



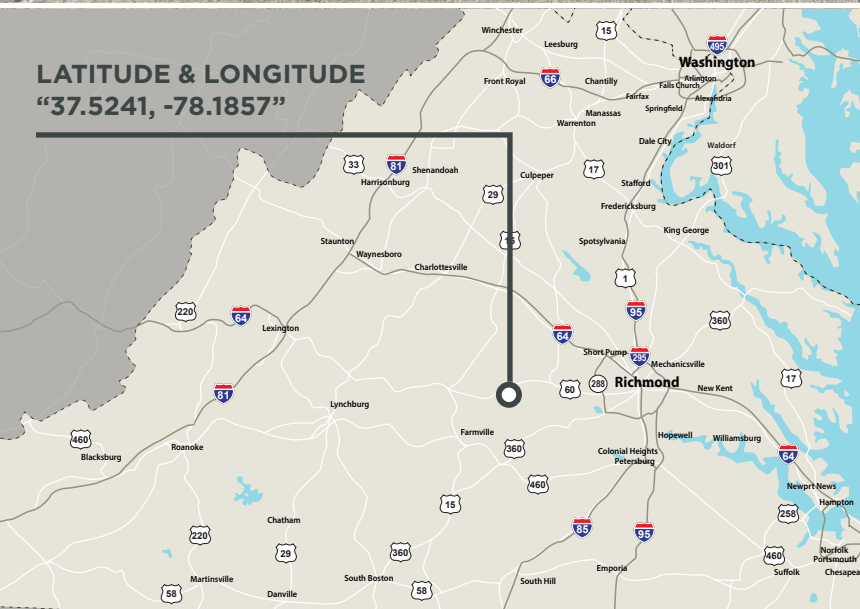
**ANDERSON HWY (US60) & MAXEYS MILL ROAD (CR646)  
CUMBERLAND, VA 23040**

**FOR SALE | 55± ACRES  
CUMBERLAND COUNTY**

**Price: \$251,595 (\$4,500/acre)**



**LATITUDE & LONGITUDE  
"37.5241, -78.1857"**



## Features

**EXCELLENT LAND** investment opportunity located just east of the Cumberland Courthouse with frontage along Anderson Hwy (US60) and Maxeys Mill Rd (CR646)

**ZONED R2** and comprised of 43.8+/- acs which will be replanted this year with the remaining 12+/- ac balance in mixed bottomland hardwoods

**THE PROPERTY** lays well and has Maxey Creek as its eastern boundary

**PRODUCTIVE** wildlife habitat as well

**CUMBERLAND COUNTY TAX PARCEL #51-A-7 (PART)**

**CONTACT BROKER FOR ADDITIONAL INFORMATION**



**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](http://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](mailto:hcampbell@commonwealthland.com)

