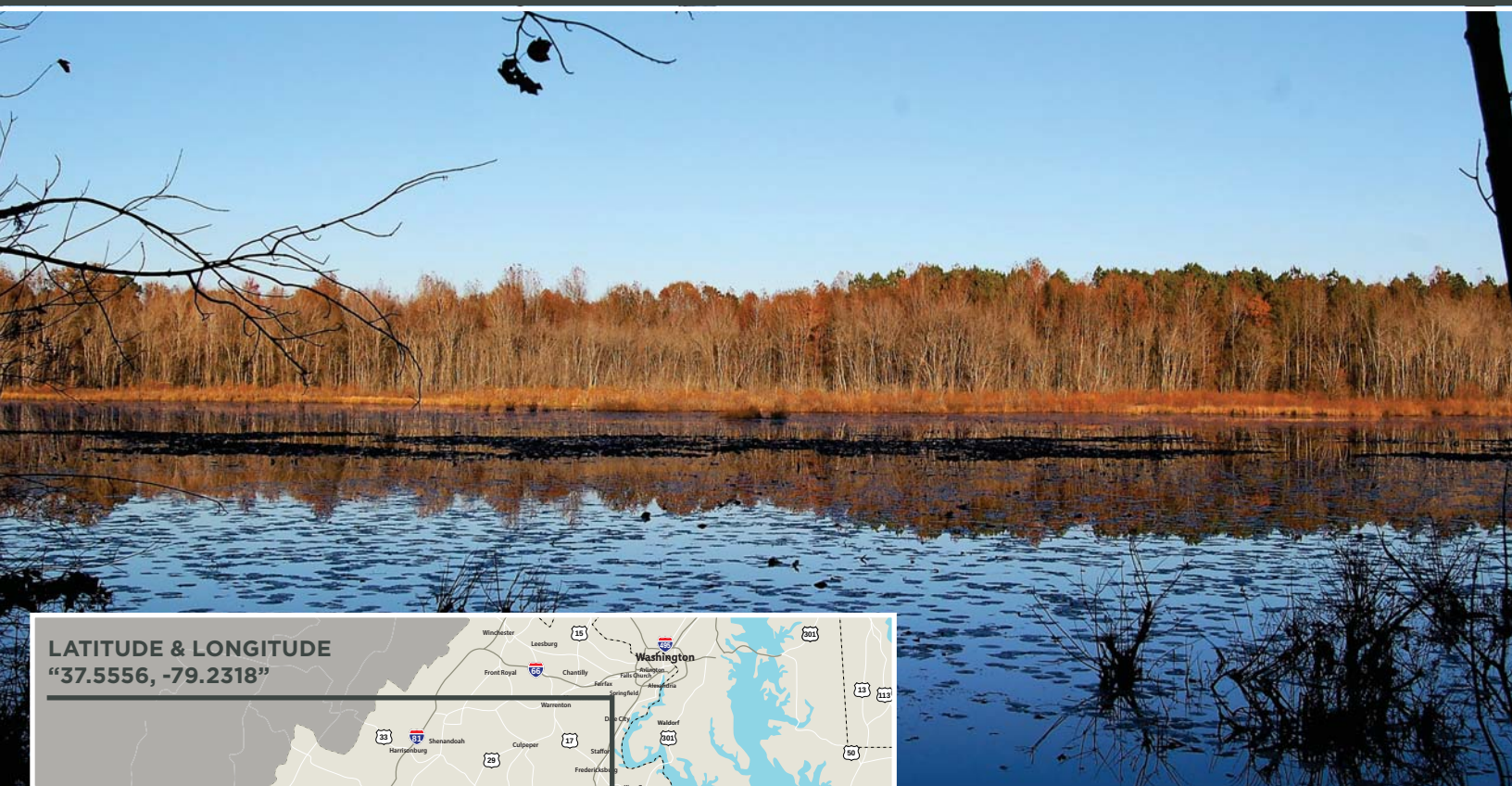


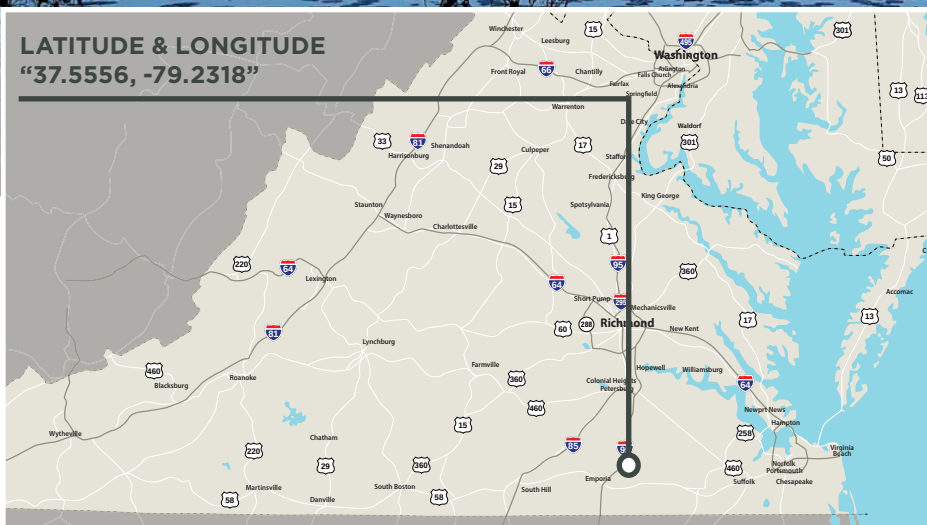


**BOLLING BRIDGE ROAD (VSR 659)
STONY CREEK, VA 23882**

**FOR SALE | 280.5± ACRES
SUSSEX COUNTY, VA
Price: \$430,000**



**LATITUDE & LONGITUDE
"37.5556, -79.2318"**



Features

280± ACRES of excellent hunting habitat offering over a mile of frontage along the Nottoway River located only minutes from the Stony Creek Exit (#31) at I-95 in Sussex County

THE PROPERTY IS accessed via a 30' deeded right of way from the end of Bolling Bridge Road (VSR 659)

PROPERTY OFFERS several ponds, marshes and swamps which hold strong populations of ducks and geese

A STRONG INTERIOR road system as well as ATV trails offer great access to numerous deer stand sites

SEVEN NEW X-STAND deer stands will convey with the property

THE PROPERTY is surrounded by agricultural fields and is comprised of mixed hardwoods and pine offering an exceptional bedding/roosting area for deer and turkeys

