

For Sale | 347 Acres



Meherrin Road (VSR630), Meherrin, VA 23040

PRICE: \$1,600,000 (\$4,602.99/AC) ▪ PRINCE EDWARD COUNTY



Features

- Strong timberland/recreational investment fronting Meherrin Road (CR630) with deeded access to Mt. Pleasant Road (CR633) from the south and west
- Timber is comprised of 94+/-acs of planted pines ('94), 66.6+/-acs of planted pines ('18), 55.5+/-acs of planted pines ('24) with the remaining 134+/-acs in mature hardwoods and natural pines
- Property lays well with varied terrain and favorable soils
- Very productive wildlife habitat with a feeder creek of the Bush River crossing the top third of the property
- Solid internal road system providing optimal access to tract
- Tax Map Parcels #104-A-10
- Contact broker for more details

LATITUDE & LONGITUDE 37.1482, -78.4083

For More Information:

Hank Campbell

Senior Vice President

o: 804-433-1818

hcampbell@commonwealthland.com

4198 Cox Road, Suite 200
Glen Allen, VA 23060

o: 804-346-4966

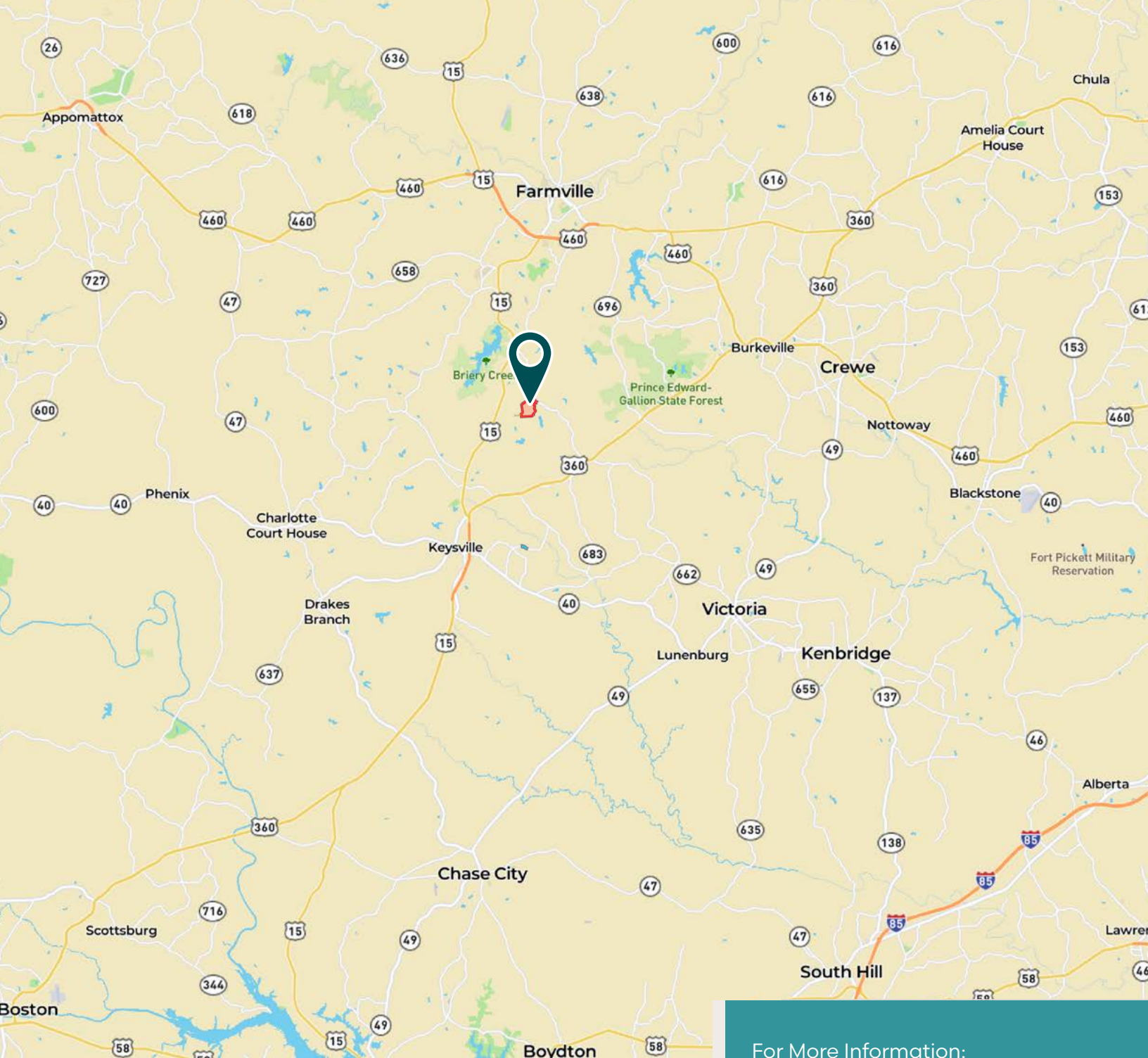
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Commonwealth represents the Owner of this property.
Information contained herein, is deemed reliable but not guaranteed.

