

Jones Landing on the Mattaponi River

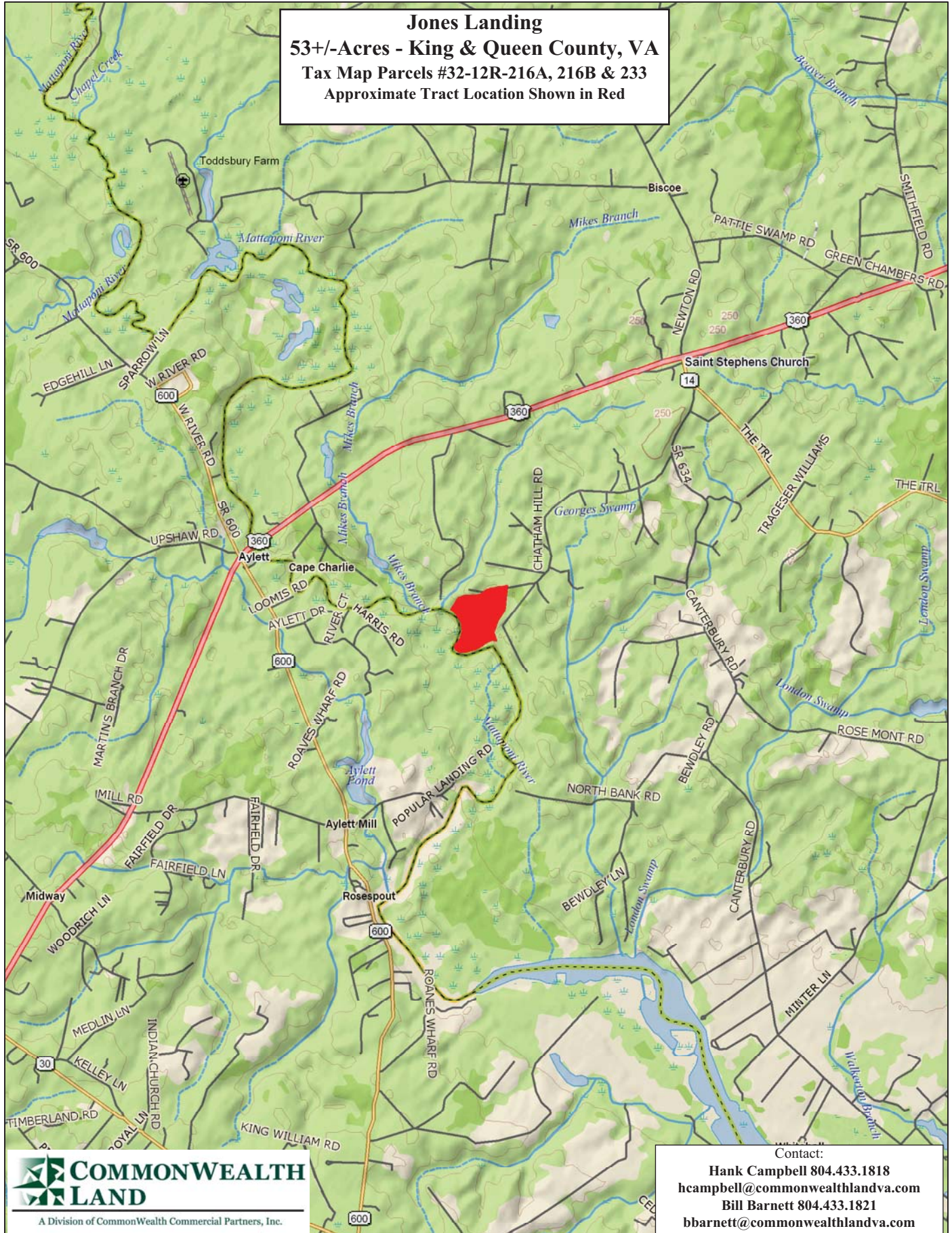
53+/-Acres - King & Queen County, VA



A Division of Commonwealth Commercial Partners, Inc.

