

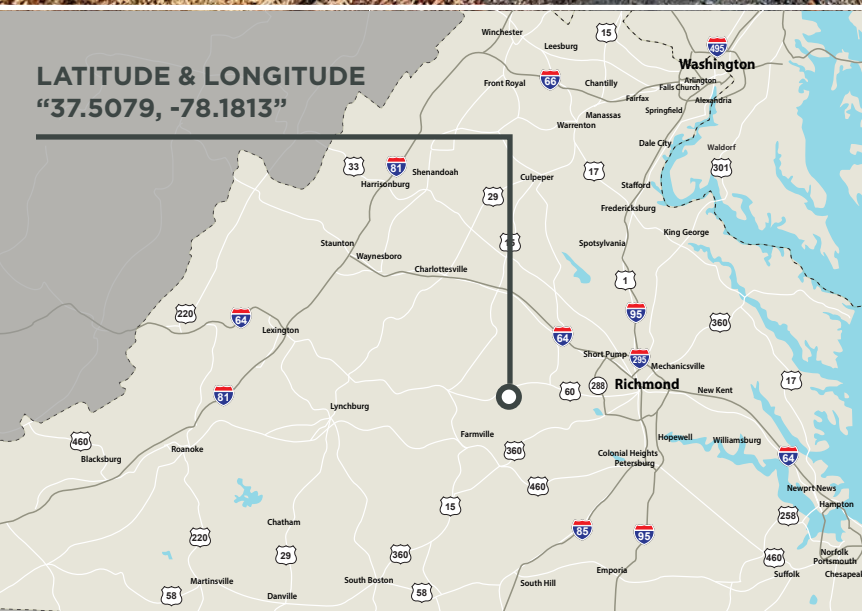


**MAXEYS MILL ROAD (CR646)  
CUMBERLAND, VA 23040**

**FOR SALE | 368.48± ACRES  
CUMBERLAND COUNTY  
Price: \$1,575,000 (\$4,274/acre)**



**LATITUDE & LONGITUDE  
"37.5079, -78.1813"**



**Features**

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

**SITE OFFERS** varied terrain with a strong interior road system offering optimal access

**TIMBER COMPRISED** of 164+/-acs planted in pines ('14), 100.5+/-acs planted in pines ('20) with the remaining balance in mature mixed bottomland hardwoods

**PRODUCTIVE** wildlife habitat with frontage along Maxey Creek supporting healthy populations of game

**CUMBERLAND COUNTY TAX PARCELS #59-A-1 (PART) & #59-A-2**

**CONTACT BROKER FOR ADDITIONAL INFORMATION**



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](http://COMMONWEALTHLAND.COM)

