

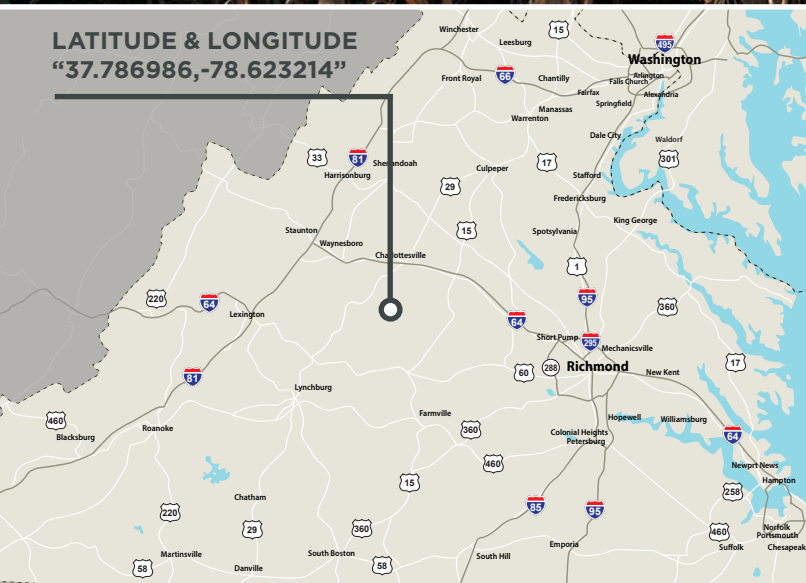


CHESTNUT GROVE RD (VSR723) ESMONT, VA 22937

FOR SALE | 131± ACRES
ALBEMARLE COUNTY
Price: \$379,012 (\$2,893/acre)



LATITUDE & LONGITUDE
"37.786986,-78.623214"



Features

- OVER 50± ACRES** of tillable acreage
- MATURE** upland hardwood
- ROLLING HILLS** with tremendous wildlife habitat
- UNDER CONSERVATION EASEMENT** which allows for one homesite
- FRONTAGE** on Chestnut Grove Road (VSR723)
- TAX MAP ID: 13400-00-00-00300**

