

116.6 ACRES +/- WITH
IMPROVEMENTS
PORTION OF "WALNUT GROVE FARM"
CAROLINE COUNTY, VA

ASKING PRICE ~ \$1,270,000

SHOWN BY APPOINTMENT ONLY



REPRESENTED BY:

JEFFREY S. HUFF, BROKER
ALC, FORESTER

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PROPERTY DESCRIPTION

The subject property is shown on Caroline County Tax Map records as a portion of current tax parcel numbers 108-A-33C and 108-11-2. It is known locally as a 116.6-acre +/- portion of “Walnut Grove Farm.” The deed is recorded in Deed Book 1369 on Page 893. The original plats are recorded in Plat Cabinet C-32-D-1 & C-33-A-1. Sellers are having the tax maps realigned with new interior boundary line adjustment/survey work which will be completed prior to closing. Acreage is approximate until the final survey work is completed.

Physical Address: 33051 Walnut Grove Farm Ln, Hanover, VA 23069

The subject property is currently zoned Rural Preservation (RP). A deeded easement to the cul-de-sac of Walnut Grove Farm Lane will be established before closing over the existing farm road. It has long frontage on Mill Creek.

The subject property contains the following land types:

- 0.7-Acre +/- homesite/yard;
- 2.5 Acres +/- total in two fenced paddocks and some additional open areas;
- 6 Acres +/- of twice thinned (~2006 & ~2021) 35- to 376-yr old +/- pine plantation; and
- 107.4 Acres +/- of natural mature mixed hardwood and natural pine woodland.

Improvements include a 2,078-sqft single-story dwelling (c. 2021 with stone and Hardie Plank exterior siding, 3 bedrooms, 2.5 bathrooms, 1-car garage, open living room, dining area and kitchen with lots of natural light, walk-through pantry/storage, etc. Additional farm improvements include two 1-acre +/- paddocks with braided electric fencing, horse run-in, covered wash area as well as water and 100-amp electric service at the paddocks and wash area.

The subject property is located about 7.3 miles +/- from Exit # 98 (Doswell/Kings Dominion) of Interstate 95, about 4.4 miles +/- north of Hanover Courthouse, about 9.9 miles +/- northeast of Ashland, and about 17.7 miles +/- south of Bowling Green.

NOTE: The adjacent 54.3-acre +/- portion of Walnut Grove Farm with a 0.5-acre fenced dry lot for horses, about 4.5-acre +/- of fenced paddock/openland, mixed natural hardwoods/pines (23 to 25 yrs old +/-) and twice thinned pines, etc. is available separately for \$436,000.

