

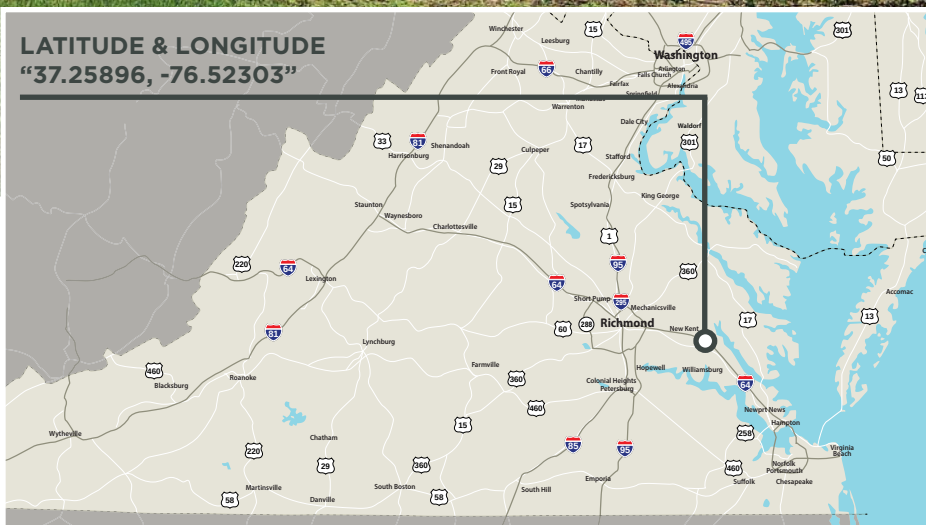


**1245 STEWARTS ROAD
LANEXA, VA 23089**

**FOR SALE | 57± ACRES
JAMES CITY COUNTY, VA
Price: \$700,000**



**LATITUDE & LONGITUDE
"37.25896, -76.52303"**



Features

IDEAL 57± ACRE farm located in the northwestern part of James City County within close proximity to Diascund Reservoir and Exit #227 at I64

1,510' OF FRONTAGE along Racefield Road (VSR 622) and 4,200' of frontage along Stewarts Road (VSR 621)

26.6± ACRES of cropland with remaining balance in young pines and bottomland hardwoods

3.5± ACRE HOMESITE with 1,600 sq. ft. 3 bedroom, 1 bath farmhouse (1915 - SOLD IN "AS IS" CONDITION) with two additional small out buildings

ZONED A1 (General Agriculture)

TAX PARCEL ID #0310100002

CLOSE PROXIMITY to Williamsburg offering future rural residential development potential

Contacts

Hank Campbell

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hcampbell@commonwealthland.com

Nate Krey

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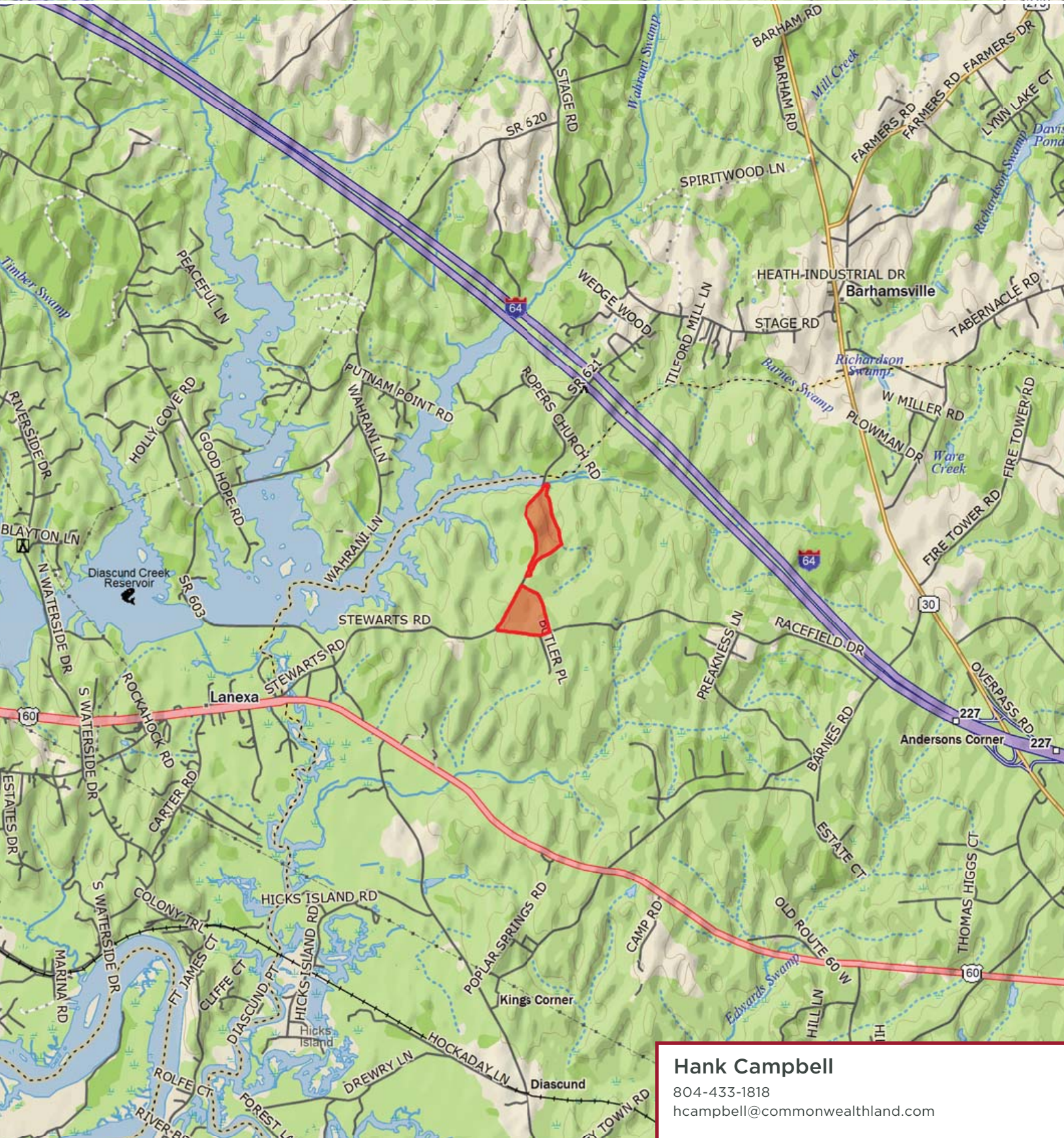


MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060
MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255
T 804-326-LAND (5263) | F 804-346-5901
COMMONWEALTHLAND.COM

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

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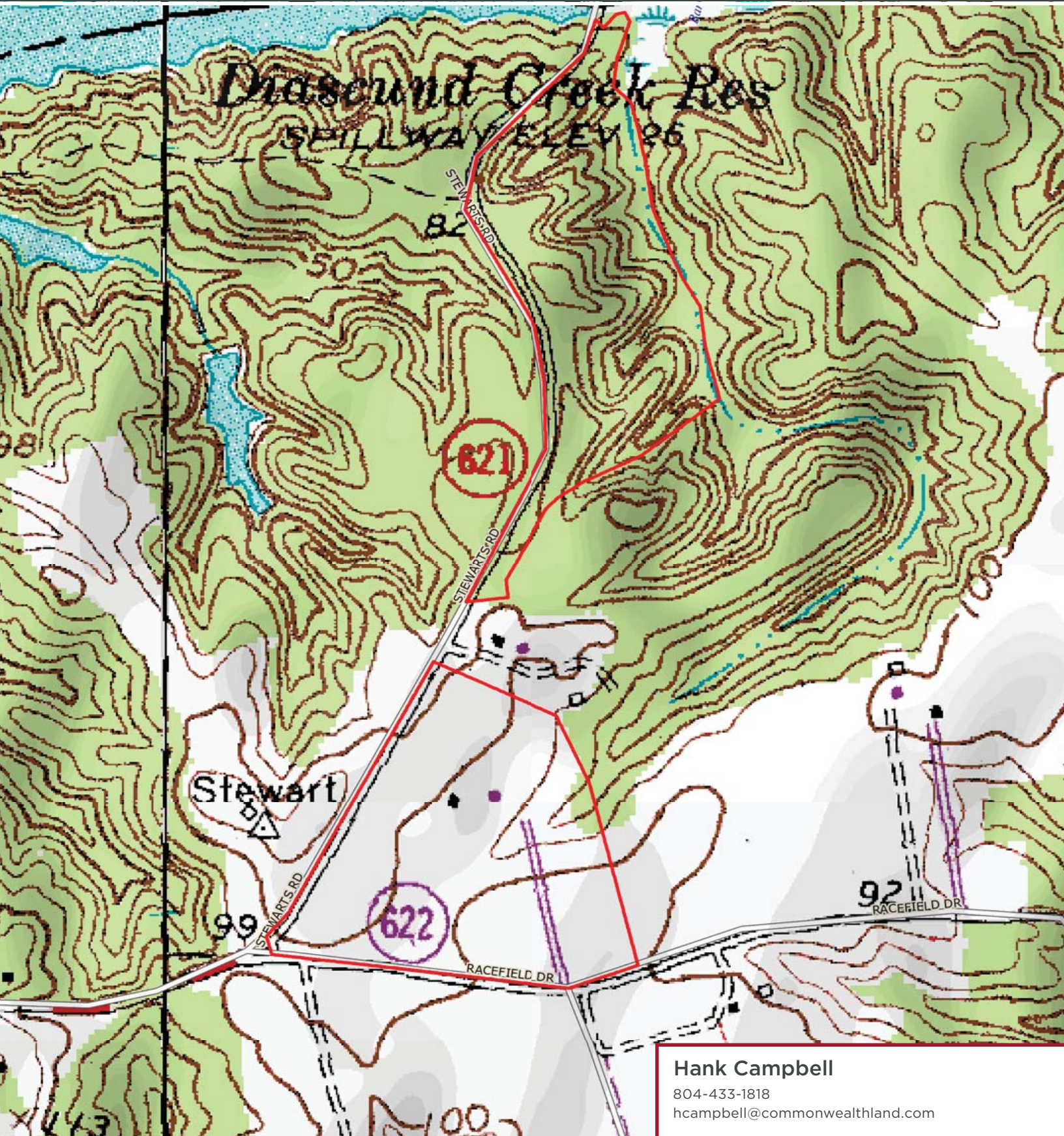
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Septic Tank Absorption Fields—James City and York Counties and the City of Williamsburg,
Virginia

