

STONY CREEK FARM

296.3 ACRES +/- BY DEED

(258.7 ACRES, MORE OR LESS, BY GIS)

SUSSEX COUNTY, VA

ASKING PRICE ~ \$625,000



REPRESENTED BY:

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PROPERTY DESCRIPTION

The subject property is shown on Sussex County Tax Map records as parcel number 67-A-1 and 67A1-A-7. According to the deeds and tax records, the property contains around 296.3 acres, more or less; however, based on the Sussex County GIS tax maps, the actual acreage appears to be closer to 258.7 Acres +/- . The deeds are recorded in Deed Book 14 on Page 5, Deed Book 133 on Page 646, Deed Book 188 on Page 487, and Deed Book 287 on Page 217. The Will for William D. Prince is recorded in Will Book 15 on Page 189. A review of the Sussex County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
67-A-1	279.47
<u>67A1-A-7</u>	<u>16.83</u>
TOTALS:	296.3

The subject property is currently zoned Agricultural (279.47-acre portion) and Residential (16.83-acre portion within the bounds of Stony Creek). This farm boasts frontage on U.S. Route 301/Blue Star Highway (1,750+/- non-contiguous lineal feet), on State Route 657/Galley Road (3,350 feet +/- lineal feet), on the northside of State Route 670/Cedar Road (2,130+/- lineal feet), and on the southside of Cedar Road and the service road to Blue Star Hwy (1,210+/- lineal feet).

The subject property features 54+/- acres tillable openland along the northside of Cedar Road. Across Cedar Road, there is a 7.3-acre portion of the farm that has 6.5+/- acres of tillable openland. There is 20.6+/- acres of tillable openland along Galley Road in the northern portion of the farm. The balance of the farm is in either cut-over woodland in 2020 and/or unharvested forested lowgrounds/SMZs.

Per the Sussex County tax maps, the subject property contains about 340 feet +/- of frontage on Stony Creek. Galley Swamp meanders through the middle of the subject property which impacts the farm with some non-tidal forested wetlands and/or hydric soils.

There is a county waterline with fire hydrants that runs along the subject property's U.S. Route 301 frontage. Per Sussex County personnel, there is a forced main sewer line in the area of the subject property; however, a sewer pump station would be required on-site to utilize that existing forced main sewer line.

The subject property is situated on the northern bounds of the Town of Stony Creek. It is located about 0.7+/- of a mile north of the Stony Creek interchange (Exit # 31) of Interstate 95. The farm has great visibility to Interstate 95.