PHOTOGRAPHS



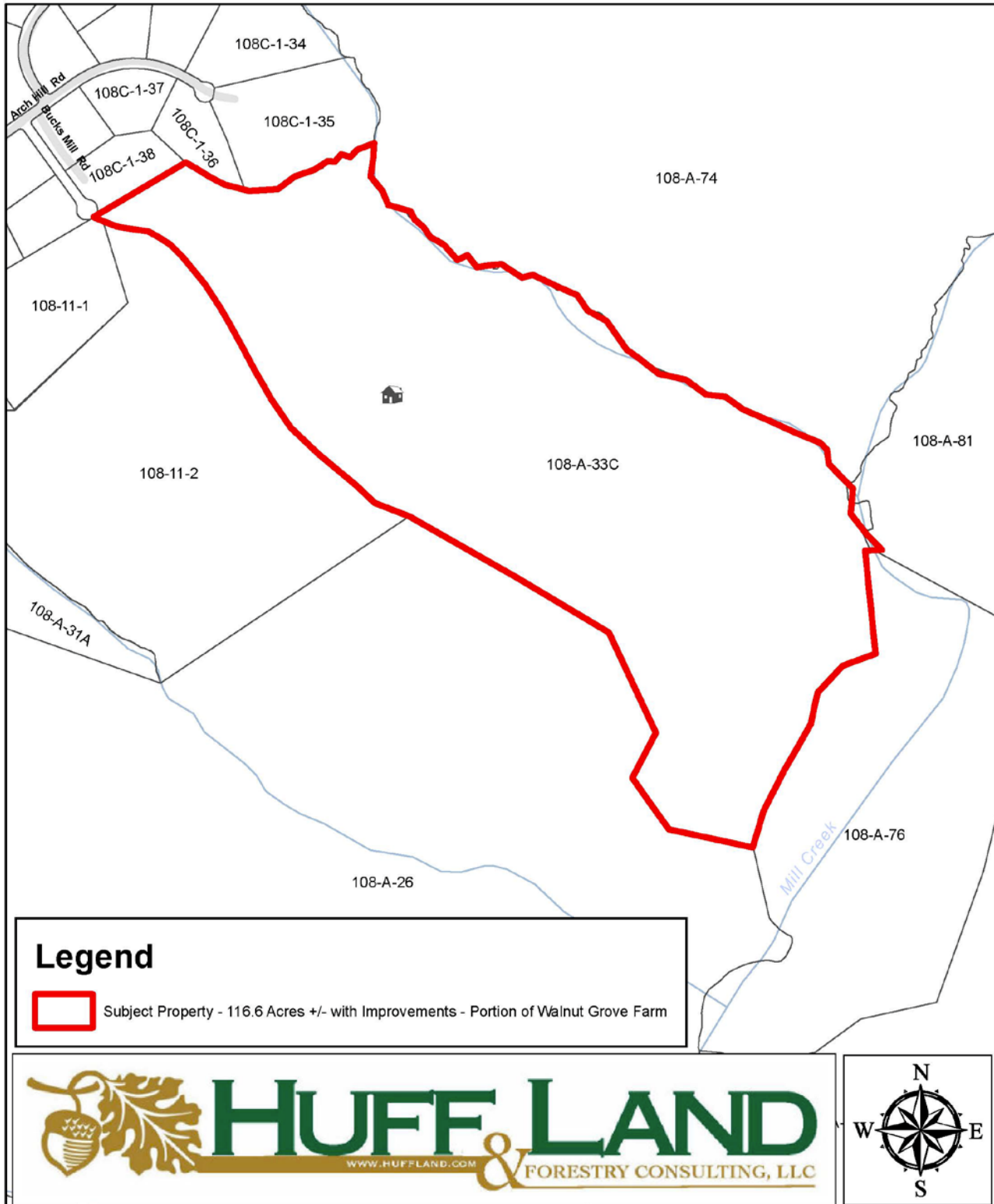
PHOTOGRAPHS



PHOTOGRAPHS



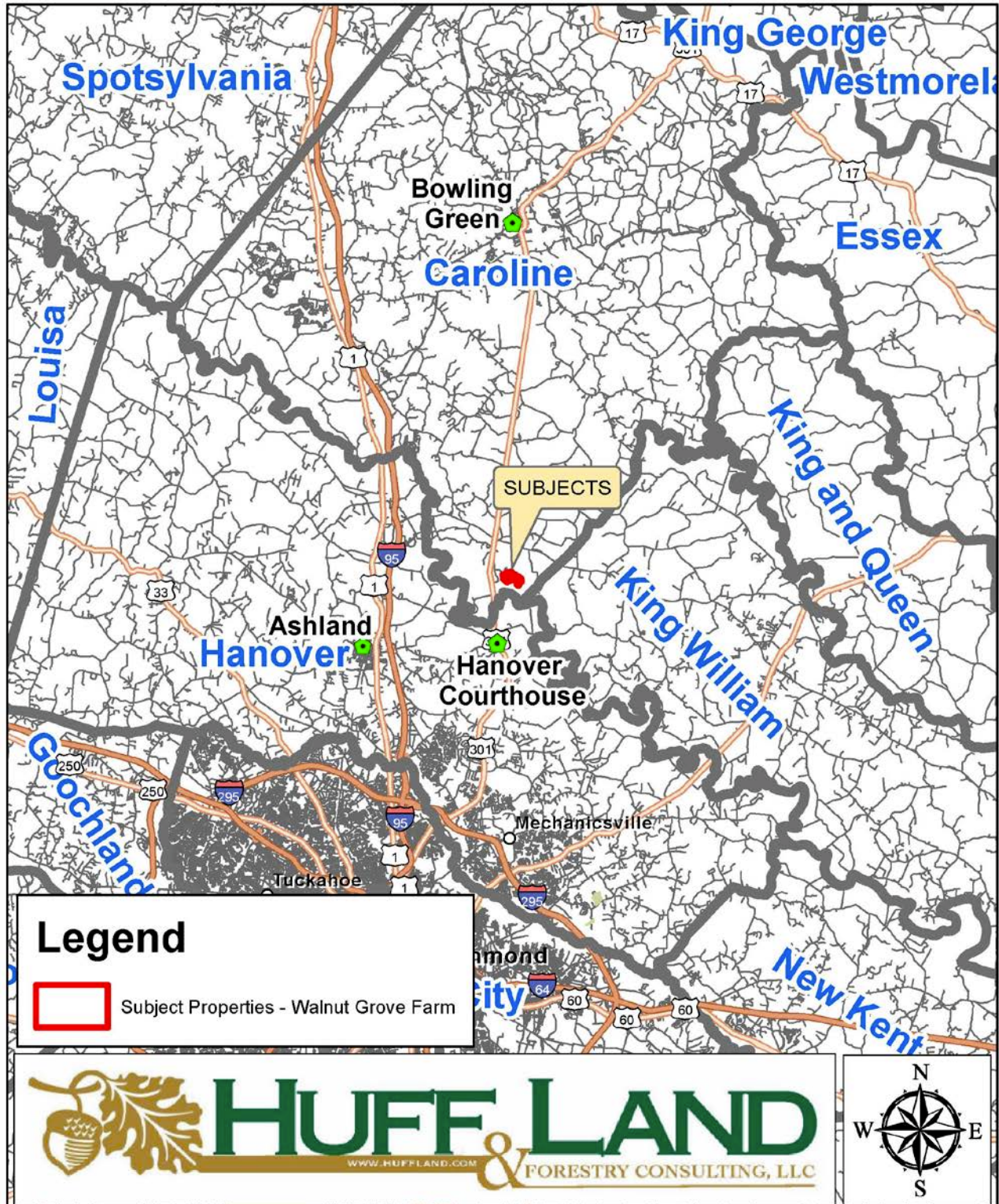
TAX MAP (REALIGNED)



