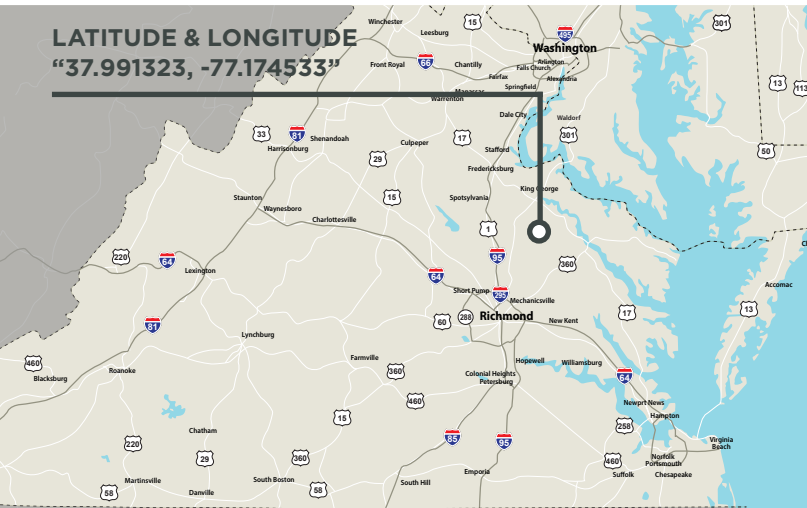




FOR SALE | 370± ACRES CAROLINE COUNTY

**SPARTA RD (VSR630), BEVERLY RUN RD (VSR618),
ALPS DR. (VSR618), FORTUNE DR. (VSR617)
MILFORD, VA 22514**

Price: \$1,150,000 (\$3,108/acre)



Features

EXCELLENT 370± acre balanced timberland/agricultural investment opportunity fronting Sparta Rd (VSR630), Beverly Run Rd (VSR618), Alps Drive (VSR618) and Fortune Rd (VSR618) in Caroline County.

107± ACRES of productive cropland currently under cultivation with a small pond on site.

TIMBER comprised of 16± acres of planted pines established in '83, 81± acres of planted pines established in '87, 60± acres of planted pines established in '96 and 53± acres of planted pines established in '05 with the remaining balance in mixed bottomland hardwoods.

4± ACRE HOMESITE which includes a 2,101sqft. (4bdm. 3bth) block home with AC and oil hot water heat built in '67, a 3,350 sqft. pole barn for farm equipment, a small garage, four (4) grain bins and an old barn. All improvements being sold "AS IS, WHERE IS" in their present condition.

IDEAL DIVERSE HABITAT for wildlife supporting strong populations of deer and turkeys.

