



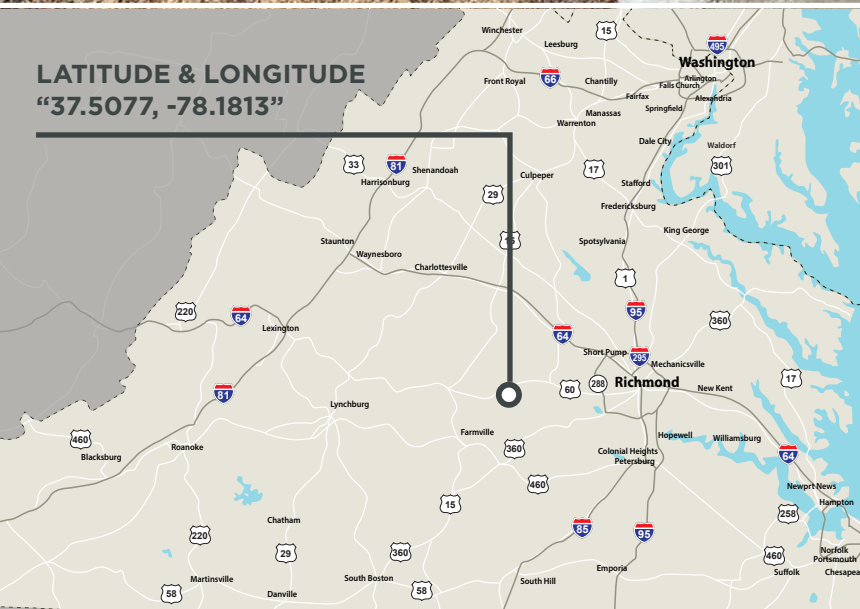
MAXEYS MILL ROAD (CR646) CUMBERLAND, VA 23040

FOR SALE | 109.58± ACRES CUMBERLAND COUNTY

Price: \$493,110 (\$4,500/acre)



LATITUDE & LONGITUDE
"37.5077, -78.1813"



Features

SOLID TIMBERLAND/RECREATIONAL investment opportunity located just east of the Cumberland Courthouse with frontage along the west side of Maxeys Mill Rd (CR646)

SITE OFFERS varied terrain with ample interior road system

TIMBER COMPRISED of 81+/-acs of planted pines ('20) with the remaining balance in mixed bottomland hardwoods

PRODUCTIVE wildlife habitat supporting healthy populations of game

COUNTY TAX PARCEL #59-A-1(PART)

