

Land Investment Opportunity

64.15+/- Acres - Fluvanna County, VA



On Solid Ground

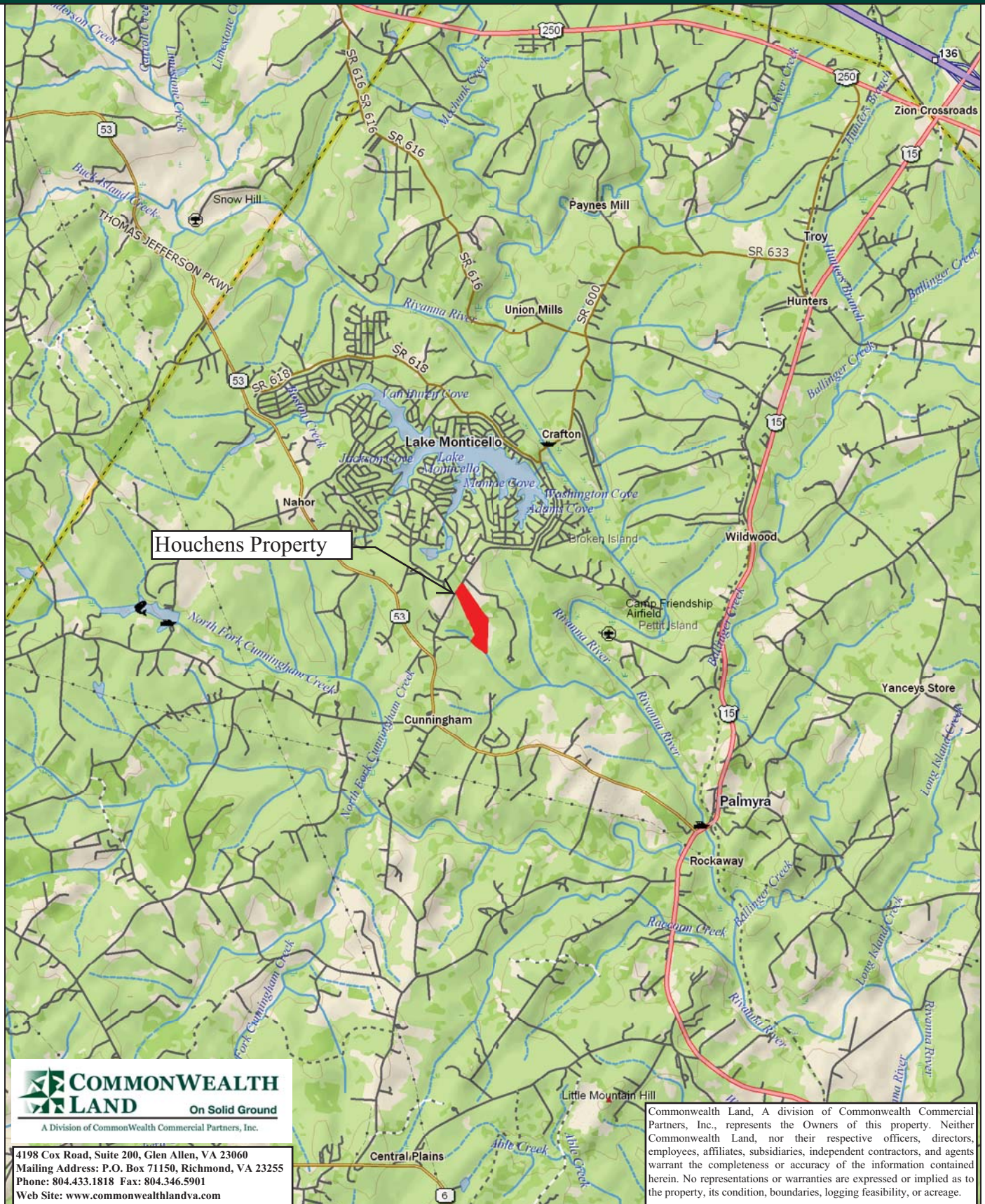
A Division of Commonwealth Commercial Partners, Inc.

