

FOR SALE

116.6+/- ACRES LOUISA COUNTY, VA



PROPERTY SUMMARY

- IDEAL PASTORAL SETTING FOR A HORSE FARM OR RECREATIONAL RETREAT
- 50+/- ACRES OF MANICURED ROLLING PASTURE (SOME FENCED) W/REMAINING BALANCE IN MIXED TIMBER
- APPROXIMATELY 2 MILES FROM SHANNON HILL EXIT (EXIT 148) @ INTERSTATE 64 W/DEEDED ACCESS FROM SR 683 (PARRISH ROAD)
- MULTIPLE POTENTIAL SITES FOR A LARGER HOME
- SPRING-FED POND AND EXTENSIVE FRONTAGE (3,500') ALONG FORK CREEK
- STRONG POPULATIONS OF DEER AND TURKEYS W/EXCELLENT HUNTING OPPORTUNITIES
- SMALL 3BR/1 BATH FARM HOME AND FOUR STORAGE BUILDINGS
- CONVENIENT TO BOTH RICHMOND AND CHARLOTTESVILLE
- TAX MAP PARCEL #79-10. MINERAL DISTRICT. CURRENTLY ZONED A-1
- FROM EXIT 148, SOUTH ON SHANNON HILL RD (SR605) RIGHT ON THREE CHOPT (SR653), RIGHT ON PARRISH RD (SR683), PROPERTY ON THE RIGHT
- OFFERED FOR \$650,000

CONTACT:

HANK CAMPBELL

OFFICE: 804.433.1818

FAX: 804.346.5901

HCAMPBELL@COMMONWEALTHCOMMERCIAL.COM

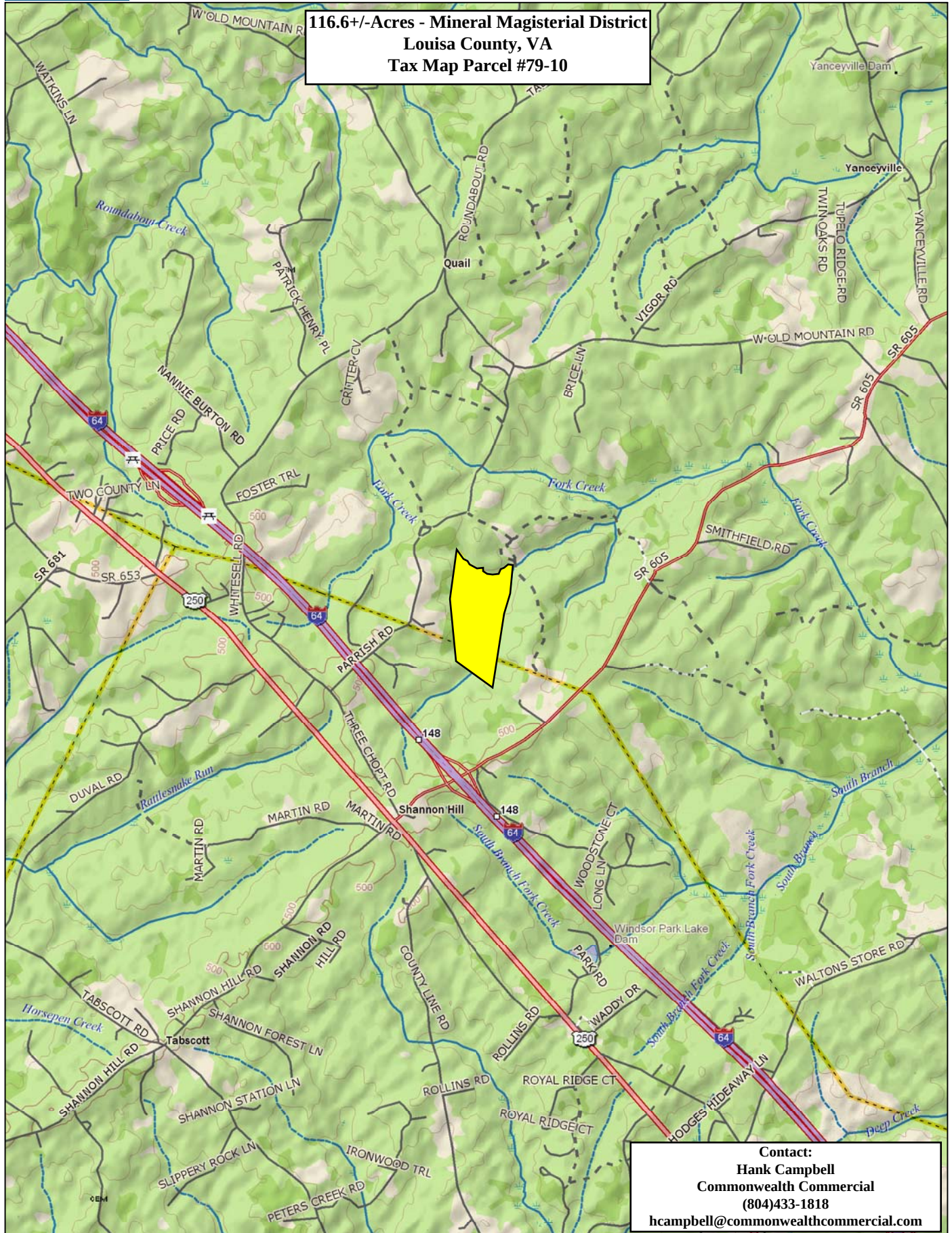
WWW.COMMONWEALTHCOMMERCIAL.COM

COMMONWEALTH COMMERCIAL PARTNERS, INC. REPRESENTS THE OWNER OF THIS PROPERTY.
INFORMATION CONTAINED WITHIN IS DEEMED RELIABLE, BUT IS NOT GUARANTEED.



7130 Glen Forest Drive, Suite 110, Richmond, VA 23226
Mailing Address: PO Box 71150, Richmond, VA 23255
Phone: 804.346.4966 Fax: 804.346.5901
Web Site: www.commonwealthcommercial.com

116.6+/- Acres - Mineral Magisterial District
Louisa County, VA
Tax Map Parcel #79-10

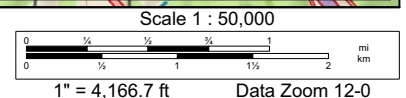
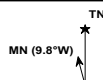


Contact:
Hank Campbell
Commonwealth Commercial
(804)433-1818
hcampbell@commonwealthcommercial.com

Data use subject to license.

© DeLorme. XMap® 5.2 Professional.

www.delorme.com



I hereby certify that this boundary survey, to the best of my knowledge and belief, is correct and complies with the minimum procedure and standards established by the State Board of Architects, Professional Engineers, Land Surveyors, Certified Interior Designers and Certified Landscape Architects.



TMS 76-3-9
ERNEST RAMSEY JORDAN
DB 124-47
Plot: DB 228-123

NOTE:
This Parcel is not located in a special flood hazard area as designated by HUD. (This parcel is in ZONE X.)

SOURCE OF TITLE
O. RANDOLPH ROLLINS
MARTHA F. ROLLINS
DB 214-140 DB 74-55
PB 7-48

TMS 76-7-1
HOPKINS PROPERTIES LC.
DB 472-97

TMS 79-3-25
HOPKINS PROPERTIES LC.
DB 472-97

DB 79-16
HOPKINS PROPERTIES LC.
DB 472-97

TMS 79-1-3
GREGORY Z. & DONIS B.
FLEMING
DB 478-823
PB 4-157

LINE	BEARING	DISTANCE
L1	S 33°20'38" E	6.11'
L2	S 02°36'16" E	25.41'
L3	S 06°56'45" E	47.41'
L4	S 08°05'10" W	37.55'
L5	N 87°17'35" E	13.99'
L6	S 18°54'57" E	46.18'
L7	S 20°01'58" E	28.72'
L8	S 10°19'51" E	28.84'
L9	S 88°34'51" E	20.04'
L10	S 32°42'48" E	76.32'
L11	S 08°15'58" E	14.74'
L12	S 33°41'50" W	15.51'
L13	S 31°27'48" E	23.28'
L14	S 37°05'28" W	15.51'
L15	S 11°12'40" E	14.16'
L16	S 87°35'43" E	21.40'
L17	S 20°10'12" E	40.40'
L18	S 44°55'45" E	76.10'
L19	S 30°45'20" E	27.43'
L20	S 72°12'50" E	18.57'
L21	S 32°06'55" E	39.02'
L22	S 90°27'08" E	82.25'
L23	S 18°43'57" E	20.63'
L24	S 48°18'50" E	50.43'
L25	S 46°57'43" E	18.72'
L26	N 38°27'38" E	34.87'
L27	S 71°27'55" E	52.31'
L28	S 64°02'47" E	39.80'
L29	S 17°48'40" E	32.95'
L30	S 03°38'11" E	65.58'
L31	S 21°01'45" E	24.87'
L32	S 78°11'51" E	34.22'
L33	S 40°10'58" E	30.17'
L34	S 66°16'24" E	55.06'
L35	S 89°18'03" E	39.69'
L36	N 72°00'00" E	37.18'
L37	S 62°22'14" E	58.75'
L38	N 39°04'28" E	12.51'
L39	N 33°20'54" W	18.73'
L40	N 89°08'32" E	22.60'
L41	S 38°19'35" E	16.93'
L42	S 16°53'33" W	21.19'
L43	S 77°13'51" E	26.37'
L44	S 75°25'41" E	52.82'
L45	S 68°05'33" E	32.25'
L46	N 50°18'15" E	17.51'
L47	S 16°34'44" E	23.34'
L48	S 24°35'17" E	50.35'
L49	S 33°35'24" E	56.18'
L50	S 61°49'28" E	88.48'
L51	S 47°18'20" E	32.15'
L52	N 47°40'14" E	26.89'
L53	N 54°33'56" W	45.48'
L54	N 18°18'50" W	12.53'
L55	N 76°42'11" E	56.33'
L56	S 27°32'28" E	31.12'
L57	N 87°48'42" E	39.67'
L58	S 36°42'21" E	22.36'
L59	N 73°40'16" E	39.48'
L60	N 84°08'29" E	41.77'
L61	N 13°47'28" W	133.07'
L62	N 48°21'28" E	85.23'
L63	N 68°17'09" E	178.98'
L64	N 17°33'32" E	32.51'
L65	S 85°07'43" E	41.70'

TMS 76-8
G.W. & VIRGINIA C.
FAUDREL
DB 159-300
PB E-206G

Plat of Survey of 116.698 Acres With a Right-of-Way to STATE ROUTE 658

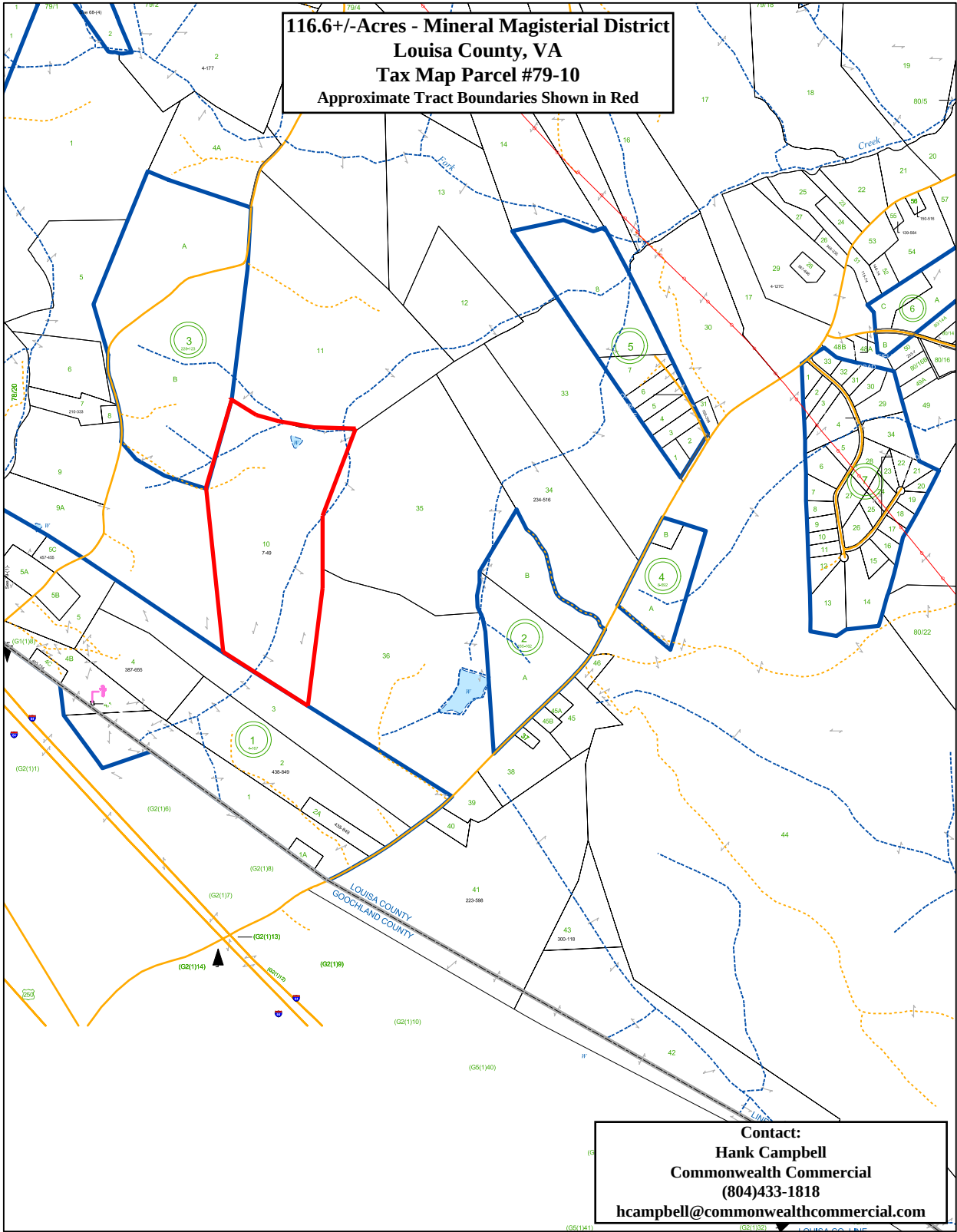
Mineral District Louisa County, Virginia

Scale: 1"=200' 4 October 2005

Contact:
Hank Campbell
Commonwealth Commercial
(804)433-1818
hcampbell@commonwealthcommercial.com

MICHAEL L. PARRISH & ASSOCIATES, INC.
CERTIFIED LAND SURVEYORS
GOOCHLAND, VIRGINIA

LOUISA COUNTY



0 495 990 1,980 2,970 3,960 Feet

MINERAL DISTRICT

SECTION 79

68	69	70
78	79	80
	87	88

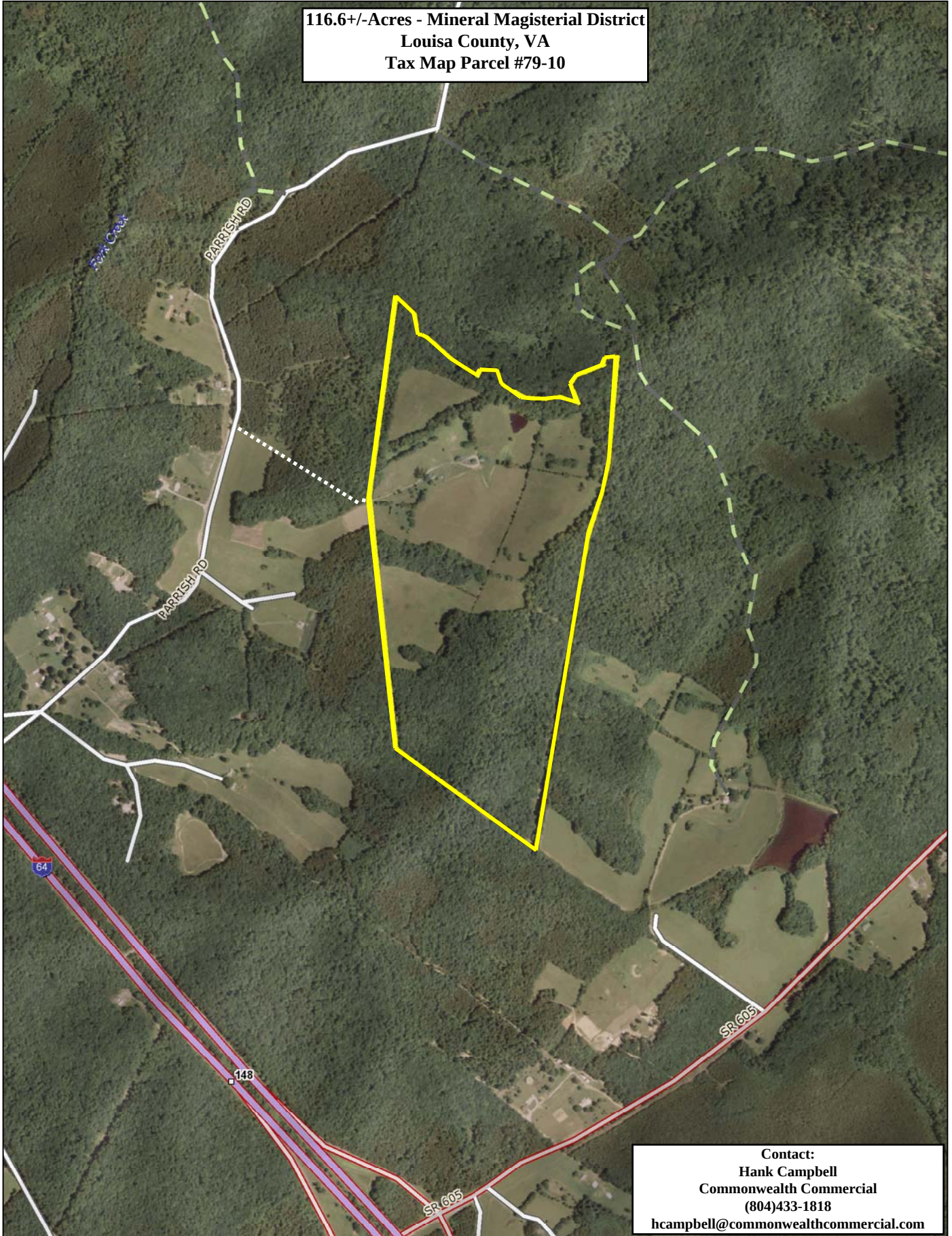
MATCHING SHEETS



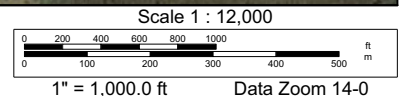
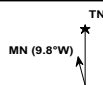


Contact:
Hank Campbell
Commonwealth Commercial
(804)433-1818
hcampbell@commonwealthcommercial.com

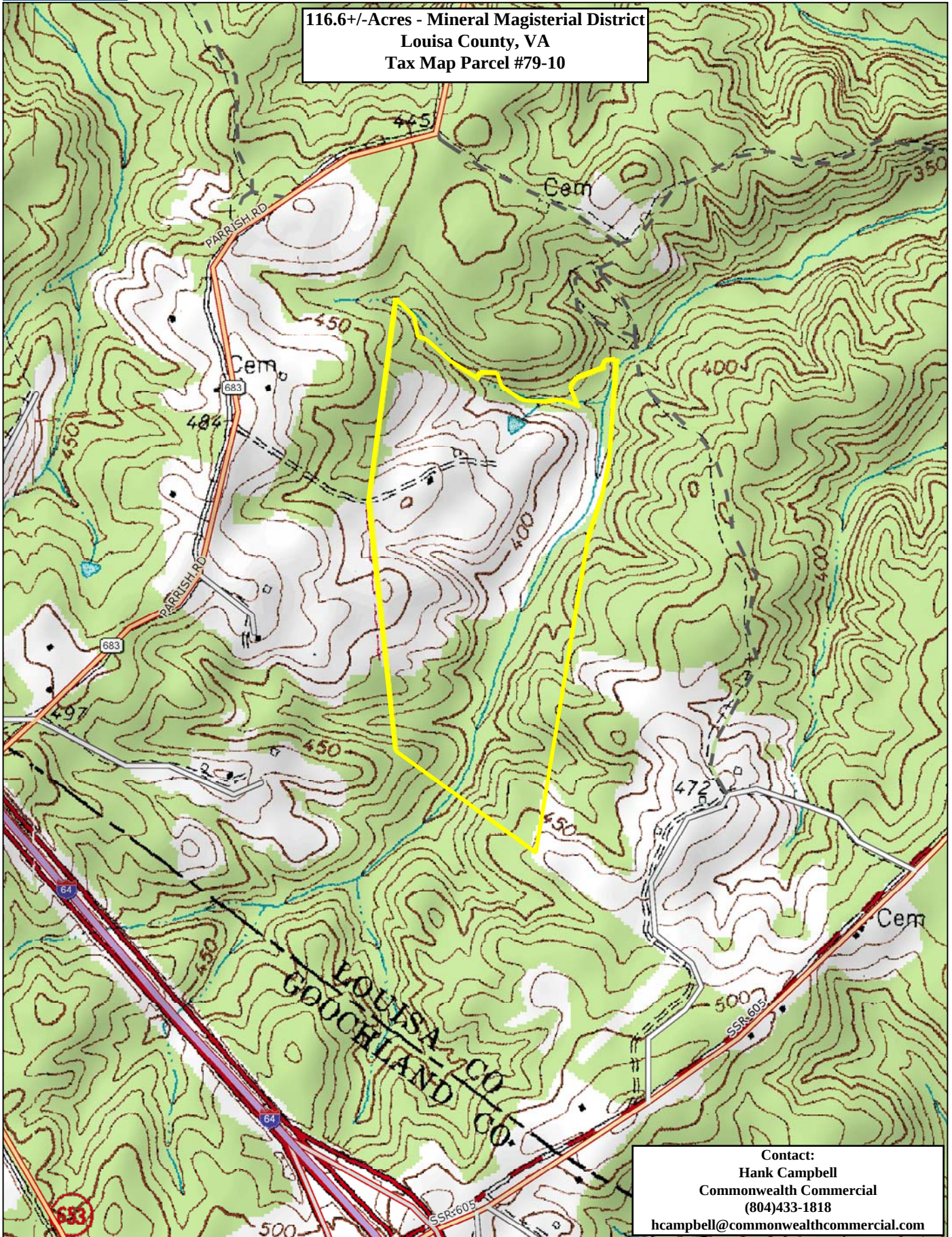
116.6+/-Acres - Mineral Magisterial District
Louisa County, VA
Tax Map Parcel #79-10



Contact:
Hank Campbell
Commonwealth Commercial
(804)433-1818
hcampbell@commonwealthcommercial.com



116.6+/-Acres - Mineral Magisterial District
Louisa County, VA
Tax Map Parcel #79-10

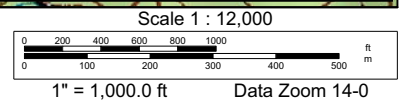
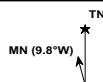


Contact:
Hank Campbell
Commonwealth Commercial
(804)433-1818
hcampbell@commonwealthcommercial.com

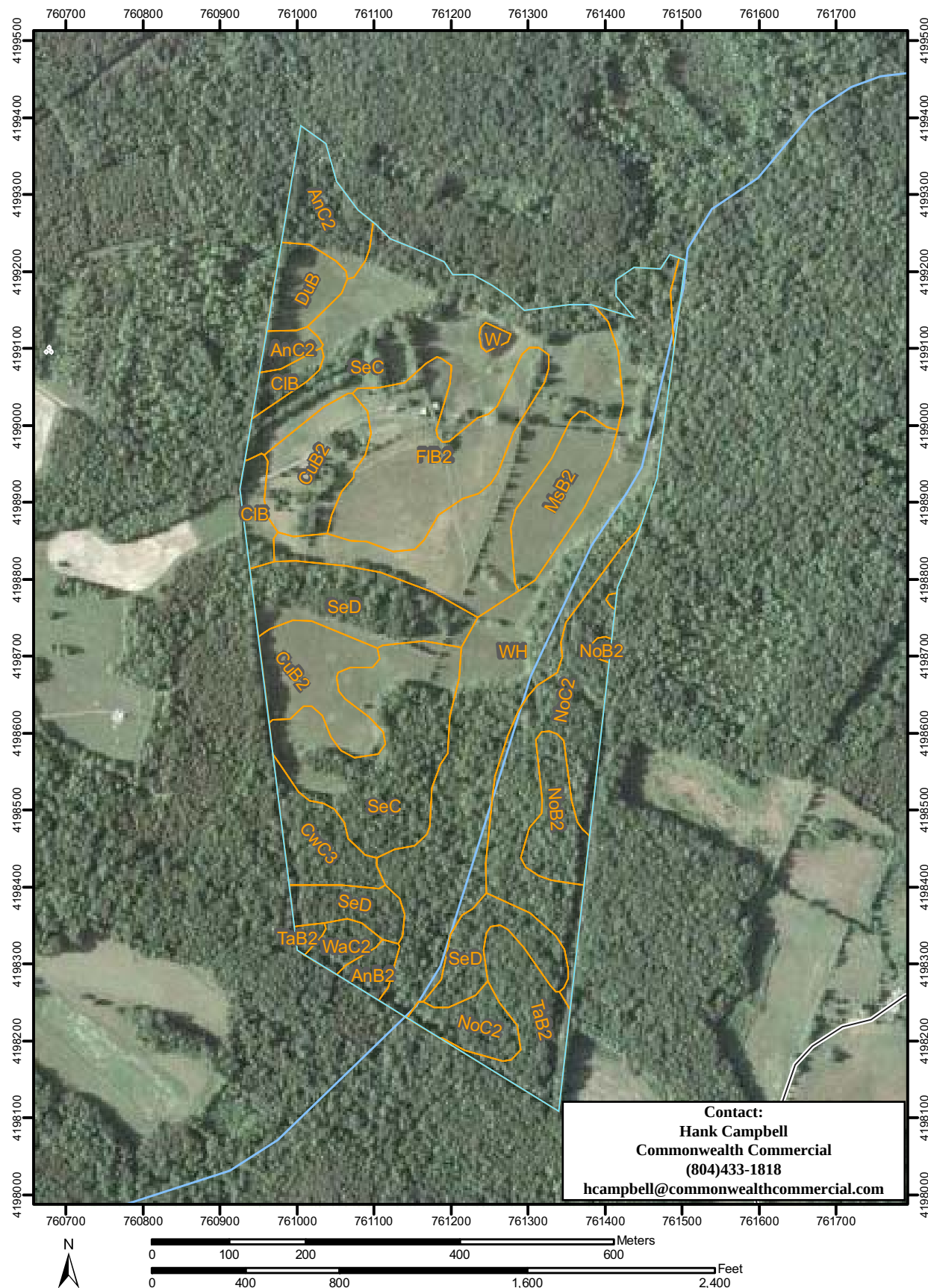
Data use subject to license.

© DeLorme. XMap® 5.2 Professional.

www.delorme.com



Soil Map—Louisa County, Virginia
(Fork Creek Tract - 116+/-Acres - Louisa County, VA)



Natural Resources
Conservation Service

Web Soil Survey 2.0
National Cooperative Soil Survey

3/26/2008
Page 1 of 3

Soil Map—Louisa County, Virginia
(Fork Creek Tract - 116+/-Acres - Louisa County, VA)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Units

Special Point Features

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh
-  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



Gully



Short Steep Slope



Other

Political Features

Municipalities



Cities



Urban Areas

Water Features



Oceans



Streams and Canals

Transportation



Rails

Roads



Interstate Highways



US Routes



State Highways



Local Roads



Other Roads

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 17N

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

Soil Survey Area: Louisa County, Virginia
Survey Area Data: Version 5, Dec 18, 2007

Date(s) aerial images were photographed: 4/4/1994

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

Louisa County, Virginia (VA109)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AnB2	Appling sandy loam, 2 to 7 percent slopes, eroded	0.8	0.7%
AnC2	Appling sandy loam, 7 to 15 percent slopes, eroded	3.8	3.3%
CIB	Colfax fine sandy loam, 2 to 7 percent slopes	2.0	1.7%
CuB2	Cullen loam, 2 to 7 percent slopes, eroded	8.3	7.3%
CwC3	Cullen clay loam, 7 to 15 percent slopes, severely eroded	2.8	2.5%
DuB	Durham fine sandy loam, 2 to 5 percent slopes	2.0	1.8%
FIB2	Fluvanna fine sandy loam, 2 to 7 percent slopes, eroded	9.0	7.9%
MsB2	Massada fine sandy loam, 2 to 7 percent slopes, eroded	3.6	3.2%
NoB2	Nason silt loam, 2 to 7 percent slopes, eroded	2.8	2.4%
NoC2	Nason silt loam, 7 to 15 percent slopes, eroded	11.3	9.9%
SeC	Sekil sandy loam, 7 to 15 percent slopes	32.2	28.2%
SeD	Sekil sandy loam, 15 to 25 percent slopes	10.3	9.0%
TaB2	Tatum silt loam, 2 to 7 percent slopes, eroded	4.1	3.6%
W	Water	0.2	0.2%
WaC2	Wedowee-Appling sandy loams, 7 to 15 percent slopes, eroded	1.0	0.9%
WH	Wehadkee-Chewacla complex	20.0	17.5%
Totals for Area of Interest (AOI)		114.2	100.0%