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

**Contact**

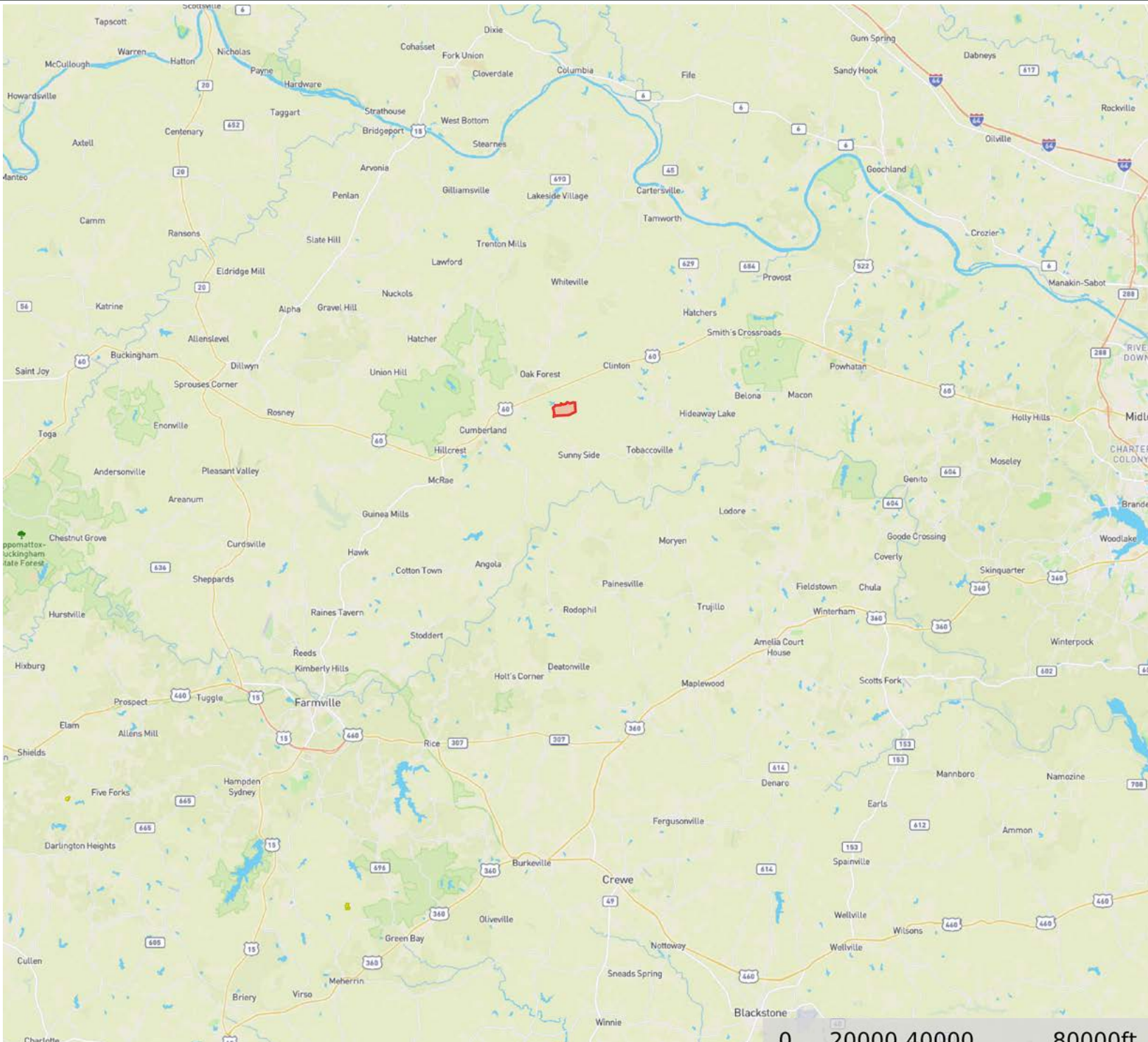
**Hank Campbell**

804-433-1818  
[hcampbell@commonwealthland.com](mailto:hcampbell@commonwealthland.com)



