

For Sale | 358.75 Acres

Aspenwall Road (VSR619), Phenix, VA 23959

PRICE: \$1,235,000 (\$3,442/AC) ▪ CHARLOTTE COUNTY



Features

- Excellent timberland/recreational investment opportunity fronting Aspenwall RD (CR619) to the south and Deaner Rd (CR748) to the north near Phenix, VA
- Property lays well and offers 176+/-acs of merchantable planted pines ('99 - '05), 141.5+/-acs of premerch planted pines ('15) with the remaining balance in mixed mature hardwoods
- Solid internal road system from north and south provides access to majority of the property
- Comprised of six (6) tax parcels providing further division opportunity as well as conservation easement potential
- Ideal habitat for wildlife supporting healthy populations of deer and turkeys
- Tax Map Parcels #34-A-42, 43, 45A & #46-A-96B, 96C & 96D

LATITUDE & LONGITUDE 37.0313, -78.8093"

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

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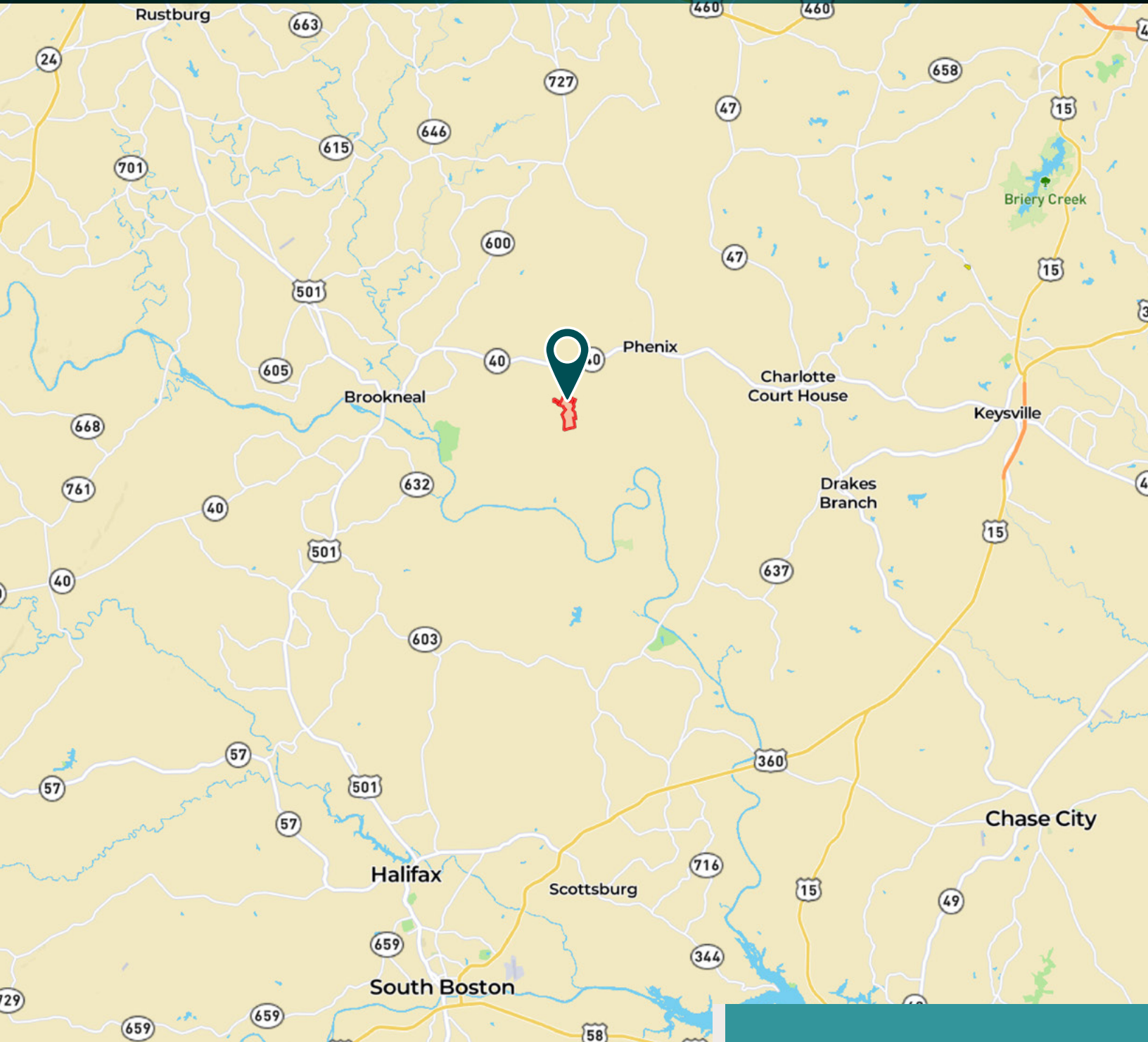
Commonwealth represents the Owner of this property.
Information contained herein, is deemed reliable but not guaranteed.