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Phone: 804.433.1818 Fax: 804.346.5901
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Jones Landing
53+/-Acres - King & Queen County, VA
Tax Map Parcels #32-12R-216A, 216B & 233
Approximate Tract Location Shown in Red

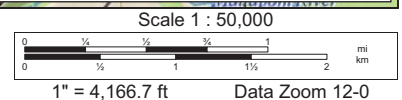
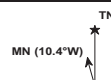


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Tract Summary Data

53+/-Acres - King & Queen County, VA

***Excellent Opportunity for a Riverfront Retreat Overlooking Approximately 2,875' of Frontage Along the Mattaponi River**

***Located Approximately 2.1 miles From Saint Stephens Church at US360 with Access from VSR637 (Chatham Hill Rd.)**

***10+/-Acre Bluff With Two Storage Buildings Overlooking the Mattaponi River Offering Multiple Potential Home Sites**

***Comprised of Three (3) Parcels Identified as Tax Map #32-12R-216A, #32-12R-216B and #32-12R-223**

***New Pier and Boat Launch Offer Excellent Access to the River**

***Comprised of Some Open Area and A Significant Volume of Mature Upland Hardwood**

***Excellent Wildlife Habitat with Strong Populations of Turkeys & Deer**

Small Pond and Creek Located at Downstream Side of the Property offer Excellent Waterfowl Habitat

***Convenient to Richmond, Washington D.C. and Tidewater**

***N37-46.964' W77-4.658'**

***Directions - From I-295 Travel East on US360 Approximately 19 Miles, Then Right at Saint Stephens on VSR14 (The Trail) for Approximately 1,050', Then Right on VSR634 (Canterbury Rd.) and Travel Approximately 2,400', then Right on VSR637 (Chatham Rd.) and Travel 1.35 Miles. Bear Right and the Property Begins Approximately 865' on the Left.**

***Contact Brokers For More Details**

***Offered For \$500,000**

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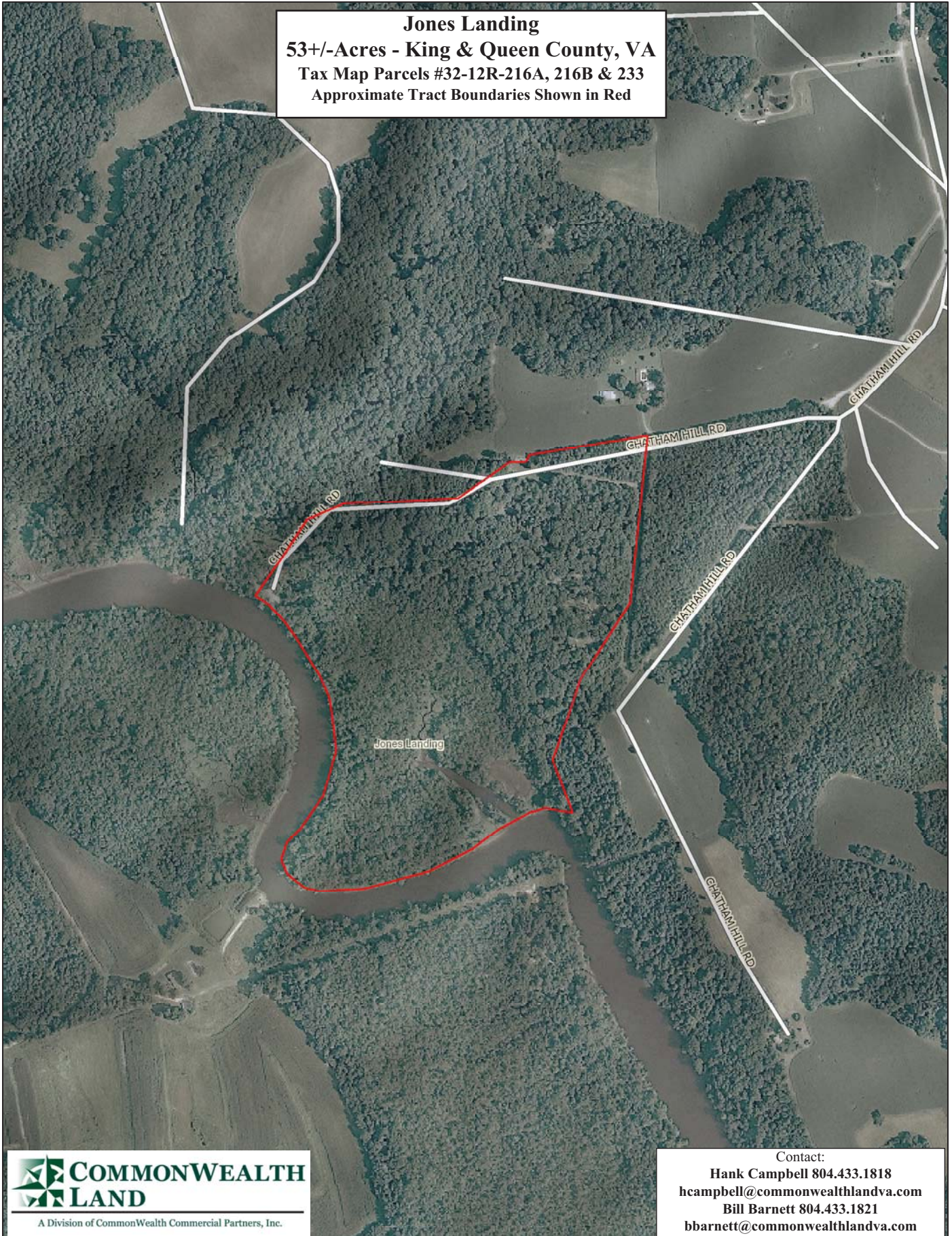
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Property Information is Available at *Commonwealthlandva.com*, *LandsofAmerica.com*, and *Costar.net*

