

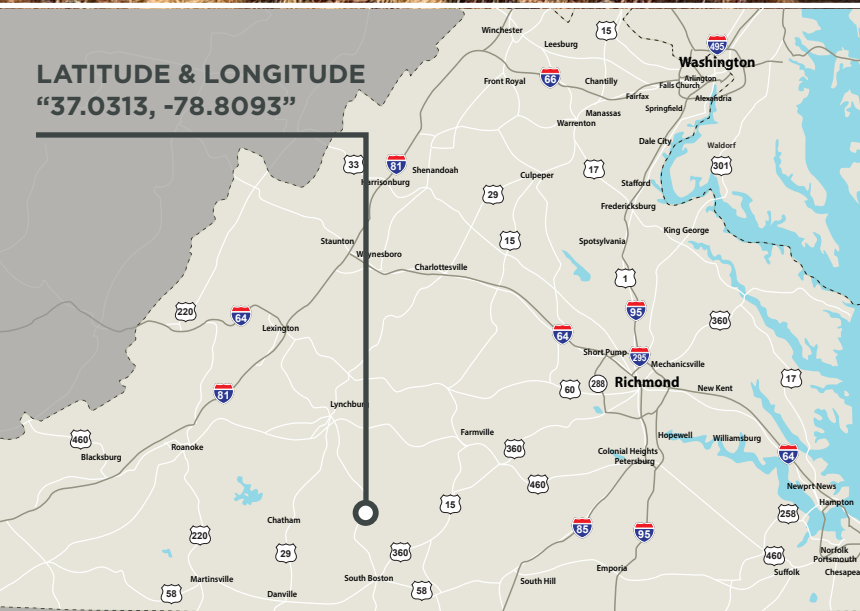


**ASPENWALL ROAD (VSR619)
PHENIX, VA 23959**

**FOR SALE | 358.75± ACRES
CHARLOTTE COUNTY**
Price: \$1,235,000 (\$3,442/acre)



LATITUDE & LONGITUDE
"37.0313, -78.8093"



