

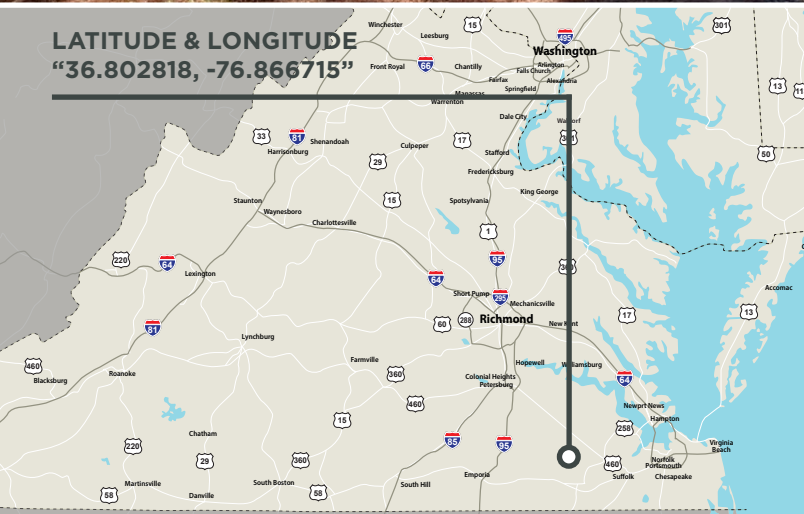


**UNITY ROAD (VSR603)  
ZUNI, VA 23898**

**FOR SALE | 396± ACRES  
SOUTHAMPTON COUNTY  
Price: \$1,025,000 (\$2,593/acre)**



**LATITUDE & LONGITUDE**  
"36.802818, -76.866715"



## Features

**SOLID** Timberland/recreational investment located south of Zuni in Southampton with frontage along Unity Rd (VSR603) and 1.9 miles of frontage along the Blackwater River.

**TIMBER** comprised of 101± acres of merchantable planted pines (established from '99-'02), 153± acres of premerch pine (established in '19 & '20), and 117± acres in hardwoods.