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.



LOCATION MAP - REGIONAL



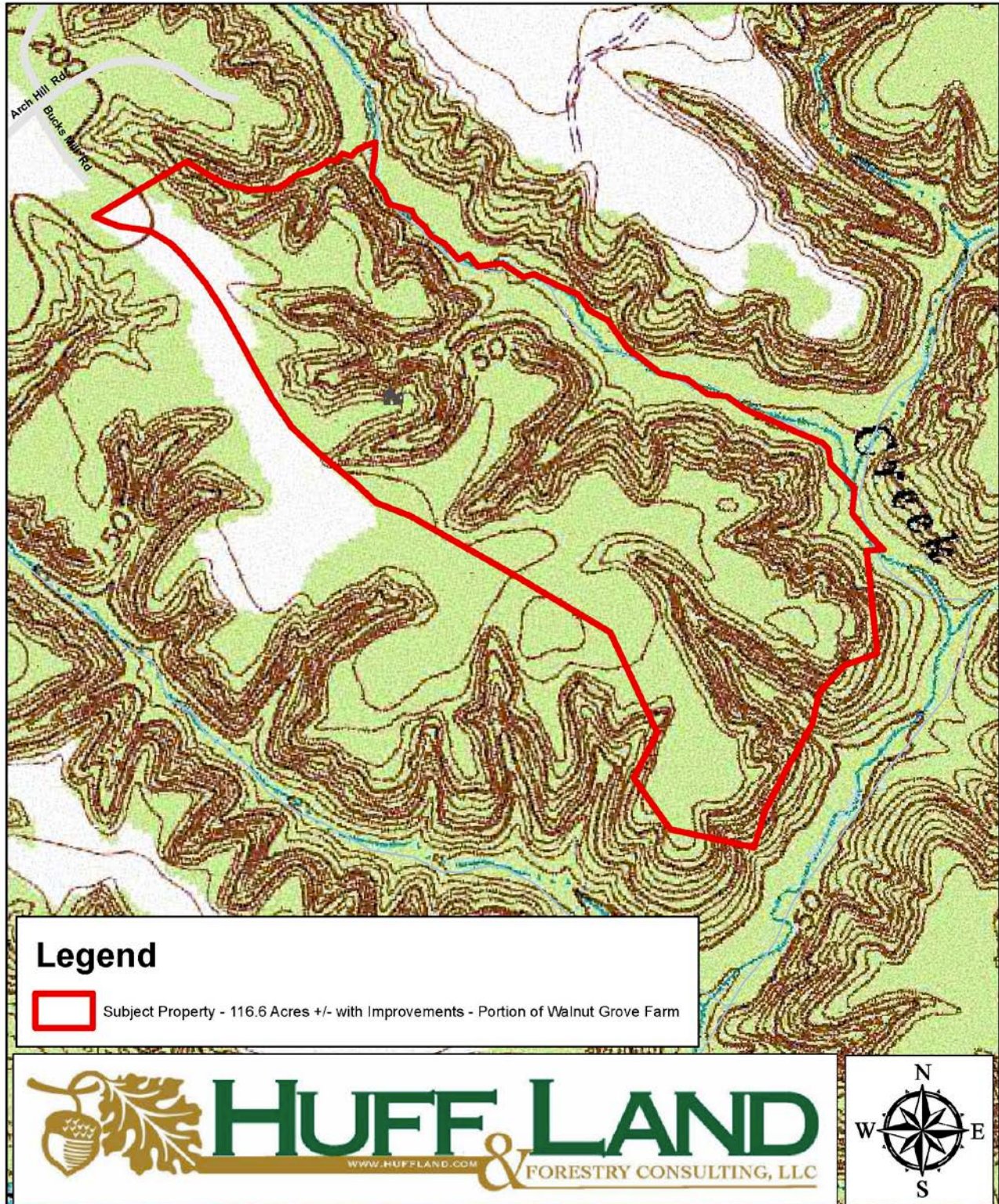
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

