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LAND

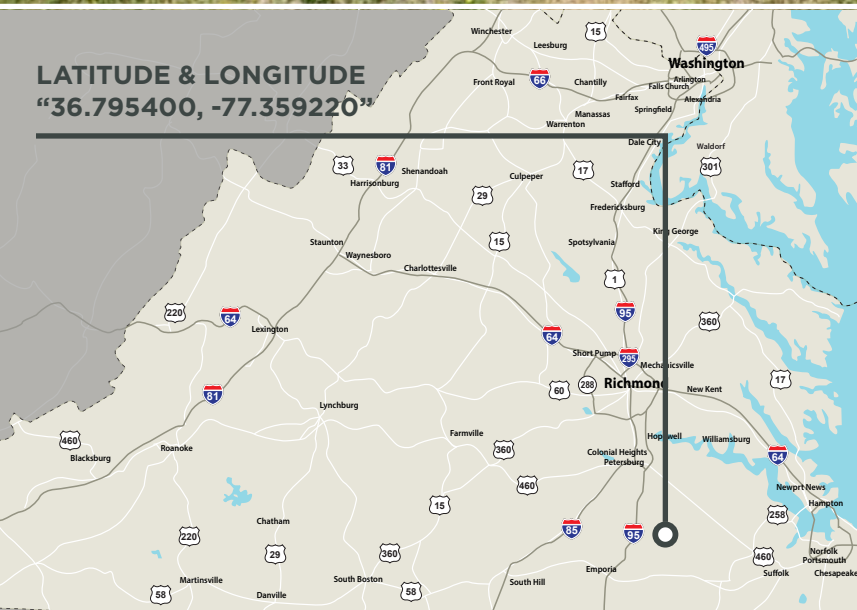
**15383 GRIGG ROAD (VSR631)  
YALE, VA 23897**

**FOR SALE | 400± ACRES  
SUSSEX COUNTY**

**Price: \$1,600,000 (\$4,000/acre)**



**LATITUDE & LONGITUDE**  
**"36.795400, -77.359220"**



## Features

**FIRST OFFERING** of this beautifully balanced farm near Gray, VA in over a generation

**INCLUDES** original 5 bdrm/1 full and 2 half bath homeplace and 7 additional well-maintained outbuildings (all improvements sold in "AS-IS" condition)

**EXTENSIVE FRONTAGE** along both sides of Grigg Road (VSR631) as well as frontage along the west side of Gray Road (VSR635)

**100 ACRES** of productive cropland, 120 acres of merchantable loblolly pine and mature upland hardwoods as well as 150 acres of premerch loblolly pine (2-12 yrs old) offer cash flow potential

