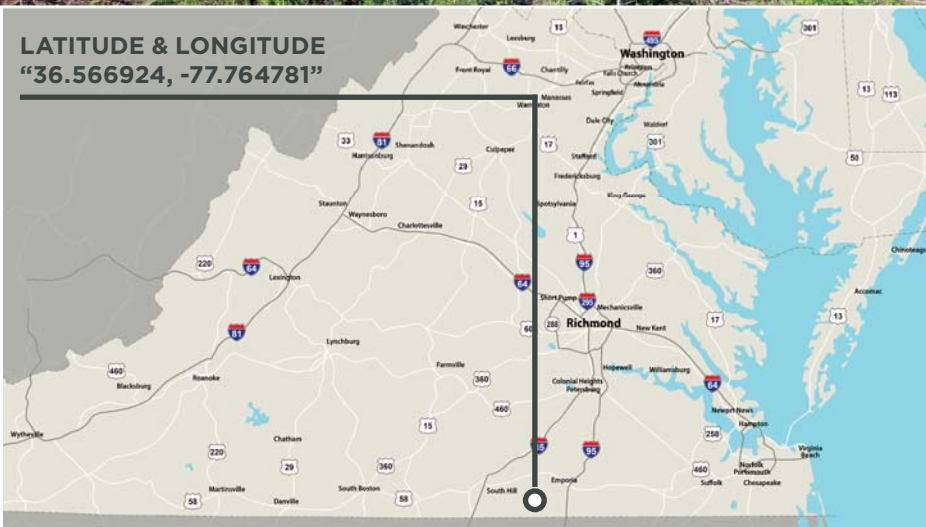




LATITUDE & LONGITUDE
"36.566924, -77.764781"



Features

STRONG RECREATIONAL INVESTMENT opportunity located south of Triplet with access from VSR 600 (Triplet Rd.) to the north.

TRACT HAS BEEN RECENTLY CUTOVER therefore offering the ideal opportunity for wildlife habitat management moving forward.

CURRENTLY ZONED A and identified as tax map parcel #103-41.

