

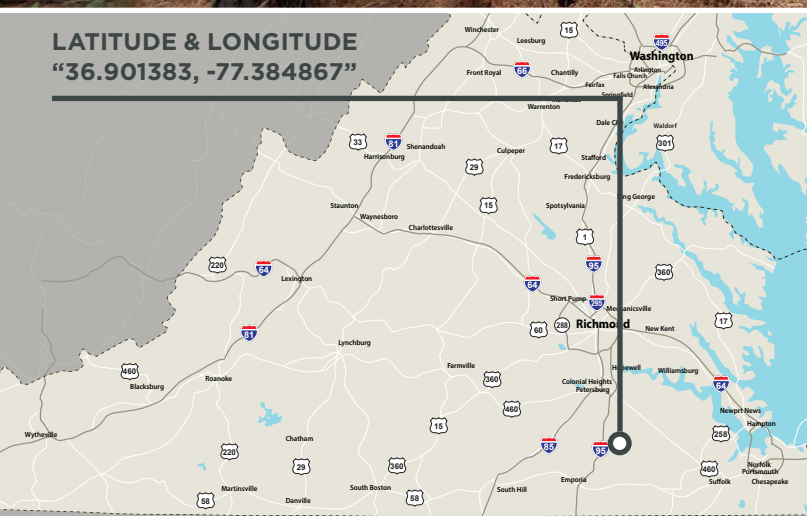


**BRIGGS RD. (VSR640) &
HUNTING QUARTER RD (VSR662)
STONY CREEK, VA 23882**

**FOR SALE | 65.28± ACRES
SUSSEX COUNTY
Price: \$185,000 (\$2,833/acre)**



**LATITUDE & LONGITUDE
"36.901383, -77.384867"**



Features

STRONG recreational investment opportunity located south of Stony Creek with frontage along Briggs Rd (VSR640) and Hunting Quarter Rd (VSR662).

MAJORITY of the property is overgrown open land with small pockets (approximately 12± acres) of merchantable planted loblolly pines.

FRONTAGE along Island Swamp to the east and diverse groundcover offer good habitat for deer and turkeys.

LOCATED approximately 4 miles from the Stony Creek Exit (#31) at I-95.

TAX MAP #106-A-44A



MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060
MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255
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COMMONWEALTHLAND.COM

*Commonwealth Land represents the Owner of this property.
Information contained herein, is deemed reliable but not guaranteed.*

