

SPRING HILL FARM

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

PRICE - \$899,500



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TABLE OF CONTENTS

- I. PROPERTY DESCRIPTION
- II. PHOTOGRAPHS
- III. TAX MAP
- IV. AERIAL PHOTOGRAPHS
- V. TOPOGRAPHIC MAP
- VI. SOIL MAP – FARMLAND
- VII. LOCATION MAP

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:

<u>Tax Map Number</u>	<u>Acreage</u>
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)

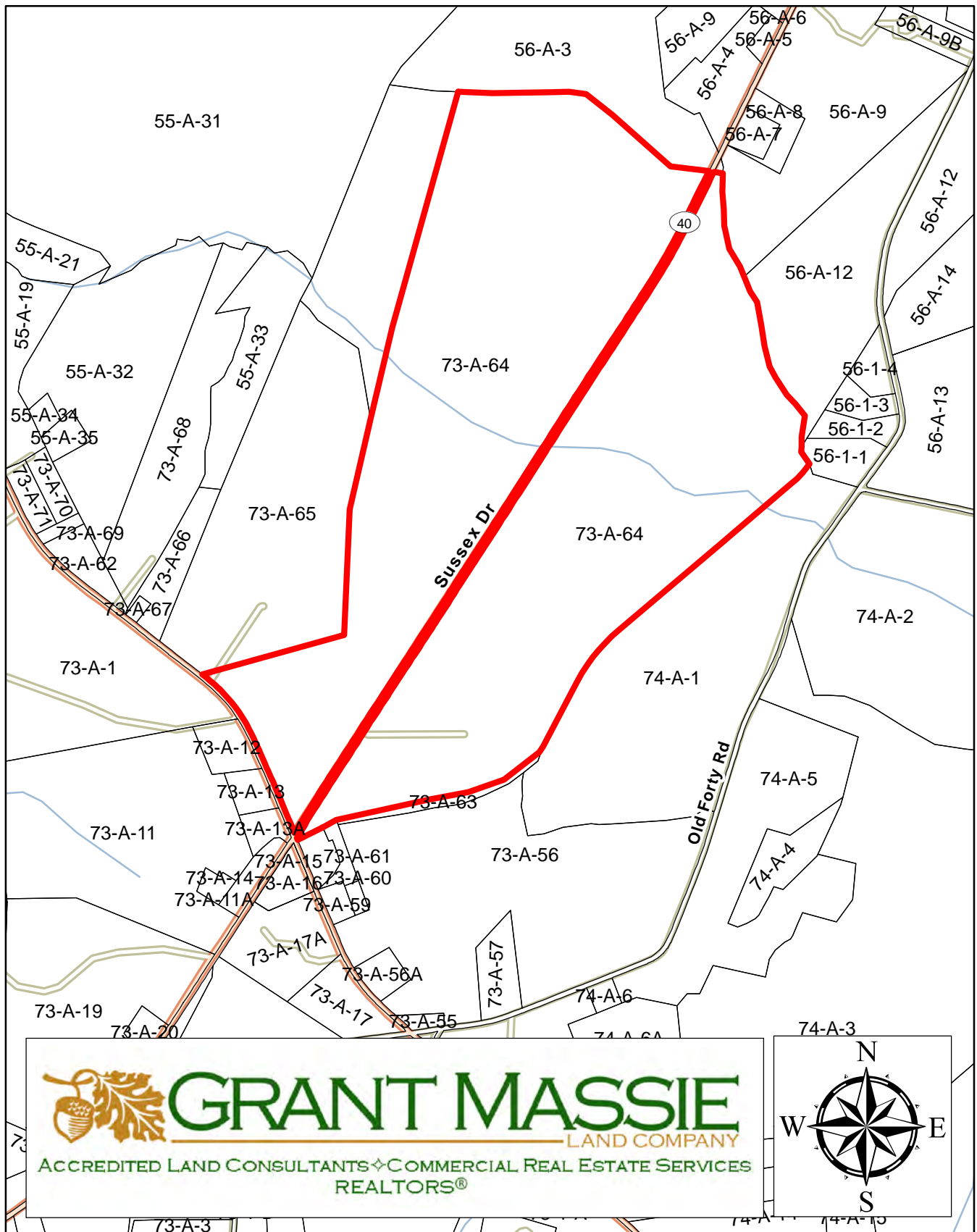
PHOTOGRAPHS



PHOTOGRAPHS

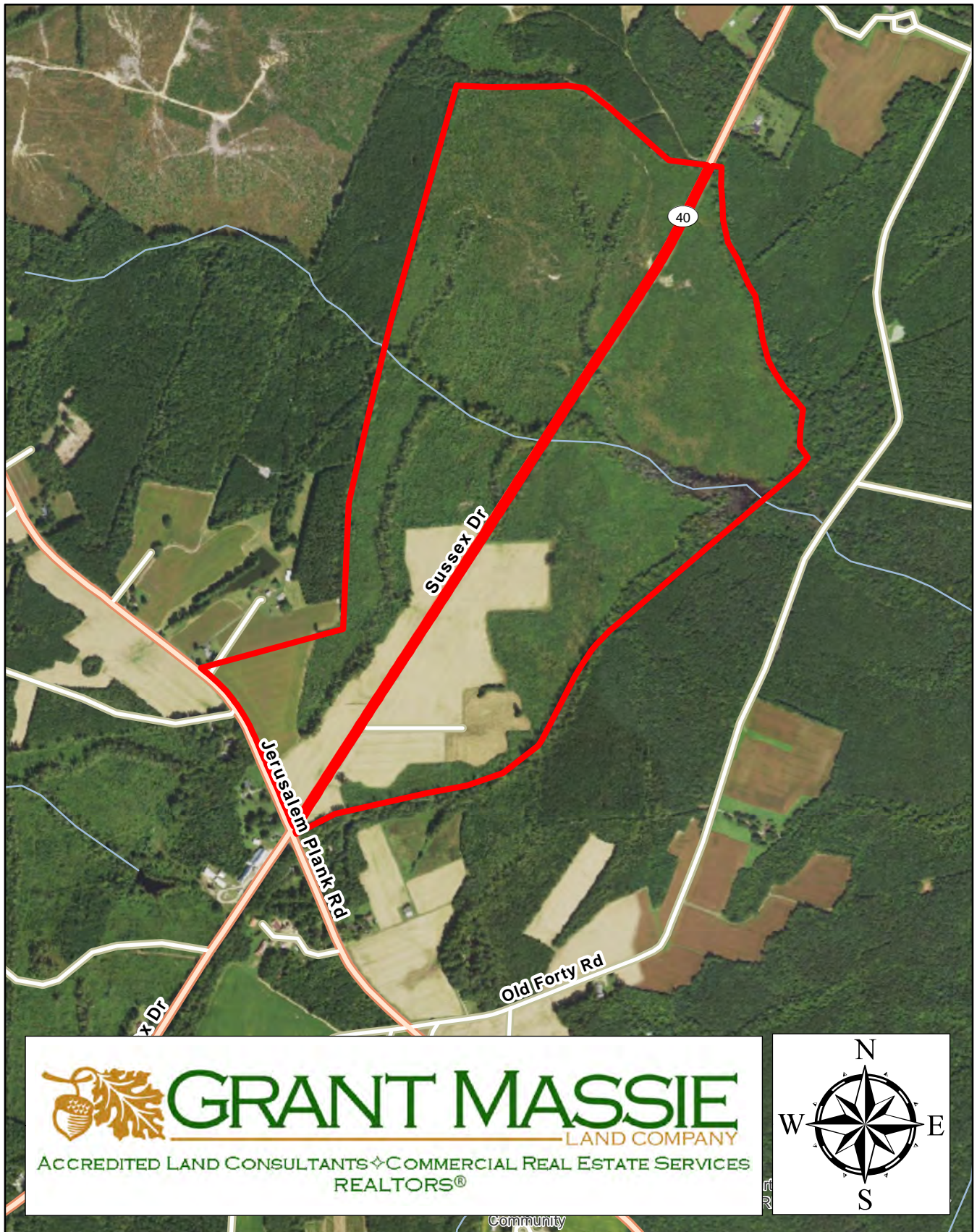


TAX MAP



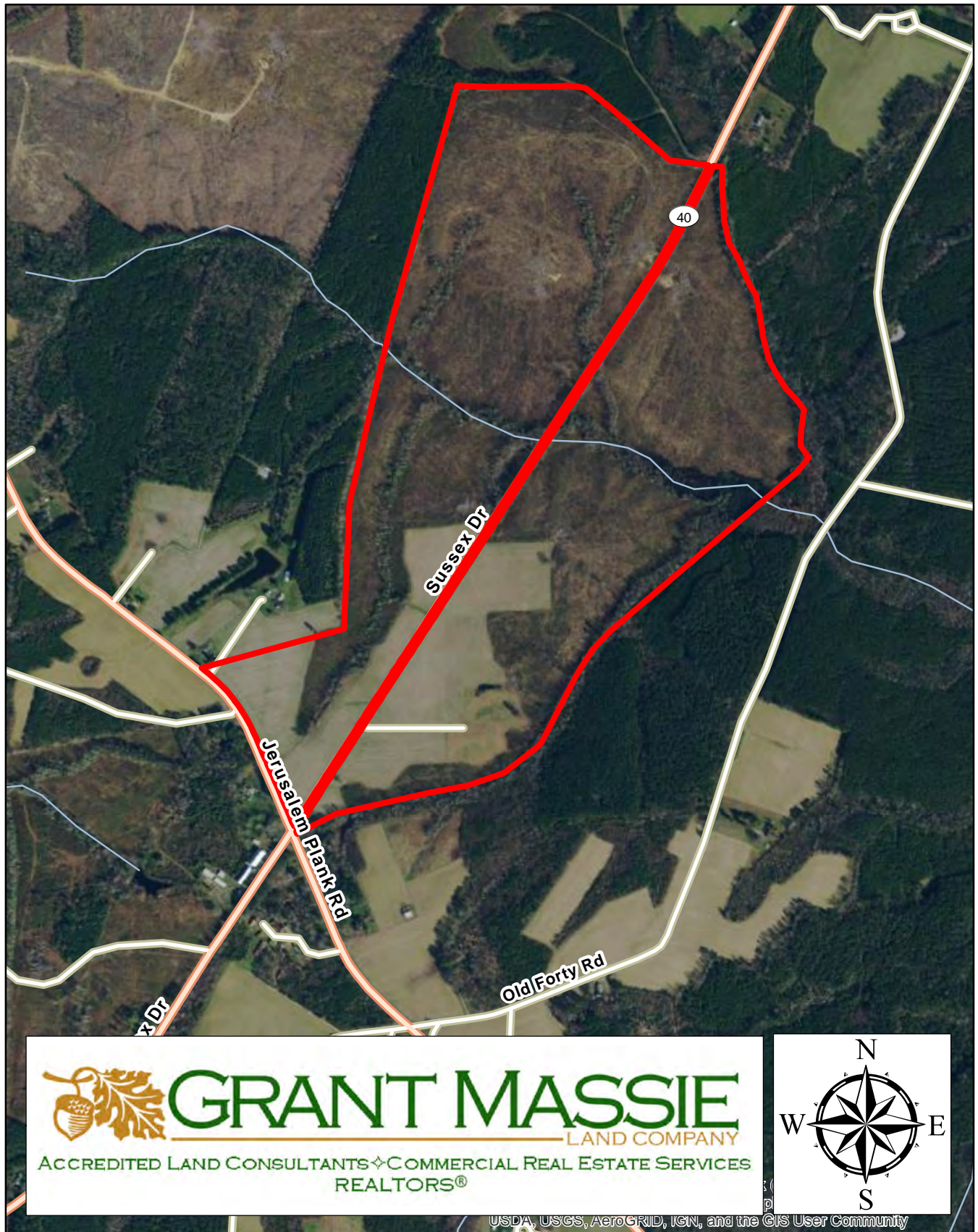
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