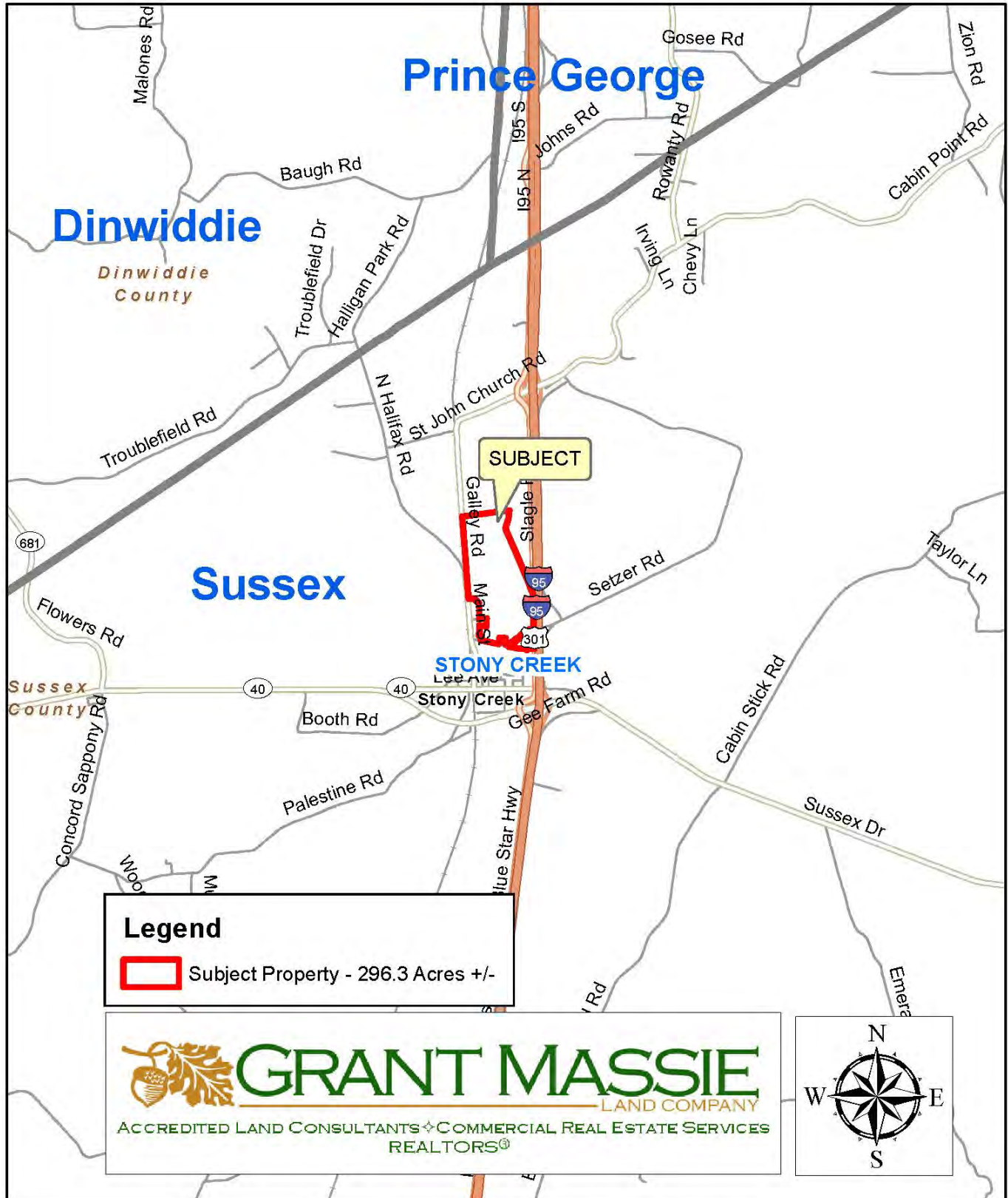
PHOTOGRAPHS



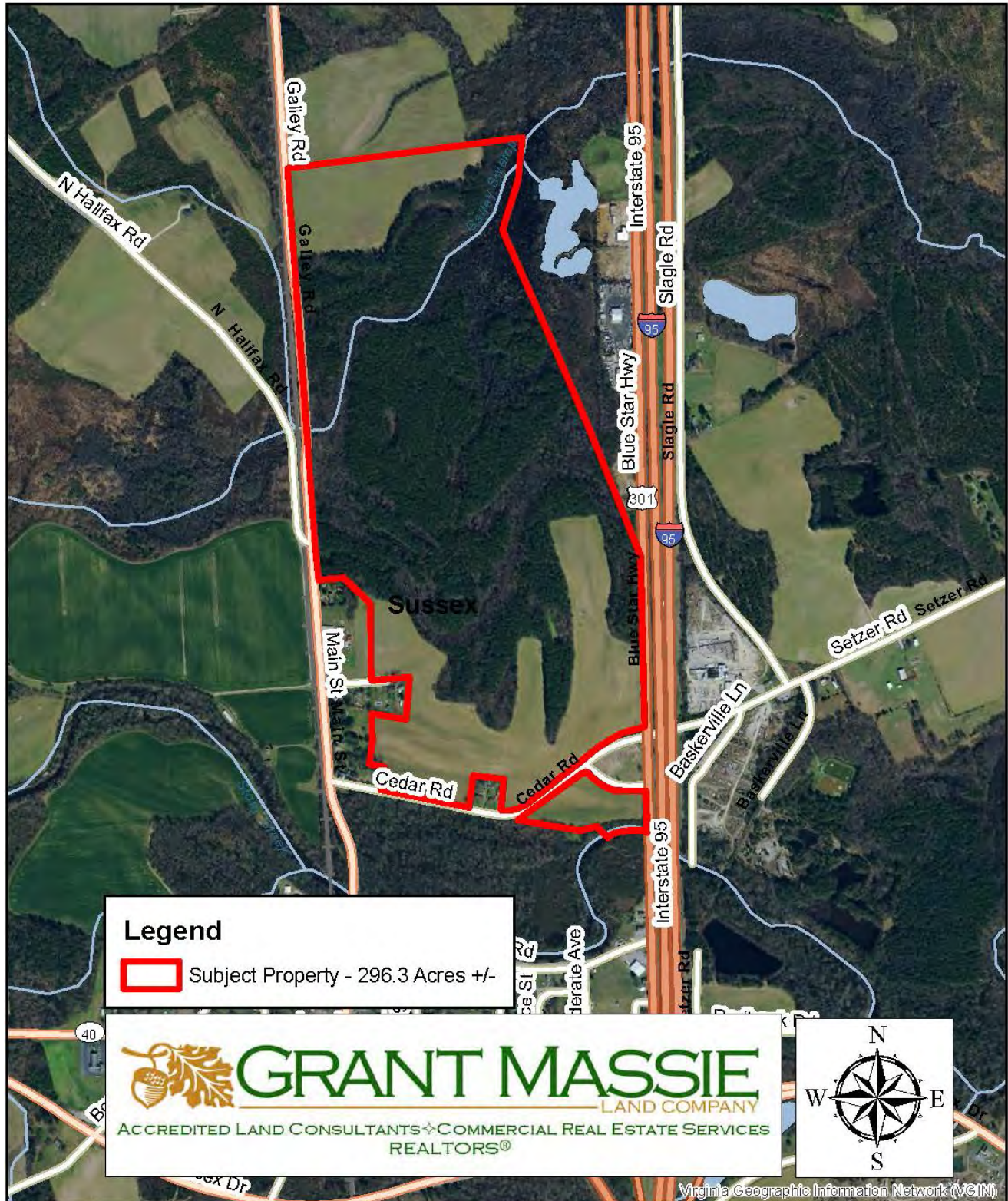
PHOTOGRAPHS



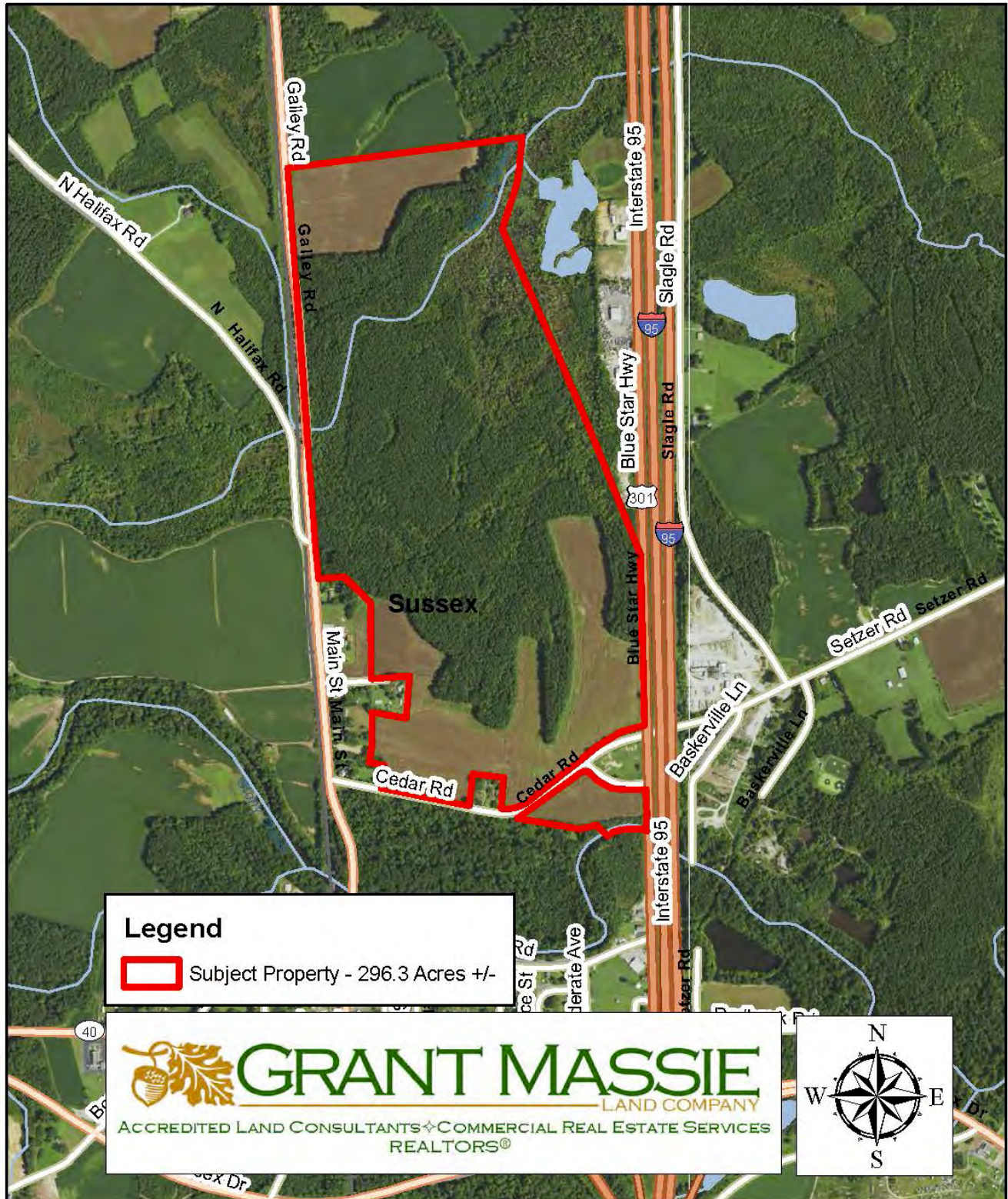
LOCATION MAP



AERIAL PHOTOGRAPH — WINTER

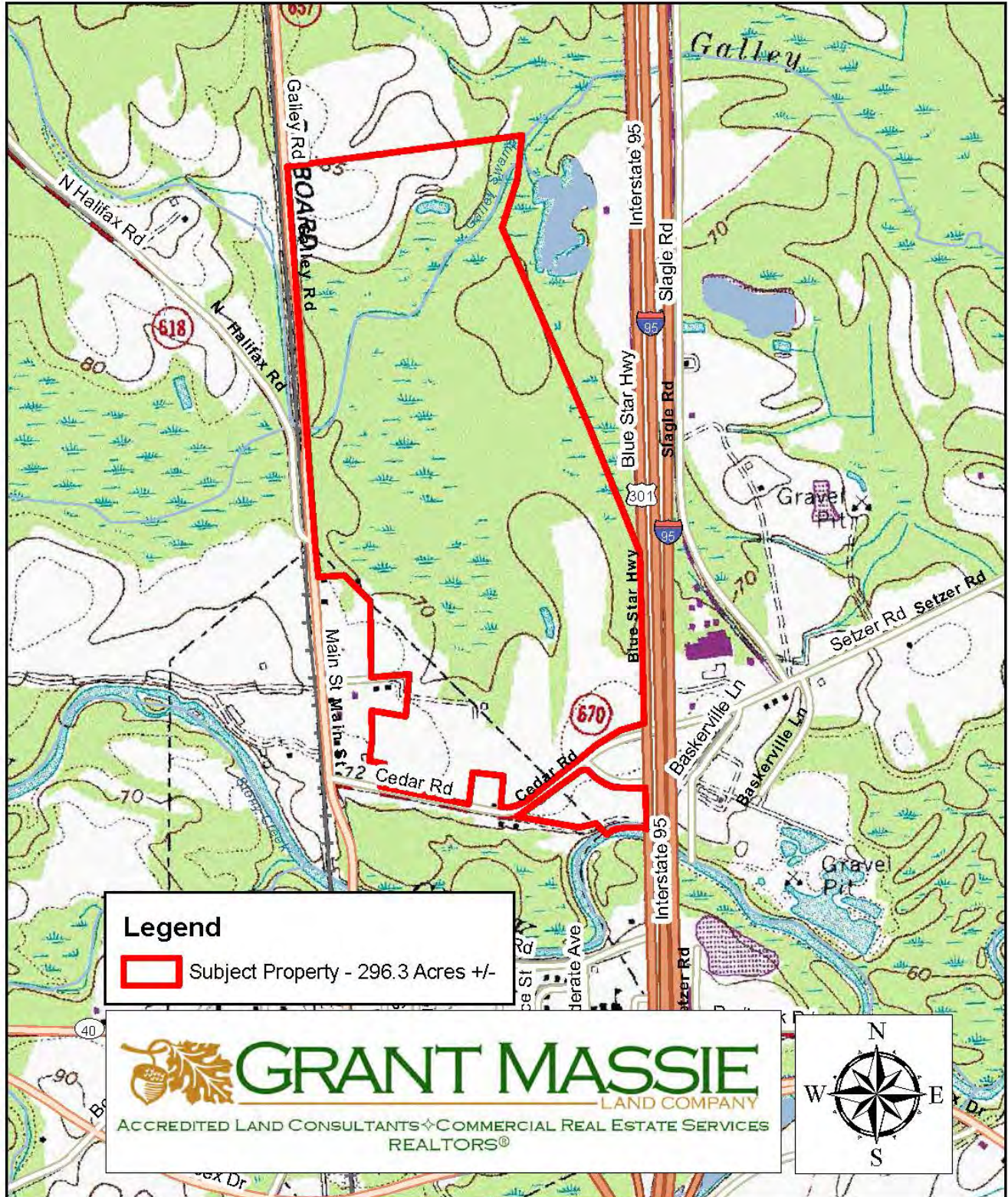


AERIAL PHOTOGRAPH - SUMMER



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

TOPOGRAPHIC MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

GENERAL SOILS MAP



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

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: Sussex County, Virginia
Survey Area Data: Version 18, 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: Apr 11, 2015—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 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

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1A	Altavista fine sandy loam, 0 to 2 percent slopes, rarely flooded	51.3	19.8%
3A	Augusta sandy loam, 0 to 2 percent slopes, rarely flooded	39.3	15.2%
7A	Chastain loam, 0 to 2 percent slopes, frequently flooded	86.5	33.4%
8A	Chewacla loam, 0 to 2 percent slopes, occasionally flooded	67.9	26.3%
28A	Tomotley sandy loam, 0 to 2 percent slopes, rarely flooded	12.2	4.7%
31	Udorthents, 0 to 25 percent slopes	0.9	0.4%
W	Water	0.6	0.2%
Totals for Area of Interest		258.7	100.0%