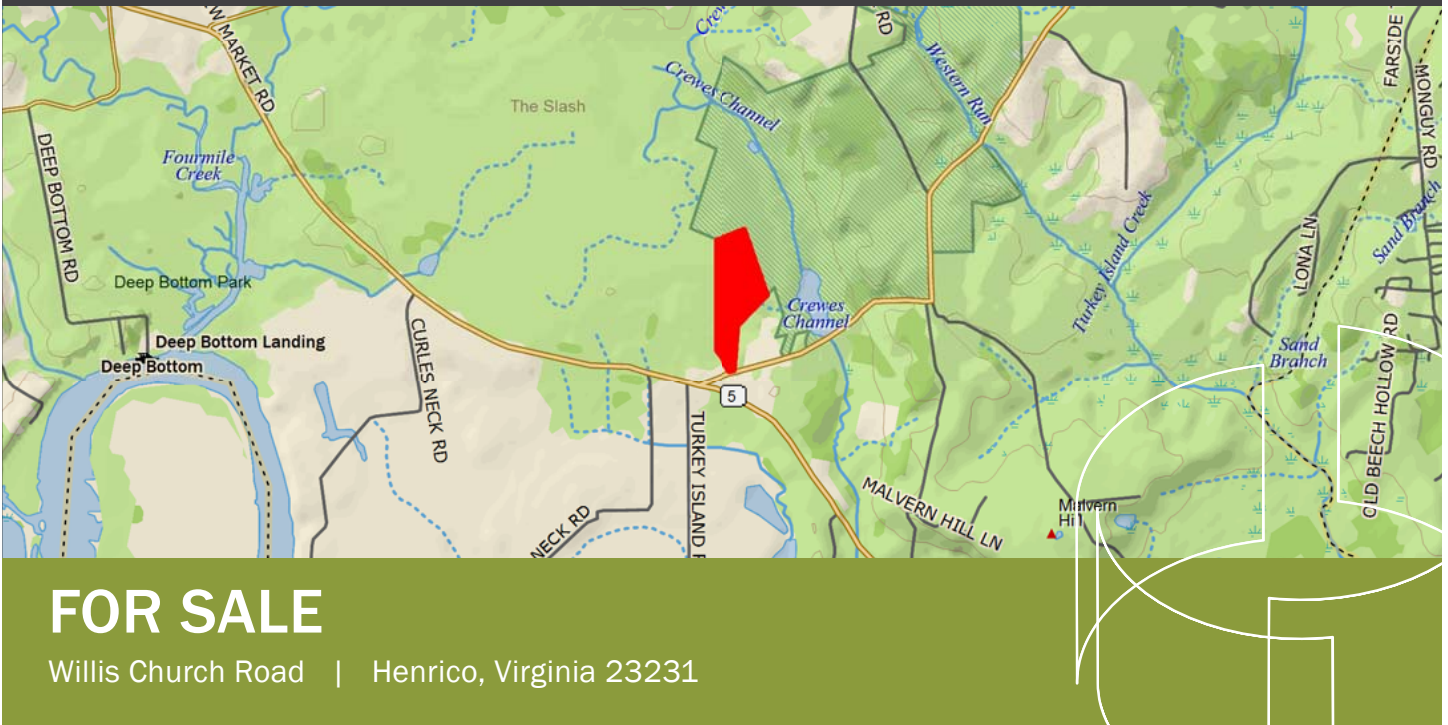




## COMMONWEALTH COMMERCIAL

Comprehensive Property Solutions



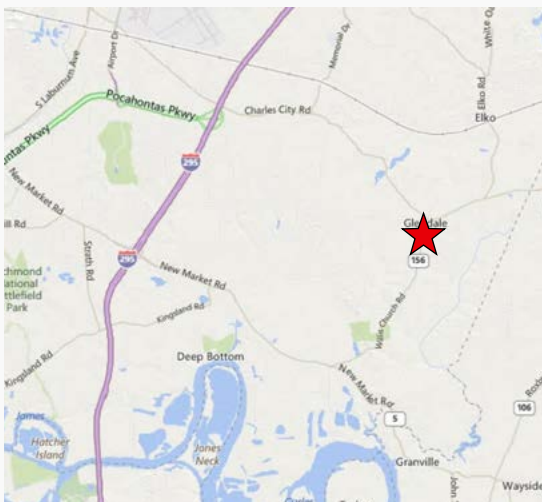
Hank Campbell

T 804-433-1818

E [hcampbell@commonwealthcommercial.com](mailto:hcampbell@commonwealthcommercial.com)