Contact

Hank Campbell

804-433-1818
hcampbell@commonwealthland.com

Brent Altaffer

804-793-0055
baltaffer@commonwealthland.com



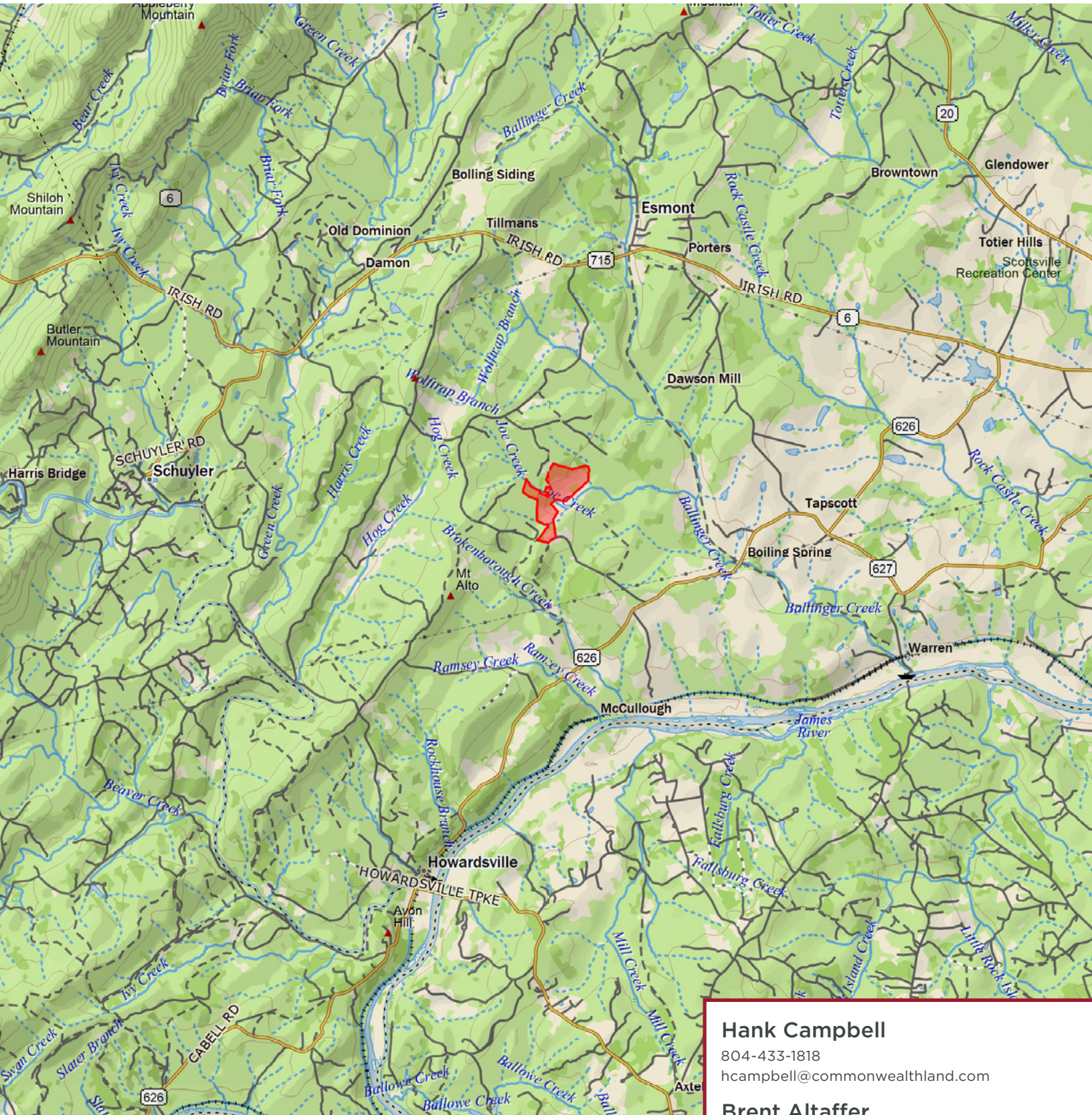
MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060
MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255
T 804-326-LAND (5263) | F 804-346-5901
COMMONWEALTHLAND.COM

