



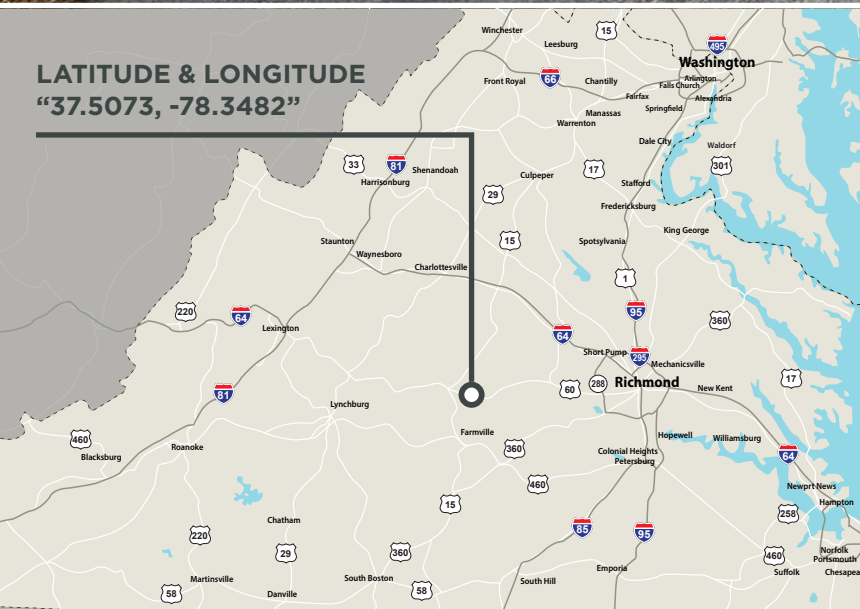
FOR SALE | 430± ACRES CUMBERLAND COUNTY

CLAYBANK ROAD (CR262) & CATA ROAD (CR624)
CUMBERLAND, VA 23040

Price: \$1,600,000 (\$3,714.88/ac)



LATITUDE & LONGITUDE
"37.5073, -78.3482"



Features

EXCELLENT RECREATIONAL investment opportunity fronting Cata Rd (CR624) and Claybank Rd (CR262)

