

# Property Information Packet



**United Country Virginia Realty**  
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Clarksville, VA 23927

**Cell: (540) 687-0050**

**Office: (434) 374-2011**

**Email:**

**beardavidsonrealtor@gmail.com**

**138+ acres**

**Tax Map #  
62-60-A-64**



**Virginia Realty**





# Property Location



Located in Nelson County, VA north of Shipman



Property Location



Virginia Realty



# Property Overview



- **\$675,000**
- **138 acres.**
- **Roughly 1.9 miles of roads and trails.**
- **Great wildlife habitat**
- **Mixed hardwoods with plenty of softmast and habitat**
- **Cleared building lot**
- **Drilled Well**
- **Shipping Container conveys**
- **Deeded gated easement**



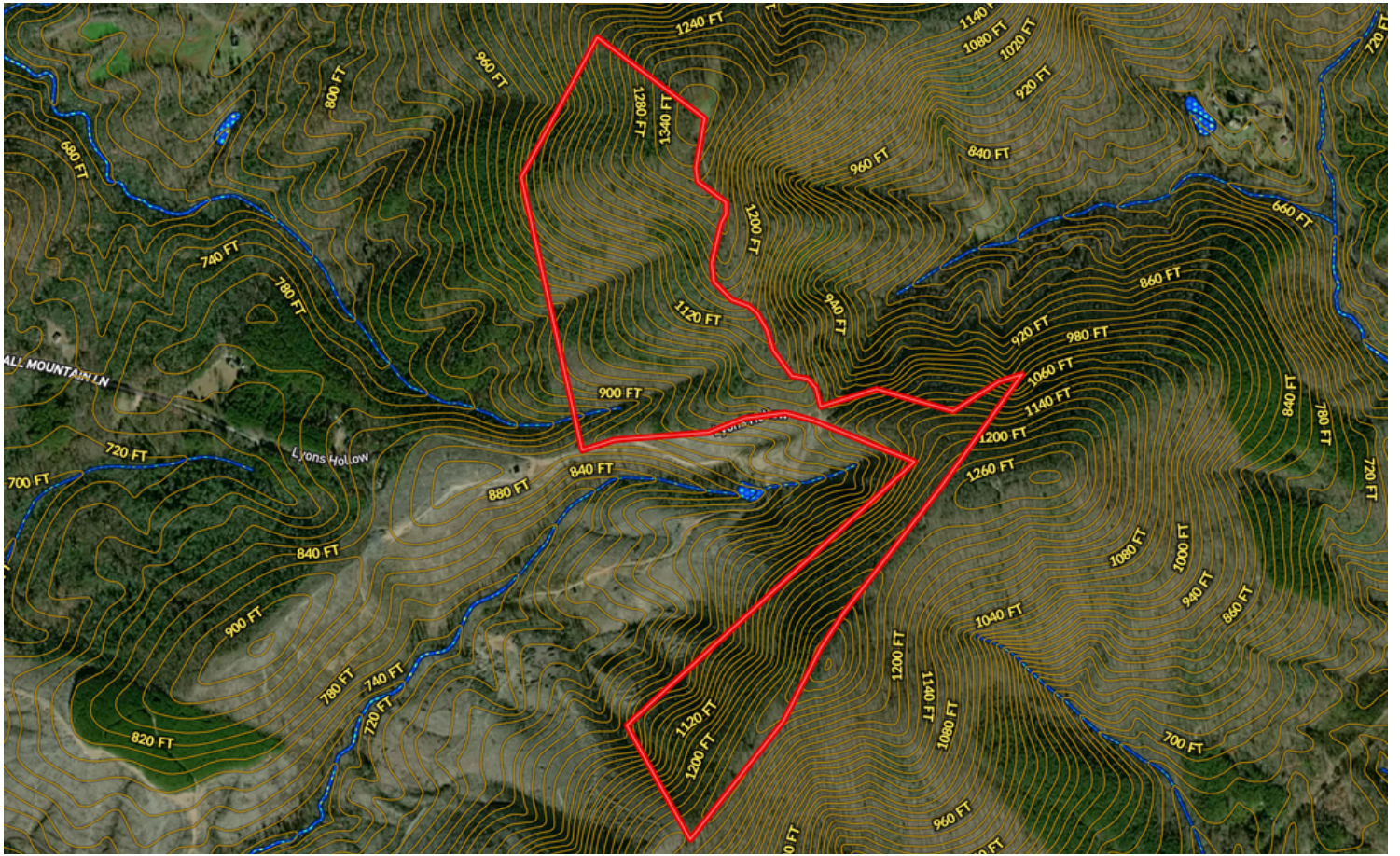
# Soil Report



| Code          | Description                                     | Acres            | %      | CPI            | NCCPI              | CAP            | ? |
|---------------|-------------------------------------------------|------------------|--------|----------------|--------------------|----------------|---|
| 25E           | Hazel channery loam, 25 to 50 percent slopes    | 54.51            | 42.31% | -              | 10                 | 7e             | ? |
| 26E           | Hazel loam, 25 to 50 percent slopes, very stony | 52.99            | 41.13% | -              | 9                  | 7e             | ? |
| 26D           | Hazel loam, 15 to 25 percent slopes, very stony | 21.22            | 16.47% | -              | 33                 | 7s             | ? |
| 15C           | Elioak loam, 7 to 15 percent slopes             | 0.13             | 0.1%   | -              | 64                 | 3e             | ? |
| <b>Totals</b> |                                                 | <b>128.85 ac</b> |        | <b>0 CPI</b>   | <b>13.43 NCCPI</b> | <b>7 Cap.</b>  |   |
|               |                                                 |                  |        | <b>Average</b> | <b>Average</b>     | <b>Average</b> |   |