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



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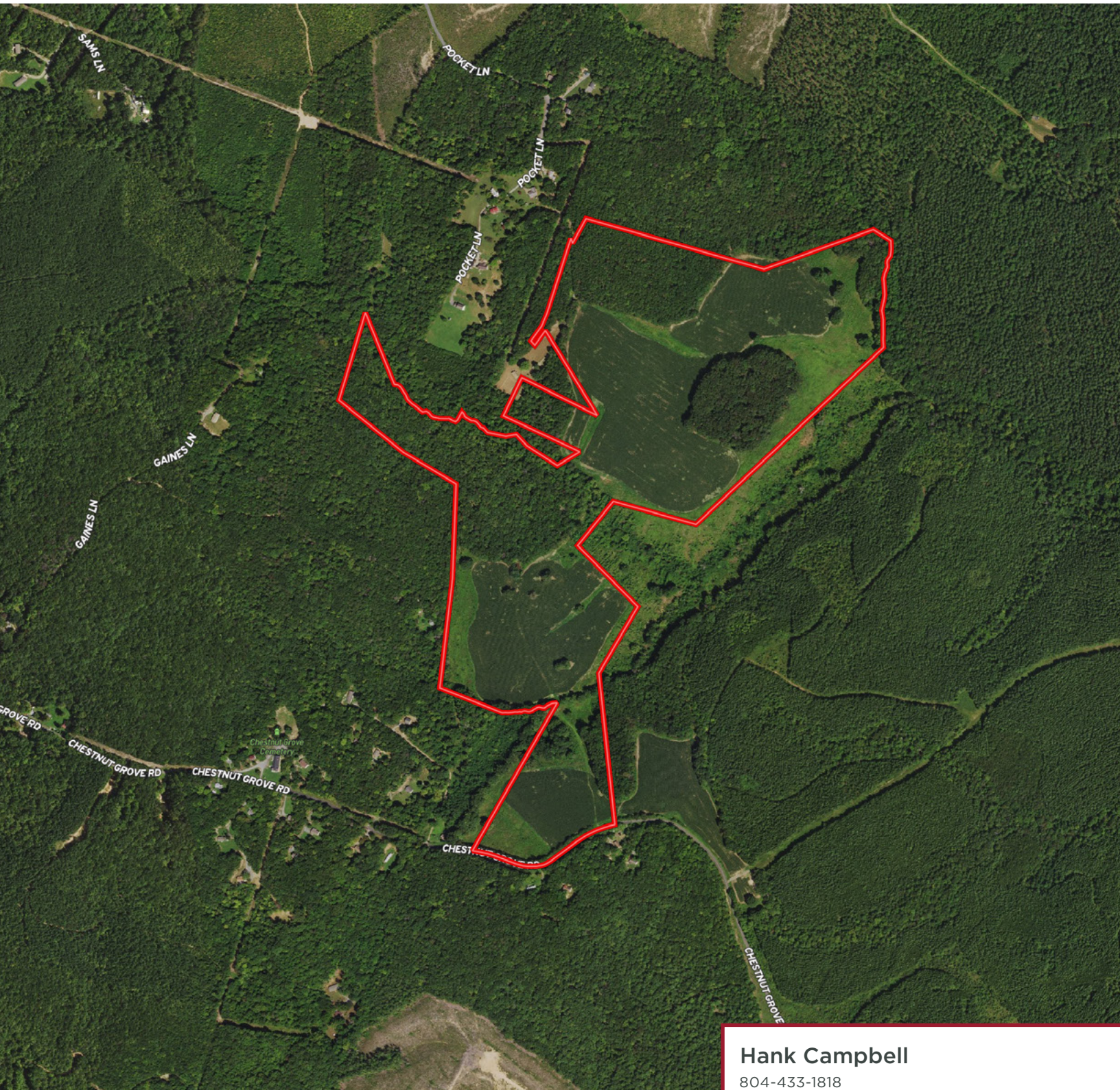
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Boundary

