Not every landowner wants a property scraped bare. Often the goal is to remove the brush, briars and junk trees while keeping the mature oaks, the shade trees by the house or the hardwoods that give a property its character. South Atlantic Land Works specializes in this kind of selective clearing across Central Virginia.

Forestry mulching makes selective clearing practical. The compact track loader and mulching head can work between and around standing trees, clearing the understory without damaging the trunks and roots of the trees you want to keep. The result looks like a park, open and walkable with healthy trees spaced through it, rather than a clear cut.

Before work begins, Mike walks the property with you and marks the trees that stay. That planning step is where selective clearing succeeds or fails, and it is why landowners in Rice, Farmville and beyond trust South Atlantic Land Works with properties they care about.



Inherited land is a common reason for clearing. Heirs often find themselves responsible for property that has not been maintained in years and need to decide whether to keep, sell or build on it. Clearing provides a clear view of what the land offers and makes that decision much easier.

South Atlantic Land Works | 1416 Poorhouse Rd, Rice, VA 23966 | 434-603-1964

Old fields in Central Virginia follow a predictable pattern. First come broomsedge and blackberry, then cedar and pine, and eventually hardwoods. The earlier in that process a landowner acts, the smaller and cheaper the clearing job will be. A field with knee affordable land clearing near me high saplings can often be reclaimed in hours rather than days.

Landowners are sometimes surprised by how much of their property they have not actually seen in years. Clearing often reveals old fence lines, stone piles, boundary pins, farm roads and even good timber that was hidden behind briars and vines. Knowing what you have makes it far easier to plan the next phase, whether that is building, farming, selling or simply enjoying the land.

The company serves residential, agricultural and commercial customers, and the same care goes into a quarter acre backyard as into a large farm or commercial site. The result of a mulching job is clean and natural looking. There are no burn scars, no debris piles and no scraped red clay waiting to wash away in the next storm. Work is

scheduled Monday through Saturday from 7 AM to 5 PM, which gives landowners flexibility to have a project done around their own work and family commitments.

South Atlantic Land Works is open Monday through Saturday, 7 AM to 5 PM. Call 434-603-1964 or visit the website to request a free estimate.

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FAQ About Land Clearing Near Me How much does land clearing cost in Central Virginia? Land clearing costs depend on how thick the vegetation is, the size of the trees, the terrain and how much of the property you want opened up. A lot of light brush and saplings costs far less than mature hardwood on a slope. South Atlantic Land Works gives free estimates after walking the property, so you get a real number for your land rather than a guess. Call 434-603-1964 to arrange one. What is forestry mulching? Forestry mulching is a clearing method where a mulching head cuts and grinds brush, saplings and small trees in place, leaving the material as a layer of mulch on the ground. South Atlantic Land Works runs a mulching head on a CAT compact track loader, so a site in Rice or Farmville can be cleared in a single pass with no hauling and no burn piles. Is forestry mulching better than bulldozer clearing? For most homesites, pastures, trails, fence lines and hunting land, mulching is cleaner and more cost effective because it keeps topsoil and roots in place and eliminates burn piles. A dozer can remove stumps and strip a site completely, which some building projects need. Mike at South Atlantic Land Works will recommend the right mix for your property, including grading or stump grinding where needed. Can I clear land during Virginia's spring burning season? Yes, if the clearing is done by mulching. Virginia's 4 PM Burning Law restricts open burning near woodland from February 15 through April 30, which can hold up traditional clearing that relies on burn piles. Because South Atlantic Land Works grinds vegetation in place, there is nothing to burn and spring projects can go ahead on schedule. Do I need a permit to clear land in Virginia? It depends on the size and purpose of the project and on your county's rules. Larger land disturbing projects can fall under Virginia's erosion and sediment control requirements, so it is worth checking with your county before work starts. Mulching leaves soil covered and roots in place, which helps limit erosion. South Atlantic Land Works can talk through your plans when it walks the property. How long does it take to clear an acre of land? Clearing time varies with vegetation density, tree size, slope and ground conditions. Light brush can go quickly, while heavy timber or steep ground takes longer. After walking your property, Mike at South Atlantic Land Works can give you a realistic timeframe along with your free

estimate, and the crew works Monday through Saturday to fit your schedule. What happens to the trees and brush after clearing? With forestry mulching, trees and brush are ground into wood chips and spread across the cleared area. That mulch layer protects Piedmont clay from erosion, holds moisture and breaks down into organic matter over time. There are no debris piles to haul away or burn, which is one reason South Atlantic Land Works uses mulching on most jobs. Can you save certain trees when clearing my property? Yes. Selective clearing is one of South Atlantic Land Works' specialties. Before work begins, Mike walks the property with you and marks the oaks, shade trees and privacy screens you want to keep. The compact track loader and mulching head can then clear the underbrush and unwanted trees around them without damaging what stays. Can you clear land for food plots and hunting? South Atlantic Land Works regularly clears food plots, shooting lanes and access trails on hunting land across Prince Edward, Cumberland, Buckingham and Charlotte counties. Mulching opens the ground for discing and seeding while leaving the surrounding cover that holds deer and turkey intact. Will the brush grow back after forestry mulching? Some species, such as sweetgum and many invasive shrubs, can sprout back from roots, so mulching works best with follow up mowing or maintenance. Once the woody growth has been cleared, keeping it open is usually straightforward. Mike at South Atlantic Land Works can suggest a maintenance plan based on what is growing on your land. What areas does South Atlantic Land Works serve? South Atlantic Land Works is based at 1416 Poorhouse Rd in Rice and serves Central and Southside Virginia, including Farmville, Hampden-Sydney, Prospect, Pamplin, Burkeville, Crewe, Blackstone, Cumberland, Dillwyn, Keysville, Charlotte Court House, Drakes Branch, Amelia Court House, Kenbridge and Victoria. Call 434-603-1964 to check whether your property is in the service area. Do you offer grading after land clearing? Yes. South Atlantic Land Works can grade house pads, driveways, building sites and fields after clearing, so you can take a property from overgrown to ready with one contractor. Getting drainage right on red clay soil is important, and the crew shapes the ground so water moves away from where it should not sit.