

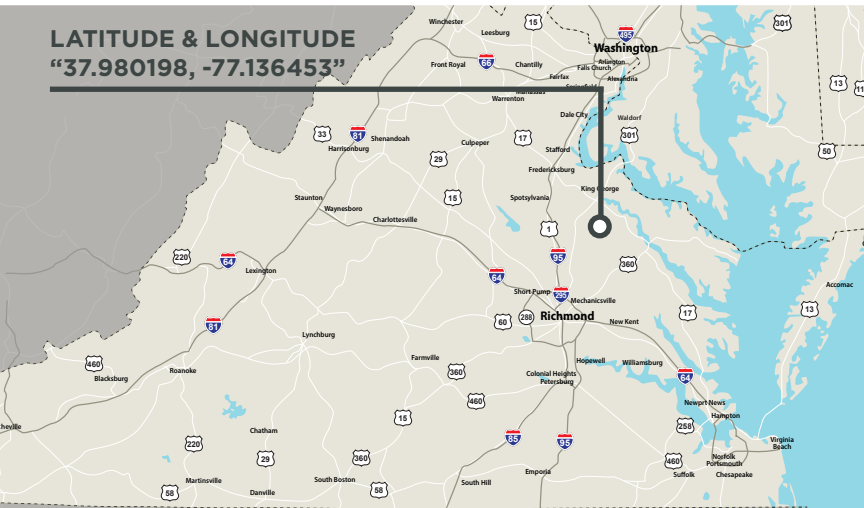


PASSING ROAD (VSR625) MILFORD, VA 22514

FOR SALE | 223.5± ACRES
CAROLINE COUNTY, VA
Price: \$515,000 (\$2,304/acre)



LATITUDE & LONGITUDE
"37.980198, -77.136453"



Features

STRONG LAND investment opportunity fronting Passing Road (VSR625) in Caroline County.

COMPRISED OF 73.5± ACRES of productive cropland currently under cultivation.

TIMBER is comprised of 64± acres of planted pines established in '13, 38± acres of naturally regenerated pines '11 with the remaining balance in bottomland hardwoods.

THE PROPERTY lays well, has a nice internal road, and offers long frontage along Beverly Run providing ideal habitat for wildlife.

TAX PARCEL #76-A-17



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.*

Contact

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com



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SPARTA RD

JENKINS



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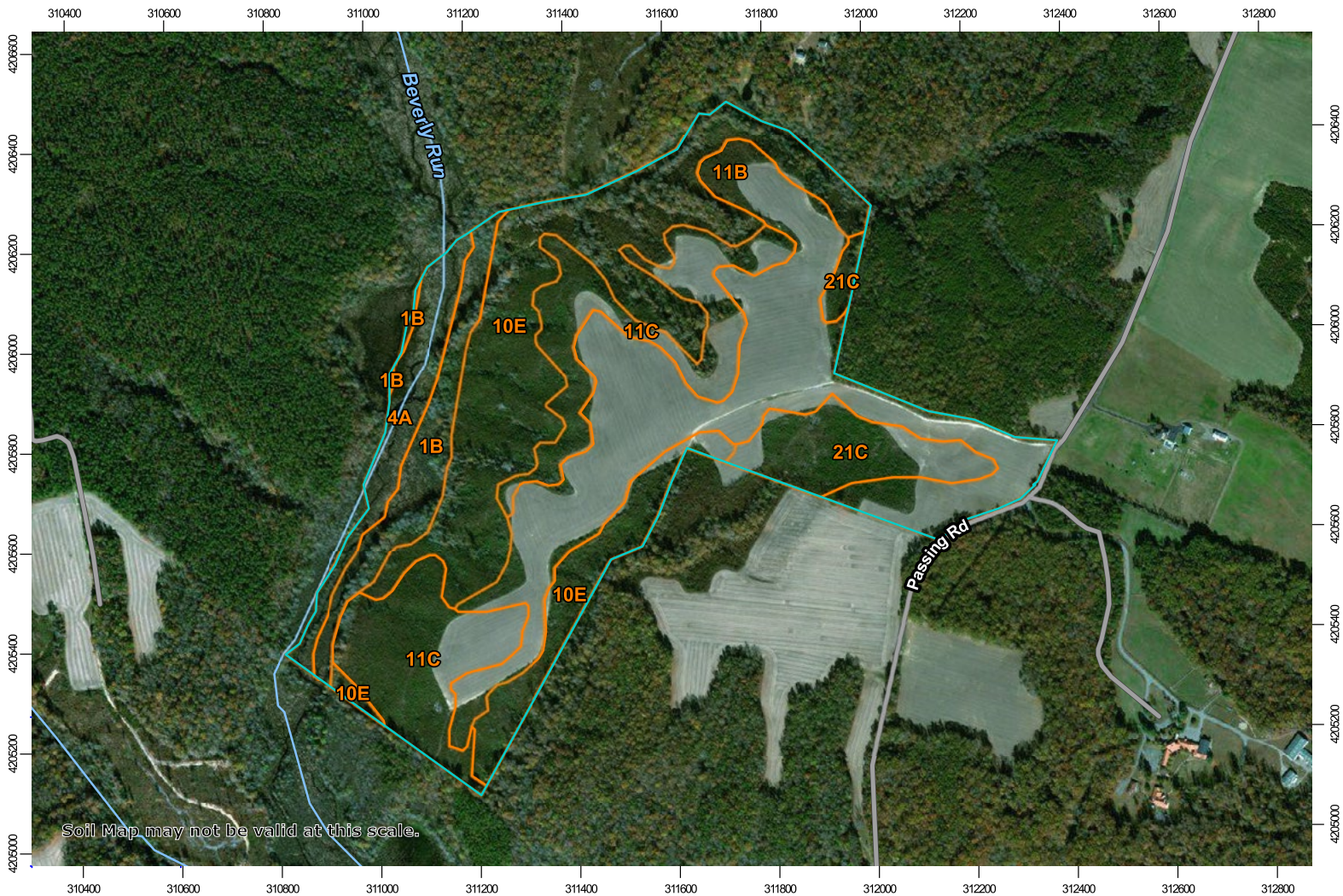
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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1B	Altavista fine sandy loam, 2 to 6 percent slopes, very rarely flooded	14.4	6.4%
4A	Bibb-Chastain complex, 0 to 2 percent slopes, frequently flooded	12.3	5.5%
10E	Kempsville-Emporia-Remlik complex, 15 to 50 percent slopes	70.2	31.3%
11B	Kempsville-Emporia complex, 2 to 6 percent slopes	67.6	30.2%
11C	Kempsville-Emporia complex, 6 to 10 percent slopes	43.6	19.4%
21C	Slagle-Kempsville complex, 2 to 15 percent slopes	16.2	7.2%
Totals for Area of Interest		224.3	100.0%

