

For Sale | 430 Acres



Claybank Road (CR262) & Cata Road | Cumberland, VA 23040

PRICE: \$1,600,000 (\$3,714.88/AC) ▪ CUMBERLAND COUNTY



Features

- Excellent recreational investment opportunity fronting Cata Rd (CR624) and Claybank Rd (CR626)
- Extensive frontage along the Willis River Basin being bound by Buffalo Creek to the north and Payne Creek to the south
- Timber comprised of 63+/-acs of natural pines ('87), 102.5+/-acs of planted pines ('26) with the remaining balance in mixed bottomland hardwoods and natural pines
- Property offers varied terrain with a good internal road system
- Extremely productive wildlife habitat with a vast riverbottom component supporting deer, turkeys, bear and waterfowl
- Cumberland County tax parcel #54-A-1
- Buckingham County tax parcel #154-A-9
- Contact broker for more details

LATITUDE & LONGITUDE 37.5073, -78.3482

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

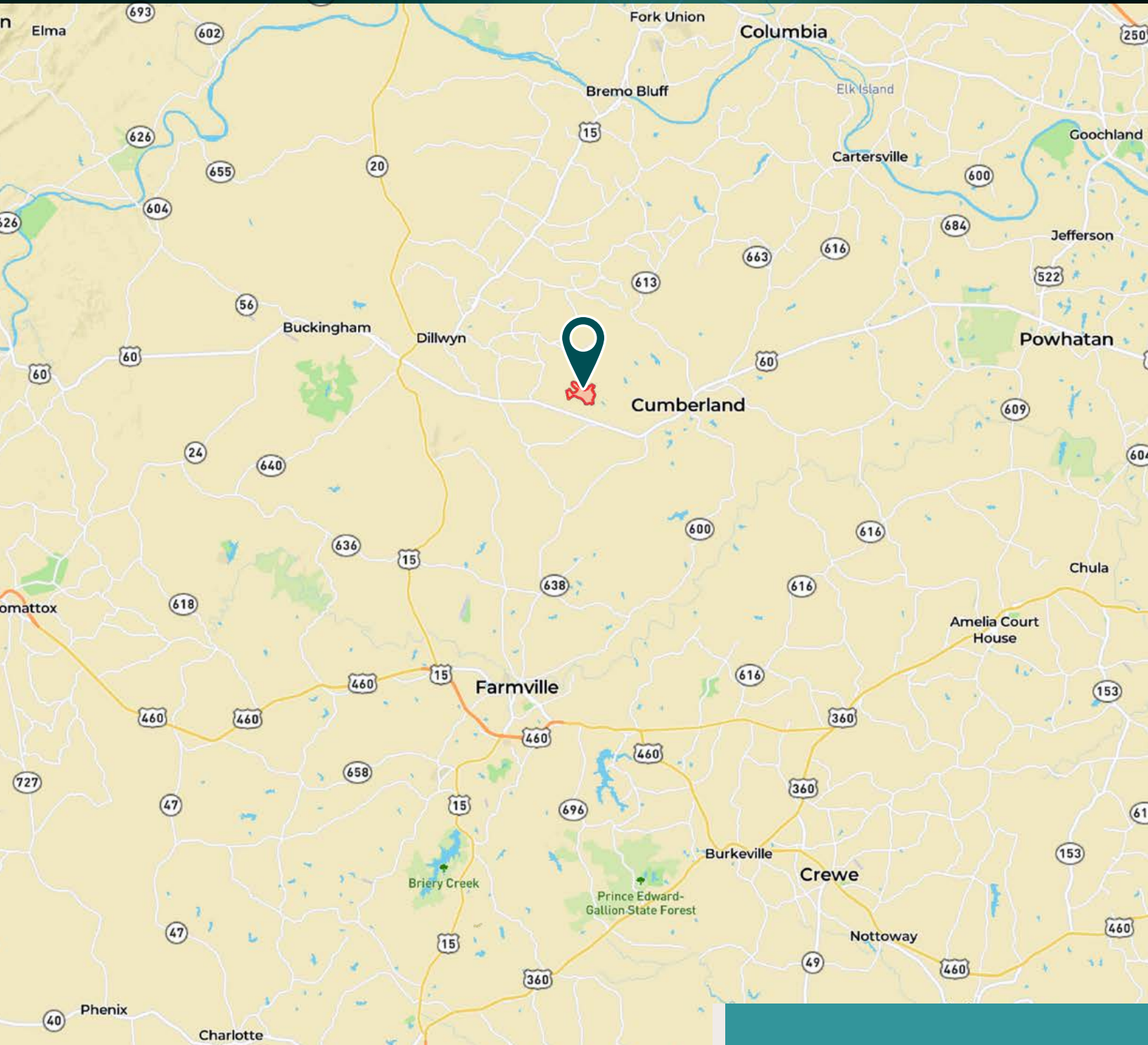
commonwealthcommercial.com

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

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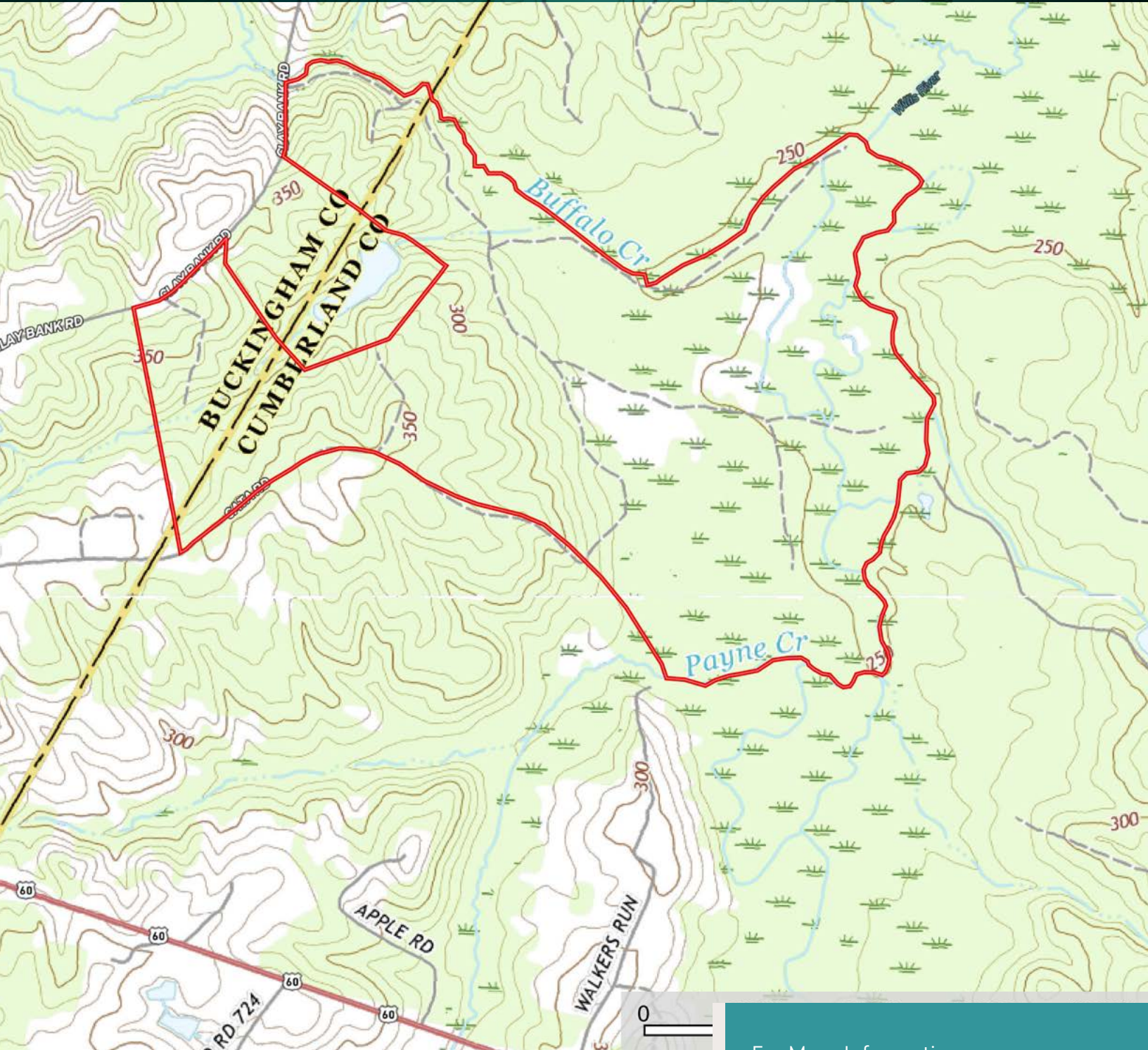
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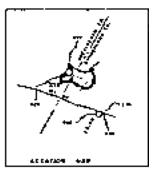