Lynchburg

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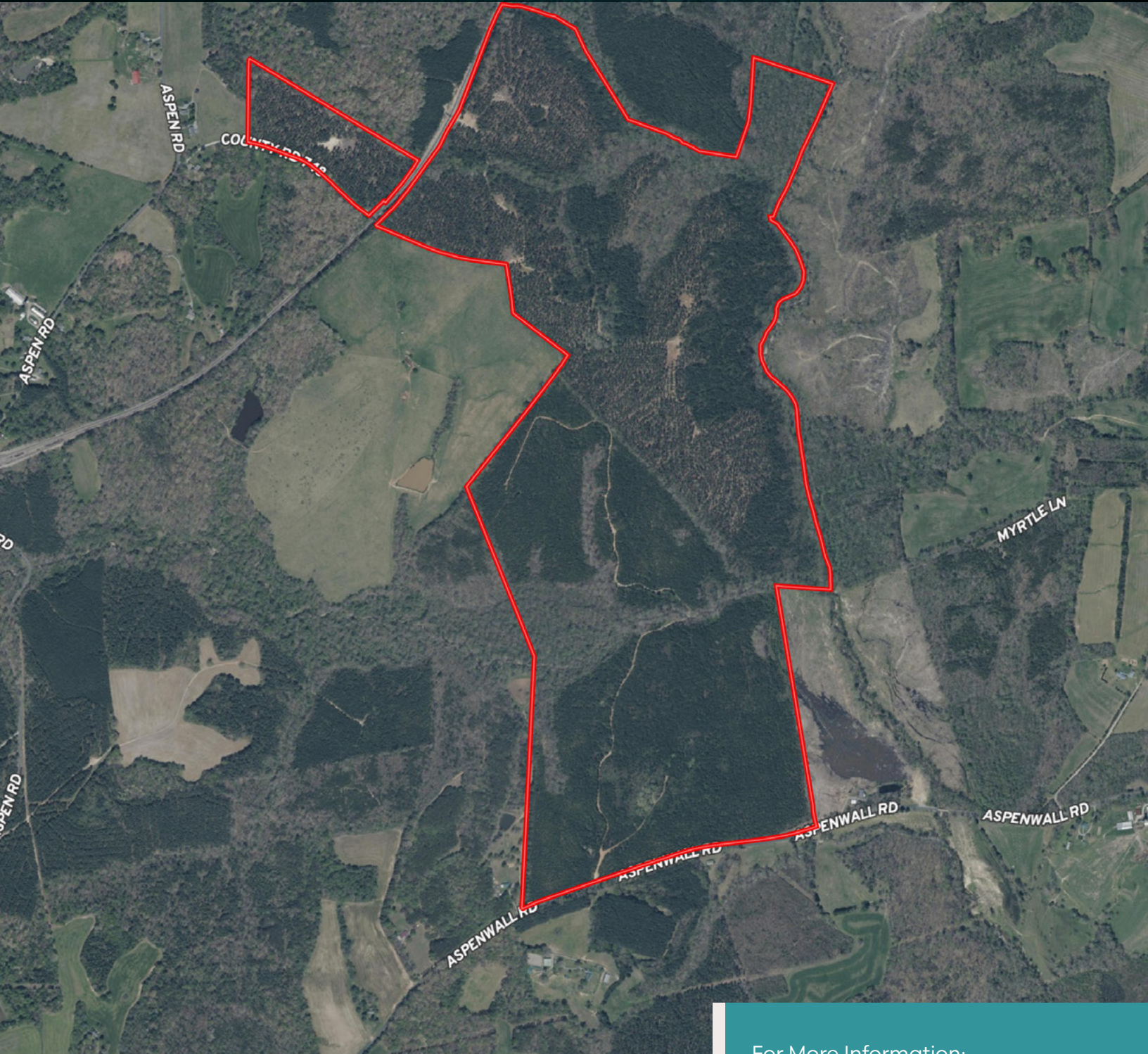
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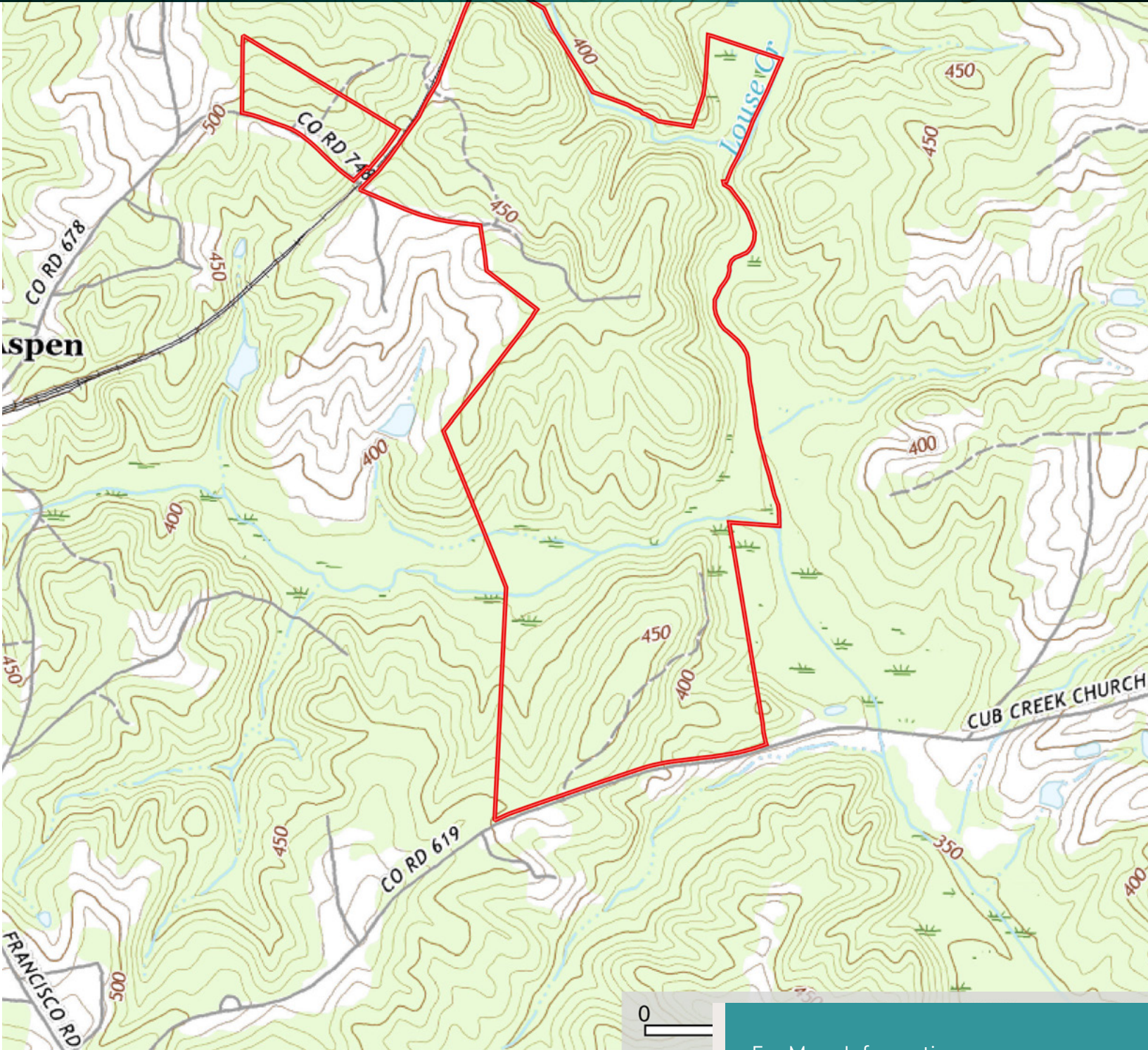