Contact

Hank Campbell

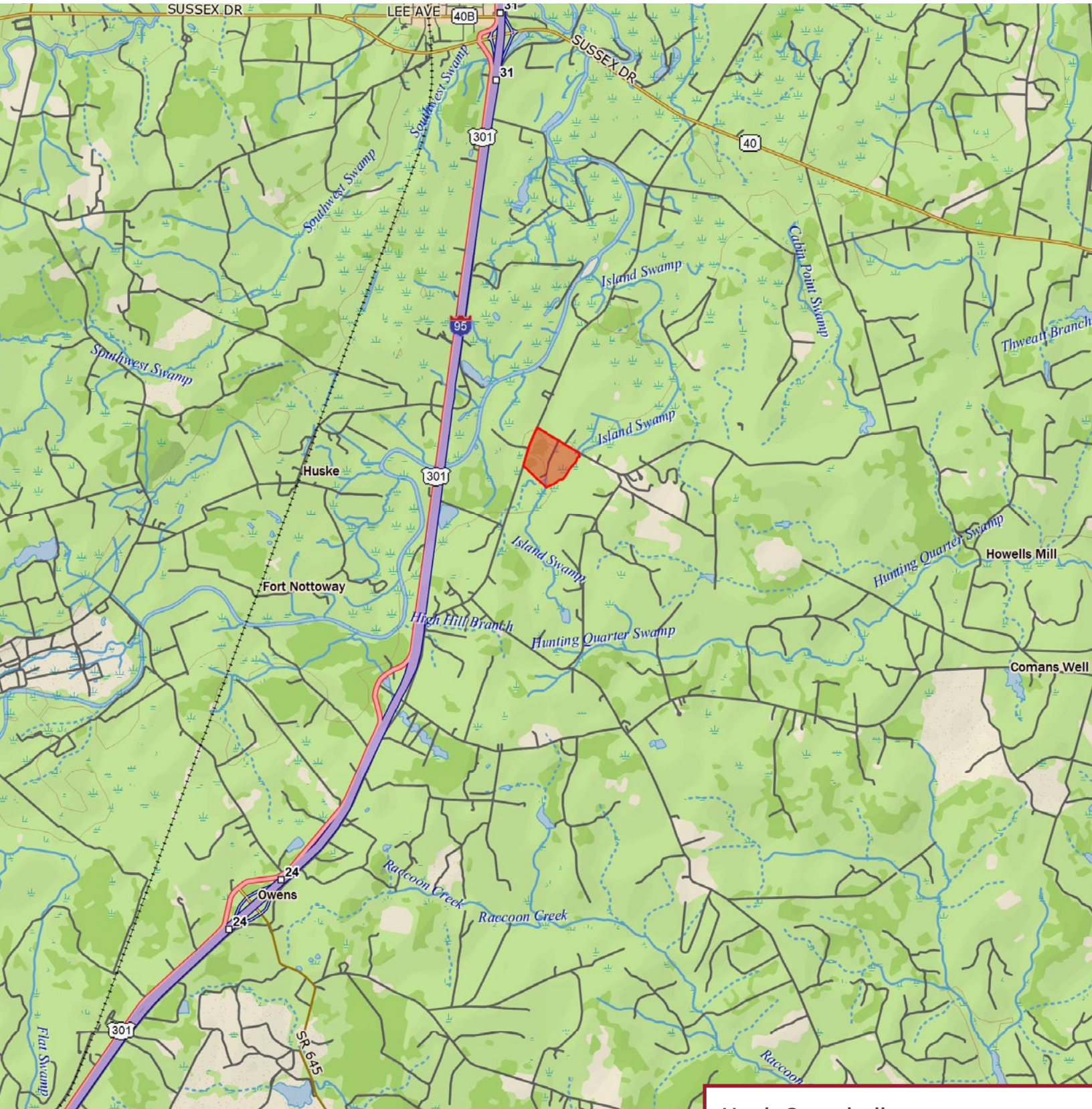
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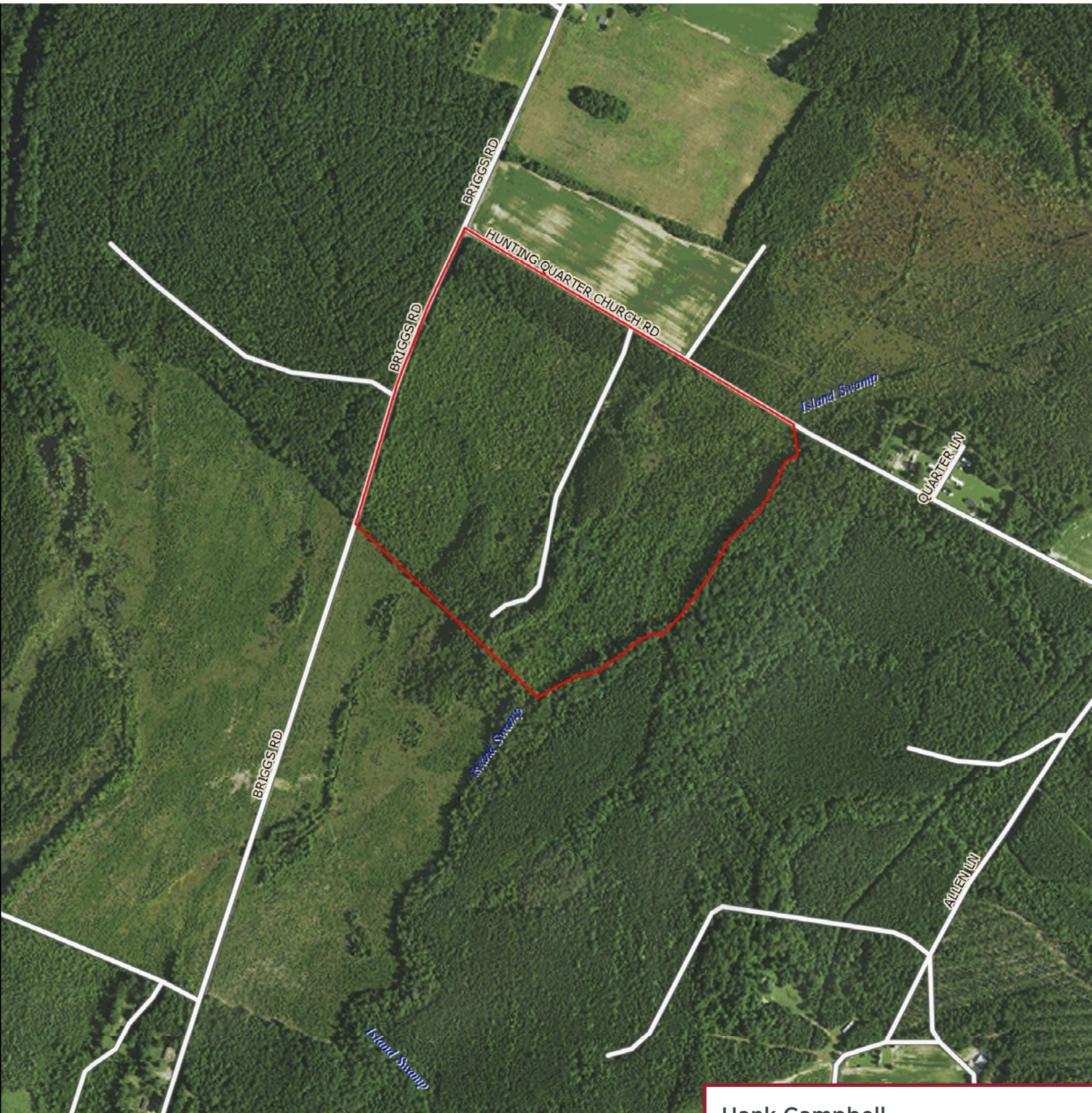
