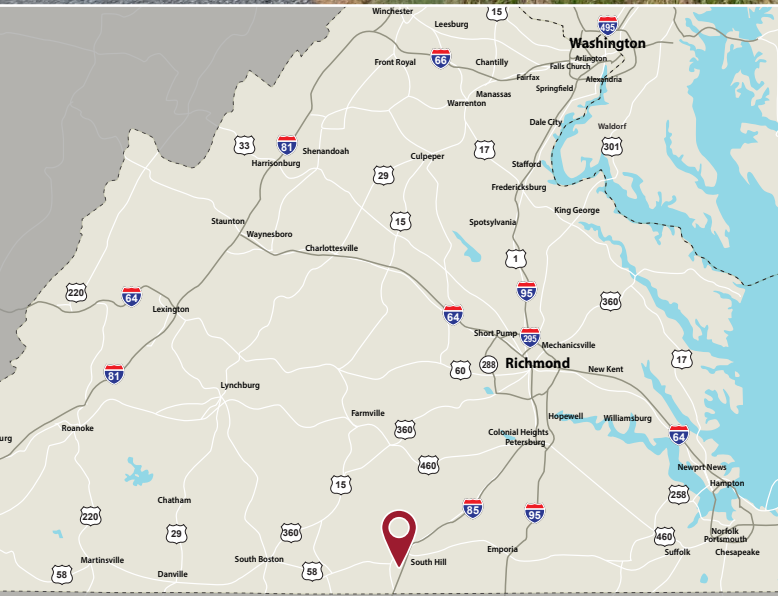




COMMONWEALTH
LAND

TRINITY CHURCH RD (VSR641) SOUTH HILL, VA 23970

**FOR SALE | 40± ACRES
MECKLENBURG COUNTY**
Price: \$300,000 (\$7,500/acre)



LATITUDE & LONGITUDE
36.6735, -78.15649



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.*

Features

EXCELLENT land investment opportunity fronting the west side of Trinity Church Rd (VSR641) near South Hill, VA.

PROPERTY lays extremely well and offers the optimal balance of 15± acres of cropland in four separate fields with the remaining balance in mixed mature upland hardwoods.

SOLID internal road offers good access to majority of the property.

COMPRISED of three (3) tax parcels offering ample opportunity for a private homestead or multiple homesites.

IDEAL habitat for wildlife supporting healthy populations of deer and turkeys.

MUST SEE the property on the ground to really appreciate.