**PROPERTY** offers a solid internal road system.

**IDEAL WILDLIFE** habitat supporting healthy populations of deer and turkeys.

**TAX MAP #37-8A, #37-9, #49-12A & #50-1**



MAIN OFFICE ADDRESS: 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**

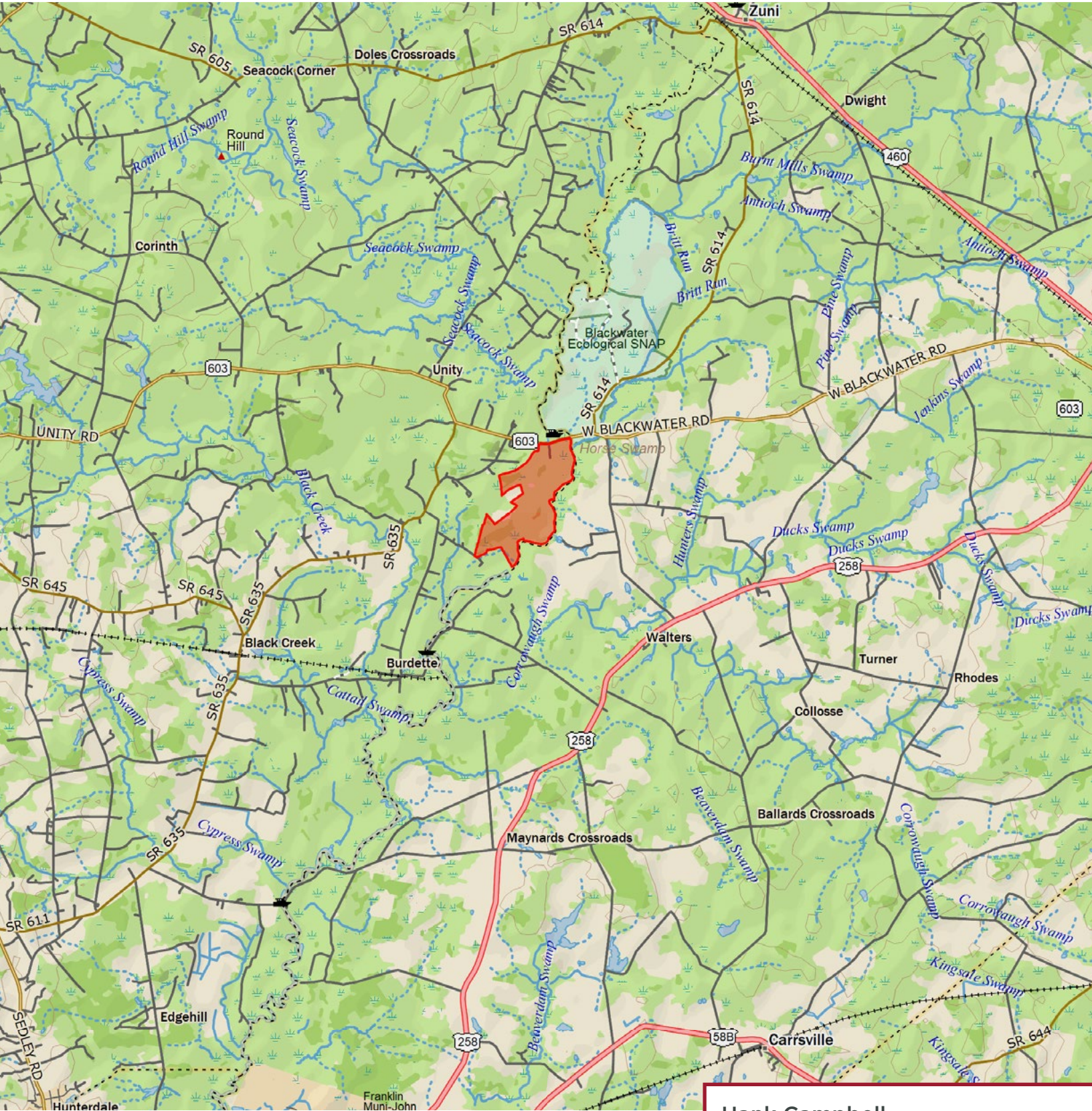
804-433-1818

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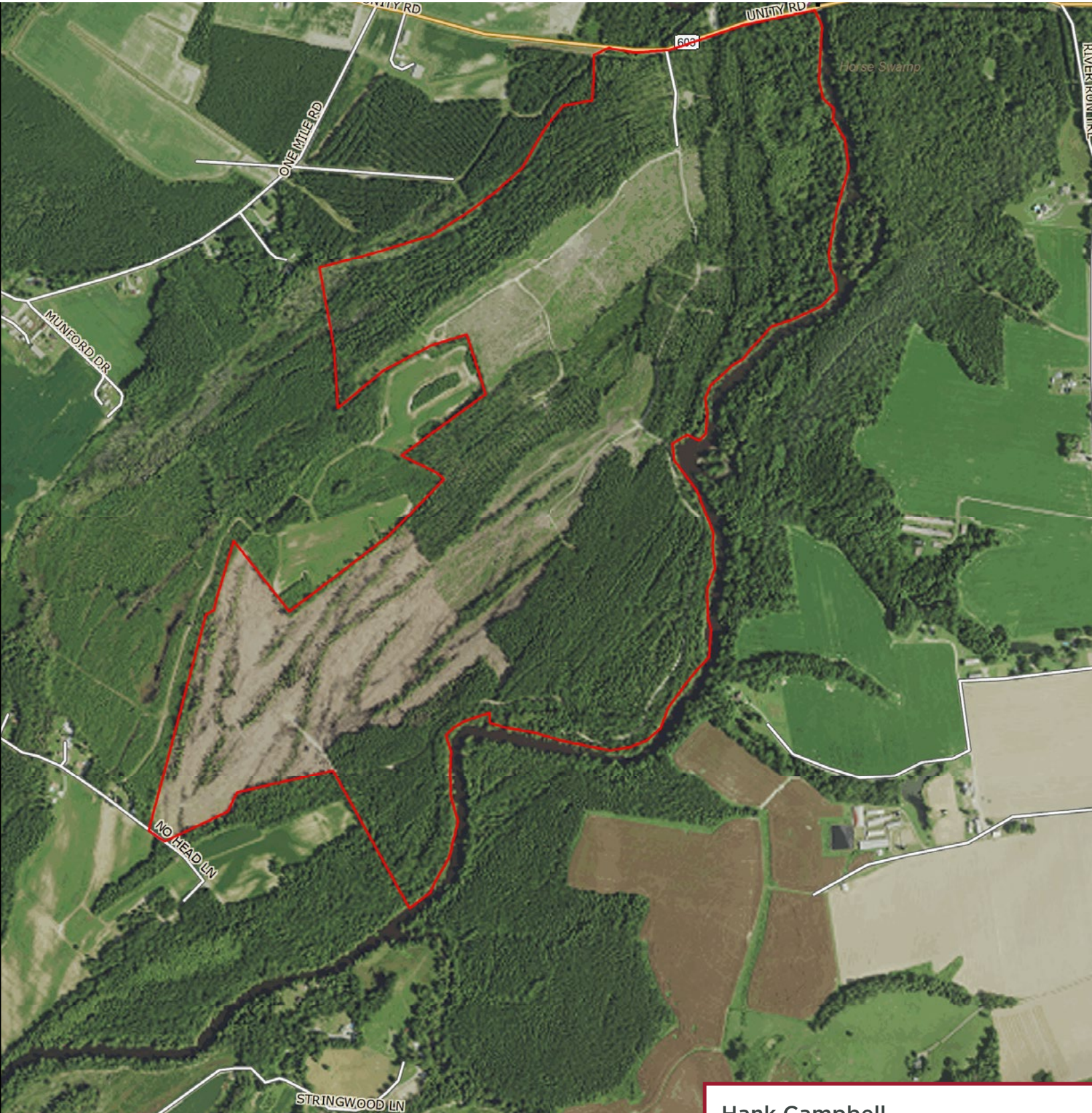
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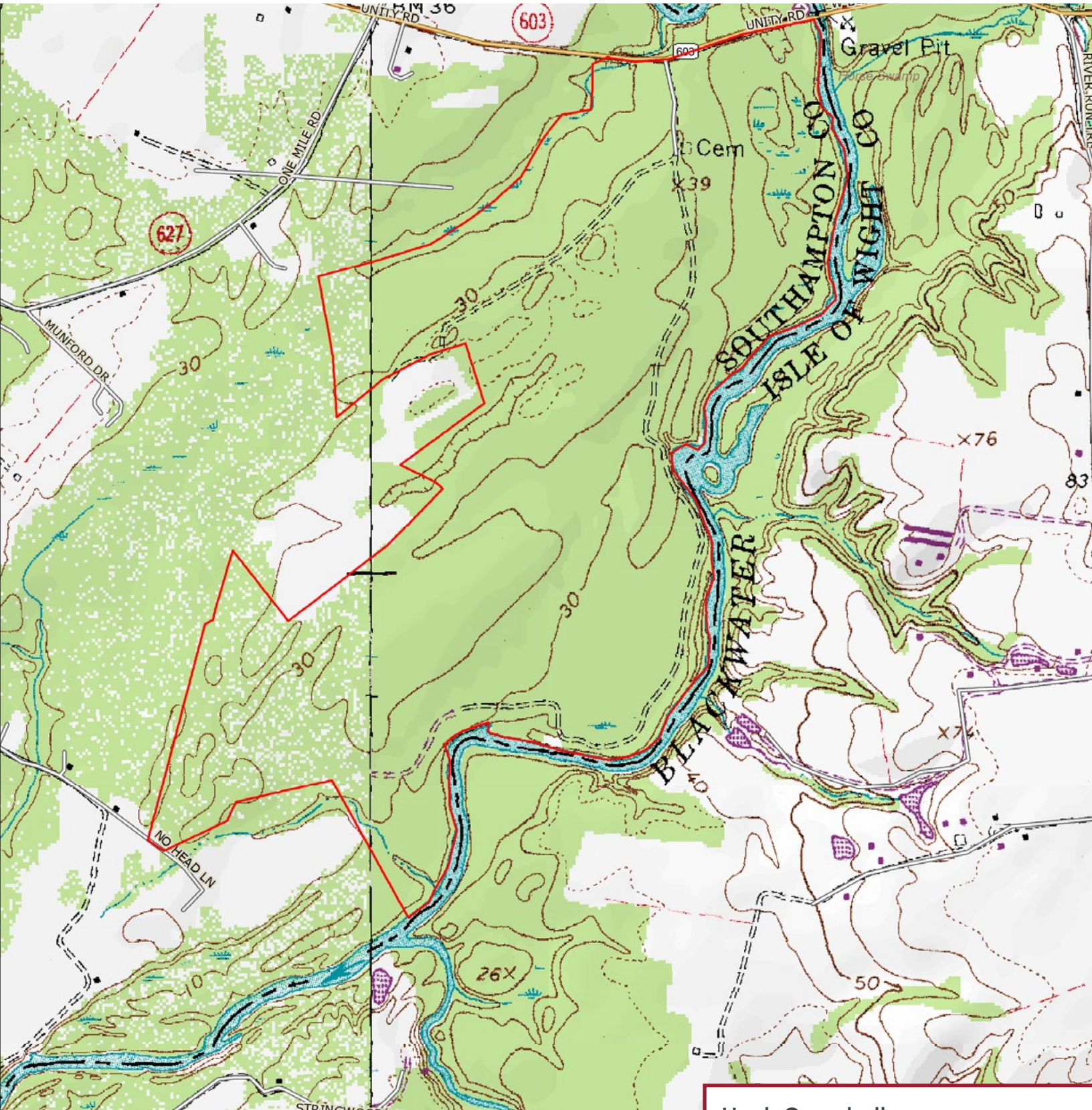