AERIAL PHOTO



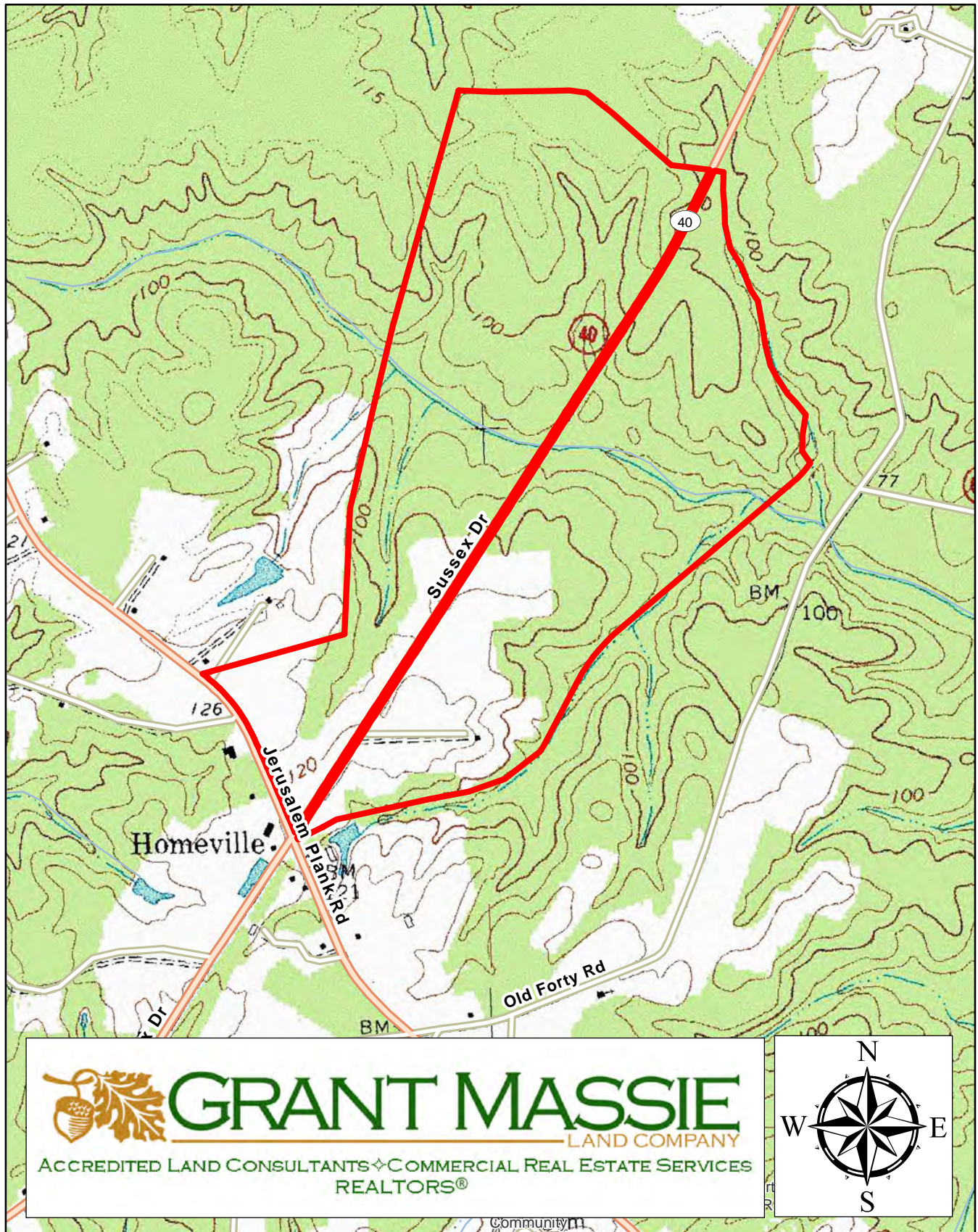
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