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



**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

804-433-1818
hcampbell@commonwealthland.com

Lynchburg

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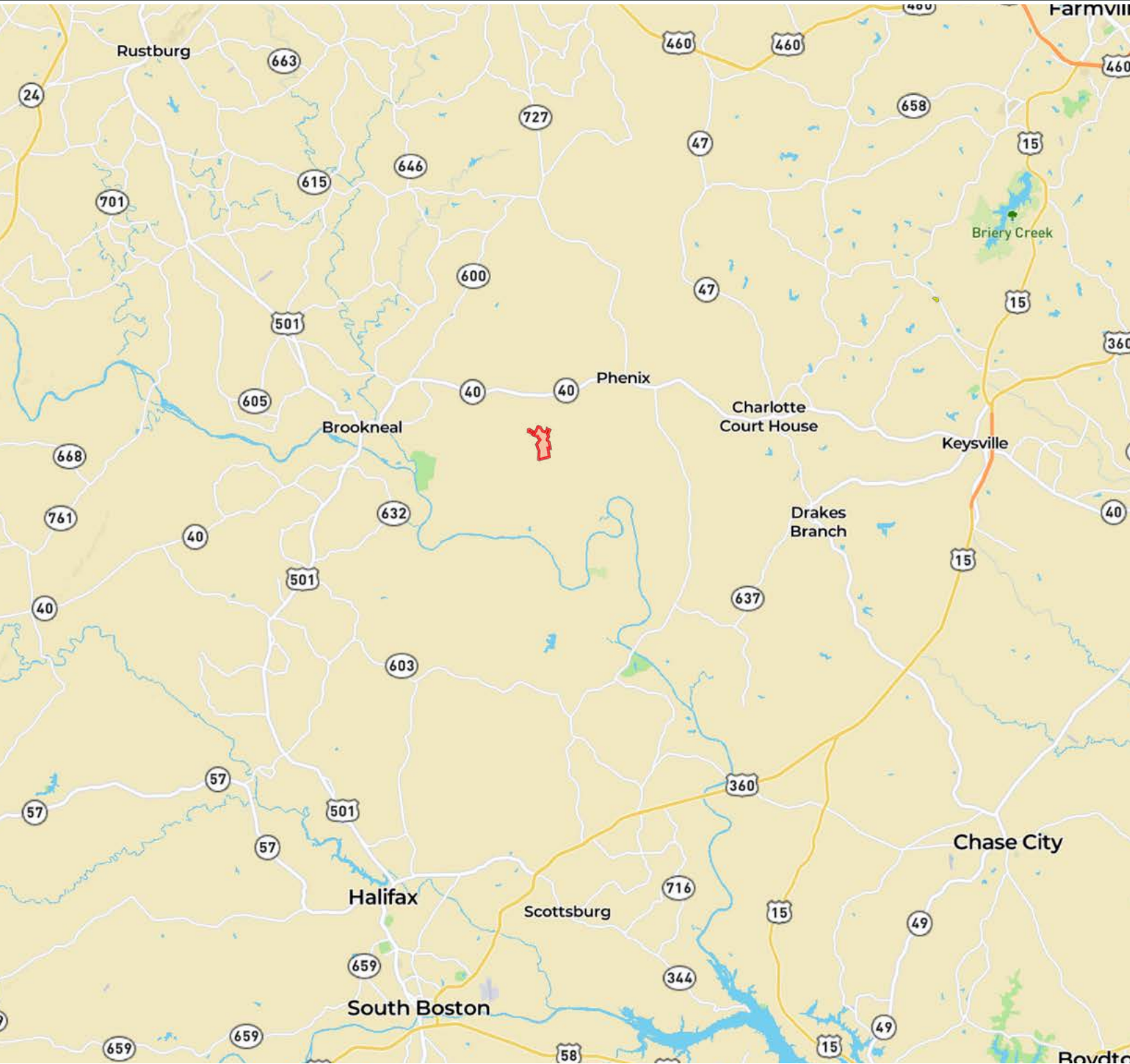