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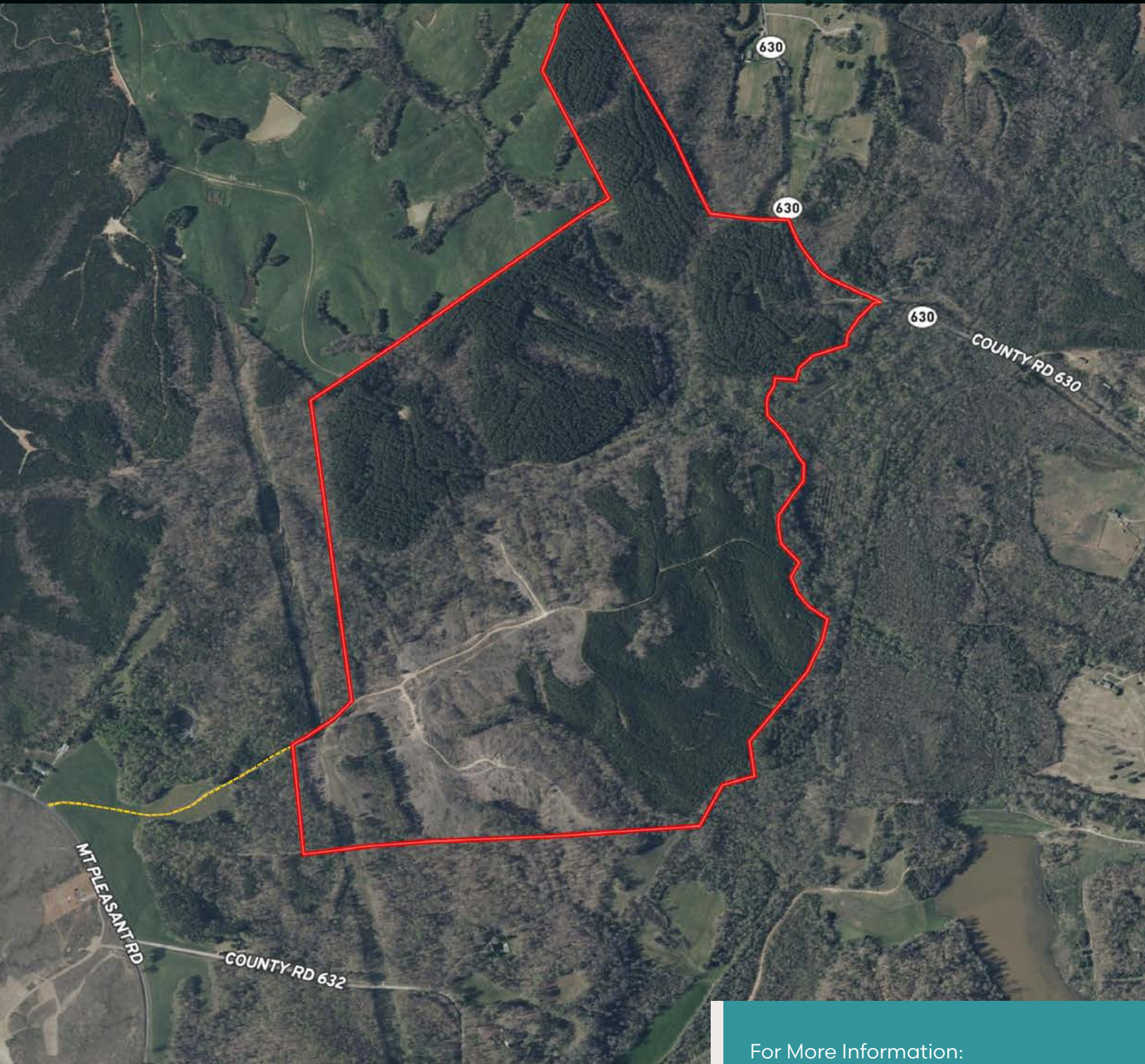
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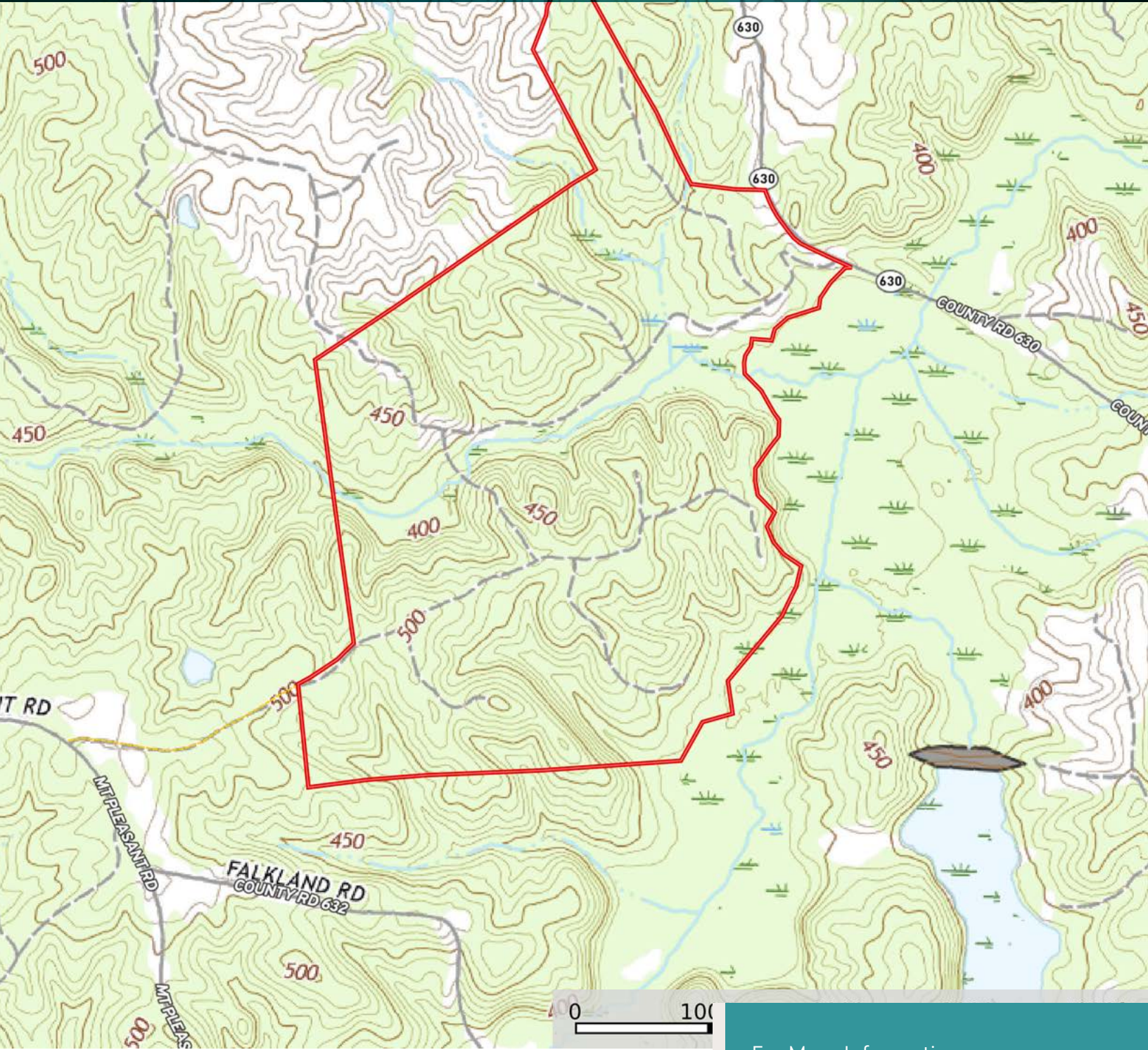
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 Boundary 343.09 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	GPI	NCCPI	CAP
Wm	Wilkes sandy loam, severely eroded steep phase	80.95	23.6	0	6	7e
Hb	Helena fine sandy loam, undulating phase	38.4	11.19	0	70	2e
Wk	Wilkes sandy loam, severely eroded hilly phase	27.18	7.92	0	25	7e
Wg	Wilkes sandy loam, eroded rolling phase	25.79	7.52	0	29	6e
Ha	Helena fine sandy loam, rolling phase	24.67	7.19	0	67	3e
Wh	Wilkes sandy loam, eroded steep phase	22.49	6.56	0	7	7e
MI	Mixed alluvium, poorly drained	20.5	5.98	0	-	4w
Wf	Wilkes sandy loam, eroded hilly phase	17.9	5.22	0	27	7e
Cg	Cecil fine sandy loam, undulating phase	17.07	4.98	0	70	2e
Wn	Wilkes sandy loam, undulating phase	15.85	4.62	0	38	4e
Ga	Gullied land	9.85	2.87	0	-	-
WI	Wilkes sandy loam, severely eroded rolling phase	9.16	2.67	0	27	6e
Ak	Appling and Herndon very fine sandy loams, undulating phases	8.27	2.41	0	70	2e
Ah	Appling and Herndon very fine sandy loams, rolling phases	5.91	1.72	0	68	3e
Wc	Wehadkee silt loam	5.23	1.52	0	50	6w
Wo	Worsham sandy loam	4.96	1.45	0	52	4w
Fa	Fluvanna fine sandy loam, undulating and rolling phase	3.43	1.0	0	67	2e
Cm	Chewacla silt loam	2.9	0.85	0	66	4w
Ce	Cecil fine sandy loam, hilly phase	1.98	0.58	0	63	6e
CI	Cecil and Georgeville very fine sandy loams, undulating phases	0.39	0.11	0	71	3e
Cf	Cecil fine sandy loam, rolling phase	0.21	0.06	0	68	3e
TOTALS		343.09(*)	100%	-	32.14	5.09