**GENTLY ROLLING** terrain with a strong internal road system with Spring Creek as the northern boundary

**EXCELLENT HABITAT** for wildlife across the entire farm

**TAX PARCEL: #150-A-23**

## Contacts

**Scott Pittman**

804-228-4925

spittman@commonwealthland.com

**Hank Campbell**

804-433-1818

hcampbell@commonwealthland.com



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

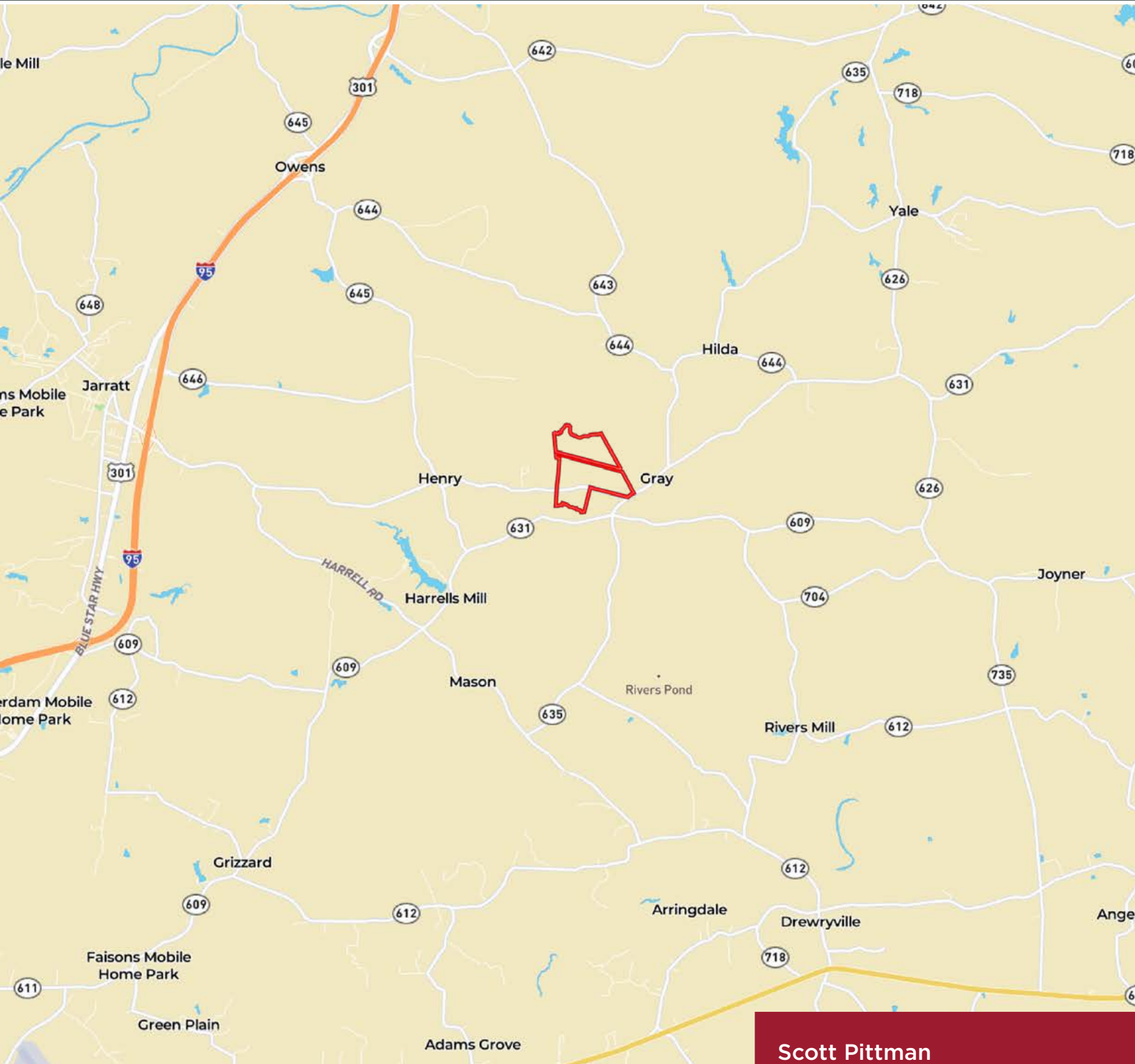


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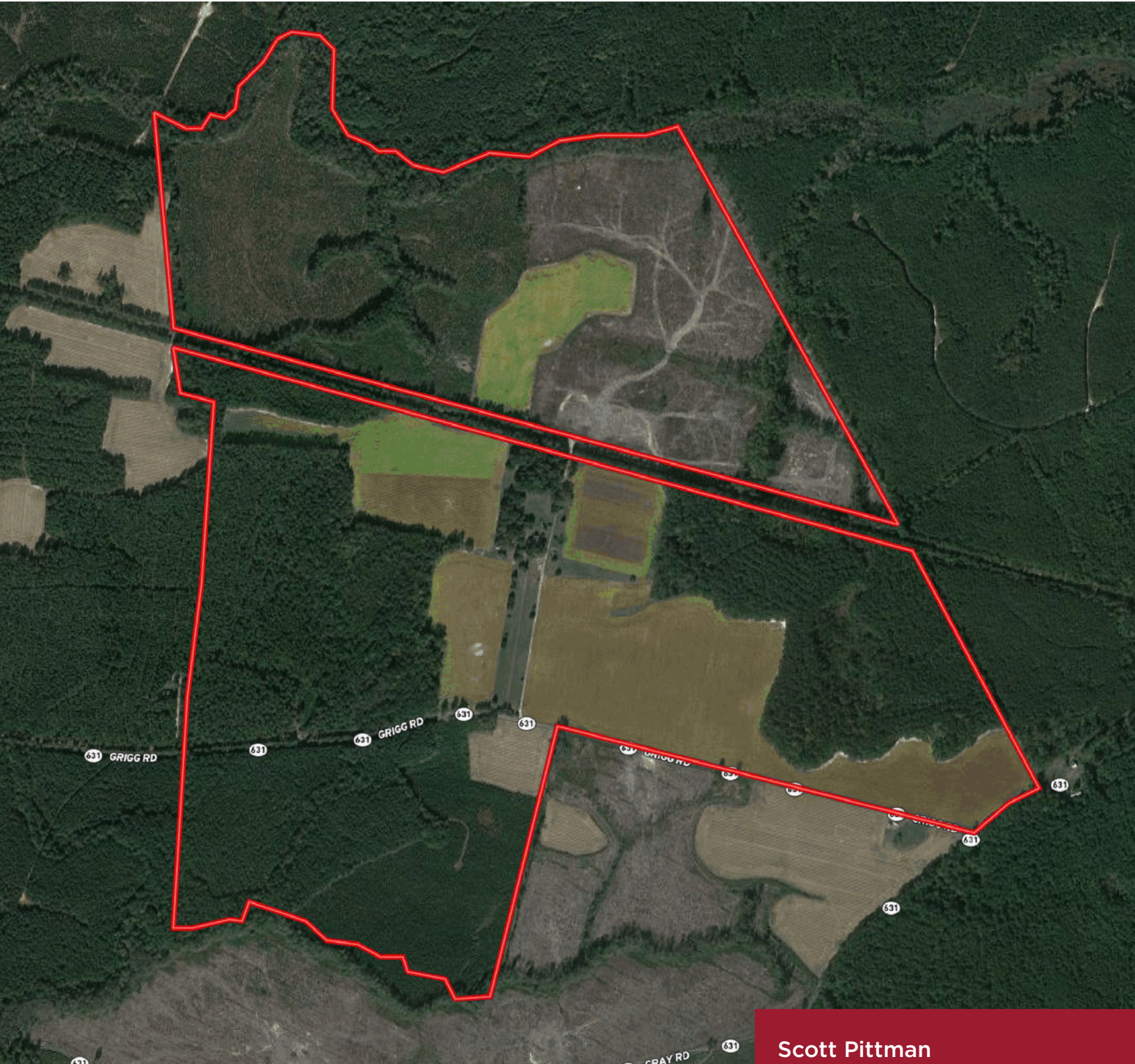


