

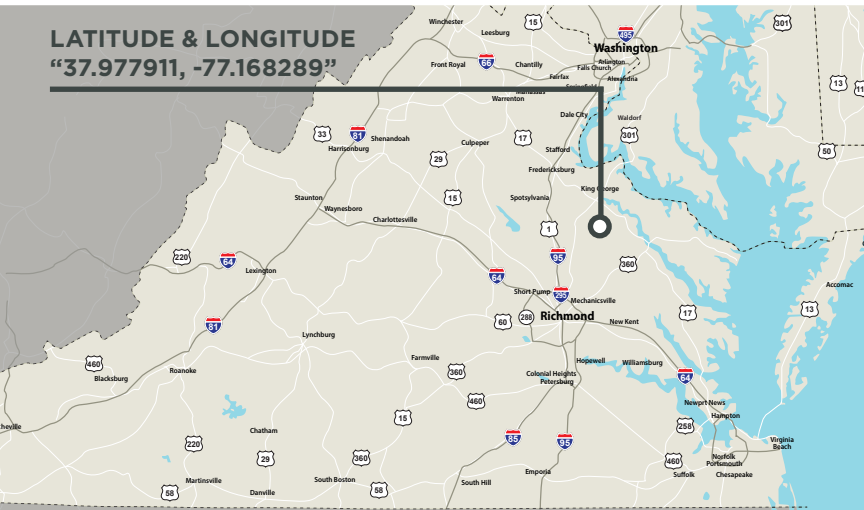


FORTUNE ROAD (VSR617) MILFORD, VA 22514

FOR SALE | 75.56± ACRES
CAROLINE COUNTY, VA
Price: \$225,000 (\$2,978/acre)



LATITUDE & LONGITUDE
"37.977911, -77.168289"



Features

STRONG LAND investment opportunity fronting both sides of Fortune Road (VSR617) in Caroline County.

COMPRISED OF 41.56± ACRES of productive cropland currently under cultivation.

TIMBER is comprised of 28± acres of planted pines established in the Spring of '21 with the remaining 6± acre balance in bottomland hardwoods.

THE PROPERTY lays well and offers ideal habitat for wildlife.