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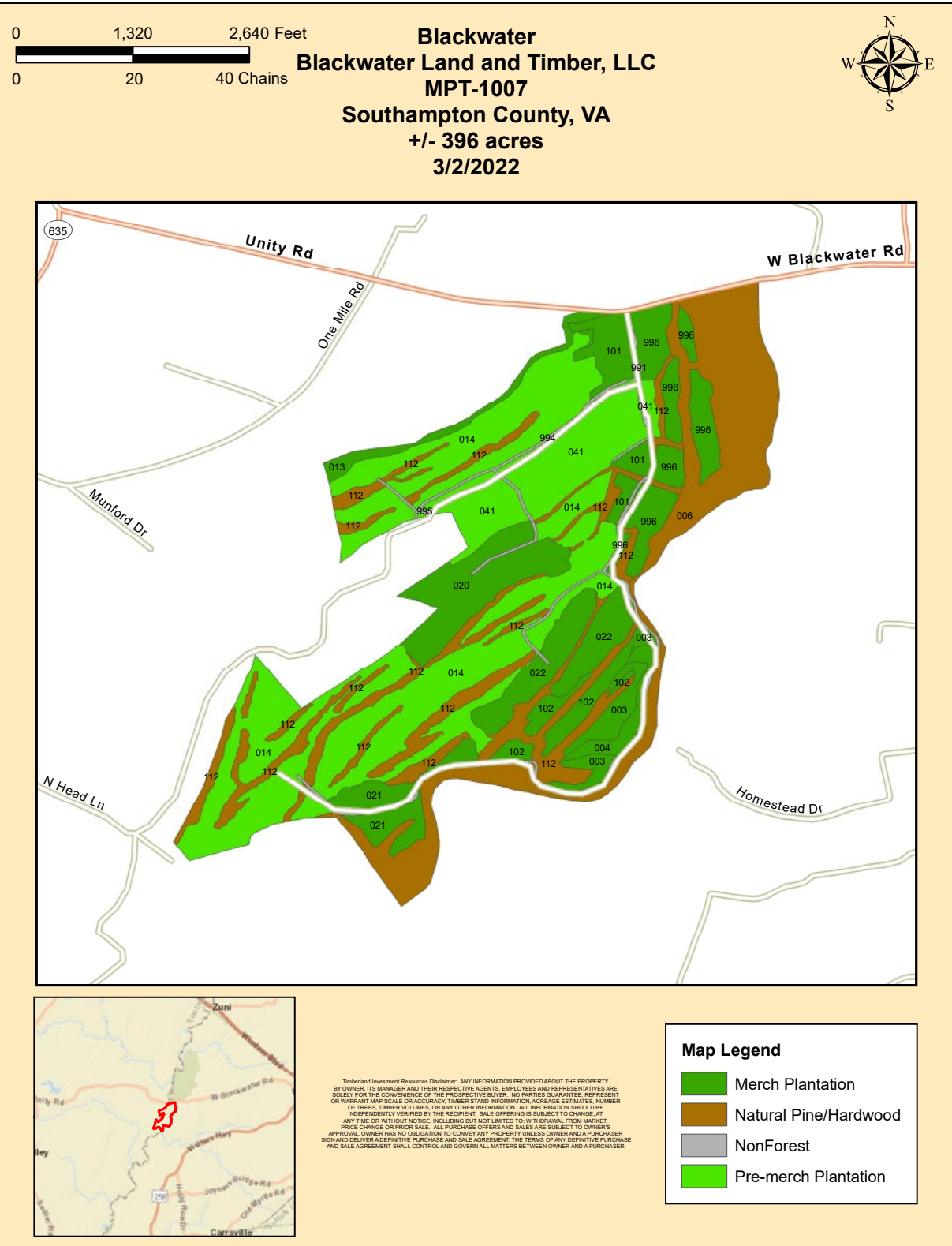
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**Blackwater  
Blackwater Land and Timber, LLC  
MPT-1007  
Southampton County, VA  
+/- 396 acres  
3/2/2022**

Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
MPT-1007	003	8.50	8.39	2001	Pine Plantation
MPT-1007	004	4.72	4.55	2001	Pine Plantation
MPT-1007	006	63.90	63.50	1908	Hardwood Non-Convertible
MPT-1007	013	6.39	6.39	1987	Pine Plantation
MPT-1007	014	120.29	120.21	2020	Pine Plantation
MPT-1007	020	21.69	21.69	1999	Pine Plantation
MPT-1007	021	11.69	11.61	2002	Pine Plantation
MPT-1007	022	18.91	18.91	2002	Pine Plantation
MPT-1007	041	33.05	33.05	2019	Pine Plantation
MPT-1007	101	10.98	10.82	2001	Pine Plantation
MPT-1007	102	9.27	9.19	2001	Pine Plantation
MPT-1007	112	52.58	52.58	1987	Hardwood Non-Convertible
MPT-1007	991	0.09	0.00	9998	NP - Field
MPT-1007	994	9.36	0.00	9998	NP - Right Of Way
MPT-1007	995	0.17	0.00	9998	NP - Other
MPT-1007	996	24.73	24.70	2001	Pine Plantation

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**Pine & Hwd Merchantable Product Tons**

<b>LAND:</b>	
Cover Type	Gross Acres
Planted Pine	255
Natural Pine	0
Planted Hardwood	15
Natural Hardwood	116
Non Stocked Forest	0
Non Forest	10
<b>TOTAL ACRES:</b>	<b>396</b>