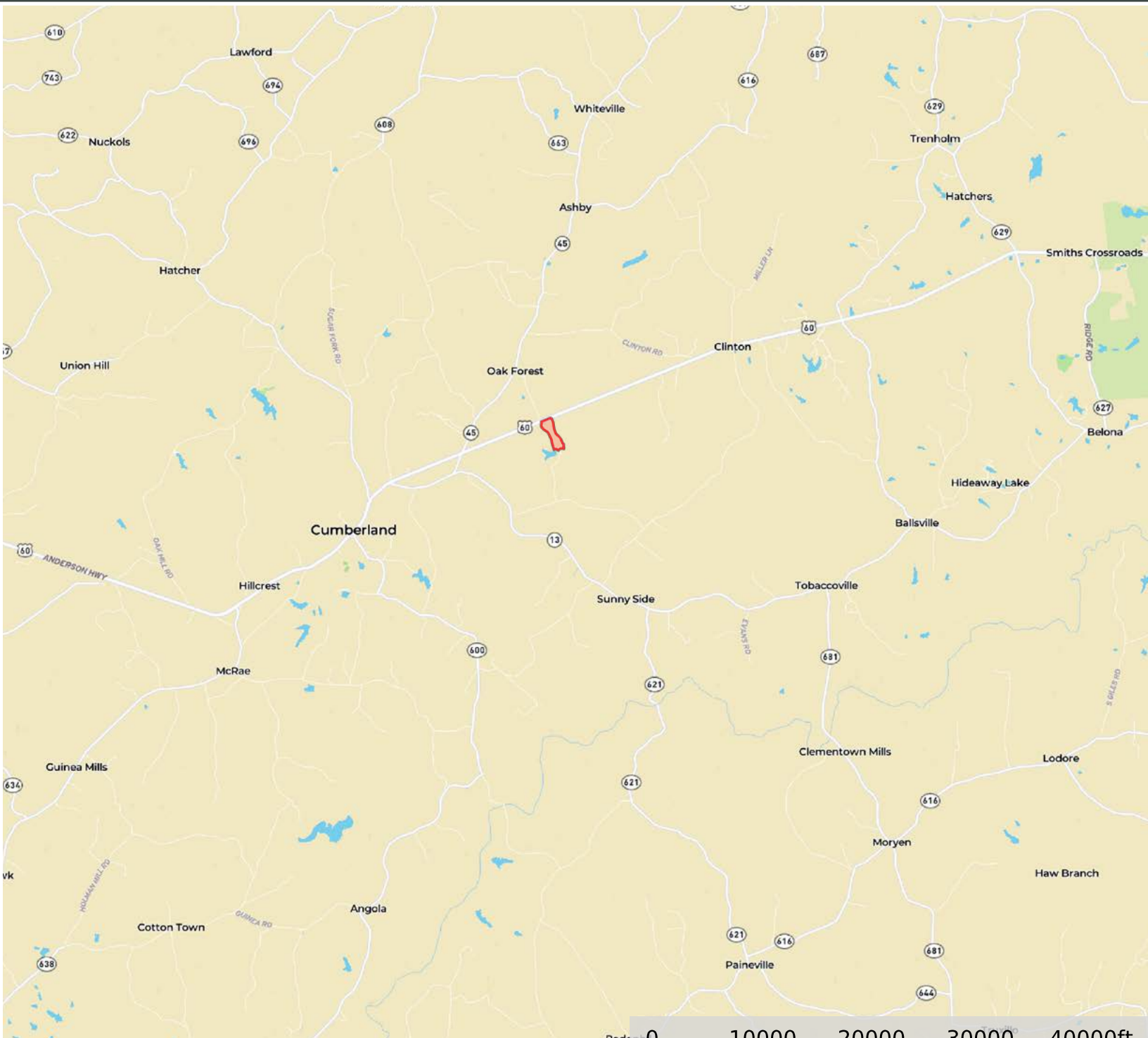


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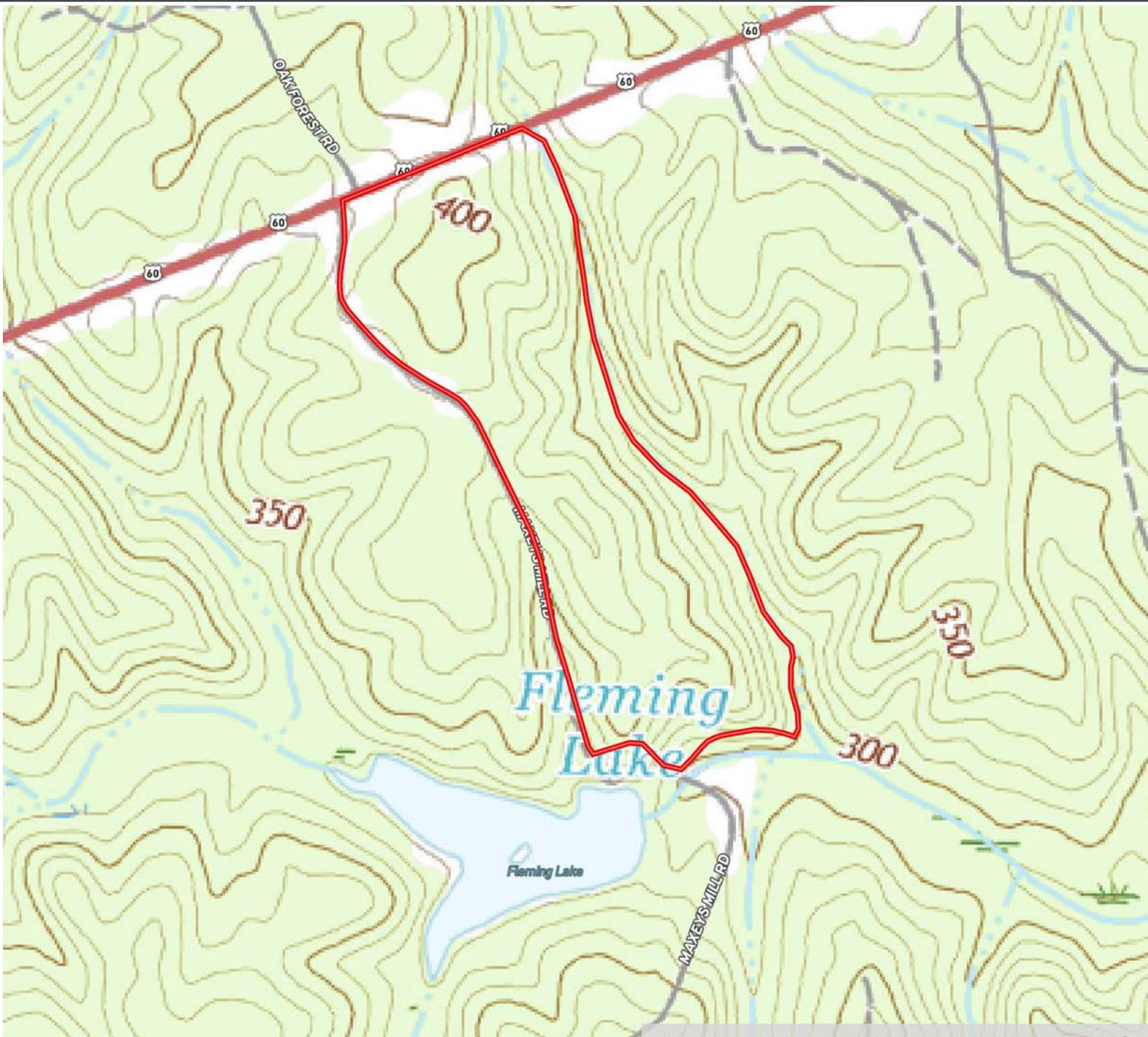
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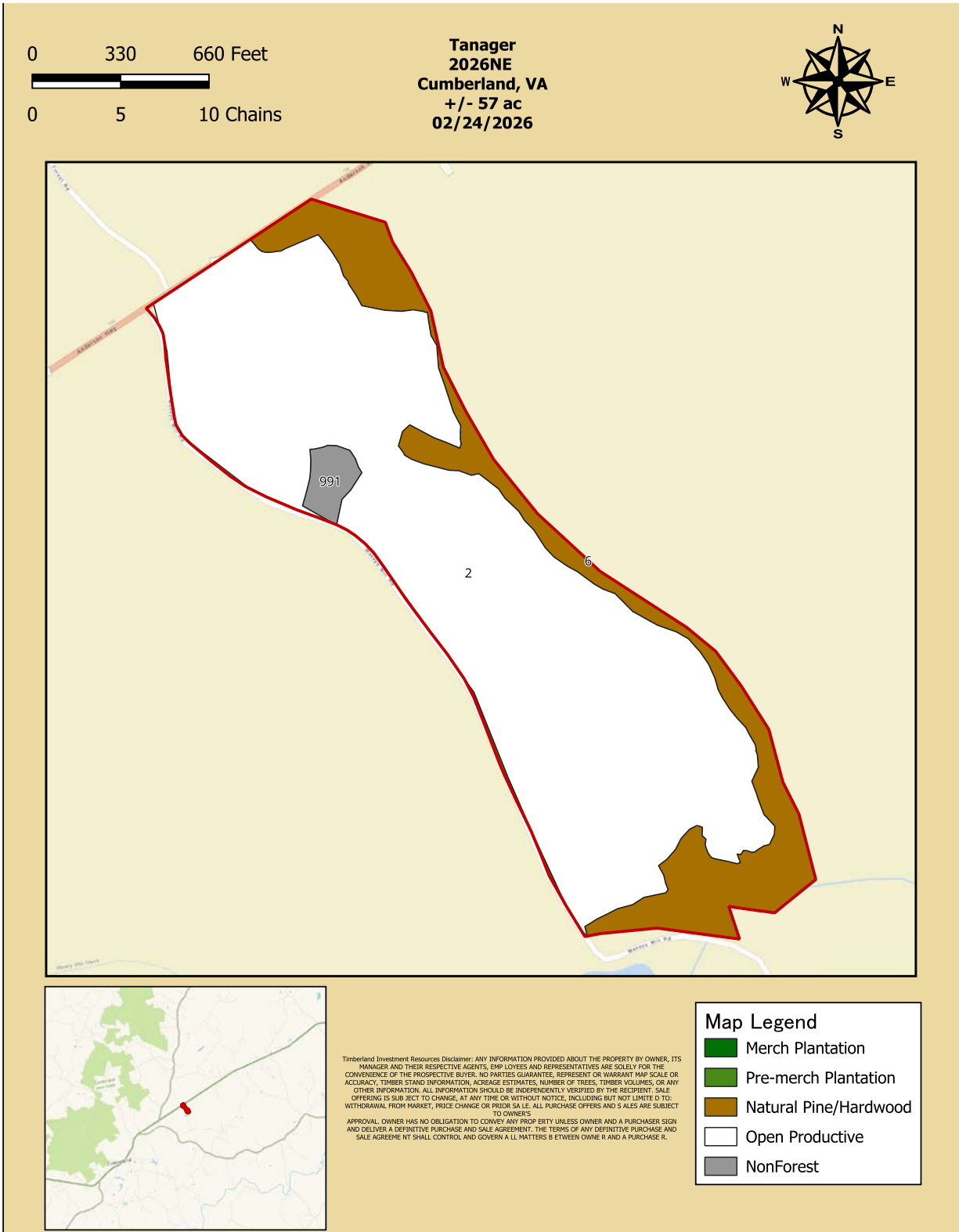
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Stand	Species	Productive Ac	Age	Trees/Ac	Tons/Ac	Total Trees	Total Tons
2026 - 1	Loblolly Pine	0.02	1	548	0	10.96	0
2026 - 2	Loblolly Pine	43.87	1	548	0	24040.76	0
2026 - 6	Soft Hardwood	10.35	116	295.62	79.89	3059.67	826.86
		<b>Total 54.24</b>		<b>Wtd Avg 499.84</b>	<b>Wtd Avg 15.24</b>	<b>Total 27,111.39</b>	<b>Total 826.86</b>