Contacts

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com

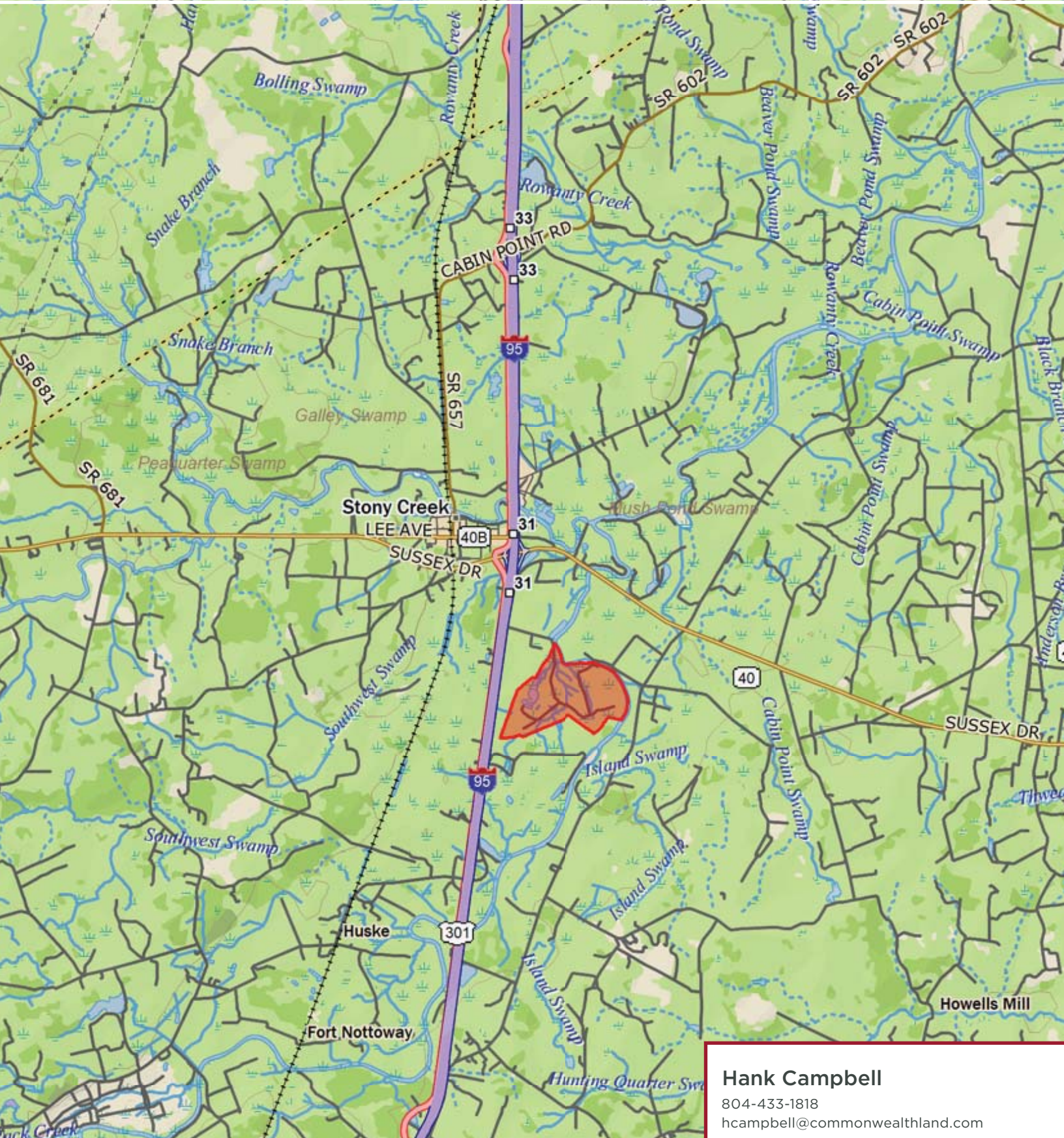


MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060
MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255
T 804-326-LAND (5263) | F 804-346-5901
COMMONWEALTHLAND.COM

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

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**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

6/5/2018
Page 1 of 3

Hank Campbell

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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1A	Altavista fine sandy loam, 0 to 2 percent slopes, rarely flooded	4.0	1.3%
3A	Augusta sandy loam, 0 to 2 percent slopes, rarely flooded	0.0	0.0%
4A	Bibb and Chastain soils, 0 to 2 percent slopes, frequently flooded	4.9	1.7%
5A	Bojac loamy sand, 0 to 2 percent slopes, rarely flooded	10.3	3.4%
6A	Buncombe loamy sand, 0 to 2 percent slopes, occasionally flooded	7.6	2.6%
7A	Chastain loam, 0 to 2 percent slopes, frequently flooded	178.8	60.0%
8A	Chewacla loam, 0 to 2 percent slopes, occasionally flooded	22.3	7.5%
11A	Dogue loam, 0 to 2 percent slopes	16.1	5.4%
24A	Seabrook sand, 0 to 2 percent slopes	13.8	4.6%
26A	State sandy loam, 0 to 2 percent slopes, rarely flooded	4.3	1.4%
W	Water	35.8	12.0%
Totals for Area of Interest		297.9	100.0%

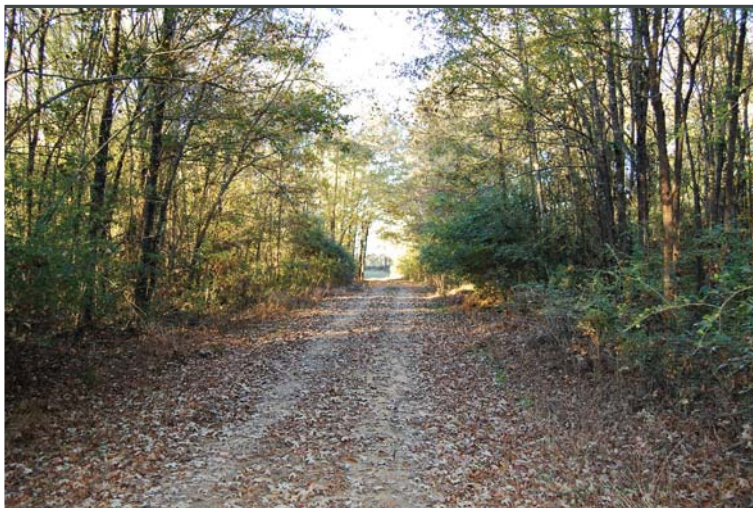
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