

MITCHELL FARM
447 ACRES +/- BY DEED
(398.73 ACRES +/- IN TAX RECORDS)
SUSSEX COUNTY, VA

ASKING PRICE ~ \$1,595,000

SELLER IS AN OWNER/AGENT



REPRESENTED BY:

JEFFREY S. HUFF
ALC, FORESTER

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PROPERTY DESCRIPTION

The subject property is shown on Sussex County Tax Map records as parcel number 65-A-31, 66-A-20 and 66-A-21. This farm is known locally as the “Mitchell Farm.” The deed is recorded in Deed Book 80 on Page 557. The deed indicates that the estimated acreage is around 447 acres, more or less. According to the tax records, the property contains a combined 398.7, more or less. A review of the Sussex County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
66-A-20	129.85
66-A-21	69.88
<u>65-A-31</u>	<u>199.00</u>
TOTAL:	398.73

The subject property is currently zoned Agricultural (A-1). There are approximately 5,100 feet +/- (or 0.95 miles) of road frontage on both sides of Route 40 (Sussex Drive).

The subject property boasts long frontage on Stony Creek (1.2 miles +/-) and on Sappony Creek (1 mile +/-).

The Mitchell Farm has approximately 61.3 acres +/- of productive cropland in 6 fields on the north side of Route 40 varying in size from 2.5 acres +/- to 19.1 acres +/- . There is approximately 42.9 acres +/- of productive cropland in 4 fields on the south side of Route 40 varying in size from 1.5 acres +/- to 25.7 acres +/-.

The balance of the subject property is wooded in several stands. These stands are characterized as:

- 58.1 Acres +/- of 30- to 32-year old thinned (~2012) and unthinned pine plantations;
- 23.9 Acres +/- of 14-year old planted pine plantation;
- 29.6 Acres +/- of 12-year old planted pine plantation;
- 49.7 Acres +/- of 9-year old planted pine plantation; and
- Balance in natural mixed hardwoods and mixed pines established after a timber harvest around 1989 and natural hardwood SMZs along the creeks.

The subject is located approximately 1.2 miles +/- west of the Town of Stony Creek and 2 miles +/- from Interstate 95.

DISCLOSURE: Seller is a licensed real estate salesperson in the Commonwealth of Virginia