TAX MAP PARCELS #75-A-(46-51), 65, 66, 68 & 70

Contact

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com



MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060

MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255

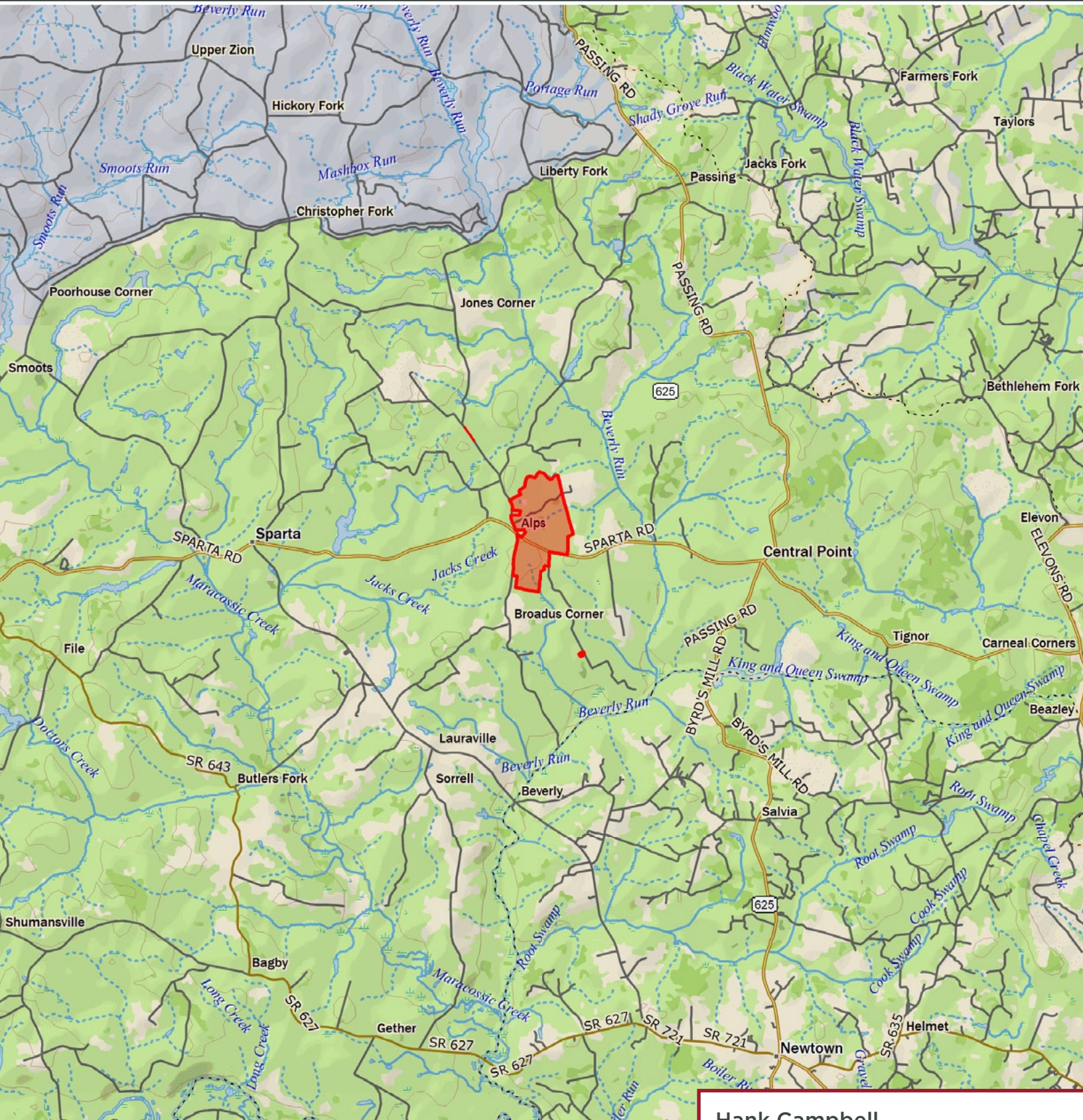
T 804-326-LAND (5263) | F 804-346-5901

COMMONWEALTHLAND.COM

Commonwealth Land represents the Owner of this property. Information contained herein, is deemed reliable but not guaranteed.

