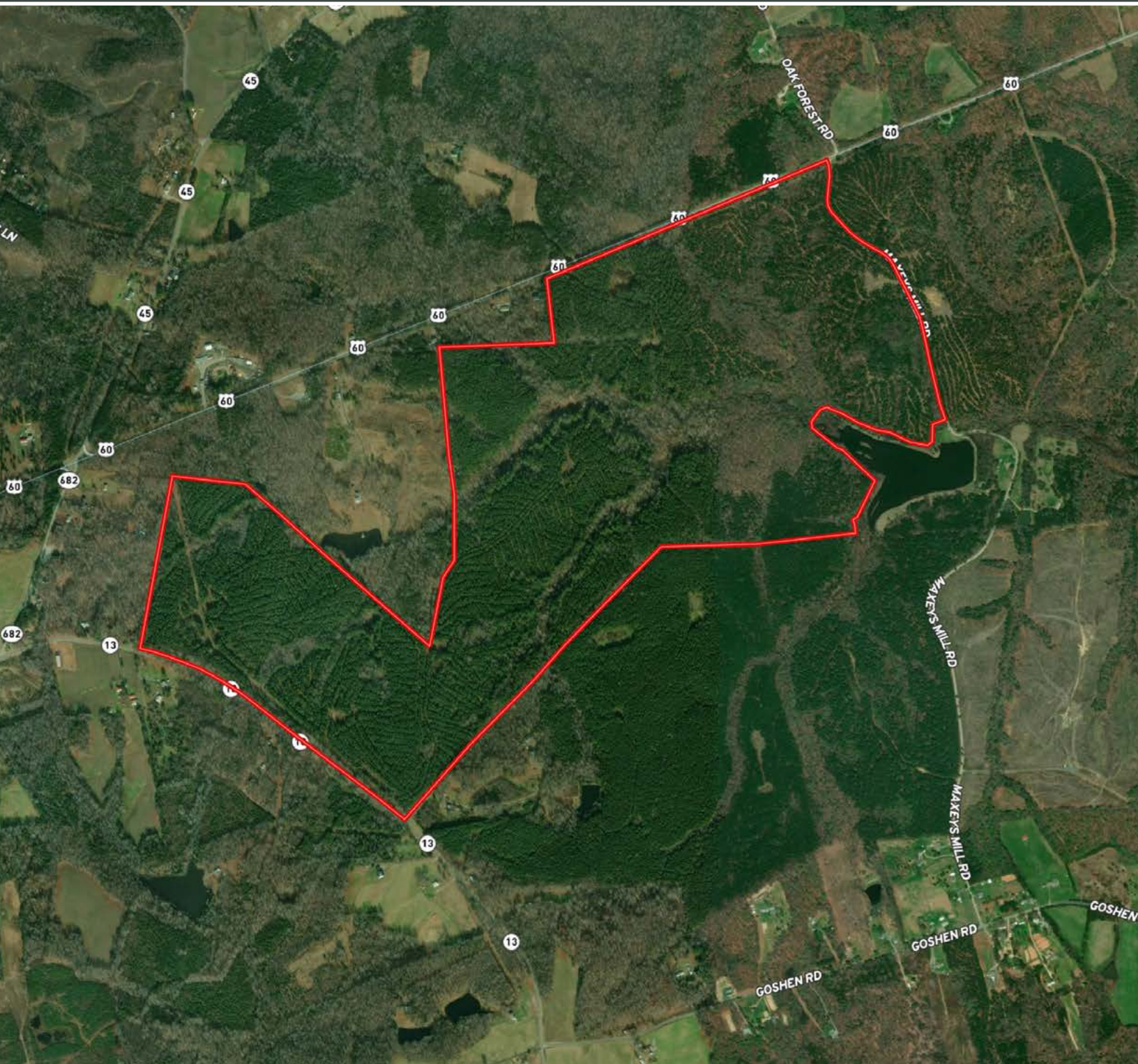
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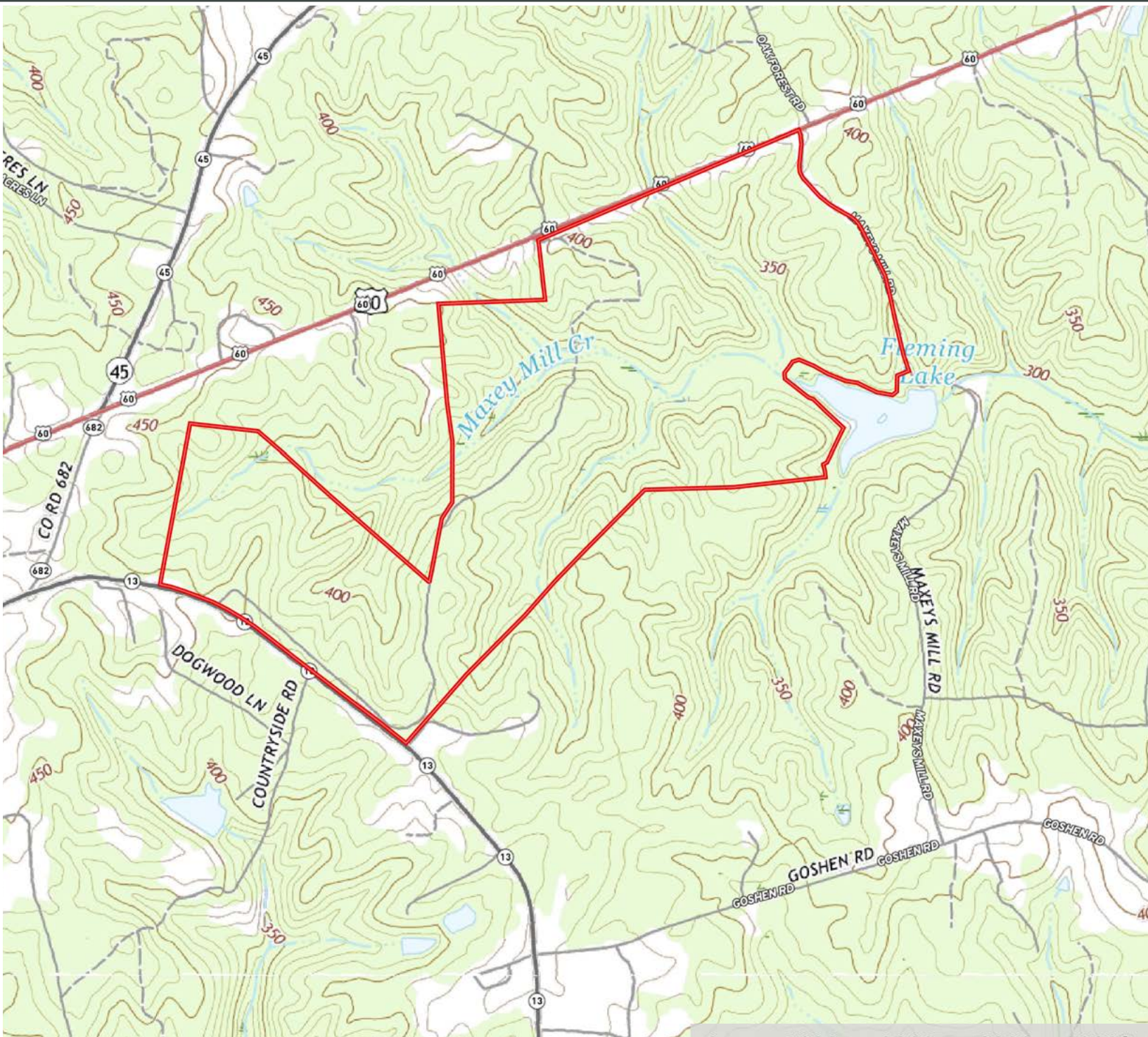
