



**Coppahaunk Road
Waverly, VA 23890**

SUSSEX COUNTY

Price: \$330,00 (\$3,076/acre)



37.00653, -77.10839



RURAL SETTING ON THE OUTSKIRTS of Waverly having an unique history and important legacy to the community

ALL WOODED PROPERTY consists of 75± acres of 15± year old growing Loblolly pine and mixed natural hardwood timber with the balance of the property's acreage in wooded creek buffers, an old building site, and Coppahaunk Swamp

1919 SURVEY shows 107.3± total acres

PROPERTY'S HISTORY includes the location of a town of the Nottoway tribe in 1607, giving the springs their name of Coppahaunk, meaning "healing waters". Since early colonists and Native Americans began drinking the water from the springs, Coppahaunk Springs has been the site of a Tavern (ca. 1825), Post Office (ca. 1836), a boy's school (ca. 1862), mineral water bottling company (ca.1892), and ginger ale bottling company (ca. 1924-1928)

STRONG INVESTMENT, timber, and recreational opportunities with possible suitability for a homesite or ag. conversion



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.*

Contact

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Hank Campbell

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COMMONWEALTH
LAND

COPPAHAUNK SPRINGS FARM

Coppahaunk Road
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**FOR SALE | 107.3± ACRES
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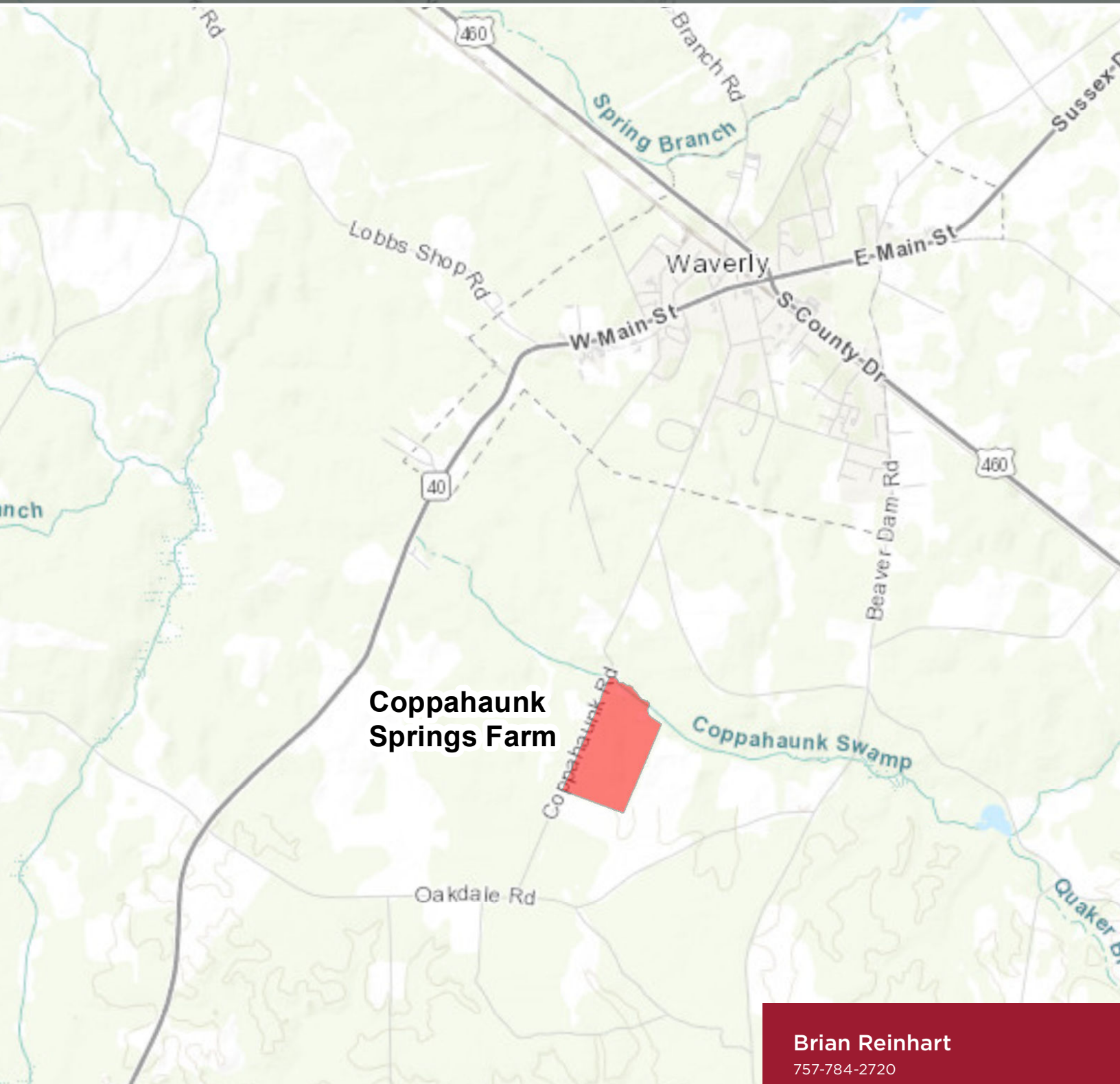
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**Coppahaunk
Springs Farm**



