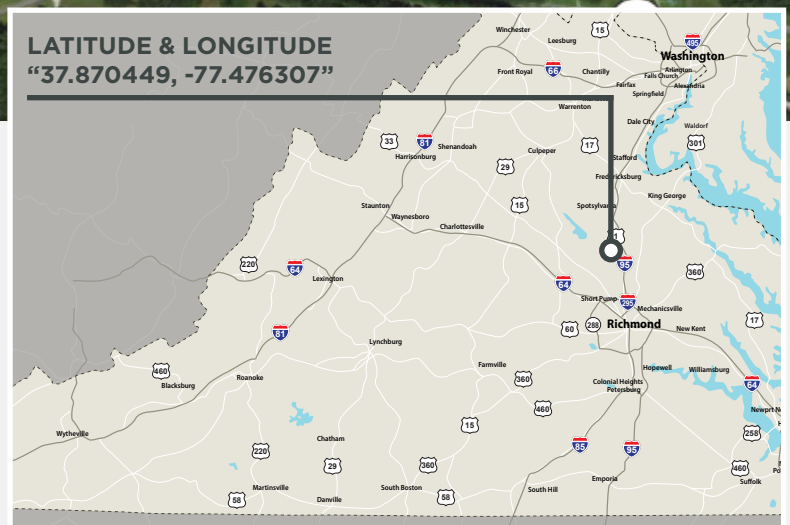


FOR SALE

Verdon Road | Doswell, VA 23047
51± Acres | Price: \$235,000



FEATURES

SMALL LAND INVESTMENT OPPORTUNITY

51± ACRES in Hanover County

TIMBER recently harvested

GOOD recreational property

ONE MILE from the North Anna Battlefield
County Park

SALE PRICE: \$235,000

For More Information Regarding This Property, Please Contact:

JOE BUHRMAN

804-433-1811

jbuhrman

@commonwealthcommercial.com

BRENT ALTAFFER

804-793-0055

baltaffer

@commonwealthcommercial.com

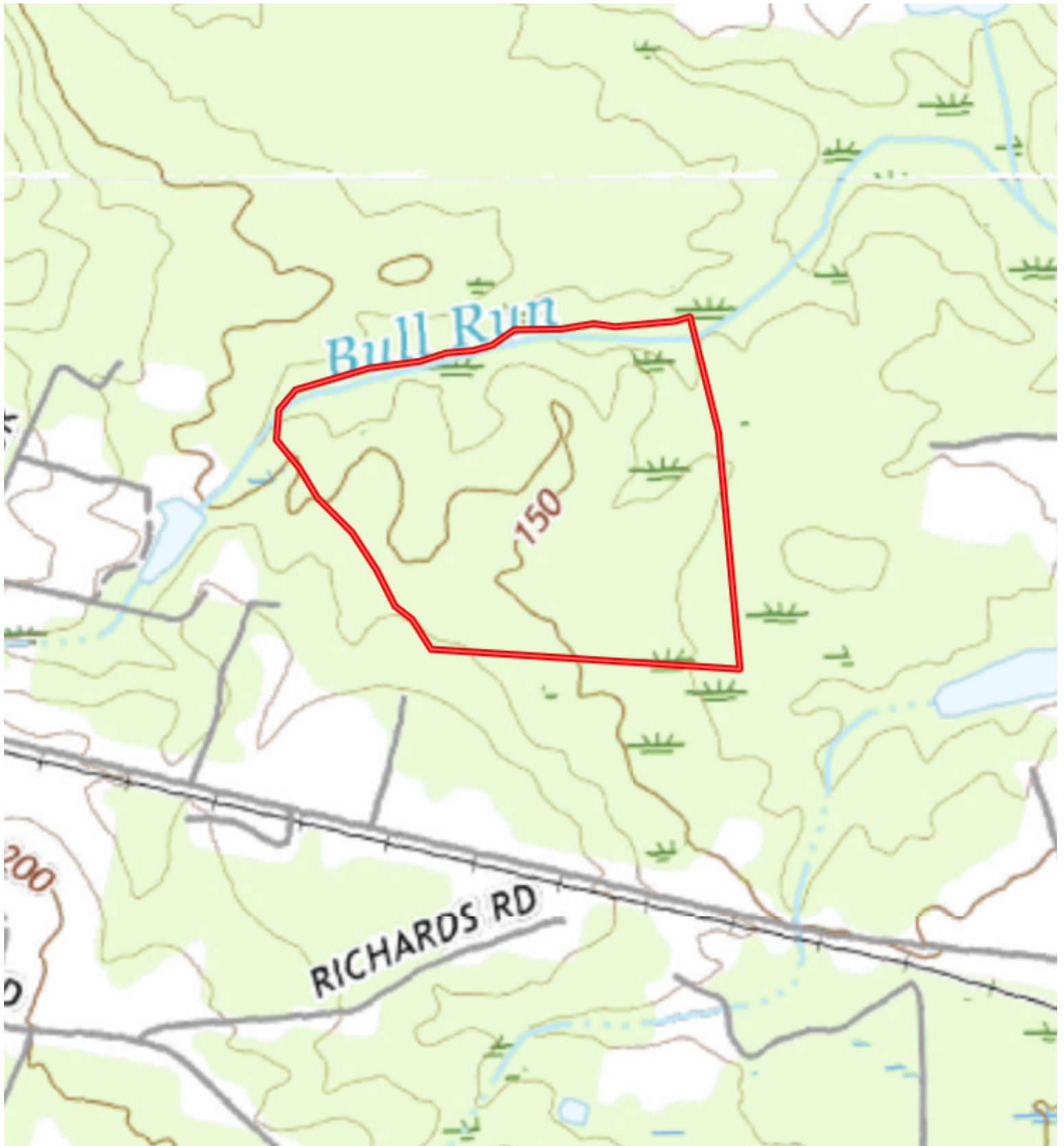
MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060 MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255