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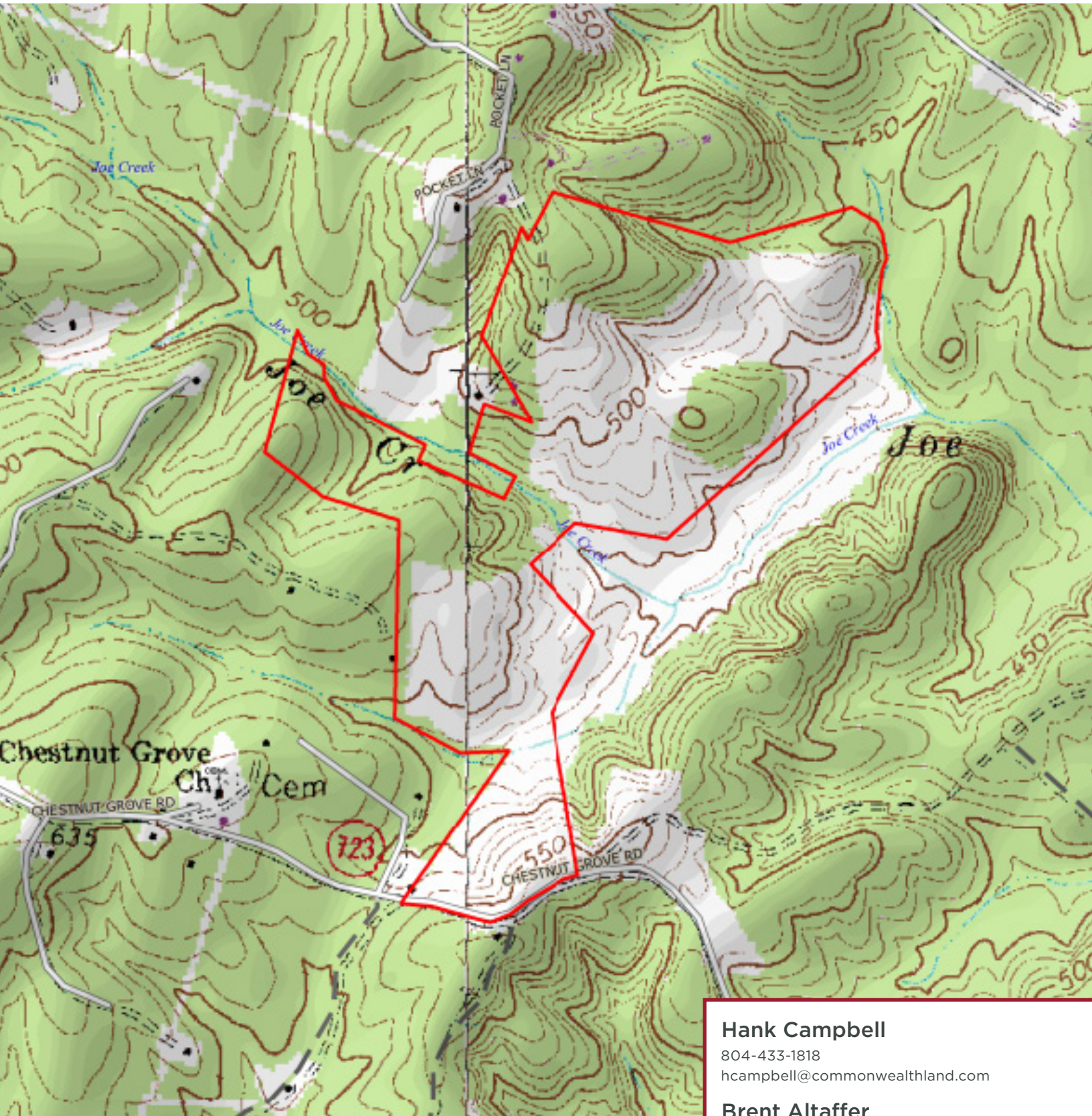
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