



COMMONWEALTH
LAND



BRIGGS ROAD STONY CREEK, VA 23882

**FOR SALE | 196.6± ACRES
SUSSEX COUNTY**
Price: \$535,000 (\$2,721/acre)

PUBLIC ROAD FRONTAGE on Briggs Road (VA State Route 640) as well as an extensive interior road system and paths

1,882± of frontage on the **NOTTOWAY RIVER**

57.4 acres of **±2004 PLANTED LOBLOLLY PINE**, 81.4 acres of **±2014 PLANTED LOBLOLLY PINE**

SURVEY of record showing an aggregate total of 196.6± acres, with 151.1± acres located on the West side of Briggs Road and 45.5± acres on the East side of Briggs Road (PB 20-86)

Potential **WATERFOWL HABITAT** afforded with an open water wetland within the interior of the property leading to the Nottoway River, as well as signs that there are healthy deer and turkey populations present on the property

Property is bordered on the West by Interstate 95 (Northbound)

POSSIBLE LONGLEAF PINE CONVERSION site with Buncombe, Tarboro, State, Seabrook sand, Tomotley, and Uchee soil types present

Important **WILDLIFE HABITAT, CONSERVATION, AND ENVIRONMENTAL** site with frontage on the Nottoway River, Island Swamp, and several wetland features located on the property

TAX ID/GPIN: 106-A-4



COMMONWEALTH
LAND

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.

Brian Reinhart

757-784-2720

breinhart@commonwealthland.com

Brent Altaffer

804-793-0055

baltaffer@commonwealthland.com

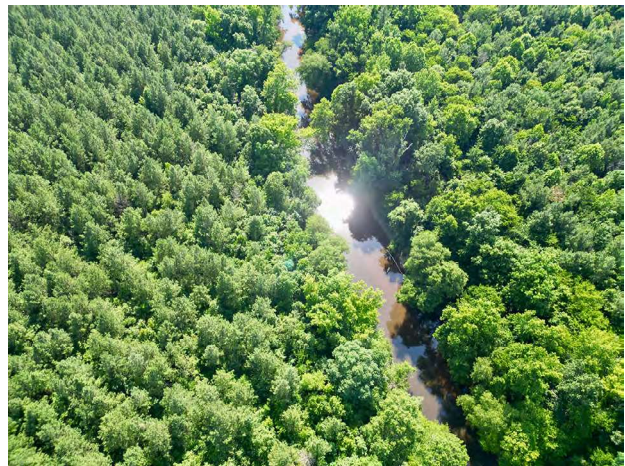


COMMONWEALTH
LAND

**BRIGGS ROAD
STONY CREEK, VA 23882**

**FOR SALE | 196.6± ACRES
SUSSEX COUNTY**

Price: \$535,000 (\$2,721/acre)