PHOTOGRAPHS



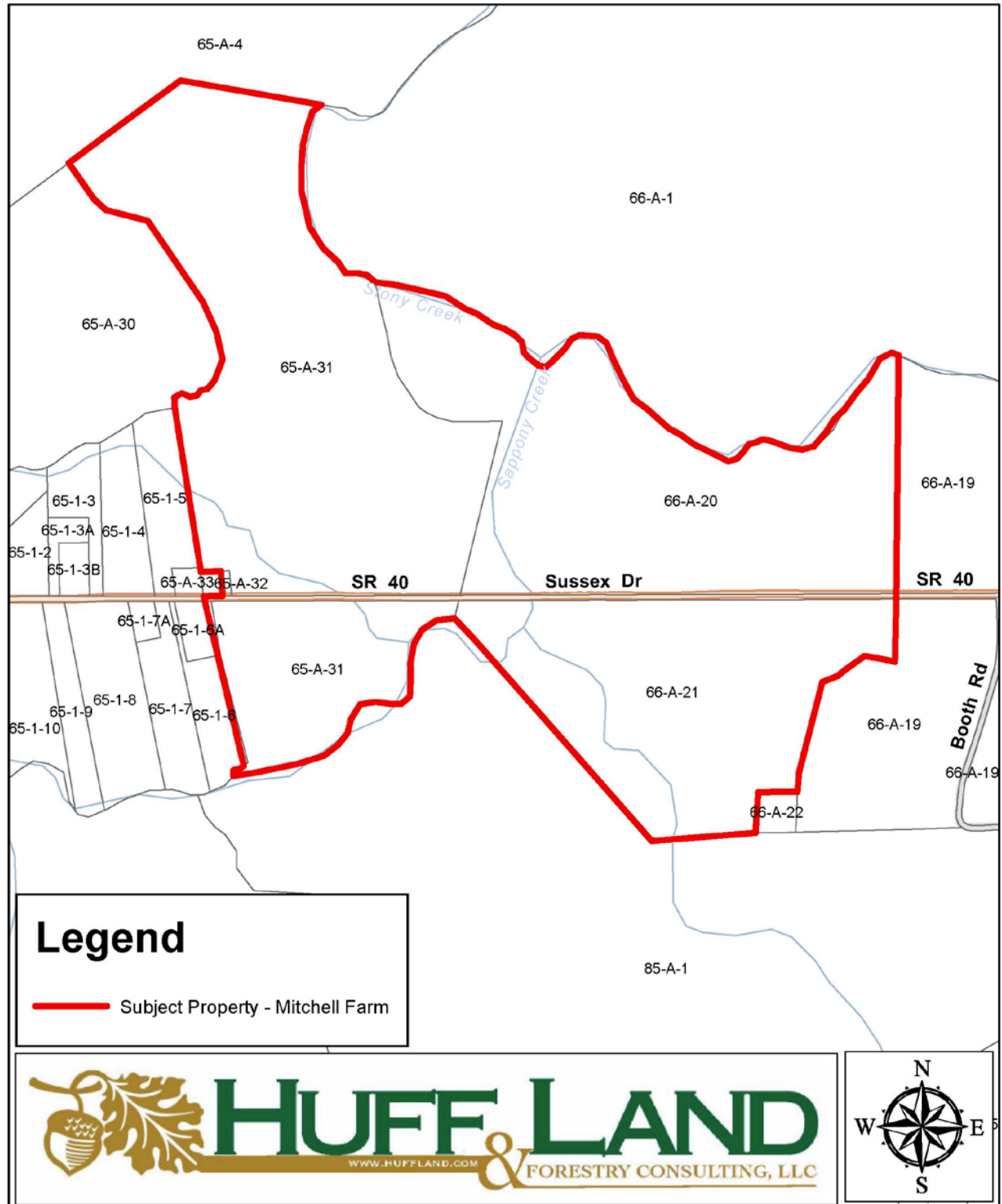
PHOTOGRAPHS



PHOTOGRAPHS