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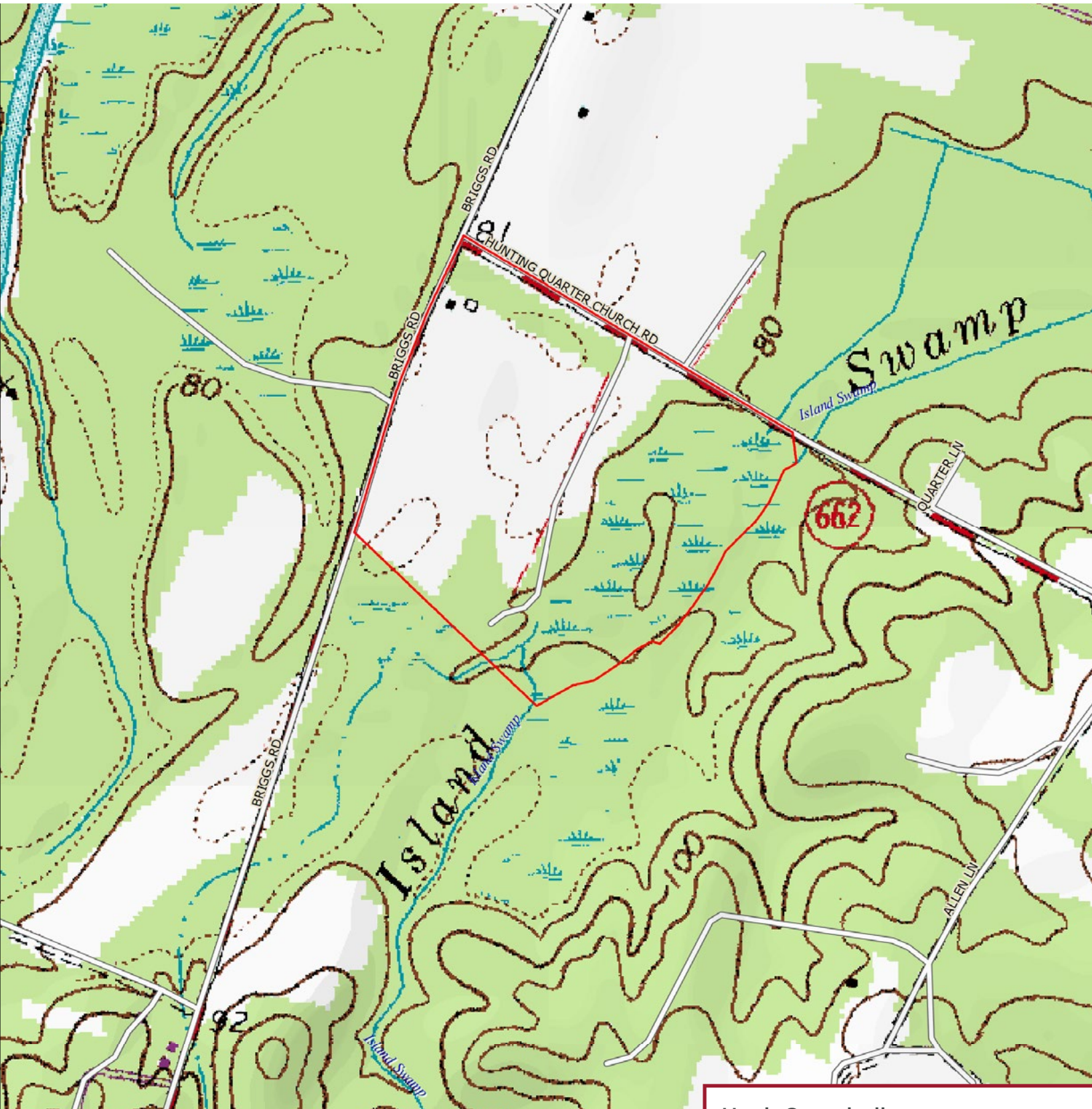
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