

546.2-ACRE +/- TRACT WITH 40-ACRE +/- LAKE POWHATAN COUNTY, VA

ASKING PRICE ~ \$2,200,000



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ABSORPTION RATE

PROPERTY DESCRIPTION

The subject property is shown on Powhatan County Tax Map records as parcel number 013-8. According to the tax records the property contains 546.2 acres +/- . The deed is recorded in Deed Book 287 on Page 365.

The subject property is currently zoned Agricultural (A-10). There are approximately 2,000 feet +/- of road frontage on Swann Road (Route 725), just off of Duke Road.

There is a 40-acre +/- lake fed by Horsepen Branch and its tributaries. There is approximately 1.5 miles +/- of frontage along Deep Creek and its SMZs on the eastern boundary.

There is a combined 13 acres +/- in about seven fields (open and/or fallow) and the cabin site scattered around the subject property. There is mixed timber on the tract with some value on portions of it. Some property has been cut-over in the past, and the regeneration has minimal value. About 95 acres +/- is in low grounds along the creeks and SMZs.

Improvements include a well-built 1,680-sqft +/- brick cottage (c. 1970) and a 600-sqft +/- partially completed addition with cinderblock and a 384-sqft +/- deck overlooking the lake. The cottage, addition, and deck are in need of repair and upkeep. There is also a boat shelter/dock, a 650-sqft framed shed, and two pole sheds in disrepair. Numerous hunting trails/wood roads meander throughout the subject property.

The Colonial Pipeline right-of-way crosses the southernmost 90.3-acre parcel. A Southside Electric Cooperative easement crosses the tract as well.