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

Contact

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com

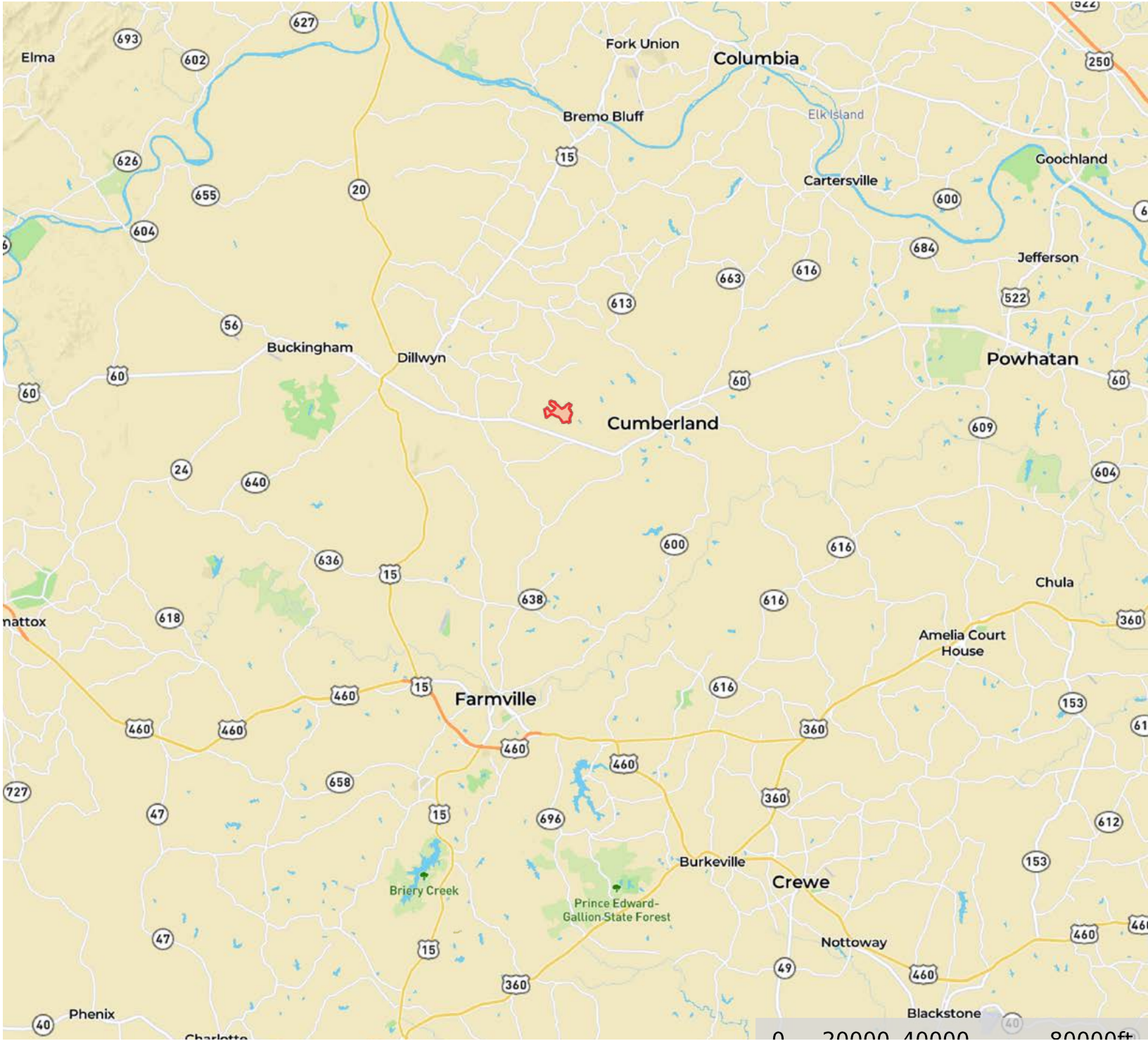


4198 Cox Road, Suite 200 | Glen Allen, VA 23060
MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255
T 804-326-LAND (5263) | F 804-346-5901
COMMONWEALTHLAND.COM

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



**FOR SALE | 430± ACRES
CUMBERLAND COUNTY
CLAYBANK ROAD (CR262) & CATA ROAD (CR624)
CUMBERLAND, VA 23040**
Price: \$1,600,000 (\$3,714.88/ac)