TAX MAP PARCELS #117-A-14 & 14A, #116-A-23

Contact

Hank Campbell
Senior Vice President

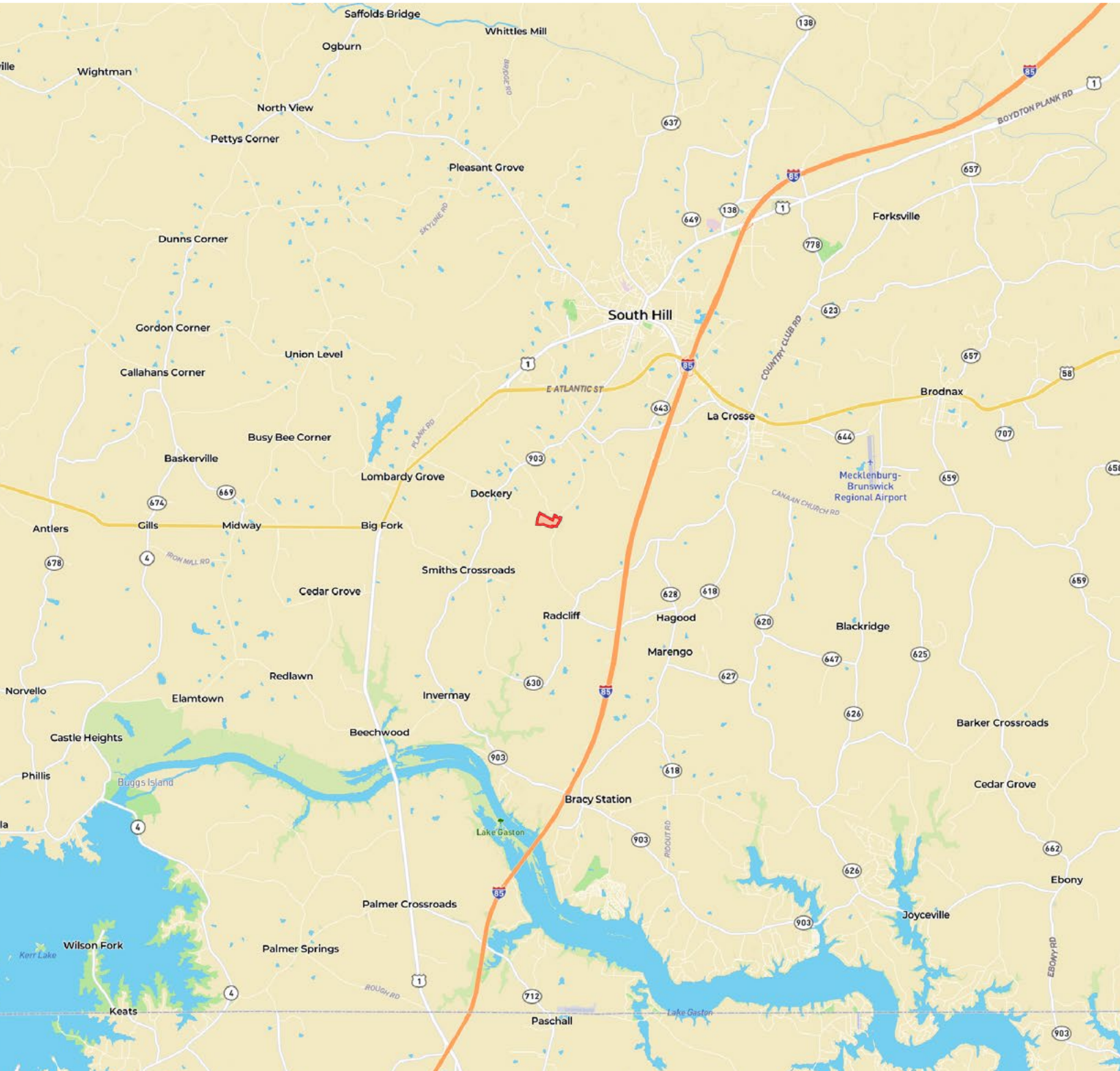
804-433-1818
hcampbell@commonwealthland.com