Farmer Tract - Septic Tank
Absorption Field Ratings - 27 acres

Septic Tank Absorption Fields

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
11C	Craven-Uchee complex, 6 to 10 percent slopes	Very limited	Craven (35%)	Depth to saturated zone (1.00)	9.3	37.3%
				Slow water movement (1.00)		
				Seepage, bottom layer (1.00)		
14B	Emporia fine sandy loam, 2 to 6 percent slopes	Very limited	Emporia (80%)	Depth to saturated zone (1.00)	4.0	16.0%
				Slow water movement (0.68)		
15F	Emporia complex, 25 to 50 percent slopes	Very limited	Emporia (75%)	Depth to saturated zone (1.00)	8.6	34.5%
				Slope (1.00)		
				Slow water movement (0.68)		
			Johnston (5%)	Flooding (1.00)		
				Ponding (1.00)		
				Depth to saturated zone (1.00)		
				Seepage, bottom layer (1.00)		
17	Johnston complex	Very limited	Johnston (75%)	Flooding (1.00)	2.4	9.6%
				Ponding (1.00)		
				Depth to saturated zone (1.00)		
				Seepage, bottom layer (1.00)		
			Axis (5%)	Flooding (1.00)		
				Ponding (1.00)		
				Depth to saturated zone (1.00)		



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

8/2/2018
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Septic Tank Absorption Fields