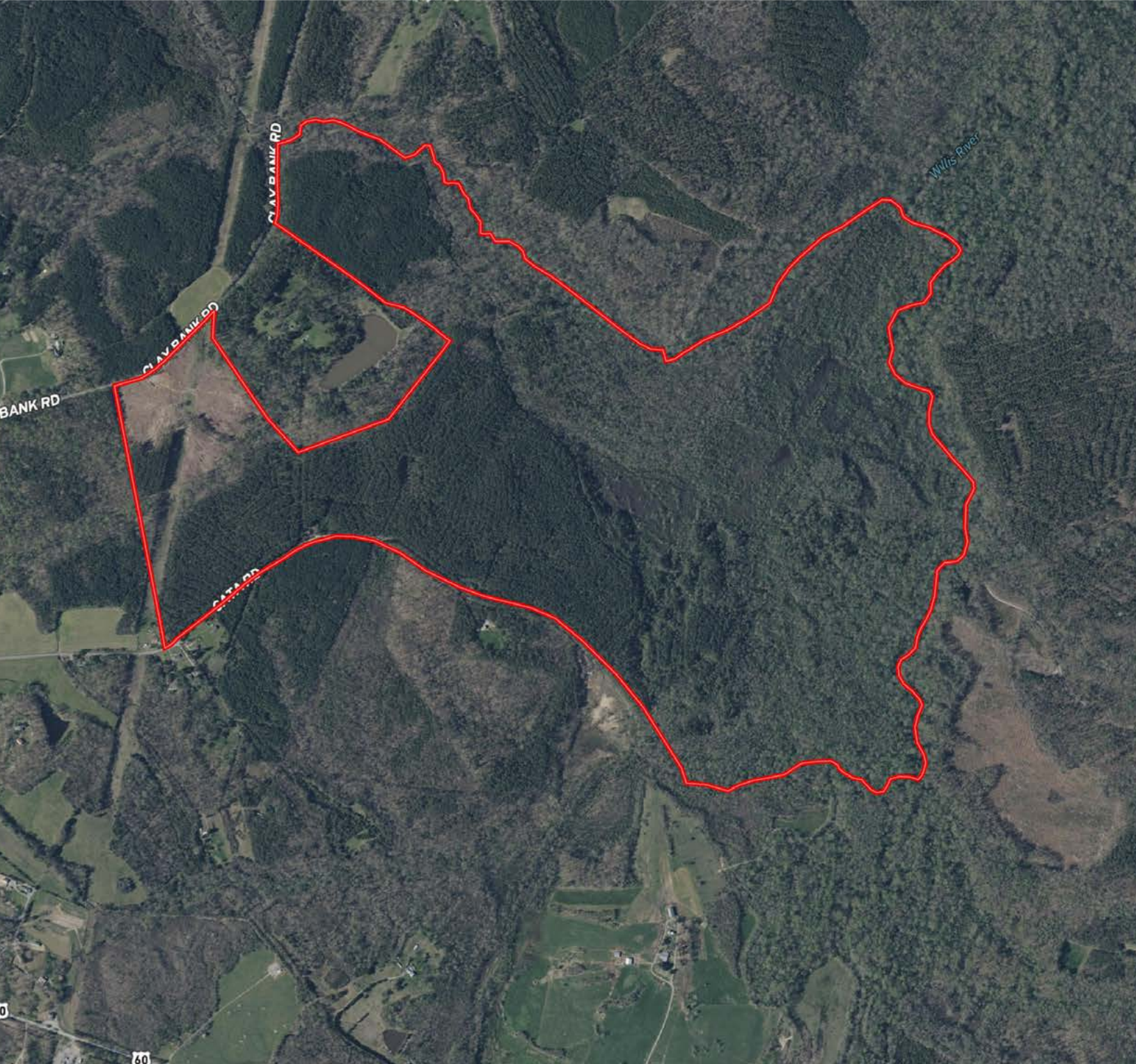
4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Hank Campbell
804-433-1818
hcampbell@commonwealthland.com



CLAYBANK ROAD (CR262) & CATA ROAD (CR624)
CUMBERLAND, VA 23040

FOR SALE | 430± ACRES
CUMBERLAND COUNTY
Price: \$1,600,000 (\$3,714.88/ac)



