



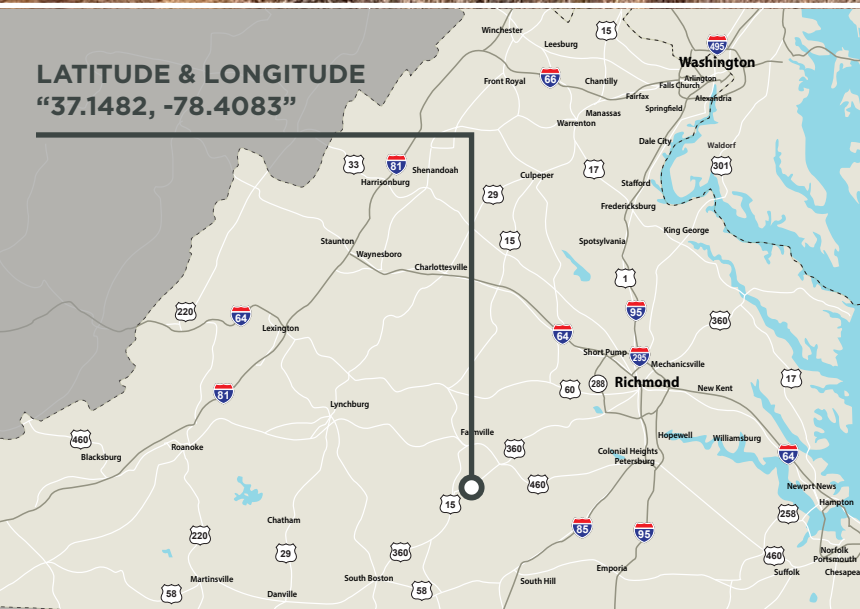
**MEHERRIN ROAD (VSR630)
MEHERRIN, VA 23954**

**FOR SALE | 347± ACRES
PRINCE EDWARD COUNTY**

Price: \$1,600,000 (\$4,602.99/acre)



**LATITUDE & LONGITUDE
"37.1482, -78.4083"**



Features

STRONG TIMBERLAND/RECREATIONAL investment fronting Meherrin Rd (CR630) with deeded access to Mt. Pleasant Rd. (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