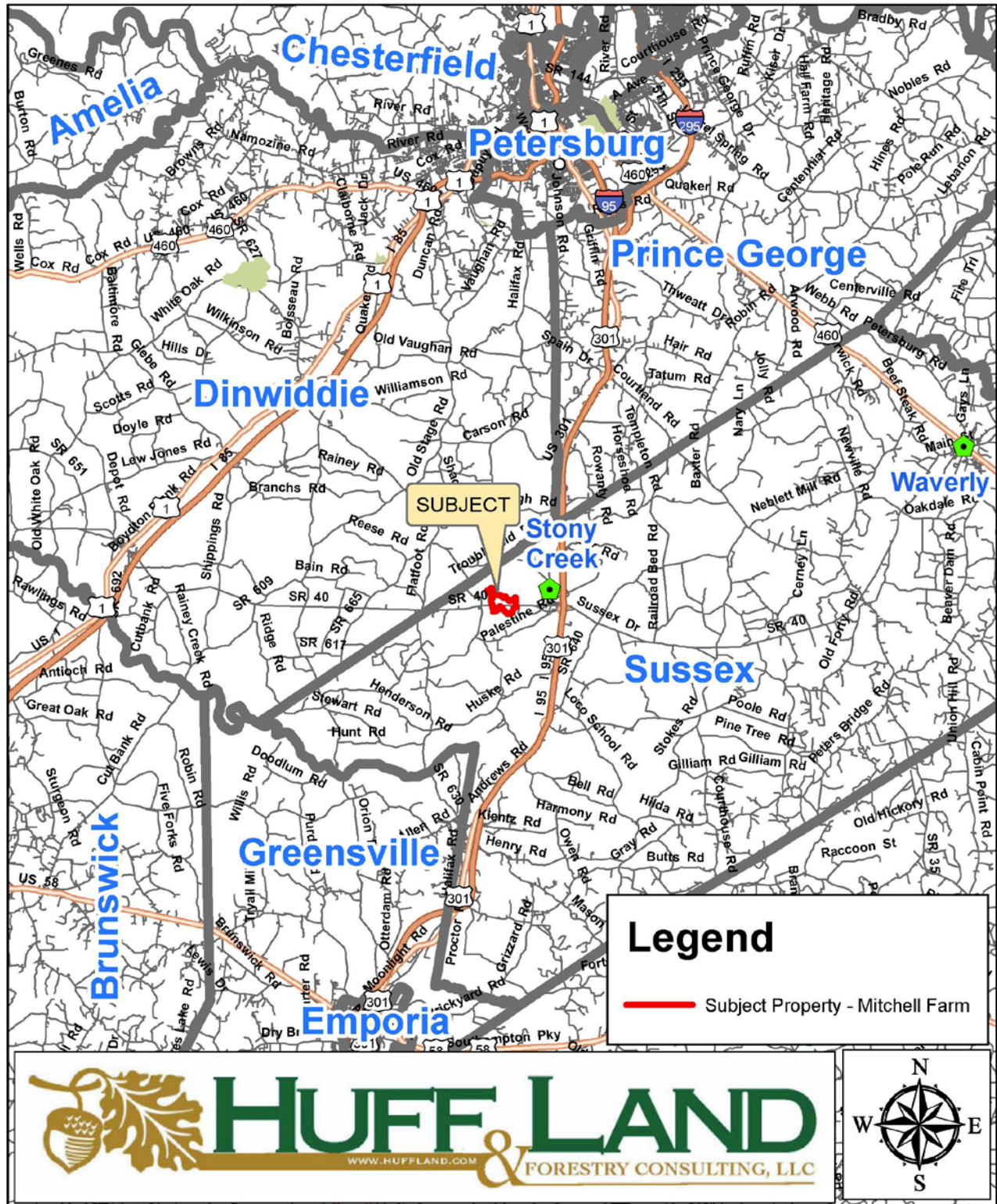


TAX MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

LOCATION MAP