TAX PARCEL #75-A-57 & 57A



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

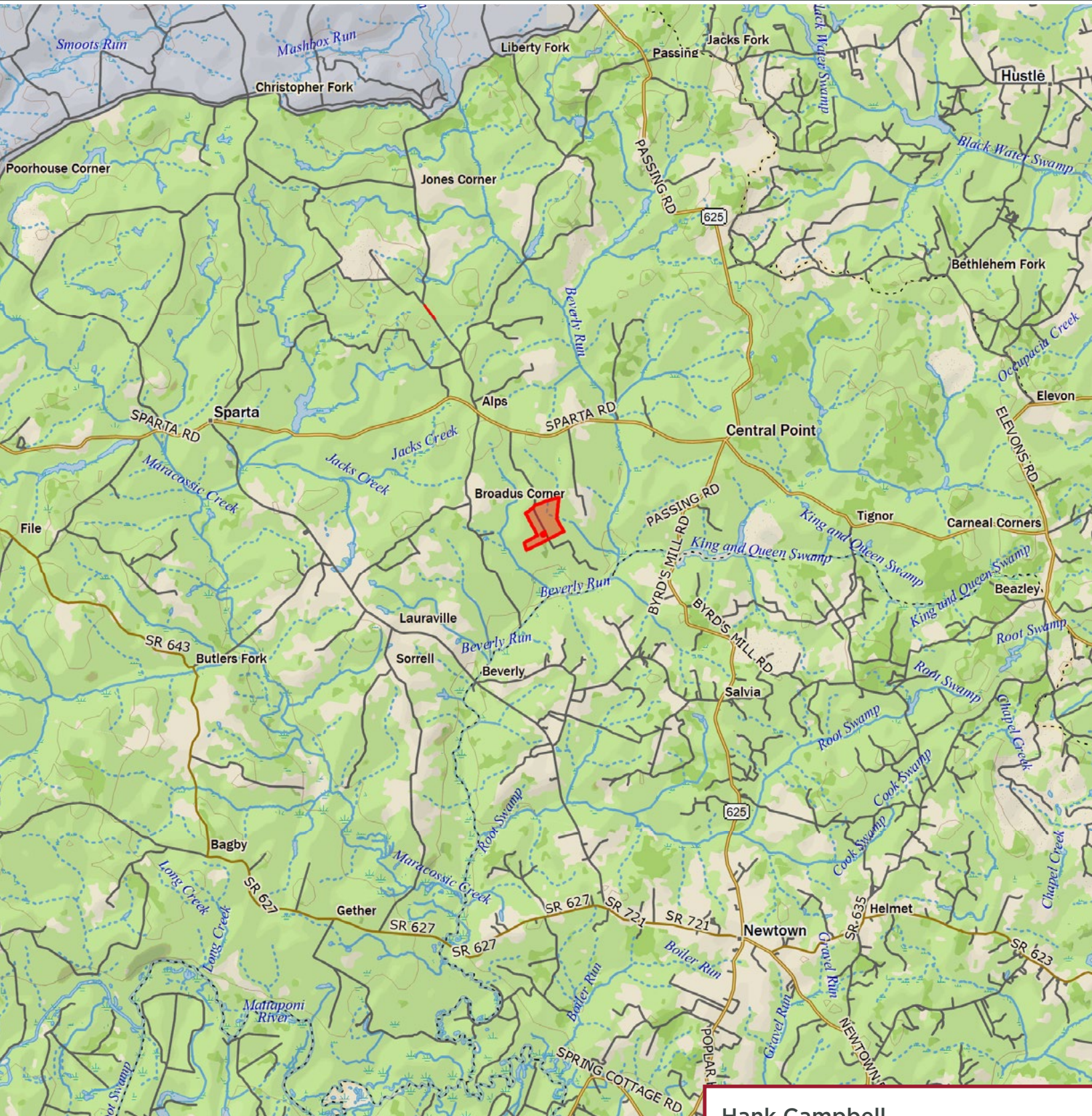
804-433-1818

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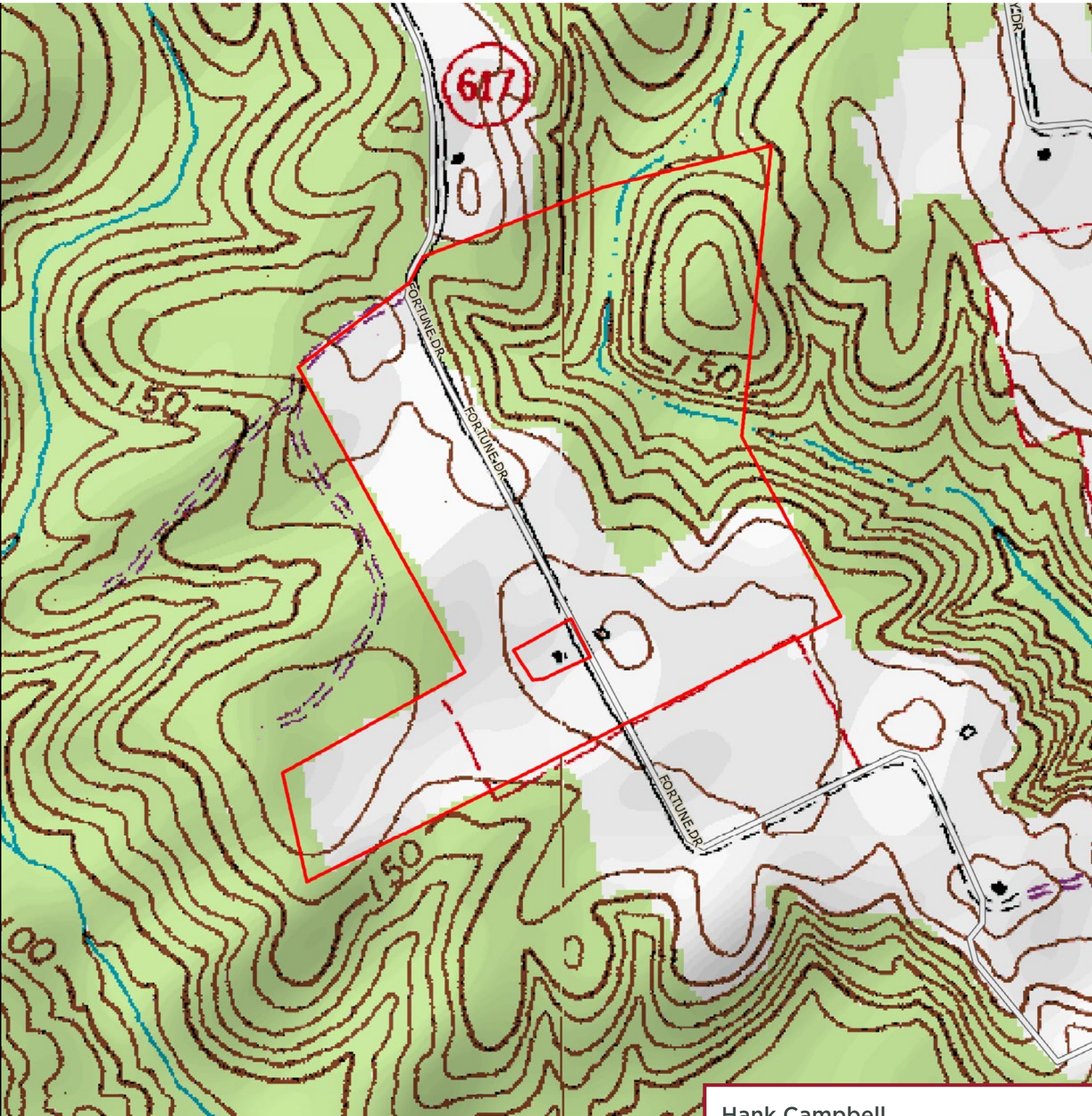
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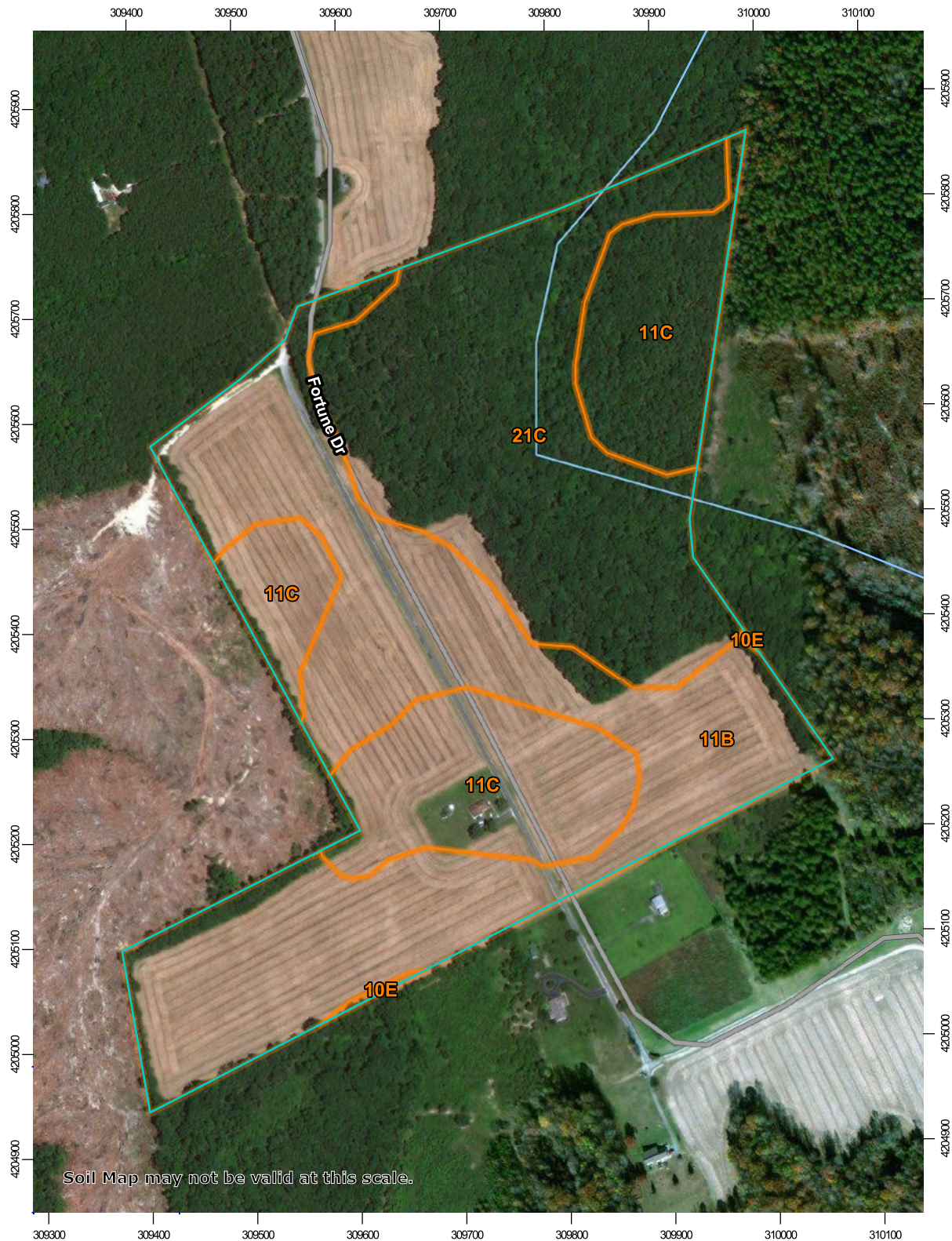
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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
10E	Kempsville-Emporia-Remlik complex, 15 to 50 percent slopes	0.2	0.2%
11B	Kempsville-Emporia complex, 2 to 6 percent slopes	35.3	43.7%
11C	Kempsville-Emporia complex, 6 to 10 percent slopes	19.6	24.2%
21C	Slagle-Kempsville complex, 2 to 15 percent slopes	25.8	31.9%
Totals for Area of Interest		80.8	100.0%

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