(*) 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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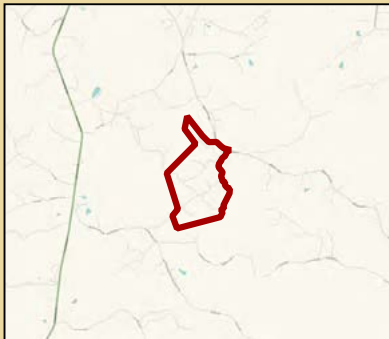
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Map Legend

-  Tract Boundary
-  Stand Boundary
-  Roads



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**Tanager
Tanager Timber, LLC
ET2-2034
Prince Edward County, VA
+/- 350 acres
1/15/2026**

Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
ET2-2034	001	98.40	93.68	1994	Pine Plantation
ET2-2034	002	111.31	109.48	1902	Hardwood Non-Convertible
ET2-2034	003	6.81	5.38	1994	Natural Pine Non-Convertible
ET2-2034	004	59.03	55.51	2024	Pine Plantation
ET2-2034	005	69.56	66.64	2018	Pine Plantation
ET2-2034	007	2.47	2.47	1984	Pine Plantation
ET2-2034	993	2.62	0.00	9998	NP - Utility



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Tanager
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 Tract: ET2-2034
 Data Report Pulled: 1/15/2026 by: JWC

LAND:	
Origin/Species Group	Gross Acres
Planted Pine	229
Natural Pine	0
Planted Hardwood	0
Natural Hardwood	118
Non Stocked Forest	0
Non Forest	3
TOTAL ACRES:	350

*Land Types Include Fee/Lease/Timber Deed

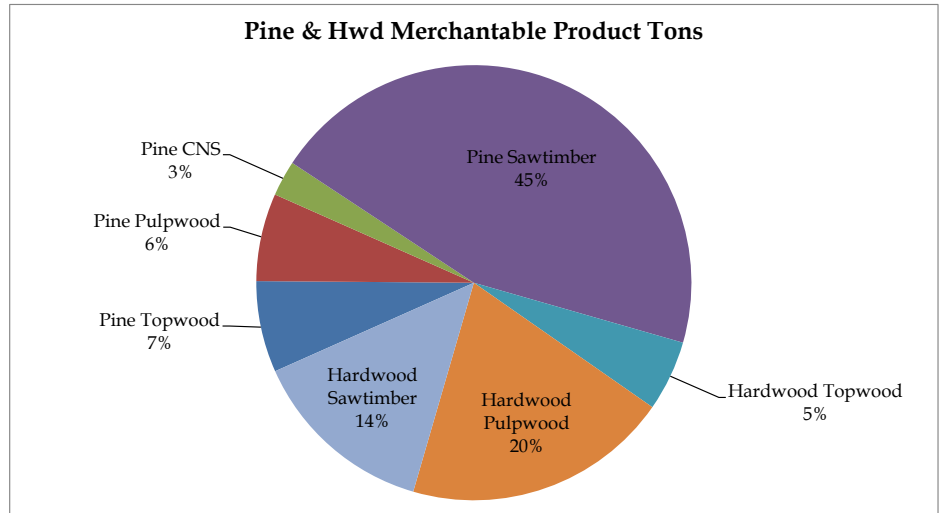
MERCH. TIMBER:	
Product Class	Tons
Pine Topwood	1,745
Pine Pulpwood	1,678
Pine CNS	679
Pine Sawtimber	11,612
Hardwood Topwood	1,348
Hardwood Pulpwood	5,093
Hardwood Sawtimber	3,558
TOTAL MERCH :	25,713

*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	56
2023	0
2022	0
2021	0
2020	0
2019	0
2018	67
2017	0
2016	0
2015	0
TOTAL PREMERCH:	122

*Land Types Include Fee/Lease/Retained Timber



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