



COMMONWEALTH COMMERCIAL

Comprehensive Property Solutions



FOR SALE

Andersonville Rd and Dixie Hill Rd | Dillwyn, Virginia 23936



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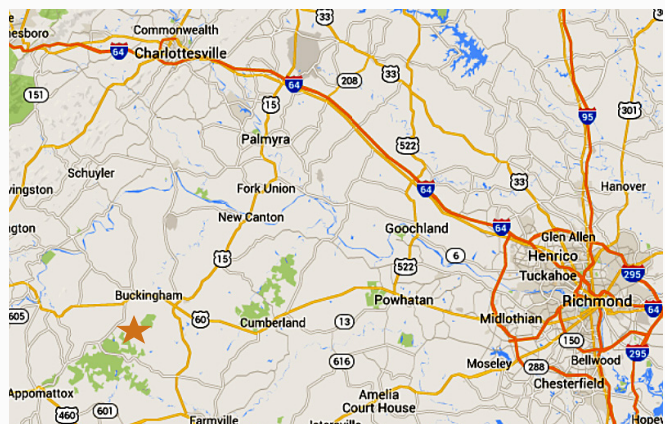
William Barnett

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Features

- › 225.4± acres for sale in Buckingham County
- › Mature timber with 37± acres of pasture
- › Approximately 1,500 feet of road frontage
- › Great potential home site with mountain views



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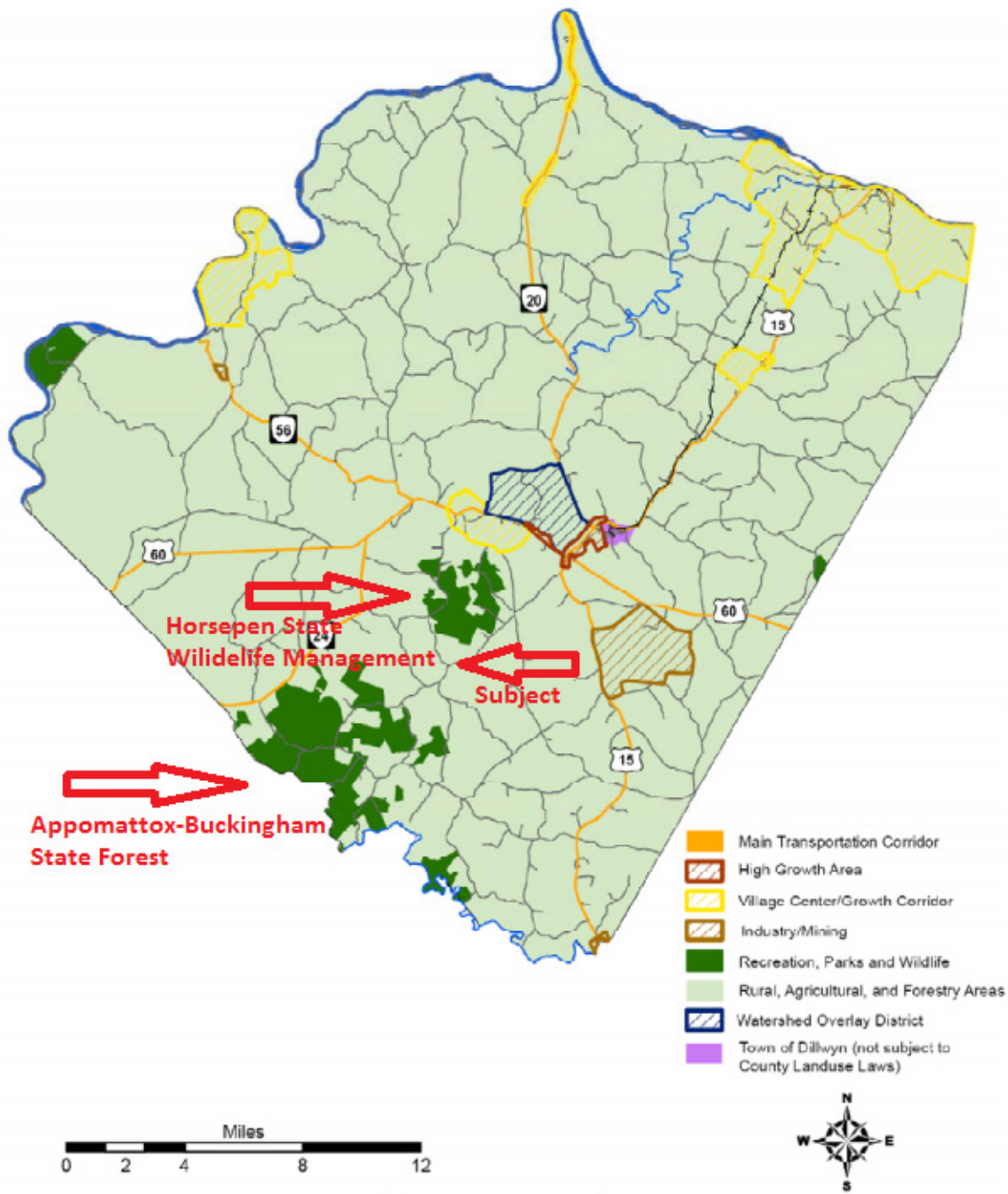
OFFICE LOCATIONS: Richmond | Virginia Beach | Nashville | Jacksonville | Greensboro | Tampa