COMMONWEALTH
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Brian Reinhart

757-784-2720

breinhart@commonwealthland.com

Brent Altaffer

804-793-0055

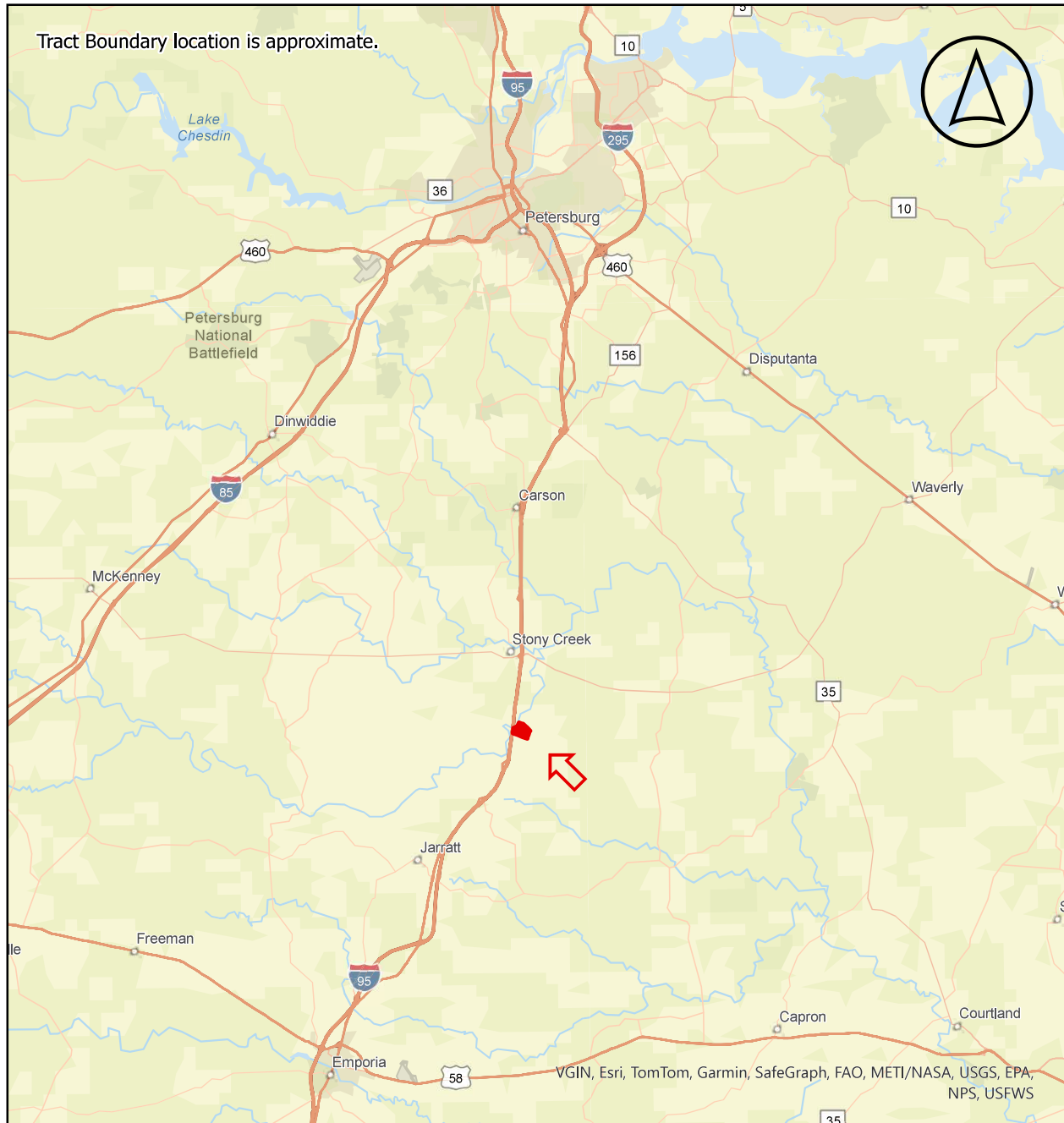
baltaffer@commonwealthland.com



COMMONWEALTH
LAND

**BRIGGS ROAD
STONY CREEK, VA 23882**

**FOR SALE | 196.6± ACRES
SUSSEX COUNTY**
Price: \$535,000 (\$2,721/acre)



