

70 ACRES +/- PRINCE GEORGE COUNTY, VA

ASKING PRICE ~ \$286,000
(OR \$2,400 / ACRE)



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PROPERTY DESCRIPTION

The subject property is shown on Prince George County Tax Map records as a 70-acre +/- portion of parcel number 590-0A-00-020-0. The deed is recorded in Instrument # 130007180. A review of the Prince George County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>	<u>Tax Assessment (2020)</u>
590-0A-00-020-0 (Part)	70+/-	\$172,946 Pro-rated - Land Only

The subject property is currently zoned Residential Agricultural (R-A). There are approximately 825 feet +/- of road frontage on the northside of State Highway 35 (Courtland Road).

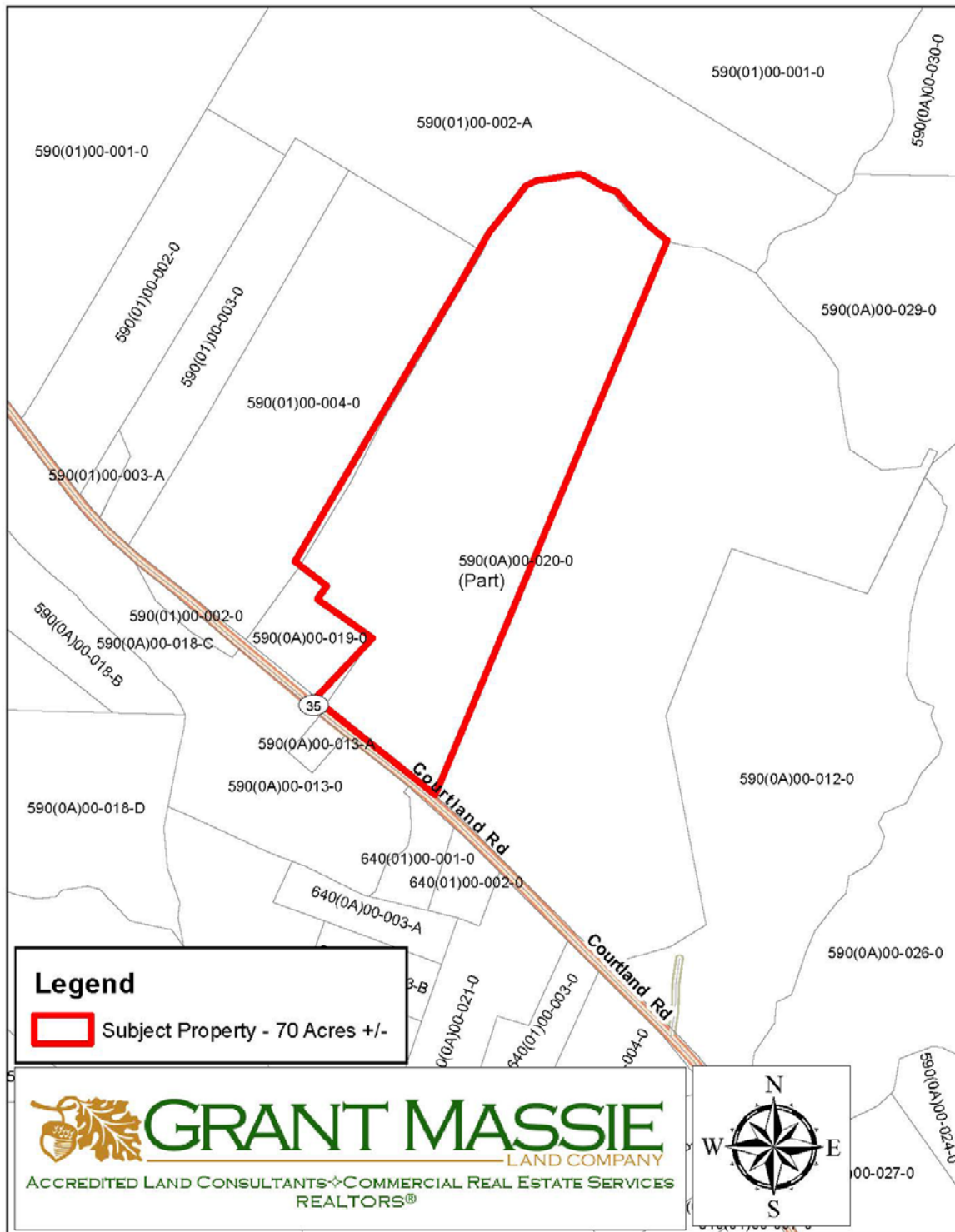
The subject property consists of the following land types:

- 63 acres +/- of young replanted Loblolly pines (4 years old +/-); and
- 7 acres +/- in high voltage powerline easement.