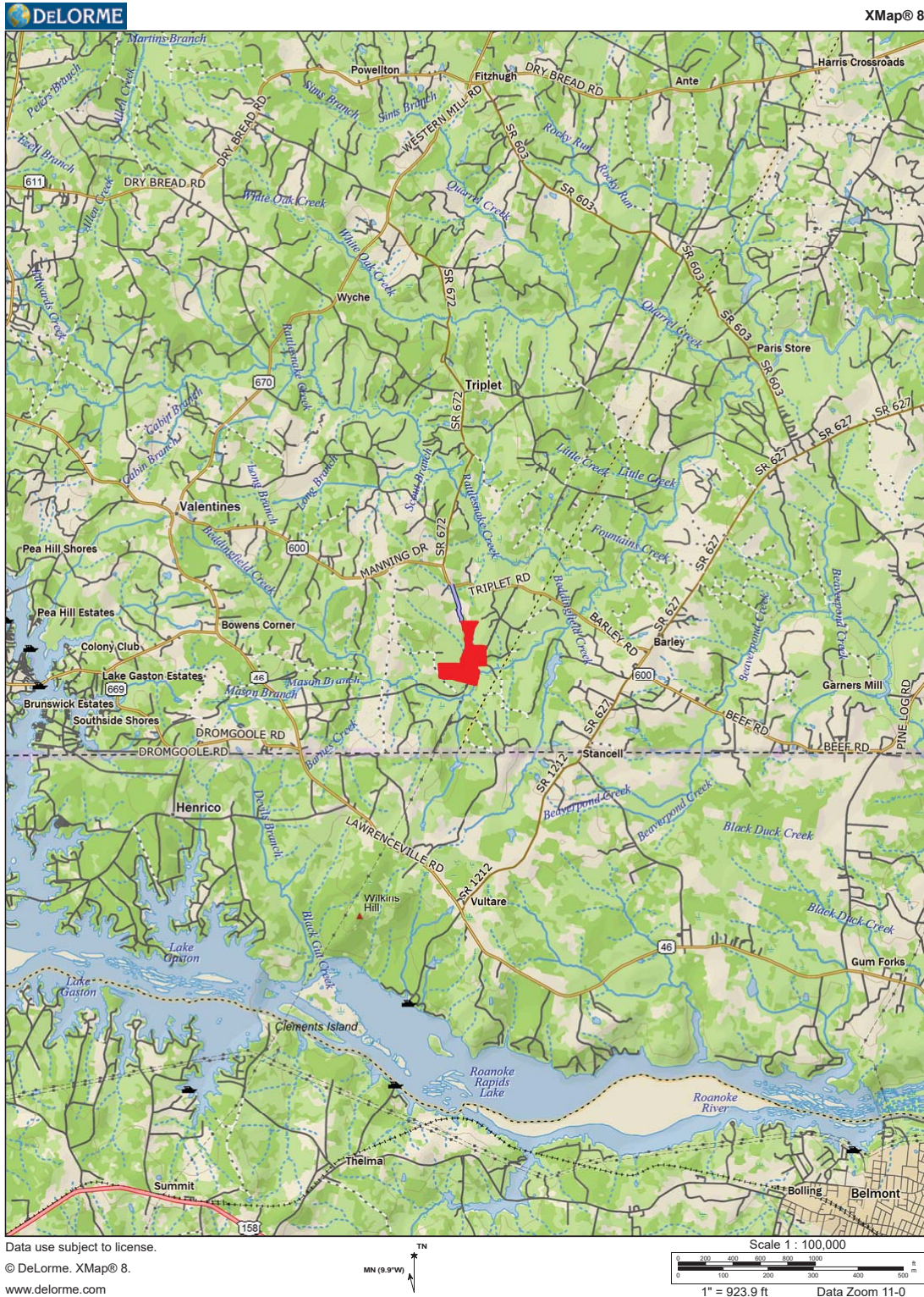
GENTLY ROLLING SITE with a small pond site and frontage along Beddingfield Creek as well as a power line easement along the southeastern portion of the tract offering excellent wildlife habitat and strong populations of deer & turkeys