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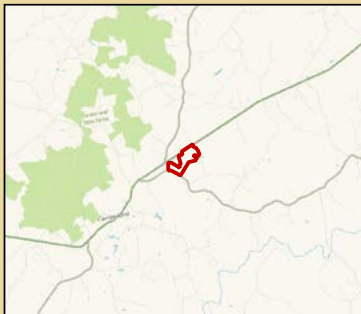
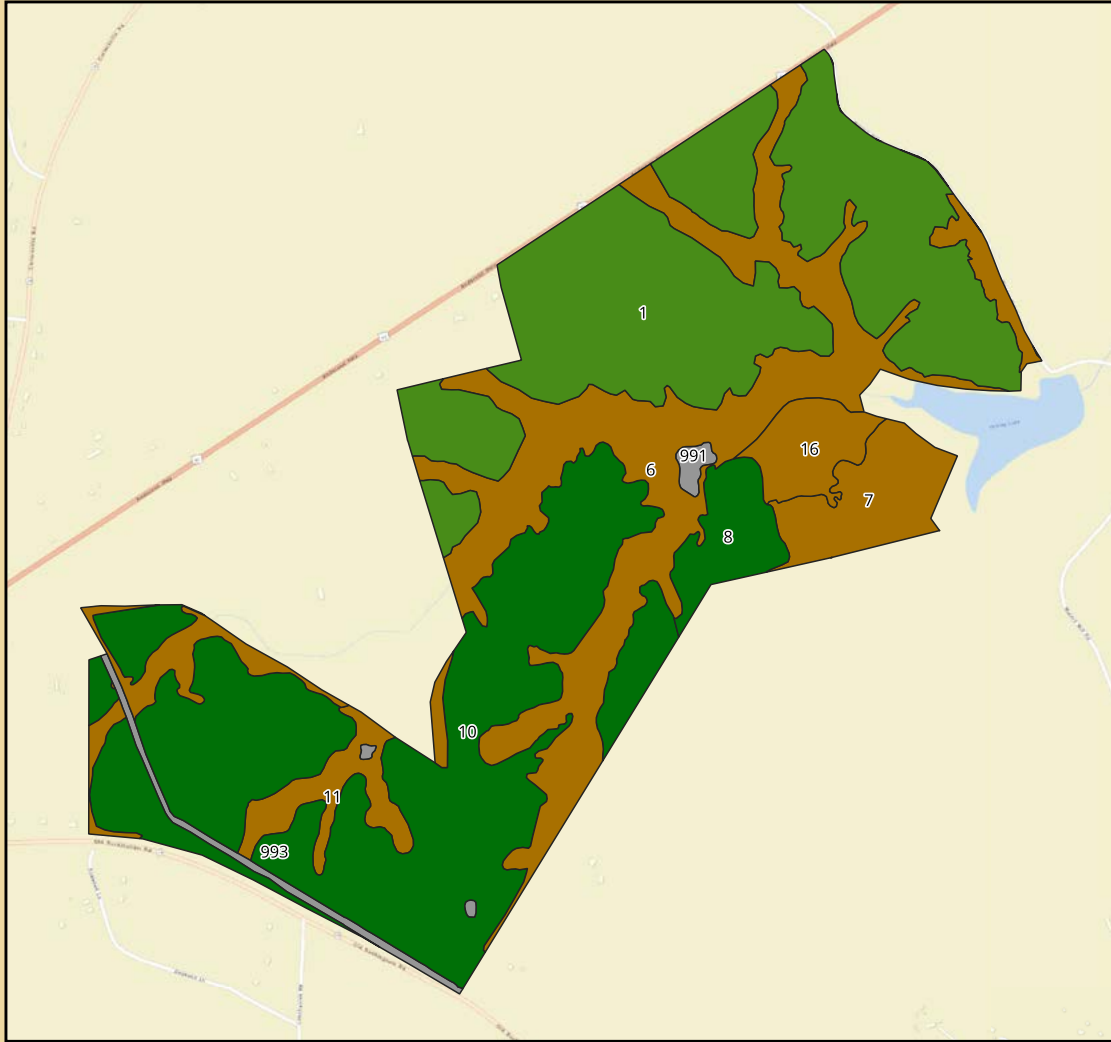
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CUMBERLAND, VA 23040
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0 660 1,320 Feet