*\*Land Types Include Fee/Lease/Timber Deed*

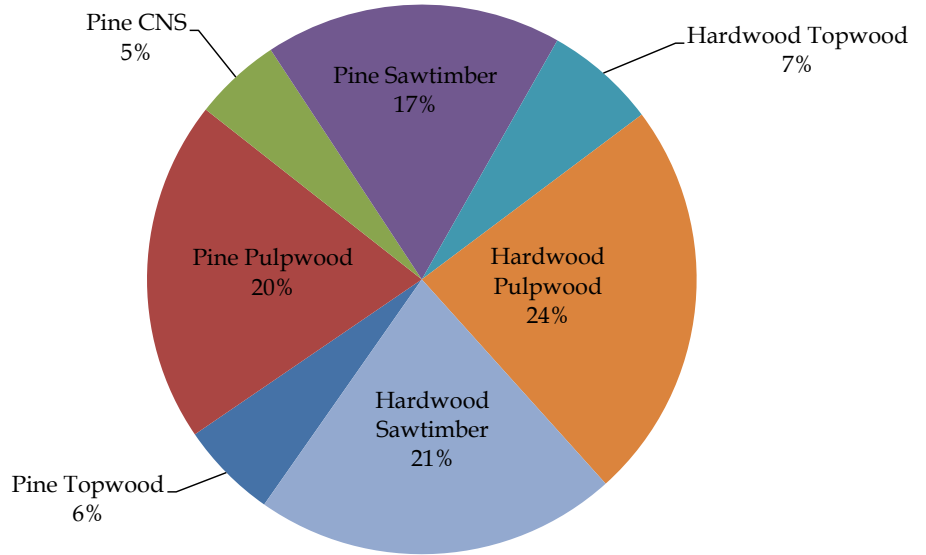
<b>MERCH. TIMBER:</b>	
Product Class	Tons
Pine Topwood	1,254
Pine Pulpwood	4,394
Pine CNS	1,120
Pine Sawtimber	3,814
Hardwood Topwood	1,430
Hardwood Pulpwood	5,145
Hardwood Sawtimber	4,667
<b>TOTAL MERCH:</b>	<b>21,824</b>

*\*Merchantable Timber includes volumes from stands aged 15 and older.*

*\*Land Types Include Fee/Lease/Retained Timber*

<b>PREMERCH PLANTED PINE:</b>	
Establishment Year	Net Acres
2022	0
2021	0
2020	120
2019	33
2018	0
2017	0
2016	0
2015	0
2014	0
2013	0
2012	0
2011	0
2010	0
2009	0
2008	0
<b>TOTAL PREMERCH:</b>	<b>153</b>

