

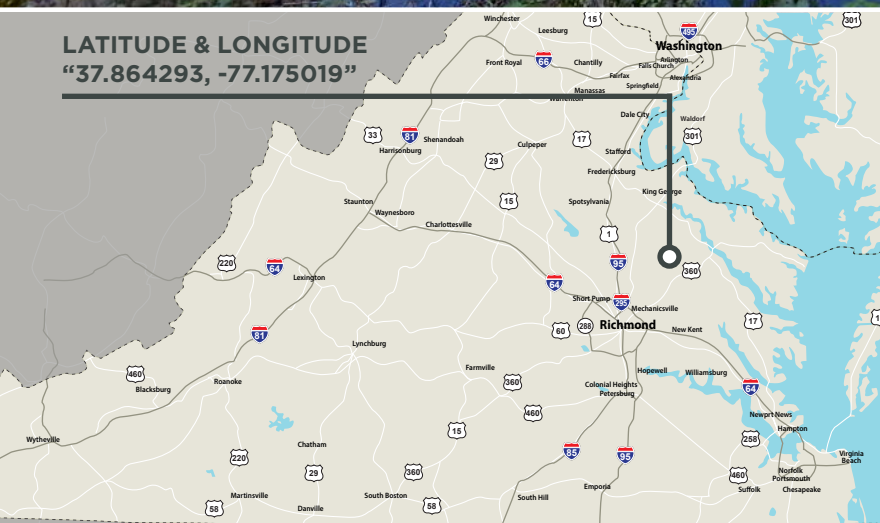


Dorrell Road & Mattaponi River (VSR626)
Aylett, VA 23009

FOR SALE | 41.9± ACRES
KING WILLIAM, VA
Price: \$189,500 (\$4,522/acre)



LATITUDE & LONGITUDE
"37.864293, -77.175019"



Features

EXCELLENT 41± ACRE building lot/timber tract fronting the Mattaponi River in King William County.

FRONTAGE along Dorrell Rd (VSR626) as well as an additional 50' deeded right-of-way across the adjacent property to the north.

THE SITE OFFERS rolling topography and well drained loamy soils with dedicated utility easements.

TIMBER is comprised of mature pine and mixed hardwoods.

IDEAL WILDLIFE HABITAT supporting healthy populations of deer and turkeys.

Tax Map Parcel #6-2-8
Contact Broker for more details.