The subject property is located about 3 miles +/- from the Templeton Exit # 41 of Interstate 95.

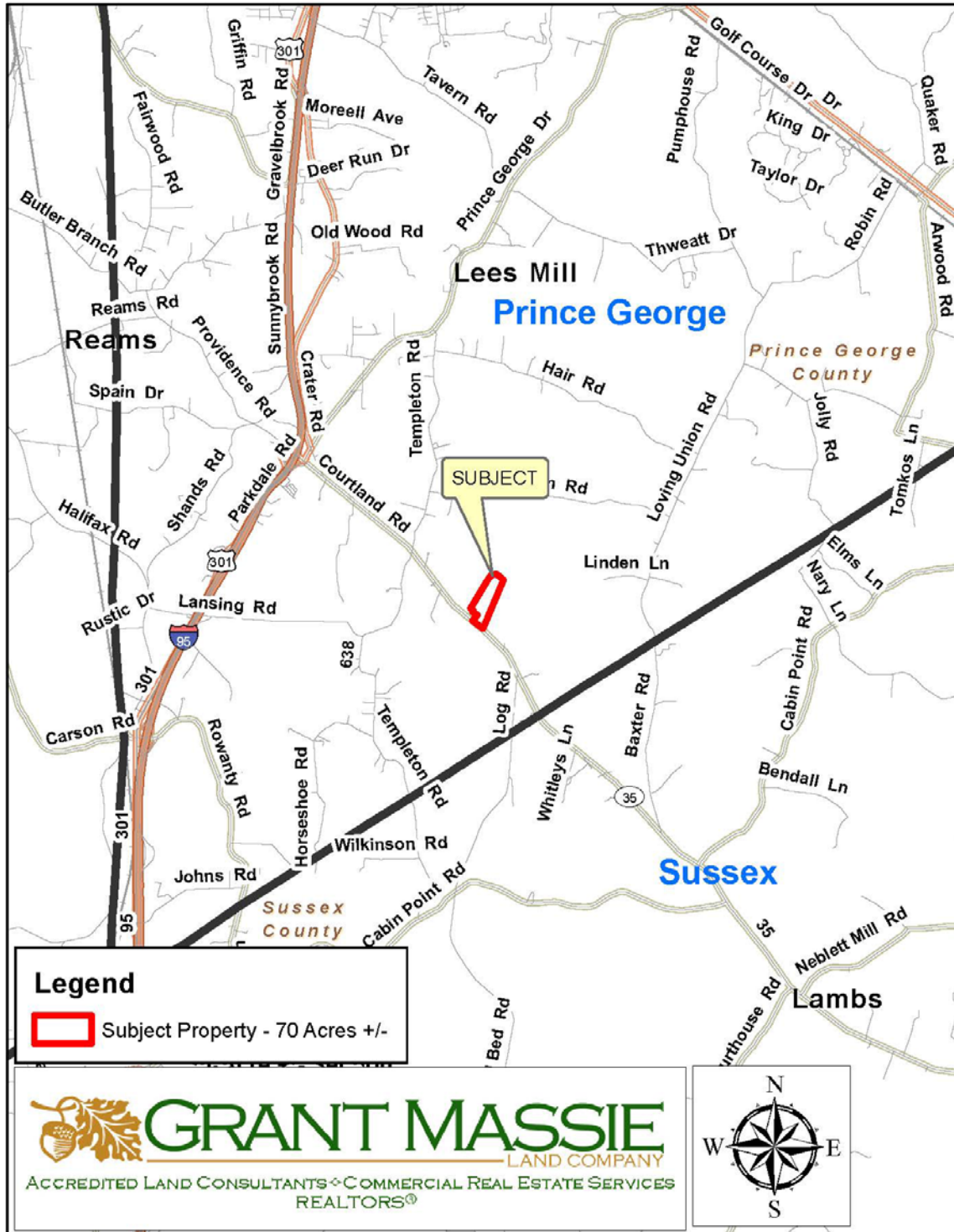
PHOTOGRAPHS

TAX MAP

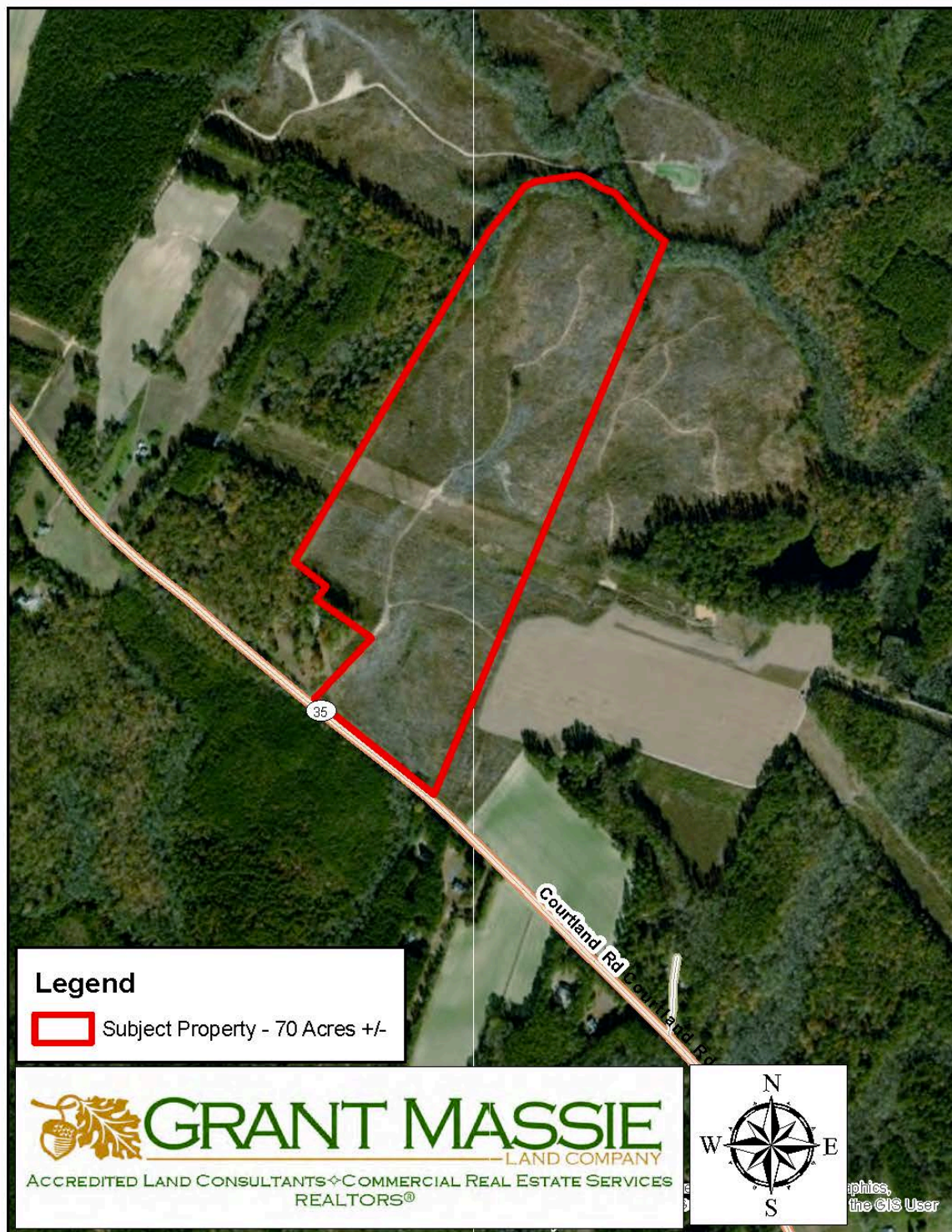


ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

LOCATION MAP

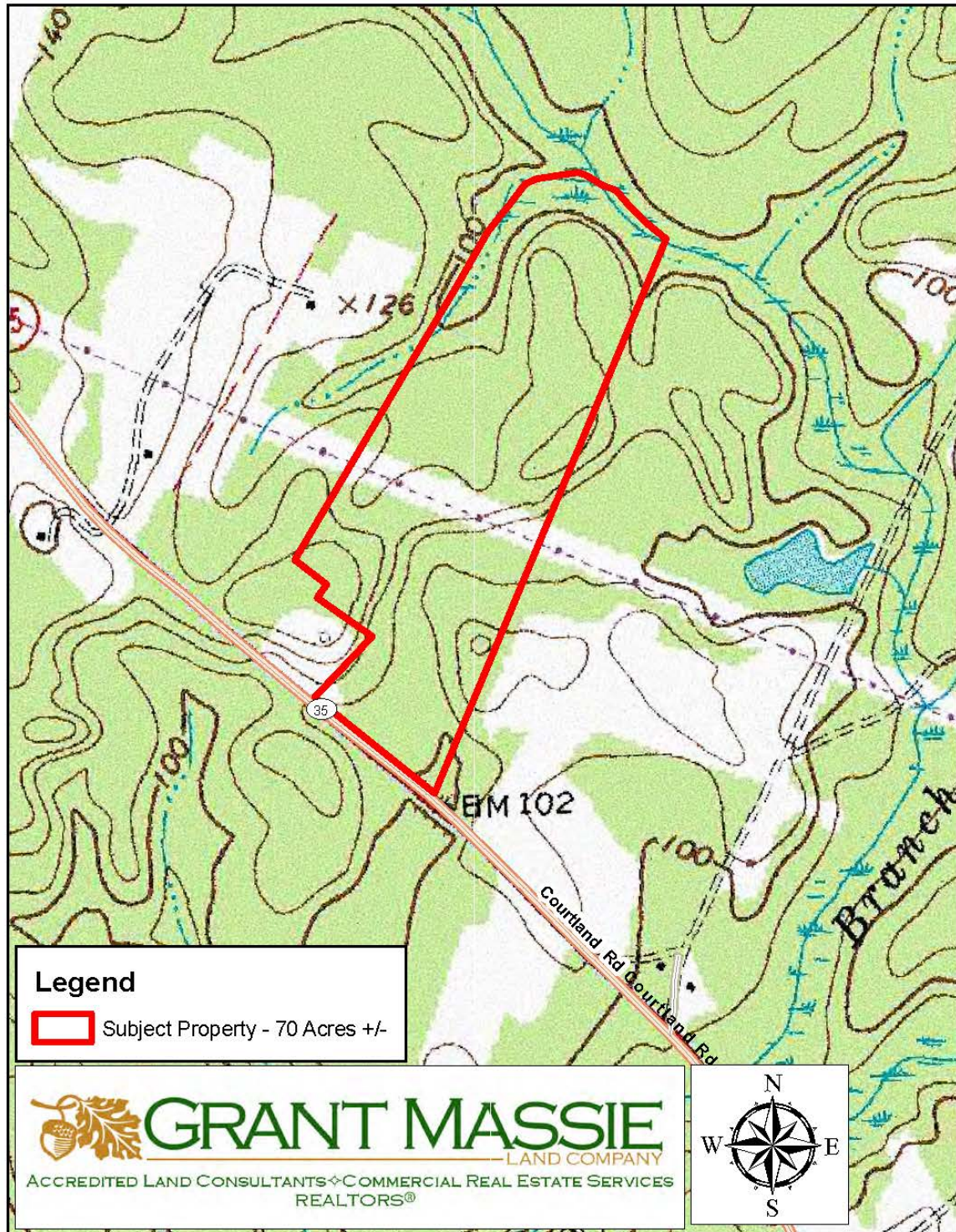


