

50.08-ACRE FARM ESSEX/MIDDLESEX COUNTY, VA

ASKING PRICE - \$150,000



REPRESENTED BY:

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CLASSIFICATION

PROPERTY DESCRIPTION

The subject property is shown on Essex and Middlesex County Tax Map records as the northern portions of Essex County tax parcel # 60-145 and Middlesex County tax parcel # 1-A-12. The Essex County deed is recorded in Instrument # 110000012, and the Middlesex County deed is recorded in Instrument # 110000016. The new 2018 plat was recorded in Plat Book 27 on Page 121 in Essex County showing the location of this new 50.08-acre tract (Parcel 2) of the larger Elliott Farm (Total - 123.8 Acres).

The subject property is currently zoned Agricultural (A2) in Essex County and Low-Density Rural (LDR) in Middlesex County. According to the new plat, there are 740.05 feet of road frontage on State Route 600 (Butylo Road). Mill Branch meanders near the southeastern boundary of the subject property.

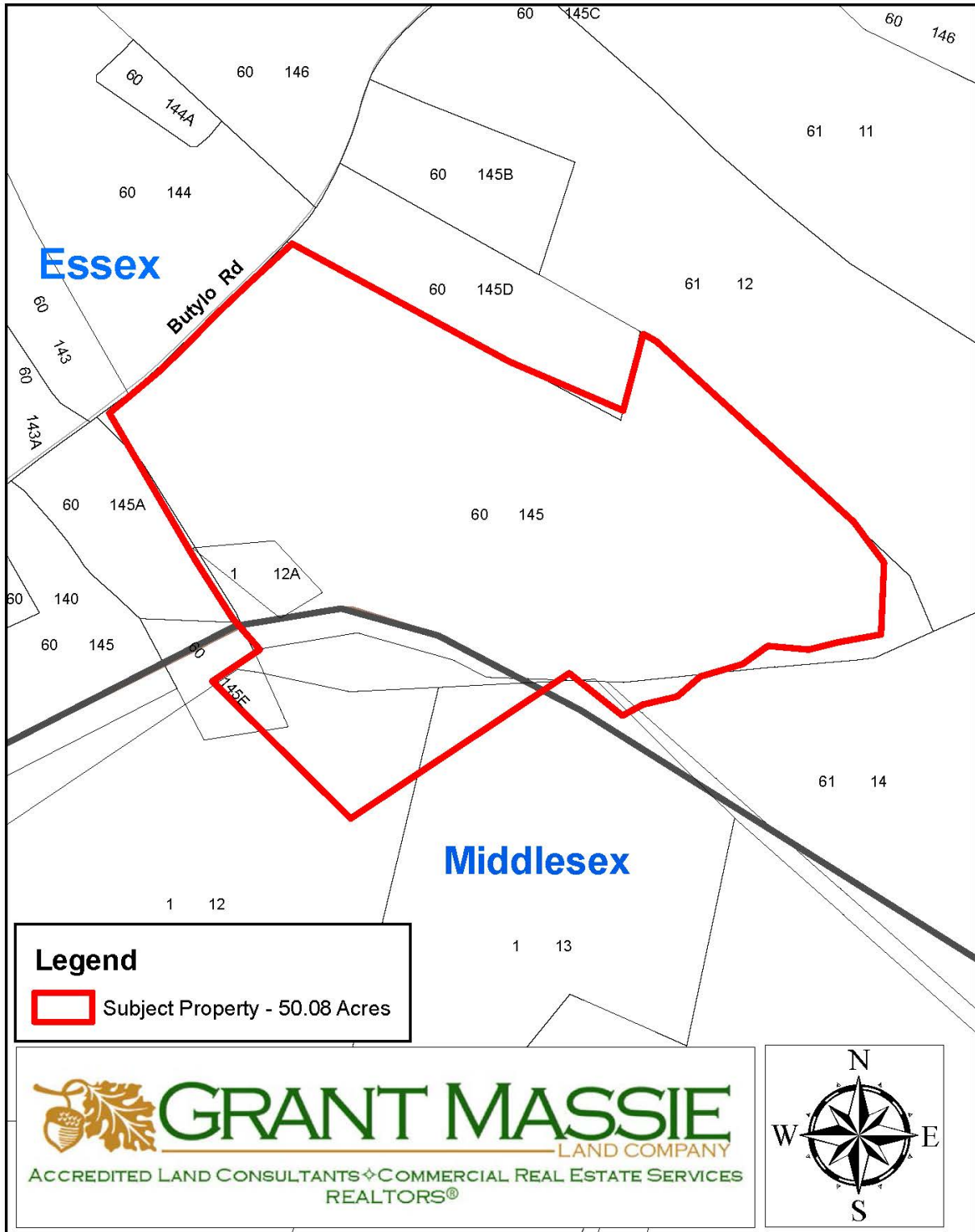
The subject property contains approximately 26.15 acres +/- under cultivation, 1.4 acres +/- in an old homesite with access via an existing farm road, and 22.53 Acres +/- in mixed hardwood and pine woodland surroundin the SMZs along Mill Branch. Electrical power lines run from Butylo Road to the old homesite.