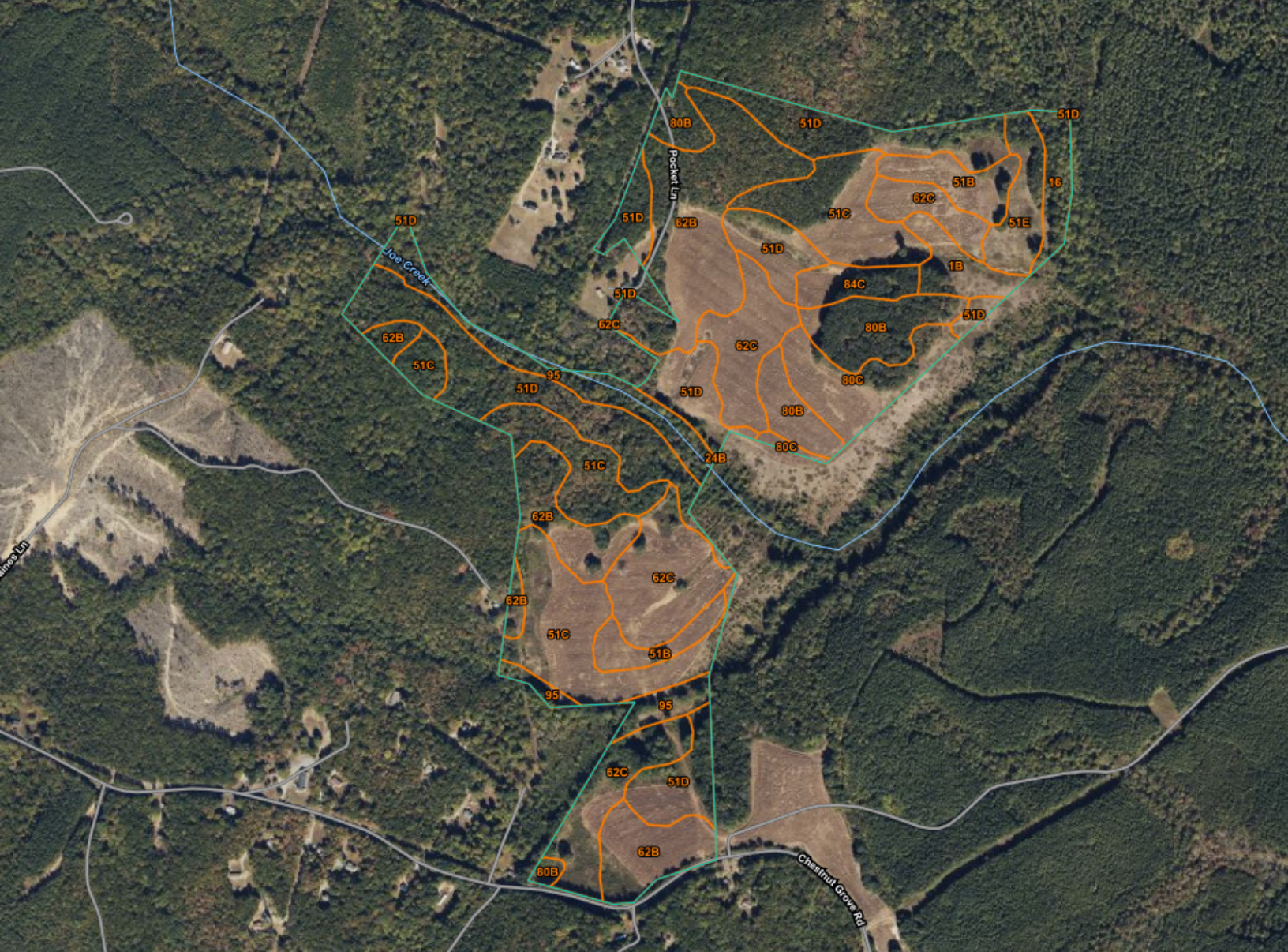
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Summary by Map Unit — Albemarle County, Virginia (VA003)