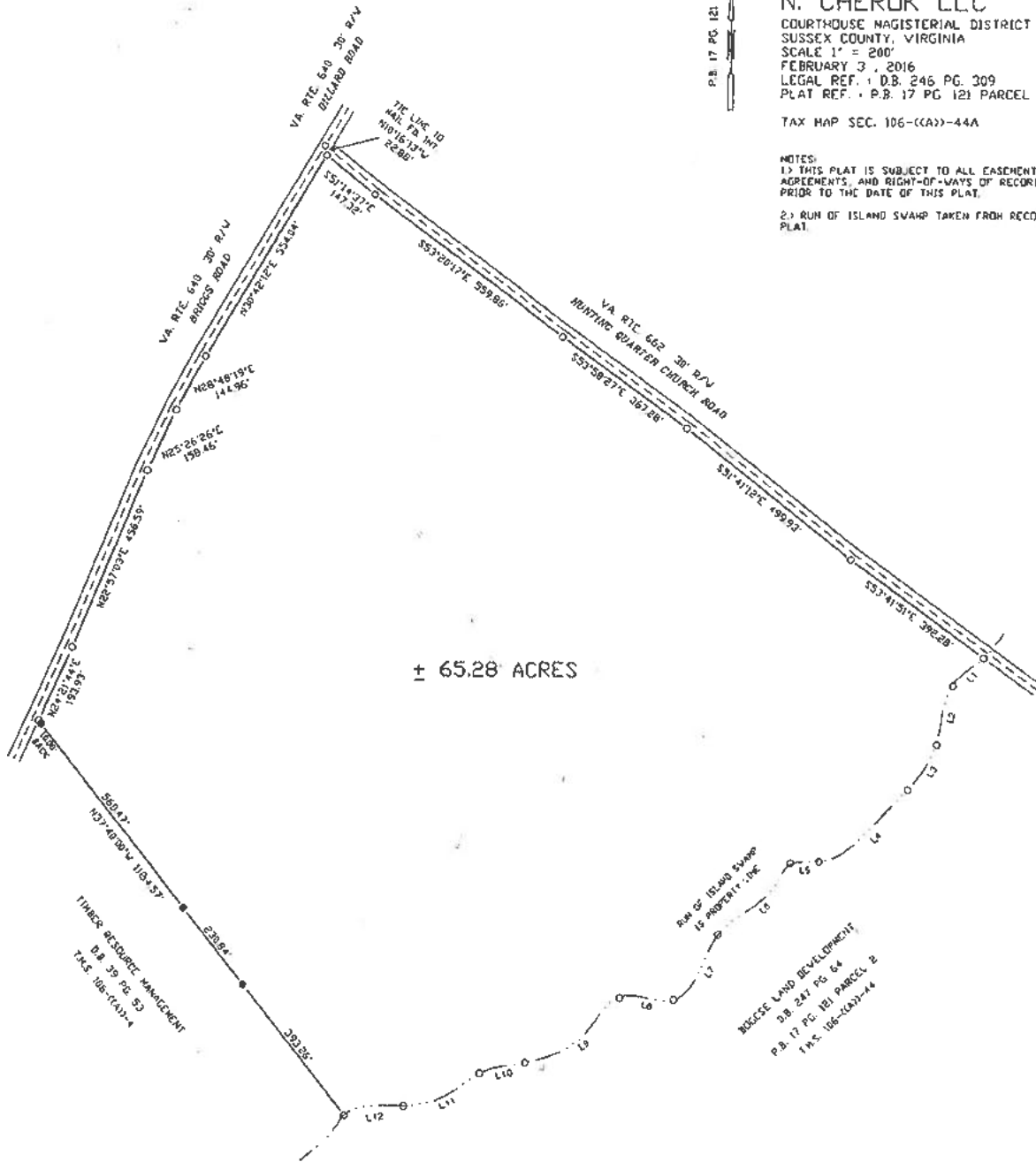
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PLAT OF SURVEY FOR
N. CHEROK LLC
COURTHOUSE MAGISTERIAL DISTRICT
SUSSEX COUNTY, VIRGINIA
SCALE 1" = 200'
FEBRUARY 3, 2016
LEGAL REF. 1 D.B. 246 PG. 309
PLAT REF. 1 P.B. 17 PG. 121 PARCEL 1
TAX MAP SEC. 106-((A))-44A