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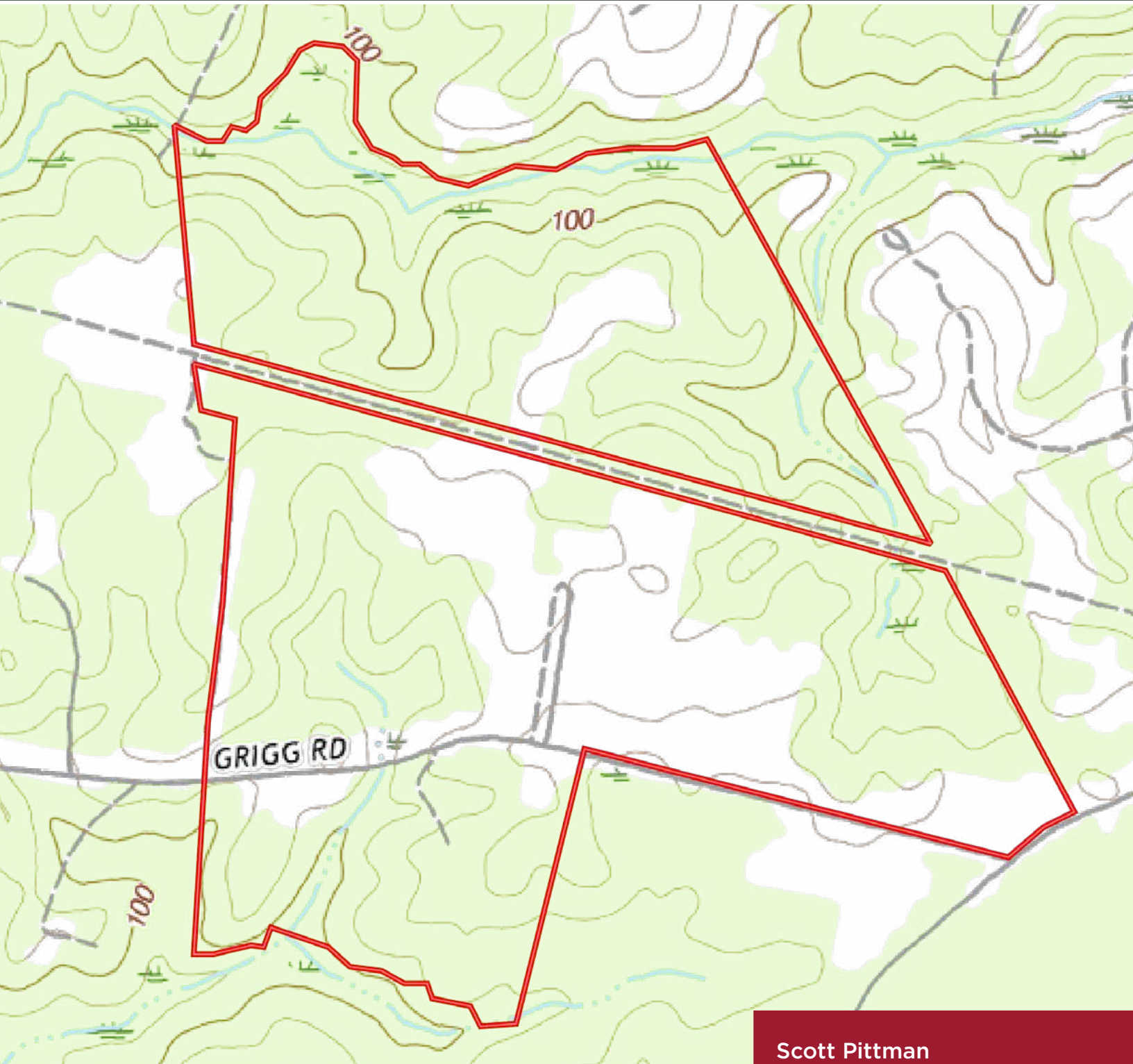


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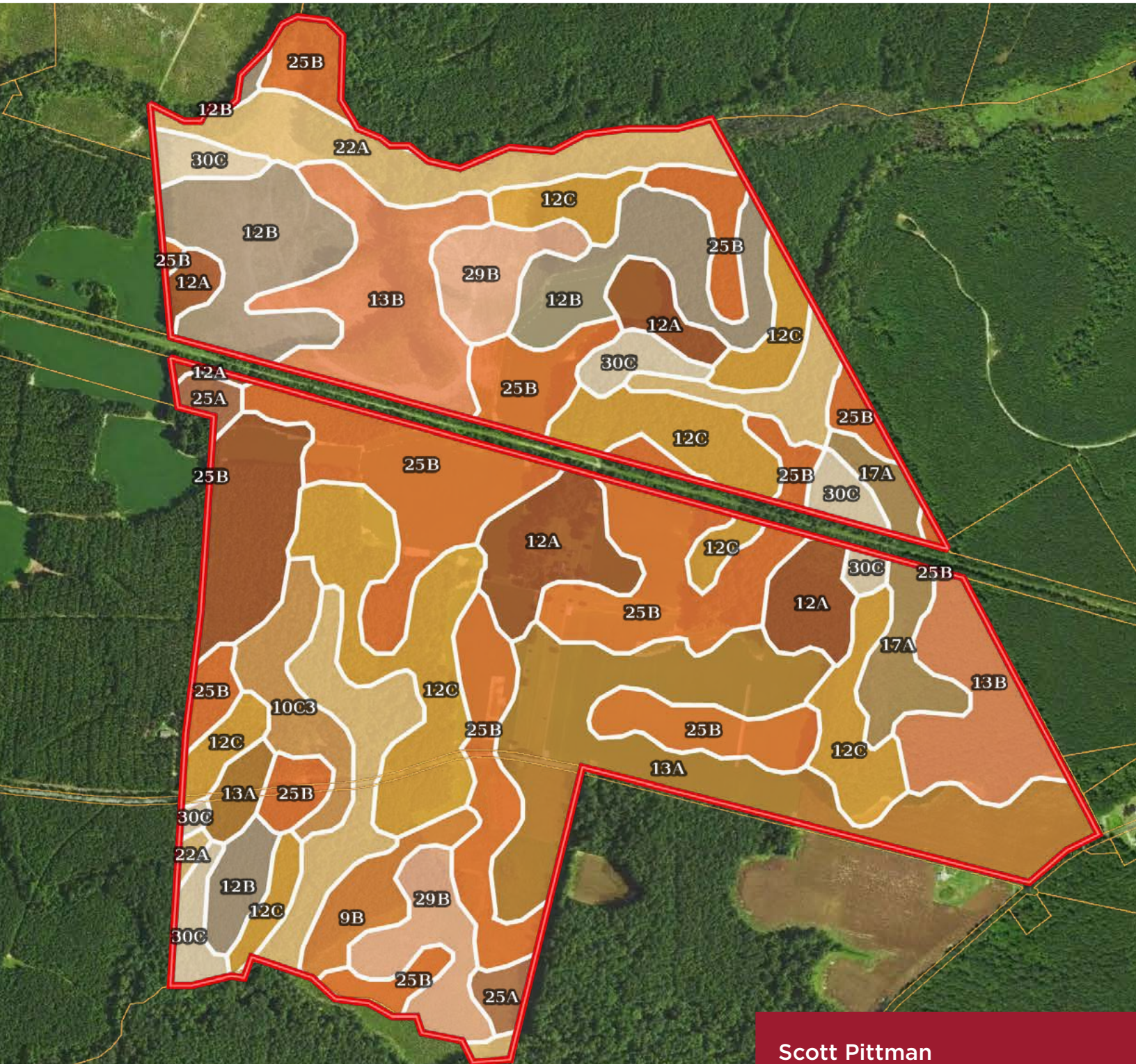


