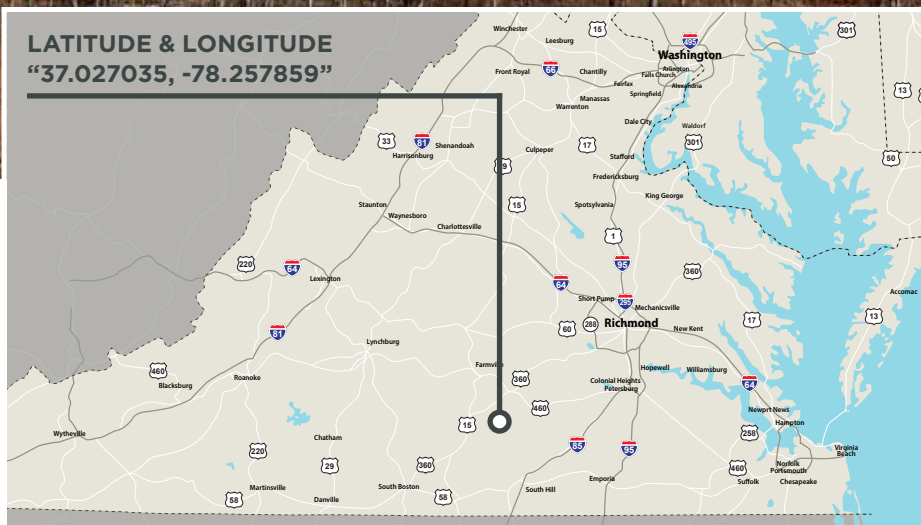


LATITUDE & LONGITUDE
"37.027035, -78.257859"



Features

NICE RECREATIONAL/LONG TERM TIMBERLAND opportunity located north of Victoria with frontage along Battes Road (VSR 721)

120± ACRES

MAJORITY OF TRACT has been timbered but lays well, offers good soils and strong site indexes for future timber production

NICE HARDWOOD BUFFERS left along Mod-est Creek which crosses the eastern third of the property offering ideal wildlife habitat with good populations of deer and turkeys

ZONED AGRICULTURAL

TAX MAP #20-A-40

Contacts

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 DELORME

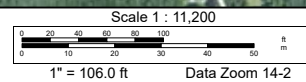
XMap® 8



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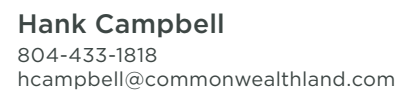
Hank Campbell

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**FOR SALE 120± ACRES
SUSSEX, VIRGINIA
Price: \$144,00**