NOTES:
1) THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS PLAT.
2) RUN OF ISLAND SWAMP TAKEN FROM RECORDED PLAT.

ALONG RUN OF ISLAND SWAMP

Course	Bearing	Distance
L1	S 47°10'37" W	98.83'
L2	S 15°23'58" W	146.20'
L3	S 32°34'23" W	126.57'
L4	S 50°17'43" W	272.78'
L5	S 08°22'43" W	96.80'
L6	S 45°22'18" W	245.93'
L7	S 24°19'19" W	199.19'
L8	N 01°40'27" W	129.41'
L9	S 59°03'28" W	273.10'
L10	S 78°15'53" W	111.60'
L11	S 68°27'03" W	194.97'
L12	S 01°03'58" W	142.60'

FLOOD NOTE: ZONED X - Areas determined to be outside the 0.2% annual chance floodplain.
COMMUNITY-PANEL NUMBER: 510192 0195 D
EFFECTIVE DATE: JULY 7, 2009

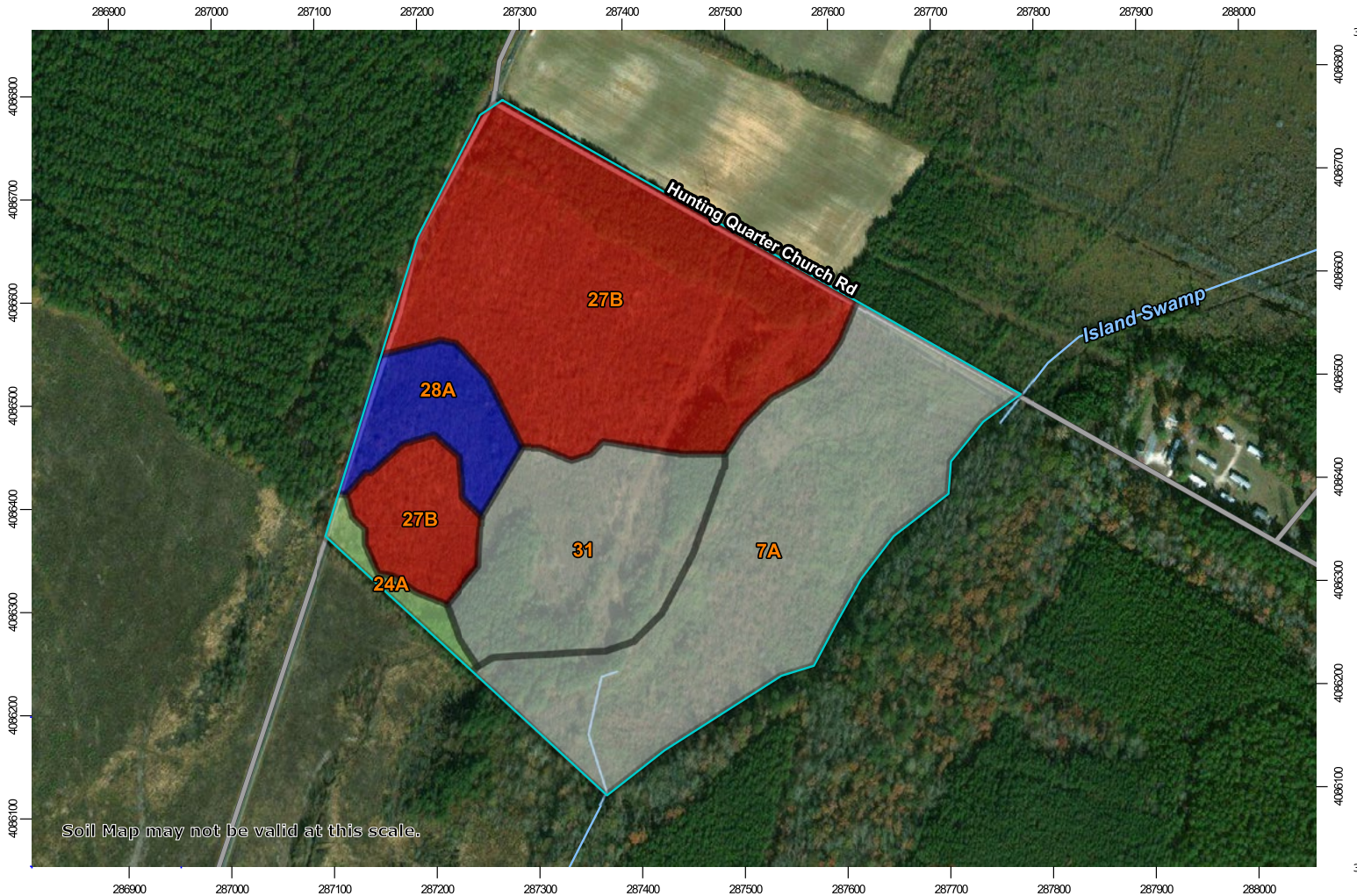
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**Forest Productivity (Tree Site Index): loblolly pine (Coile,
Schumacher 1953 (690))**

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
7A	Chastain loam, 0 to 2 percent slopes, frequently flooded		20.9	33.4%
24A	Seabrook sand, 0 to 2 percent slopes	81	1.1	1.8%
27B	Tarboro loamy sand, 0 to 6 percent slopes, rarely flooded	72	26.5	42.5%
28A	Tomotley sandy loam, 0 to 2 percent slopes, rarely flooded	99	3.8	6.1%
31	Udorthents, 0 to 25 percent slopes		10.0	16.1%
Totals for Area of Interest			62.4	100.0%

Description

The "site index" is the average height, in feet, that dominant and codominant trees of a given species attain in a specified number of years. The site index applies to fully stocked, even-aged, unmanaged stands.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this attribute, only the representative value is used.

Rating Options

Units of Measure: feet

Tree: loblolly pine

Site Index Base: Coile, Schumacher 1953 (690)

Aggregation Method: Dominant Component

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