AERIAL PHOTOGRAPH



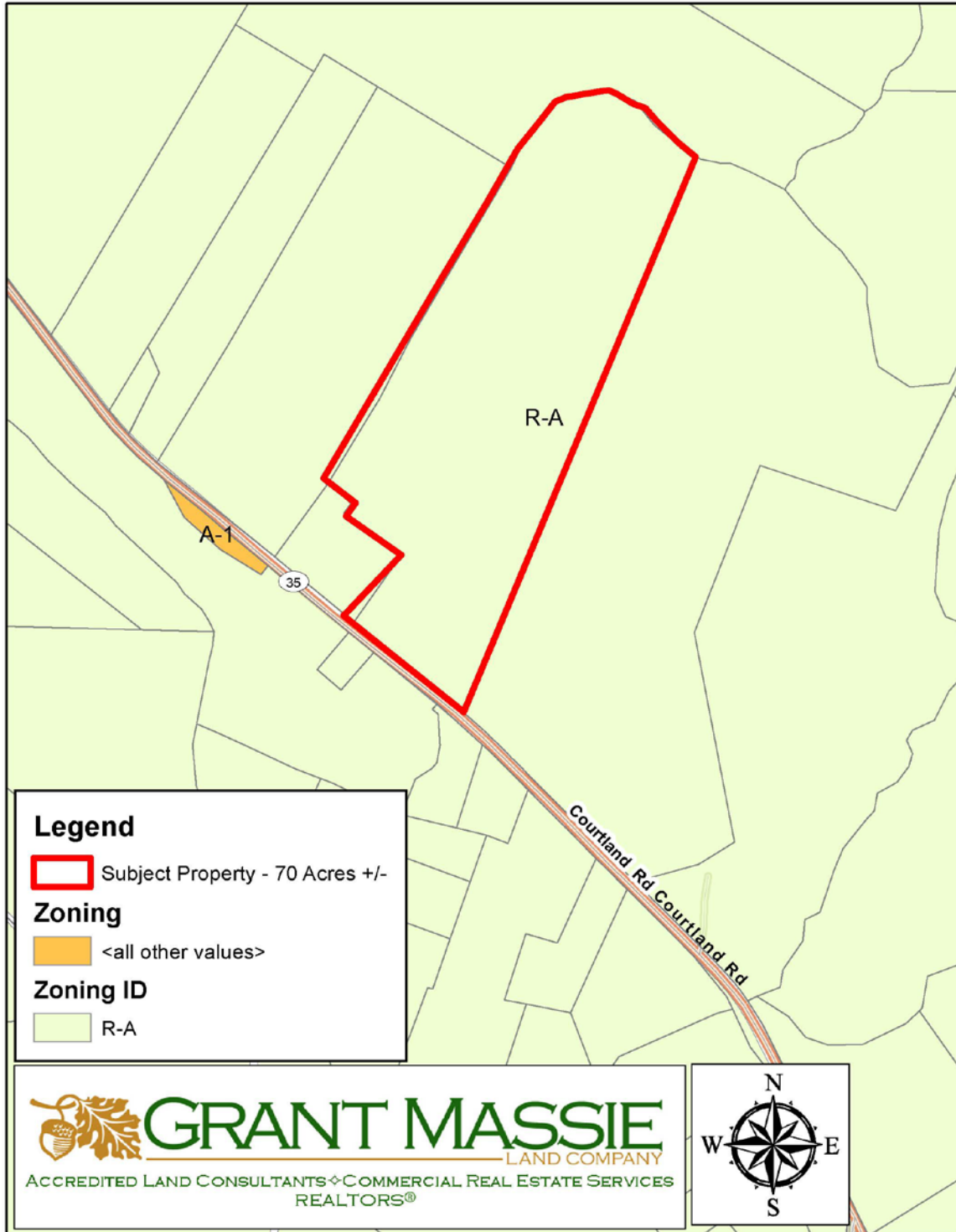
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