Contacts

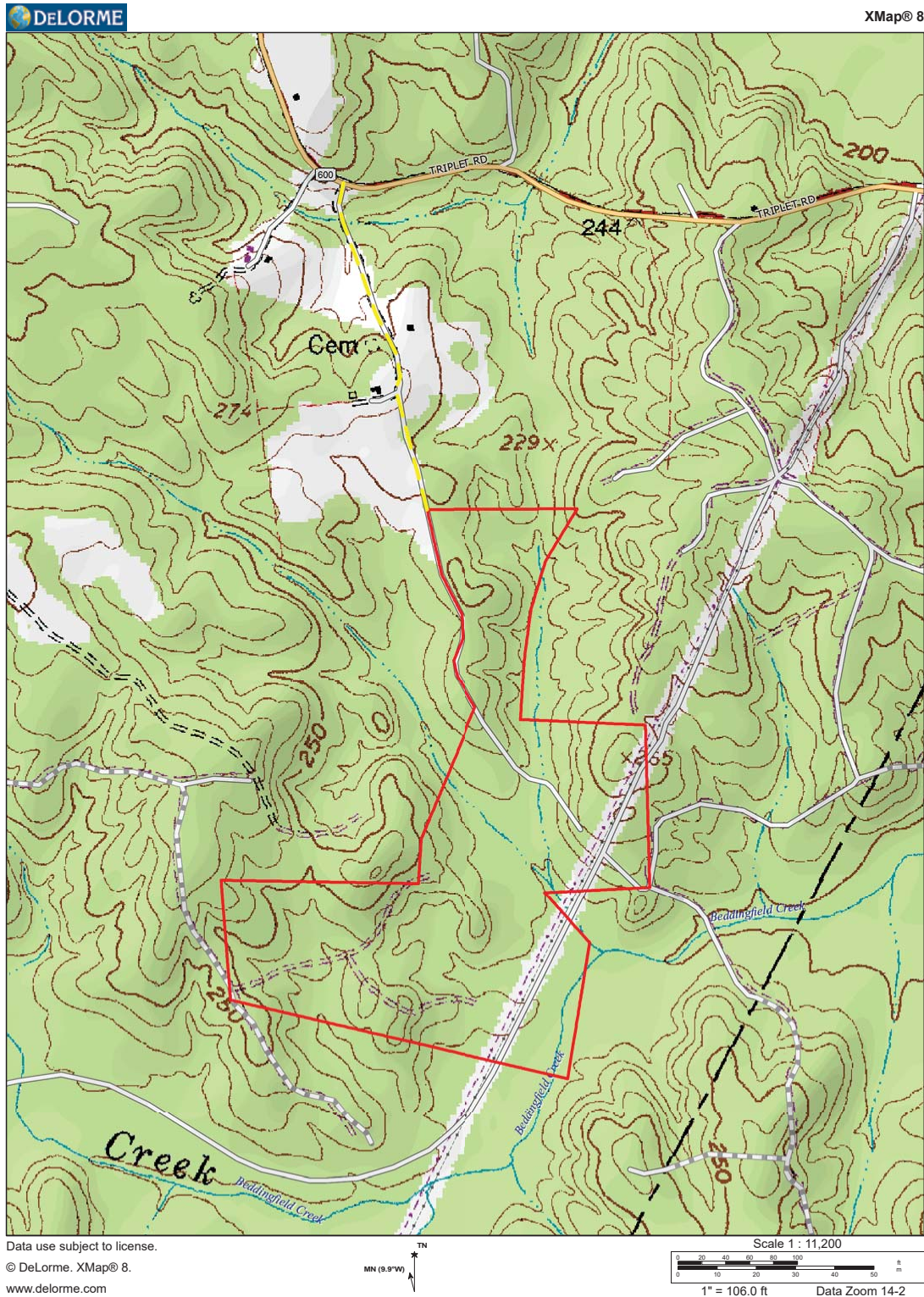
Hank Campbell

804-433-1818

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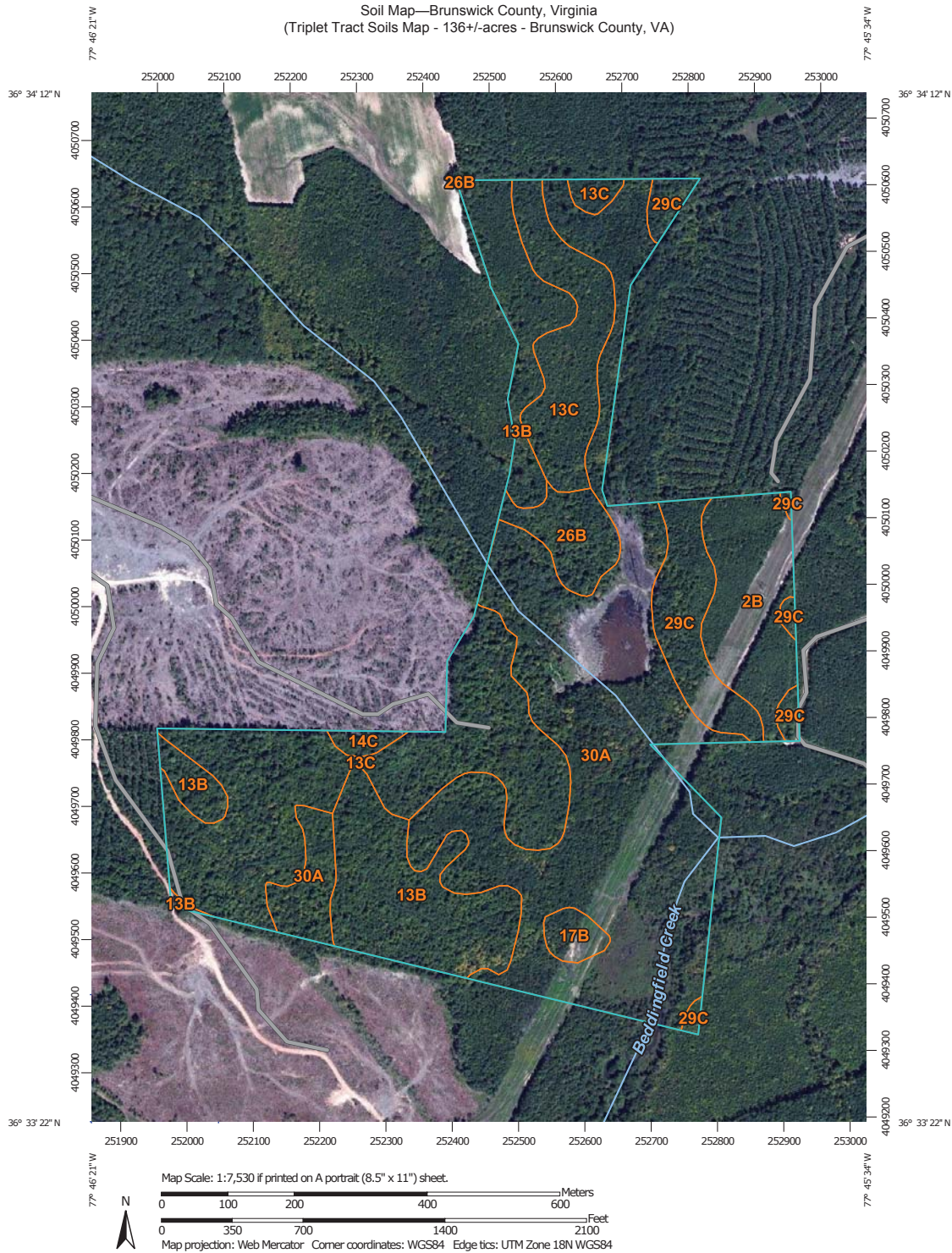




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**Natural Resources
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Web Soil Survey
National Cooperative Soil Survey

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Soil Map—Brunswick County, Virginia

Triplet Tract Soils Map - 136+/-acres
- Brunswick County, VA

Map Unit Legend

Brunswick County, Virginia (VA025)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2B	Appling-Mattaponi complex, 2 to 8 percent slopes	9.7	7.0%
13B	Georgeville loam, 2 to 8 percent slopes	21.5	15.4%
13C	Georgeville loam, 8 to 15 percent slopes	36.6	26.2%
14C	Georgeville-Mattaponi complex, 8 to 15 percent slopes	0.8	0.6%
17B	Herndon loam, 2 to 8 percent slopes	1.5	1.1%
26B	Santuc sandy loam, 2 to 8 percent slopes	4.1	2.9%
29C	Wedowee gravelly sandy loam, 8 to 15 percent slopes	8.8	6.3%
30A	Wehadkee silt loam, 0 to 2 percent slopes, frequently flooded	56.7	40.6%
Totals for Area of Interest		139.7	100.0%


**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

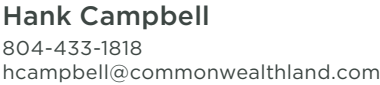
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**FOR SALE 136.85± ACRES
VALENTINES, VIRGINIA
Price: \$150,000**



**TRIPLET ROAD
(VSR 600)**

**FOR SALE 136.85± ACRES
VALENTINES, VIRGINIA**
Price: \$150,000