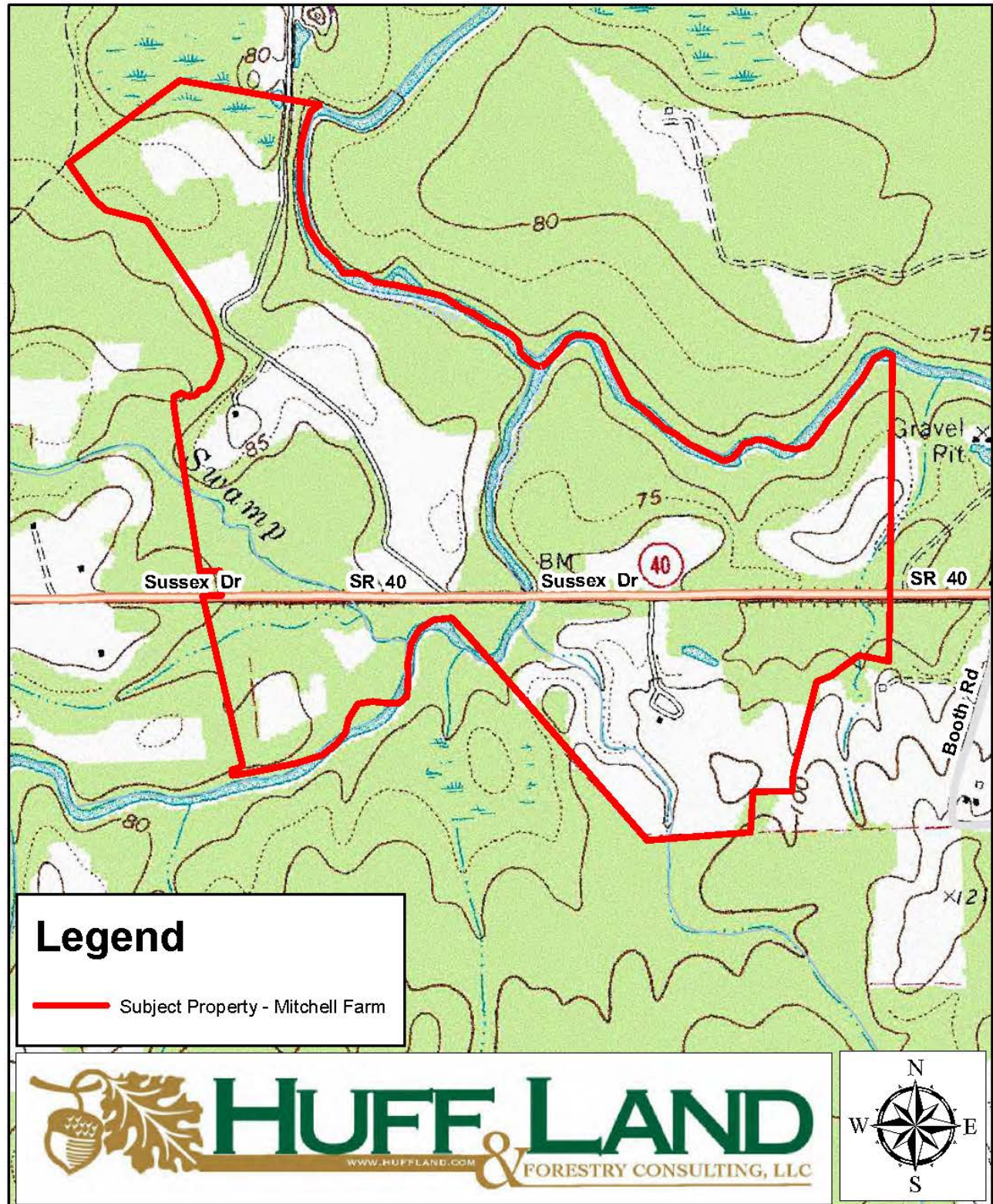
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