### Features

- › 46.78± acre wooded tract fronting the west side of Willis Church Road
- › Located 4.4 miles from Route 5 interchange at I-295
- › Level site comprised of upland hardwoods
- › Zoned A-1 and identified as tax parcel #842-675-2252
- › Strong recreation potential or large homesite
- › Contact broker for more information
- › Offered for \$219,000 "PRICE REVISION"



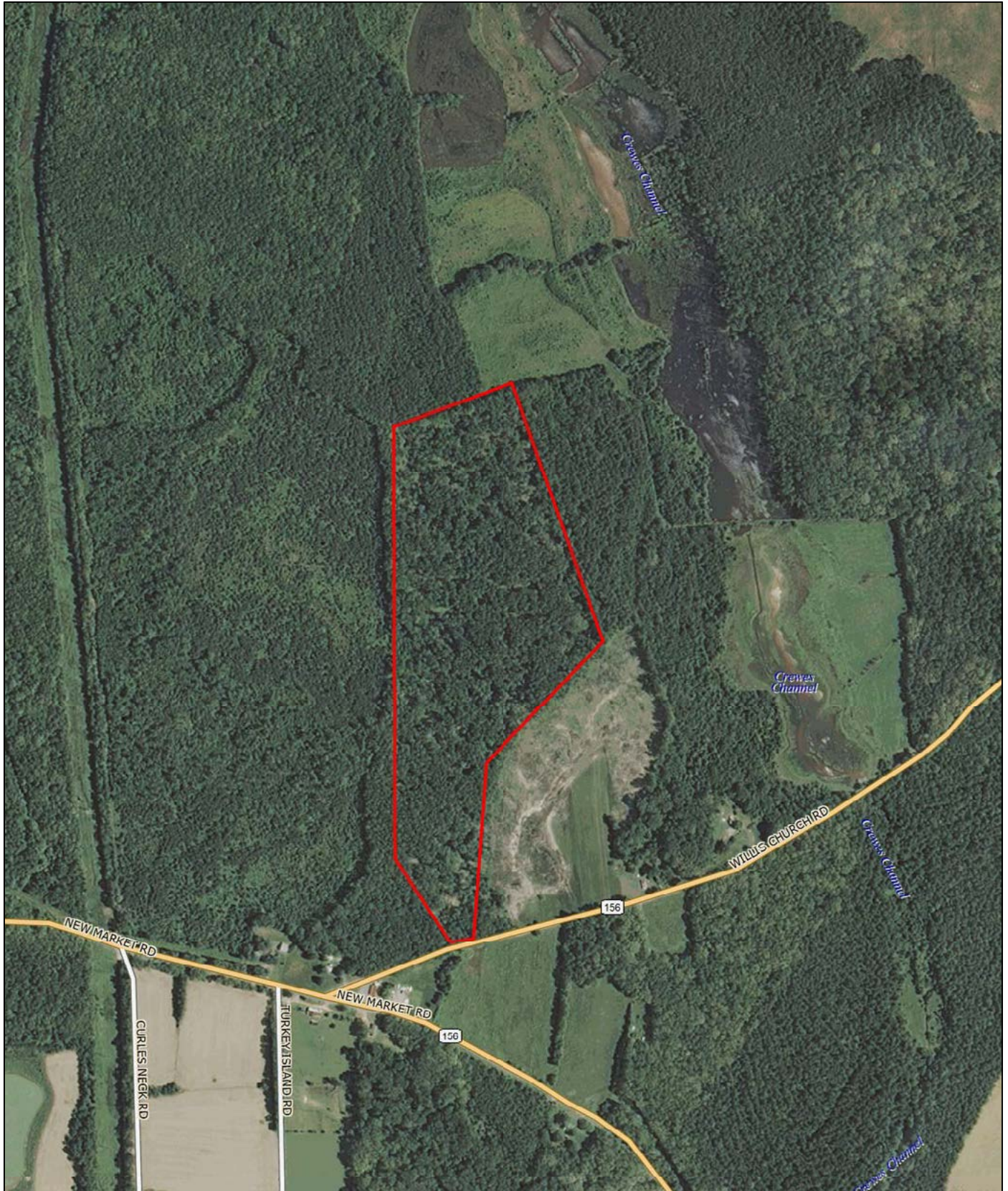
MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060    MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255

T 804-346-4966    F 804-346-5901    [COMMONWEALTHCOMMERCIAL.COM](http://COMMONWEALTHCOMMERCIAL.COM)