PHOTOGRAPHS



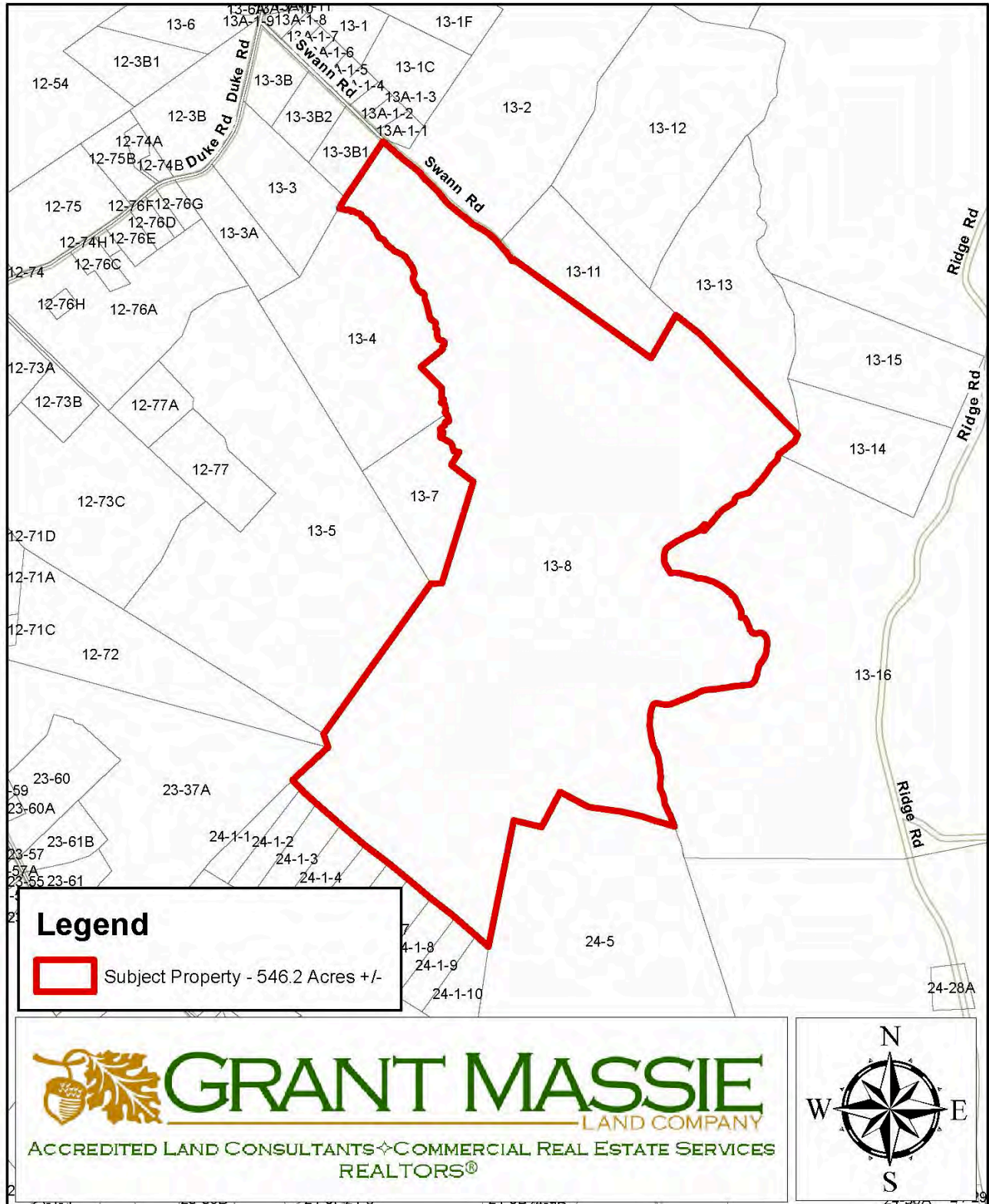
PHOTOGRAPHS



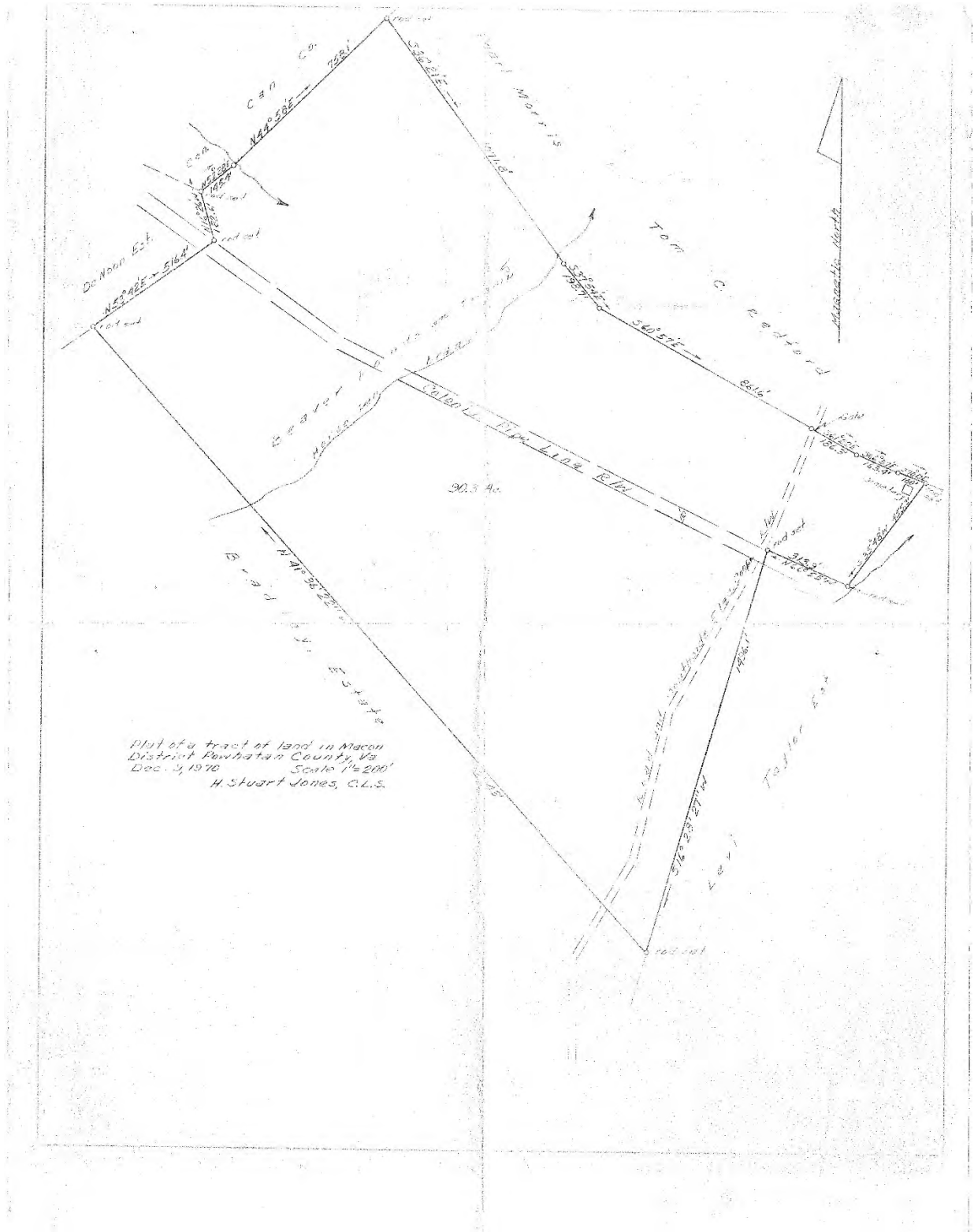
PHOTOGRAPHS - IMPROVEMENTS

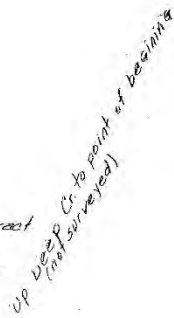


TAX MAP