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|  All Polygons 397.36 ac

| SOIL CODE | SOIL DESCRIPTION                                          | ACRES     | %     | CPI | NCCPI | CAP  |
|-----------|-----------------------------------------------------------|-----------|-------|-----|-------|------|
| 25B       | Slagle fine sandy loam, 2 to 6 percent slopes             | 85.96     | 21.63 | 0   | 60    | 2e   |
| 12C       | Emporia-Slagle complex, 6 to 10 percent slopes            | 56.6      | 14.24 | 0   | 72    | 3e   |
| 13A       | Eulonia fine sandy loam, 0 to 2 percent slopes            | 45.68     | 11.49 | 0   | 65    | 2w   |
| 12A       | Emporia-Slagle complex, 0 to 2 percent slopes             | 37.61     | 9.46  | 0   | 74    | 1    |
| 22A       | Roanoke loam, 0 to 2 percent slopes, frequently flooded   | 37.5      | 9.44  | 0   | 44    | 7w   |
| 12B       | Emporia-Slagle complex, 2 to 6 percent slopes             | 37.43     | 9.42  | 0   | 73    | 2e   |
| 13B       | Eulonia fine sandy loam, 2 to 6 percent slopes            | 35.46     | 8.92  | 0   | 64    | 2e   |
| 29B       | Uchee loamy sand, 0 to 6 percent slopes                   | 17.04     | 4.29  | 0   | 59    | 3s   |
| 30C       | Uchee-Slagle complex, 6 to 10 percent slopes              | 13.95     | 3.51  | 0   | 61    | 4s   |
| 17A       | Myatt loam, 0 to 2 percent slopes                         | 9.91      | 2.49  | 0   | 61    | 4w   |
| 10C3      | Craven clay loam, 6 to 10 percent slopes, severely eroded | 9.35      | 2.35  | 0   | 57    | 4e   |
| 9B        | Craven loam, 2 to 6 percent slopes                        | 6.71      | 1.69  | 0   | 67    | 2e   |
| 25A       | Slagle fine sandy loam, 0 to 2 percent slopes             | 4.16      | 1.05  | 0   | 68    | 2w   |
| TOTALS    |                                                           | 397.36(*) | 100%  | -   | 63.82 | 2.73 |

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

|  Boundary 144.8 ac

| SOIL CODE | SOIL DESCRIPTION                                        | ACRES    | %     | CPI | NCCPI | CAP  |
|-----------|---------------------------------------------------------|----------|-------|-----|-------|------|
| 12B       | Emporia-Slagle complex, 2 to 6 percent slopes           | 33.07    | 22.84 | 0   | 73    | 2e   |
| 22A       | Roanoke loam, 0 to 2 percent slopes, frequently flooded | 23.28    | 16.08 | 0   | 44    | 7w   |
| 25B       | Slagle fine sandy loam, 2 to 6 percent slopes           | 22.26    | 15.37 | 0   | 60    | 2e   |
| 13B       | Eulonia fine sandy loam, 2 to 6 percent slopes          | 20.88    | 14.42 | 0   | 64    | 2e   |
| 12C       | Emporia-Slagle complex, 6 to 10 percent slopes          | 19.32    | 13.34 | 0   | 72    | 3e   |
| 30C       | Uchee-Slagle complex, 6 to 10 percent slopes            | 8.84     | 6.1   | 0   | 61    | 4s   |
| 29B       | Uchee loamy sand, 0 to 6 percent slopes                 | 7.67     | 5.3   | 0   | 59    | 3s   |
| 12A       | Emporia-Slagle complex, 0 to 2 percent slopes           | 6.41     | 4.43  | 0   | 74    | 1    |
| 17A       | Myatt loam, 0 to 2 percent slopes                       | 3.07     | 2.12  | 0   | 61    | 4w   |
| TOTALS    |                                                         | 144.8(*) | 100%  | -   | 63.21 | 3.11 |

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

|  Boundary 252.56 ac

| SOIL CODE | SOIL DESCRIPTION                              | ACRES | %     | CPI | NCCPI | CAP |
|-----------|-----------------------------------------------|-------|-------|-----|-------|-----|
| 25B       | Slagle fine sandy loam, 2 to 6 percent slopes | 63.7  | 25.22 | 0   | 60    | 2e  |



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|        |                                                           |           |       |   |       |      |
|--------|-----------------------------------------------------------|-----------|-------|---|-------|------|
| 13A    | Eulonia fine sandy loam, 0 to 2 percent slopes            | 45.68     | 18.09 | 0 | 65    | 2w   |
| 12C    | Emporia-Slagle complex, 6 to 10 percent slopes            | 37.28     | 14.76 | 0 | 72    | 3e   |
| 12A    | Emporia-Slagle complex, 0 to 2 percent slopes             | 31.2      | 12.35 | 0 | 74    | 1    |
| 13B    | Eulonia fine sandy loam, 2 to 6 percent slopes            | 14.58     | 5.77  | 0 | 64    | 2e   |
| 22A    | Roanoke loam, 0 to 2 percent slopes, frequently flooded   | 14.22     | 5.63  | 0 | 44    | 7w   |
| 29B    | Uchee loamy sand, 0 to 6 percent slopes                   | 9.37      | 3.71  | 0 | 59    | 3s   |
| 10C3   | Craven clay loam, 6 to 10 percent slopes, severely eroded | 9.35      | 3.7   | 0 | 57    | 4e   |
| 17A    | Myatt loam, 0 to 2 percent slopes                         | 6.84      | 2.71  | 0 | 61    | 4w   |
| 9B     | Craven loam, 2 to 6 percent slopes                        | 6.71      | 2.66  | 0 | 67    | 2e   |
| 30C    | Uchee-Slagle complex, 6 to 10 percent slopes              | 5.11      | 2.02  | 0 | 61    | 4s   |
| 12B    | Emporia-Slagle complex, 2 to 6 percent slopes             | 4.36      | 1.73  | 0 | 73    | 2e   |
| 25A    | Slagle fine sandy loam, 0 to 2 percent slopes             | 4.16      | 1.65  | 0 | 68    | 2w   |
| TOTALS |                                                           | 252.56(*) | 100%  | - | 64.17 | 2.51 |