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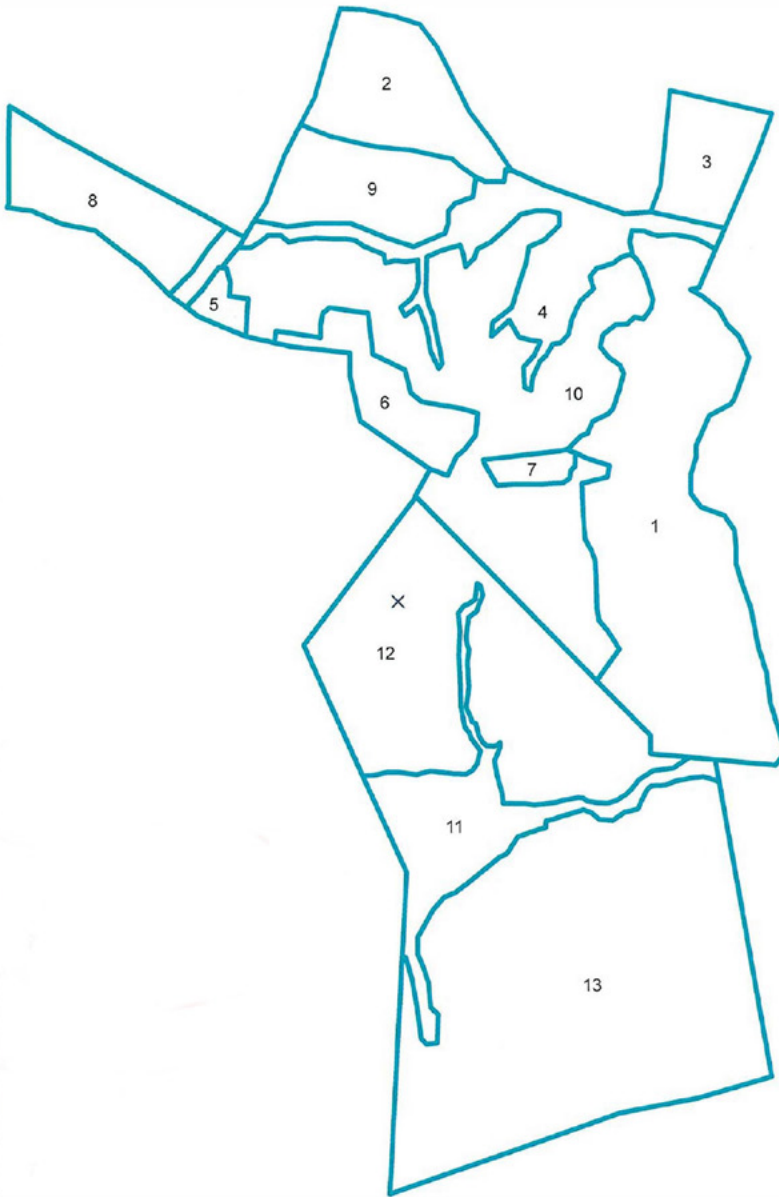
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STAND	ACRES	ESTABLISHY
1	56.63	2005
2	16.74	2005
3	9.44	1925
4	19.57	1925
5	1.9	2001
6	9.32	2001
7	2.16	2001
8	14.37	1999
9	14.31	1999
10	60.75	1999
11	19.23	1950
12	51.07	2015
13	90.43	2015