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

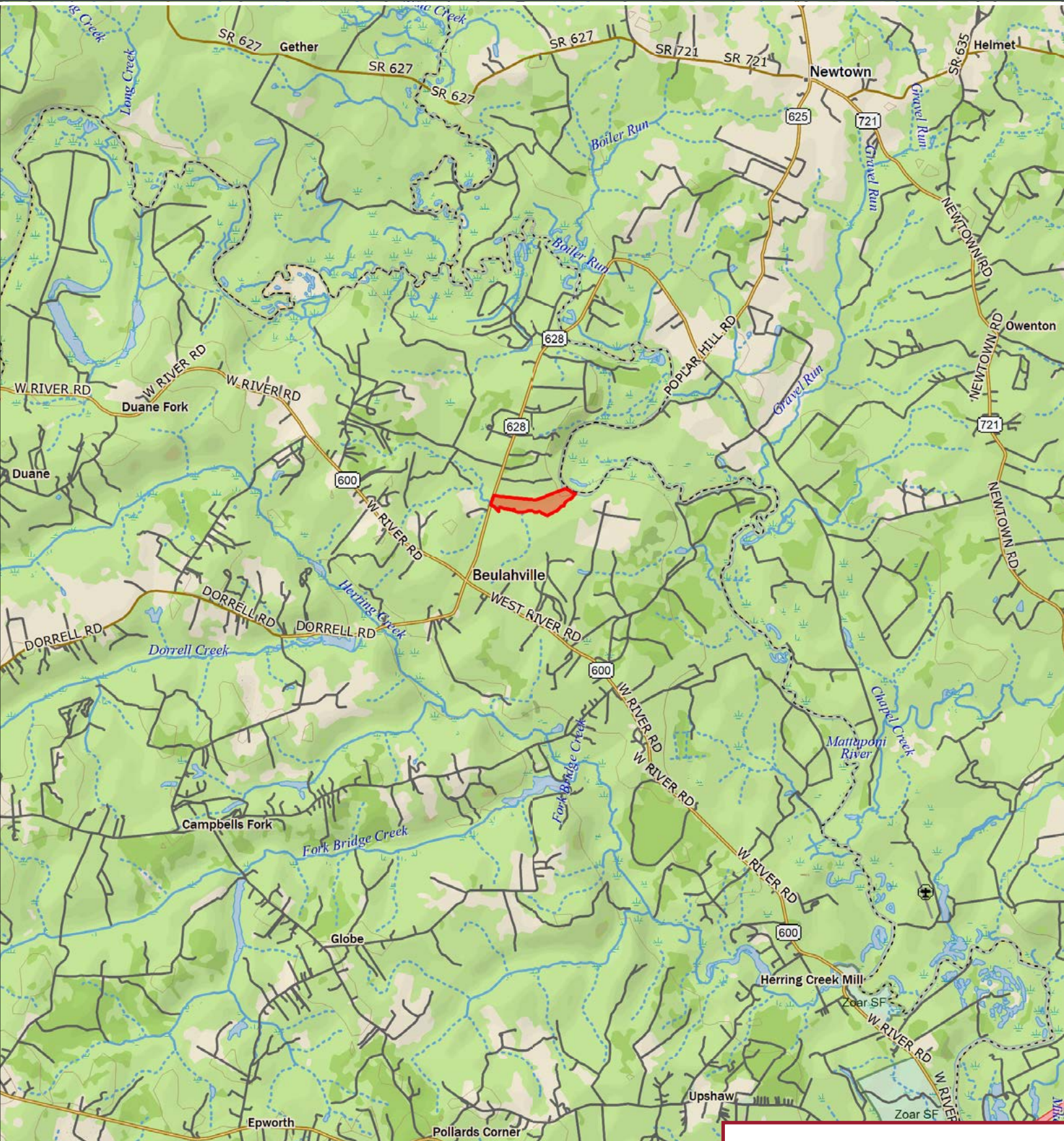
T 804-326-5263 | F 804-346-5901

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