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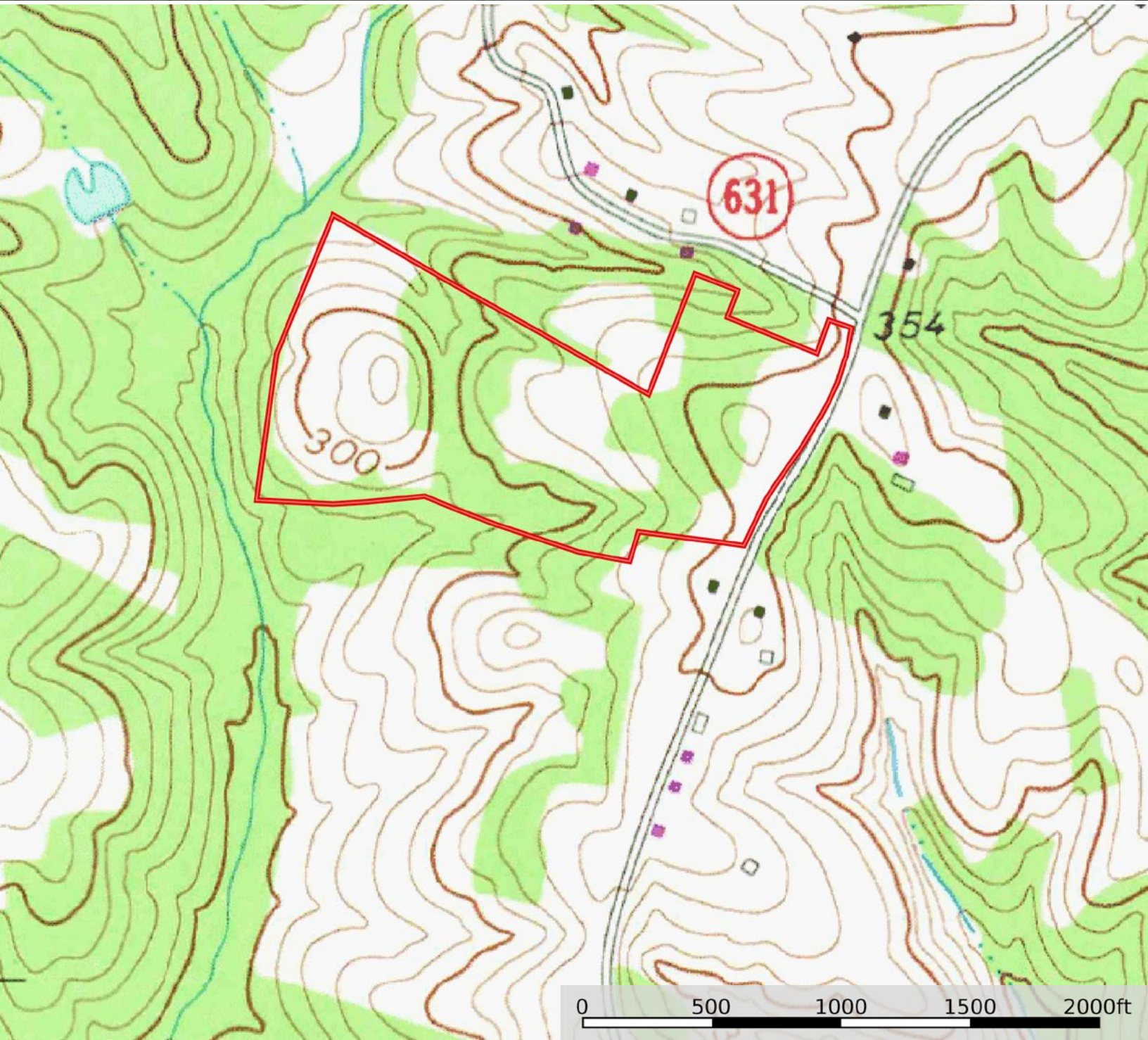


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Boundary 1 Boundary 2 Boundary 3 Boundary 4 Boundary 5 Boundary 6 Boundary 7 Boundary 1 Boundary Boundary 1 1 1