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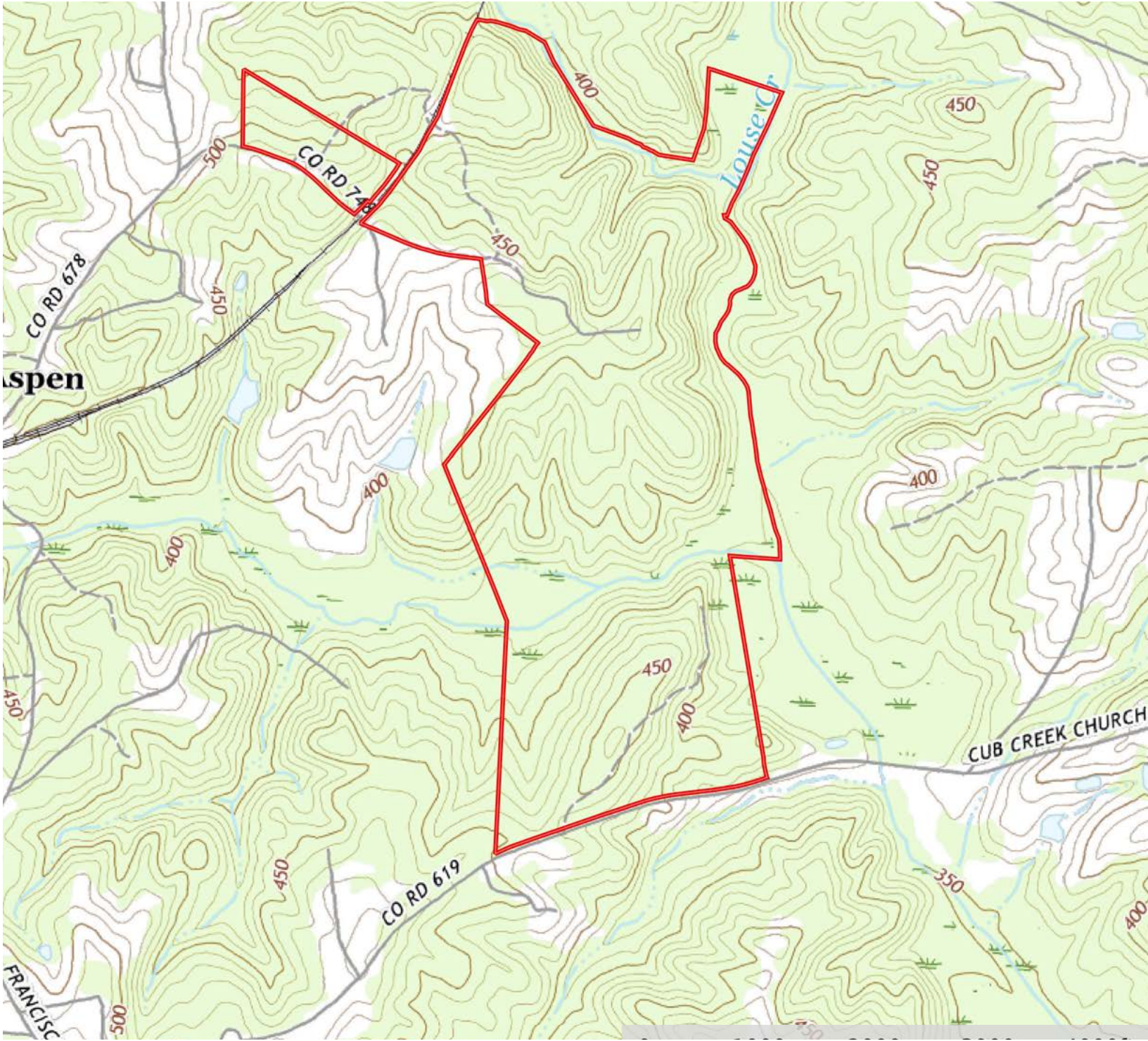
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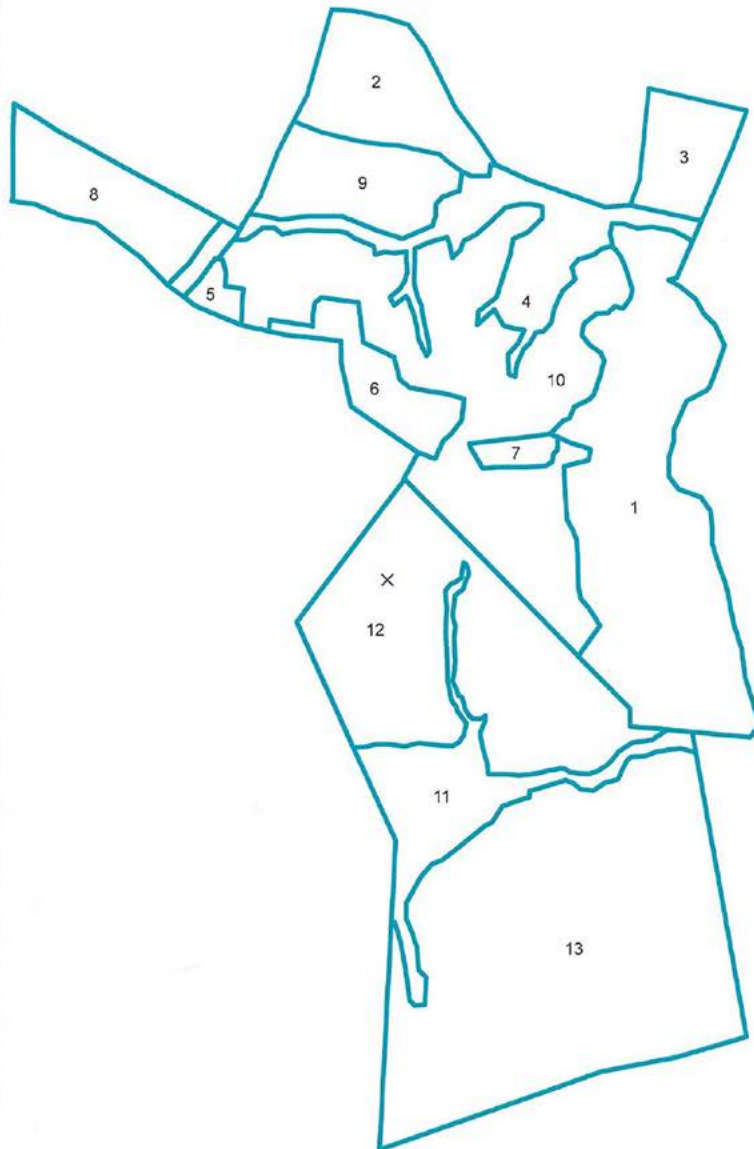
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Deaner Breadlove
Charlotte County Va
+/- 367.52