**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

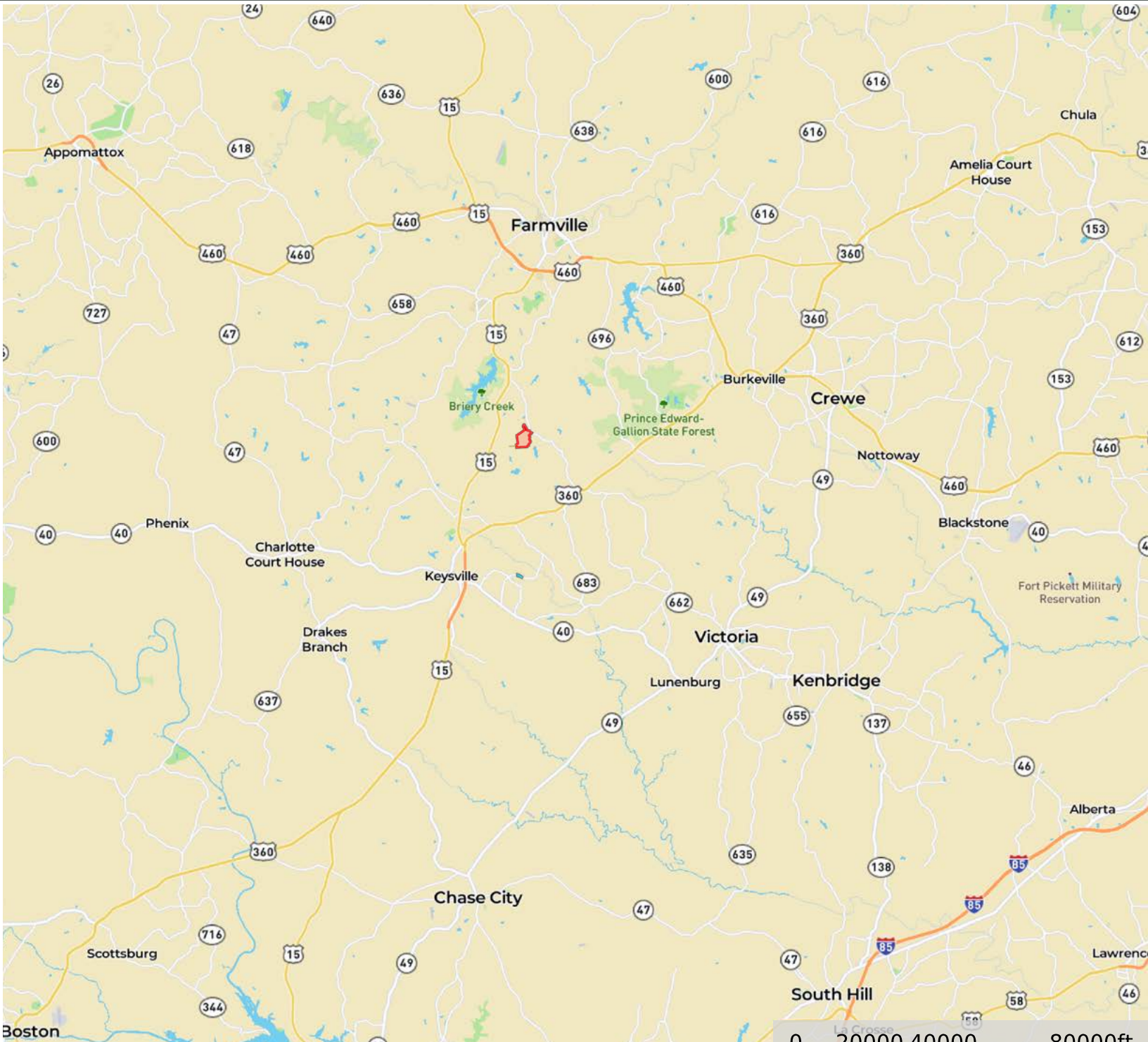
Hank Campbell

804-433-1818
hcampbell@commonwealthland.com



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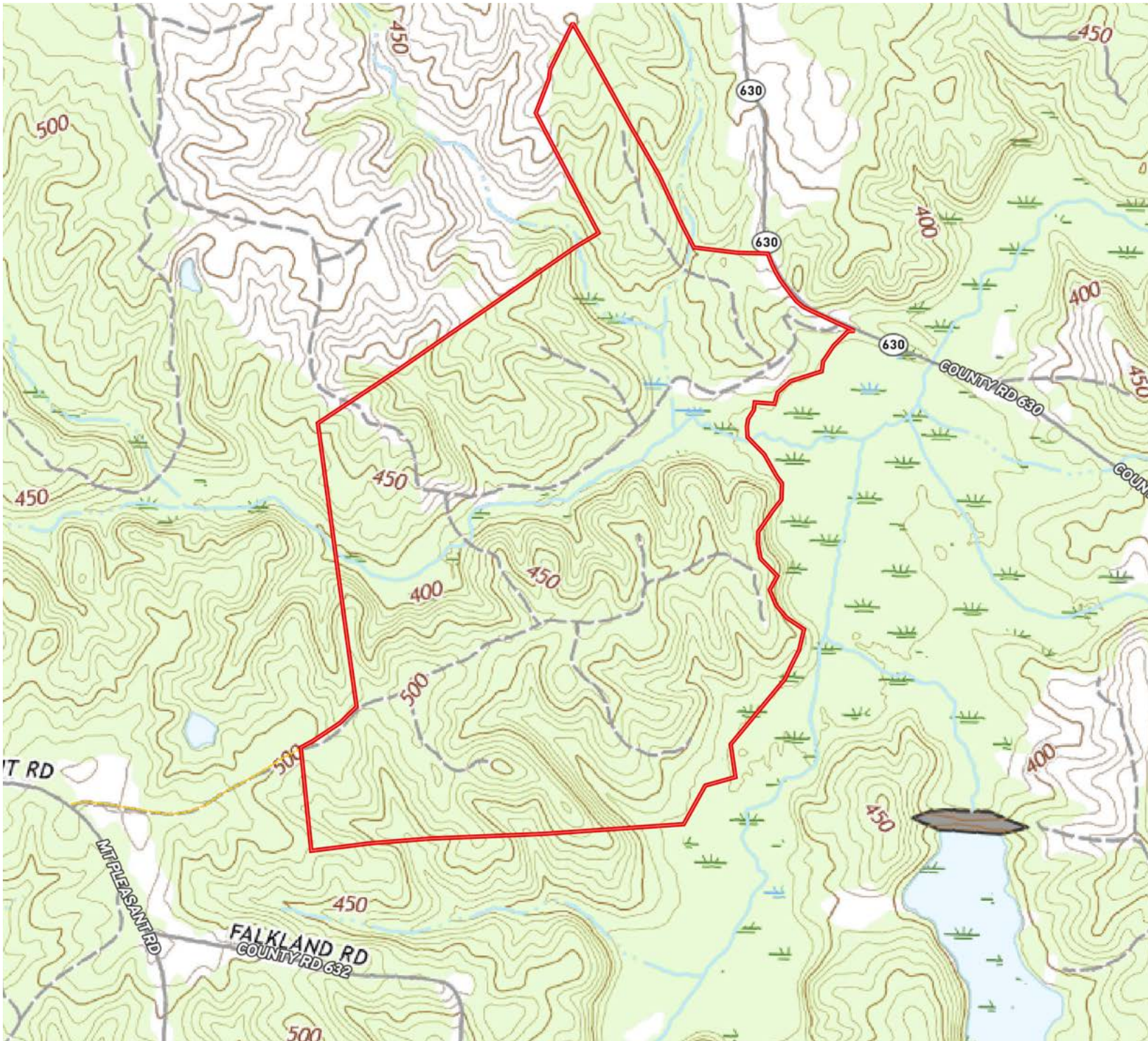
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 Boundary 343.09 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	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
Cl	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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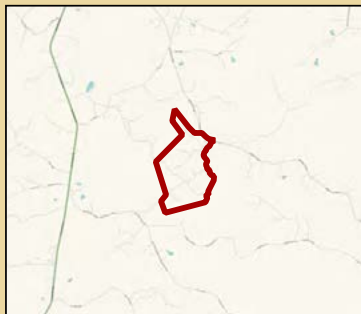
Price: \$1,600,000 (\$4,602.99/acre)

0 660 1,320 ft






0 10 20 chains

**Tanager
Tanager Timber, LLC
Prince Edward, Virginia
ET22034
+/- 350 ac
01/15/2026**



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, ACREAGE 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 CHANGE OR PRIOR SALES. ALL PURCHASE OFFERS AND SALES ARE SUBJECT TO OWNER'S APPROVAL. OWNER HAS NO OBLIGATION TO CONVEY ANY PROPERTY UNLESS OWNER AND A 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

-  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
Tanager Timber, LLC
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

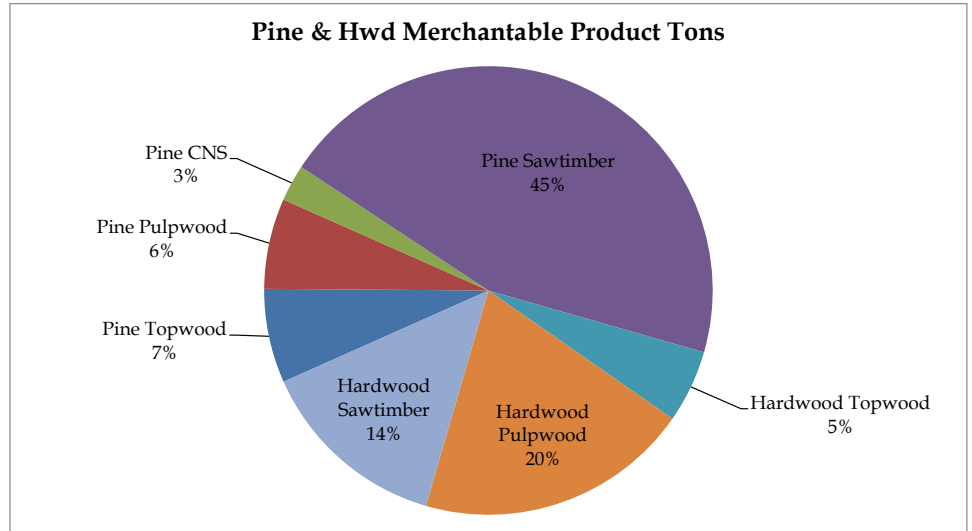
MERCH. TIMBER:	
Product Class	Tons
Pine Topwood	1,745
Pine Pulpwood	1,678
Pine CNS	679
Pine Sawtimber	11,612
Hardwood Topwood	1,348
Hardwood Pulpwood	5,093
Hardwood Sawtimber	3,558
TOTAL MERCH :	25,713

*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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