4198 Cox Road, Suite 200, Glen Allen, VA 23060
Mailing Address: P.O. Box 71150, Richmond, VA 23255
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Tract Location Map

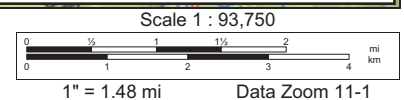
64.15+/- Acres - Fluvanna County, VA



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Tract Data Summary

64.15+/- Acres - Fluvanna County, VA

***Strong Long-Term Investment Opportunity or Large Home Lot Located only Minutes from Lake Monticello, A High Growth Area of Fluvanna County**

***Located Just South of Lake Monticello with Approximately 472' of Frontage Along VSR600 (South Boston Rd.)**

***Wooded, Well-Drained Site with Adequate Interior Road System**

***Property is Comprised Primarily of Mixed Hardwoods with Some Loblolly Pine**

***Currently Zoned A-1 (Agricultural), under Land Use and Identified as Tax Map Parcel #18-A-46**

***N37-53.756' W78-18.940'**

*** Approximately 1,000' of Frontage Along A Perennial Stream Offering Ideal Wildlife Habitat**

***Directions - I-64 West from Richmond to the Zion Crossroads Exit (#136), then South on US15 (James Madison Highway) for approximately 4.15 Miles, then Right on VSR616 (Union Mills Rd.) and Travel 2.3 Miles. Take a Left on VSR600 (South Boston Rd.) and Travel 3.7 Miles where the Property Begins on the Left**

***Contact Brokers For More Details**

***Offered For \$325,000**

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Property Information is Available at Commonwealthlandva.com