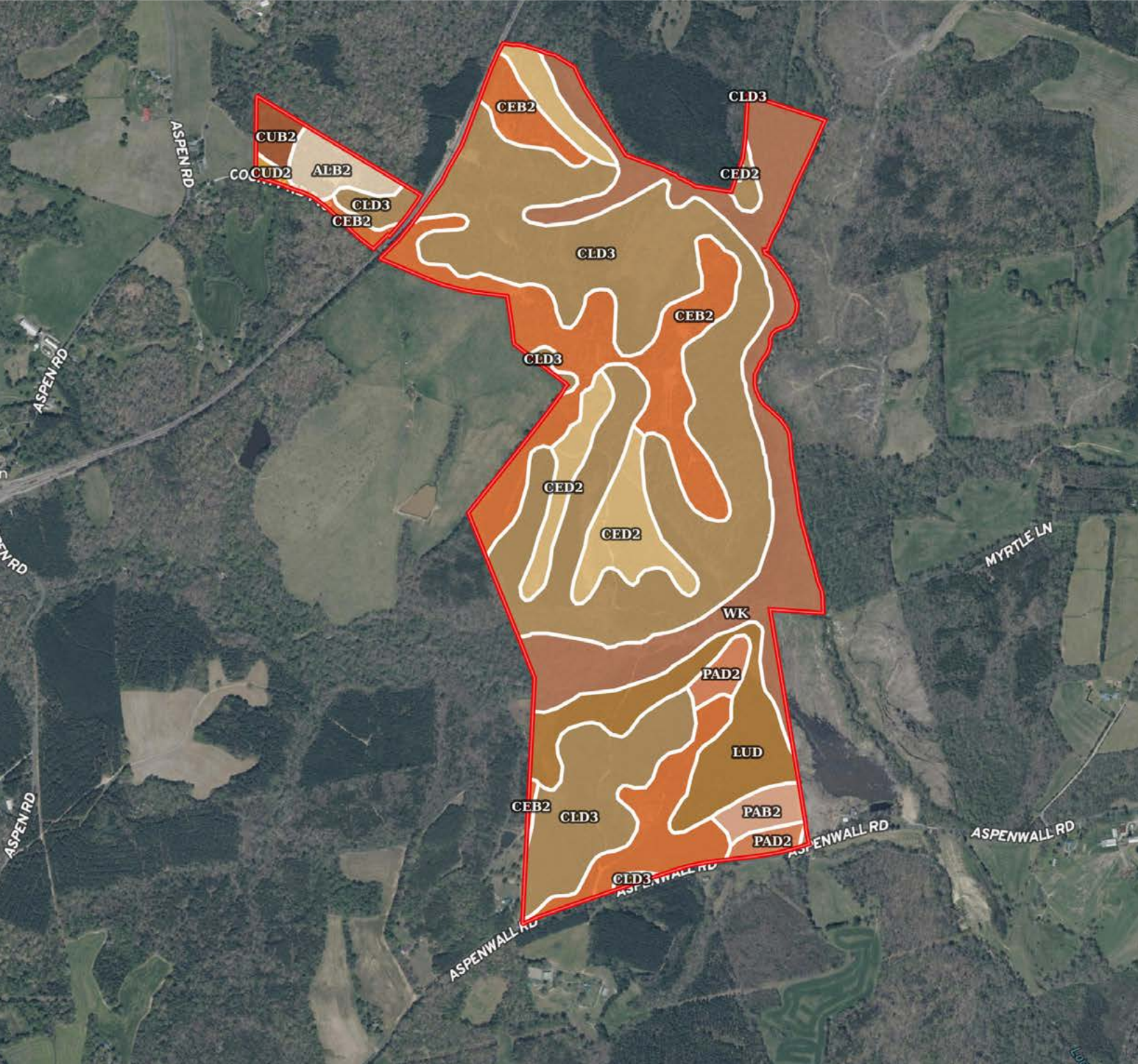
STAND	ACRES	ESTABLISHY
1	56.63	2005
2	16.74	2005
3	9.44	1925
4	19.57	1925
5	1.9	2001
6	9.32	2001
7	2.16	2001
8	14.37	1999
9	14.31	1999
10	60.75	1999
11	19.23	1950
12	51.07	2015
13	90.43	2015