4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Hank Campbell

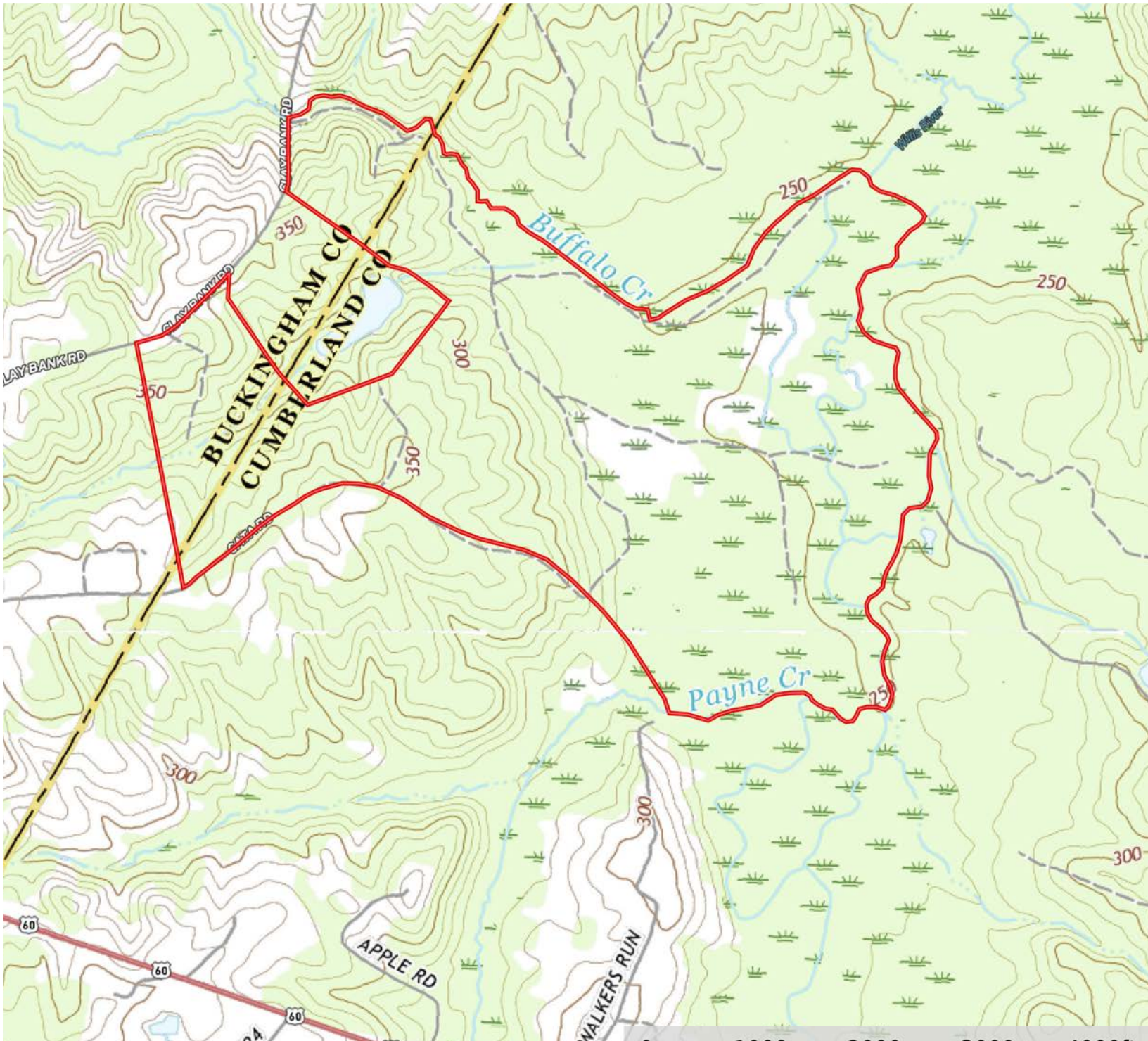
804-433-1818

hcampbell@commonwealthland.com



CLAYBANK ROAD (CR262) & CATA ROAD (CR624)
CUMBERLAND, VA 23040

FOR SALE | 430± ACRES
CUMBERLAND COUNTY
Price: \$1,600,000 (\$3,714.88/ac)