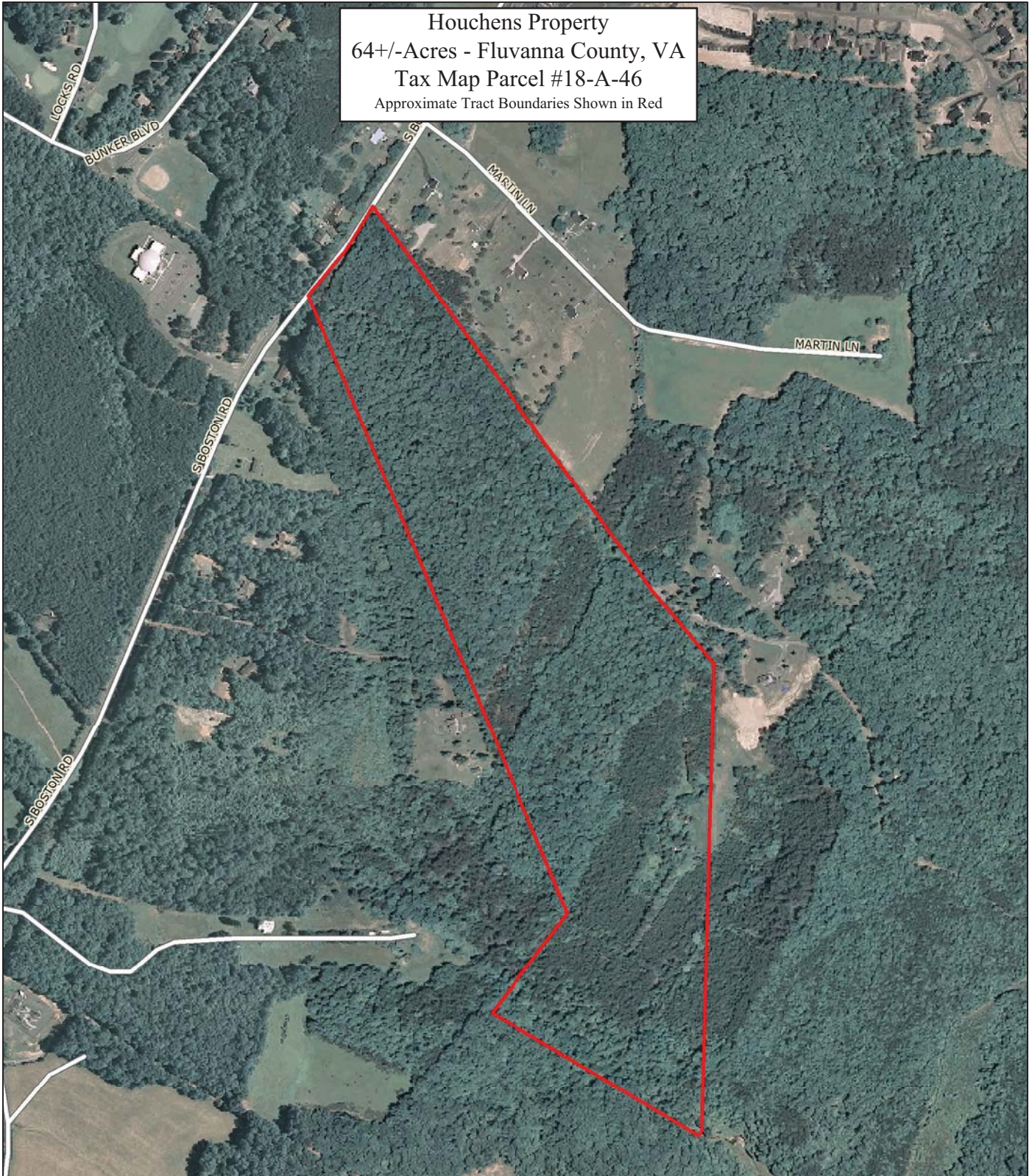


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Houchens Property
64+/-Acres - Fluvanna County, VA
Tax Map Parcel #18-A-46
 Approximate Tract Boundaries Shown in Red



