

For Sale | 439 Acres

Grand Brooks Rd (VSR721), Spotsylvania, VA 22514

REVISED PRICE: \$1,750,000 (\$3,986/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

LATITUDE & LONGITUDE - 38.1704, -77.8045

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

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

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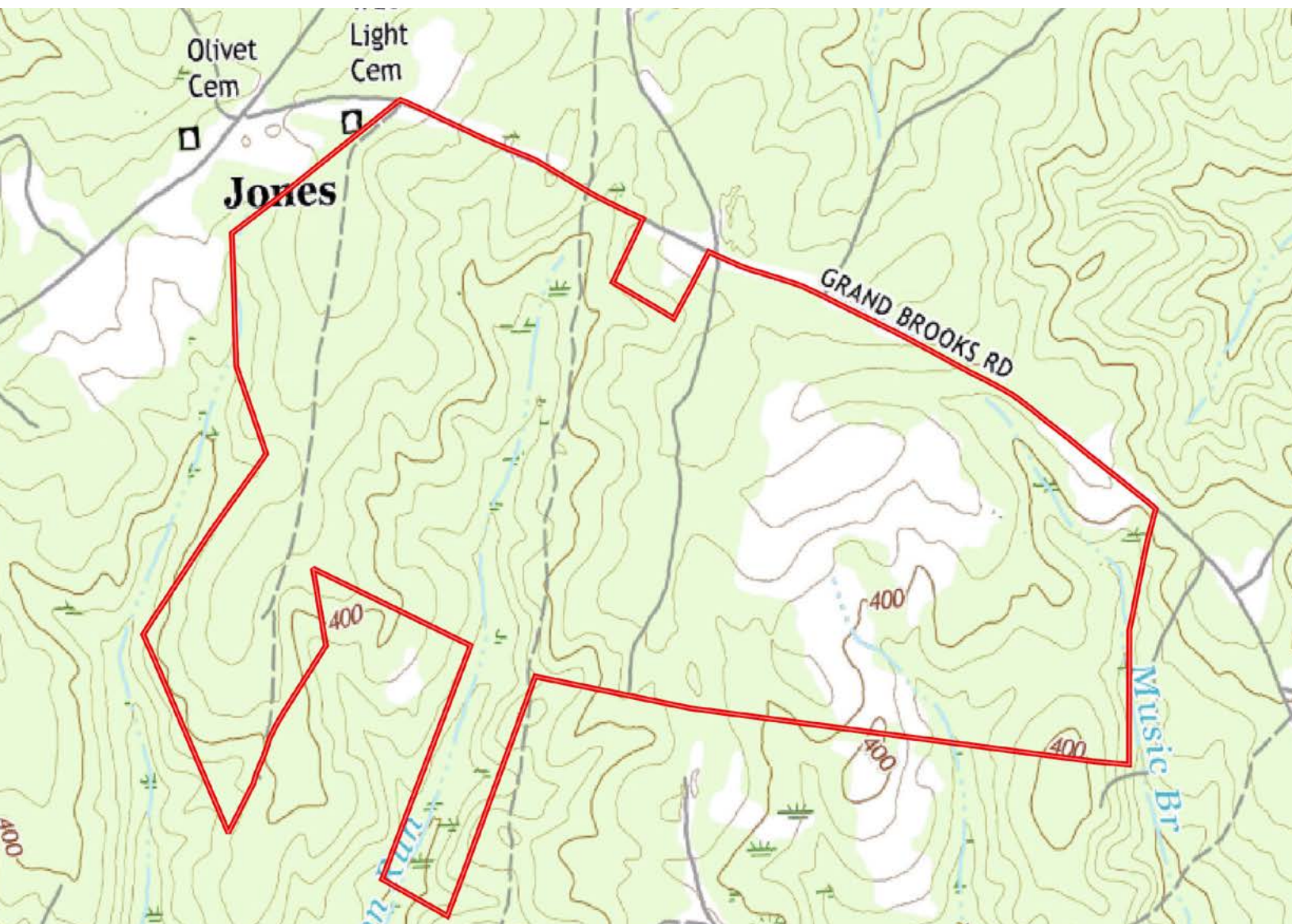
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Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))