COMMONWEALTH
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Hank Campbell

804-433-1818

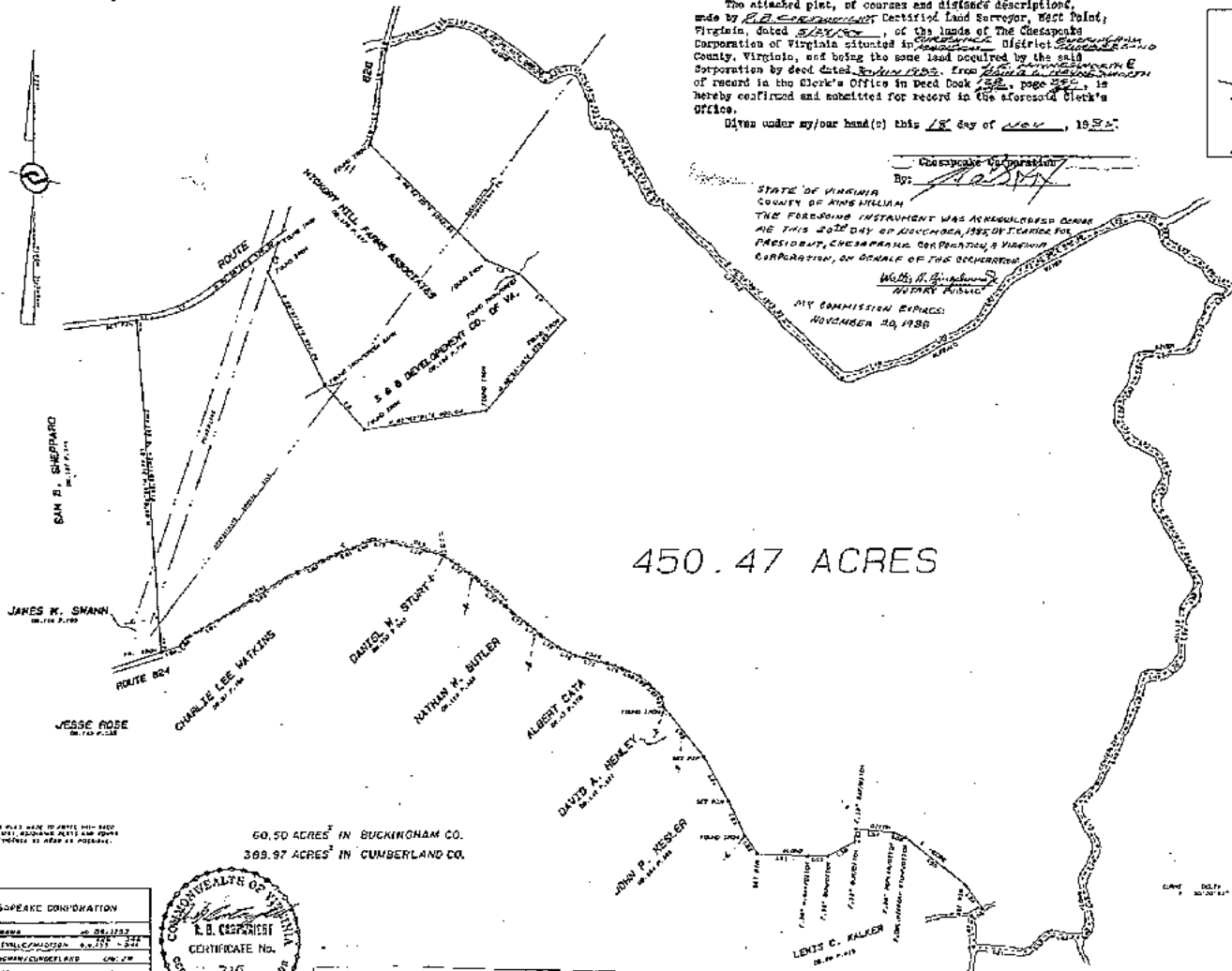
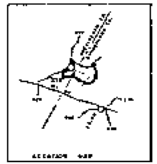
hcampbell@commonwealthland.com

CLAYBANK ROAD (CR262) & CATA ROAD (CR624)
CUMBERLAND, VA 23040

**FOR SALE | 430± ACRES
CUMBERLAND COUNTY**
Price: \$1,600,000 (\$3,714.88/ac)

135

CERTIFICATE OF CONFIRMATION
The attached plat, of courses and distances described, made by E. B. Campbell, Certified Land Surveyor, West Point, Virginia, dated 5/27/85, of the lands of The Chesapeake Corporation of Virginia situated in Cumberland District 2000 County, Virginia, and being the same land acquired by the said Corporation by deed dated 2/22/2005. From Book 2000, Page 200 of record in the Clerk's Office in Book 2000, page 200, is hereby confirmed and submitted for record in the aforesaid Clerk's Office.
Given under my/hour hand(s) this 18 day of May, 1985.