AERIAL PHOTOGRAPH



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

TOPOGRAPHIC MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

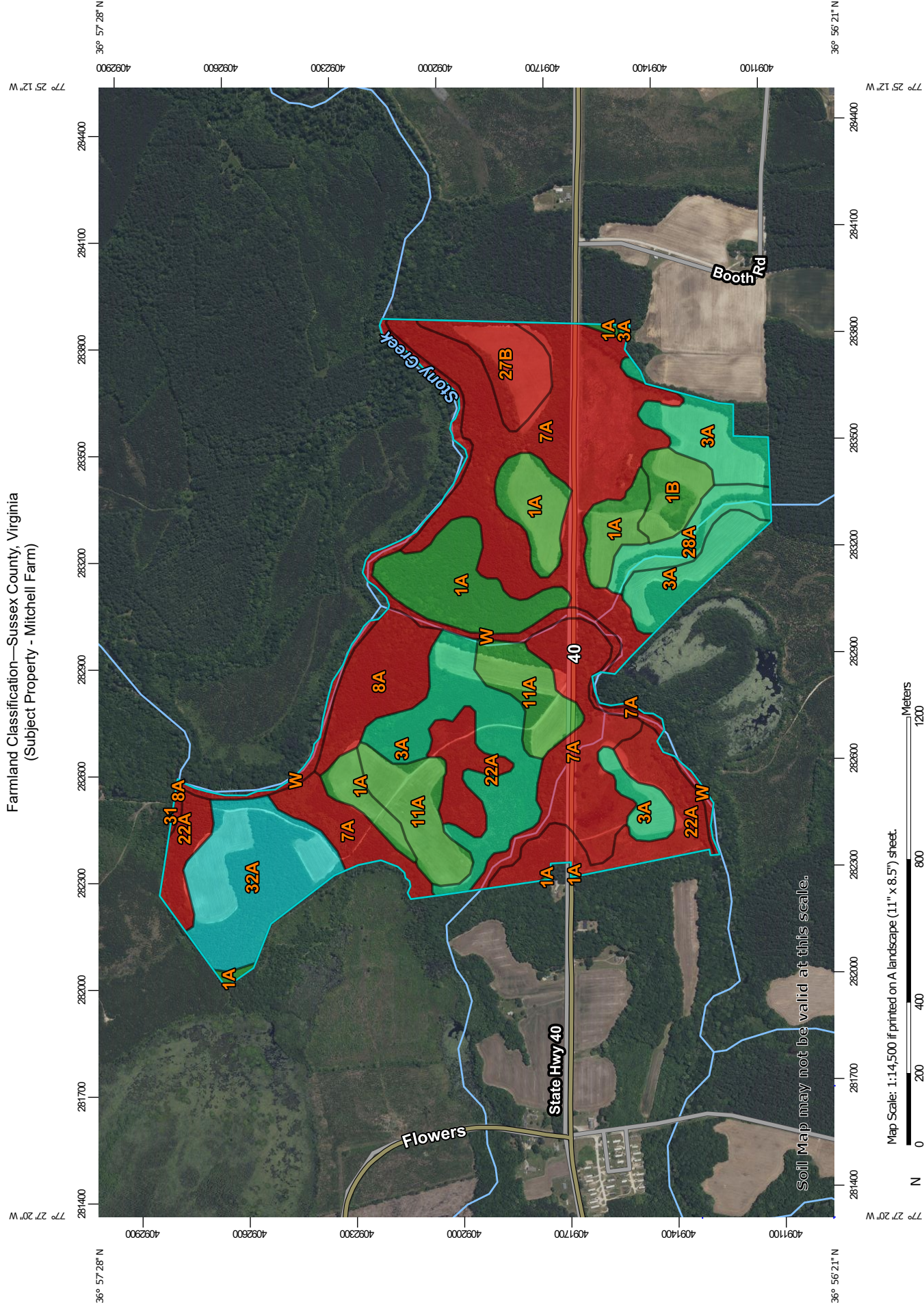
ZONING MAP



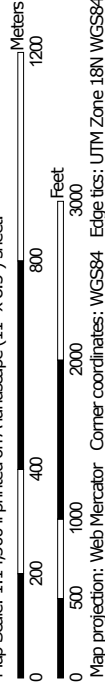
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

SOILS MAPS

Farmland Classification—Sussex County, Virginia (Subject Property - Mitchell Farm)



Map Scale: 1:14,500 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

Area of Interest (AOI)		MAP LEGEND		Soil Rating Lines	
	Area of Interest (AOI)		Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of unique importance
Soils			Prime farmland if subsoiled, completely removing the root inhibiting soil layer		Not rated or not available
Soil Rating Polygons			Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Not prime farmland
	Not prime farmland		Prime farmland if irrigated and reclaimed of excess salts and sodium		All areas are prime farmland
	All areas are prime farmland		Farmland of statewide importance		Prime farmland if drained
	Prime farmland if drained		Farmland of statewide importance, if drained		Prime farmland if protected from flooding or not frequently flooded during the growing season
	Prime farmland if protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season		Prime farmland if irrigated
	Prime farmland if irrigated		Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Prime farmland if irrigated and drained
	Prime farmland if irrigated and drained				Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
	Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season				Prime farmland if irrigated and drained

Farmland Classification—Sussex County, Virginia
(Subject Property - Mitchell Farm)

	Prime farmland if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium		Farmland of unique importance		Prime farmland if subsoiled, completely removing the root inhibiting soil layer
	Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season		Not prime farmland		Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
	Prime farmland if irrigated and reclaimed of excess salts and sodium		Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season		All areas are prime farmland		Prime farmland if irrigated and reclaimed of excess salts and sodium
	Farmland of statewide importance		Farmland of statewide importance, if warm enough		Prime farmland if drained		Farmland of statewide importance
	Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if warm enough		Prime farmland if protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
	Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if thawed		Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
	Farmland of statewide importance, if irrigated		Farmland of local importance		Prime farmland if irrigated and drained		Farmland of statewide importance, if irrigated
			Farmland of local importance, if irrigated		Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		

Farmland Classification—Sussex County, Virginia
(Subject Property - Mitchell Farm)

 Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season  Farmland of statewide importance, if irrigated and drained  Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season  Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer  Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		 Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium  Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season  Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season  Farmland of statewide importance, if warm enough  Farmland of statewide importance, if thawed  Farmland of local importance  Farmland of local importance, if irrigated		 Farmland of unique importance  Not rated or not available Water Features  Streams and Canals Transportation  Rails  Interstate Highways  US Routes  Major Roads  Local Roads Background  Aerial Photography		The soil surveys that comprise your AOI were mapped at 1:24,000. Warning: Soil Map may not be valid at this scale. Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale. Please rely on the bar scale on each map sheet for map measurements. Source of Map: Natural Resources Conservation Service Web Soil Survey URL: https://websoilsurvey.sc.egov.usda.gov/ Coordinate System: Web Mercator (EPSG:3857) Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required. This product is generated from the USDA-NRCS certified data as of the version date(s) listed below. Soil Survey Area: Sussex County, Virginia Survey Area Data: Version 22, Aug 28, 2024 Soil map units are labeled (as space allows) for map scales 1:50,000 or larger. Date(s) aerial images were photographed: May 17, 2022—May 18, 2022 The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.	
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Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1A	Altavista fine sandy loam, 0 to 2 percent slopes, rarely flooded	All areas are prime farmland	48.3	12.5%
1B	Altavista fine sandy loam, 2 to 6 percent slopes, rarely flooded	All areas are prime farmland	9.2	2.4%
3A	Augusta sandy loam, 0 to 2 percent slopes, rarely flooded	Prime farmland if drained	62.9	16.3%
7A	Chastain loam, 0 to 2 percent slopes, frequently flooded	Not prime farmland	110.8	28.7%
8A	Chewacla loam, 0 to 2 percent slopes, occasionally flooded	Not prime farmland	18.6	4.8%
11A	Dogue loam, 0 to 2 percent slopes	All areas are prime farmland	27.1	7.0%
22A	Roanoke loam, 0 to 2 percent slopes, frequently flooded	Not prime farmland	36.5	9.5%
27B	Tarboro loamy sand, 0 to 6 percent slopes, rarely flooded	Not prime farmland	12.9	3.3%
28A	Tomotley sandy loam, 0 to 2 percent slopes, rarely flooded	Prime farmland if drained	10.4	2.7%
31	Udorthents, 0 to 25 percent slopes	Not prime farmland	0.5	0.1%
32A	Warne fine sandy loam, 0 to 2 percent slopes, rarely flooded	Farmland of statewide importance	33.4	8.7%
W	Water	Not prime farmland	15.0	3.9%
Totals for Area of Interest			385.6	100.0%

Description

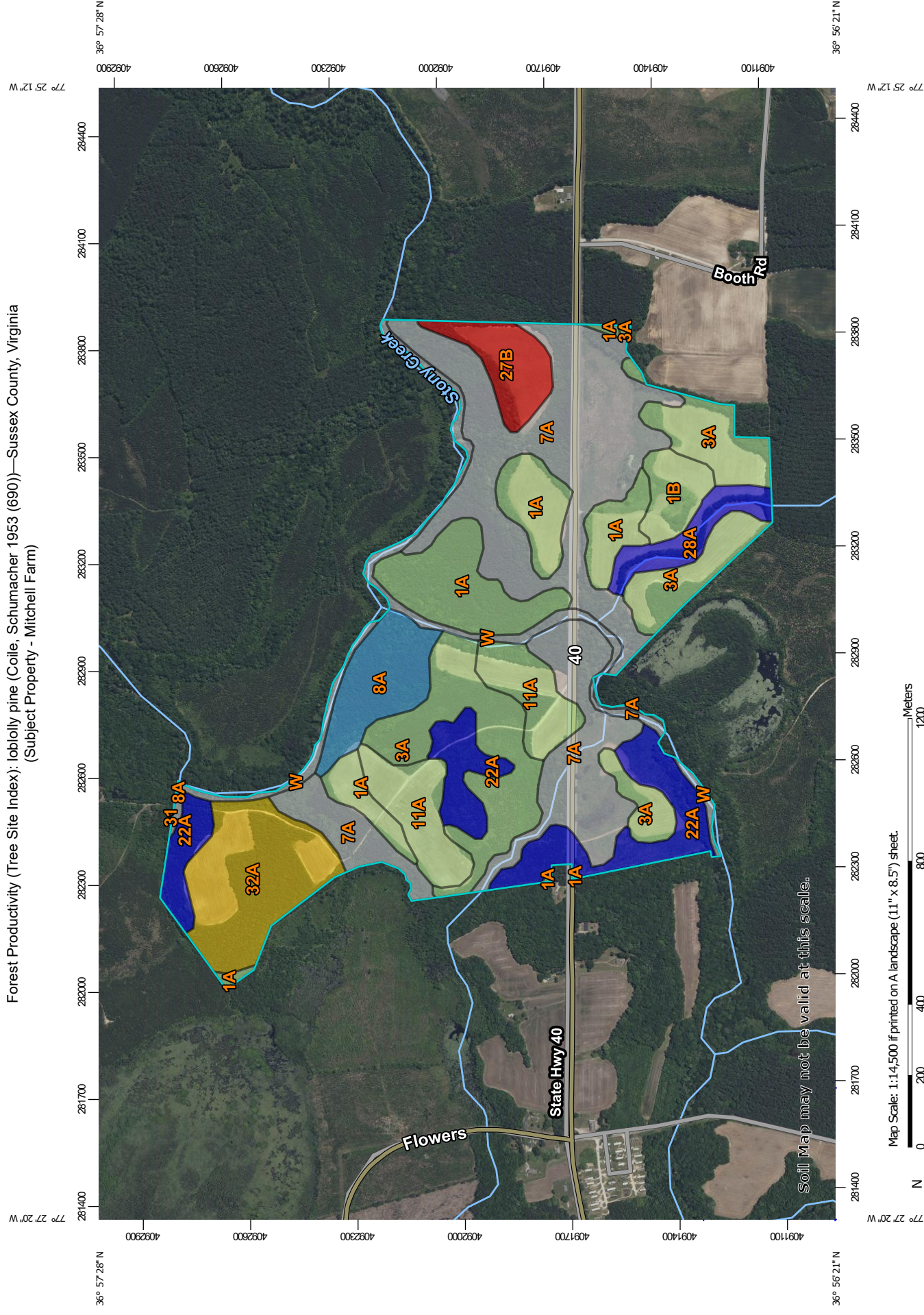
Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))—Sussex County, Virginia
(Subject Property - Mitchell Farm)