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### Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



### Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water



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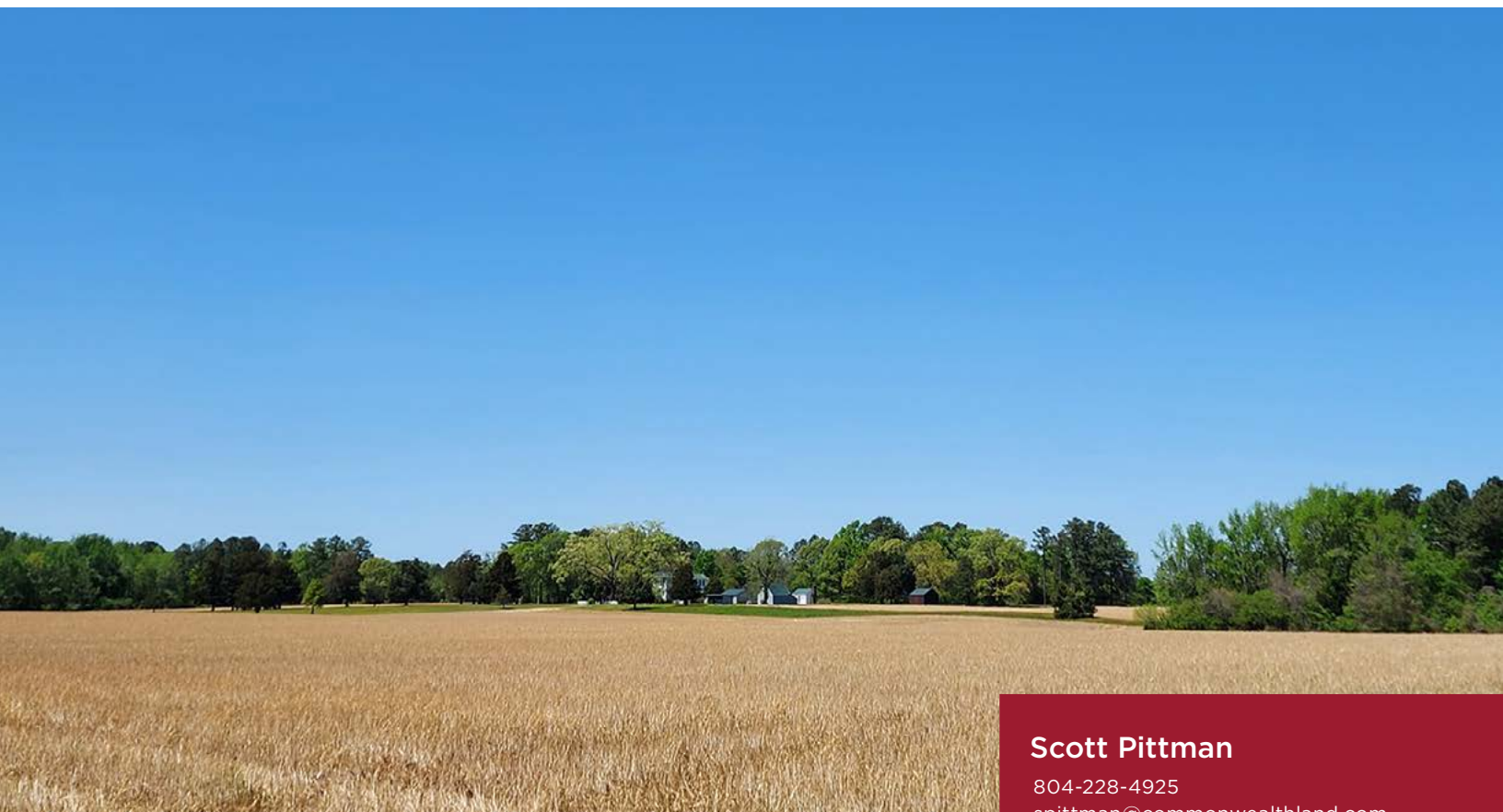


