SPRING HILL FARM

294+/- ACRES BY DEED (373.1+/- ACRES BY GIS) SUSSEX COUNTY, VIRGINIA

PRICE - \$899,500



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PROPERTY DESCRIPTION

The subject property is shown on Sussex County Tax Map records as parcel number 73-A-64. According to the tax records the property contains 294 acres +/-; however, based on the timber harvest lines and the approximate GIS tax map boundaries, the actual acreage may be closer to 373.1 acres +/-. The deeds are recorded in Deed Book 7-667, Deed Book 28-339, Deed Book 37-584, and Deed Book 76-176. A review of the Sussex County Tax Records indicates the following:

Tax Map Number Acreage

73-A-64

294+/- Acres (373.1+/- Acres by GIS measurement – no plat found)

The subject property is currently zoned Agricultural. There are approximately 1,500 feet +/- of road frontage on Route 35 (Jerusalem Plank Road) and approximately 6,600 feet +/- of frontage on both sides of Route 40 (Sussex Drive). The property on the west side of Route 40 measures approximately 197.3 acres +/- with 32.5 acres +/- of open land. The east side of Route 40 measures approximately 175.8 acres +/- with 43.5 acres +/- of open land. The balance of the property is wooded and planted mostly in 6- to 7-year old Loblolly pines.

Virginia Department of Forestry (VDoF) records show that approximately 141 acres +/- of cutover woodland outside of the unharvested streamside management zones (SMZs) was replanted in 2015 on the west side of Route 40 and approximately 110 acres +/- was planted in 2014 on the eastside of Route 40. Senior Area Forester Zach Dowling of the VDoF indicated the pine stand on the westside of Route 40 has some hardwood competition.

The subject property is known as "Spring Hill Farm" located at Homeville. (North side of Route 35 and both sides of Route 40 north of Route 35)