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

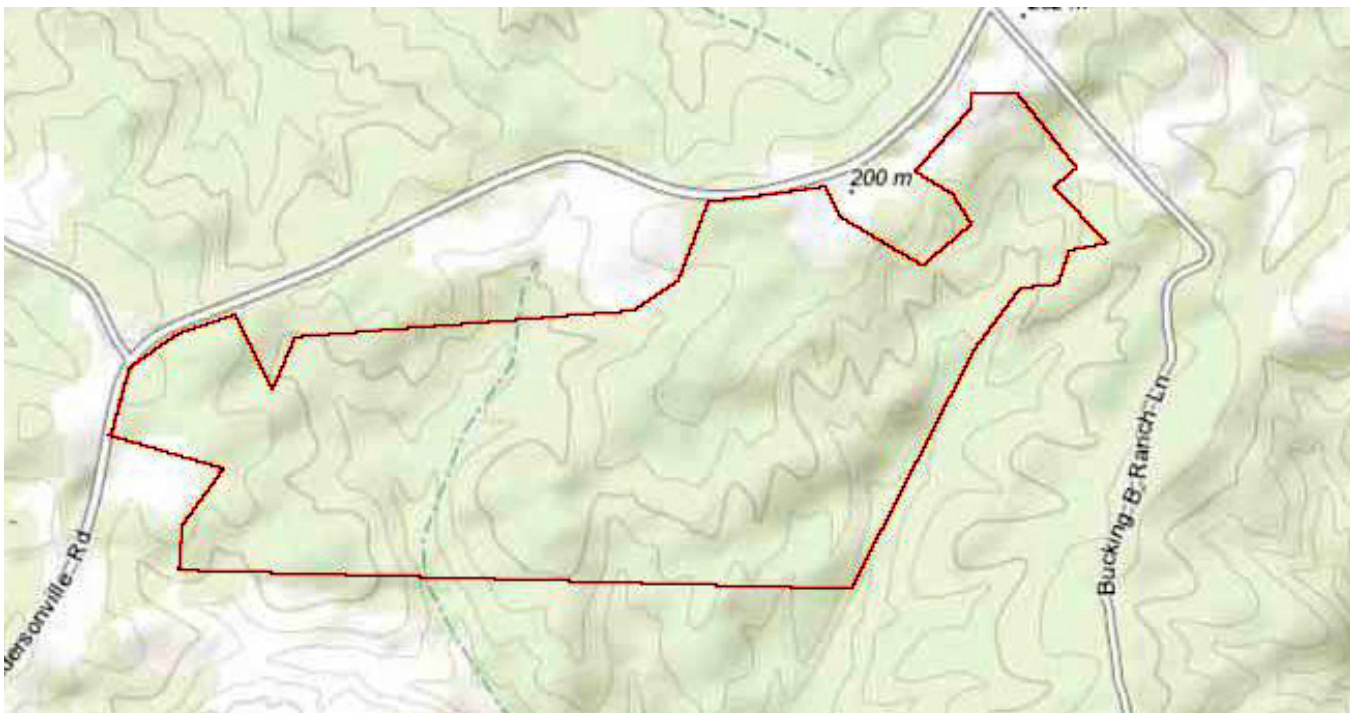
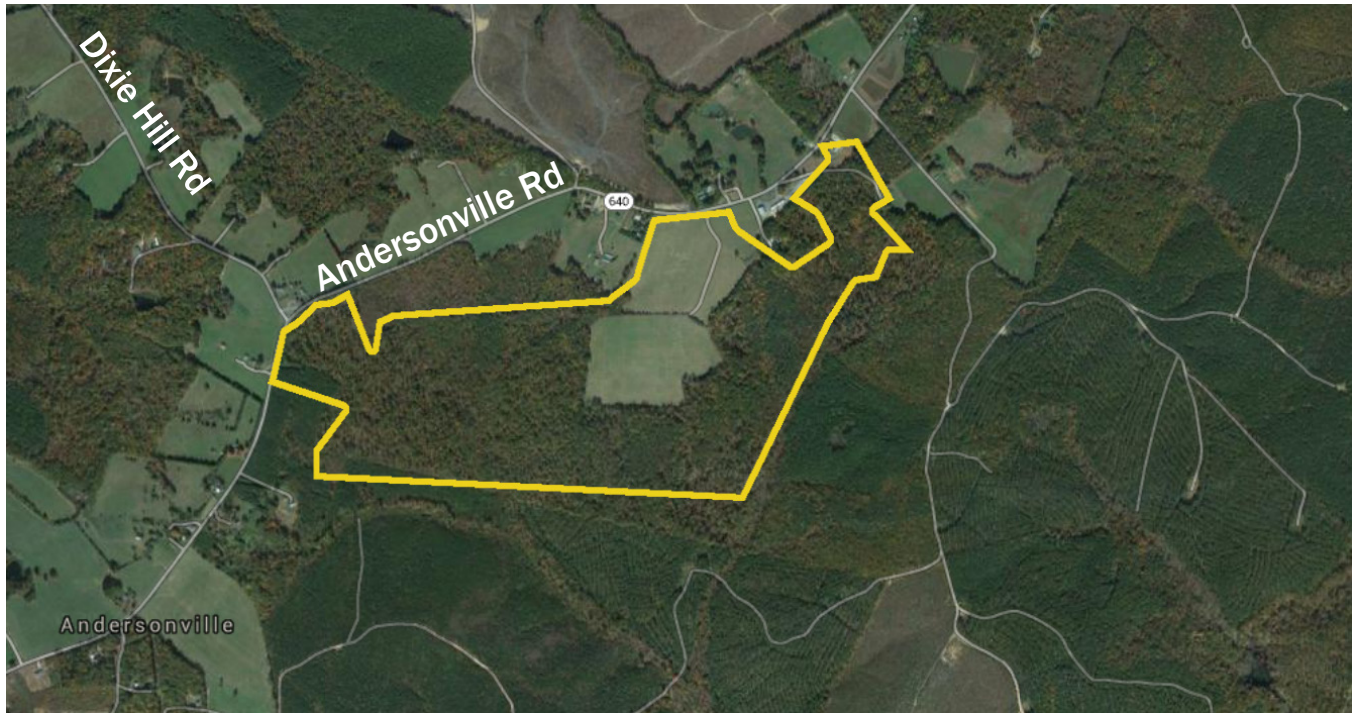


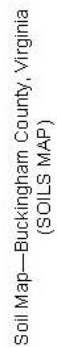
Buckingham Comprehensive Plan 2008 - 2013

**MAP XLVII
Buckingham County
Future Land Use**



Map created by CRC – November 2007







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Soil Map—Buckingham County, Virginia
(SOILS MAP)

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																			
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 1:24,000.

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: Buckingham County, Virginia
Survey Area Data: Version 2, Dec 11, 2013

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

Date(s) aerial images were photographed: May 10, 2010—Jul 4, 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.



Map Unit Legend

Buckingham County, Virginia (VA029)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3B	Appomattox-Penhook complex, 2 to 7 percent slopes	23.8	11.0%
7B	Bentley-Penhook complex, 2 to 7 percent slopes	3.8	1.7%
12A	Codorus-Hatboro complex, 0 to 3 percent slopes, frequently flooded	5.3	2.4%
19B	Grassland-Delanco complex, 2 to 7 percent slopes, rarely flooded	18.2	8.4%
23B	Littlejoe silt loam, 2 to 7 percent slopes	8.9	4.1%
23C	Littlejoe silt loam, 7 to 15 percent slopes	5.8	2.7%
29B	Oak Level-Diana Mills complex, 2 to 7 percent slopes	29.6	13.6%
30C	Oak Level-Siloam complex, 7 to 15 percent slopes	67.6	31.1%
30D	Oak Level-Siloam complex, 15 to 25 percent slopes	16.9	7.8%
31B	Penhook loam, 2 to 7 percent slopes	8.6	4.0%
36B	Spears Mountain silt loam, 2 to 7 percent slopes	2.6	1.2%
36C	Spears Mountain silt loam, 7 to 15 percent slopes	21.5	9.9%
36D	Spears Mountain silt loam, 15 to 25 percent slopes	4.5	2.1%
Totals for Area of Interest		217.2	100.0%