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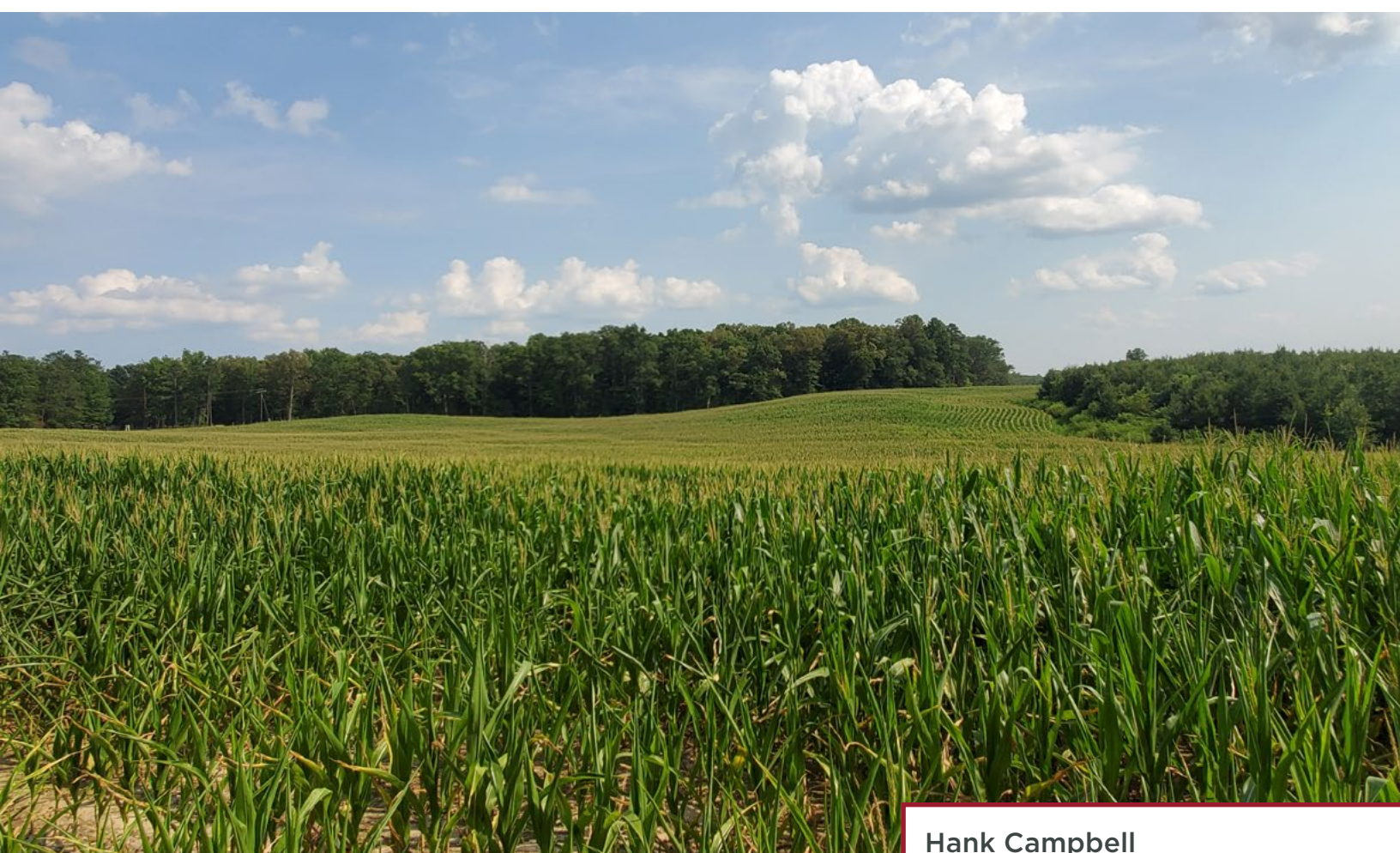
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