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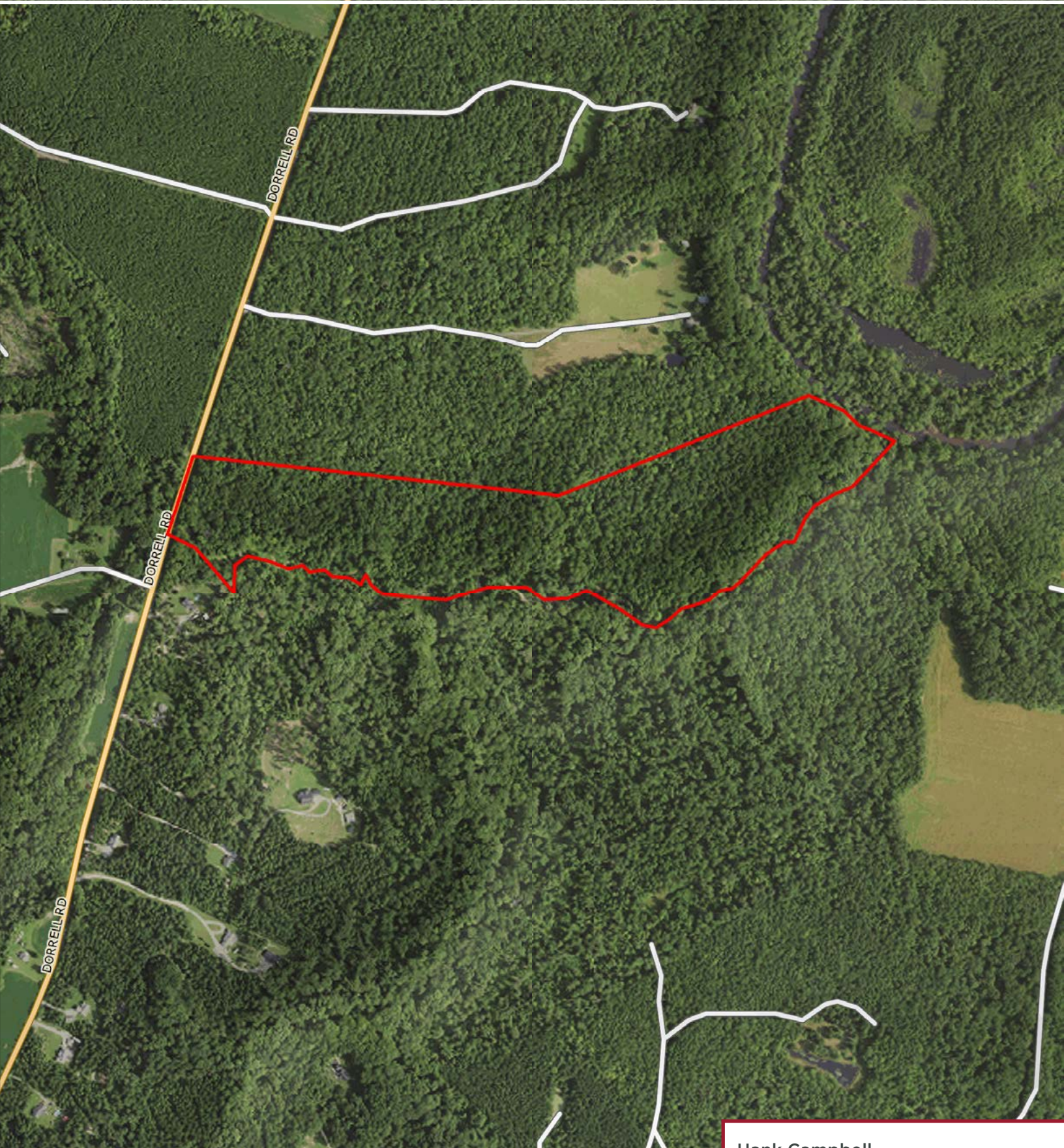
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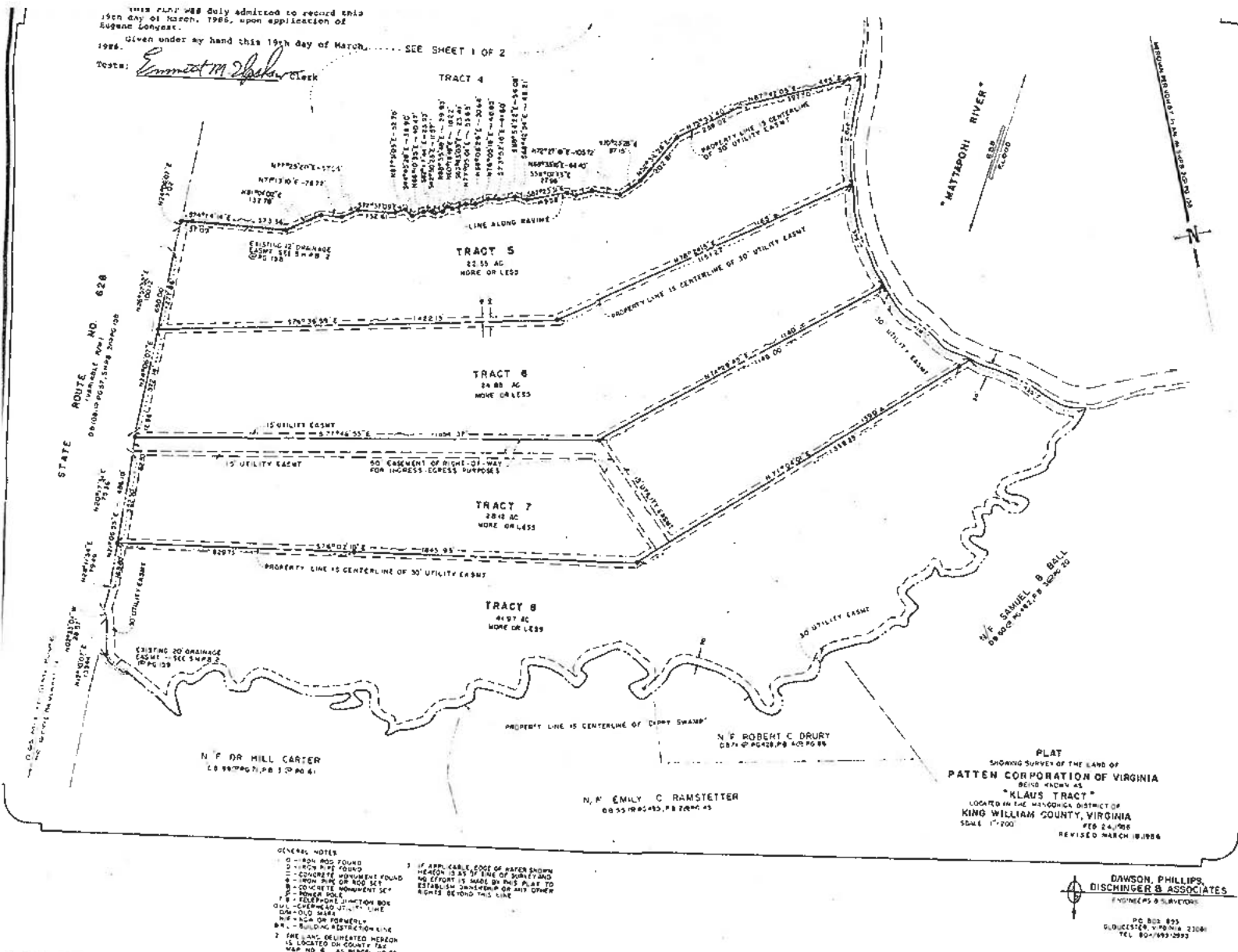