450.47 ACRES

LINE	BEARING	DISTANCE
1	N 82° 38' 31" E	111.41
2	S 89° 58' 51" E	188.00
3	S 41° 34' 53" E	300.13
4	S 81° 58' 51" E	125.10
5	S 89° 58' 51" E	173.30
6	S 89° 58' 51" E	173.30
7	S 89° 58' 51" E	173.30
8	S 89° 58' 51" E	173.30
9	S 89° 58' 51" E	173.30
10	S 89° 58' 51" E	173.30
11	S 89° 58' 51" E	173.30
12	S 89° 58' 51" E	173.30
13	S 89° 58' 51" E	173.30
14	S 89° 58' 51" E	173.30
15	S 89° 58' 51" E	173.30
16	S 89° 58' 51" E	173.30
17	S 89° 58' 51" E	173.30
18	S 89° 58' 51" E	173.30
19	S 89° 58' 51" E	173.30
20	S 89° 58' 51" E	173.30
21	S 89° 58' 51" E	173.30
22	S 89° 58' 51" E	173.30
23	S 89° 58' 51" E	173.30
24	S 89° 58' 51" E	173.30
25	S 89° 58' 51" E	173.30
26	S 89° 58' 51" E	173.30
27	S 89° 58' 51" E	173.30
28	S 89° 58' 51" E	173.30
29	S 89° 58' 51" E	173.30
30	S 89° 58' 51" E	173.30
31	S 89° 58' 51" E	173.30
32	S 89° 58' 51" E	173.30
33	S 89° 58' 51" E	173.30
34	S 89° 58' 51" E	173.30
35	S 89° 58' 51" E	173.30
36	S 89° 58' 51" E	173.30
37	S 89° 58' 51" E	173.30
38	S 89° 58' 51" E	173.30
39	S 89° 58' 51" E	173.30
40	S 89° 58' 51" E	173.30
41	S 89° 58' 51" E	173.30
42	S 89° 58' 51" E	173.30
43	S 89° 58' 51" E	173.30
44	S 89° 58' 51" E	173.30
45	S 89° 58' 51" E	173.30
46	S 89° 58' 51" E	173.30
47	S 89° 58' 51" E	173.30
48	S 89° 58' 51" E	173.30
49	S 89° 58' 51" E	173.30
50	S 89° 58' 51" E	173.30
51	S 89° 58' 51" E	173.30
52	S 89° 58' 51" E	173.30
53	S 89° 58' 51" E	173.30
54	S 89° 58' 51" E	173.30
55	S 89° 58' 51" E	173.30
56	S 89° 58' 51" E	173.30
57	S 89° 58' 51" E	173.30
58	S 89° 58' 51" E	173.30
59	S 89° 58' 51" E	173.30
60	S 89° 58' 51" E	173.30
61	S 89° 58' 51" E	173.30
62	S 89° 58' 51" E	173.30
63	S 89° 58' 51" E	173.30
64	S 89° 58' 51" E	173.30
65	S 89° 58' 51" E	173.30
66	S 89° 58' 51" E	173.30
67	S 89° 58' 51" E	173.30
68	S 89° 58' 51" E	173.30
69	S 89° 58' 51" E	173.30
70	S 89° 58' 51" E	173.30
71	S 89° 58' 51" E	173.30
72	S 89° 58' 51" E	173.30
73	S 89° 58' 51" E	173.30
74	S 89° 58' 51" E	173.30
75	S 89° 58' 51" E	173.30
76	S 89° 58' 51" E	173.30
77	S 89° 58' 51" E	173.30
78	S 89° 58' 51" E	173.30
79	S 89° 58' 51" E	173.30
80	S 89° 58' 51" E	173.30
81	S 89° 58' 51" E	173.30
82	S 89° 58' 51" E	173.30
83	S 89° 58' 51" E	173.30
84	S 89° 58' 51" E	173.30
85	S 89° 58' 51" E	173.30
86	S 89° 58' 51" E	173.30
87	S 89° 58' 51" E	173.30
88	S 89° 58' 51" E	173.30
89	S 89° 58' 51" E	173.30
90	S 89° 58' 51" E	173.30
91	S 89° 58' 51" E	173.30
92	S 89° 58' 51" E	173.30
93	S 89° 58' 51" E	173.30
94	S 89° 58' 51" E	173.30
95	S 89° 58' 51" E	173.30
96	S 89° 58' 51" E	173.30
97	S 89° 58' 51" E	173.30
98	S 89° 58' 51" E	173.30
99	S 89° 58' 51" E	173.30
100	S 89° 58' 51" E	173.30

NOTE: THIS PLAT WAS TO BE RECORDED IN THE CLERK'S OFFICE OF CUMBERLAND COUNTY, VIRGINIA, ON MAY 27, 1985. IF YOU DESIRE TO RECORDE IT, PLEASE CONTACT THE CLERK'S OFFICE.