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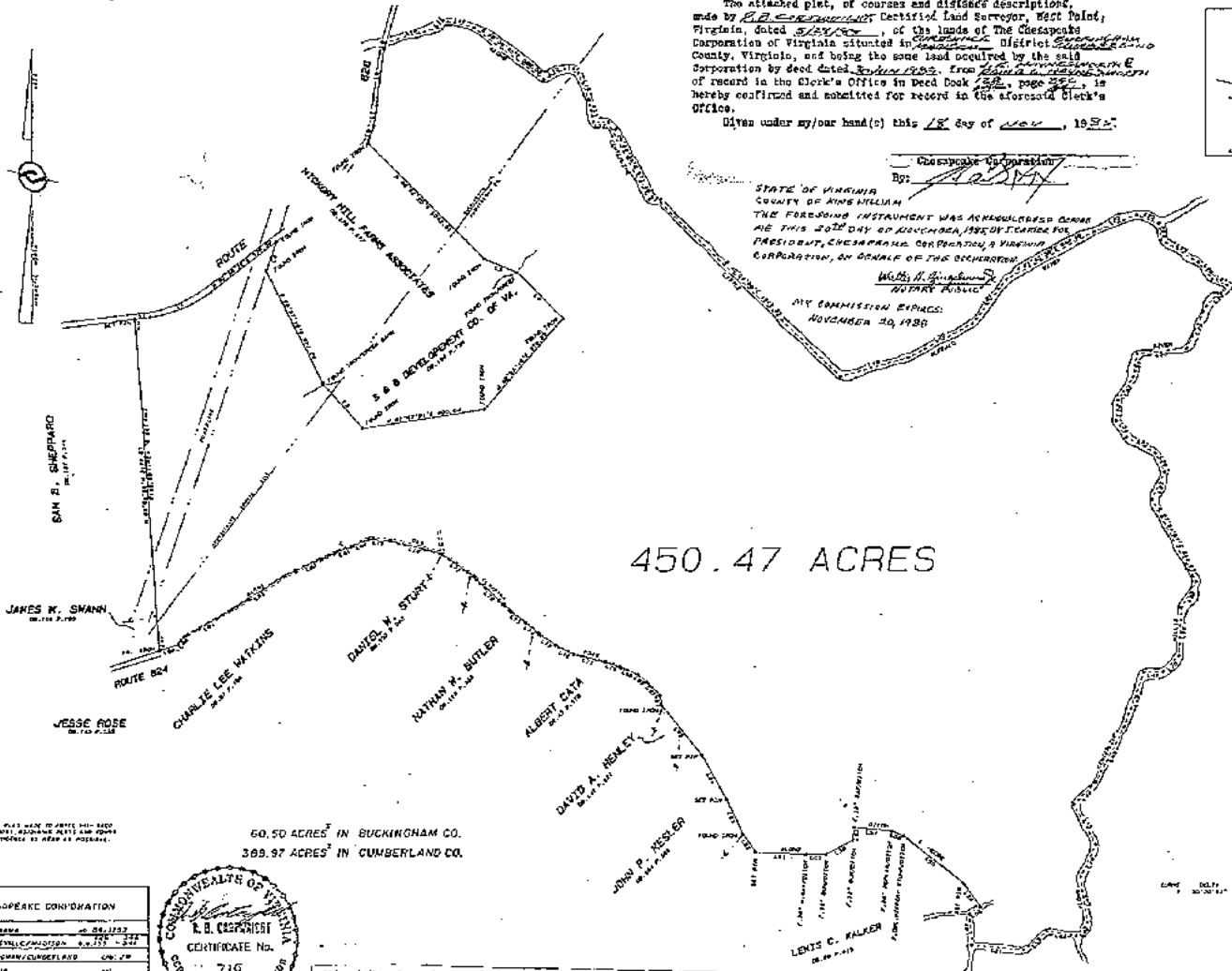
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CERTIFICATE OF CONFIRMATION
 The attached plat, of course and distanced descriptions, made by R.B. Casper, Certified Land Surveyor, West Point, Virginia, dated 5/17/85, of the lands of The Chesapeake Corporation of Virginia situated in Cumberland District, Cumberland County, Virginia, and being the same land acquired by the said Corporation by deed dated 2/20/83. Even being in the deed of record in the Clerk's Office in Deed Book 152, page 382, is hereby confirmed and admitted for record in the aforesaid Clerk's office.