It is located about four-tenth of a mile from Route 17 (Tidewater Trail). It is also located about 16.4 miles +/- southeast of the Town of Tappahannock, about 45.8 miles +/- northeast of Mechanicsville/I-295, about 43.1 miles northwest of Yorktown, and about 63.3 acres +/- southeast of Fredericksburg.

PHOTOGRAPHS



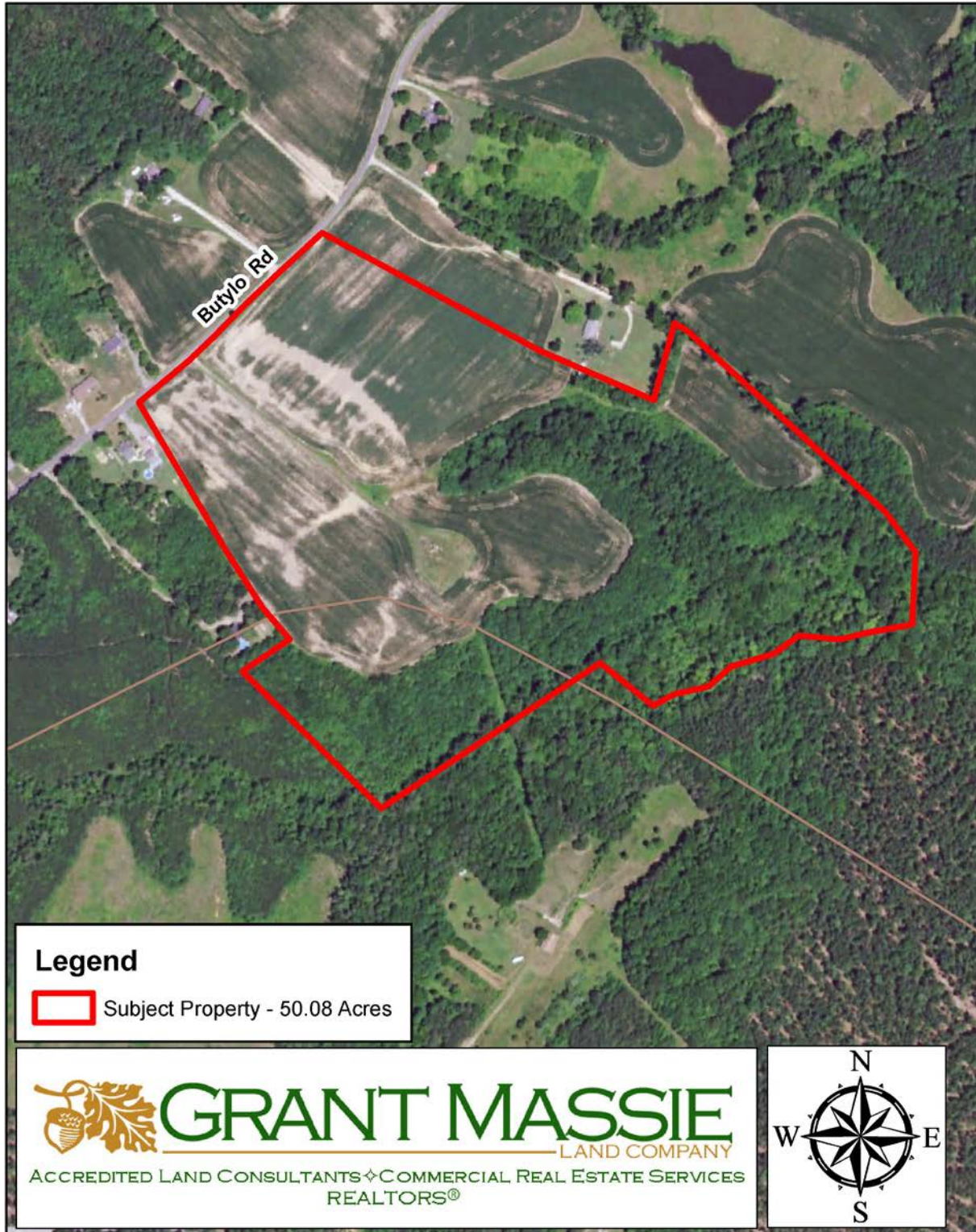
TAX MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