PHOTOGRAPHS













PHOTOGRAPHS





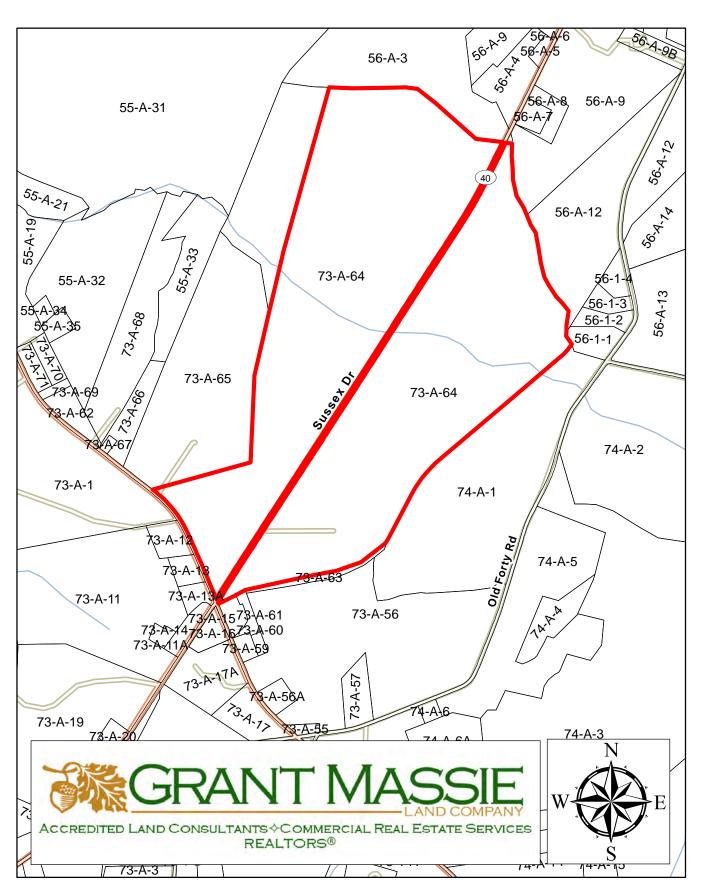




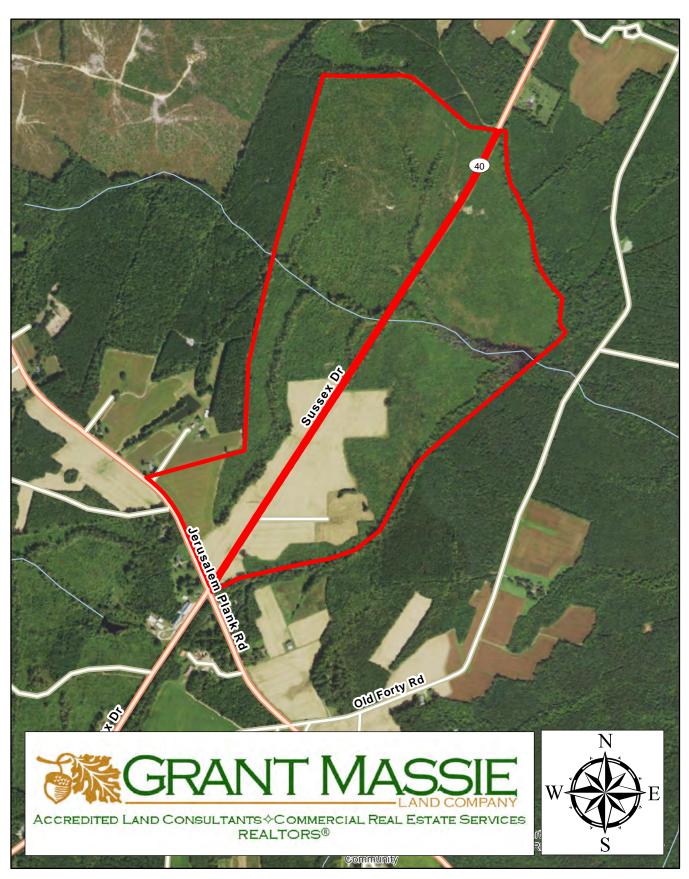




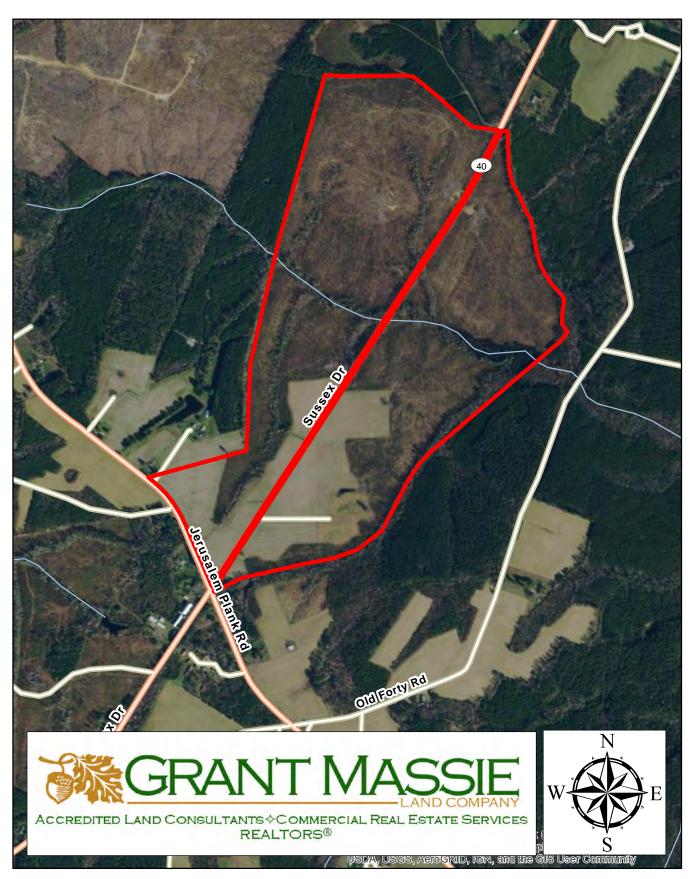
TAX MAP



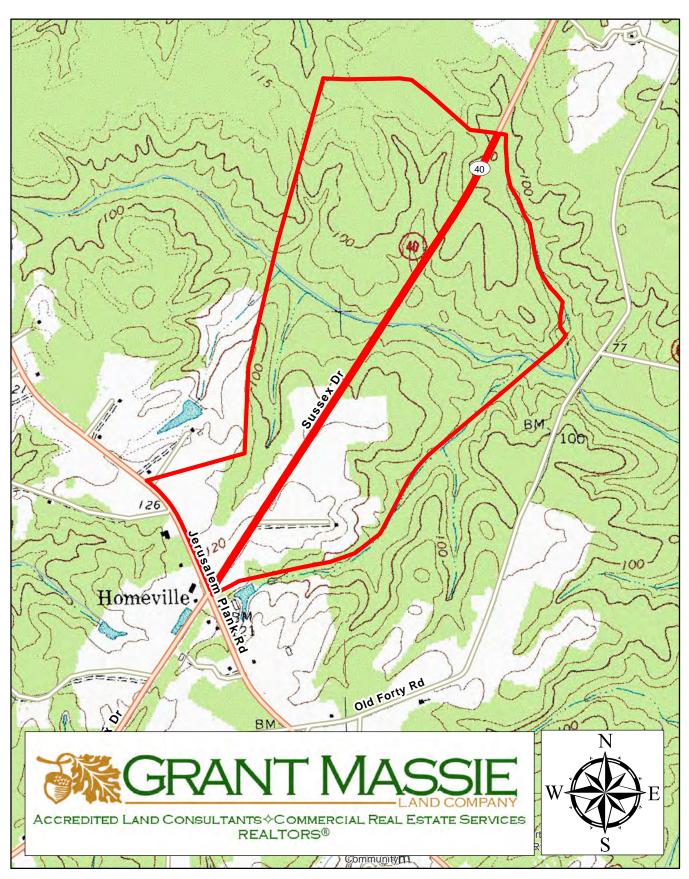
AERIAL PHOTO

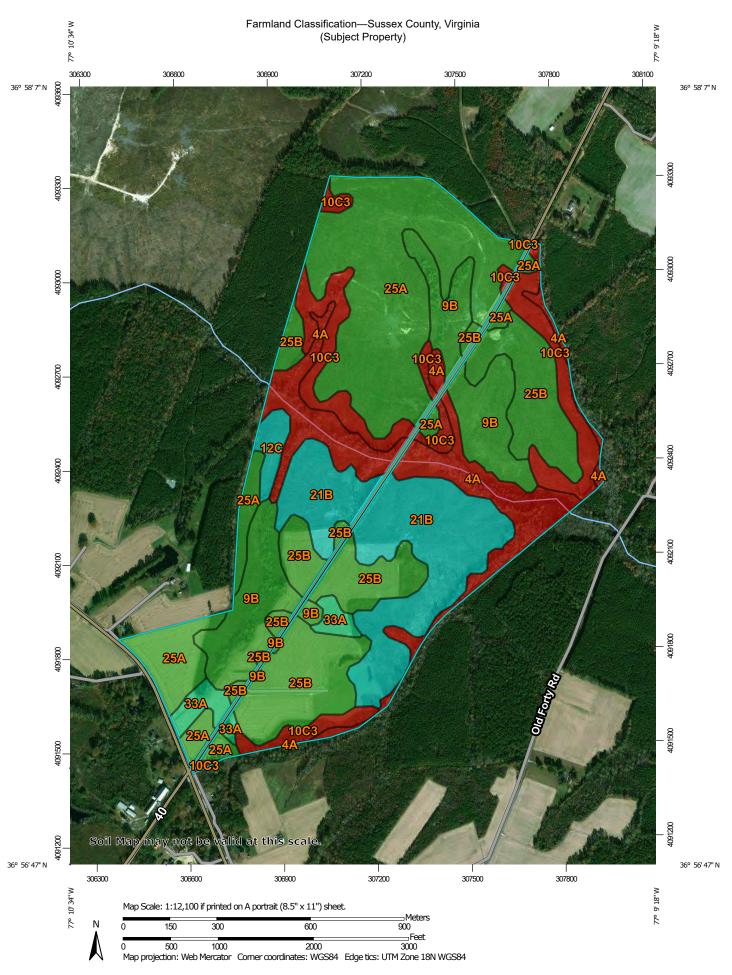


AERIAL PHOTO - WINTER



TOPOGRAPHIC MAP





Farmland Classification—Sussex County, Virginia (Subject Property)

,,,,,	Prime farmland if subsoiled, completely removing the root inhibiting soil layer	~	Farmland of statewide importance, if drained and either protected from flooding or not frequently	~~	Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium	~	Farmland of unique importance Not rated or not available		Prime farmland if subsoiled, completely removing the root inhibiting soil layer
~	Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60	~	flooded during the growing season Farmland of statewide importance, if irrigated and drained	***	Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season Farmland of statewide importance, if warm enough Farmland of statewide importance, if thawed Farmland of local importance Farmland of local importance, if irrigated	Not prime farmland All areas are prime farmland Prime farmland if drained Prime farmland if protected from flooding or not frequently flooded during the growing season Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season Prime farmland if irrigated and drained Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60	