AERIAL PHOTO - WINTER



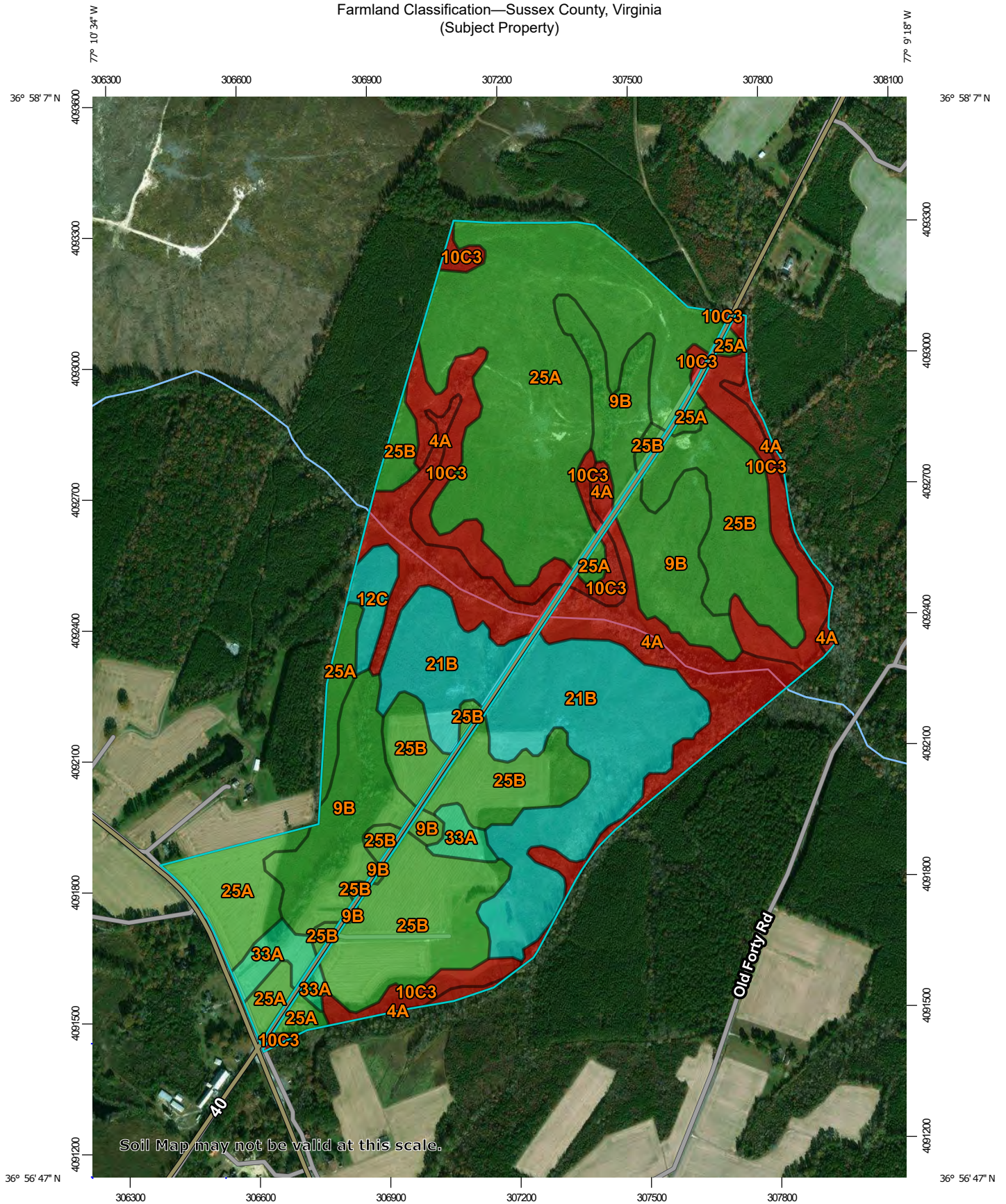
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TOPOGRAPHIC MAP

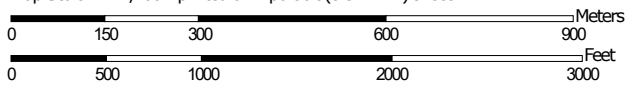


ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

Farmland Classification—Sussex County, Virginia
(Subject Property)



Map Scale: 1:12,100 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



Natural Resources
Conservation Service


Web Soil Survey
National Cooperative Soil Survey

6/21/2021
Page 1 of 5

Farmland Classification—Sussex County, Virginia
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







MAP LEGEND








Area of Interest (AOI)






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



Soils



Soil Rating Polygons

-  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 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 growing season









-  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
-  Prime farmland if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance
-  Farmland of statewide importance, if drained
-  Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated

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-  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

