

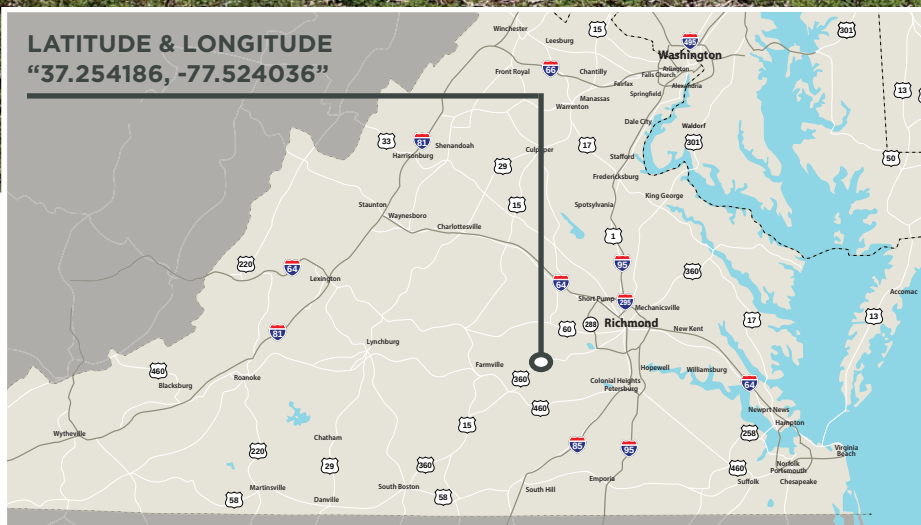


11701 Mattoax Lane
AMELIA COURTHOUSE, VA 23002

FOR SALE | 286± ACRES
AMELIA, VIRGINIA
Price: \$1,150,000



LATITUDE & LONGITUDE
"37.254186, -77.524036"



MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060
MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 235255
T 804-326-LAND (5263) | F 804-346-5901
COMMONWEALTHLAND.COM

*Commonwealth Land represents the Owner of this property.
Information contained herein, is deemed reliable but not guaranteed.*

Features

"THE OAKS" is an excellent hardwood timberland investment opportunity located in eastern Amelia County just north of Chula Junction with frontage along Mattoax Lane (VSR 635) as well as the Appomattox River

COMPRISED OF 200± ACRES of mature upland hardwood as well as 50± acres under cultivation

THE SITE gently rolls offering Appling soils, a strong internal road system and excellent accessibility

FORMER HOMEPLACE of Edmund Harrison (former Speaker of the VA House of Delegates and grandson of Benjamin Harrison, IV)