Map Scale: 1:14,500 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

	<= 72
	> 72 and <= 86
	> 86 and <= 91
	> 91 and <= 95
	> 95 and <= 99
	Not rated or not available

Soil Rating Lines

	<= 72
	> 72 and <= 86
	> 86 and <= 91
	> 91 and <= 95
	> 95 and <= 99
	Not rated or not available

Soil Rating Points

	<= 72
	> 72 and <= 86
	> 86 and <= 91
	> 91 and <= 95
	> 95 and <= 99
	Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Sussex County, Virginia
Survey Area Data: Version 22, Aug 28, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 17, 2022—May 18, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
1A	Altavista fine sandy loam, 0 to 2 percent slopes, rarely flooded	91	48.3	12.5%
1B	Altavista fine sandy loam, 2 to 6 percent slopes, rarely flooded	91	9.2	2.4%
3A	Augusta sandy loam, 0 to 2 percent slopes, rarely flooded	90	62.9	16.3%
7A	Chastain loam, 0 to 2 percent slopes, frequently flooded		110.8	28.7%
8A	Chewacla loam, 0 to 2 percent slopes, occasionally flooded	95	18.6	4.8%
11A	Dogue loam, 0 to 2 percent slopes	90	27.1	7.0%
22A	Roanoke loam, 0 to 2 percent slopes, frequently flooded	99	36.5	9.5%
27B	Tarboro loamy sand, 0 to 6 percent slopes, rarely flooded	72	12.9	3.3%
28A	Tomotley sandy loam, 0 to 2 percent slopes, rarely flooded	99	10.4	2.7%
31	Udorthents, 0 to 25 percent slopes		0.5	0.1%
32A	Warne fine sandy loam, 0 to 2 percent slopes, rarely flooded	86	33.4	8.7%
W	Water		15.0	3.9%
Totals for Area of Interest			385.6	100.0%

Description

The "site index" is the average height, in feet, that dominant and codominant trees of a given species attain in a specified number of years. The site index applies to fully stocked, even-aged, unmanaged stands.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this attribute, only the representative value is used.

Rating Options

Units of Measure: feet

Tree: loblolly pine

Site Index Base: Coile, Schumacher 1953 (690)

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Interpret Nulls as Zero: No