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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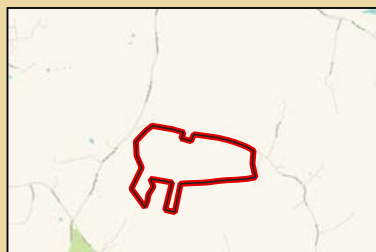
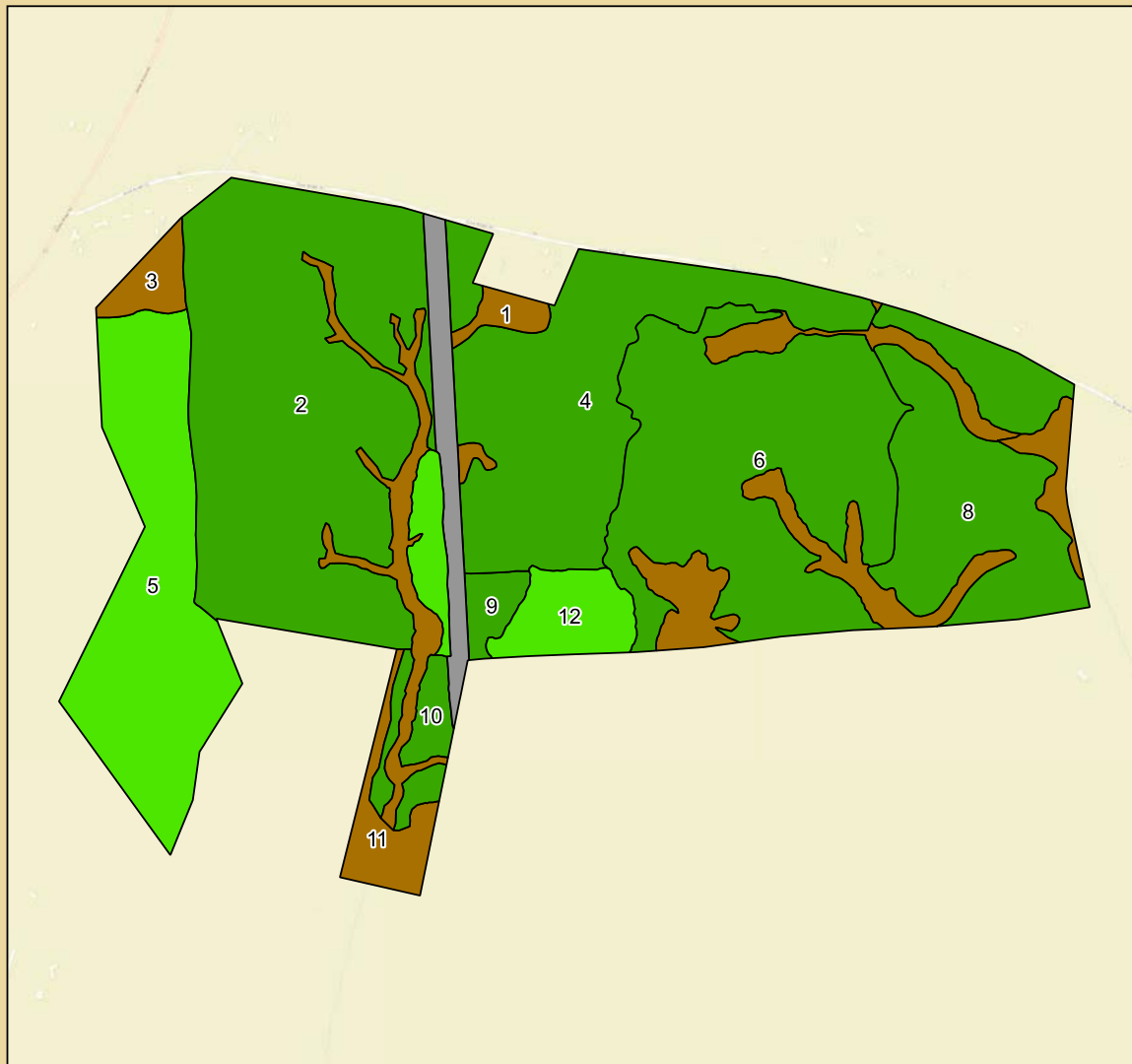
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0 1,320 2,640 ft



0 20 40 chains

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



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, ACRESAGE 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 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 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.