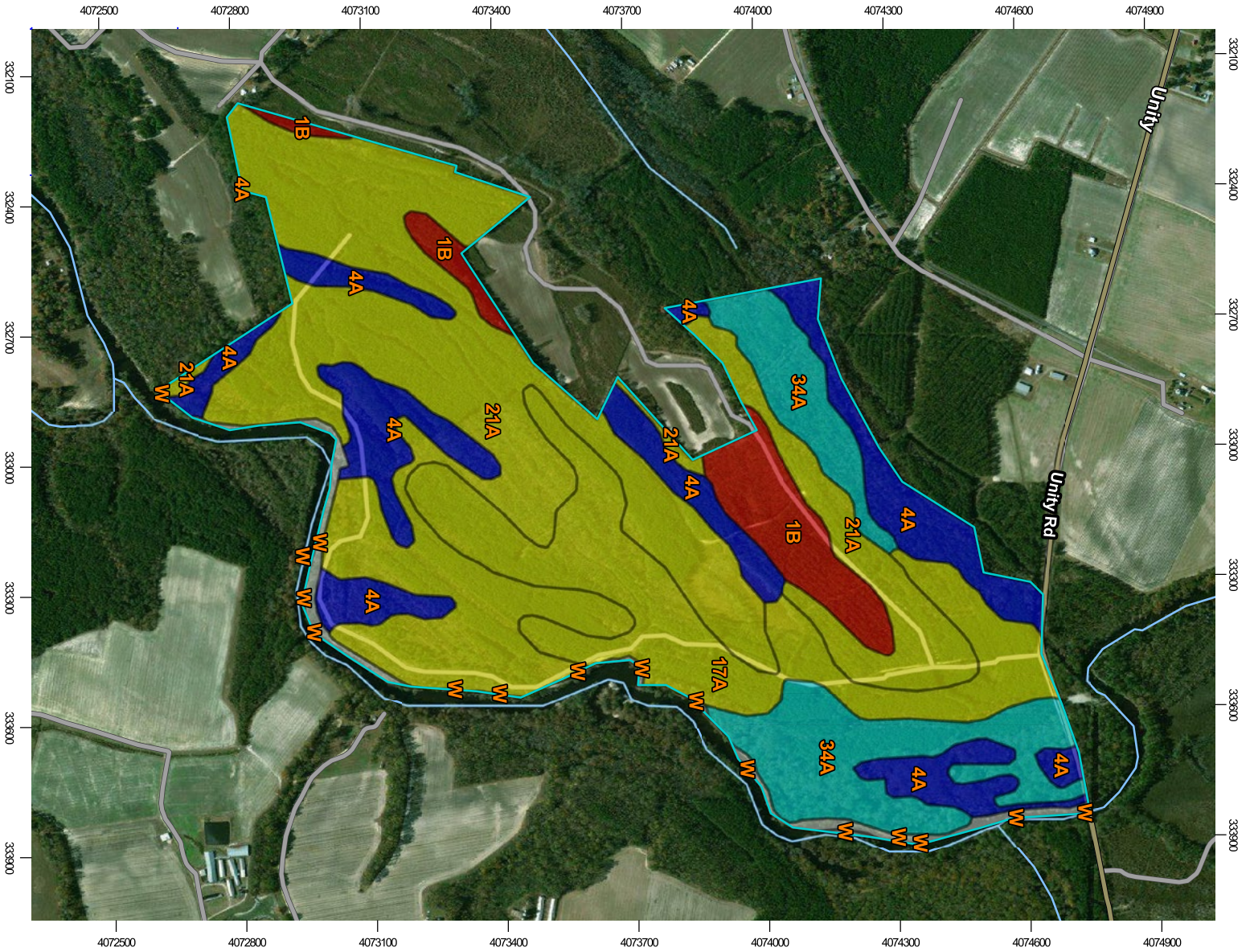
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Timberland Investment Resources Disclaimer: ANY INFORMATION PROVIDED ABOUT THE PROPERTY BY OWNER, ITS MANAGER AND THEIR RESPECTIVE AGENTS, EMPLOYEES AND REPRESENTATIVES ARE SOLELY FOR THE CONVENIENCE OF THE PROSPECTIVE BUYER. NO PARTIES GUARANTEE, 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 SALE. 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.

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Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
W	Water		0.4	0.1%
<b>Subtotals for Soil Survey Area</b>			<b>0.4</b>	<b>0.1%</b>
<b>Totals for Area of Interest</b>			<b>408.0</b>	<b>100.0%</b>

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
1B	Alaga loamy sand, 0 to 6 percent slopes	80	25.3	6.2%
4A	Bibb sandy loam, 0 to 2 percent slopes, frequently flooded	100	67.5	16.6%
17A	Nansemond loamy fine sand, 0 to 2 percent slopes	86	70.2	17.2%
21A	Pactolus loamy fine sand, 0 to 2 percent slopes, rarely flooded	86	180.1	44.1%
34A	Yemassee fine sandy loam, 0 to 2 percent slopes	90	55.2	13.5%
W	Water		9.2	2.3%
<b>Subtotals for Soil Survey Area</b>			<b>407.7</b>	<b>99.9%</b>
<b>Totals for Area of Interest</b>			<b>408.0</b>	<b>100.0%</b>

## Description

The "site index" is the average height, in feet, that dominant and codominant trees of a given species attain in a specified number of years. The site index applies to fully stocked, even-aged, unmanaged stands.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this attribute, only the representative value is used.