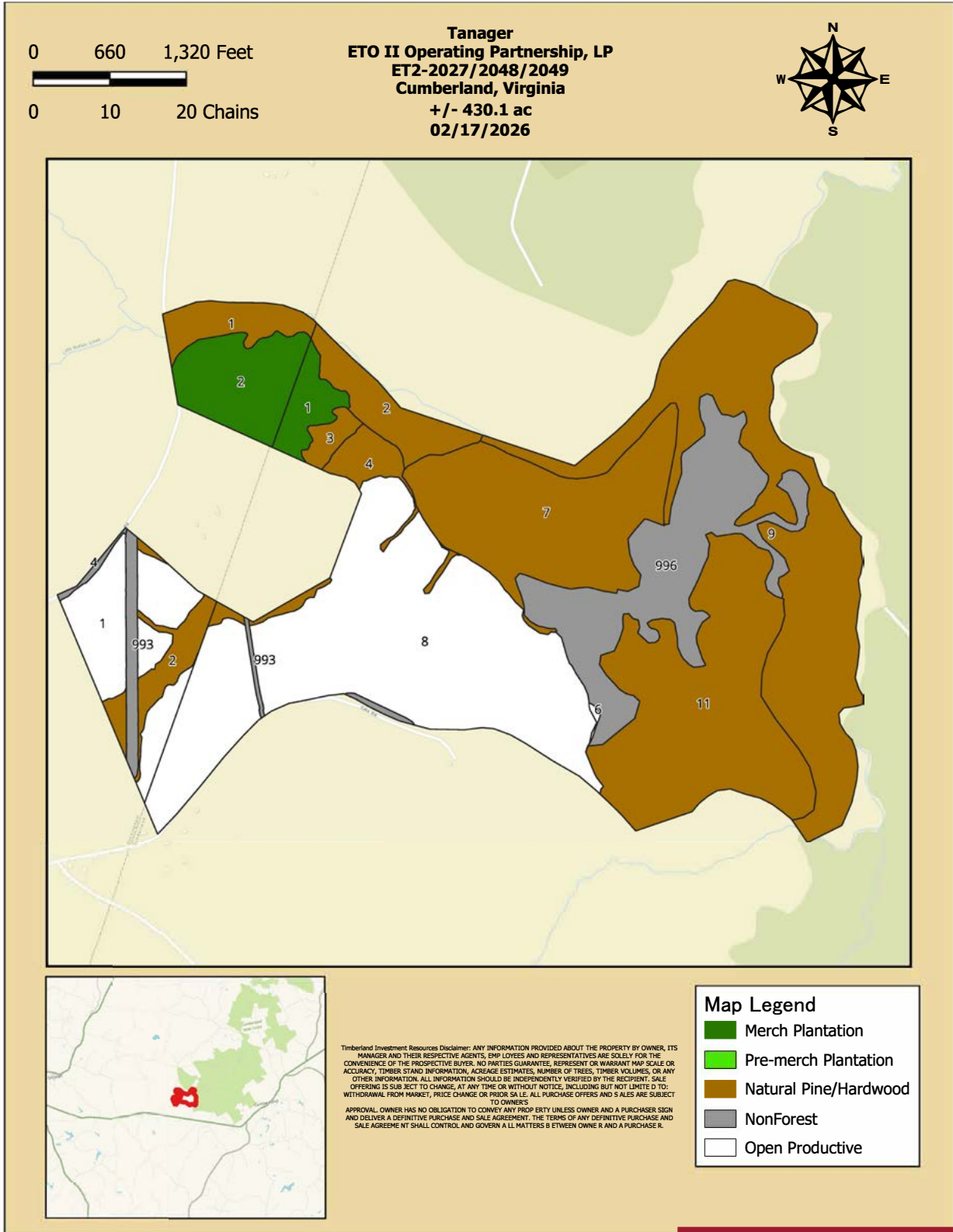
60.50 ACRES IN BUCKINGHAM CO.
389.97 ACRES IN CUMBERLAND CO.



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: Emogene H. Lumbard, Clerk



**FOR SALE | 430± ACRES
CUMBERLAND COUNTY**
CLAYBANK ROAD (CR262) & CATA ROAD (CR624)
CUMBERLAND, VA 23040
Price: \$1,600,000 (\$3,714.88/ac)



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



FOR SALE | 430± ACRES CUMBERLAND COUNTY

Price: \$1,600,000 (\$3,714.88/ac)

CLAYBANK ROAD (CR262) & CATA ROAD (CR624) CUMBERLAND, VA 23040

Tanager
Tanager Timber, LLC
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

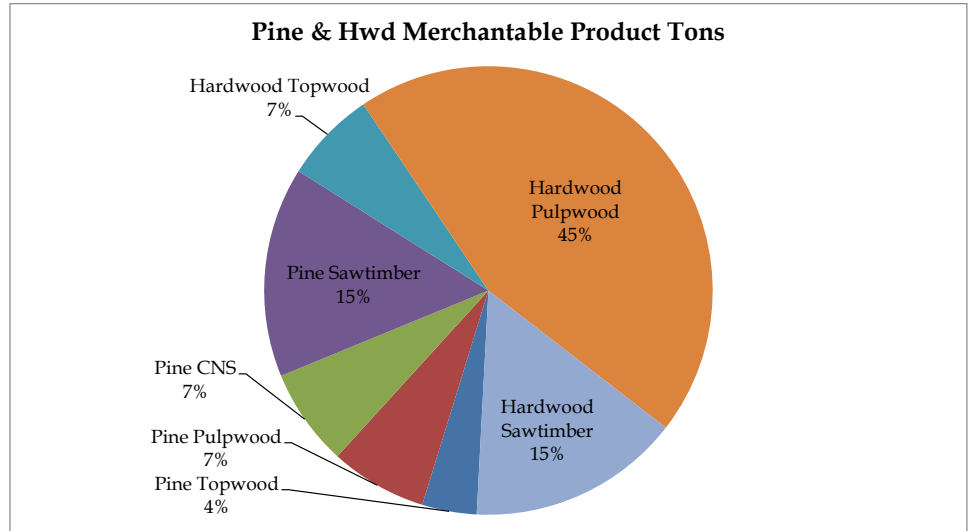
MERCH. TIMBER:	
Product Class	Tons
Pine Topwood	985
Pine Pulpwood	1,751
Pine CNS	1,761
Pine Sawtimber	3,793
Hardwood Topwood	1,663
Hardwood Pulpwood	11,242
Hardwood Sawtimber	3,847
TOTAL MERCH :	25,042

*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.



COMMONWEALTH
LAND

CLAYBANK ROAD (CR262) & CATA ROAD (CR624)
CUMBERLAND, VA 23040

FOR SALE | 430± ACRES
CUMBERLAND COUNTY
Price: \$1,600,000 (\$3,714.88/ac)



COMMONWEALTH
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com



CLAYBANK ROAD (CR262) & CATA ROAD (CR624)
CUMBERLAND, VA 23040

FOR SALE | 430± ACRES
CUMBERLAND COUNTY
Price: \$1,600,000 (\$3,714.88/ac)



4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com



COMMONWEALTH
LAND

CLAYBANK ROAD (CR262) & CATA ROAD (CR624)
CUMBERLAND, VA 23040

FOR SALE | 430± ACRES
CUMBERLAND COUNTY
Price: \$1,600,000 (\$3,714.88/ac)



COMMONWEALTH
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com