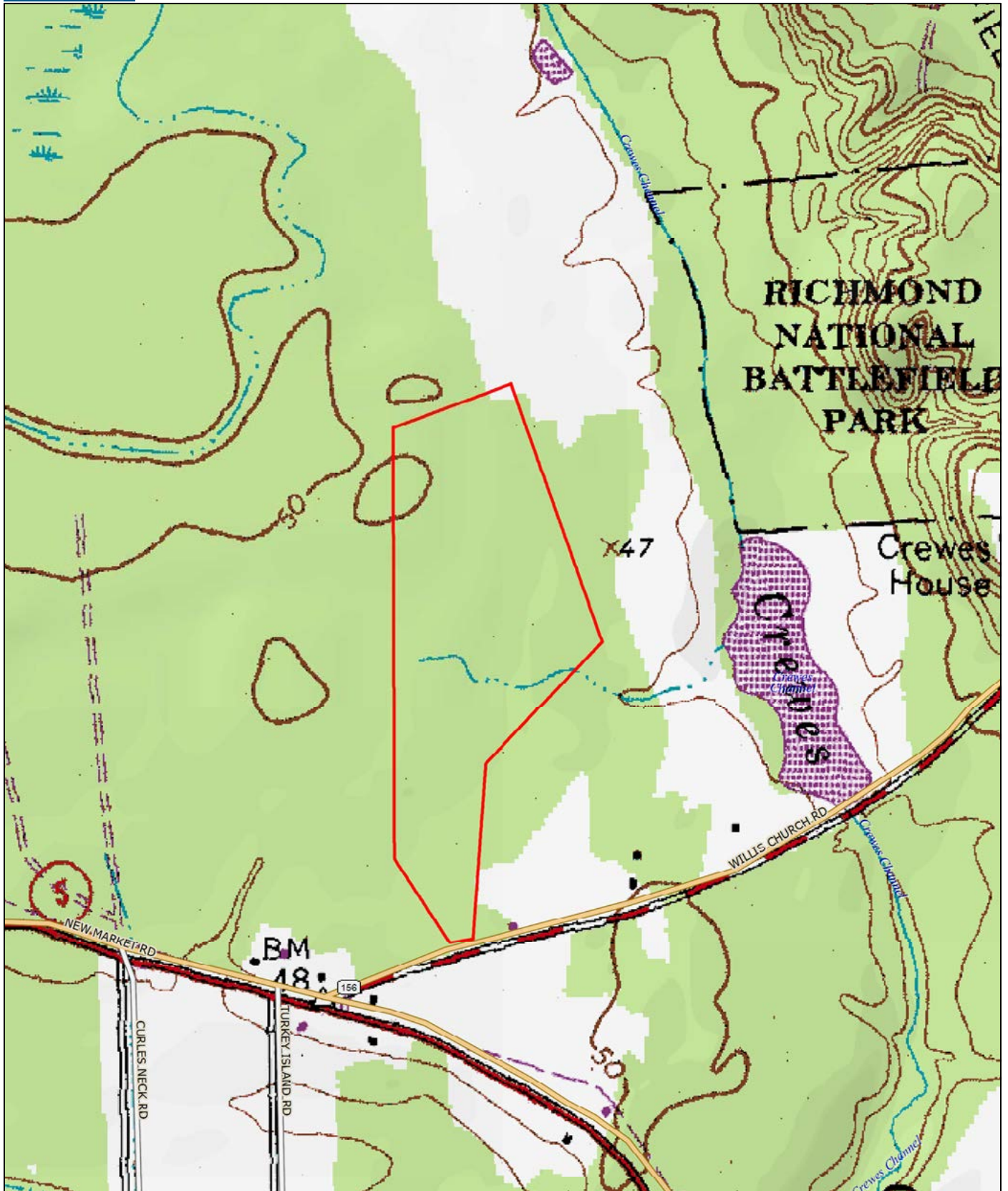
OFFICE LOCATIONS: Richmond | Virginia Beach | Nashville | Jacksonville | Greensboro | Tampa