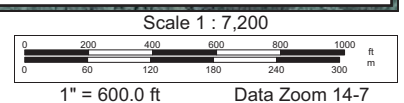
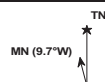
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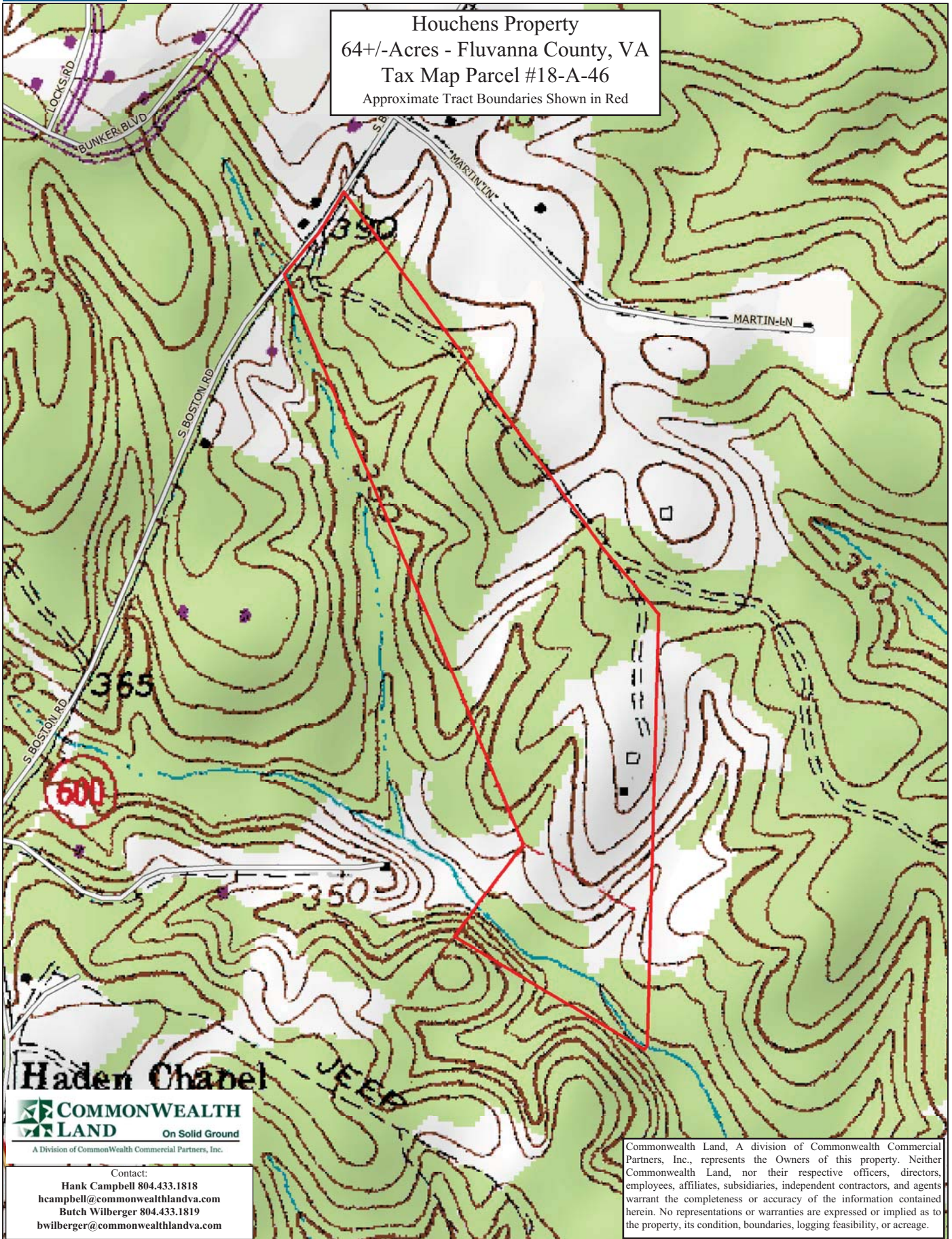
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