[illegible]

AERIAL PHOTOGRAPH - SUMMER



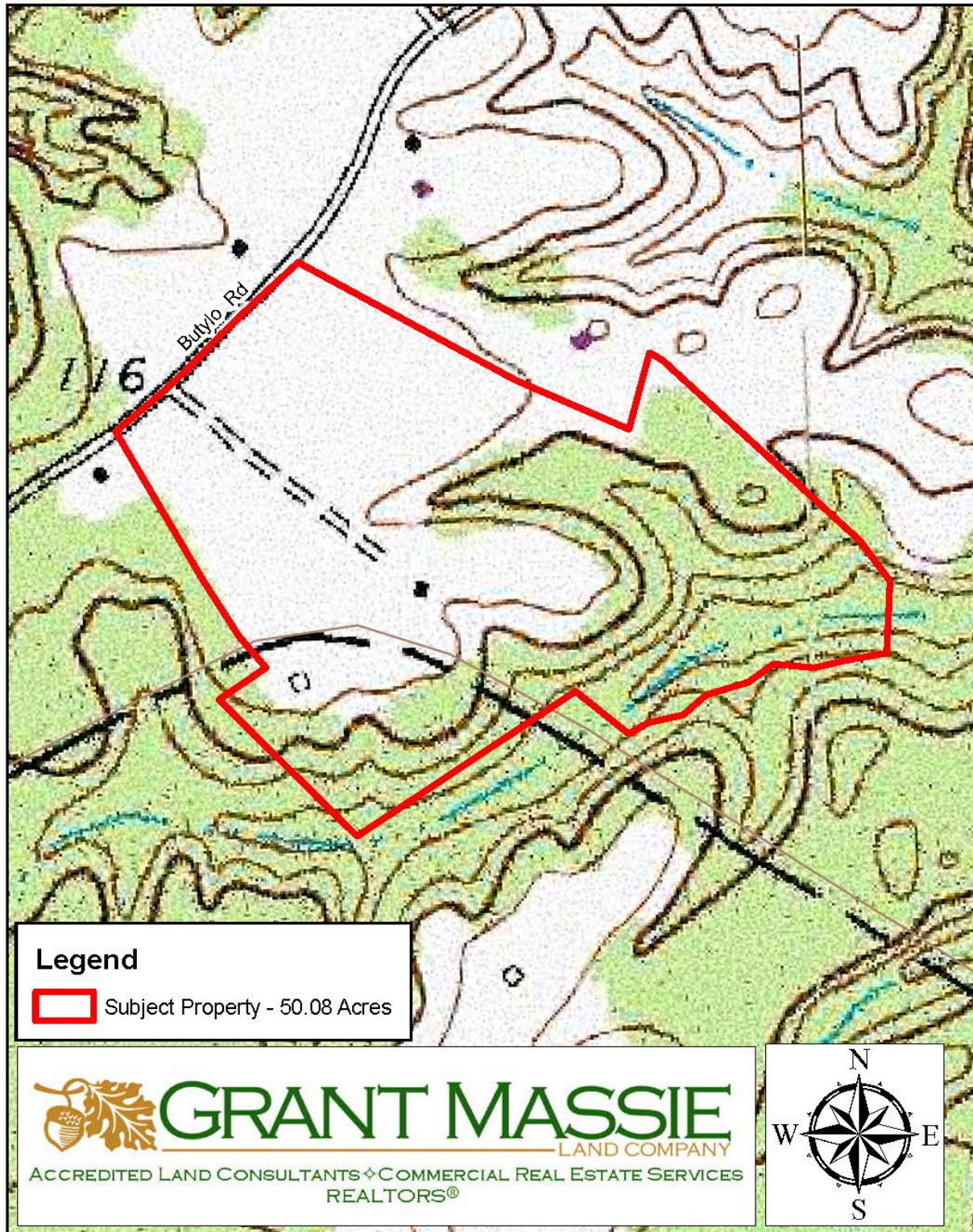
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