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





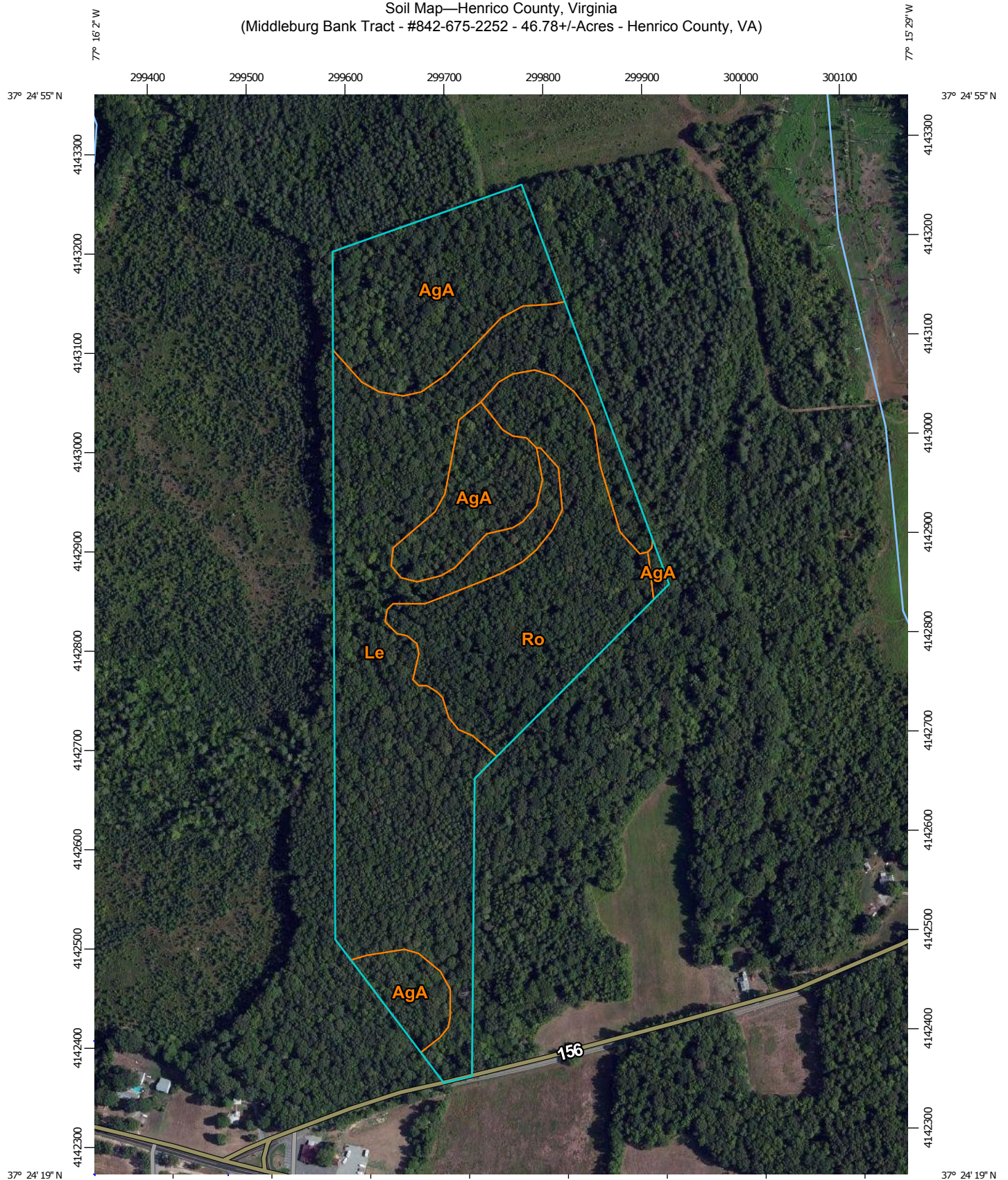








Soil Map—Henrico County, Virginia  
(Middleburg Bank Tract - #842-675-2252 - 46.78+/-Acres - Henrico County, VA)







Soil Map—Henrico County, Virginia  
(Middleburg Bank Tract - #842-675-2252 - 46.78+/-Acres - Henrico County, VA)


## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)


### Soils


 Soil Map Unit Polygons


 Soil Map Unit Lines


 Soil Map Unit Points


### Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry


 Miscellaneous Water

 Perennial Water


 Rock Outcrop


 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot




Other




Special Line Features

### Water Features

 Streams and Canals

### Transportation

 Rails


 Interstate Highways

 US Routes

 Major Roads

 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Henrico County, Virginia  
Survey Area Data: Version 9, Dec 13, 2013

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 4, 2010—Nov 8, 2010

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.





Soil Map—Henrico County, Virginia

Middleburg Bank Tract -  
#842-675-2252 - 46.78+/-Acres -  
Henrico County, VA

## Map Unit Legend

Henrico County, Virginia (VA087)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AgA	Angie loam, 0 to 2 percent slopes	12.6	27.8%
Le	Lenoir silt loam	21.9	48.4%
Ro	Roanoke silt loam	10.8	23.8%
<b>Totals for Area of Interest</b>		<b>45.2</b>	<b>100.0%</b>