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

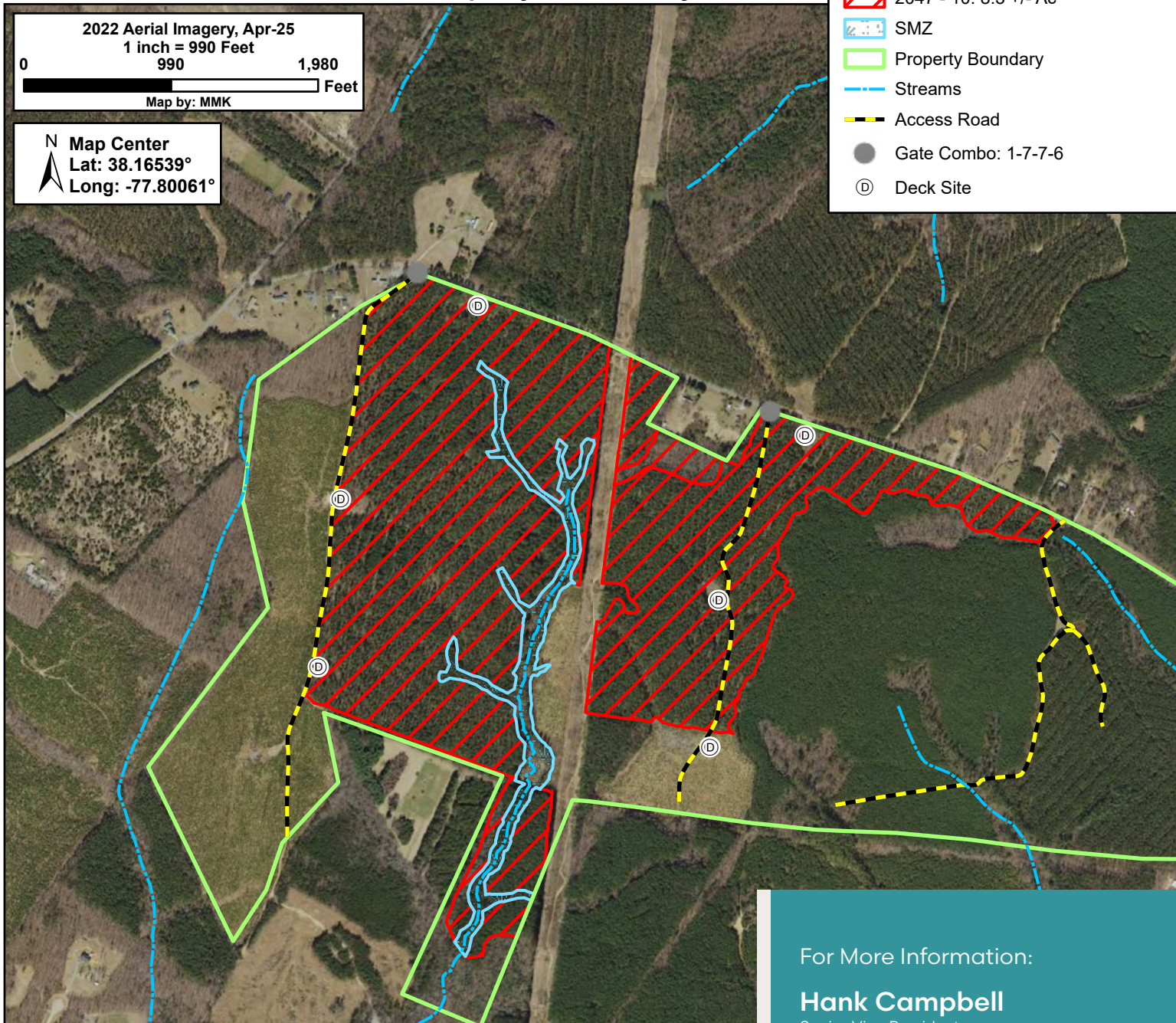
Total Final Harvest Acres: 176.3 +/- Ac

- 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

2022 Aerial Imagery, Apr-25
1 inch = 990 Feet

0 990 1,980
Feet
Map by: MMK

N Map Center
Lat: 38.16539°
Long: -77.80061°



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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