Scale 1"=200'
Disk 68-5

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53+/-Acres - King & Queen County, VA
Tax Map Parcels #32-12R-216A, 216B & 233
Approximate Tract Boundaries Shown in Red



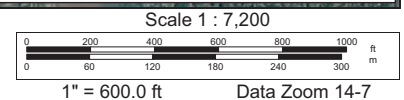
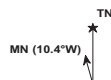
COMMONWEALTH LAND
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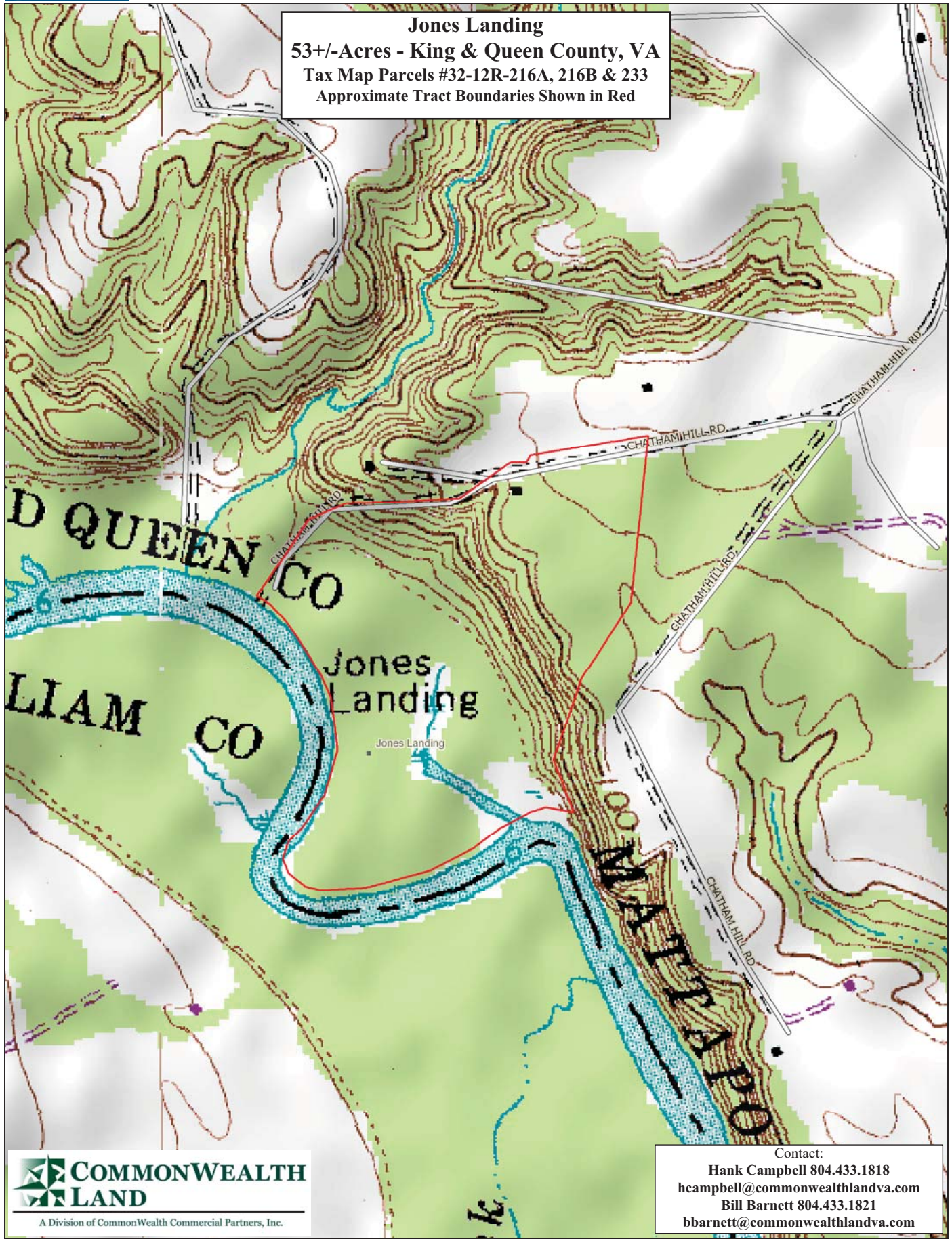
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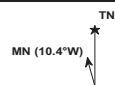
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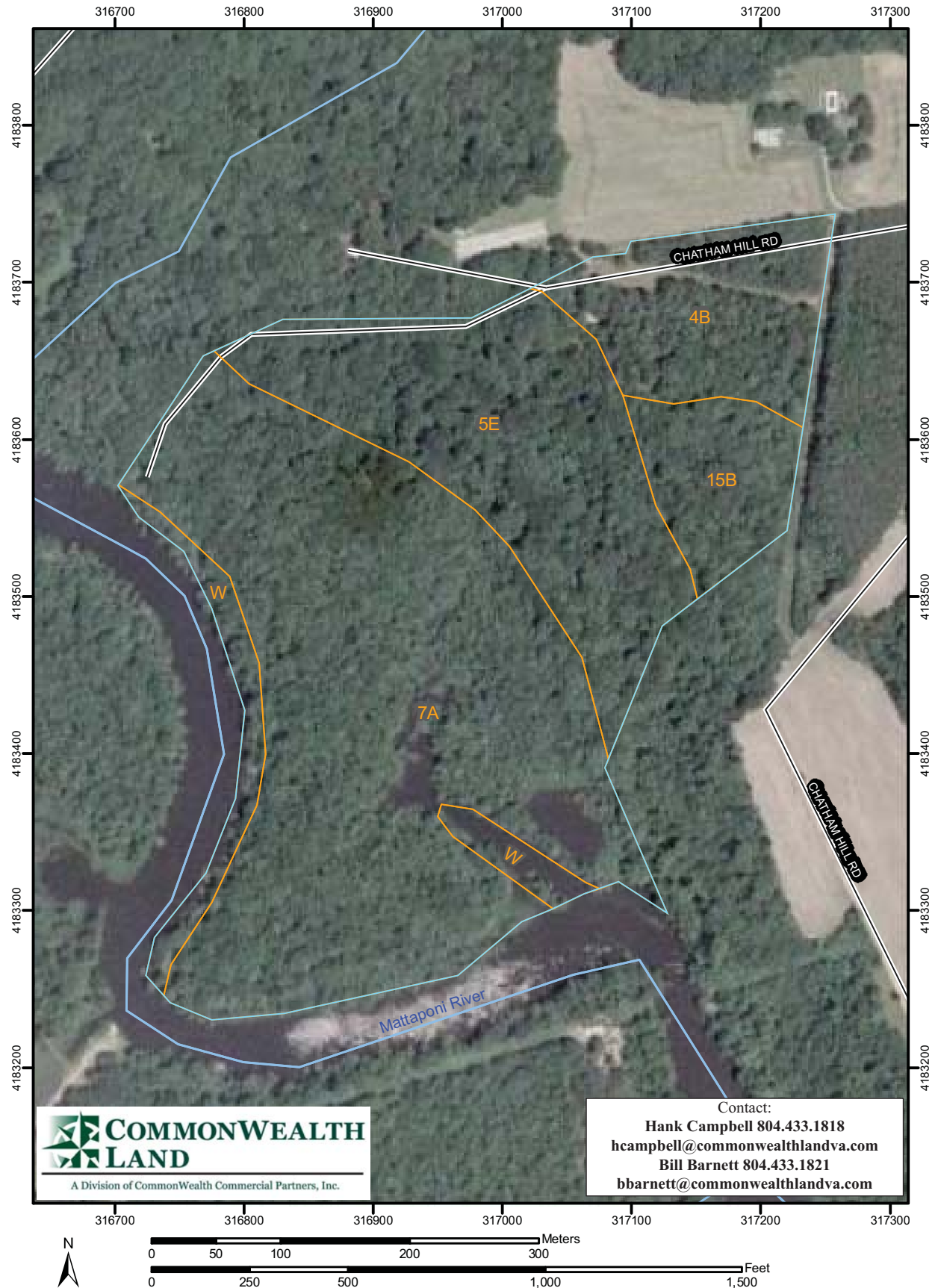