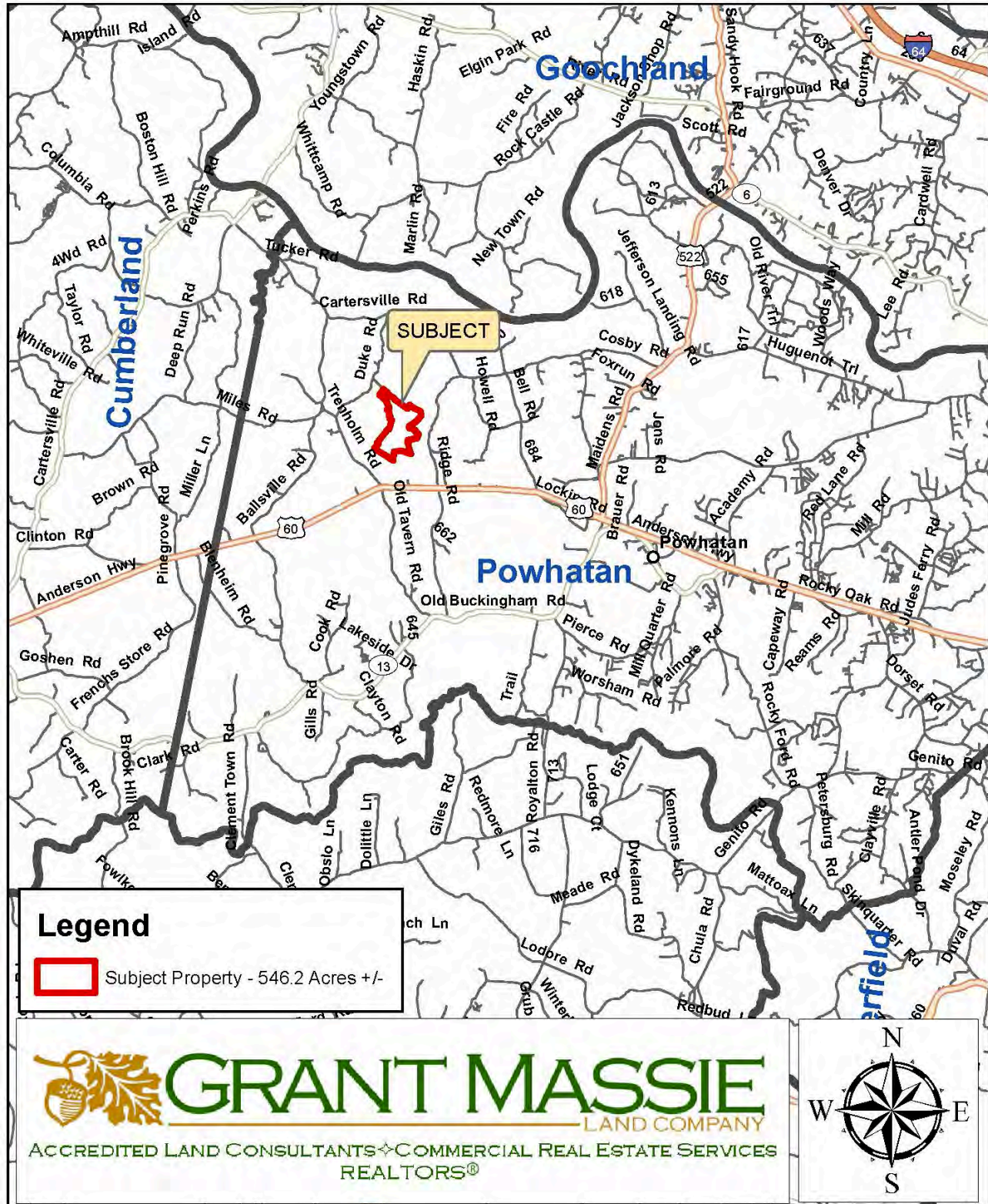


PLAT

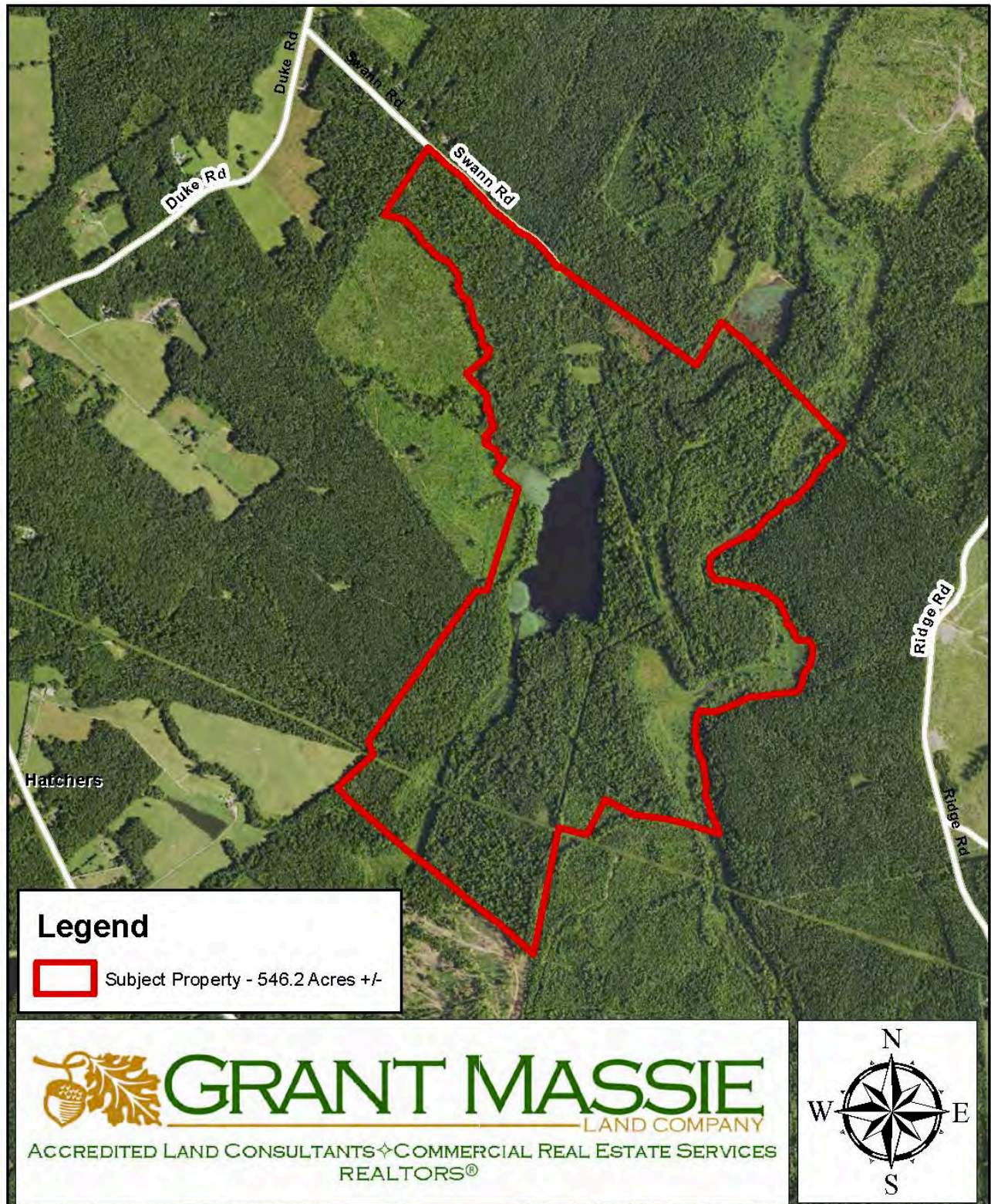




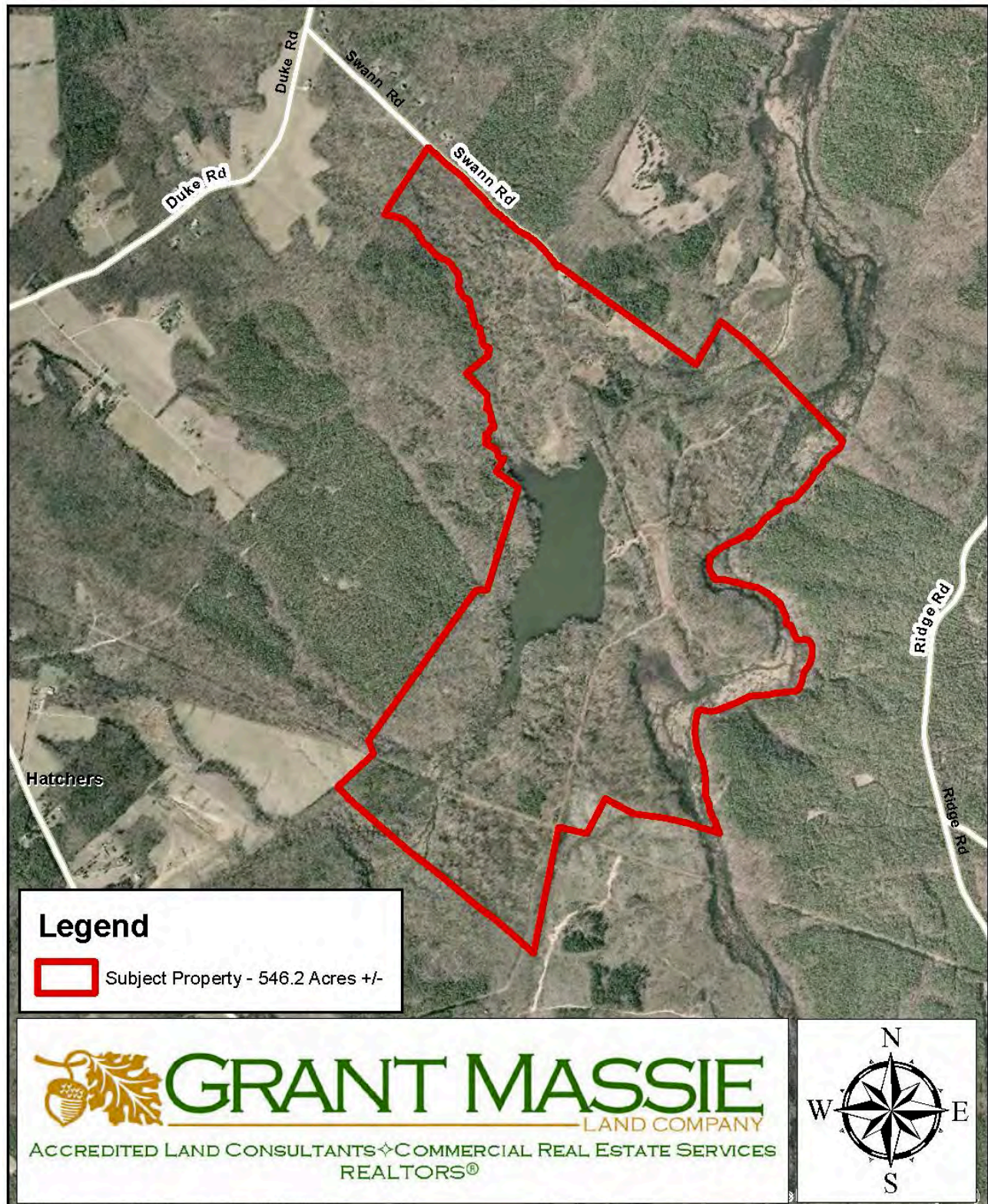
LOCATION MAP



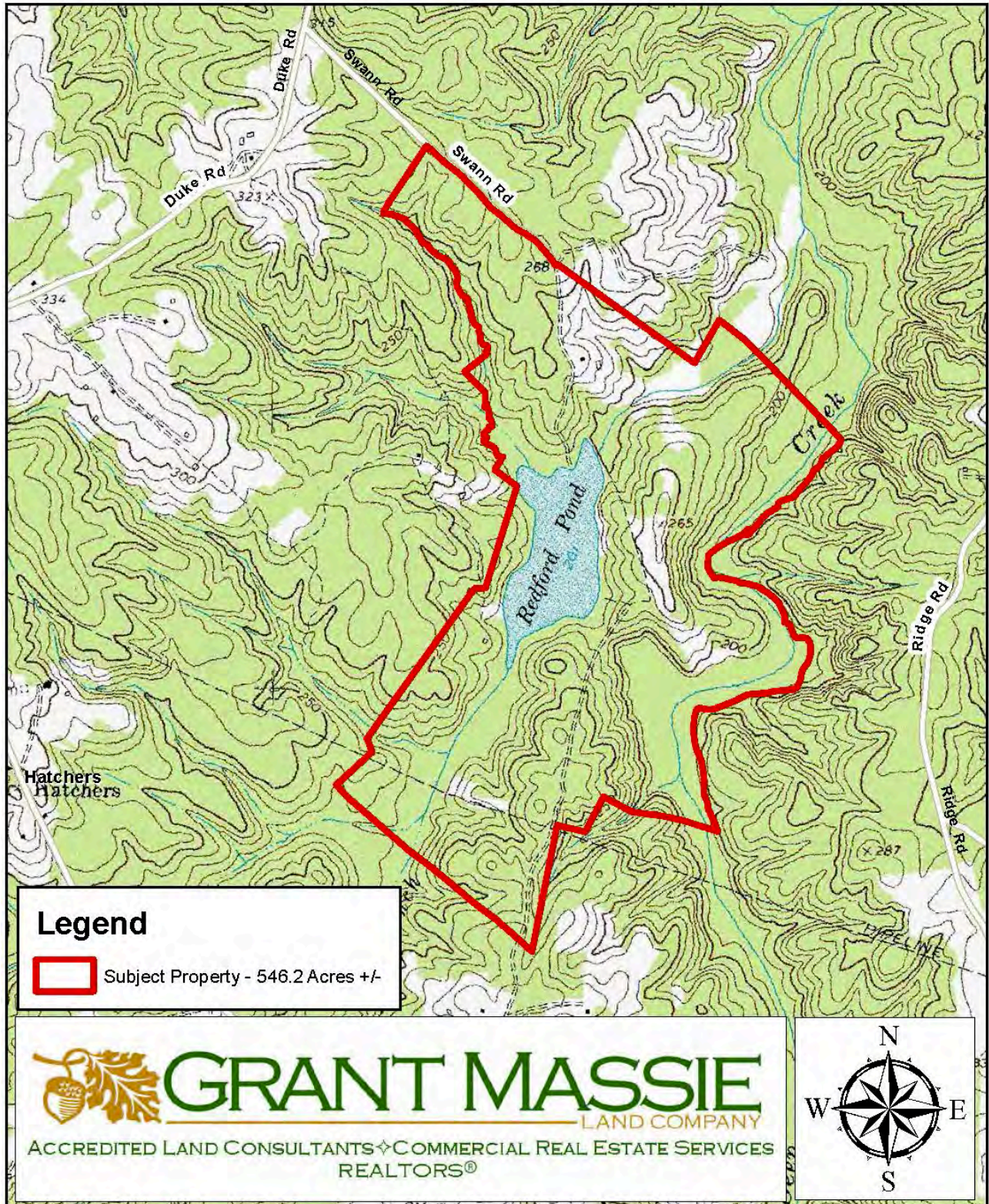
AERIAL PHOTOGRAPH - SUMMER