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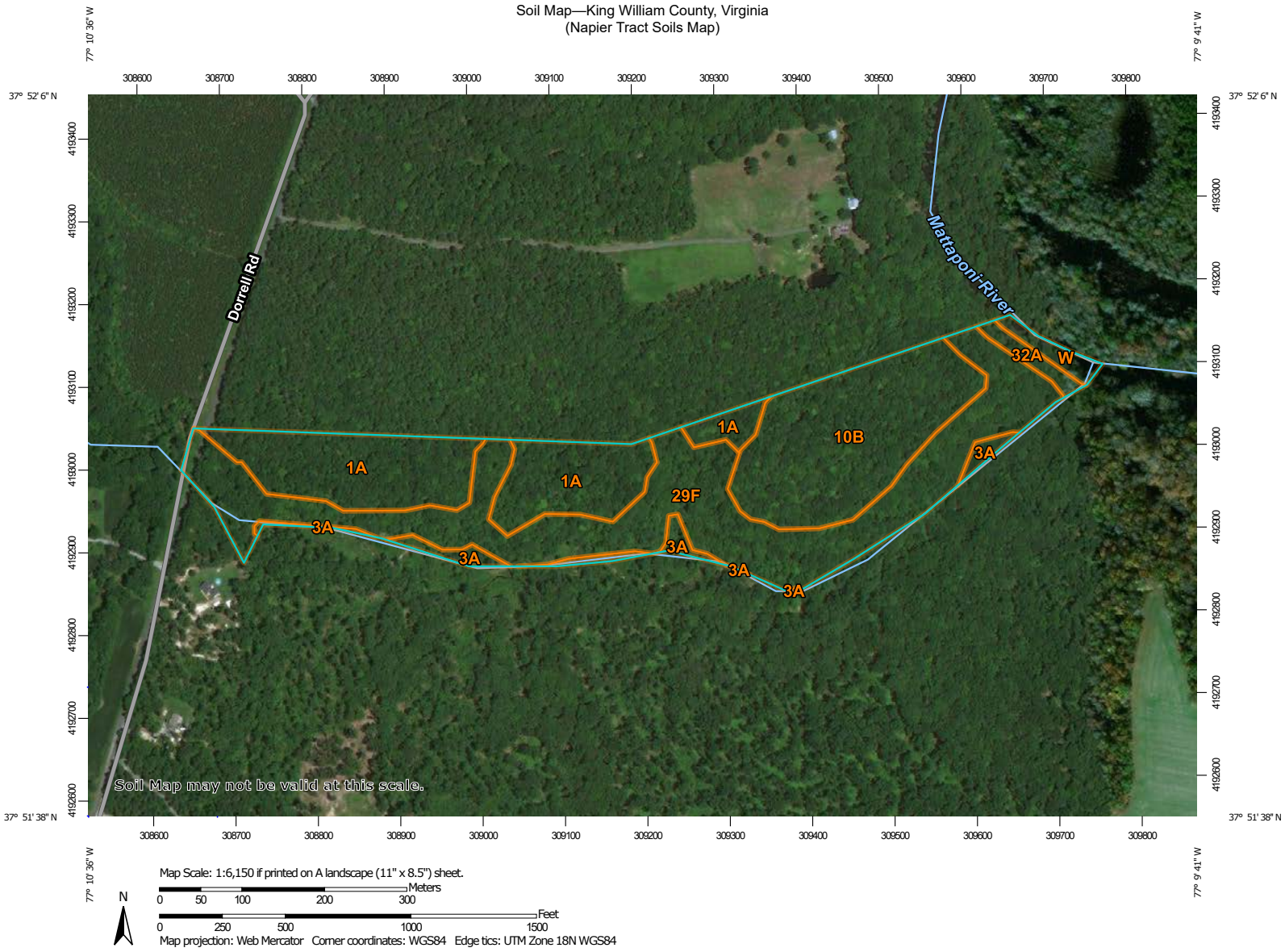
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**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