AERIAL PHOTOGRAPH



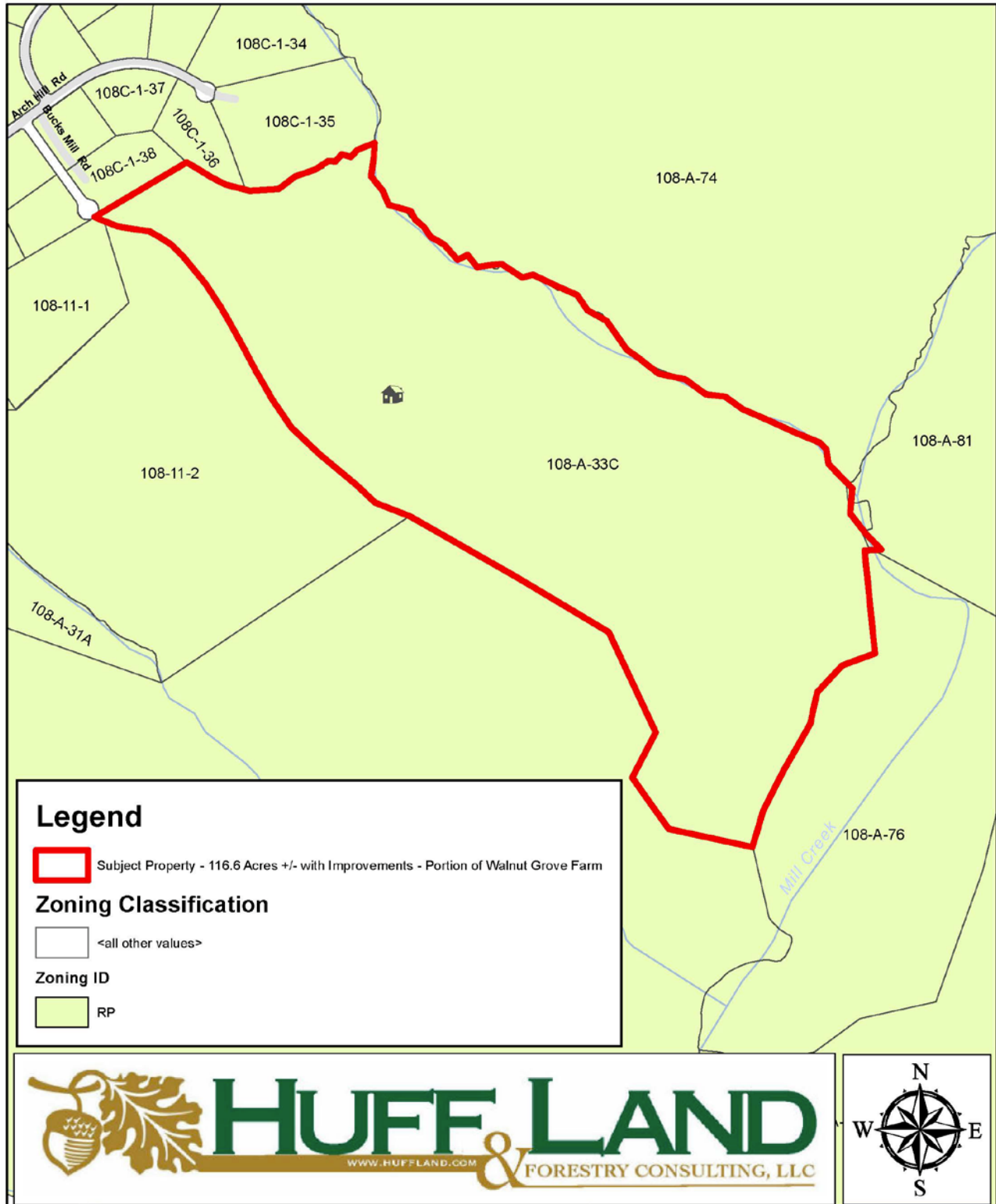
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