AERIAL PHOTOGRAPH - WINTER



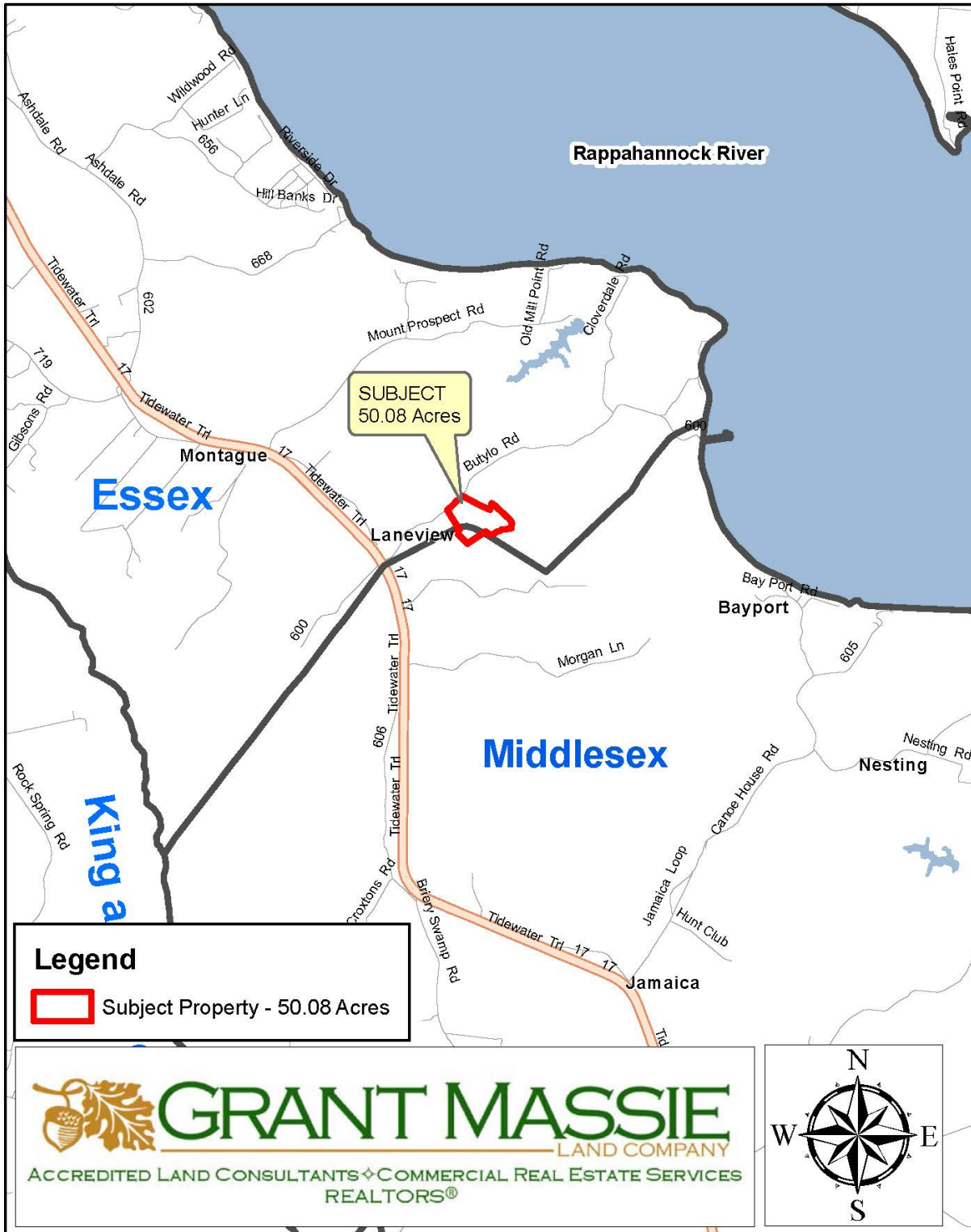
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