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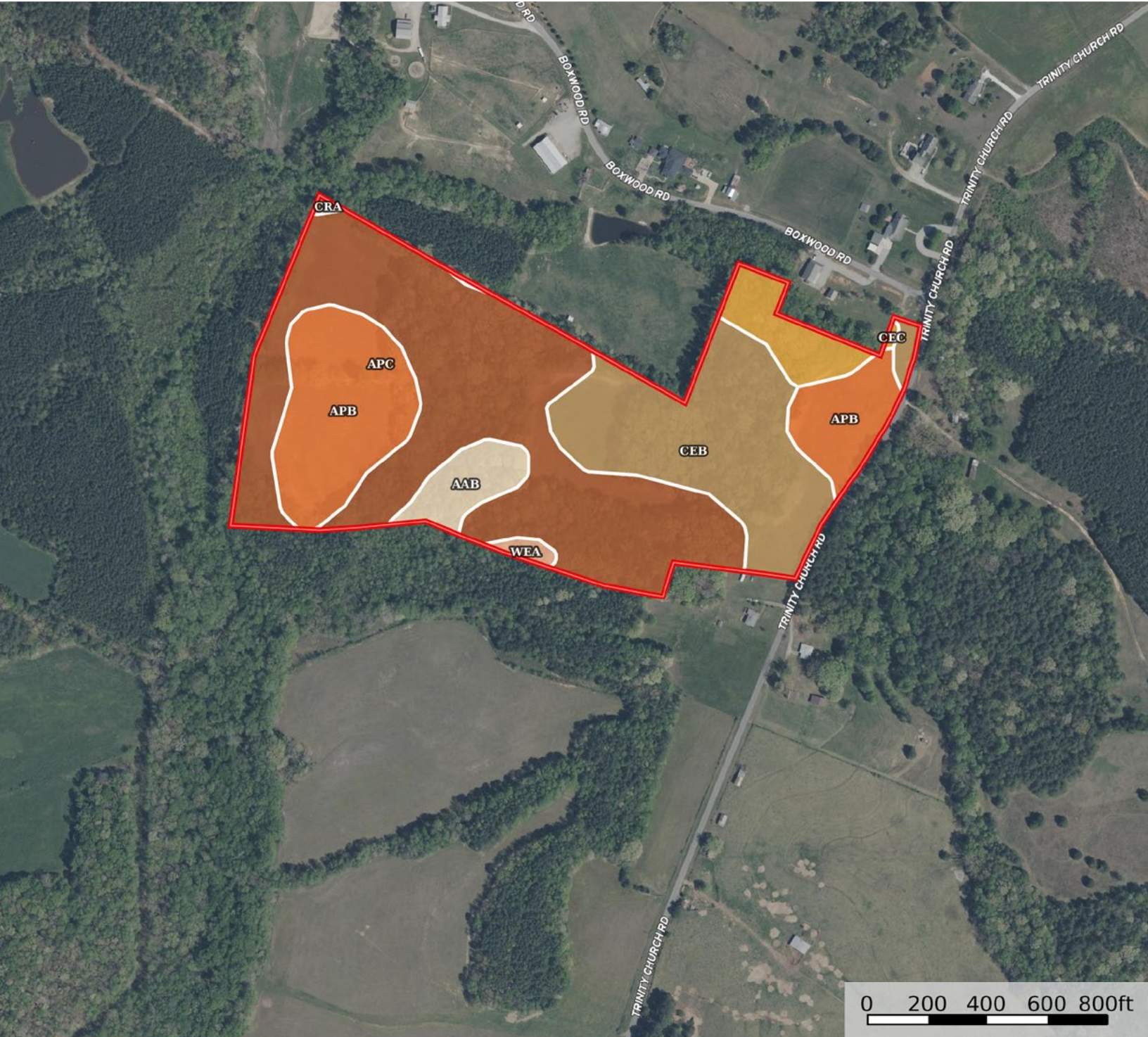
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
ApC	Appling fine sandy loam, 6 to 12 percent slopes	18.55	46.02	0	68	3e
CeB	Cecil fine sandy loam, 2 to 6 percent slopes	9.41	23.34	0	66	2e
ApB	Appling fine sandy loam, 2 to 6 percent slopes	8.22	20.39	0	70	2e
CeC	Cecil fine sandy loam, 6 to 12 percent slopes	2.07	5.14	0	64	3e
AaB	Abell fine sandy loam, 1 to 6 percent slopes	1.69	4.19	0	69	2e
WeA	Wehadkee silt loam, 0 to 2 percent slopes, frequently flooded	0.29	0.72	0	45	6w
CrA	Congaree-Chewacla complex, 0 to 2 percent slopes, frequently flooded	0.08	0.2	0	70	3w
TOTALS		40.31(*)	100%	-	67.62	2.54

(*) 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.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



1 2 3 4 5 6 7 8

'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion
(s) soil limitations within the rooting zone (w) excess of water



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