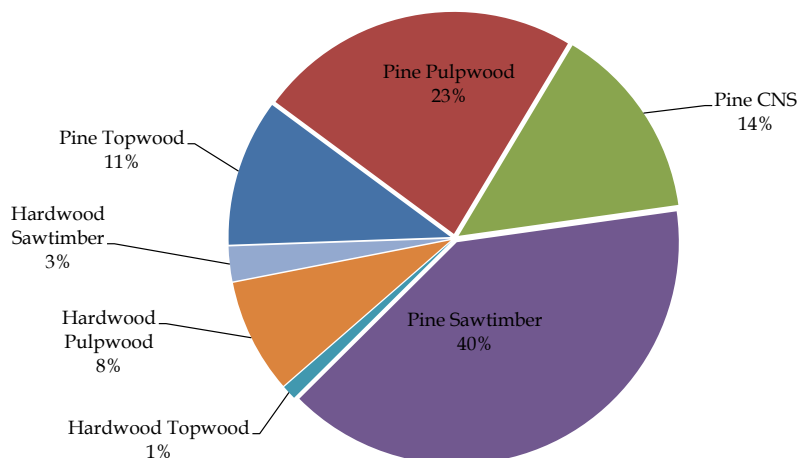
*Merchantable Timber includes volumes from stands aged 12 and older.

*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

Pine & Hwd Merchantable Product Tons



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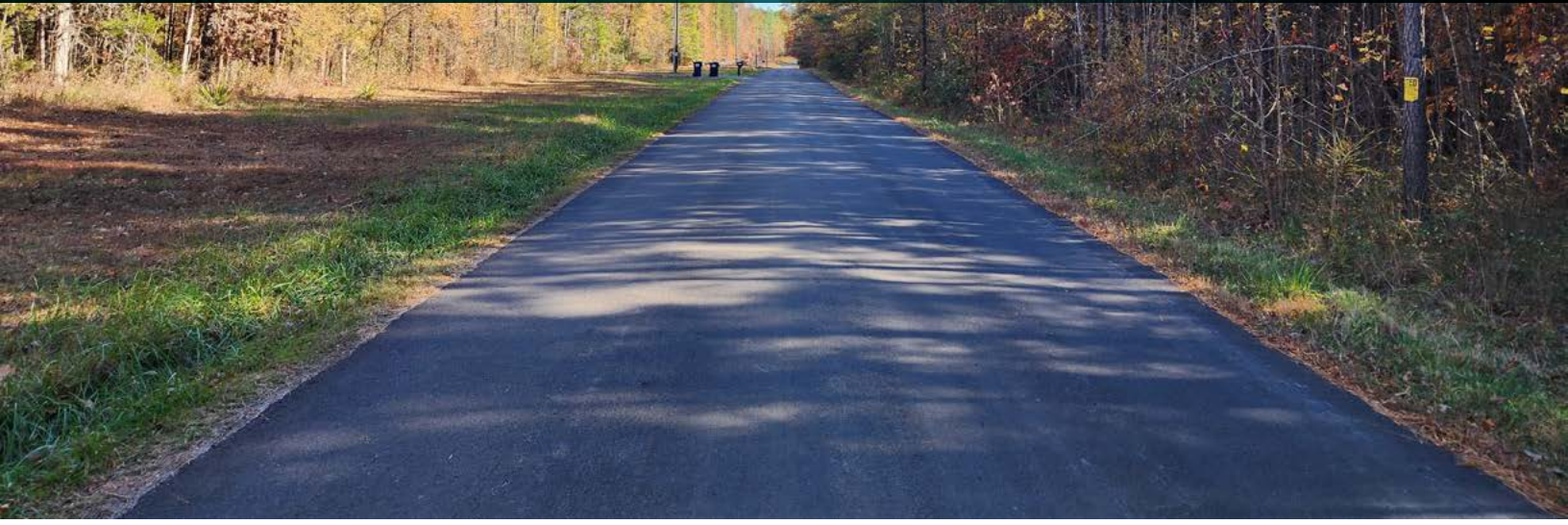
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