

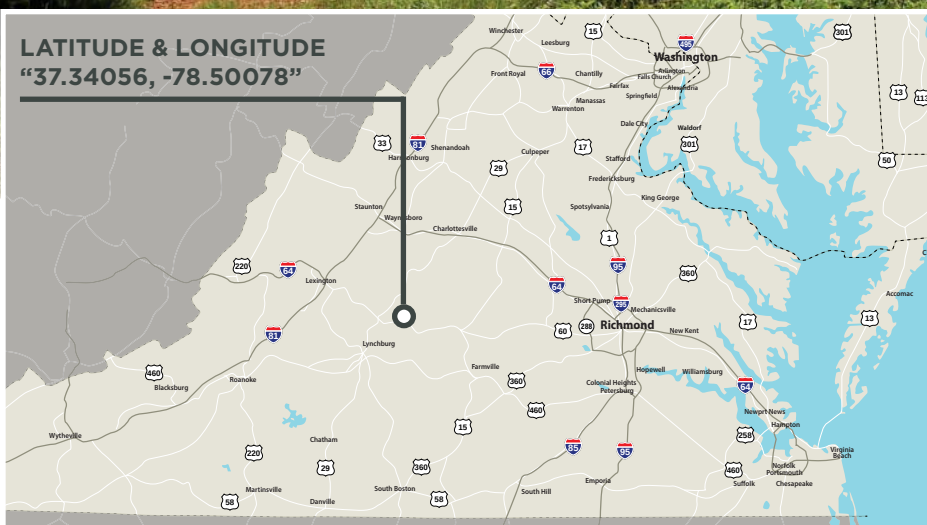


**385 HORSLEY LANE
GLADSTONE, VA 24553**

**FOR SALE | 208.4± ACRES
NELSON COUNTY, VA
Price: \$525,000**



**LATITUDE & LONGITUDE
"37.34056, -78.50078"**



Features

EXCELLENT recreation/timberland investment opportunity located just north of Gladstone offering expansive views of the James River and accessed along Horsley Lane

INCLUDES A 3BR/2B hunting cabin (sold As Is) on 3± acres as well as 205± acres of gently rolling land comprised of 133± acres of mature upland hardwood, 58± acres of planted pines ('04) and 15± acres of open land

STRONG INTERNAL road & trail system with access to the James River

PROPERTY HAS been actively managed for wildlife and offers ideal habitat for deer, bears and turkeys as well as other small game

TAX MAP PARCELS #98-A-2 & 97-A-136

CONTACT BROKER for more information

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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Soil Map—Nelson County, Virginia
(Horsley Tract Soils Map)



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

6/22/2018
Page 1 of 3

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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
5C	Bugley channery silt loam, 7 to 15 percent slopes	4.5	2.1%
5D	Bugley channery silt loam, 15 to 25 percent slopes	10.4	5.0%
5E	Bugley channery silt loam, 25 to 50 percent slopes	140.5	67.4%
31C	Littlejoe silt loam, 7 to 15 percent slopes	33.9	16.2%
51A	Wingina loam, 0 to 2 percent slopes, occasionally flooded	0.0	0.0%
52B	Wintergreen loam, 2 to 7 percent slopes	19.4	9.3%
Totals for Area of Interest		208.6	100.0%

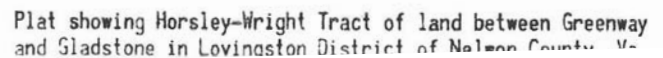
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