COMMONWEALTH
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Brian Reinhart

757-784-2720

breinhart@commonwealthland.com

Brent Altaffer

804-793-0055

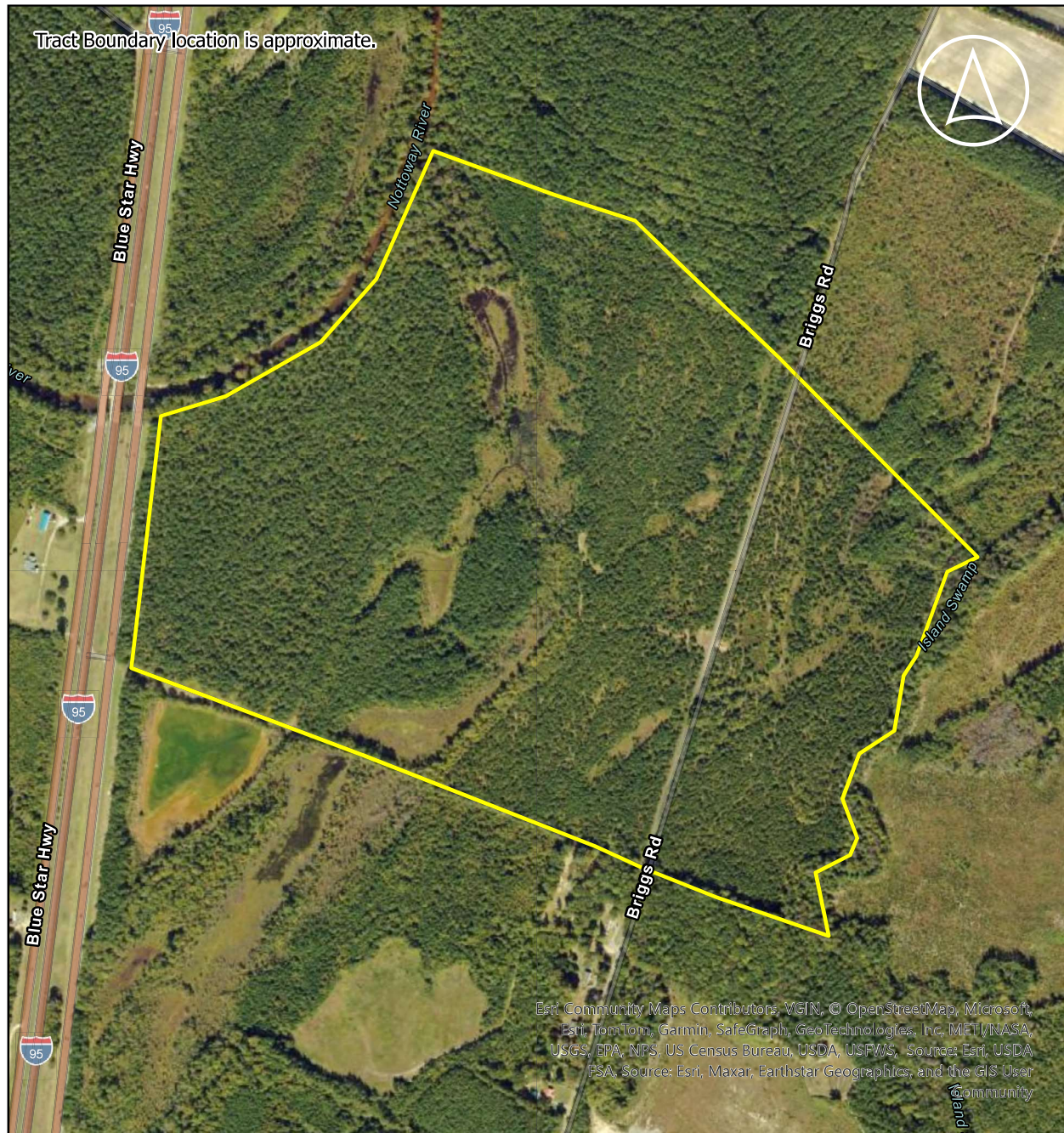
baltaffer@commonwealthland.com



COMMONWEALTH
LAND

**BRIGGS ROAD
STONY CREEK, VA 23882**

**FOR SALE | 196.6± ACRES
SUSSEX COUNTY**
Price: \$535,000 (\$2,721/acre)