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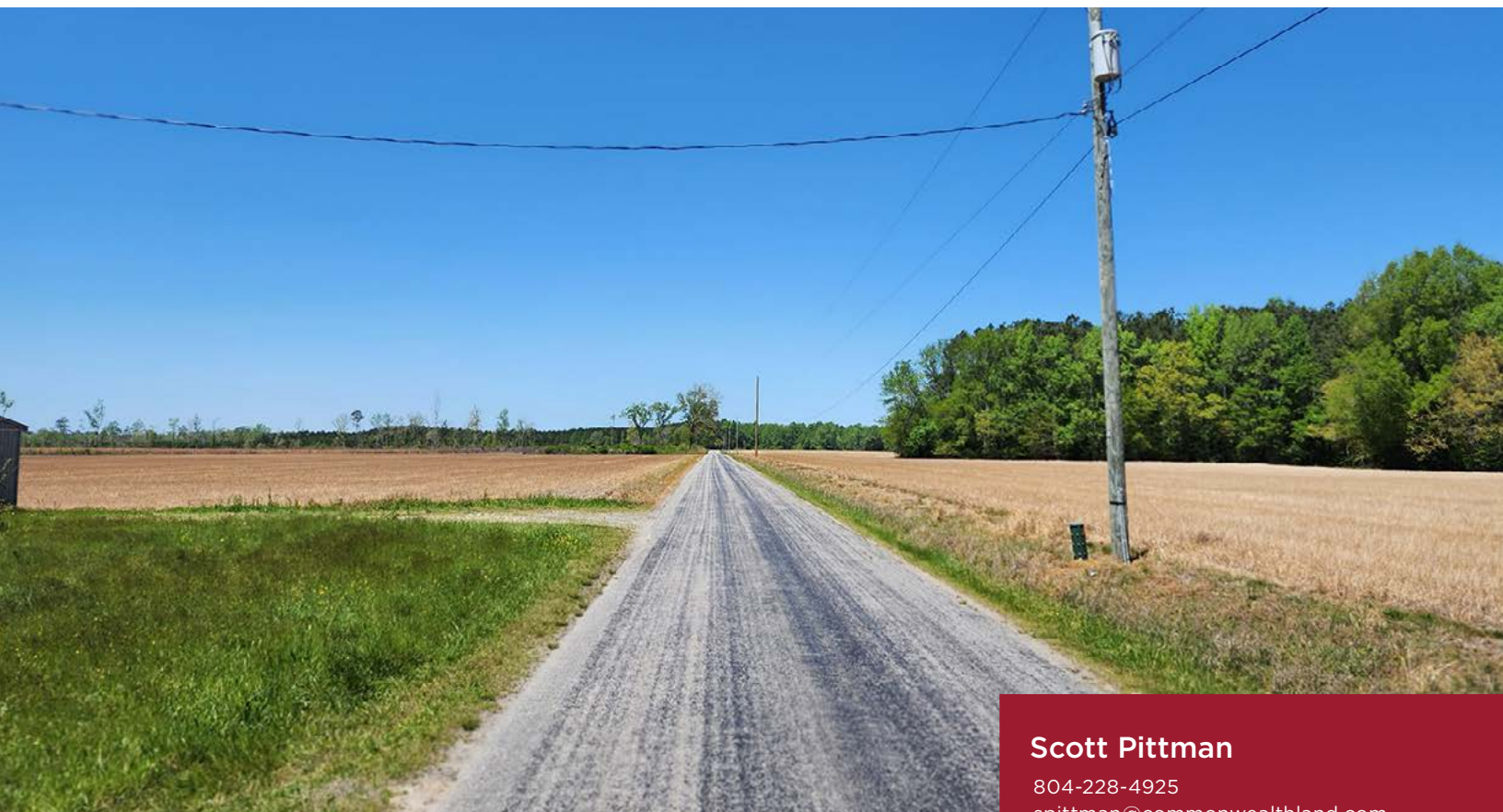


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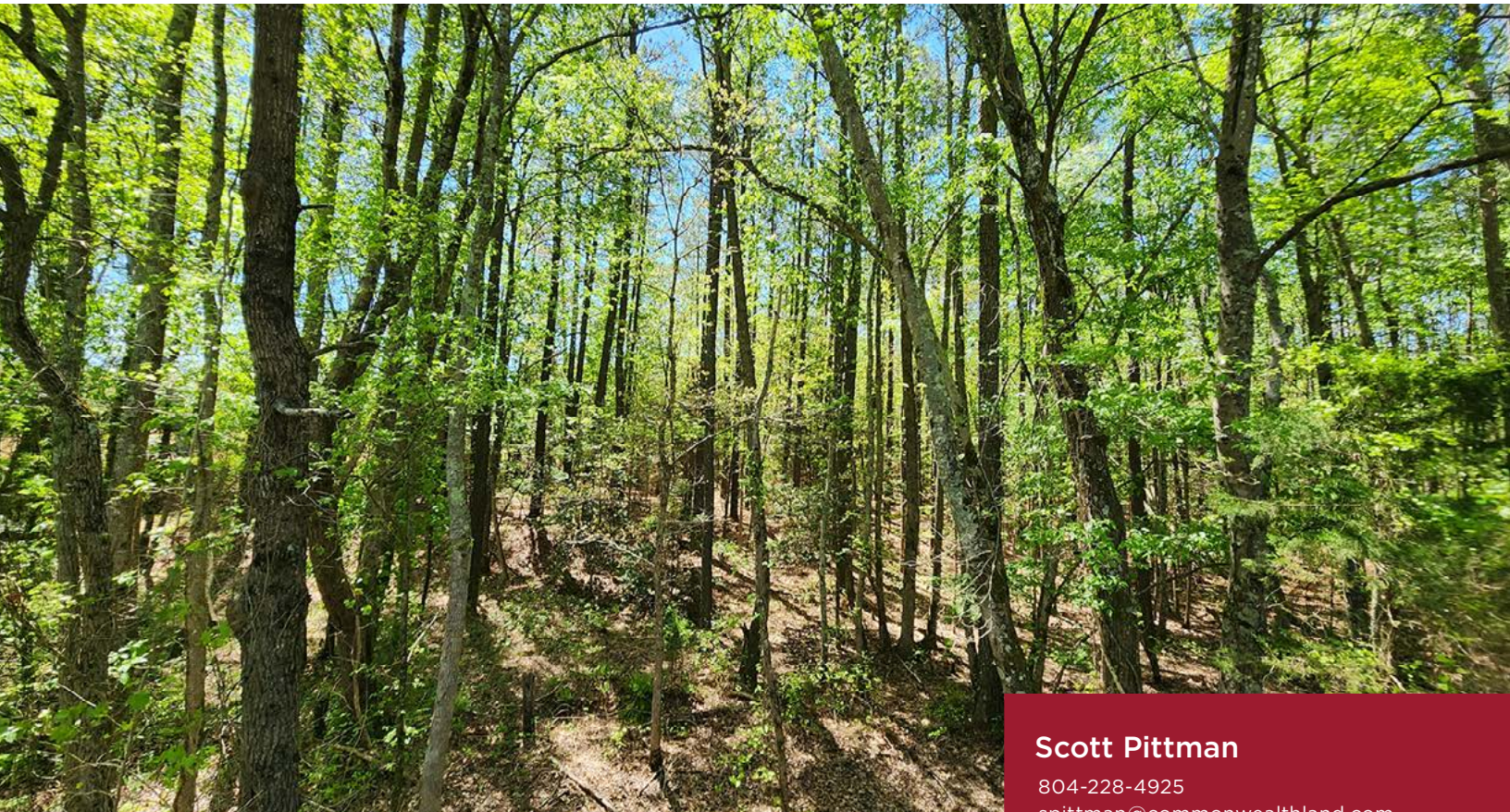