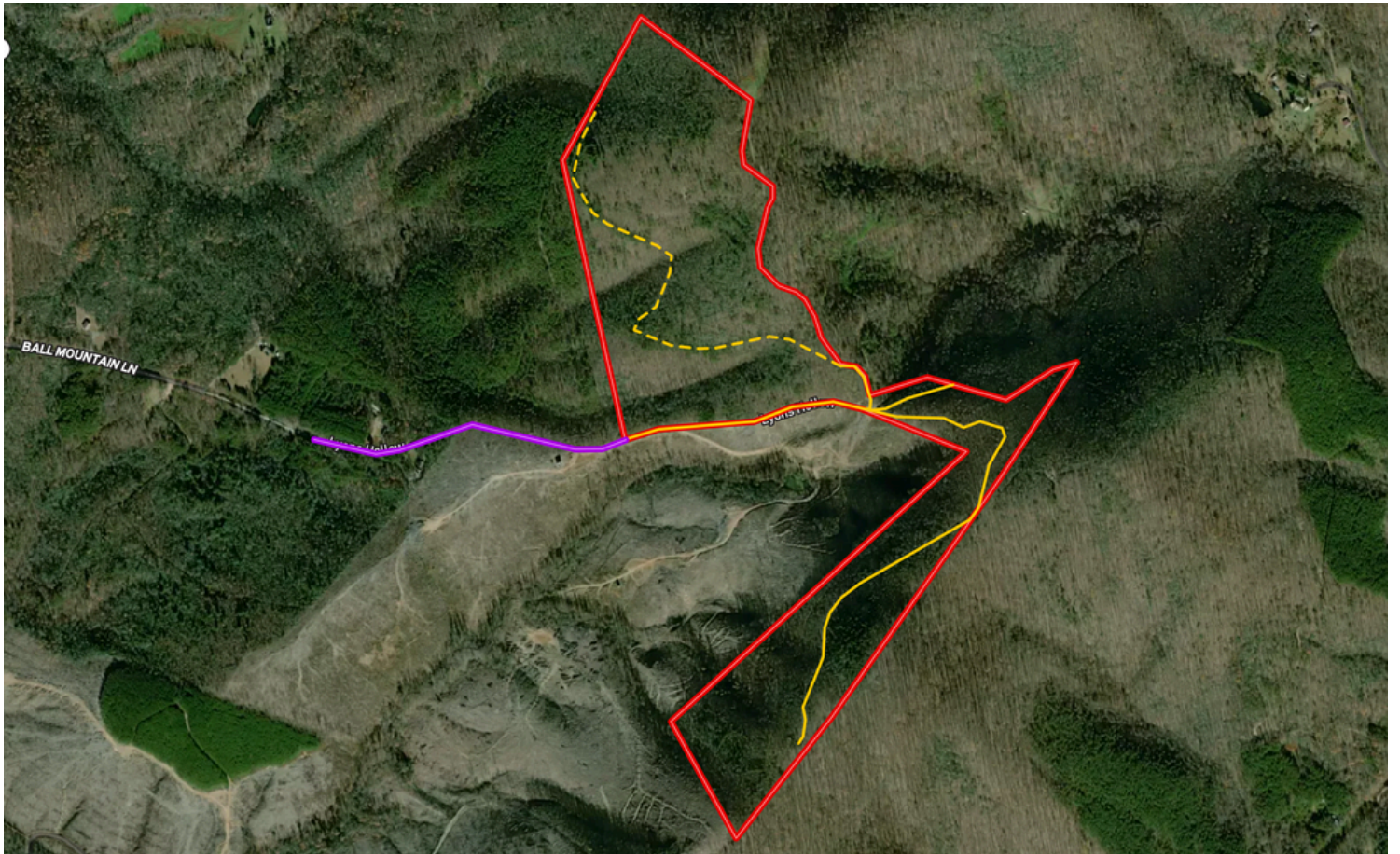


# Topography, Water