Surveyors need to see boundary lines and corners, and buyers need to see what they are buying. South Atlantic Land Works clears land ahead of surveys and sales for landowners, heirs and real estate agents across Central Virginia.

Overgrown boundaries make surveys slower and more expensive. Clearing the property lines ahead of time lets the surveyor find pins and work efficiently. For sales, opening up the land shows off its potential. A wooded lot that buyers can walk through, with a cleared building site and access road, is far more appealing than a thicket they have to imagine their way past.



Forestry mulching keeps the land looking natural while making it accessible. Mike can clear just the lines, just a building site or the whole property depending on the goal. It is often one of the best returns on investment available to a seller of rural land in Prince Edward County and the surrounding area.

A typical project starts with a walk through. Mike looks at what is growing, how the ground lies, where water drains and how equipment will get in and out. From there he lays out the clearing plan with the owner, agreeing which areas will be opened, which trees stay and what the finished site should look like, so everyone knows exactly what to expect before the machine is unloaded.

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

Some owners like to clear in stages, starting with the area closest to the house or the road and working outward over time. That spreads the cost, lets the owner see results before committing to more, and gives local land clearing services the land time to settle between phases. It is a practical approach for larger properties.

Mike is directly involved in every job. You deal with the person who owns the business and runs the equipment, not a salesperson who hands the work off to someone else. The crew respects your property and your neighbors. Work areas are agreed in advance, equipment stays inside the limits you set and the site is left tidy at the end of every day. Low ground disturbance means root systems and topsoil stay in place, so the land stays stable while you decide on the next phase of your project.

Take the first step toward usable land. Call South Atlantic Land Works at 434-603-1964 for a free estimate from a family owned local contractor.

South Atlantic Land Works Address: 1416 Poorhouse Rd, Rice, VA 23966 Phone: 434-603-1964



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.