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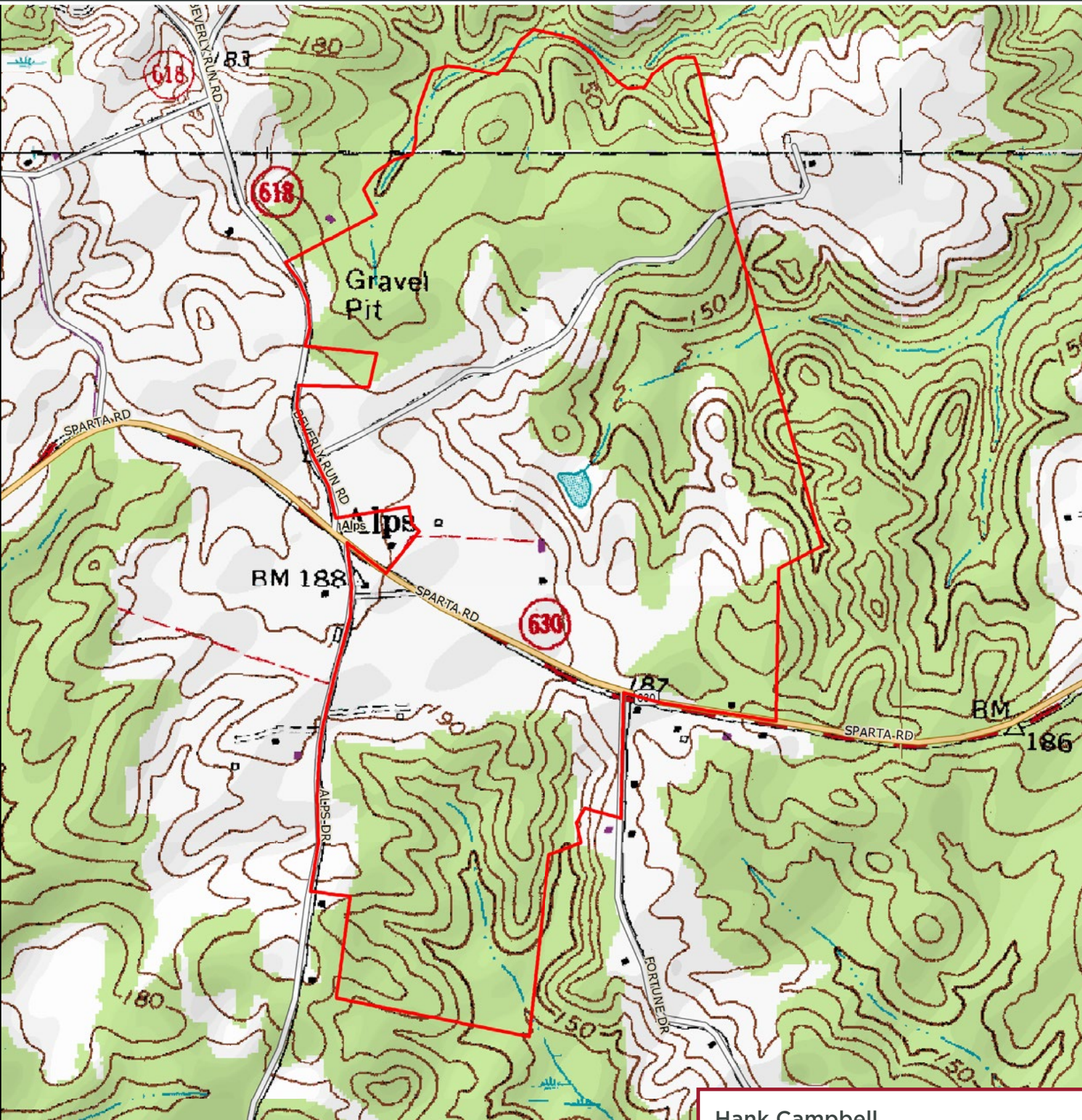
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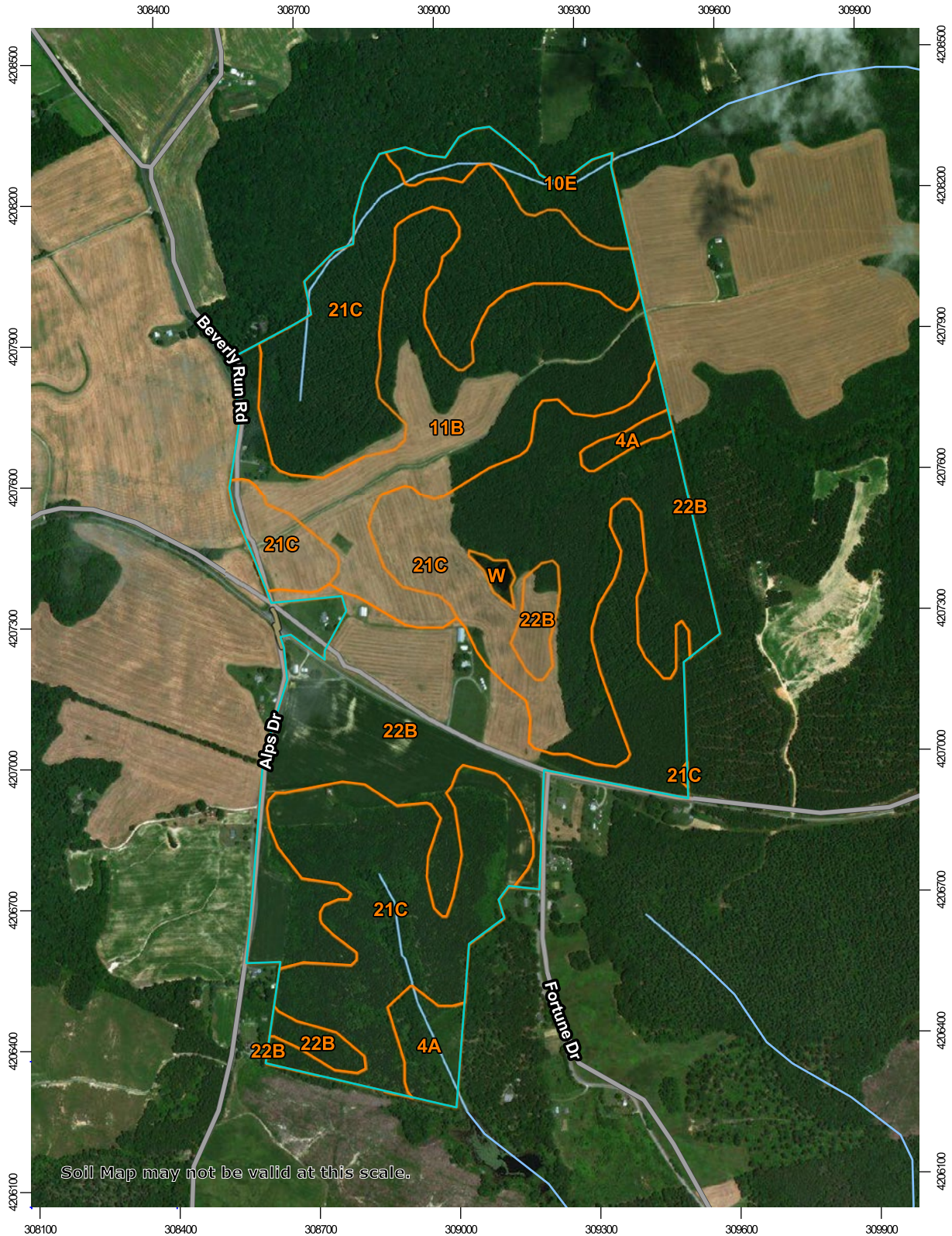
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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4A	Bibb-Chastain complex, 0 to 2 percent slopes, frequently flooded	9.5	2.7%
10E	Kempsville-Emporia-Remlik complex, 15 to 50 percent slopes	11.8	3.3%
11B	Kempsville-Emporia complex, 2 to 6 percent slopes	64.8	18.2%
21C	Slagle-Kempsville complex, 2 to 15 percent slopes	182.3	51.3%
22B	Slagle fine sandy loam, 2 to 6 percent slopes	85.6	24.1%
W	Water	1.3	0.4%
Totals for Area of Interest		355.3	100.0%

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