COMMONWEALTH
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Brian Reinhart

757-784-2720

breinhart@commonwealthland.com

Brent Altaffer

804-793-0055

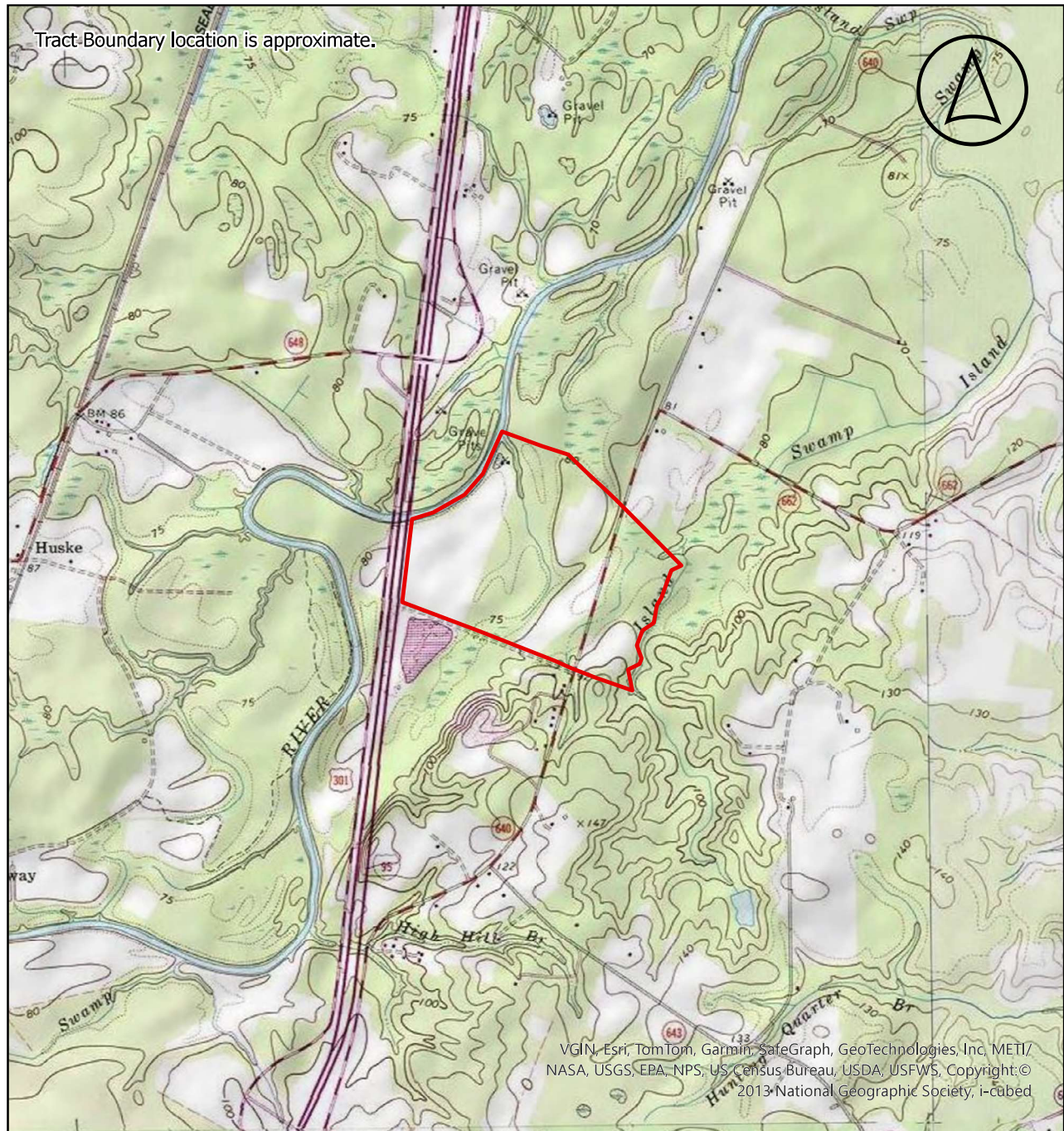
baltaffer@commonwealthland.com



COMMONWEALTH
LAND

BRIGGS ROAD
STONY CREEK, VA 23882

FOR SALE | 196.6± ACRES
SUSSEX COUNTY
Price: \$535,000 (\$2,721/acre)