1 inch = 1,000 feet



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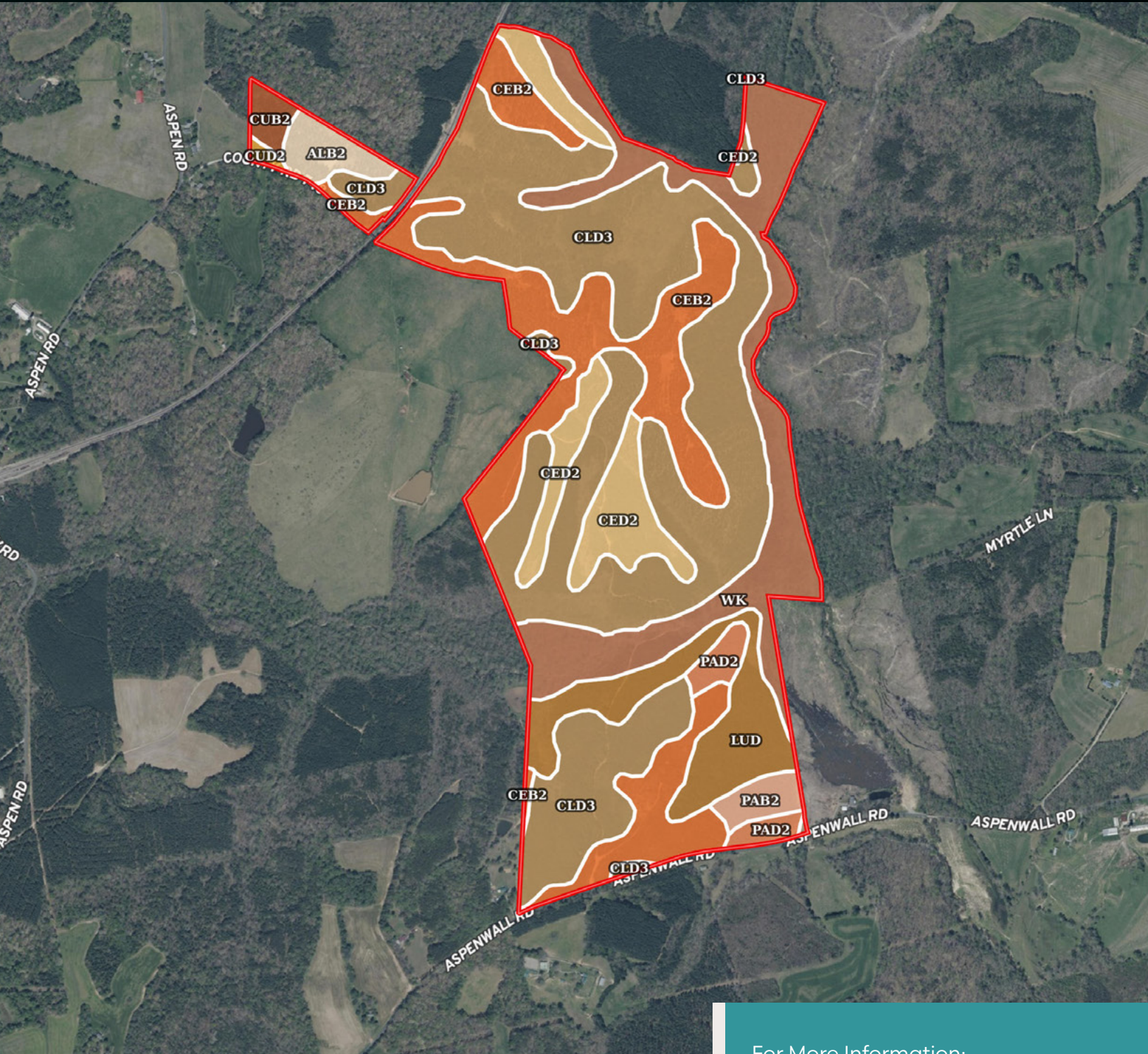
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📍 All Polygons 371.37 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CID3	Cecil clay loam, 6 to 15 percent slopes, severely eroded	162.79	43.84	0	61	4e
CeB2	Cecil fine sandy loam, 2 to 6 percent slopes, eroded	70.13	18.88	0	68	2e
Wk	Wehadkee-Chewacla complex	59.63	16.06	0	58	6w
LuD	Louisburg sandy loam, 10 to 15 percent slopes	28.19	7.59	0	28	6e
CeD2	Cecil fine sandy loam, 6 to 15 percent slopes, eroded	27.12	7.3	0	65	4e
AIB2	Appling fine sandy loam, 2 to 6 percent slopes, eroded	7.29	1.96	0	69	2e
PaD2	Pacolet fine sandy loam, 6 to 15 percent slopes, eroded	6.42	1.73	0	58	4e
PaB2	Pacolet fine sandy loam, 2 to 6 percent slopes, eroded	5.06	1.36	0	61	2e
CuB2	Cullen loam, 2 to 6 percent slopes, eroded	3.61	0.97	0	66	2e
CuD2	Cullen loam, 6 to 15 percent slopes, eroded	0.96	0.26	0	63	3e
LuC	Louisburg sandy loam, 4 to 10 percent slopes	0.17	0.05	0	29	4e
TOTALS		371.37(*)	100%	-	59.77	4.01

