

For Sale | 55 Acres



Anderson Hwy (US60) & Maxeys Mill Road (CR646) | Cumberland, VA 23040
PRICE: \$251,595 (\$4,500/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)
- Zoned R2 and comprised of 43.8± AC 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

LATITUDE & LONGITUDE 37.5241, -78.1857"

For More Information:

Hank Campbell

Senior Vice President

o: 804-433-1818

hcampbell@commonwealthland.com

4198 Cox Road, Suite 200
Glen Allen, VA 23060

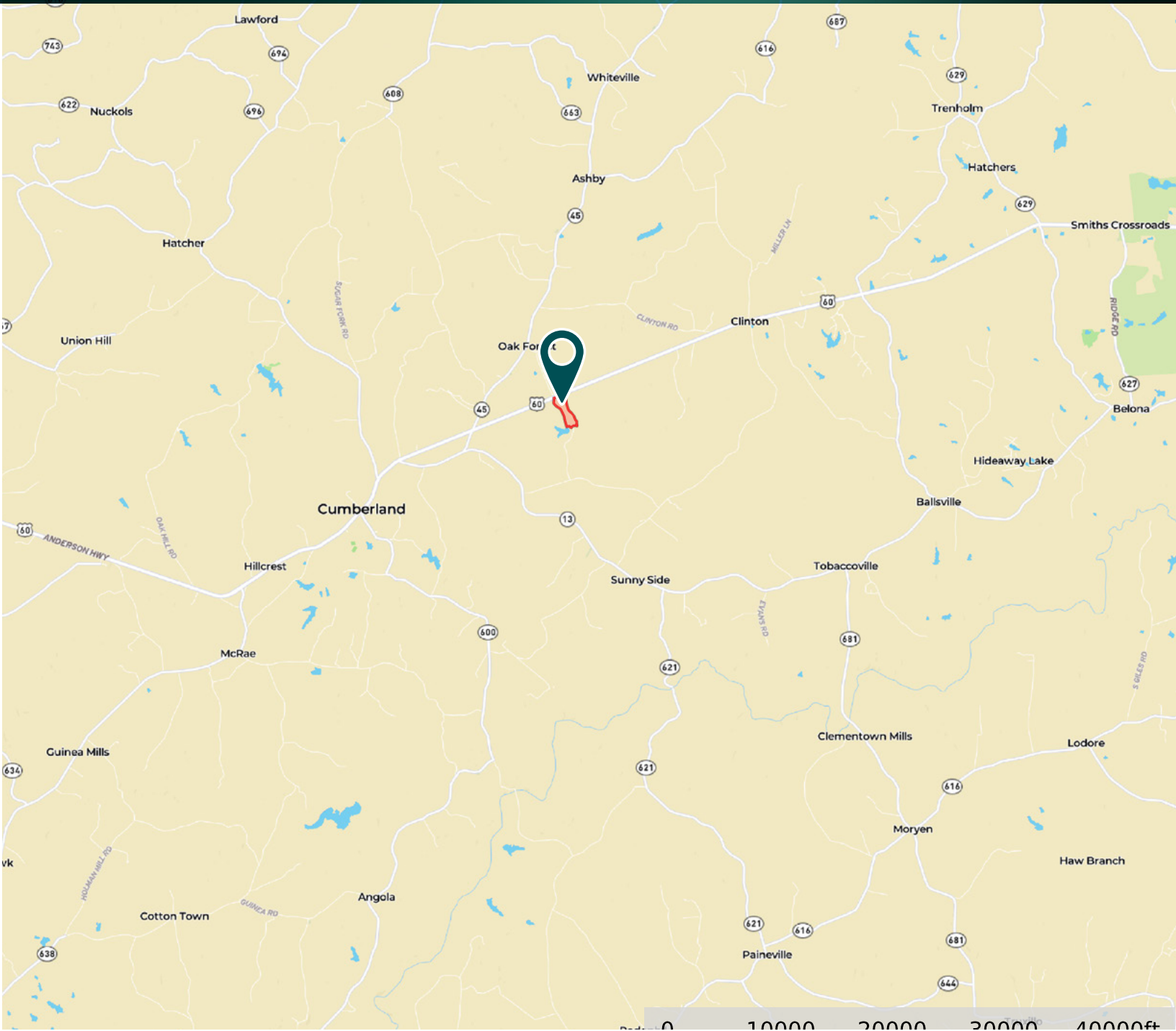
o: 804-346-4966

commonwealthcommercial.com

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

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For Sale | 410 Acres

Elevon Road, Milford, VA 22514
Anderson Hwy (600) & Maxey's Mill Road (CR646) | Cumberland, VA 23040