COMMONWEALTH
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Brian Reinhart

757-784-2720

breinhart@commonwealthland.com

Brent Altaffer

804-793-0055

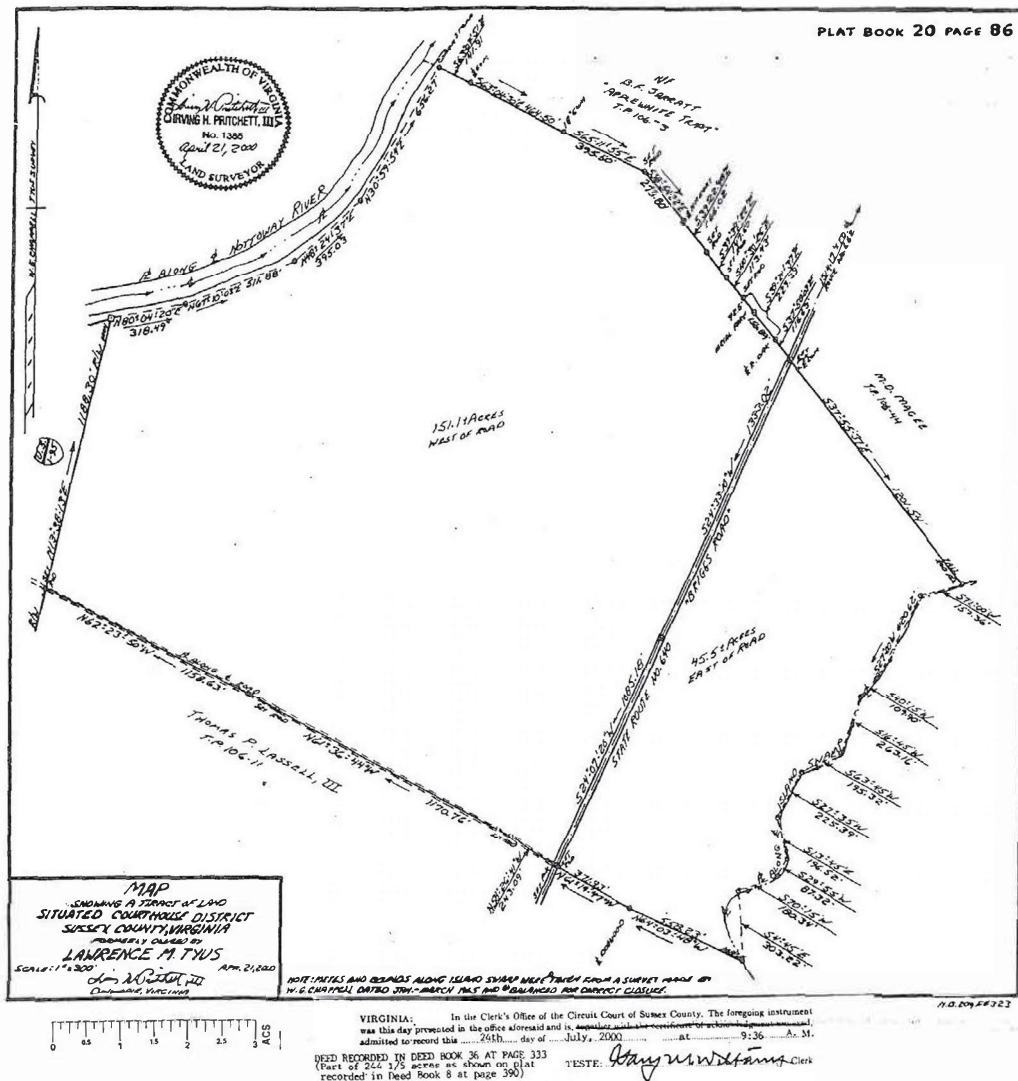
baltaffer@commonwealthland.com



COMMONWEALTH
LAND

**BRIGGS ROAD
STONY CREEK, VA 23882**

**FOR SALE | 196.6± ACRES
SUSSEX COUNTY**
Price: \$535,000 (\$2,721/acre)



Mailed: AUG 14 2000
Thomas H. Rose, Jr., Atty.
Stony Creek, VA 23882



COMMONWEALTH
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Brian Reinhart

757-784-2720

breinhart@commonwealthland.com

Brent Altaffer

804-793-0055

baltaffer@commonwealthland.com



COMMONWEALTH
LAND

**BRIGGS ROAD
STONY CREEK, VA 23882**

**FOR SALE | 196.6± ACRES
SUSSEX COUNTY**
Price: \$535,000 (\$2,721/acre)



COMMONWEALTH
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Brian Reinhart

757-784-2720

breinhart@commonwealthland.com

Brent Altaffer

804-793-0055

baltaffer@commonwealthland.com



COMMONWEALTH
LAND

**BRIGGS ROAD
STONY CREEK, VA 23882**

**FOR SALE | 196.6± ACRES
SUSSEX COUNTY**
Price: \$535,000 (\$2,721/acre)

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1A	Altavista fine sandy loam, 0 to 2 percent slopes, rarely flooded	3.8	2.0%
6A	Buncombe loamy sand, 0 to 2 percent slopes, occasionally flooded	35.4	18.3%
7A	Chastain loam, 0 to 2 percent slopes, frequently flooded	56.2	29.0%
8A	Chewacla loam, 0 to 2 percent slopes, occasionally flooded	8.3	4.3%
12C	Emporia-Slagle complex, 6 to 10 percent slopes	0.4	0.2%
24A	Seabrook sand, 0 to 2 percent slopes	25.6	13.2%
26A	State sandy loam, 0 to 2 percent slopes, rarely flooded	17.2	8.9%
27B	Tarboro loamy sand, 0 to 6 percent slopes, rarely flooded	41.8	21.5%
28A	Tomotley sandy loam, 0 to 2 percent slopes, rarely flooded	4.9	2.5%
29B	Uchee loamy sand, 0 to 6 percent slopes	0.2	0.1%
30C	Uchee-Slagle complex, 6 to 10 percent slopes	0.1	0.1%
Totals for Area of Interest		193.9	100.0%



COMMONWEALTH
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Brian Reinhart

757-784-2720

breinhart@commonwealthland.com

Brent Altaffer

804-793-0055

baltaffer@commonwealthland.com