(*) 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 17.16 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
AIB2	Appling fine sandy loam, 2 to 6 percent slopes, eroded	7.29	42.48	0	69	2e
CuB2	Cullen loam, 2 to 6 percent slopes, eroded	3.61	21.04	0	66	2e
CID3	Cecil clay loam, 6 to 15 percent slopes, severely eroded	3.6	20.98	0	61	4e
CeB2	Cecil fine sandy loam, 2 to 6 percent slopes, eroded	1.7	9.91	0	68	2e
CuD2	Cullen loam, 6 to 15 percent slopes, eroded	0.96	5.59	0	63	3e
TOTALS		17.16(*)	100%	-	66.26	2.48

(*) 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 354.21 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CID3	Cecil clay loam, 6 to 15 percent slopes, severely eroded	159.19	44.94	0	61	4e
CeB2	Cecil fine sandy loam, 2 to 6 percent slopes, eroded	68.43	19.32	0	68	2e
Wk	Wehadkee-Chewacla complex	59.63	16.84	0	58	6w
LuD	Louisburg sandy loam, 10 to 15 percent slopes	28.19	7.96	0	28	6e
CeD2	Cecil fine sandy loam, 6 to 15 percent slopes, eroded	27.12	7.66	0	65	4e

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PaD2	Pacolet fine sandy loam, 6 to 15 percent slopes, eroded	6.42	1.81	0	58	4e
PaB2	Pacolet fine sandy loam, 2 to 6 percent slopes, eroded	5.06	1.43	0	61	2e
LuC	Louisburg sandy loam, 4 to 10 percent slopes	0.17	0.05	0	29	4e
TOTALS		354.2 1(*)	100%	-	59.46	4.08

(*) 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.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water



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