TOPOGRAPHIC MAP



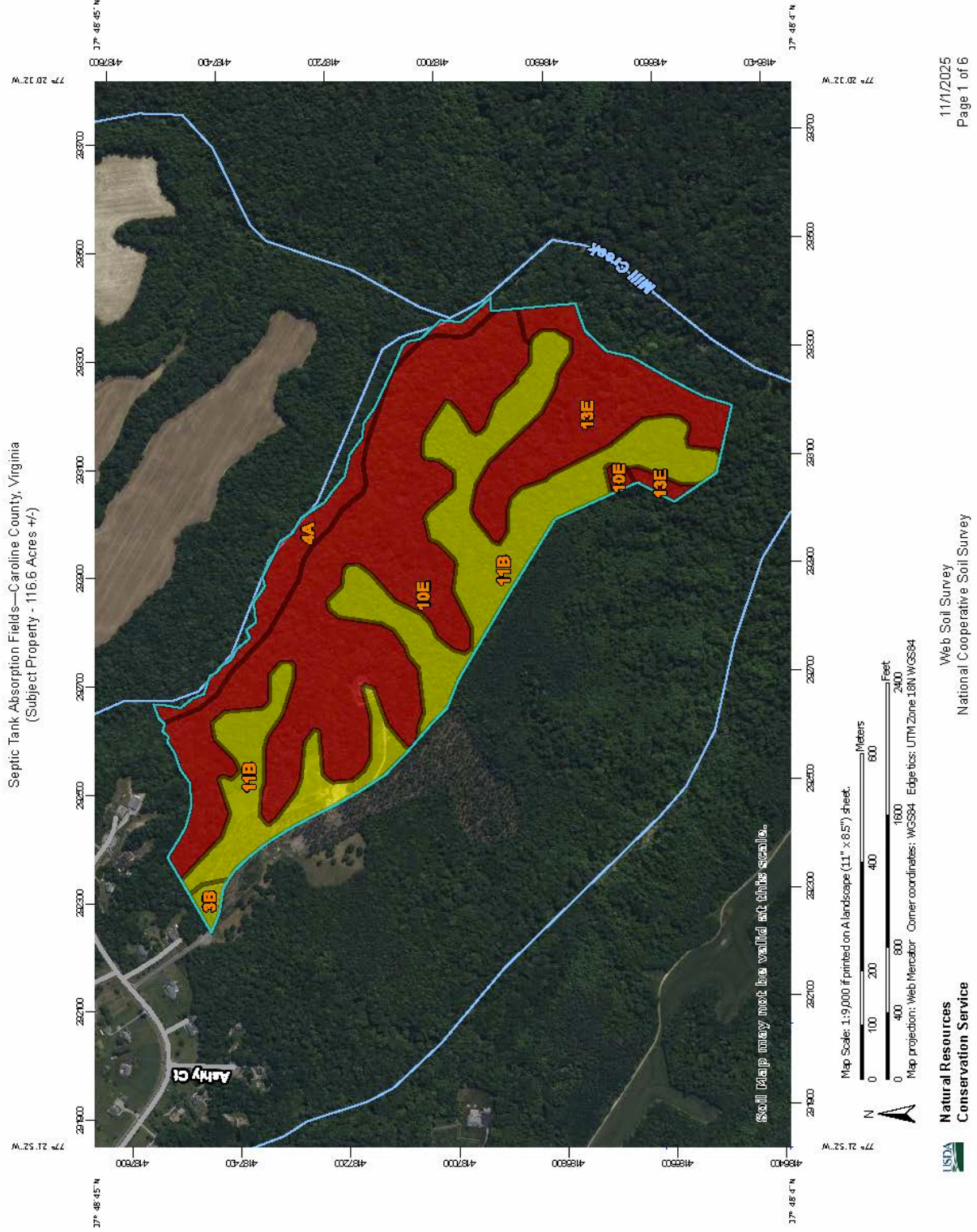
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

