

For Sale | 439 Acres



Grand Brooks Road (VSR721), Spotsylvania, VA 22514

PRICE: \$1,820,000 (\$4,145/AC) - SPOTSYLVANIA COUNTY



Features

- Excellent large-acreage timberland/recreational investment opportunity fronting over a mile of Grand Brooks (VSR721) in Spotsylvania County only 4 miles from Lake Anna.
- 87% convertible acreage with diverse age-class planted pine stands comprised of 45± acs planted in '97, 85± acs planted in '09, 53± acs planted in '17, 16± acs planted in '18, 69± acs of natural pine ('69), 57± acs recently harvested, 10.4± acs in a powerline easement with the remaining 57± ac balance in hardwood bottoms.
- 117± acs (Stands 1, 2 & 10) under timber contract through 12/31/2026 which will be assigned to buyer.
- Strong internal road system and great soils for growing pine trees.
- Ideal wildlife Habitat with good populations of game.
- Located 24 miles from Fredericksburg and 64 miles from the Richmond RMA.
- Tax Map Parcels #56-A-62, 63 & 64

For More Information:

Hank Campbell

Senior Vice President

o: 804-433-1818

hcampbell@commonwealthcommercial.com

4198 Cox Road, Suite 200
Glen Allen, VA 23060

o: 804-346-4966

commonwealth.com

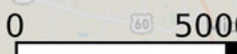
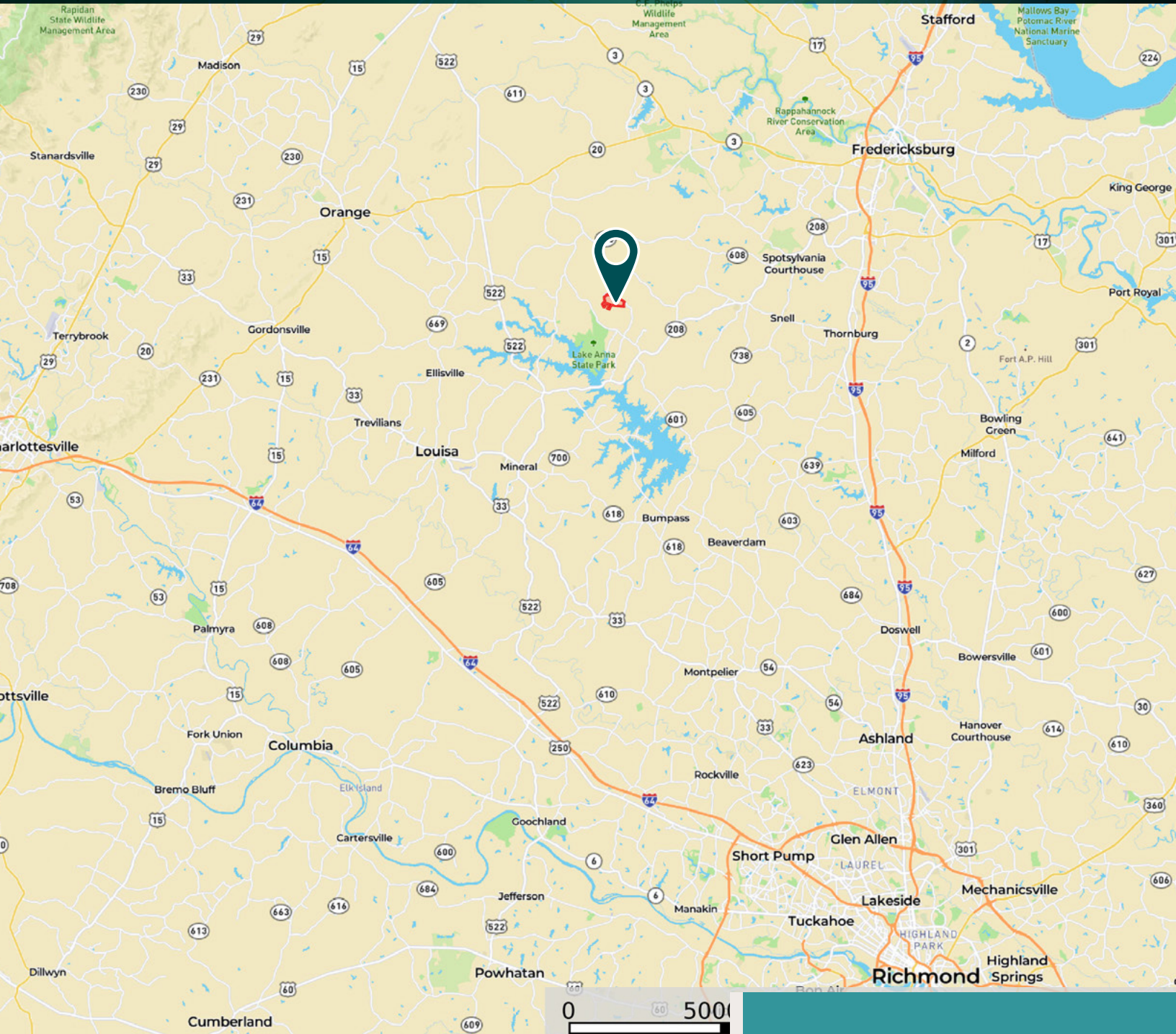
LATITUDE & LONGITUDE 38.1704, -77.8045

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

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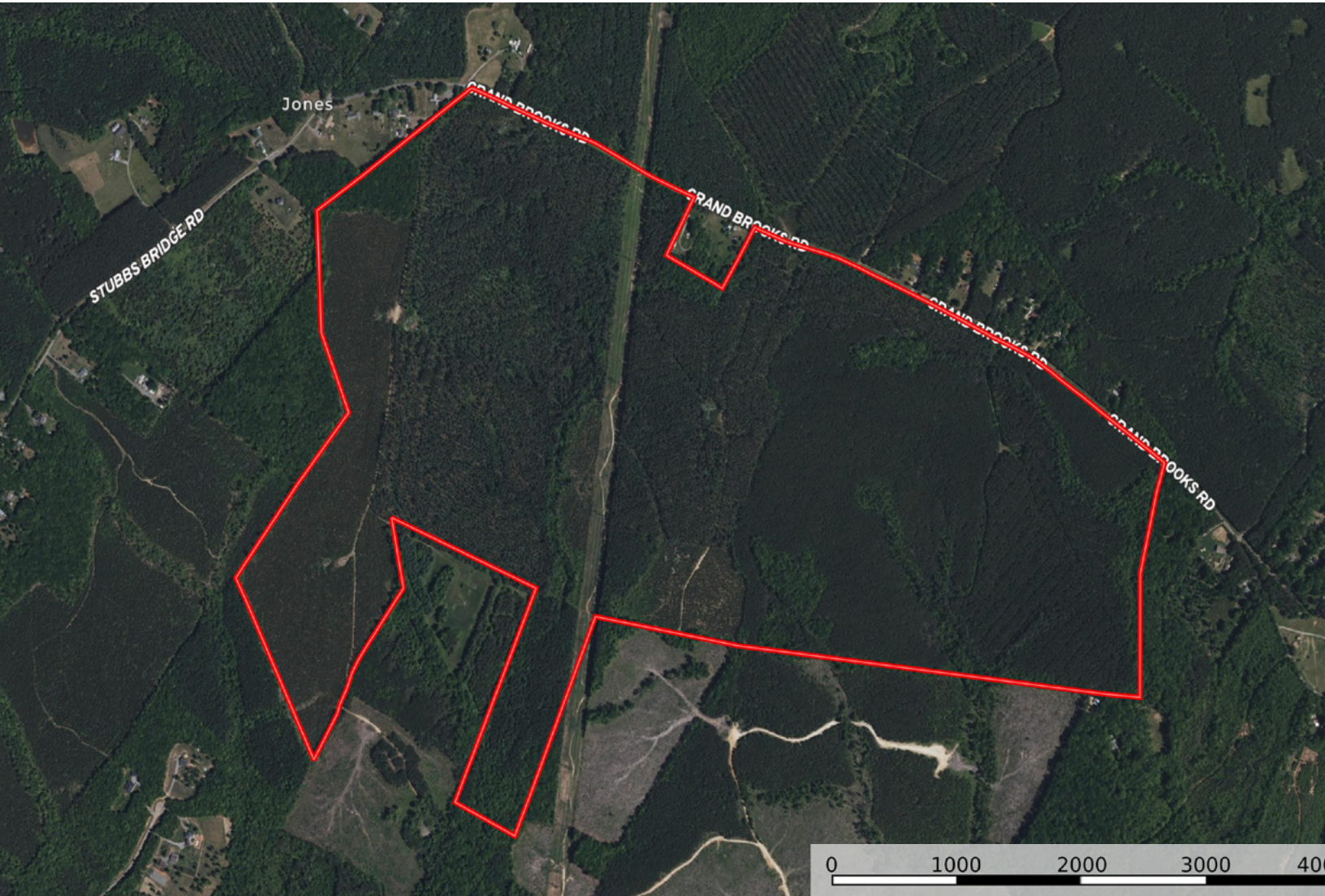
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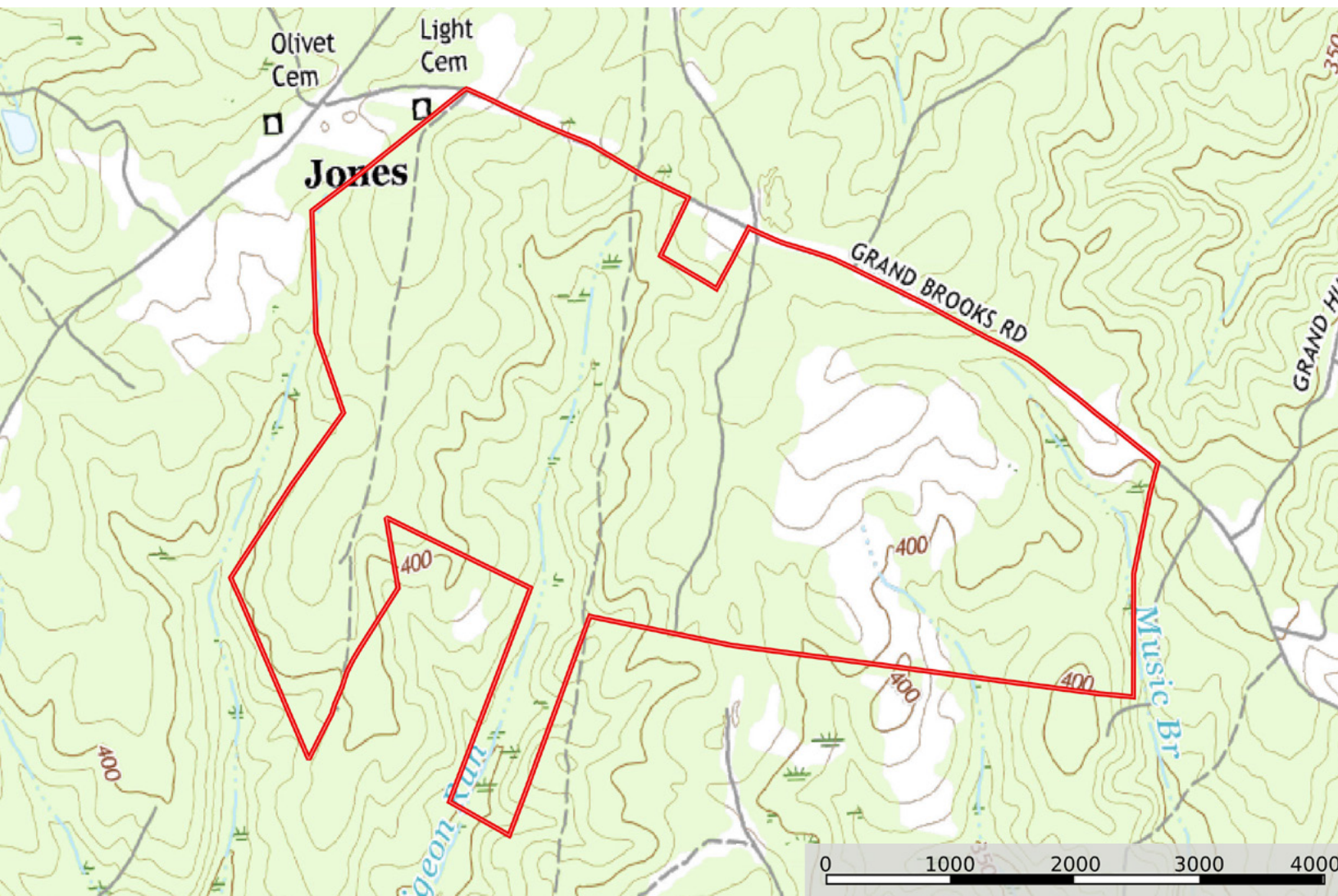
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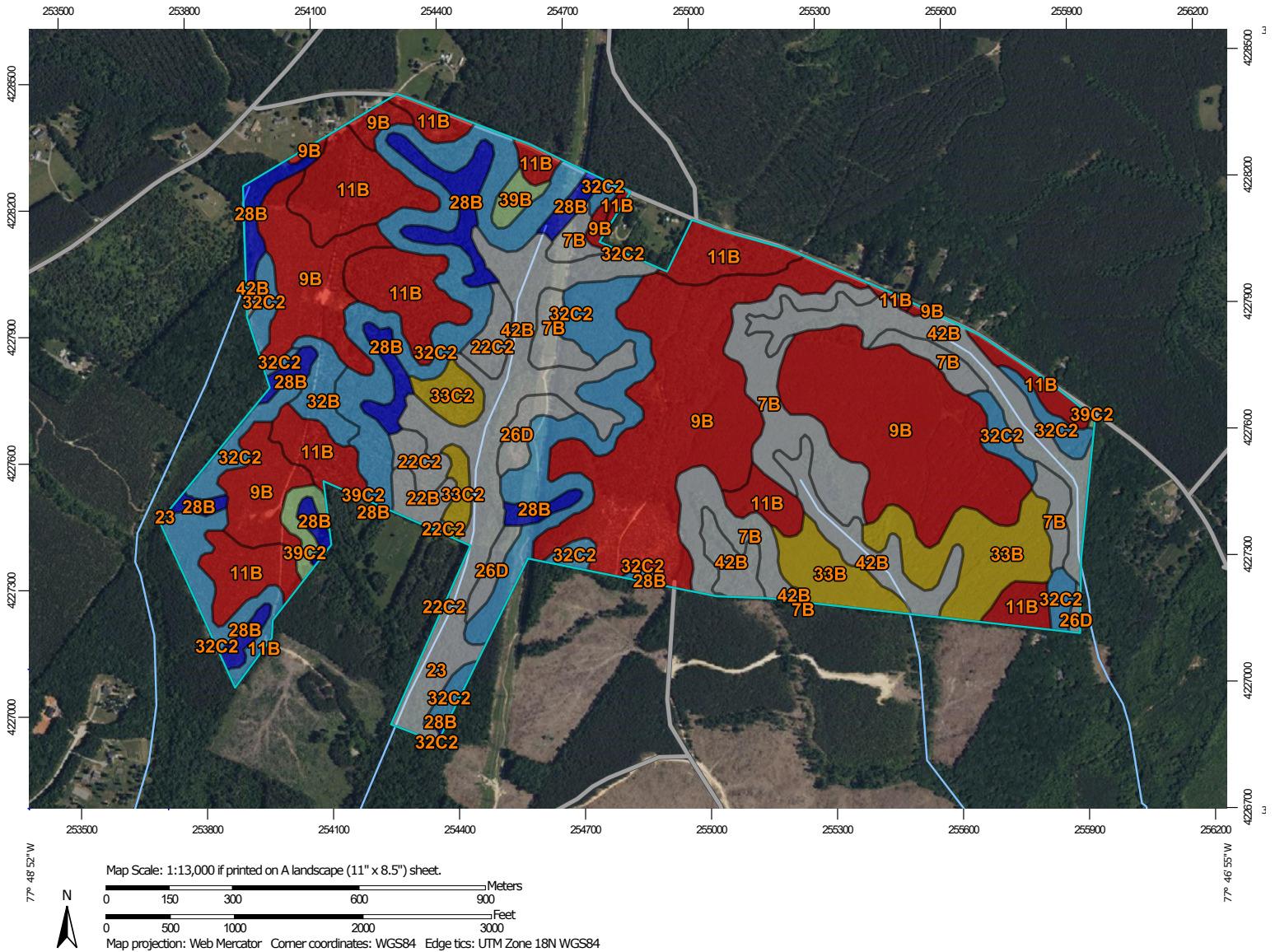
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Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
7B	Aquults, loamy-Margo complex, 2 to 7 percent slopes		38.8	8.5%
9B	Brockroad silt loam, 2 to 7 percent slopes	70	124.2	27.4%
11B	Catharpin silt loam, 2 to 7 percent slopes	70	60.3	13.3%
22B	Fluvanna fine sandy loam, 2 to 7 percent slopes		3.3	0.7%
22C2	Fluvanna fine sandy loam, 7 to 15 percent slopes, eroded		6.8	1.5%
23	Fluvaquents-Udifluvents complex		7.0	1.5%
26D	LaRoque loam, 15 to 25 percent slopes		6.4	1.4%
28B	Margo loam, 2 to 7 percent slopes	95	23.3	5.1%
32B	Nason silt loam, 2 to 7 percent slopes	80	4.9	1.1%
32C2	Nason silt loam, 7 to 15 percent slopes, eroded	80	80.5	17.7%
33B	Orange-Iredell loams, 2 to 7 percent slopes	75	25.3	5.6%
33C2	Orange-Iredell loams, 7 to 15 percent slopes, eroded	75	6.6	1.5%
39B	Tatum loam, 2 to 7 percent slopes	78	2.3	0.5%
39C2	Tatum loam, 7 to 15 percent slopes, eroded	78	3.0	0.7%
42B	Toddstav silt loam, 0 to 4 percent slopes		61.1	13.5%
Totals for Area of Interest			453.8	100.0%



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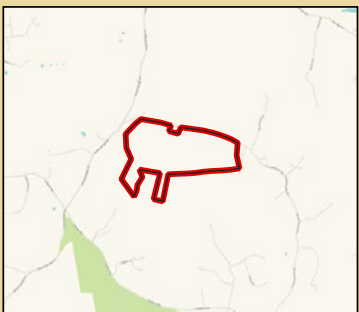
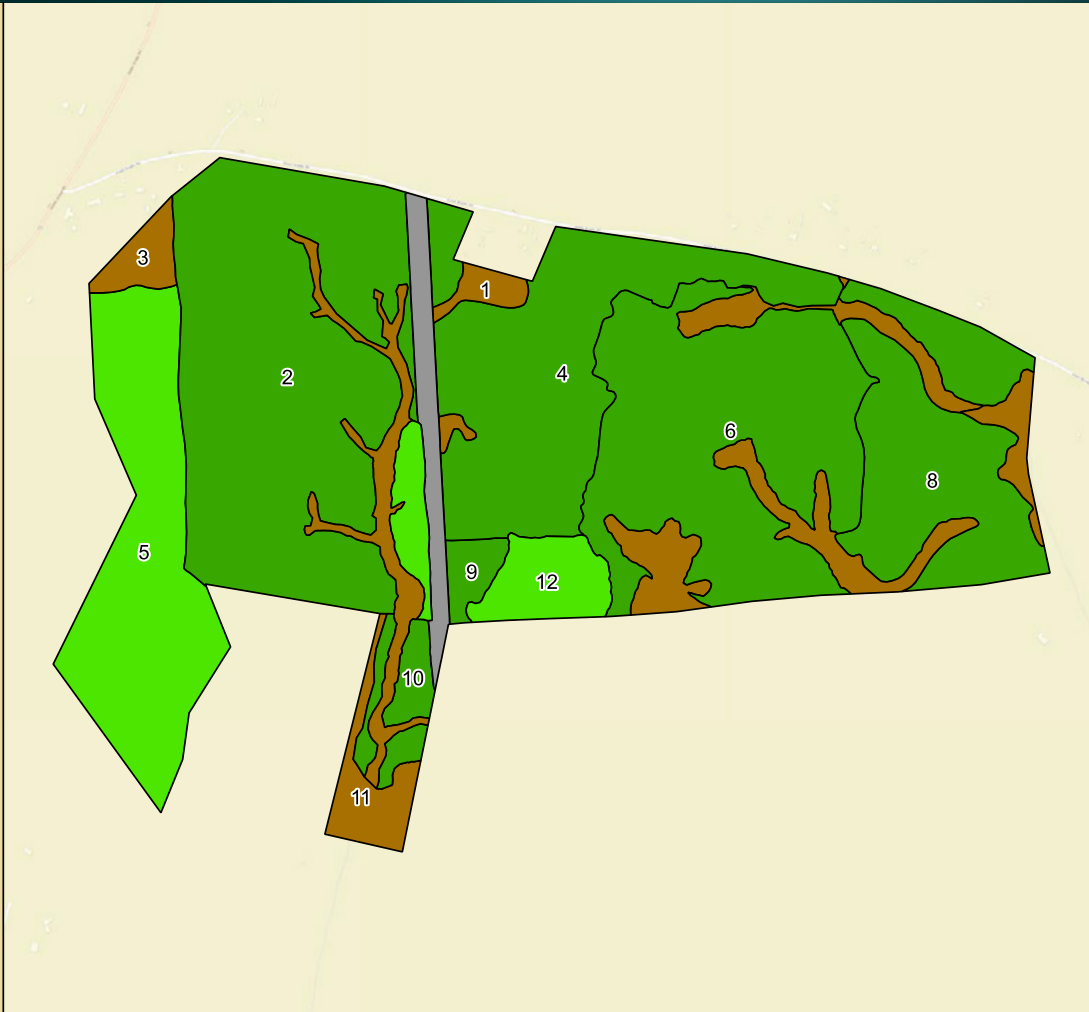
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Map Legend

- Merch Plantation
- Pre-Merch Plantation
- Natural Pine/Hardwood
- NonForest
- Open Productive

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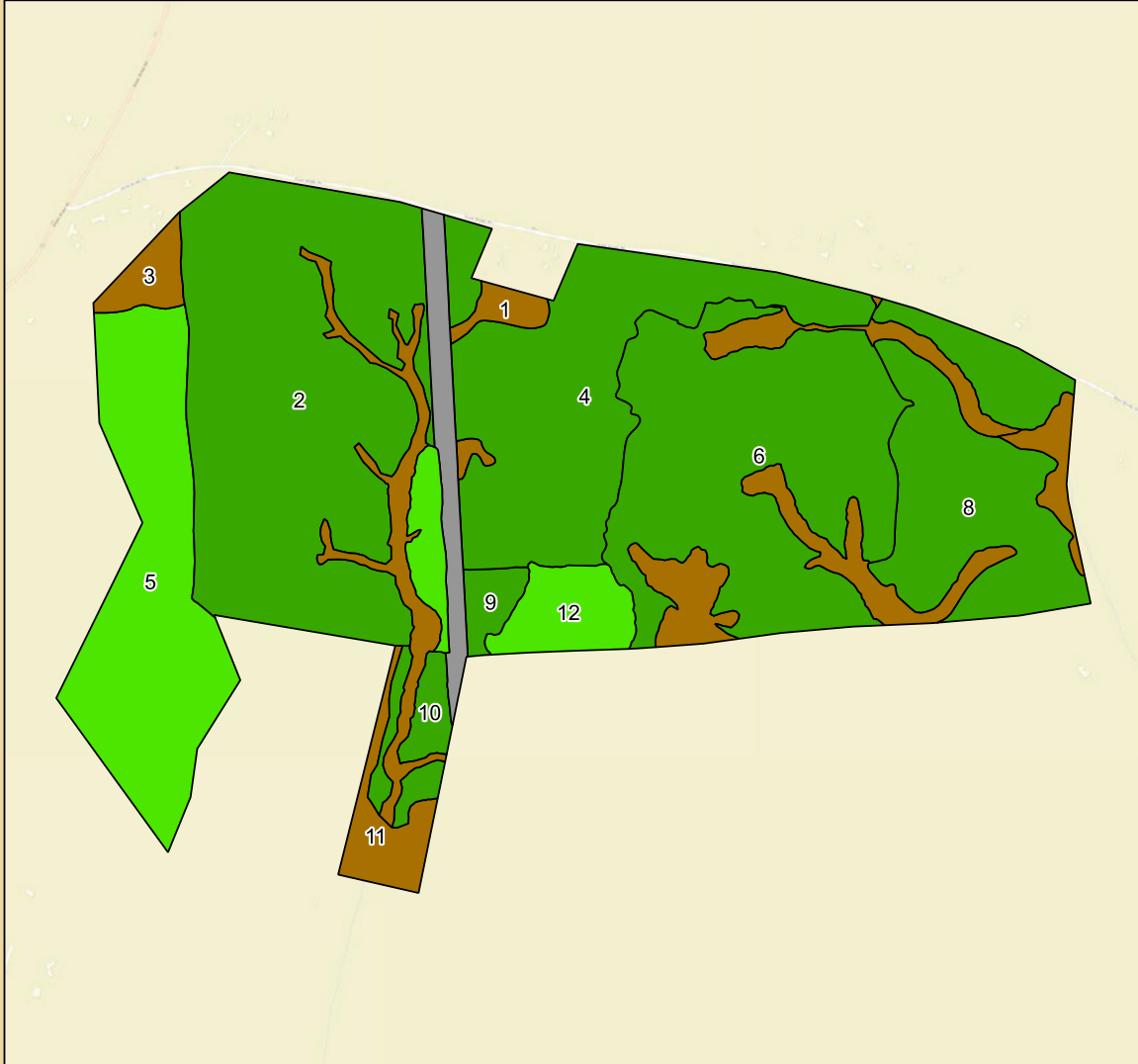
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0 1,320 2,640 ft



0 20 40 chains

Tanager
Tanager Timber, LLC
Spotsylvania, Virginia
ET22047
+/- 440 ac
10/15/2025



Map Legend

 Merch Plantation

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**Tanager
Tanager Timber, LLC
ET2-2047
Spotsylvania County, VA
+/- 439 acres
10/15/2025**

Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
ET2-2047	001	3.04	3.04	1965	Hardwood Non-Convertible
ET2-2047	002	106.66	105.07	1985	Pine Plantation
ET2-2047	003	9.22	9.22	1997	Hardwood Non-Convertible
ET2-2047	004	59.77	57.69	2026	Pine Plantation
ET2-2047	005	54.10	52.62	2017	Pine Plantation
ET2-2047	006	87.22	85.07	2009	Pine Plantation
ET2-2047	007	22.97	22.56	1969	Natural Pine Non-Convertible
ET2-2047	008	36.50	35.42	1997	Pine Plantation
ET2-2047	009	4.20	4.20	1969	Pine Plantation
ET2-2047	010	8.13	8.13	1985	Pine Plantation
ET2-2047	011	8.13	8.13	1925	Hardwood Non-Convertible
ET2-2047	012	16.77	16.34	2018	Pine Plantation
ET2-2047	013	12.29	12.29	1969	Natural Pine Non-Convertible
ET2-2047	993	10.43	0.00	9998	NP - Utility

**Stands 1, 2, 4 & 10 are currently under a timber contract which runs through 12/31/2026. Stand 4 has already harvested. The timber contract on the remaining 117+/-acres will be assigned to the purchaser.

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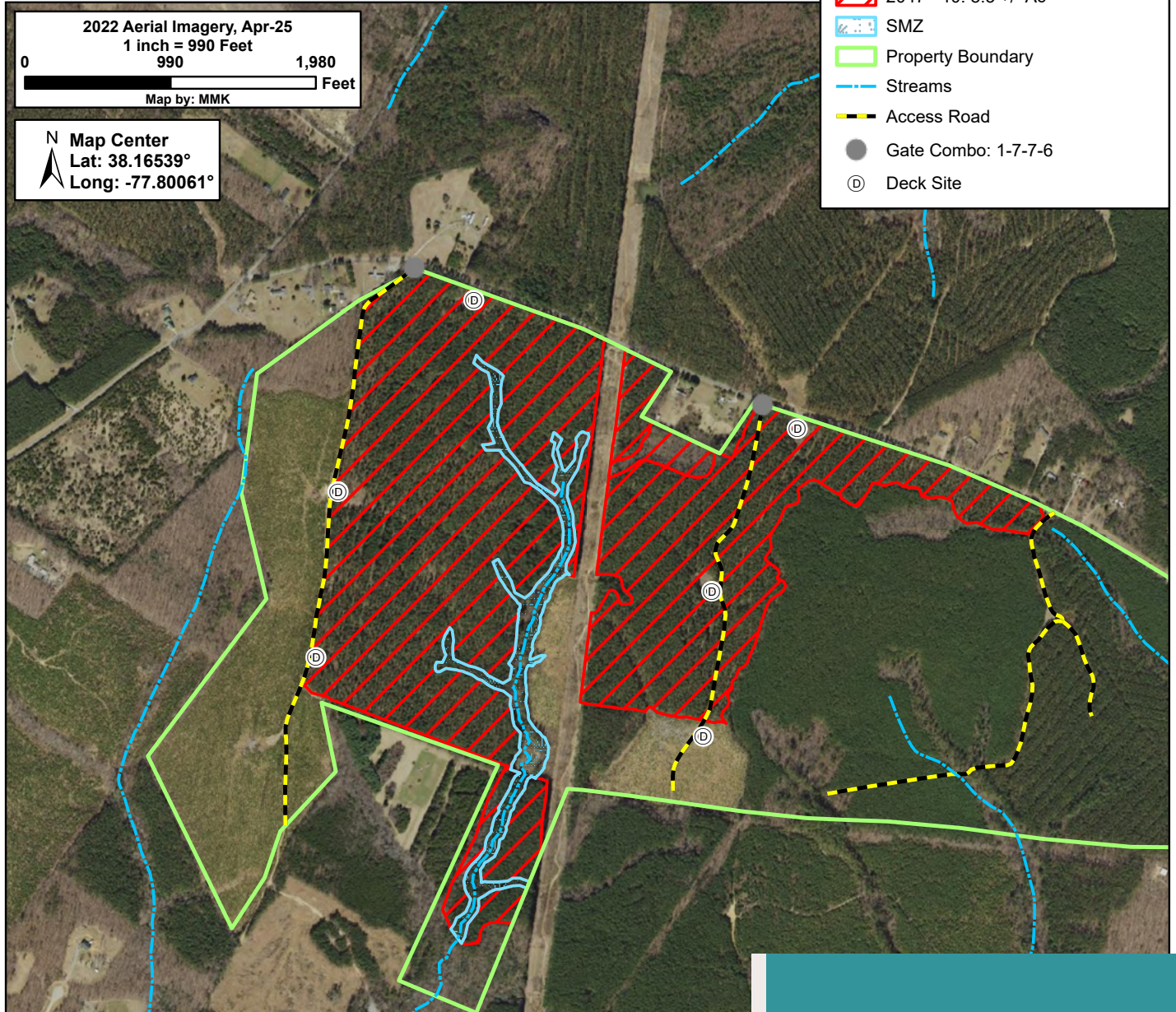


EXHIBIT A TIMBER SALE MAP Tanager Timber, LLC Tanager Tract 2047 Spotsylvania County, VA

Legend

Total Final Harvest Acres: 176.3 +/- Ac

- 2047 - 1: 3.0 +/- Ac
- 2047 - 2: 105.7 +/- Ac
- 2047 - 4: 59.3 +/- Ac
- 2047 - 10: 8.3 +/- Ac
- SMZ
- Property Boundary
- Streams
- Access Road
- Gate Combo: 1-7-7-6
- Deck Site



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 Tract: ET2-2047
 Data Report Pulled: 10/15/2025 by: FGB

LAND:	
Origin/Species Group	Gross Acres
Planted Pine	373
Natural Pine	35
Planted Hardwood	0
Natural Hardwood	20
Non Stocked Forest	0
Non Forest	10
TOTAL ACRES:	439

*Land Types Include Fee/Lease/Timber Deed

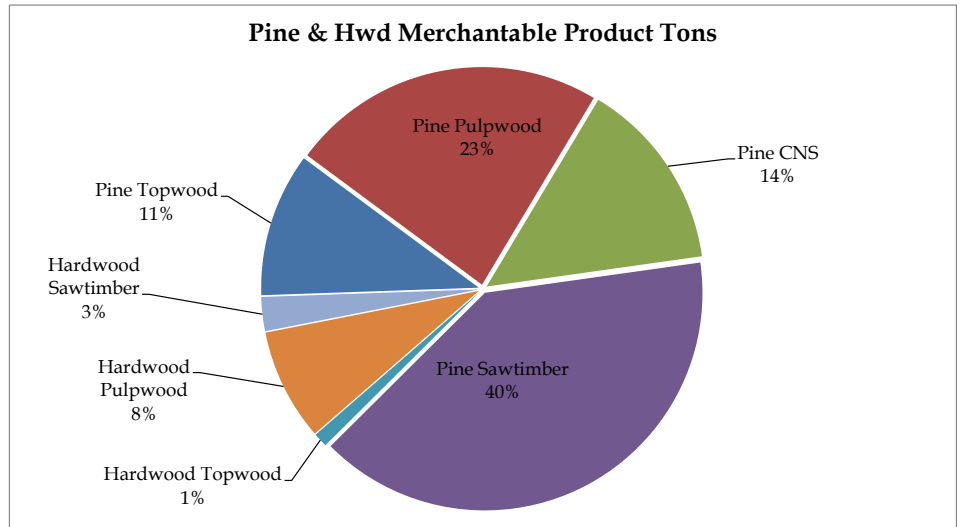
MERCH. TIMBER:	
Product Class	Tons
Pine Topwood	3,581
Pine Pulpwood	7,854
Pine CNS	4,752
Pine Sawtimber	13,321
Hardwood Topwood	353
Hardwood Pulpwood	2,785
Hardwood Sawtimber	845
TOTAL MERCH:	44,826

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

*Land Types Include Fee/Lease/Retained Timber

PREMERCH PLANTED PINE:	
Establishment Year	Net Acres
2025	0
2024	0
2023	0
2022	0
2021	0
2020	0
2019	0
2018	16
2017	53
2016	0
2015	0
2014	0
TOTAL PREMERCH:	69

*Land Types Include Fee/Lease/Retained Timber



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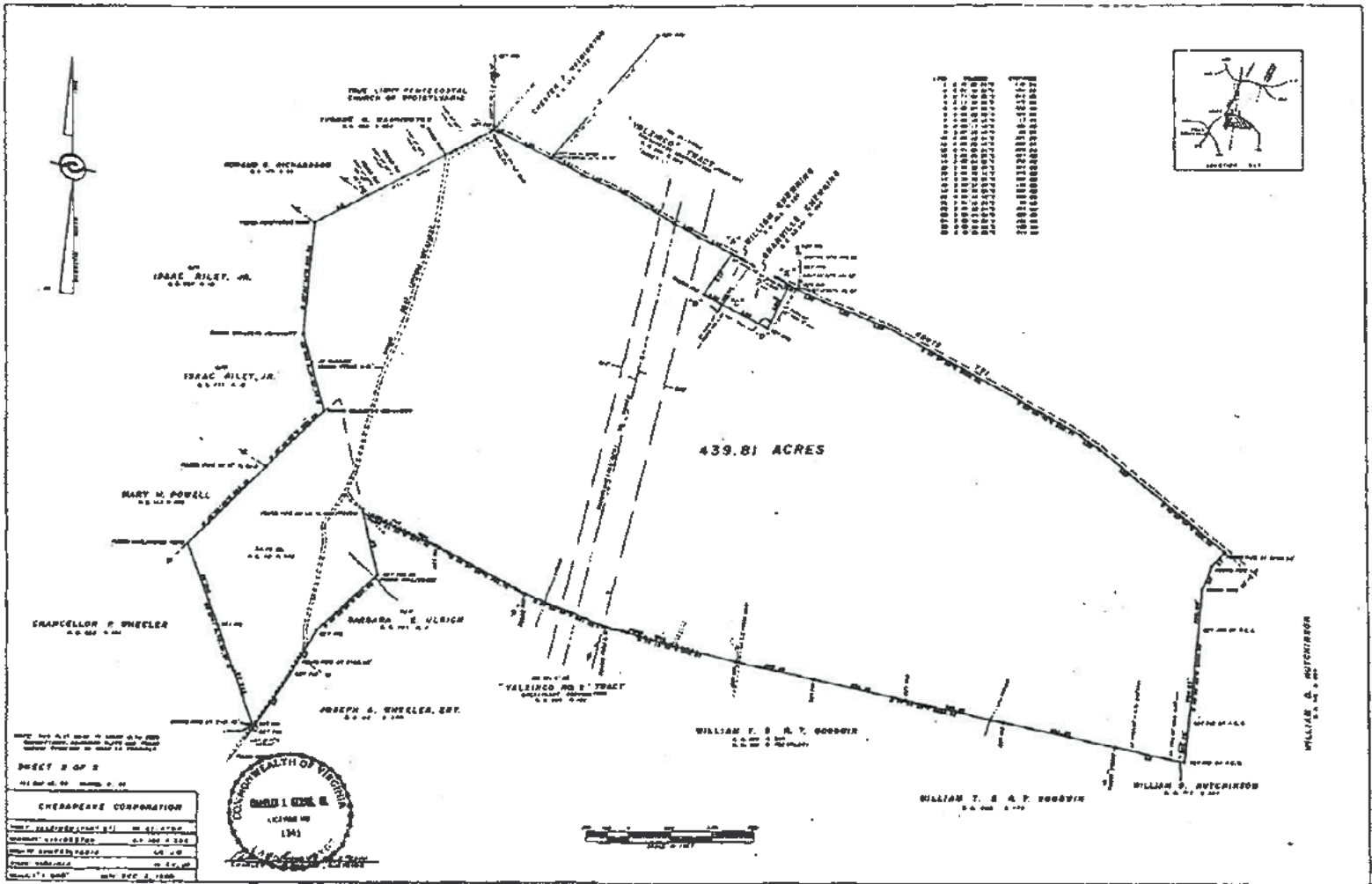
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