## Rating Options

*Units of Measure:* feet

*Tree:* loblolly pine

*Site Index Base:* Coile, Schumacher 1953 (690)

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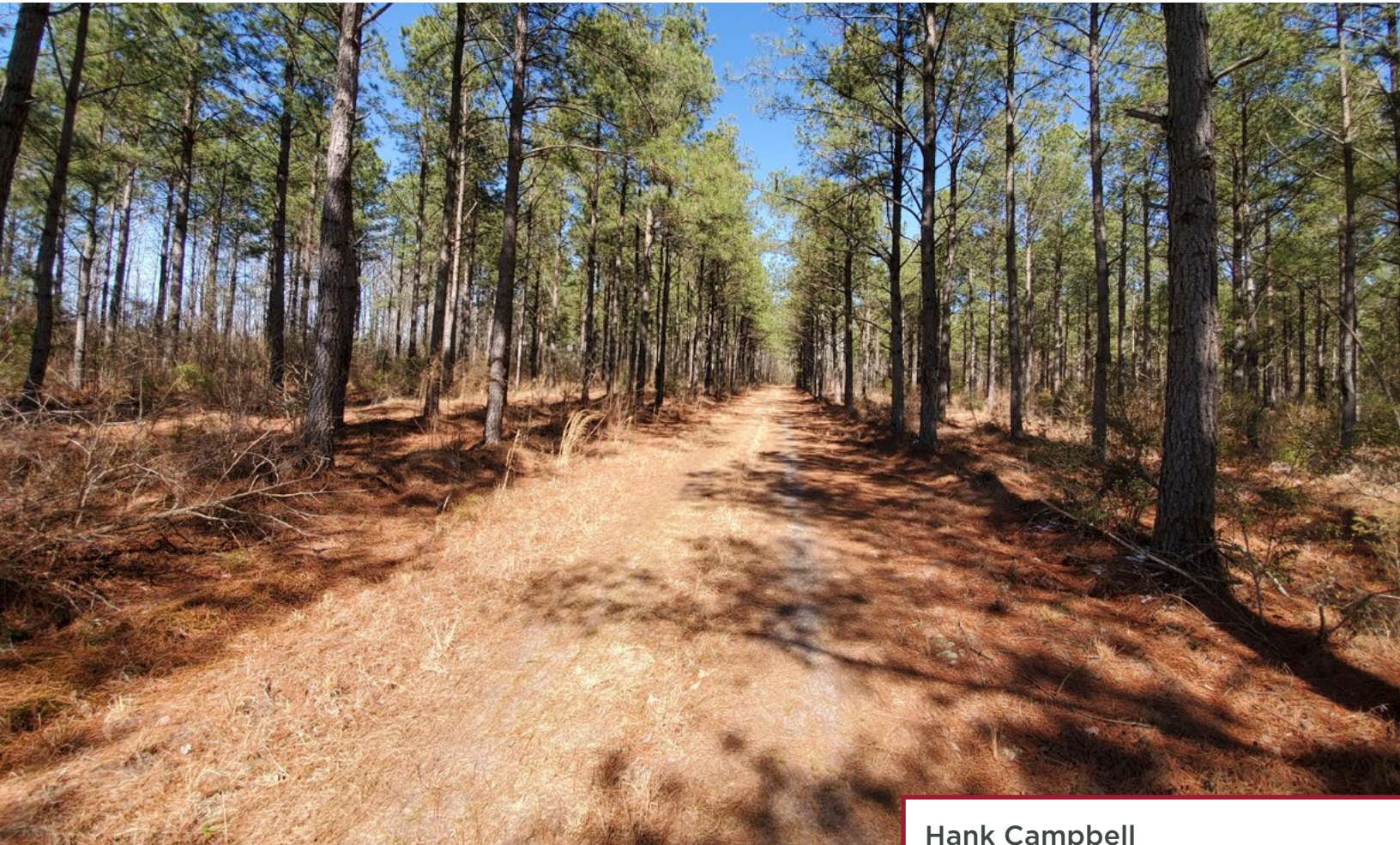


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