1 inch = 1,000 feet



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 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



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

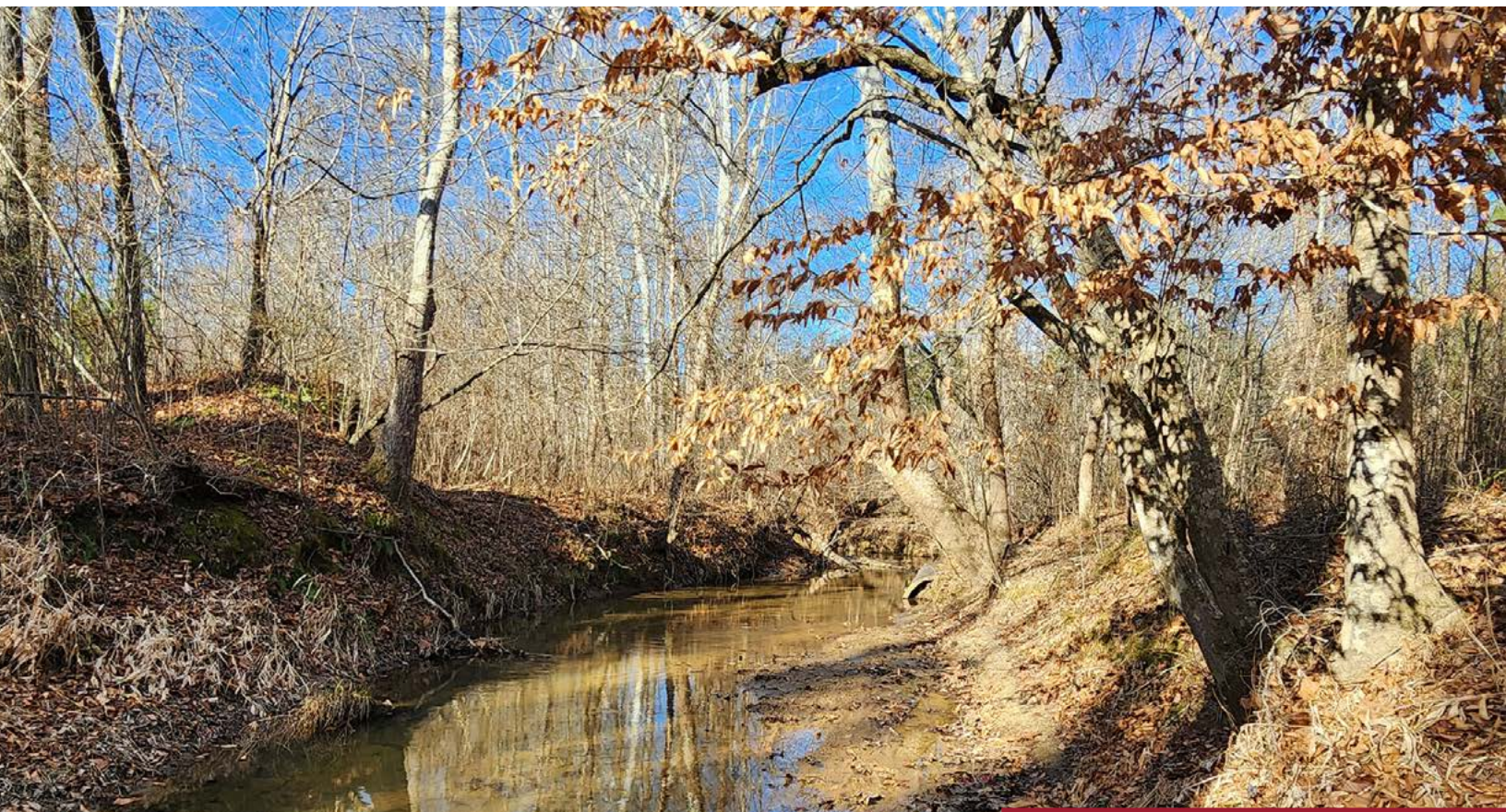
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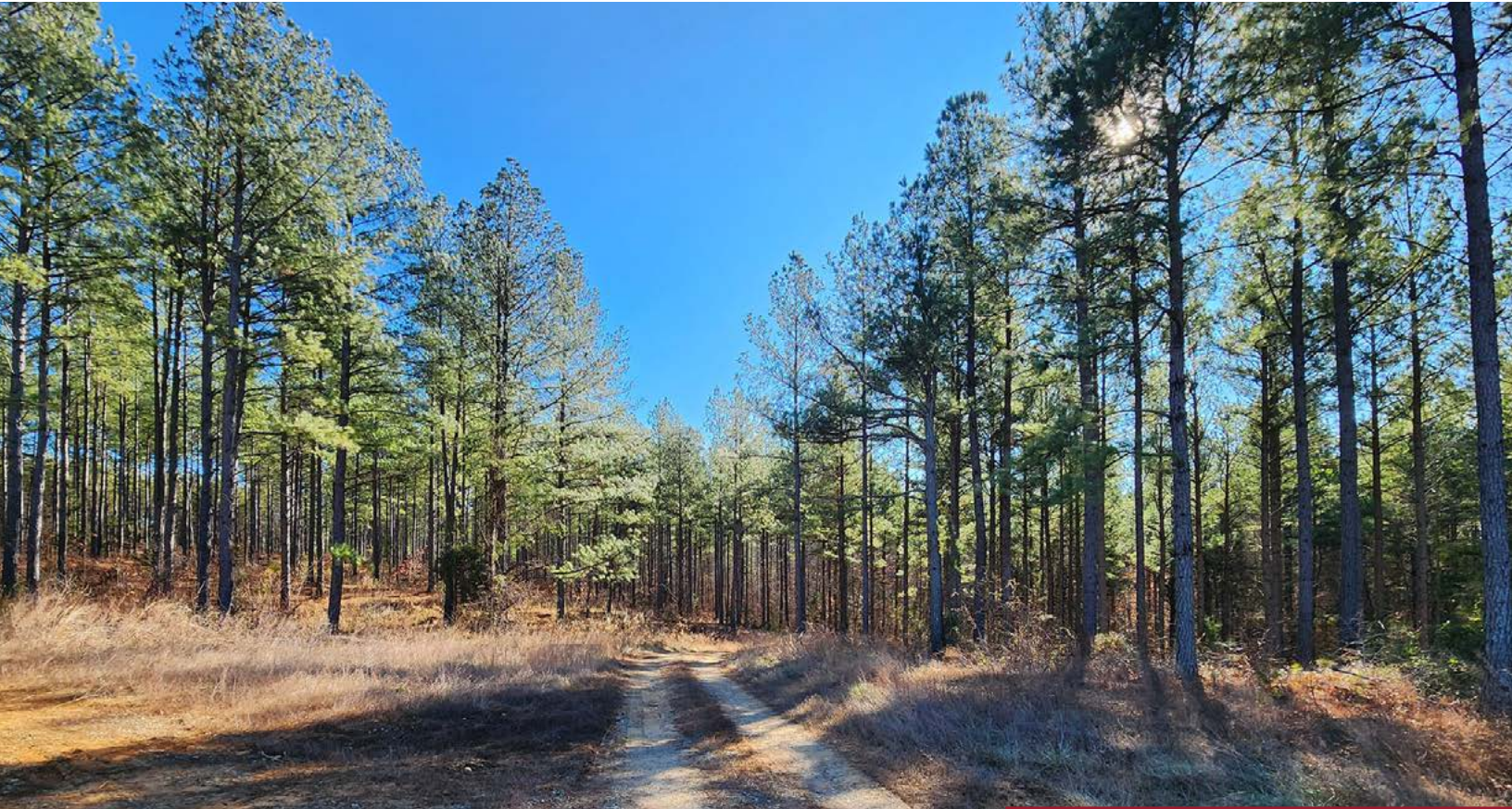
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