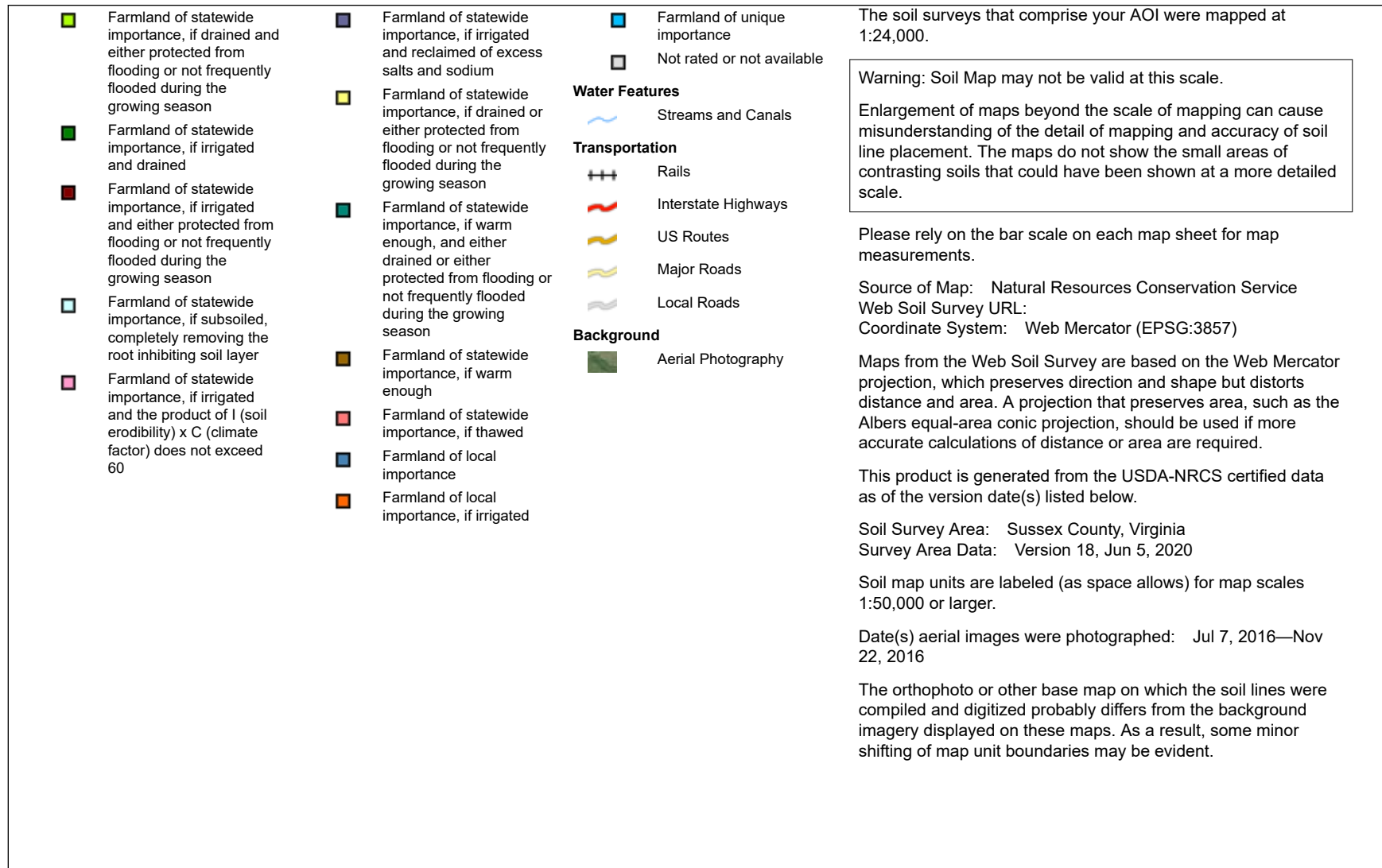
Soil Rating Lines

-  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 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 growing season

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 flooded during the growing season		Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium		Farmland of unique importance		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		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	Soil Rating Points			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, if irrigated and 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		Not prime farmland		Prime farmland if irrigated and reclaimed of excess salts and sodium
	Farmland of statewide importance		Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if thawed		Prime farmland if protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance
	Farmland of statewide importance, if drained		Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of local importance		Prime farmland if irrigated		Farmland of statewide importance, if drained
	Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season				Farmland of local importance, if irrigated		Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
	Farmland of statewide importance, if irrigated						Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated

Farmland Classification—Sussex County, Virginia
(Subject Property)



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	Yemassee fine sandy loam, 0 to 2 percent slopes	Prime farmland if drained	8.2	2.2%
Totals for Area of Interest			373.1	100.0%

Description

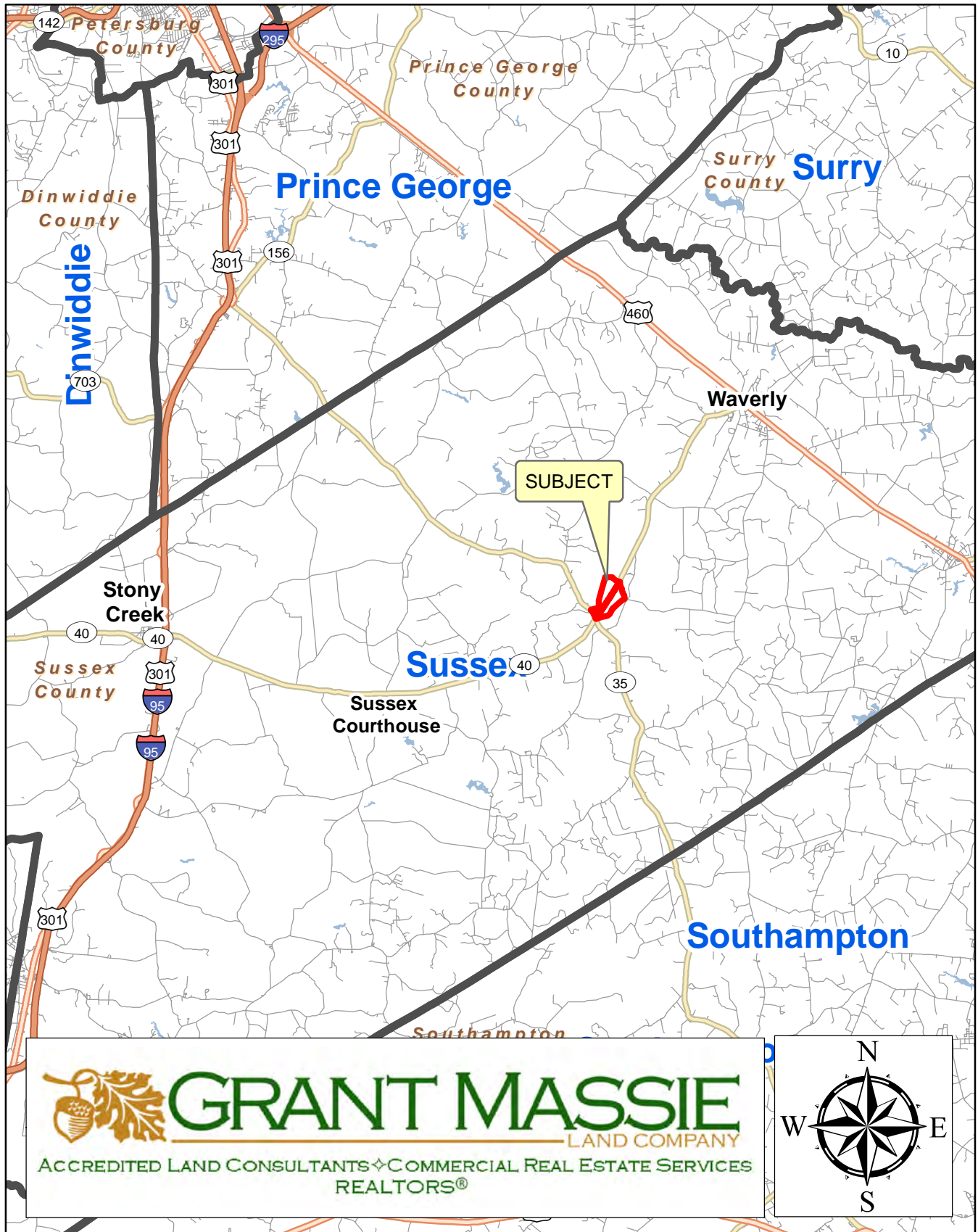
Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime 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



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