9/22/2020
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)			Spoil Area
	Area of Interest (AOI)		Stony Spot
Soils			Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
Special Point Features		Water Features	
	Blowout		Streams and Canals
	Borrow Pit	Transportation	
	Clay Spot		Rails
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow	Background	
	Marsh or swamp		Aerial Photography
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

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: King William County, Virginia
Survey Area Data: Version 15, Jun 4, 2020

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

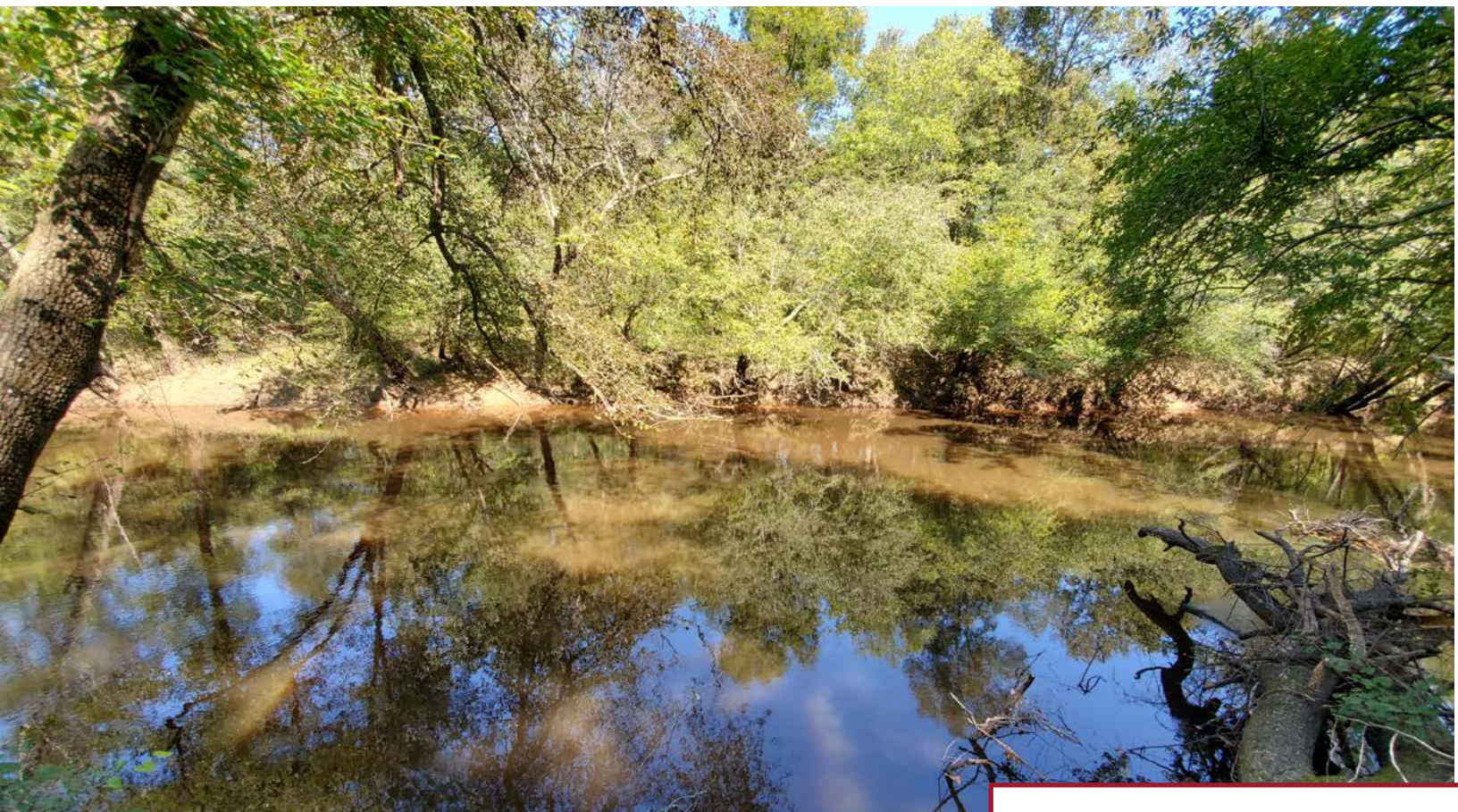
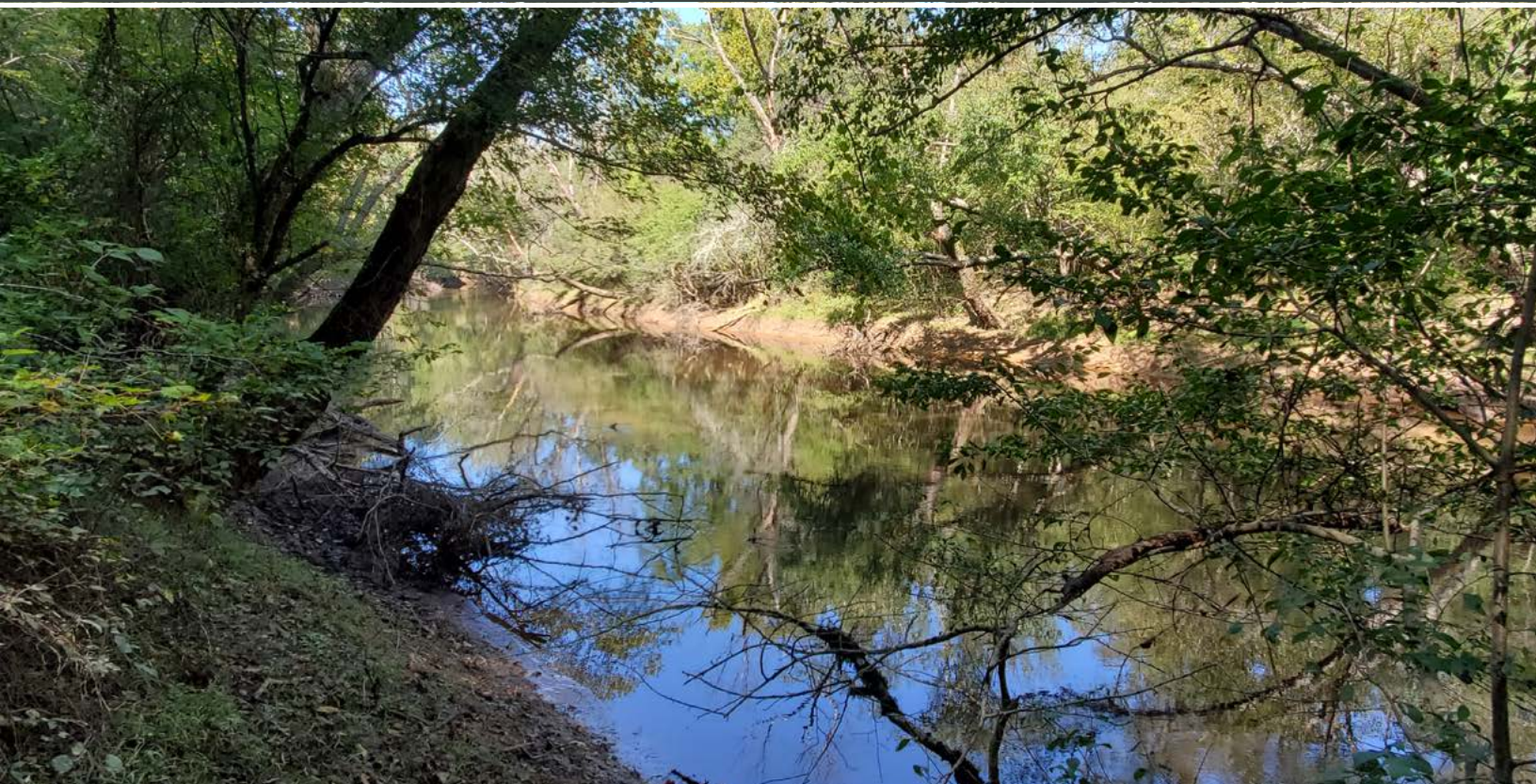
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1A	Altavista loamy sand, 0 to 2 percent slopes, rarely flooded	10.9	26.0%
3A	Bibb and Kinston soils, 0 to 2 percent slopes, frequently flooded	1.5	3.5%
10B	Emporia fine sandy loam, 2 to 6 percent slopes	10.2	24.3%
29F	Tarboro sand, 15 to 50 percent slopes	18.0	42.8%
32A	Wehadkee loam, 0 to 2 percent slopes, frequently flooded	0.7	1.6%
W	Water	0.7	1.7%
Totals for Area of Interest		42.1	100.0%