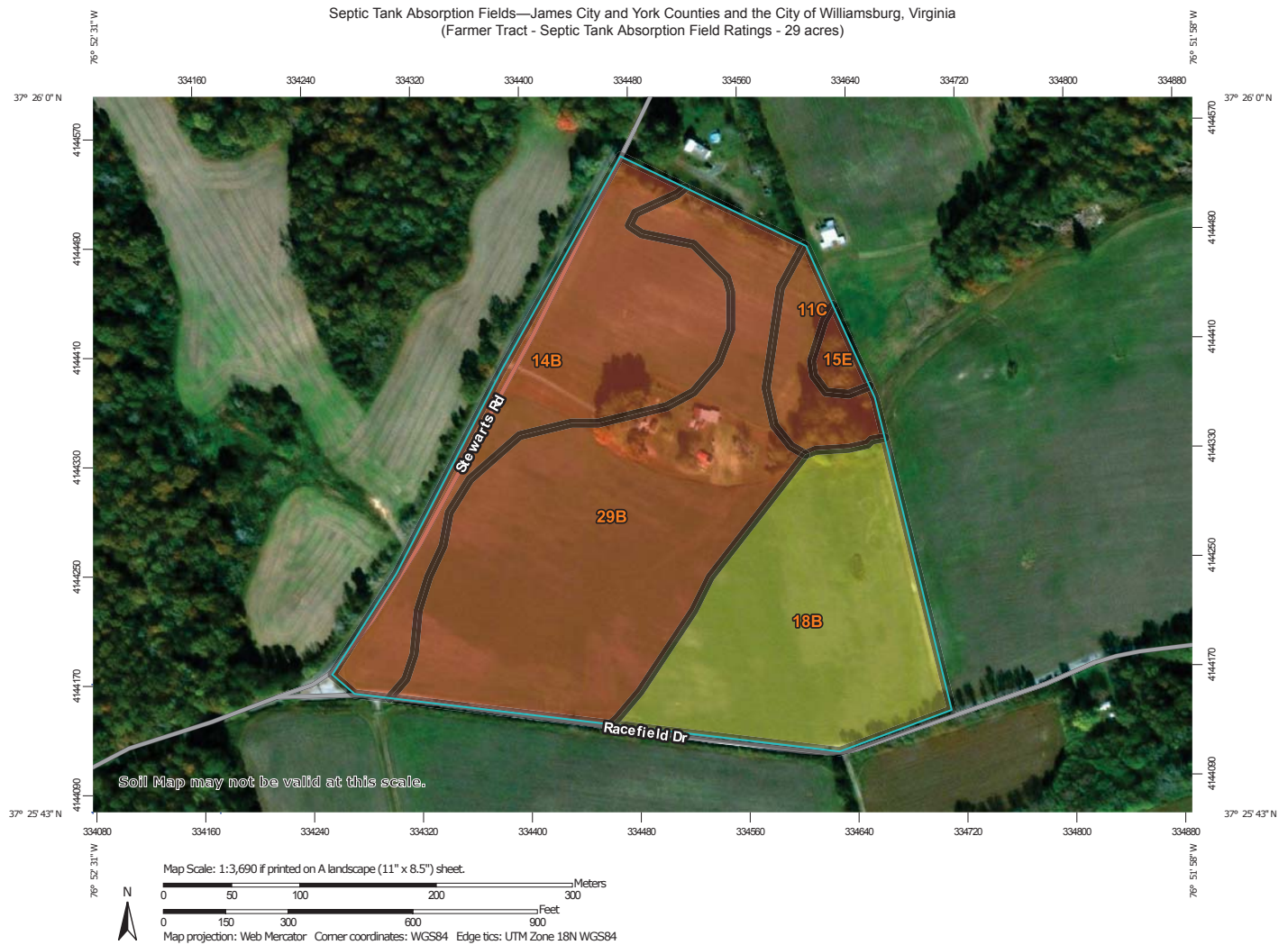
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
11C	Craven-Uchee complex, 6 to 10 percent slopes	Very limited	Craven (35%)	Depth to saturated zone (1.00)	9.3	37.3%
				Slow water movement (1.00)		
				Seepage, bottom layer (1.00)		
14B	Emporia fine sandy loam, 2 to 6 percent slopes	Very limited	Emporia (80%)	Depth to saturated zone (1.00)	4.0	16.0%
				Slow water movement (0.68)		
15F	Emporia complex, 25 to 50 percent slopes	Very limited	Emporia (75%)	Depth to saturated zone (1.00)	8.6	34.5%
				Slope (1.00)		
				Slow water movement (0.68)		
			Johnston (5%)	Flooding (1.00)		
				Ponding (1.00)		
				Depth to saturated zone (1.00)		
				Seepage, bottom layer (1.00)		
17	Johnston complex	Very limited	Johnston (75%)	Flooding (1.00)	2.4	9.6%
				Ponding (1.00)		
				Depth to saturated zone (1.00)		
				Seepage, bottom layer (1.00)		
			Axis (5%)	Flooding (1.00)		
				Ponding (1.00)		
				Depth to saturated zone (1.00)		

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Septic Tank Absorption Fields

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
11C	Craven-Uchee complex, 6 to 10 percent slopes	Very limited	Craven (35%)	Depth to saturated zone (1.00)	1.6	5.2%
				Slow water movement (1.00)		
				Seepage, bottom layer (1.00)		
14B	Emporia fine sandy loam, 2 to 6 percent slopes	Very limited	Emporia (80%)	Depth to saturated zone (1.00)	6.7	22.3%
				Slow water movement (0.68)		
15E	Emporia complex, 15 to 25 percent slopes	Very limited	Emporia (75%)	Depth to saturated zone (1.00)	0.4	1.3%
				Slope (1.00)		
				Slow water movement (0.68)		
			Johnston (5%)	Flooding (1.00)		
				Ponding (1.00)		
				Depth to saturated zone (1.00)		
				Seepage, bottom layer (1.00)		
18B	Kempsville fine sandy loam, 2 to 6 percent slopes	Somewhat limited	Kempsville (80%)	Slow water movement (0.50)	8.3	27.7%
29B	Slagle fine sandy loam, 2 to 6 percent slopes	Very limited	Slagle (83%)	Depth to saturated zone (1.00)	13.0	43.5%
				Slow water movement (1.00)		
			Myatt (3%)	Depth to saturated zone (1.00)		
				Slow water movement (0.68)		


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Septic Tank Absorption Fields—James City and York Counties and the City of Williamsburg,
Virginia

Farmer Tract - Septic Tank
Absorption Field Ratings - 29 acres

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
Totals for Area of Interest					30.0	100.0%

Rating	Acres in AOI	Percent of AOI
Very limited	21.7	72.3%
Somewhat limited	8.3	27.7%
Totals for Area of Interest	30.0	100.0%

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