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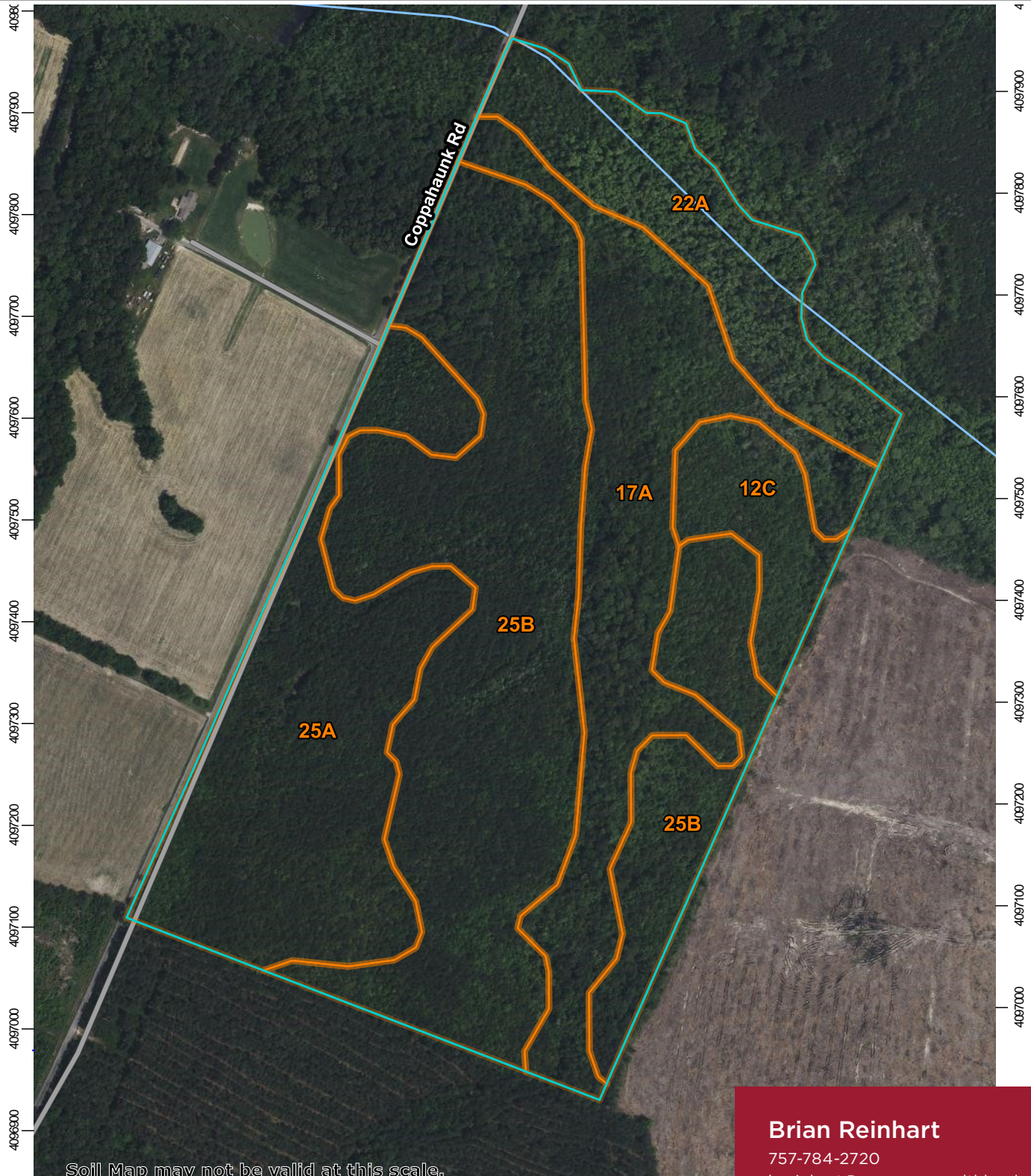
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Soil Map may not be valid at this scale.