0 10 20 Chains

**Tanager
2026NW
Cumberland, VA
+/- 447 ac
02/24/2026**



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, AGE/AGE 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 SALE. 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.

Map Legend

-  Merch Plantation
-  Pre-merch Plantation
-  Natural Pine/Hardwood
-  Open Productive
-  NonForest



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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
		Total 431.69		Wtd Avg 349.82	Wtd Avg 74.64	Total 151,015.33	Total 32,220.58



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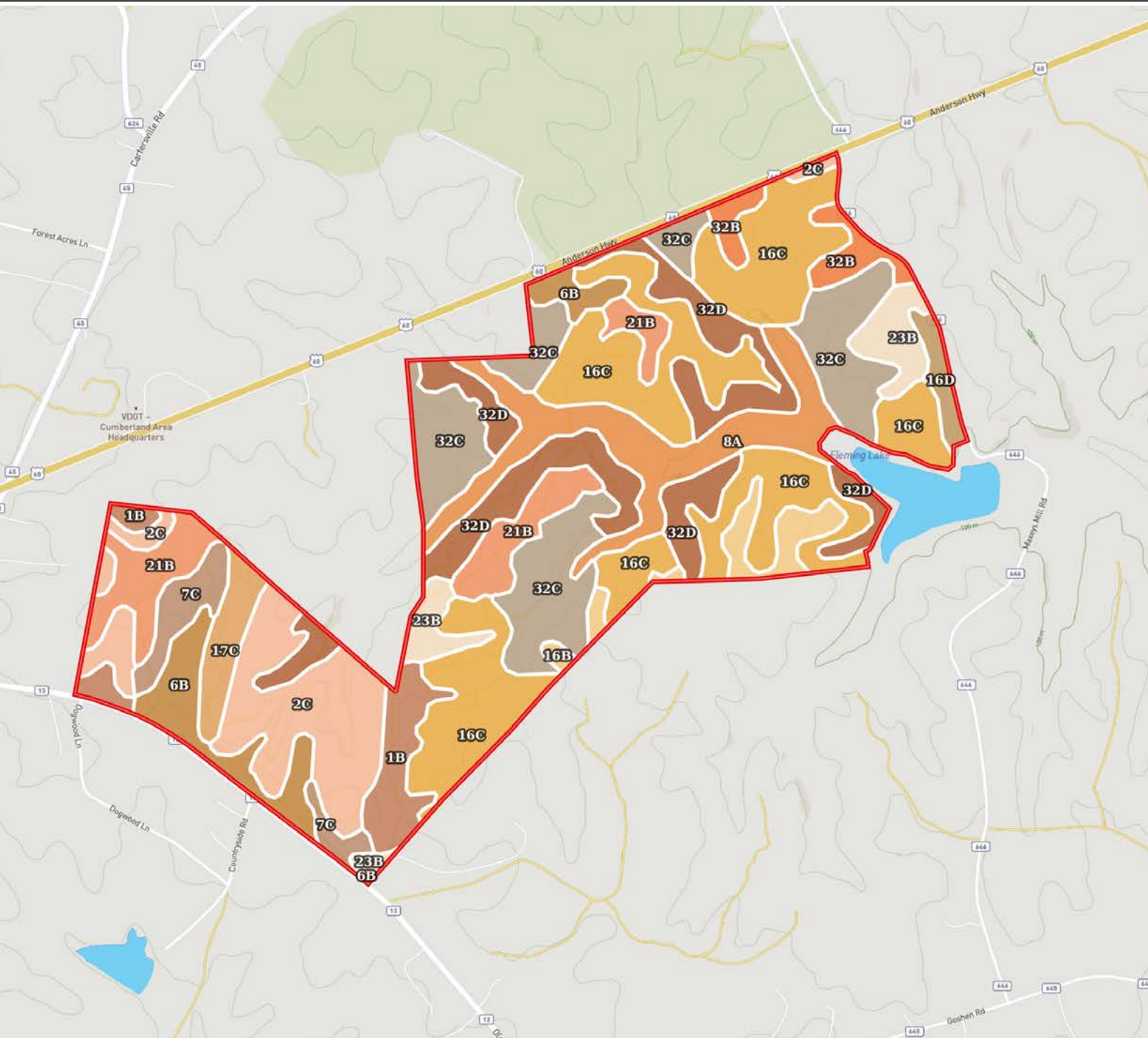


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|  Boundary 447.68 ac

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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