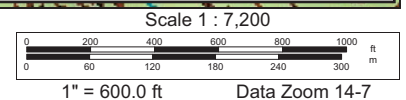
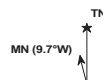
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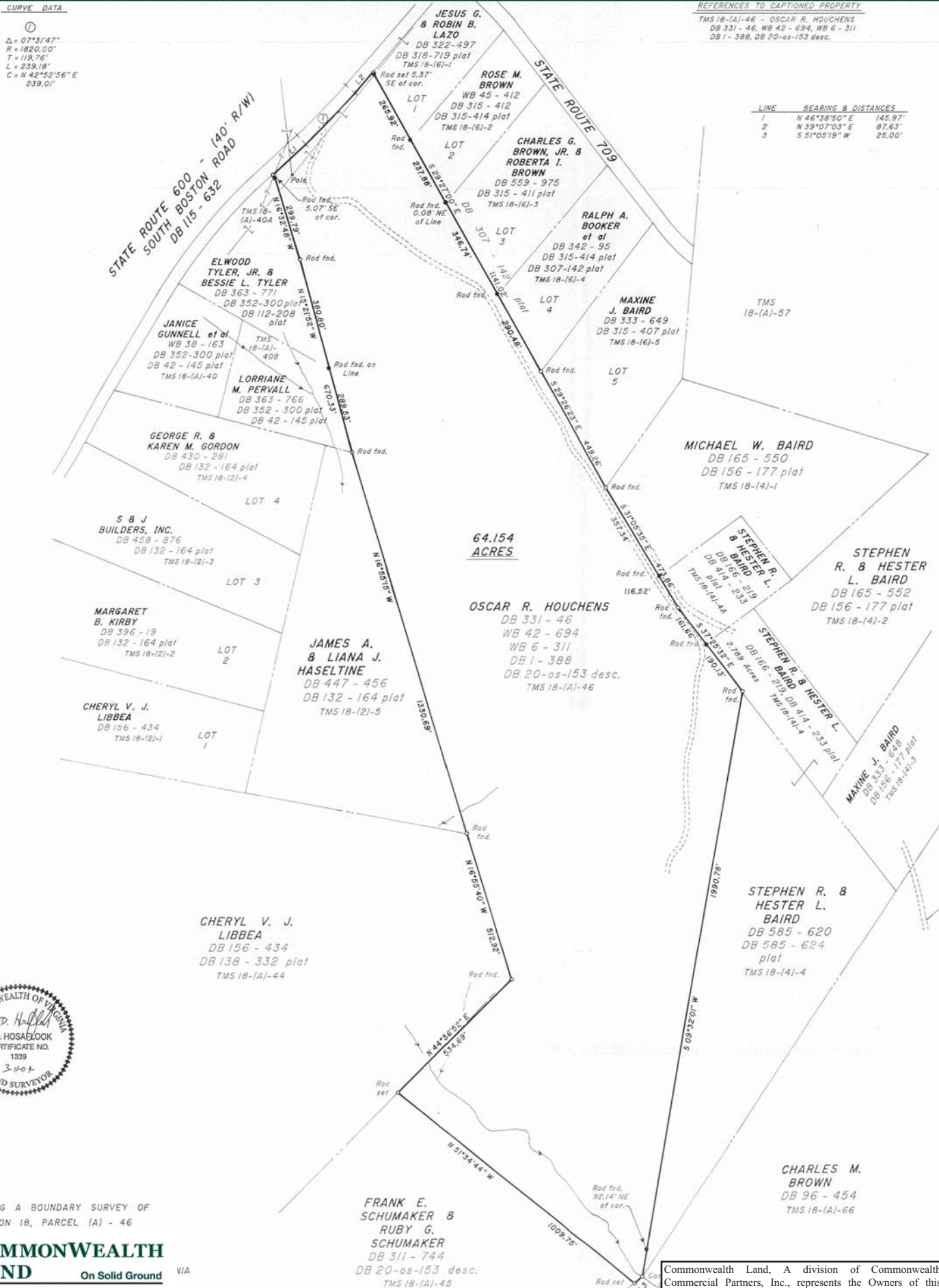
CURVE DATA