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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
12C	Emporia-Slagle complex, 6 to 10 percent slopes	5.6	5.2%
17A	Myatt loam, 0 to 2 percent slopes	21.9	20.5%
22A	Roanoke loam, 0 to 2 percent slopes, frequently flooded	11.4	10.7%
25A	Slagle fine sandy loam, 0 to 2 percent slopes	23.1	21.6%
25B	Slagle fine sandy loam, 2 to 6 percent slopes	45.0	42.1%
Totals for Area of Interest		107.1	100.0%



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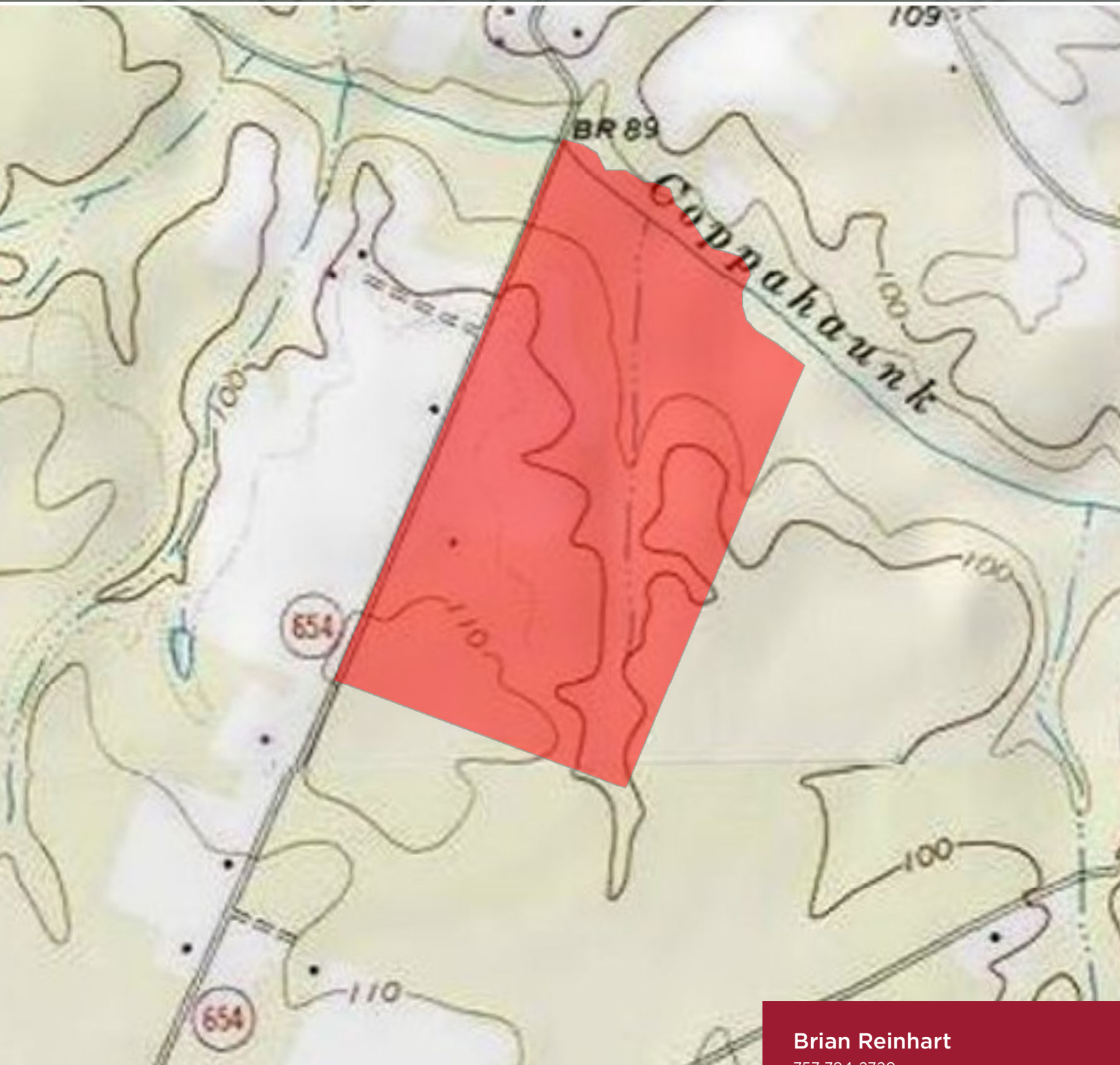
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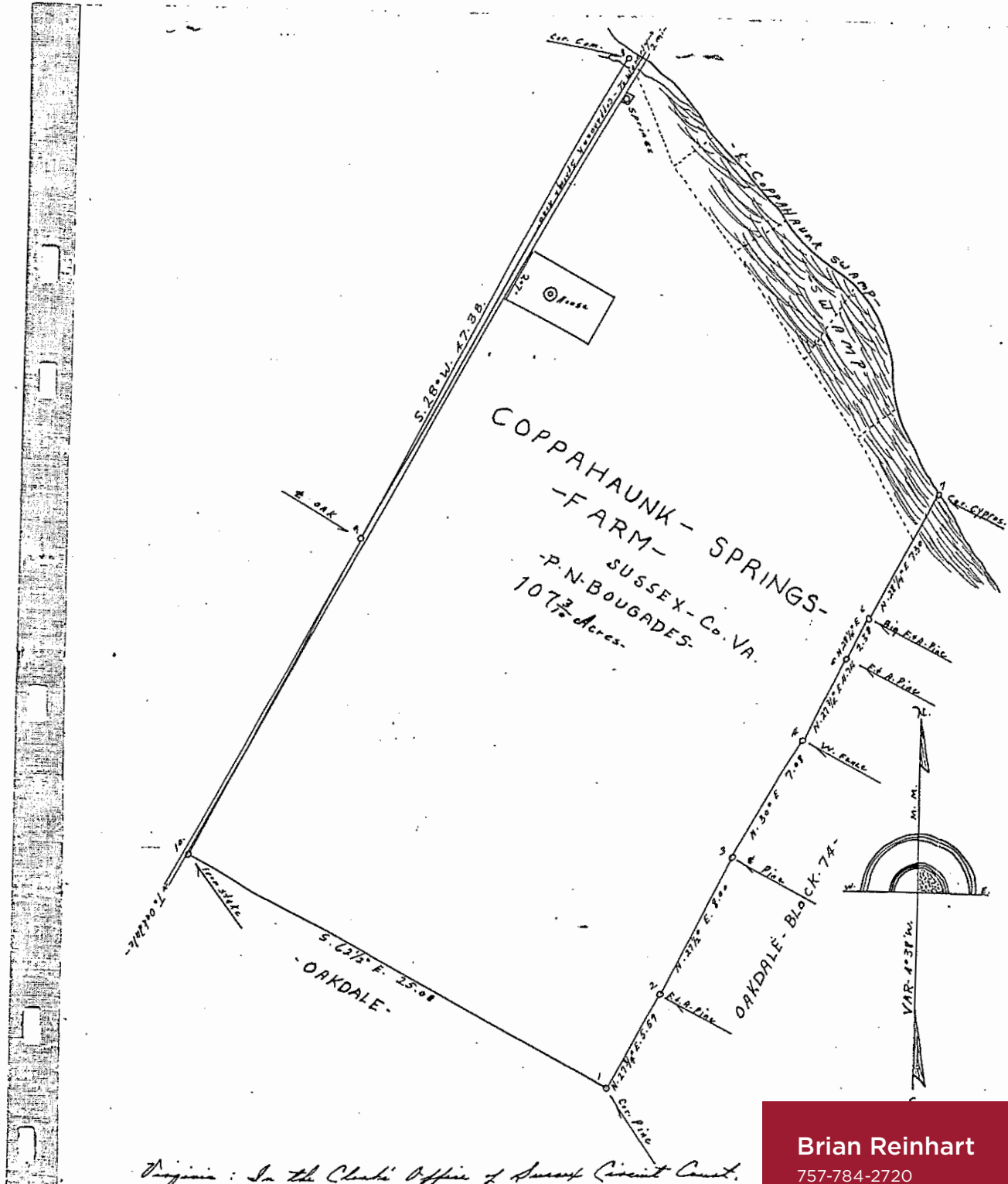
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