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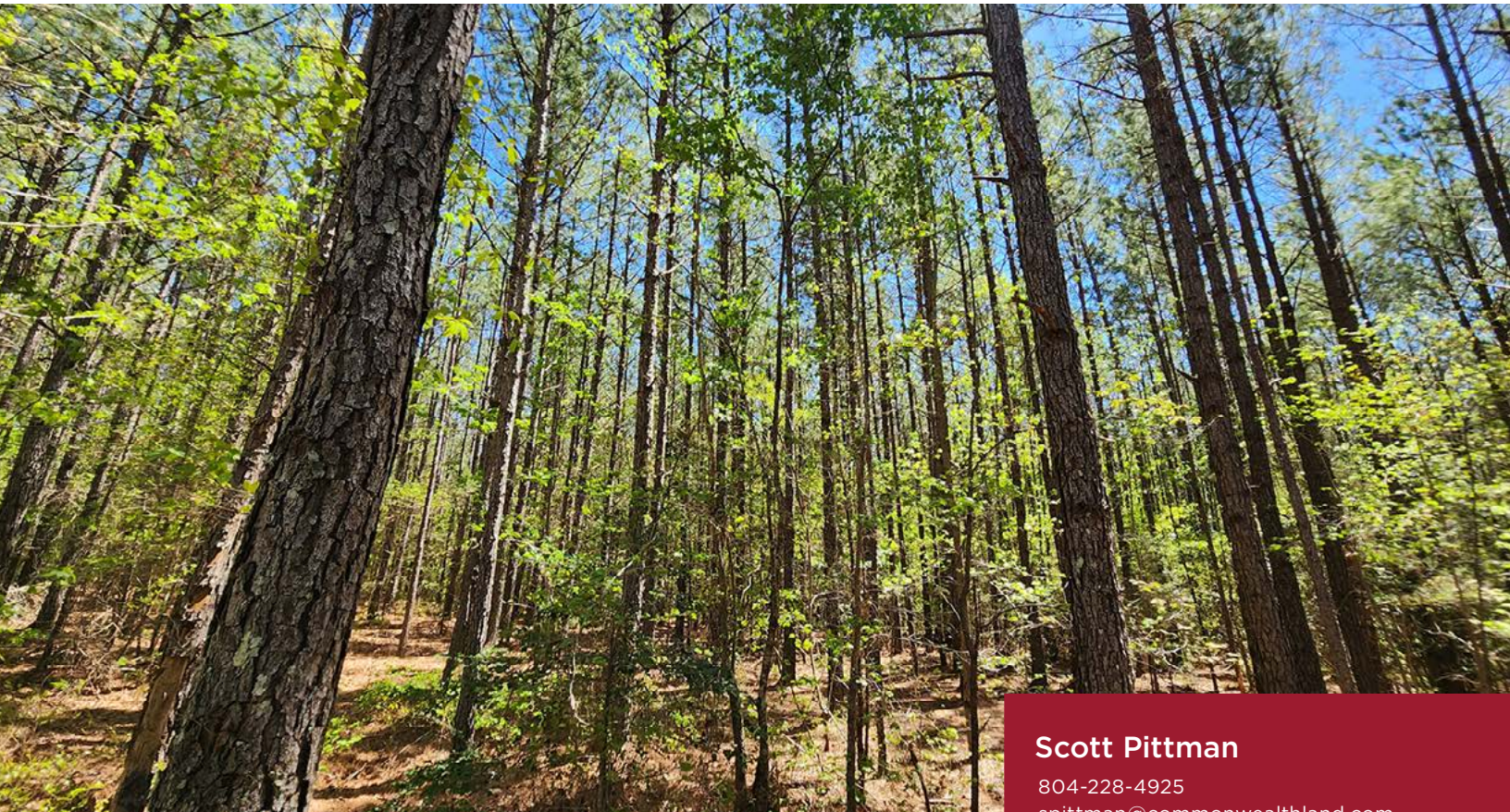