Features, & Wetlands



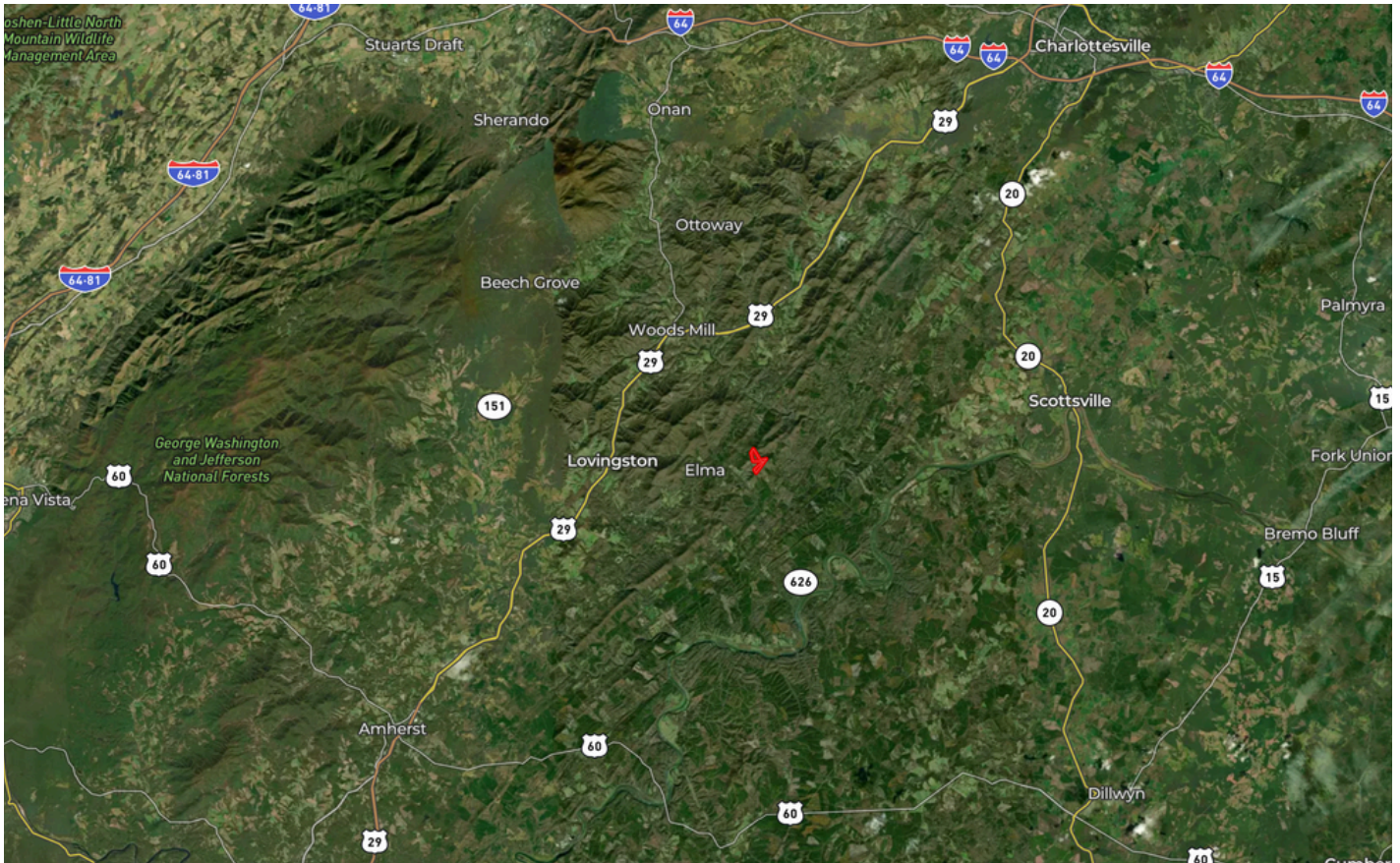