PRICE: \$1,250,000 (\$388/AC) - CAROLINE COUNTY



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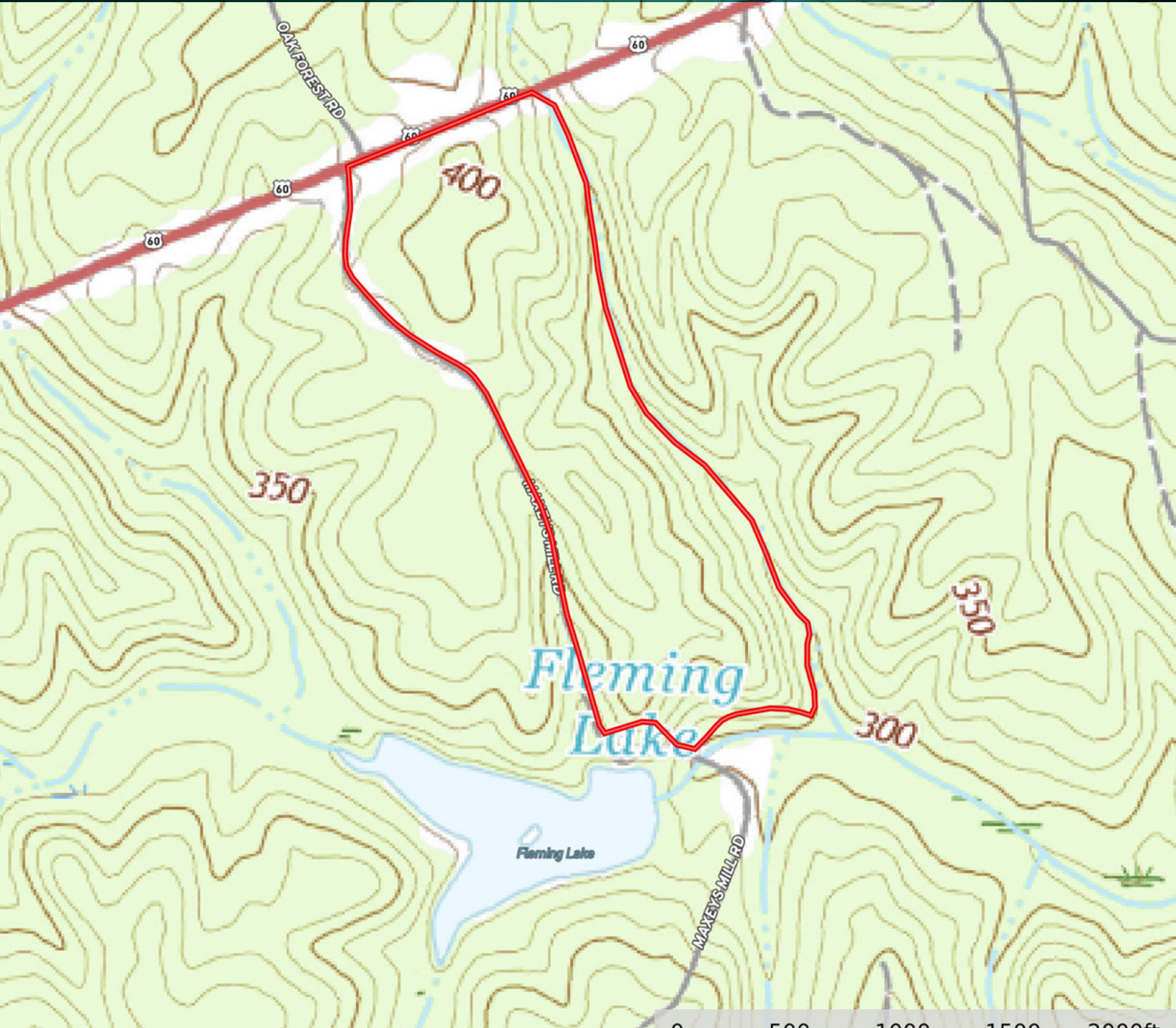
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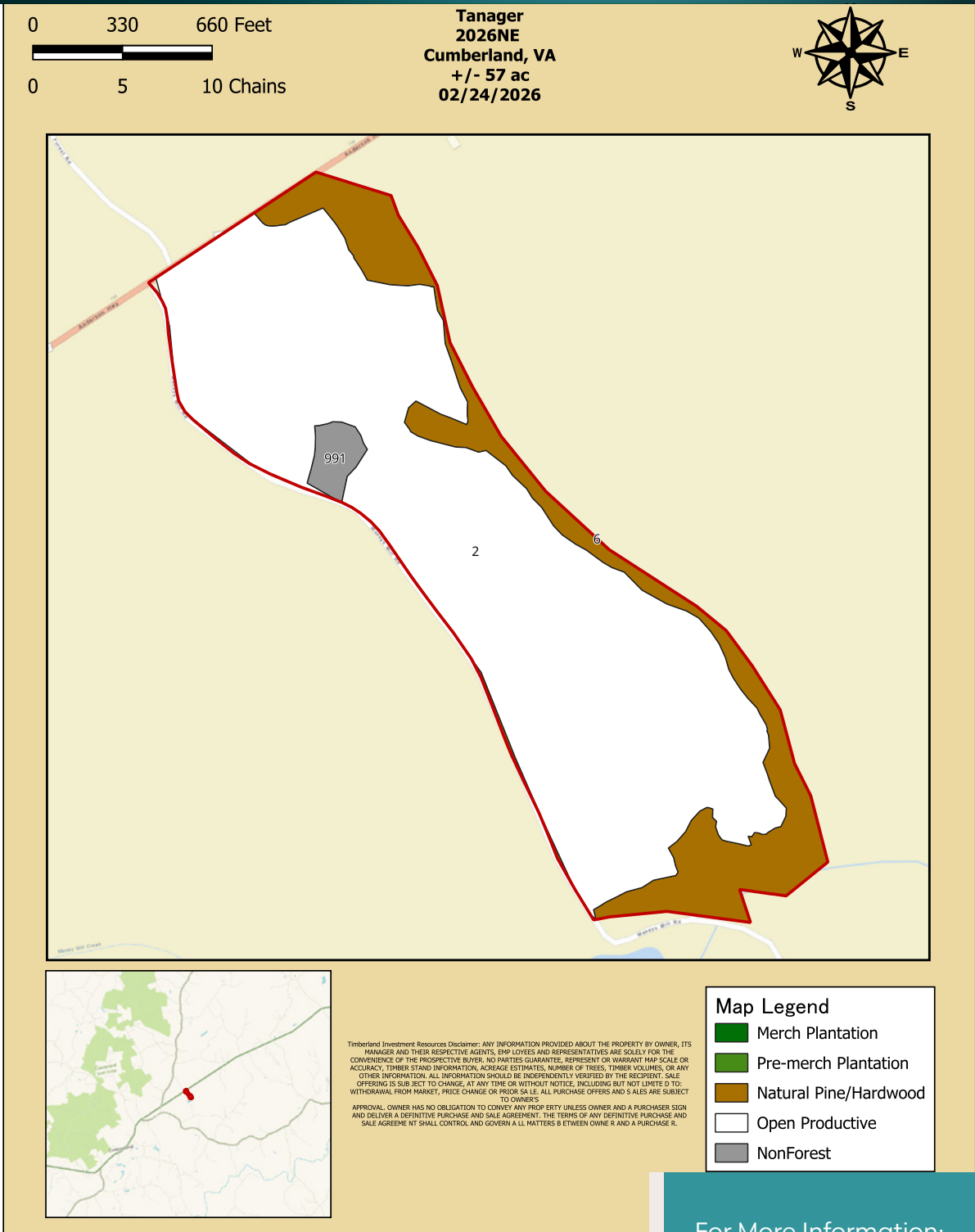
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Stand	Species	Productive Ac	Age	Trees/Ac	Tons/Ac	Total Trees	Total Tons
2026 - 1	Loblolly Pine	0.02	1	548	0	10.96	0
2026 - 2	Loblolly Pine	43.87	1	548	0	24040.76	0
2026 - 6	Soft Hardwood	10.35	116	295.62	79.89	3059.67	826.86
		Total 54.24		Wtd Avg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