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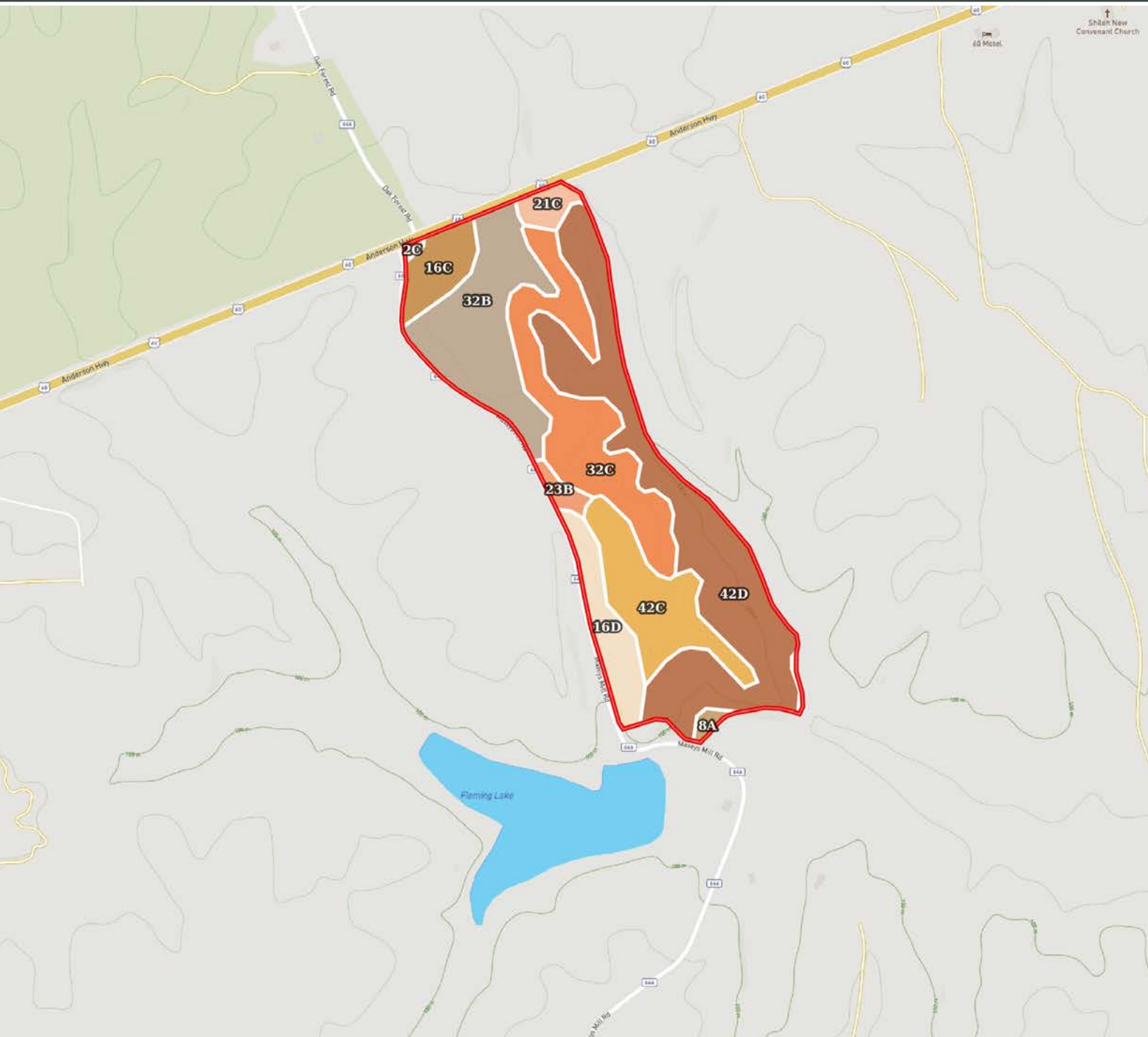