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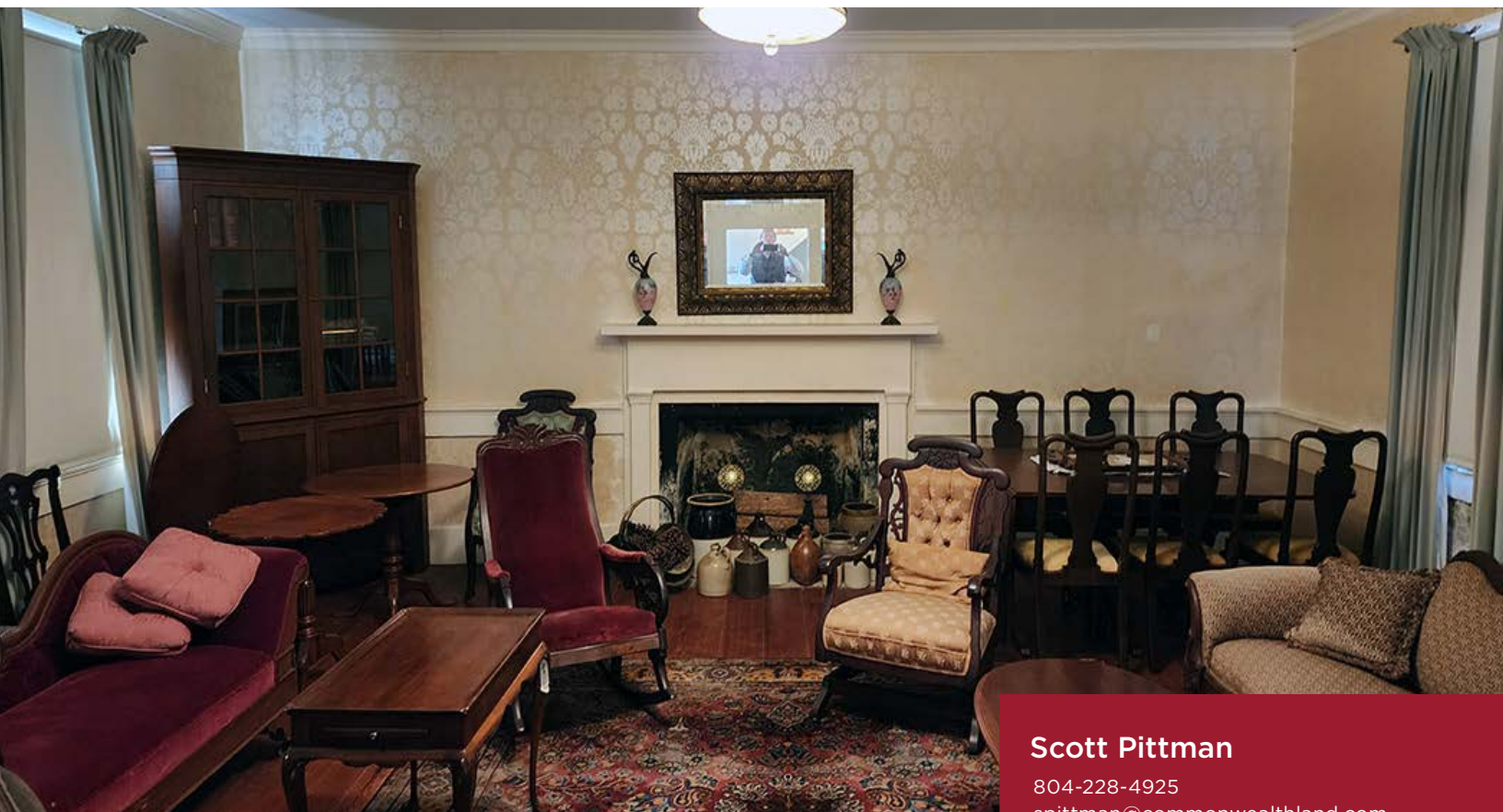


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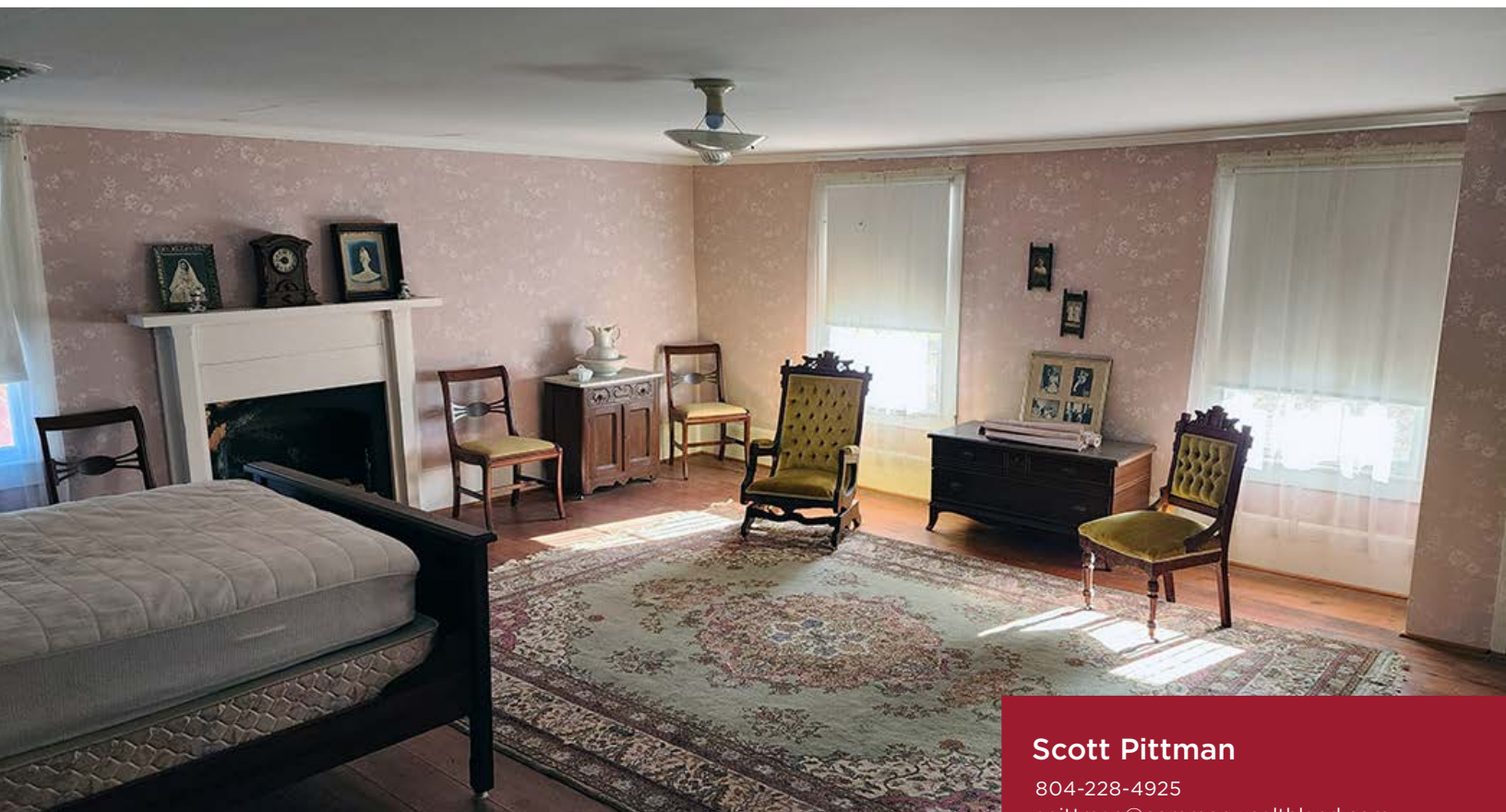


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