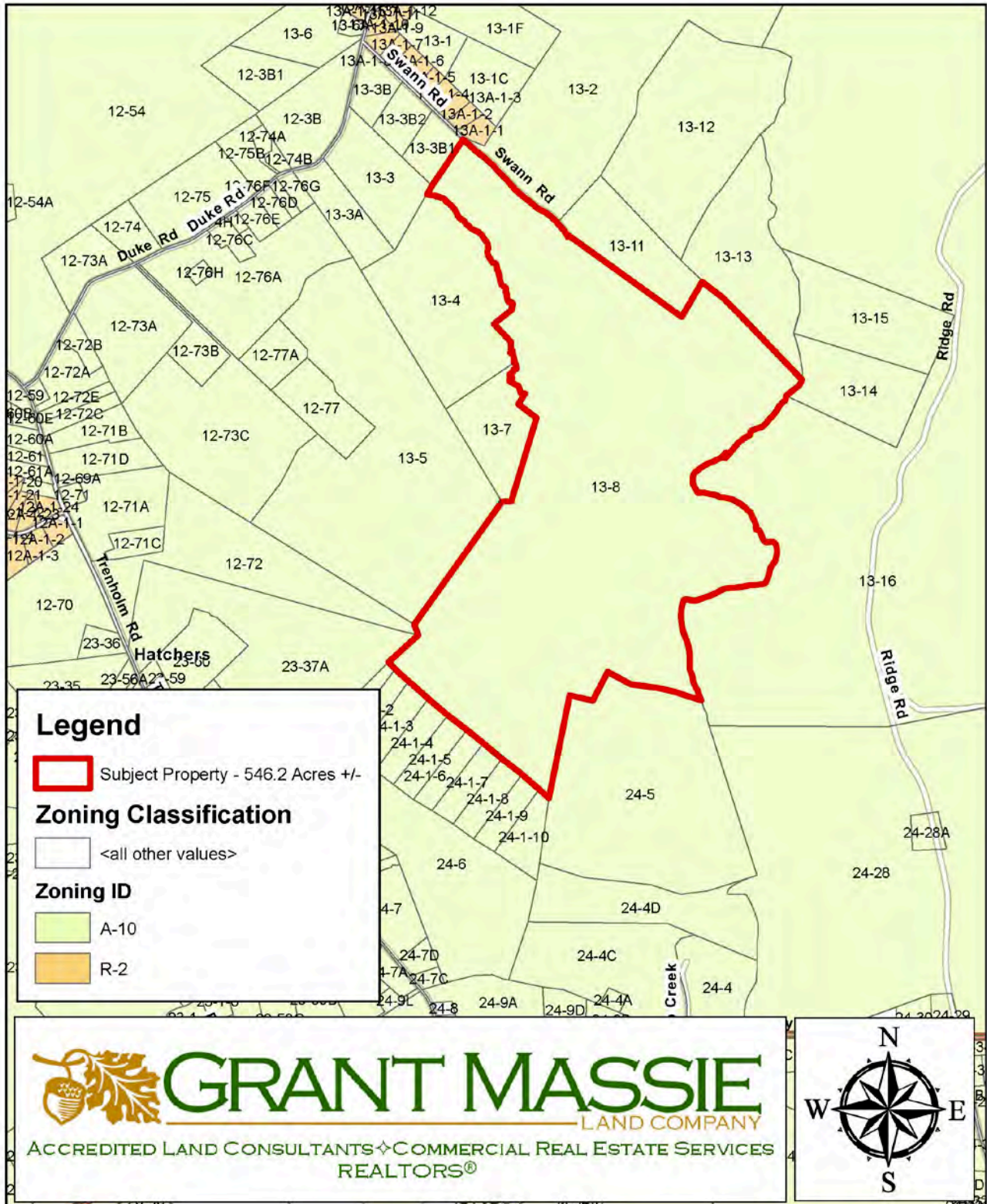
AERIAL PHOTOGRAPH - WINTER



TOPOGRAPHIC MAP



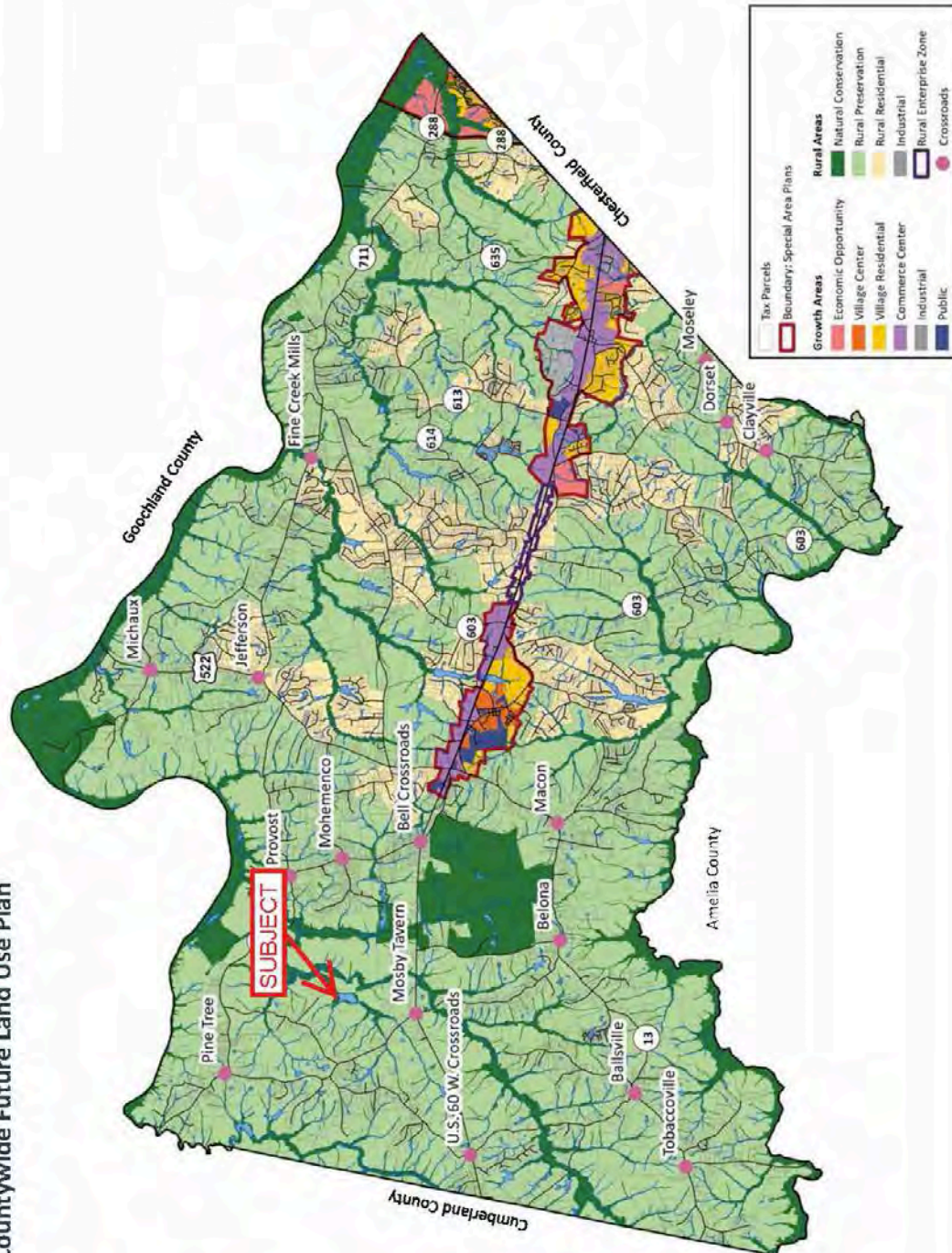
ZONING MAP



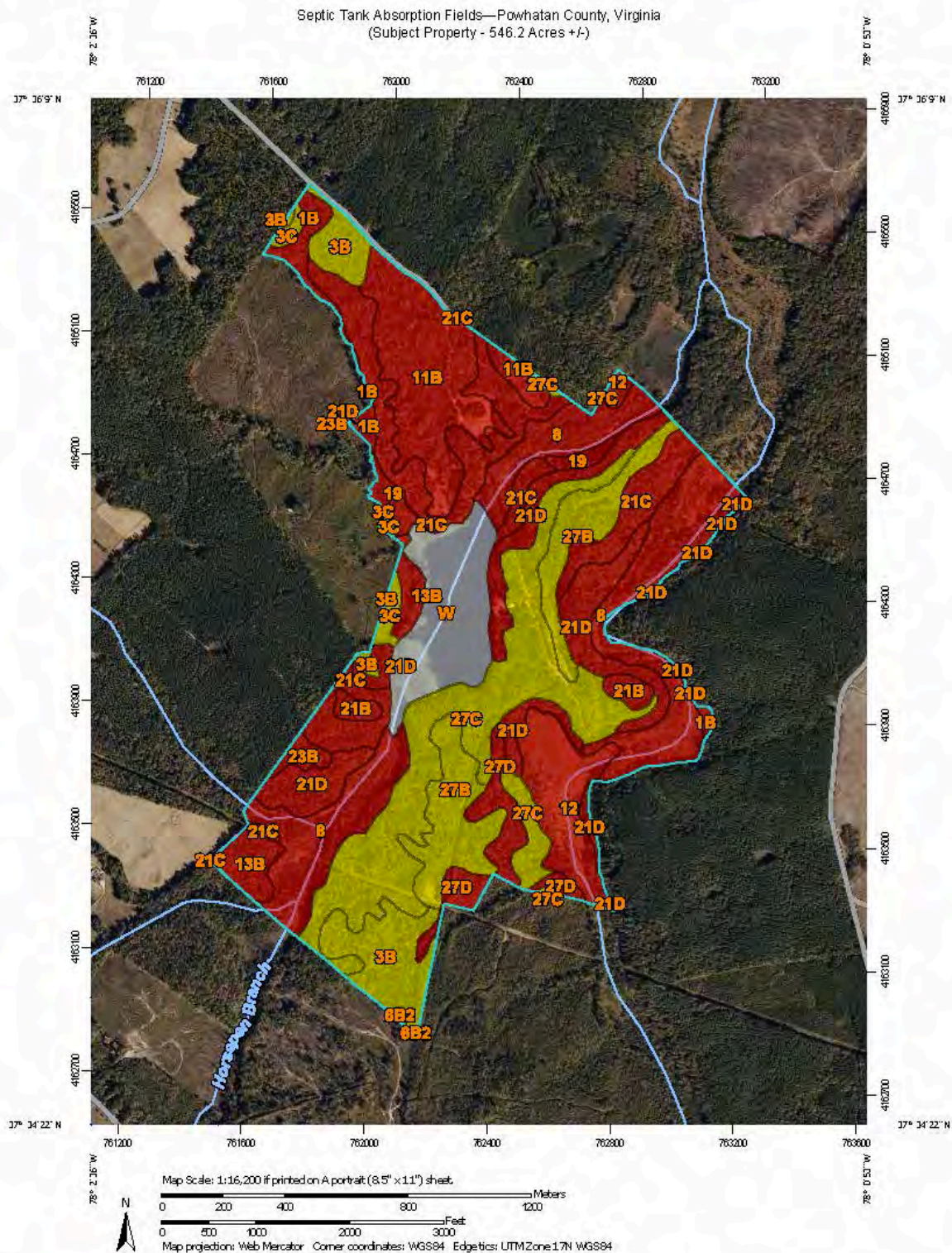
FUTURE LAND USE MAP - POWHATAN

Part II: Plan Elements

Map 6:
Countywide Future Land Use Plan



SOILS MAP — SEPTIC ABSORPTION RATE



MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Background

Aerial Photography

Soils

Soil Rating Polygons

Very limited

Somewhat limited

Not limited

Not rated or not available

Soil Rating Lines

Very limited

Somewhat limited

Not limited

Not rated or not available

Soil Rating Points

Very limited

Somewhat limited

Not limited

Not rated or not available

Water Features

Streams and Canals

Transportation

+++

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

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: Powhatan County, Virginia
Survey Area Date: Version 15, Sep 14, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 14, 2019—Oct 15, 2019

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.