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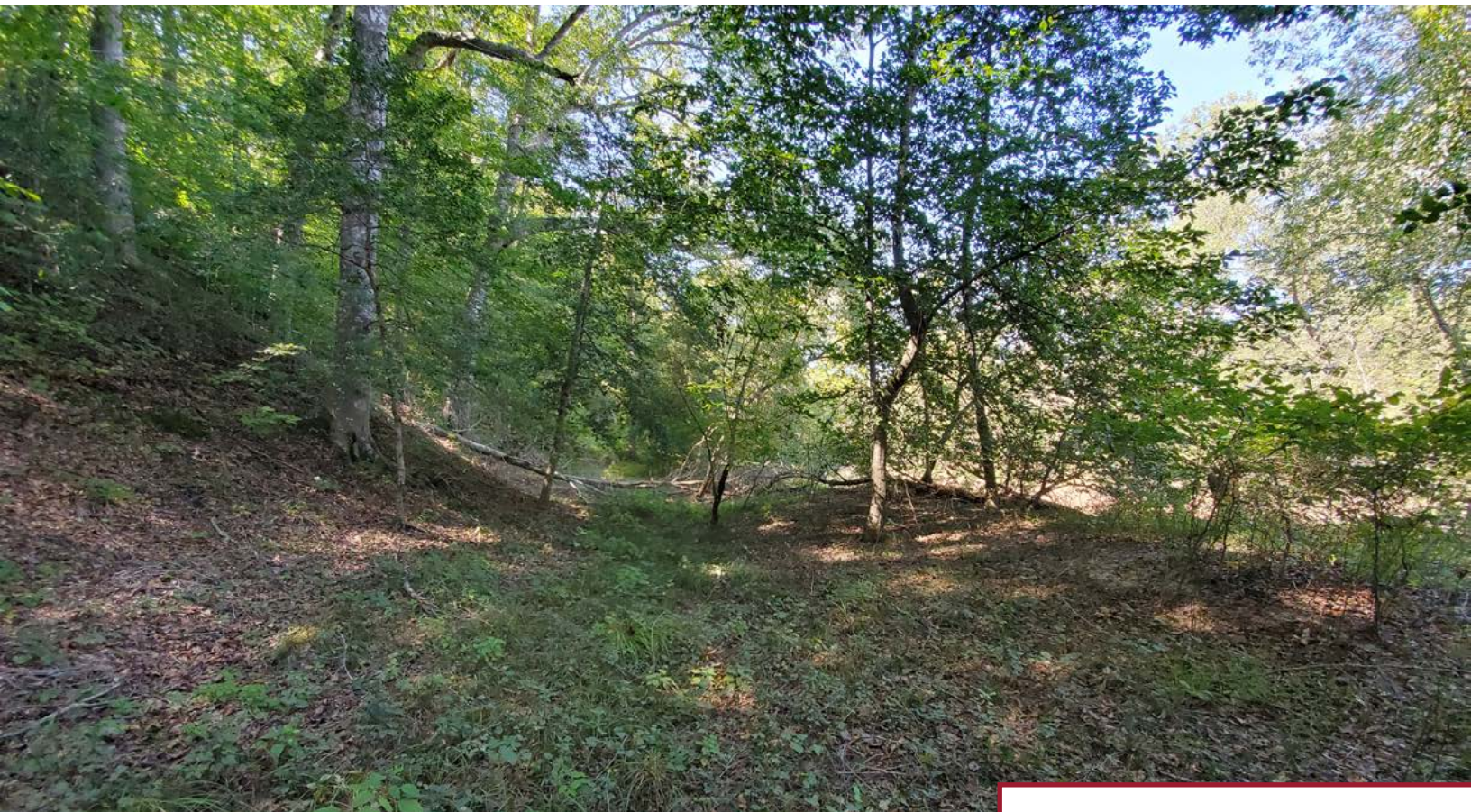
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