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
1B	Meadowville silt loam, 2 to 7 percent slopes	90	2.8	2.1%
16	Codorus silt loam, 0 to 2 percent slopes, occasionally flooded	95	2.4	1.8%
24B	Danister silt loam, 2 to 7 percent slopes	90	0.0	0.0%
51B	Bugley channery silt loam, 2 to 7 percent slopes	70	5.3	3.9%
51C	Bugley channery silt loam, 7 to 15 percent slopes	70	22.4	16.6%
51D	Bugley channery silt loam, 15 to 25 percent slopes	70	28.9	21.4%
51E	Bugley channery silt loam, 25 to 45 percent slopes	70	3.7	2.7%
62B	Buffstat silt loam, 2 to 7 percent slopes	80	24.2	17.9%
62C	Buffstat silt loam, 7 to 15 percent slopes	80	19.8	14.7%
80B	Littlejoe silt loam, 2 to 7 percent slopes	78	9.4	6.9%
80C	Littlejoe silt loam, 7 to 15 percent slopes	78	5.8	4.3%
84C	Totier silt loam, 7 to 15 percent slopes		2.5	1.9%
95	Halboro silt loam, 0 to 2 percent slopes, occasionally flooded	93	7.7	5.7%

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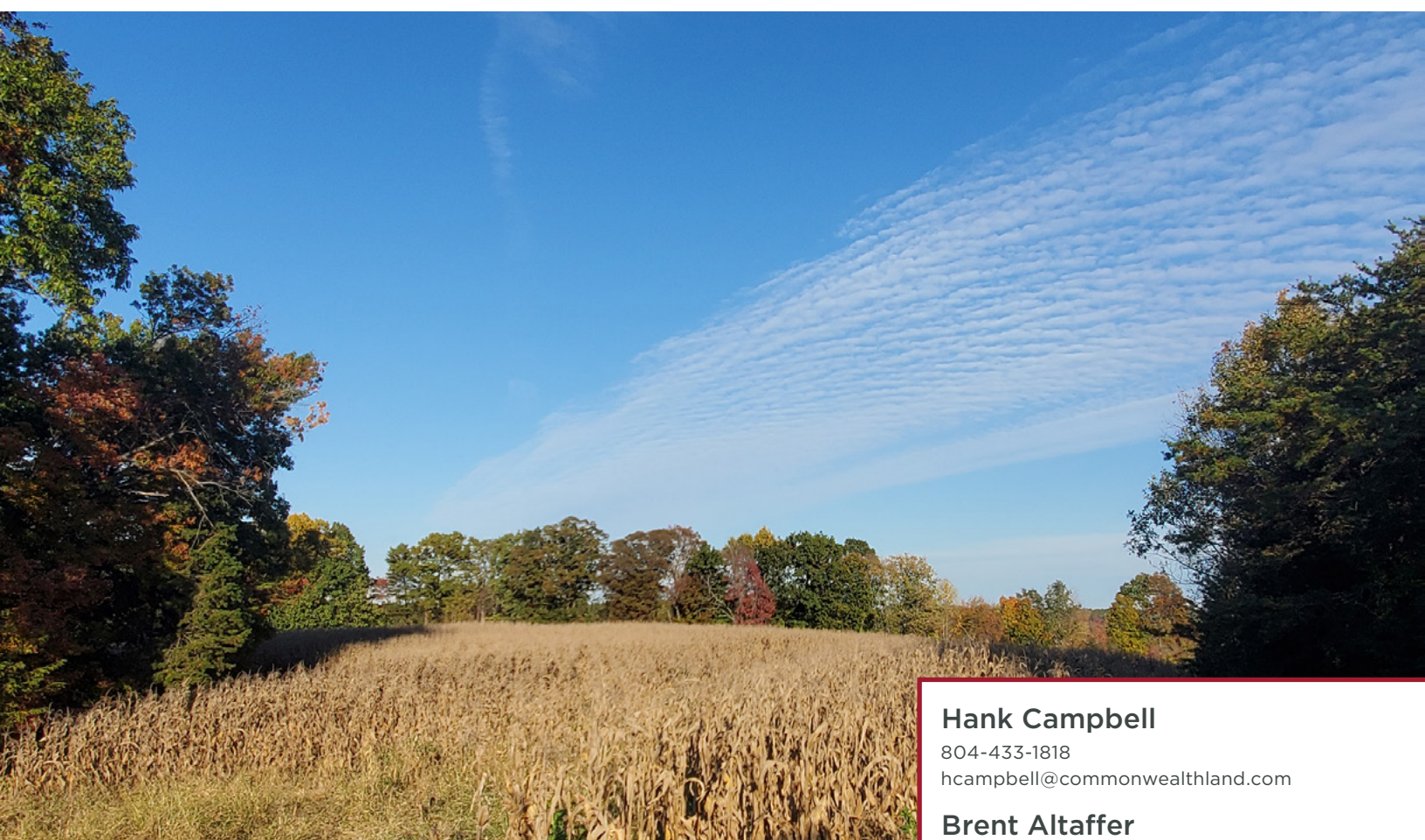
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