Dates under my/our hand(s) this 18 day of Nov, 1985.



135



450.47 ACRES

LINE	BEARING	DISTANCE
1	S 89° 00' 00" W	181.00
2	S 89° 00' 00" W	181.00
3	S 89° 00' 00" W	181.00
4	S 89° 00' 00" W	181.00
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99	S 89° 00' 00" W	181.00
100	S 89° 00' 00" W	181.00

NOTE: THIS PLAT WAS PREPARED BY ME IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT OF 1954.

60.50 ACRES IN BUCKINGHAM CO.
 389.97 ACRES IN CUMBERLAND CO.

CHESAPEAKE CORPORATION	
FILED: CLAYBANK	NOV 20 1985
REGISTERED: CUMBERLAND COUNTY	NOV 20 1985
EDUCATION: CUMBERLAND COUNTY	NOV 20 1985
STATE: VIRGINIA	NOV 20 1985
SCALE: 1" = 100'	NOV 20 1985



Virginia: In the Clerk's Office of the Circuit Court of Cumberland County, November 20, 1985.
 The foregoing plat was this day presented in said office and, with certificate of acknowledgment annexed, admitted to record at 11:00 o'clock a.m.
 Teste: Diagnose H. J. J. J. Clerk



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 Senior Vice President

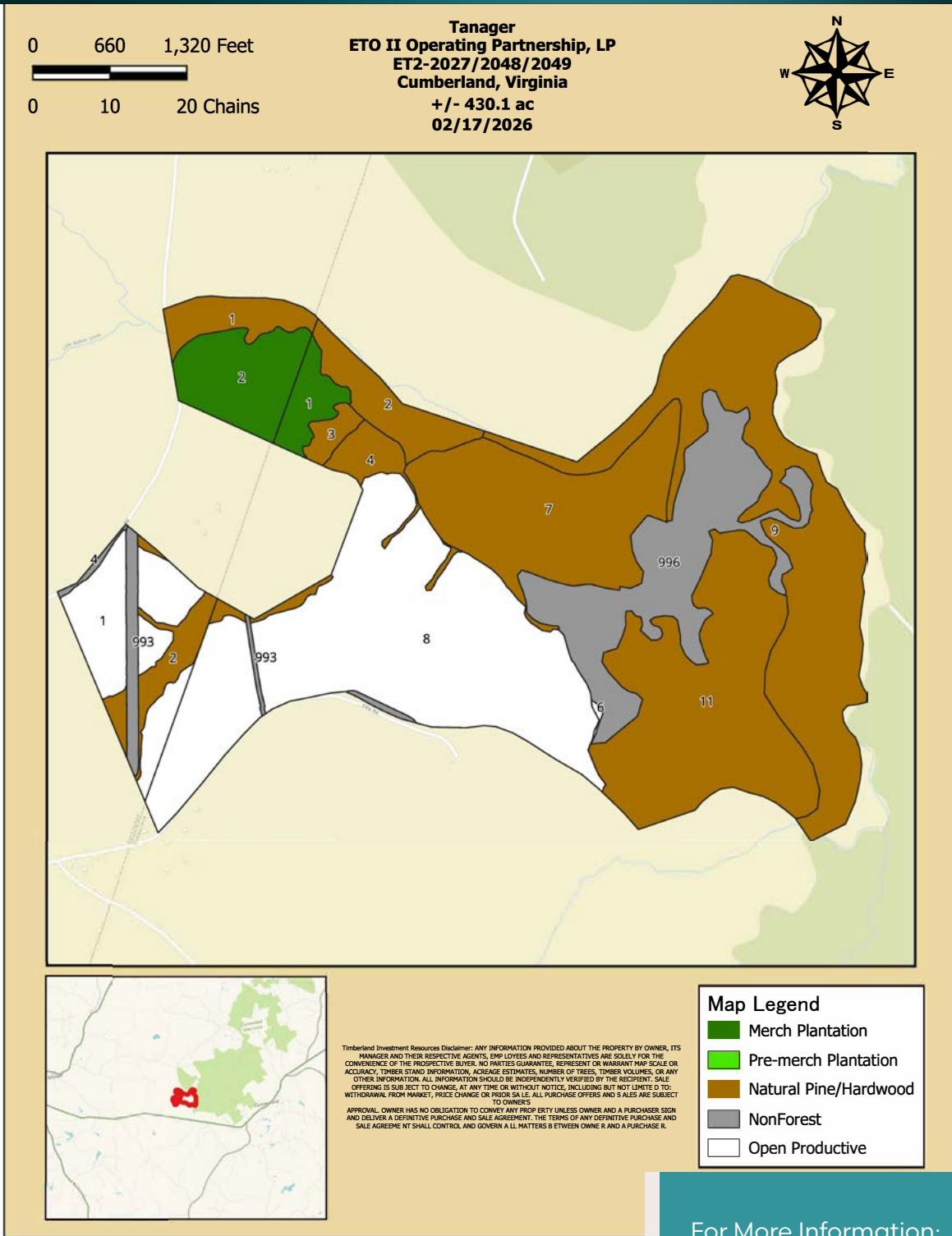
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Tanager
Tanager Timber, LLC
ET2-2027/2048/2049
Cumberland County,
VA+/- 430.1 acres
2/17/2026

Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
ET2-2048	001	22.67	22.41	2025	OP - Open Productive
ET2-2048	002	7.83	7.83	1940	Natural Pine Non-Convertible
ET2-2048	004	0.68	0.00	9998	NP - Other
ET2-2048	993	4.66	0.00	9998	NP - Utility
ET2-2049	001	8.56	8.38	1925	Hardwood Non-Convertible
ET2-2049	002	17.72	17.57	2003	Pine Plantation
ET2-2027	001	6.49	6.49	2003	Pine Plantation
ET2-2027	002	11.36	11.35	1925	Hardwood Non-Convertible
ET2-2027	003	3.01	3.01	1998	Natural Pine Non-Convertible
ET2-2027	004	7.58	7.29	1940	Natural Pine Non-Convertible
ET2-2027	006	0.23	0.17	2025	OP - Open Productive
ET2-2027	007	48.52	48.00	1988	Hardwood Non-Convertible
ET2-2027	008	103.91	101.08	2025	OP - Open Productive
ET2-2027	009	77.04	77.04	1925	Hardwood Non-Convertible
ET2-2027	011	63.12	63.12	1987	Natural Pine Non-Convertible
ET2-2027	993	1.32	0.00	9998	NP - Utility
ET2-2027	996	45.40	0.00	9998	NP - Water



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 Tract: ET2-2027, ET2-2048, ET2-2049
 Data Report Pulled: 2/17/2026 by: FGB

LAND:	
Origin/Species Group	Gross Acres
Planted Pine	24
Natural Pine	0
Planted Hardwood	0
Natural Hardwood	227
Non Stocked Forest	127
Non Forest	51
TOTAL ACRES:	430

*Land Types Include Fee/Lease/Timber Deed

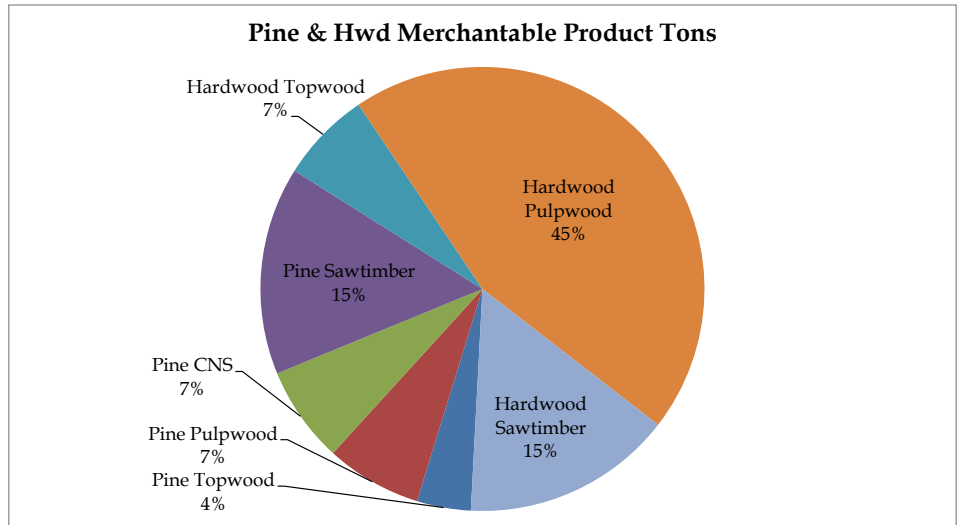
MERCH. TIMBER:	
Product Class	Tons
Pine Topwood	985
Pine Pulpwood	1,751
Pine CNS	1,761
Pine Sawtimber	3,793
Hardwood Topwood	1,663
Hardwood Pulpwood	11,242
Hardwood Sawtimber	3,847
TOTAL MERCH :	25,042

*Merchantable Timber includes volumes from stands aged 12 and older.

*Land Types Include Fee/Lease/Retained Timber

PREMERCH PLANTED PINE:	
Establishment Year	Net Acres
2026	0
2025	0
2024	0
2023	0
2022	0
2021	0
2020	0
2019	0
2018	0
2017	0
2016	0
2015	0
TOTAL PREMERCH:	0

*Land Types Include Fee/Lease/Retained Timber



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, ACREAGE 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.

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