TOPOGRAPHIC MAP



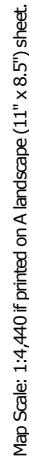
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

LOCATION MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

76° 42' 20" W



Map Scale: 1:4,440 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



7/17/2018
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MAP INFORMATION

-  Streams and Canals
- Transportation**
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
- Background**
-  Aerial Photography

The soil surveys that comprise your AOI were mapped at scales ranging from 1:15,800 to 1:20,000.

Warning: Soil Map may not be valid at this scale.
Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Essex County, Virginia
Survey Area Data: Version 12, Oct 3, 2017
Soil Survey Area: Middlesex County, Virginia
Survey Area Data: Version 10, Oct 3, 2017

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 17, 2016—Feb 3, 2017

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1A	Atlee silt loam, 0 to 2 percent slopes	All areas are prime farmland	12.7	25.5%
3A	Bibb sandy loam, 0 to 2 percent slopes, frequently flooded	Not prime farmland	4.3	8.5%
9B	Emporia sandy loam, 2 to 6 percent slopes	All areas are prime farmland	9.0	18.1%
9C	Emporia sandy loam, 6 to 10 percent slopes	Farmland of statewide importance	4.9	9.8%
19E	Rumford and Emporia soils, 15 to 50 percent slopes	Not prime farmland	5.1	10.3%
20D	Rumford and Slagle soils, 6 to 15 percent slopes	Farmland of statewide importance	0.0	0.0%
21C	Slagle fine sandy loam, 6 to 10 percent slopes	Farmland of statewide importance	6.5	13.0%
Subtotals for Soil Survey Area			42.6	85.2%
Totals for Area of Interest			50.0	100.0%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
6B	Emporia loam, 2 to 6 percent slopes	All areas are prime farmland	4.2	8.5%
7D	Emporia-Nevarc complex, 6 to 15 percent slopes	Farmland of statewide importance	2.9	5.7%
11	Kinston-Bibb complex	Not prime farmland	0.3	0.6%
Subtotals for Soil Survey Area			7.4	14.8%
Totals for Area of Interest			50.0	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.