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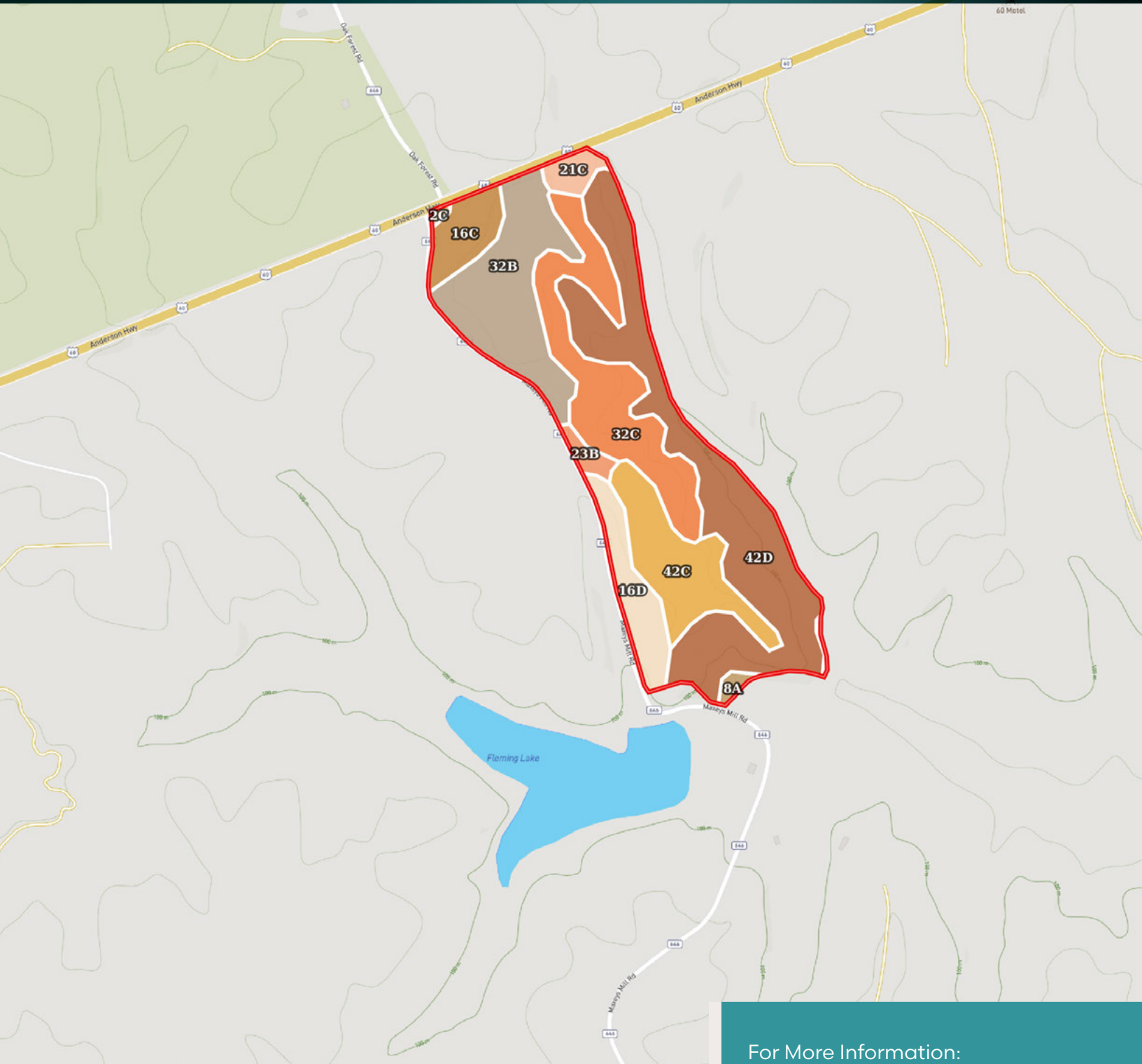
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|  Boundary 58.27 ac

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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