①
 $\Delta = 07^{\circ}31'47''$
 $R = 1820.00'$
 $T = 119.76'$
 $L = 239.18'$
 $C = N 42^{\circ}52'56'' E$
 $239.01'$

REFERENCES TO CAPTIONED PROPERTY

TMS 18-(A)-46 - OSCAR R. HOUCHENS
 DB 331 - 46, WB 42 - 694, WB 6 - 311
 DB 1 - 388, DB 20-os-153 desc.

LINE	BEARING & DISTANCES
1	N 46°38'50" E 145.97'
2	N 39°07'03" E 87.63'
3	S 51°05'19" W 25.00'



A PLAT SHOWING A BOUNDARY SURVEY OF
 TAX MAP SECTION 18, PARCEL (A) - 46



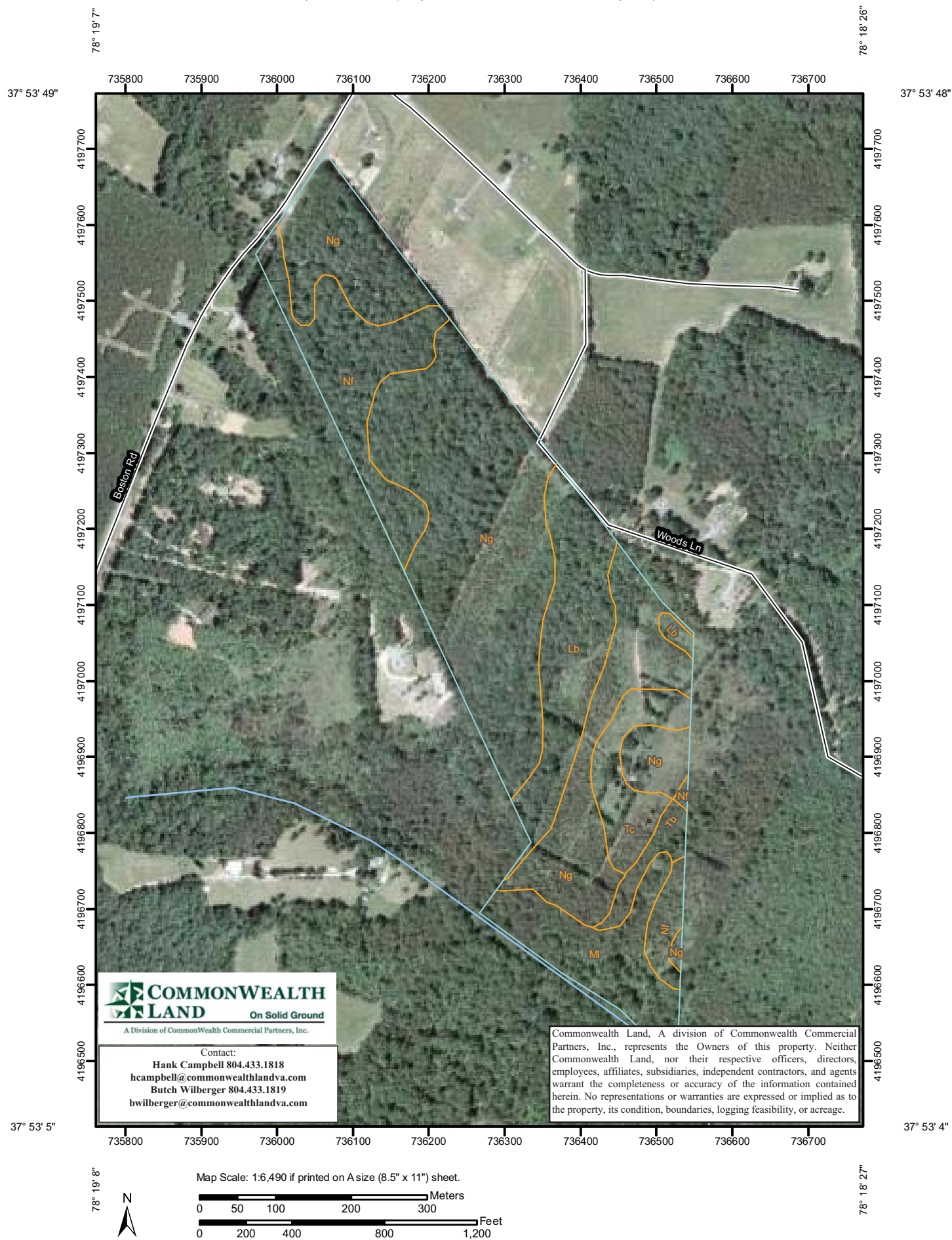
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Soil Map—Fluvanna County, Virginia
(Houchens Property - 64+/-Acres - Fluvanna County, VA)



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Map Unit Legend

Fluvanna County, Virginia (VA065)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Lb	Lignum silt loam, undulating phase	8.3	12.7%
MI	Mixed alluvial land, poorly drained	6.1	9.3%
Nf	Nason silt loam, rolling phase	8.9	13.6%
Ng	Nason silt loam, undulating phase	37.4	56.9%
Tb	Tatum silt loam, rolling phase	1.3	2.0%
Tc	Tatum silt loam, undulating phase	3.7	5.6%
Totals for Area of Interest		65.7	100.0%



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