STRONG RECREATION potential with healthy populations of deer and turkeys

TAX MAP PARCELS #13-58 & 23-81

CONTACT Broker for more detail

Contacts

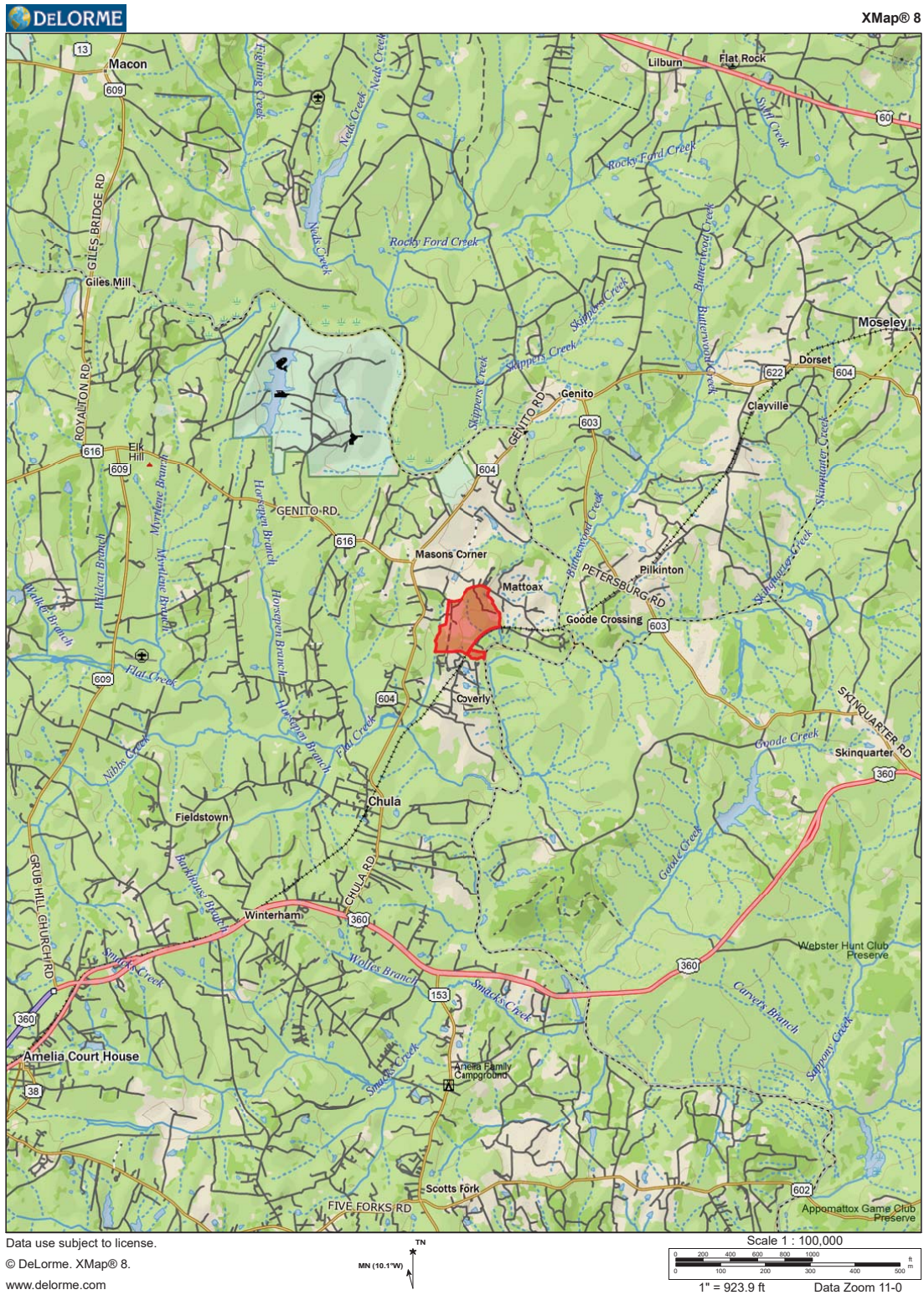
Hank Campbell

804-433-1818

hcampbell@commonwealthland.com

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DELORME

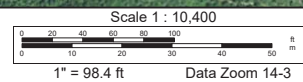
XMap® 8



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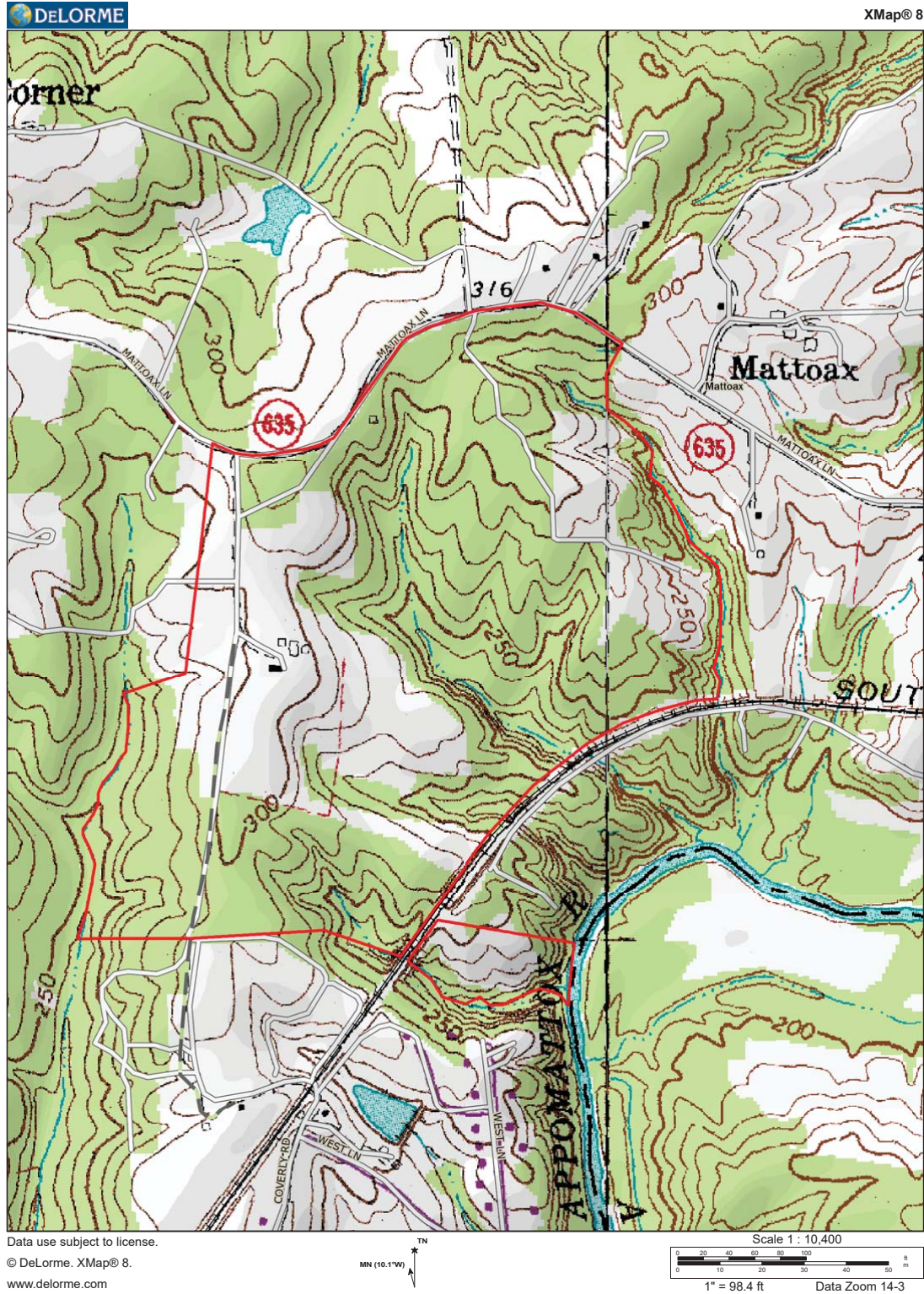
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**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

4/25/2018
Page 1 of 3

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Soil Map—Amelia County, Virginia

"The Oaks" - 286+/-acres - Amelia
County, VA

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1B	Appling fine sandy loam, 2 to 7 percent slopes	124.9	43.2%
1C	Appling fine sandy loam, 7 to 15 percent slopes	64.2	22.2%
3B	Cecil fine sandy loam, 2 to 7 percent slopes	27.2	9.4%
3C	Cecil fine sandy loam, 7 to 15 percent slopes	12.9	4.5%
14D	Pacolet fine sandy loam, 15 to 25 percent slopes	59.1	20.4%
16A	Partlow fine sandy loam, 0 to 2 percent slopes, rarely flooded	0.3	0.1%
W	Water	0.5	0.2%
Totals for Area of Interest		289.1	100.0%

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