TOPOGRAPHIC MAP



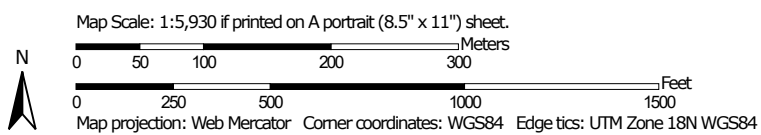
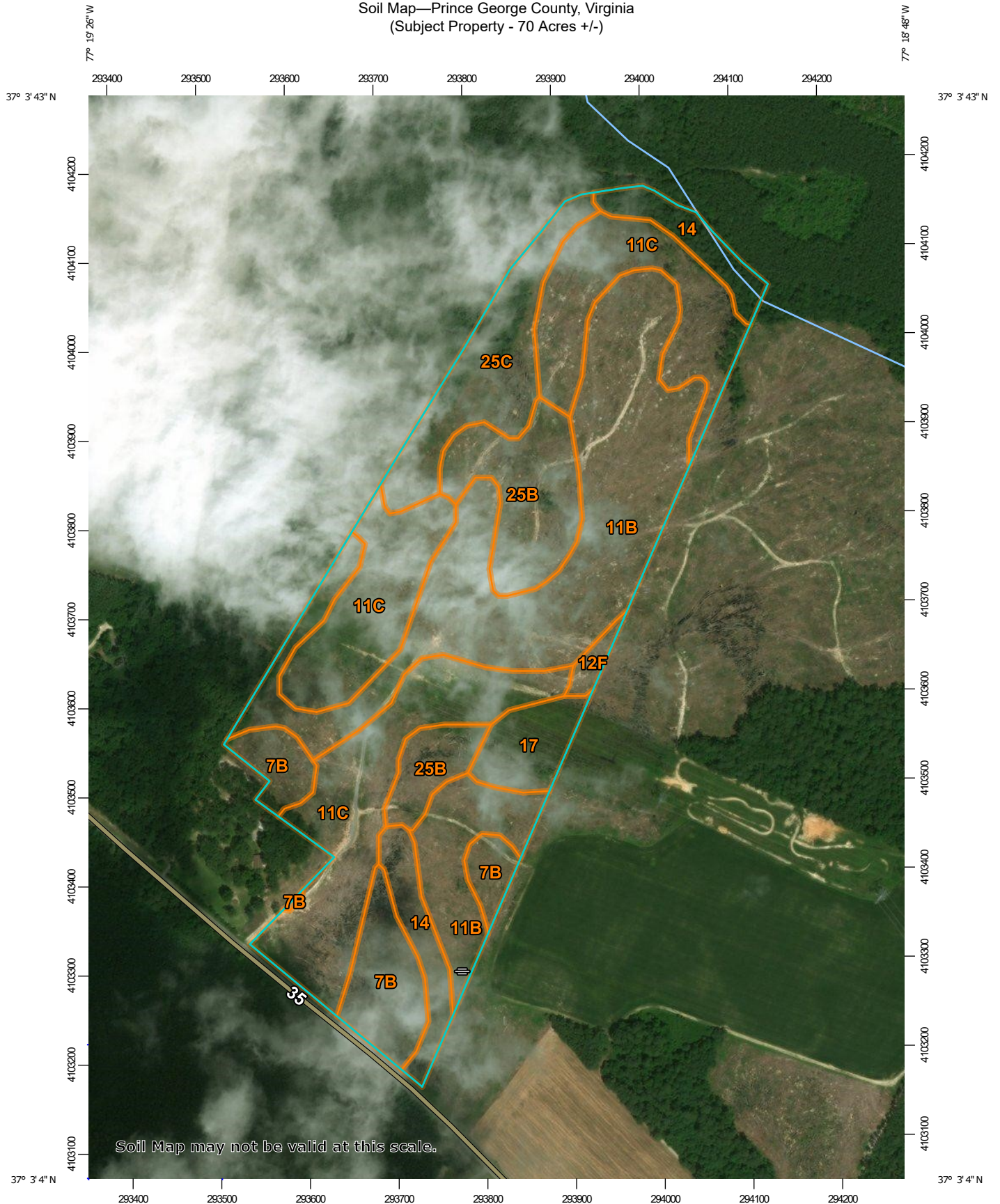
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

ZONING MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED


Soil Map—Prince George County, Virginia
(Subject Property - 70 Acres +/-)




Soil Map—Prince George County, Virginia
(Subject Property - 70 Acres +/-)


MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

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: Prince George County, Virginia

Survey Area Data: Version 14, Jun 5, 2020

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

Date(s) aerial images were photographed: Jul 7, 2016—Nov 22, 2016

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 Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7B	Bonneau loamy sand, 0 to 6 percent slopes	5.7	8.2%
11B	Emporia fine sandy loam, 2 to 6 percent slopes	22.9	32.6%
11C	Emporia fine sandy loam, 6 to 10 percent slopes	21.6	30.8%
12F	Emporia soils, 15 to 45 percent slopes	0.5	0.8%
14	Kinston complex	4.2	6.0%
17	Lynchburg-Slagle complex	2.3	3.3%
25B	Slagle sandy loam, 2 to 6 percent slopes	7.1	10.1%
25C	Slagle sandy loam, 6 to 10 percent slopes	5.7	8.2%
Totals for Area of Interest		70.1	100.0%