~	Prime farmland if irrigated and reclaimed of excess salts and sodium Farmland of statewide importance	~	Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed	~ ~ ~ ~			Prime farmland if protected from flooding or not frequently flooded during the growing season Prime farmland if irrigated Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season Prime farmland if irrigated and drained Prime farmland if irrigated and either protected from flooding or not frequently flooded during the		Prime farmland if irrigated and reclaimed of excess salts and sodium Farmland of statewide
~	Farmland of statewide importance, if drained Farmland of statewide	~							importance Farmland of statewide importance, if drained
	importance, if protected from flooding or not frequently flooded during the growing season								Farmland of statewide importance, if protected from flooding or not frequently flooded during
~~	Farmland of statewide importance, if irrigated								the growing season Farmland of statewide importance, if irrigated
				~					
							3		

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- Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
 - Farmland of statewide importance, if irrigated and drained
- Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
- Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough
- Farmland of statewide importance, if thawed
- Farmland of local importance
- Farmland of local importance, if irrigated

- Farmland of unique importance
- Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes
Major Roads

000

Local Roads

Background

Aerial Photography

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.

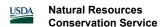
This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

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: 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.



Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI	
4A	Bibb and Chastain soils, 0 to 2 percent slopes, frequently flooded	Not prime farmland	43.0	11.5%	
9B	Craven loam, 2 to 6 percent slopes	All areas are prime farmland	48.5	13.0%	
10C3	Craven clay loam, 6 to 10 percent slopes, severely eroded	Not prime farmland	37.2	10.0%	
12C	Emporia-Slagle complex, 6 to 10 percent slopes	Farmland of statewide importance	4.8	1.3%	
21B	Ocilla loamy sand, 0 to 6 percent slopes	Farmland of statewide importance	61.1	16.4%	
25A	Slagle fine sandy loam, 0 to 2 percent slopes	All areas are prime farmland	98.3	26.3%	
25B	Slagle fine sandy loam, 2 to 6 percent slopes	All areas are prime farmland	72.1	19.3%	
33A	3A Yemassee fine sandy loam, 0 to 2 percent slopes		8.2	2.2%	
Totals for Area of Inter	rest		373.1	100.0%	

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

LOCATION MAP