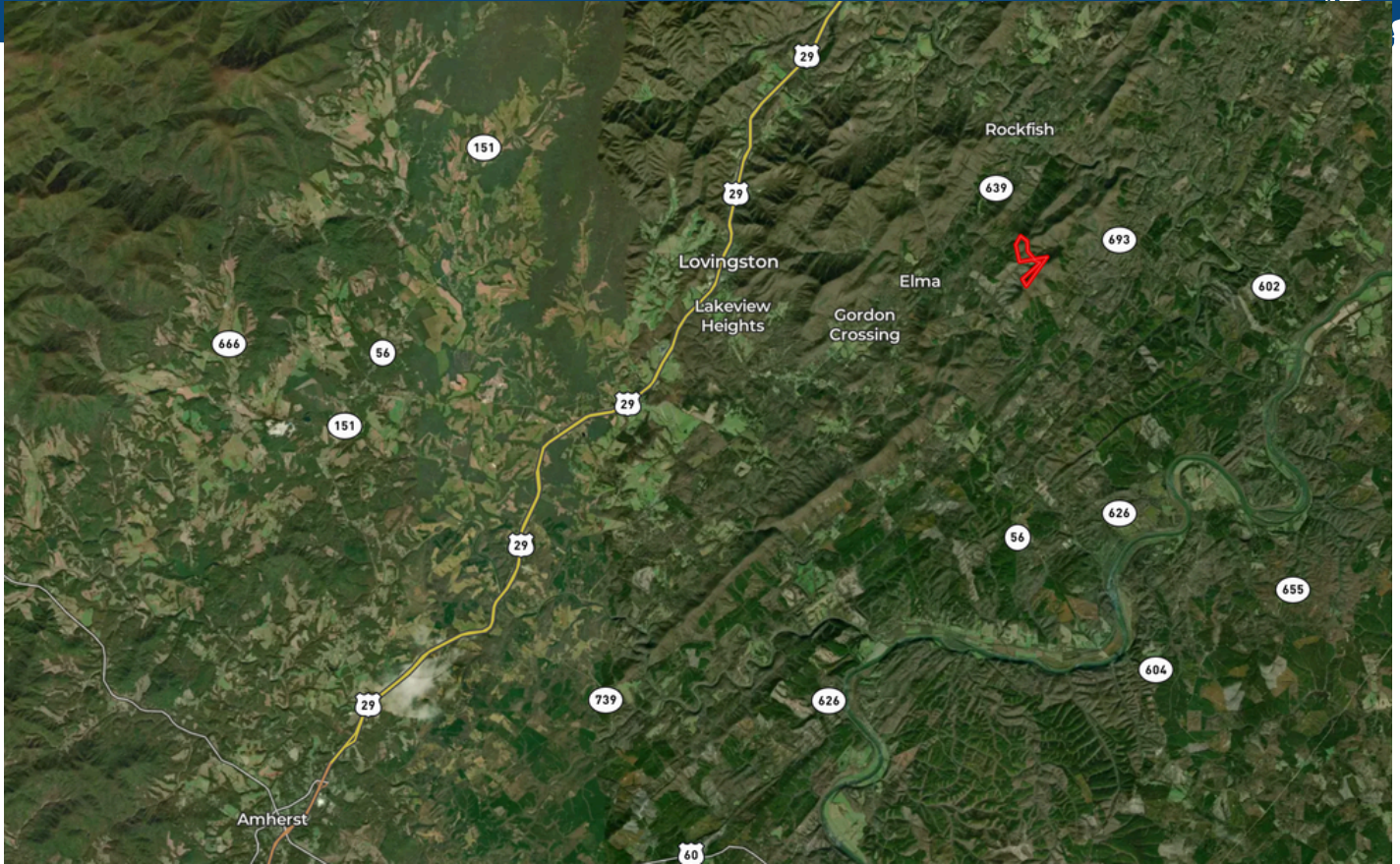