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Soil Map—King and Queen County, Virginia
(Jones Landing Tract - King & Queen County)



Natural Resources
Conservation Service

Web Soil Survey 2.0
National Cooperative Soil Survey

11/11/2008
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)	 Area of Interest (AOI)	 Very Stony Spot
Soils	 Soil Map Units	 Wet Spot
Special Point Features	 Blowout	 Other
 Borrow Pit	Special Line Features	
 Clay Spot	 Gully	
 Closed Depression	 Short Steep Slope	
 Gravel Pit	 Other	
 Gravelly Spot	Political Features	
 Landfill	Municipalities	
 Lava Flow	 Cities	
 Marsh	 Urban Areas	
 Mine or Quarry	Water Features	
 Miscellaneous Water	 Oceans	
 Perennial Water	 Streams and Canals	
 Rock Outcrop	Transportation	
 Saline Spot	 Rails	
 Sandy Spot	Roads	
 Severely Eroded Spot	 Interstate Highways	
 Sinkhole	 US Routes	
 Slide or Slip	 State Highways	
 Sodic Spot	 Local Roads	
 Spoil Area	 Other Roads	
 Stony Spot		

MAP INFORMATION

Original soil survey map sheets were prepared at publication scale. Viewing scale and printing scale, however, may vary from the original. Please rely on the bar scale on each map sheet for proper map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: UTM Zone 18N

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

Soil Survey Area: King and Queen County, Virginia
Survey Area Data: Version 9, Dec 18, 2007

Date(s) aerial images were photographed: 1994

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.

Map Unit Legend

King and Queen County, Virginia (VA097)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4B	Emporia sandy loam, 2 to 6 percent slopes	5.9	11.3%
5E	Emporia-Slagle-Rumford complex, 15 to 50 percent slopes	12.3	23.5%
7A	Kinston and Bibb soils, 0 to 2 percent slopes, occasionally flooded	28.1	53.6%
15B	Slagle sandy loam, 2 to 6 percent slopes	3.4	6.5%
W	Water	2.7	5.1%
Totals for Area of Interest (AOI)		52.4	100.0%