**BATTES ROAD
VICTORIA, VA 23974**

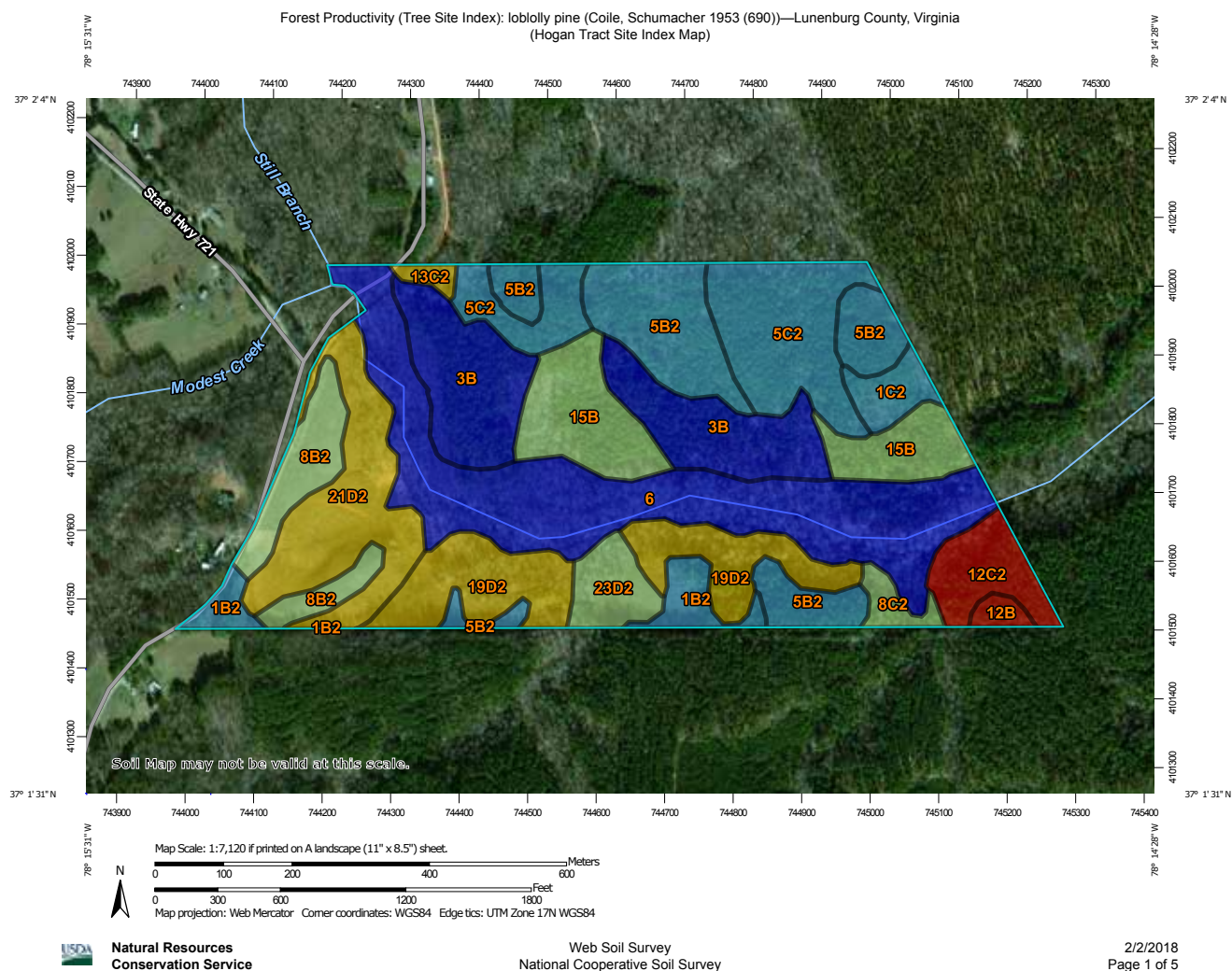
**FOR SALE 120± ACRES
SUSSEX, VIRGINIA**
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Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))—
Lunenburg County, Virginia

Hogan Tract Site Index Map

Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
1B2	Appling sandy loam, 2 to 7 percent slopes, moderately eroded	84	3.5	2.7%
1C2	Appling sandy loam, 7 to 15 percent slopes, moderately eroded	84	2.3	1.8%
3B	Bolling fine sandy loam, 1 to 6 percent slopes	90	16.2	12.3%
5B2	Cecil sandy loam, 2 to 7 percent slopes, eroded	83	14.9	11.4%
5C2	Cecil sandy loam, 7 to 15 percent slopes, eroded	83	14.0	10.7%
6	Chewacla, Toccoa, and Augusta loams, frequently flooded	95	27.1	20.7%
8B2	Georgeville loam, 2 to 7 percent slopes, eroded	81	6.2	4.7%
8C2	Georgeville loam, 7 to 15 percent slopes, eroded	81	1.4	1.1%
12B	Iredell loam, 1 to 6 percent slopes	67	0.8	0.6%
12C2	Iredell loam, 6 to 12 percent slopes, eroded	67	4.5	3.5%
13C2	Lignum loam, 6 to 10 percent slopes, eroded	76	0.7	0.6%
15B	Masada fine sandy loam, 2 to 7 percent slopes	80	11.3	8.6%
19D2	Pacolet sandy loam, 15 to 30 percent slopes, eroded	78	12.5	9.6%
21D2	Tatum loam, 15 to 30 percent slopes, eroded	78	12.0	9.2%
23D2	Wedowee sandy loam, 15 to 30 percent slopes, eroded	80	3.3	2.5%
Totals for Area of Interest			130.9	100.0%



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

2/2/2018
Page 3 of 5

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