# Road & Trail system (Right of Way in Purple)





# Property Footage





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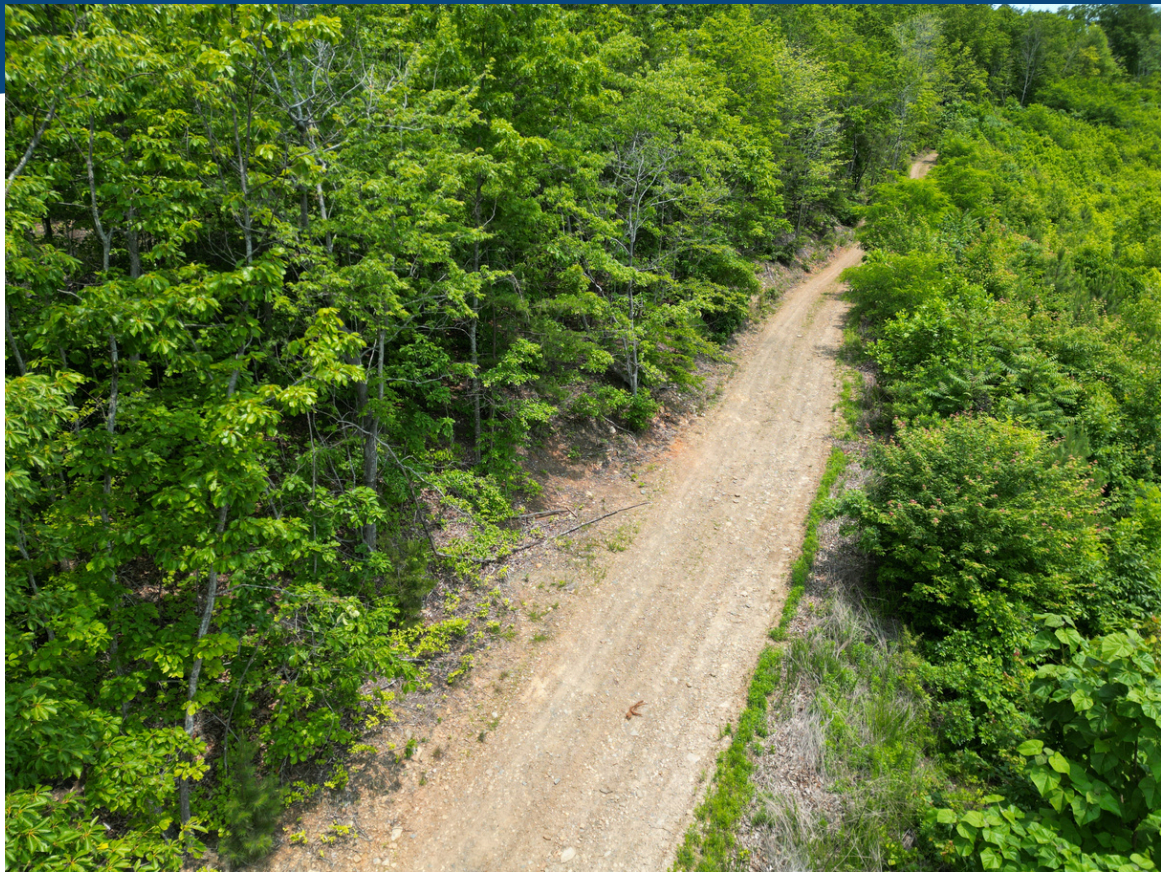


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