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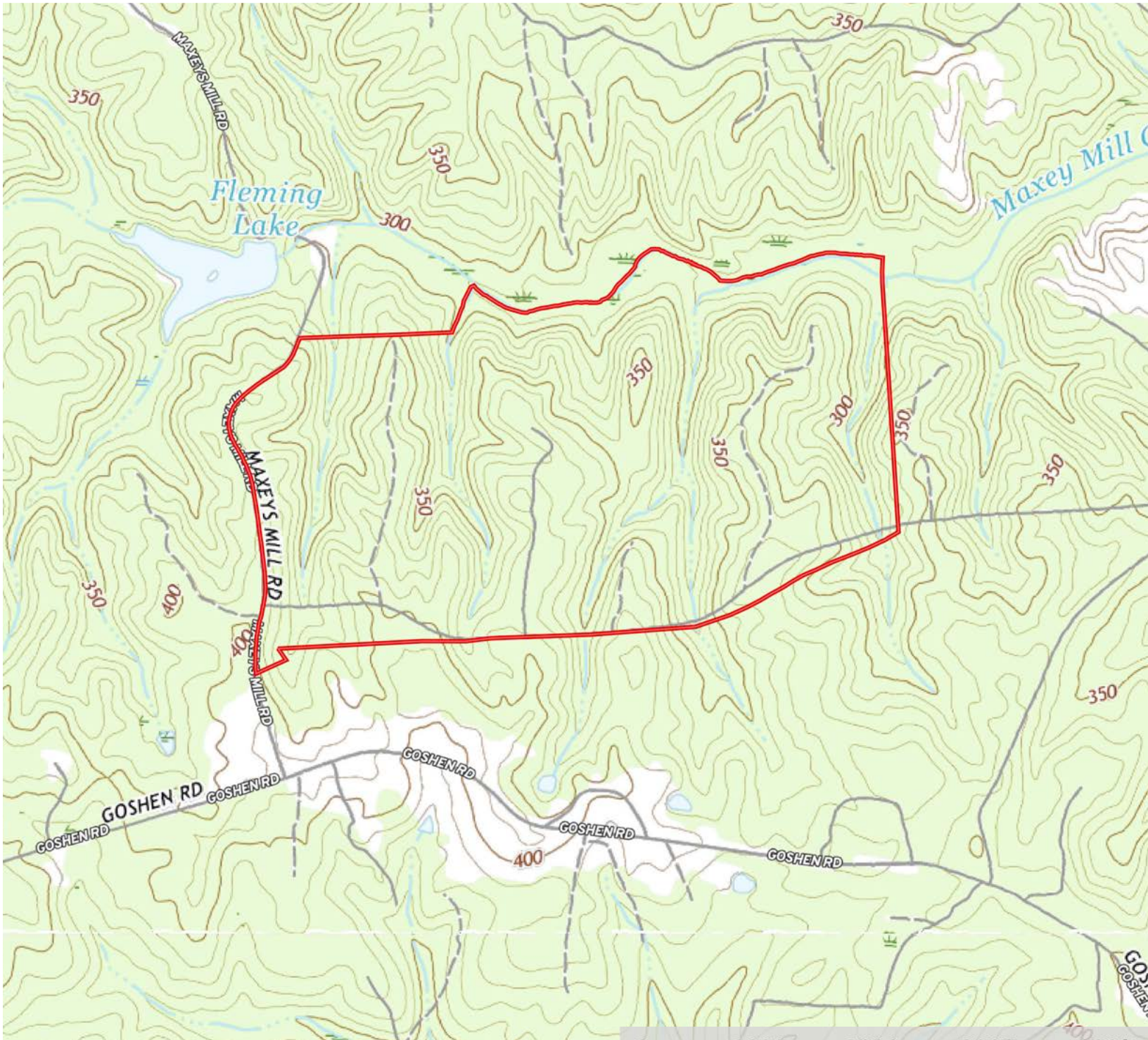
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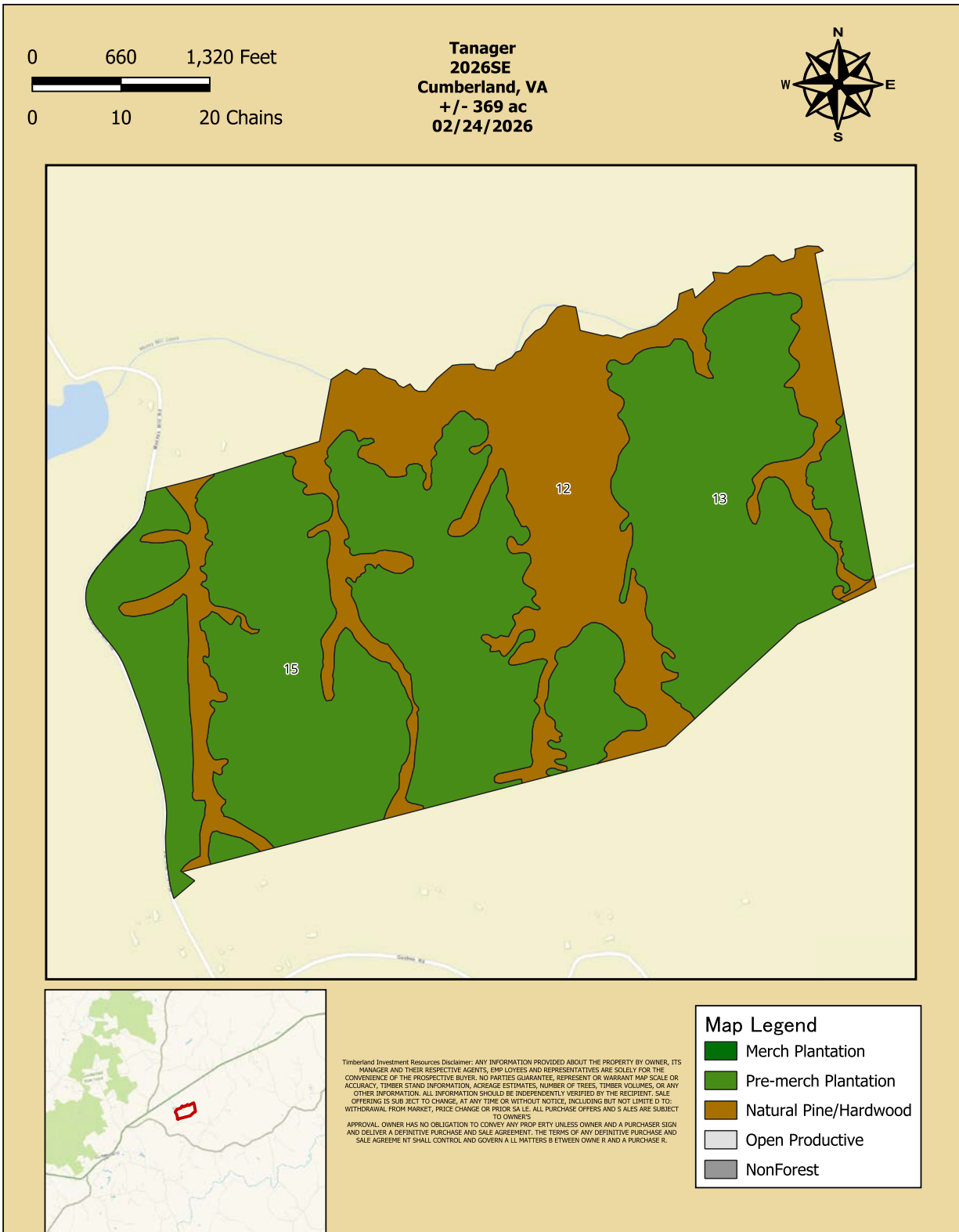
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Stand	Species	Productive Ac	Age	Trees/Ac	Tons/Ac	Total Trees	Total Tons
2026 - 12	Soft Hardwood	103.34	101	240.47	52.15	24850.17	5389.18
2026 - 13	Loblolly Pine	80.5	6	552	0	44436	0
2026 - 14	Loblolly Pine	0.05	6	537	0	26.85	0
2026 - 15	Loblolly Pine	163.98	12	442.02	35.63	72482.44	5842.61
2026 - 17	Soft Hardwood	13.22	86	227.8	69.89	3011.52	923.95
		<b>Total 361.09</b>		<b>Wtd Avg 401.03</b>	<b>Wtd Avg 33.66</b>	<b>Total 144,806.98</b>	<b>Total 12,155.74</b>