T 804-346-4966 F 804-346-5901 COMMONWEALTHCOMMERCIAL.COM | COMMONWEALTHLAND.COM



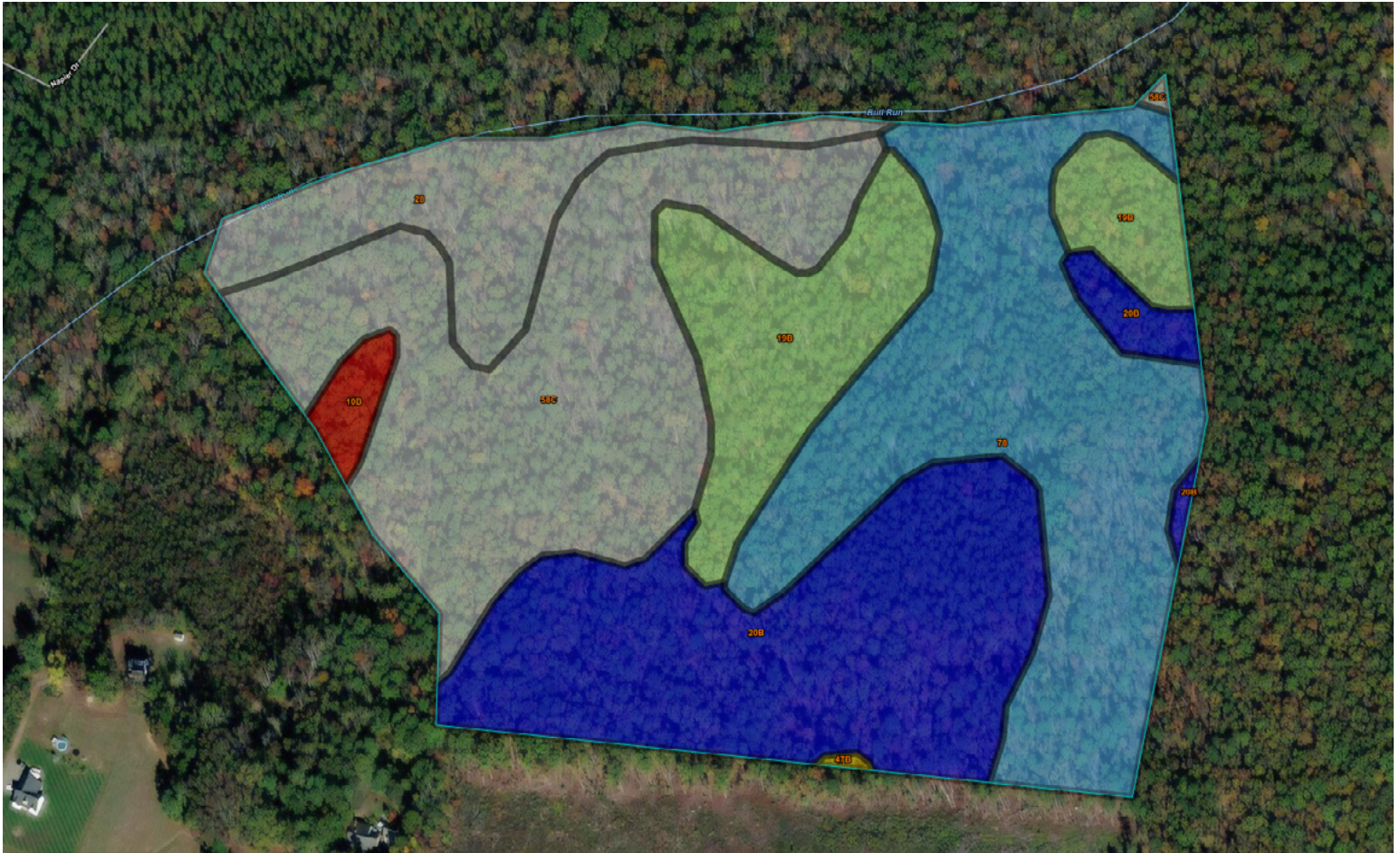
FOR SALE Verdon Road | Doswell, VA 23047

TOPOGRAPHY MAP





SOIL MAP



Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
10B	Bourne fine sandy loam, 2 to 7 percent slopes	70	0.6	1.3%
19B	Creedmoor fine sandy loam, 2 to 7 percent slopes	87	6.4	13.2%
20B	Creedmoor variant fine sandy loam, 2 to 7 percent slopes	90	11.9	24.4%
28	Fluvaquents, nearly level		4.3	8.8%
47B	Norfolk fine sandy loam, 2 to 7 percent slopes	84	0.1	0.1%
58C	Pinkston-Mayodan sandy loams, 7 to 15 percent slopes		12.7	26.2%
78	Worsham fine sandy loam	88	12.6	25.9%