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**|  Boundary 58.27 ac**

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
42D	Wateree sandy loam, 15 to 25 percent slopes	20.04	34.4	0	40	4e
32C	Poindexter-Wedowee complex, 7 to 15 percent slopes	11.08	19.02	0	58	3e
32B	Poindexter-Wedowee complex, 2 to 7 percent slopes	10.35	17.77	0	60	2e
42C	Wateree sandy loam, 7 to 15 percent slopes	7.1	12.19	0	47	3e
16D	Enon-Helena complex, 15 to 25 percent slopes	3.96	6.8	0	52	4e
16C	Enon-Helena complex, 7 to 15 percent slopes	2.93	5.03	0	61	3e
21C	Helena sandy loam, 7 to 15 percent slopes	1.28	2.2	0	67	3e
23B	Mattaponi-Applying complex, 2 to 7 percent slopes	0.81	1.39	0	76	2e
8A	Chewacla and Monacan soils, 0 to 2 percent slopes, frequently flooded	0.56	0.96	0	63	6w
2C	Applying-Helena complex, 7 to 15 percent slopes	0.16	0.27	0	71	3e
TOTALS		58.27(*)	100%	-	51.11	3.25

(\*) 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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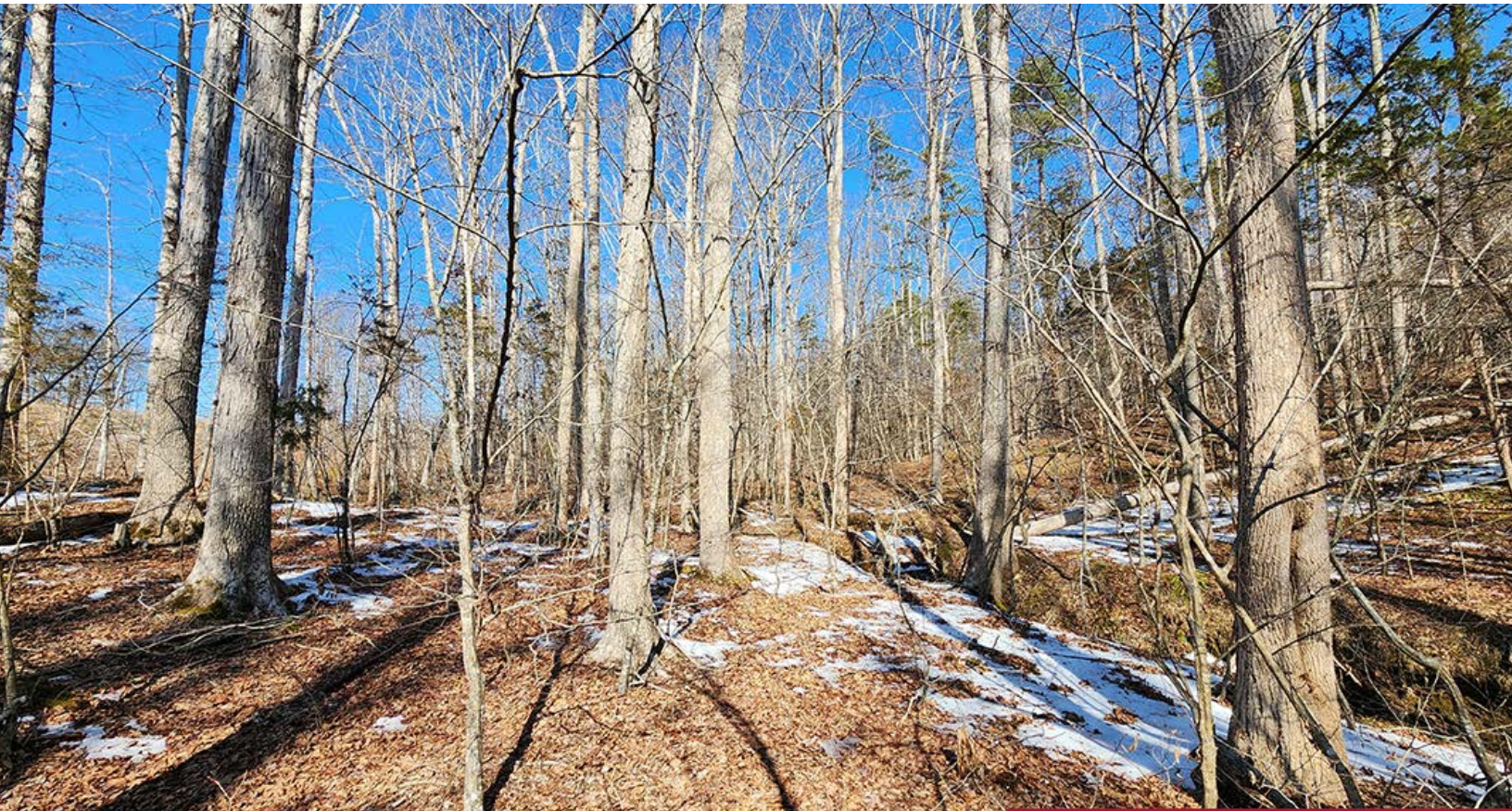


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