CONTACT BROKER FOR MORE DETAILS



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

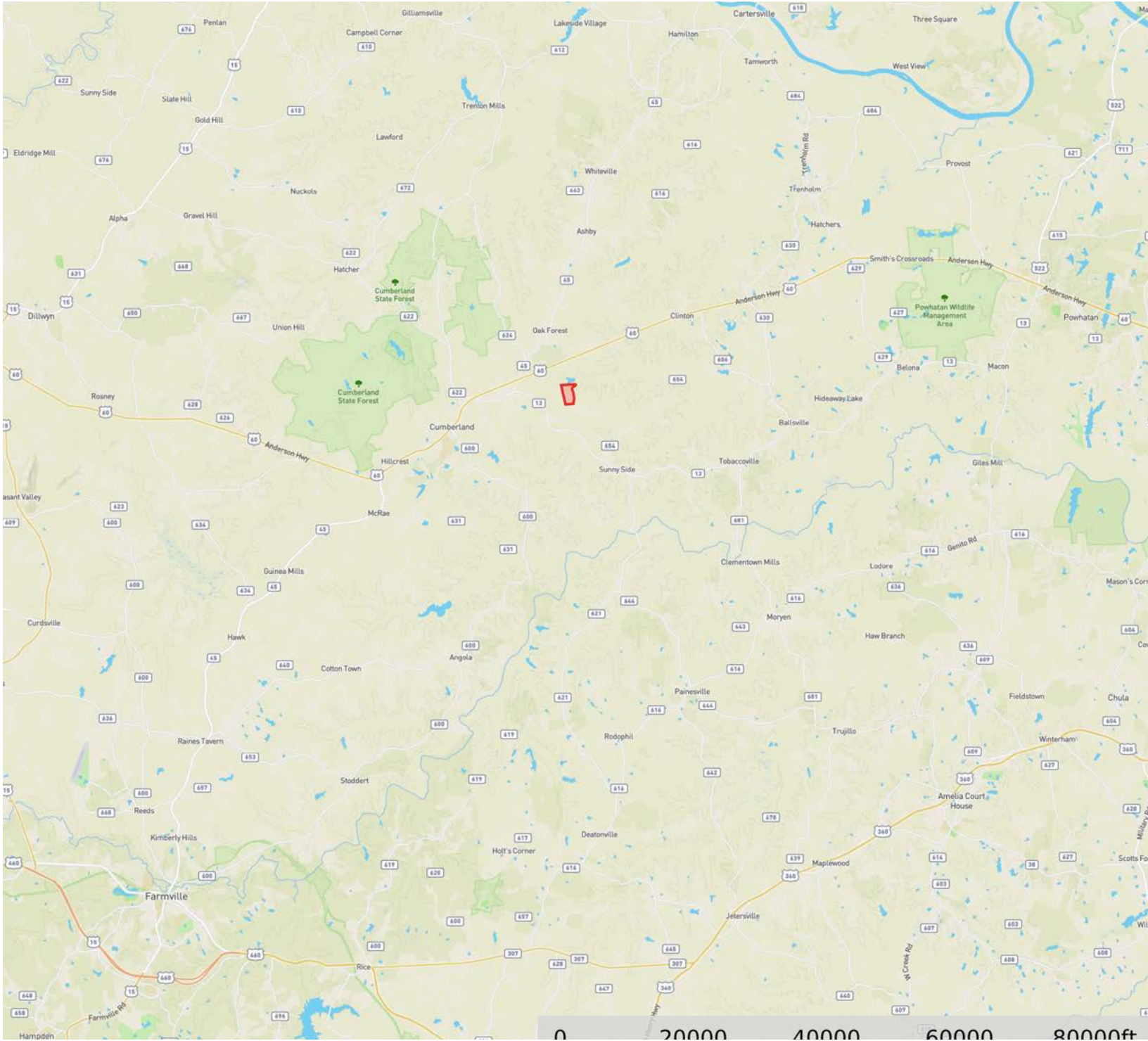
Hank Campbell

804-433-1818
hcampbell@commonwealthland.com



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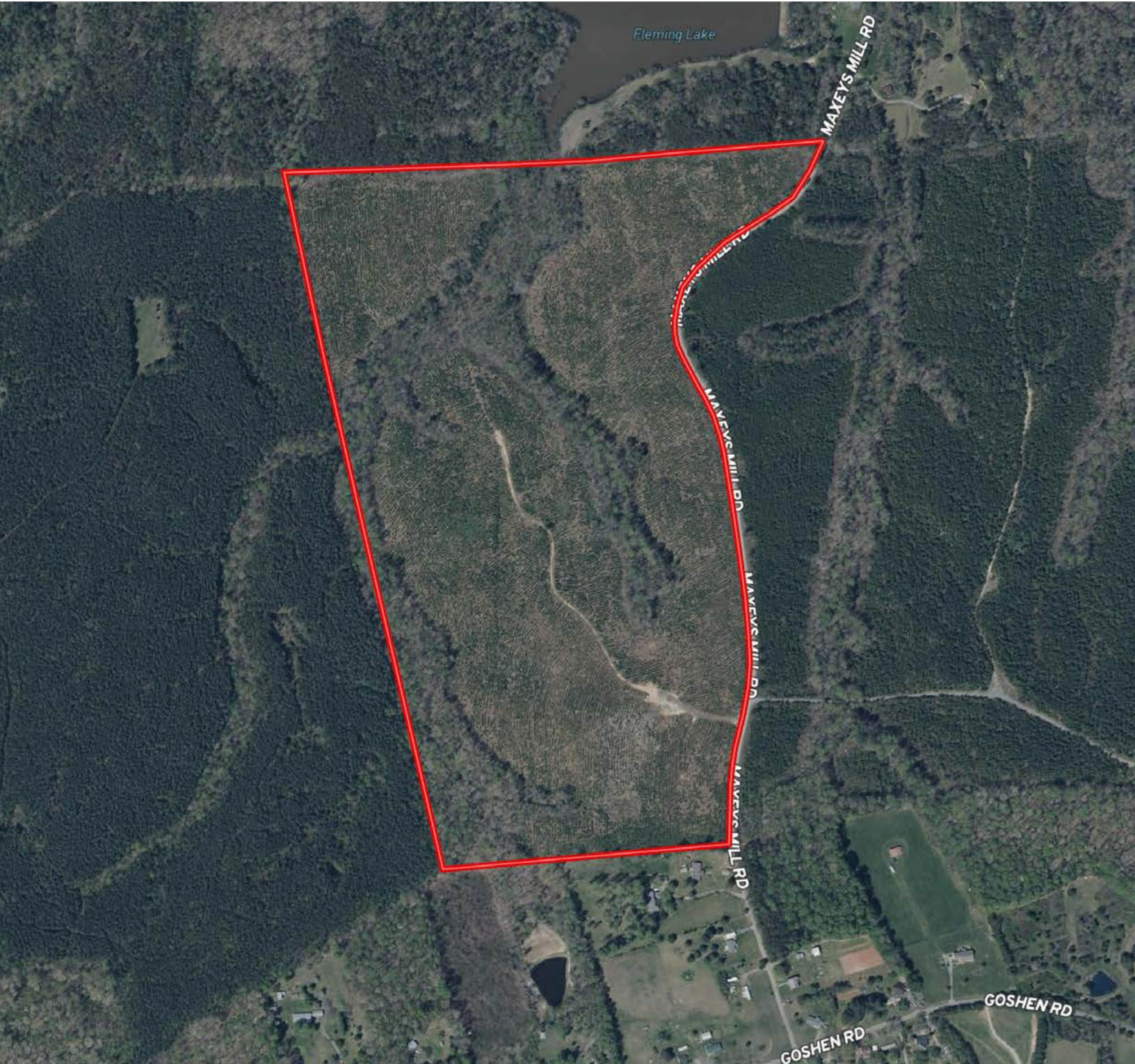
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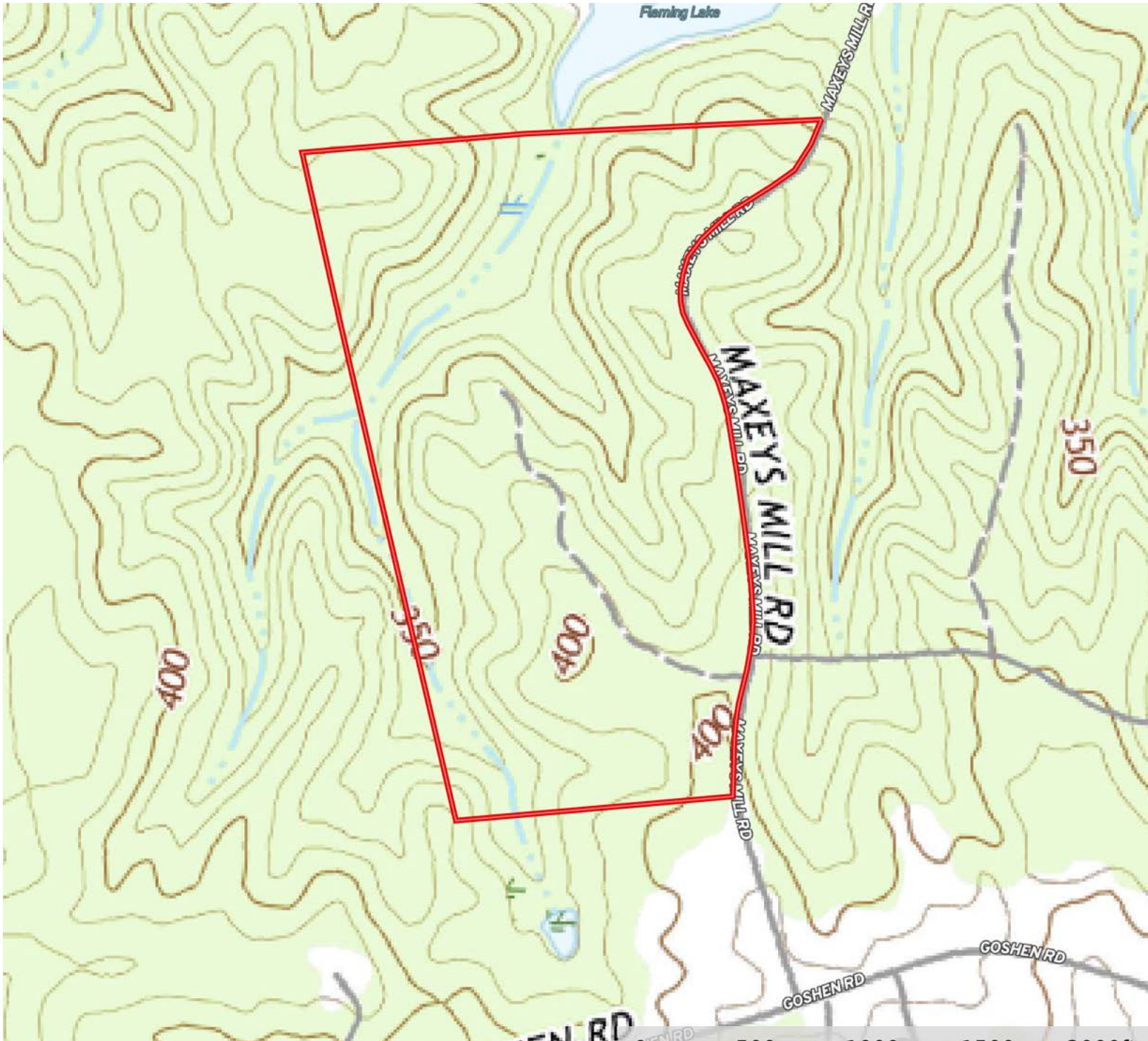
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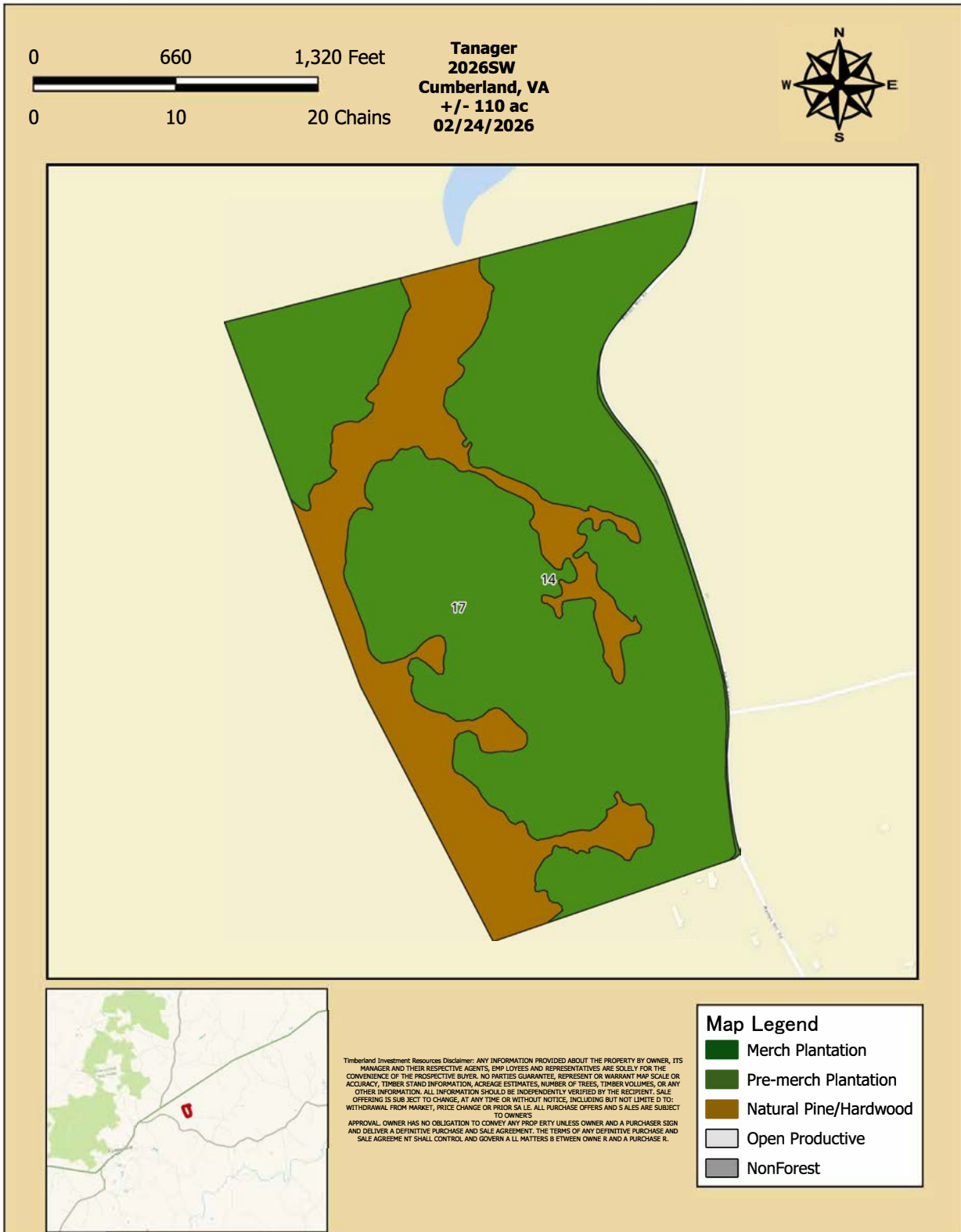
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Stand	Species	Productive Ac	Age	Trees/Ac	Tons/Ac	Total Trees	Total Tons
2026 - 14	Loblolly Pine	81.25	6	537	0	43631.25	0
2026 - 15	Loblolly Pine	0.01	12	442.02	35.63	4.42	0.36
2026 - 17	Soft Hardwood	27.76	86	227.8	69.89	6323.73	1940.15
2026 - 7	Virginia Pine	0.01	84	225.19	95.8	2.25	0.96
		Total 109.03		Wtd Avg 458.24	Wtd Avg 17.81	Total 49,961.65	Total 1,941.47



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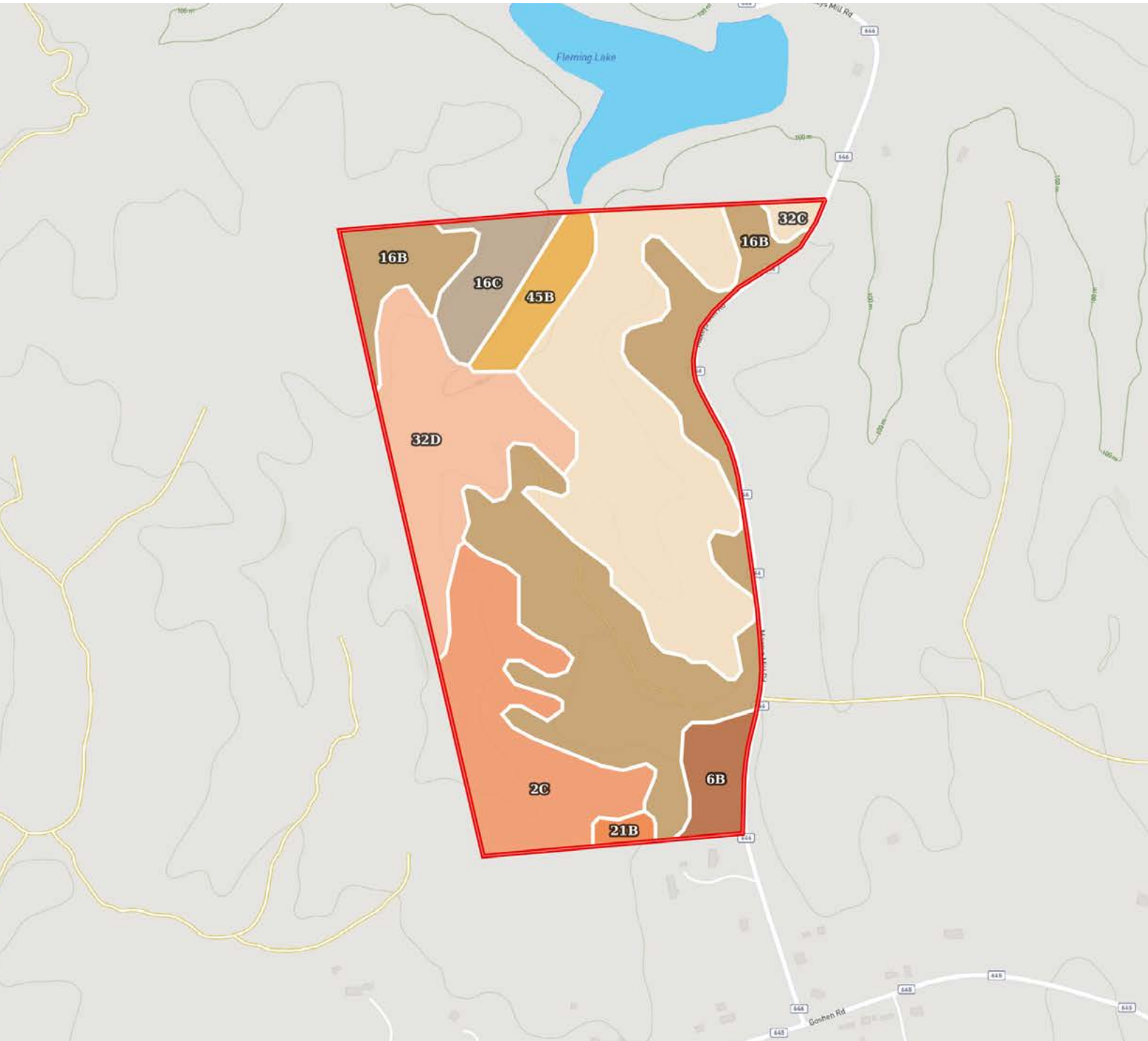
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|  Boundary 1 1 104.88 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
16B	Enon-Helena complex, 2 to 7 percent slopes	33.33	31.78	0	64	2e
32C	Poindexter-Wedowee complex, 7 to 15 percent slopes	28.4	27.08	0	58	3e
2C	Appling-Helena complex, 7 to 15 percent slopes	15.27	14.56	0	71	3e
32D	Poindexter-Wedowee complex, 15 to 25 percent slopes	14.72	14.04	0	49	4e
16C	Enon-Helena complex, 7 to 15 percent slopes	4.81	4.59	0	61	3e
45B	Worsham loam, 0 to 4 percent slopes	4	3.81	0	54	4w
6B	Cecil sandy loam, 2 to 7 percent slopes	3.52	3.36	0	70	2e
21B	Helena sandy loam, 2 to 7 percent slopes	0.83	0.79	0	69	2e
TOTALS		104.88(*)	100%	-	61.02	2.82

(*) 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.





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