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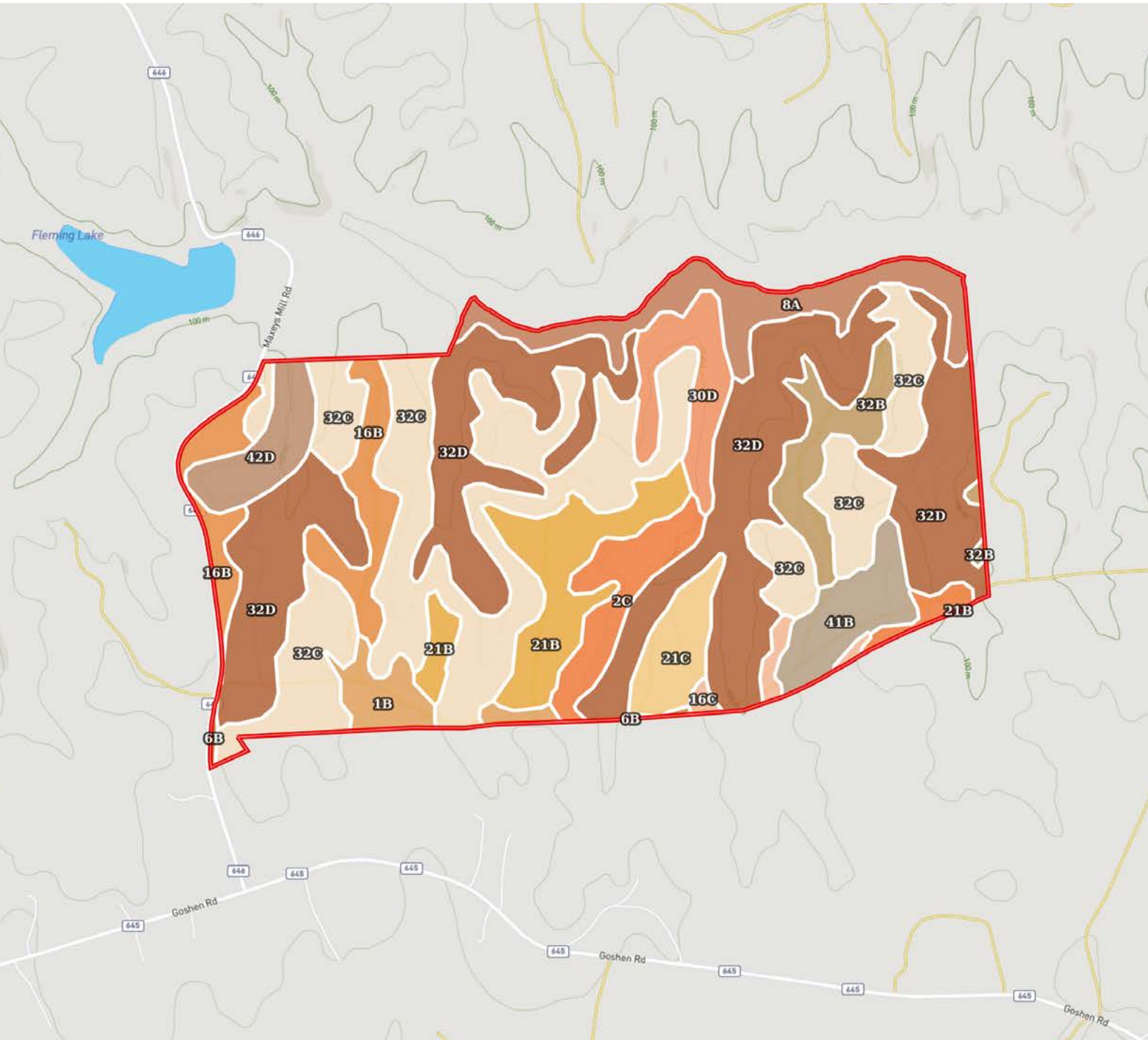
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|  Boundary 360.13 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
32D	Poindexter-Wedowee complex, 15 to 25 percent slopes	116.57	32.37	0	49	4e
32C	Poindexter-Wedowee complex, 7 to 15 percent slopes	94.85	26.34	0	58	3e
21B	Helena sandy loam, 2 to 7 percent slopes	23.02	6.39	0	69	2e
8A	Chewacla and Monacan soils, 0 to 2 percent slopes, frequently flooded	20.85	5.79	0	63	6w
16B	Enon-Helena complex, 2 to 7 percent slopes	19.13	5.31	0	64	2e
2C	Appling-Helena complex, 7 to 15 percent slopes	15.33	4.26	0	71	3e
32B	Poindexter-Wedowee complex, 2 to 7 percent slopes	13.01	3.61	0	60	2e
30D	Pacolet-Wateree complex, 15 to 25 percent slopes	12.83	3.56	0	41	4e
41B	Trenholm sandy loam, 2 to 7 percent slopes	12.41	3.45	0	68	2e
42D	Wateree sandy loam, 15 to 25 percent slopes	10.67	2.96	0	40	4e
21C	Helena sandy loam, 7 to 15 percent slopes	9.48	2.63	0	67	3e
1B	Appling fine sandy loam, 2 to 7 percent slopes	8.28	2.3	0	71	2e
16C	Enon-Helena complex, 7 to 15 percent slopes	3.03	0.84	0	61	3e
6B	Cecil sandy loam, 2 to 7 percent slopes	0.67	0.19	0	70	2e
TOTALS		360.13(*)	100%	-	56.81	3.35

(\*) 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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