ZONING MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

SOILS MAP



MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Background

Aerial Photography

Soils

Soil Rating Polygons

Very limited

Somewhat limited

Not limited

Not rated or not available

Soil Rating Lines

Very limited

Somewhat limited

Not limited

Not rated or not available

Soil Rating Points

Very limited

Somewhat limited

Not limited

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

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: Caroline County, Virginia
Survey Area Data: Version 25, Sep 5, 2025

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

Date(s) aerial images were photographed: May 19, 2022—Jul 12, 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.

Septic Tank Absorption Fields

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
3B	Bama sandy loam, 2 to 6 percent slopes	Somewhat limited	Bama (90%)	Slow water movement (0.50)	0.9	0.7%
4A	Bibb-Chastain complex, 0 to 2 percent slopes, frequently flooded	Very limited	Bibb (75%)	Flooding (1.00)	7.2	6.2%
				Depth to saturated zone (1.00)		
				Seepage, bottom layer (1.00)		
				Slow water movement (0.50)		
			Chastain (20%)	Flooding (1.00)		
				Depth to saturated zone (1.00)		
				Slow water movement (1.00)		
				Seepage, bottom layer (1.00)		
10E	Kempsville-Emporia-Remlik complex, 15 to 50 percent slopes	Very limited	Kempsville (45%)	Slope (1.00)	51.0	44.0%
				Slow water movement (0.73)		
			Emporia (25%)	Depth to saturated zone (1.00)		
				Slope (1.00)		
				Slow water movement (0.50)		
			Remlik (20%)	Slope (1.00)		
				Seepage, bottom layer (1.00)		
				Slow water movement (0.50)		
				Depth to saturated zone (0.40)		
			Chastain (3%)	Flooding (1.00)		

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Ponding (1.00)		
				Depth to saturated zone (1.00)		
				Slow water movement (1.00)		
				Seepage, bottom layer (1.00)		
			Bibb (2%)	Flooding (1.00)		
				Depth to saturated zone (1.00)		
				Slow water movement (0.50)		
11B	Kempsville-Emporia complex, 2 to 6 percent slopes	Somewhat limited	Kempsville (60%)	Slow water movement (0.73)	39.5	34.1%
13E	Nevarc sandy loam, 15 to 50 percent slopes	Very limited	Nevarc (85%)	Depth to saturated zone (1.00)	17.4	15.0%
				Slow water movement (1.00)		
				Slope (1.00)		
Totals for Area of Interest					116.0	100.0%

Rating	Acres in AOI	Percent of AOI
Very limited	75.6	65.2%
Somewhat limited	40.4	34.8%
Totals for Area of Interest	116.0	100.0%

Description

ENG - Engineering

Septic tank absorption fields are areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. Only that part of the soil between depths of 24 and 60 inches is evaluated. The ratings are based on the soil properties that affect absorption of the effluent, construction and maintenance of the system, and public health. Saturated hydraulic conductivity (Ksat), depth to a water table, ponding, depth to bedrock or a cemented pan, and flooding affect absorption of the effluent. Stones and boulders, ice, and bedrock or a cemented pan interfere with installation. Subsidence interferes with installation and maintenance. Excessive slope may cause lateral seepage and surfacing of the effluent in downslope areas.

Some soils are underlain by loose sand and gravel or fractured bedrock at a depth of less than 4 feet below the distribution lines. In these soils the absorption field may not adequately filter the effluent, particularly when the system is new. As a result, the ground water may become contaminated.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to

validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher