

For Sale | 251 Acres

211 Bonbrook Road, Cumberland, VA 23040

PRICE: \$1,150,000 ▪ CUMBERLAND COUNTY



Bartos Tract

- 251 AC Farm with farmhouse (1905) fronting Bonbrook Rd and the Willis River located 10 minutes north of the Cumberland Courthouse
- 3 bdrm, 2 1/2 bath farmhouse (1905) as well as two additional outbuildings being sold in "AS IS, "WHERE IS" condition
- Currently used to graze cattle with 71+/-acs of clean pastureland in 6-7 fields (some fenced)
- Remaining balance in upland/bottomland hardwood with some planted pines with solid internal road providing access to all pastures
- 1.3 miles of frontage along the Willis River and extensive frontage along Buck & Game Creek
- Ideal working farm or recreational investment opportunity supporting healthy populations of deer and turkeys
- Tax Map #33-A-55

LATITUDE & LONGITUDE 37.5894, -78.2648

For More Information:

Hank Campbell

Senior Vice President

o: 804-433-1818

hcampbell@commonwealthland.com

4198 Cox Road, Suite 200
Glen Allen, VA 23060

o: 804-346-4966

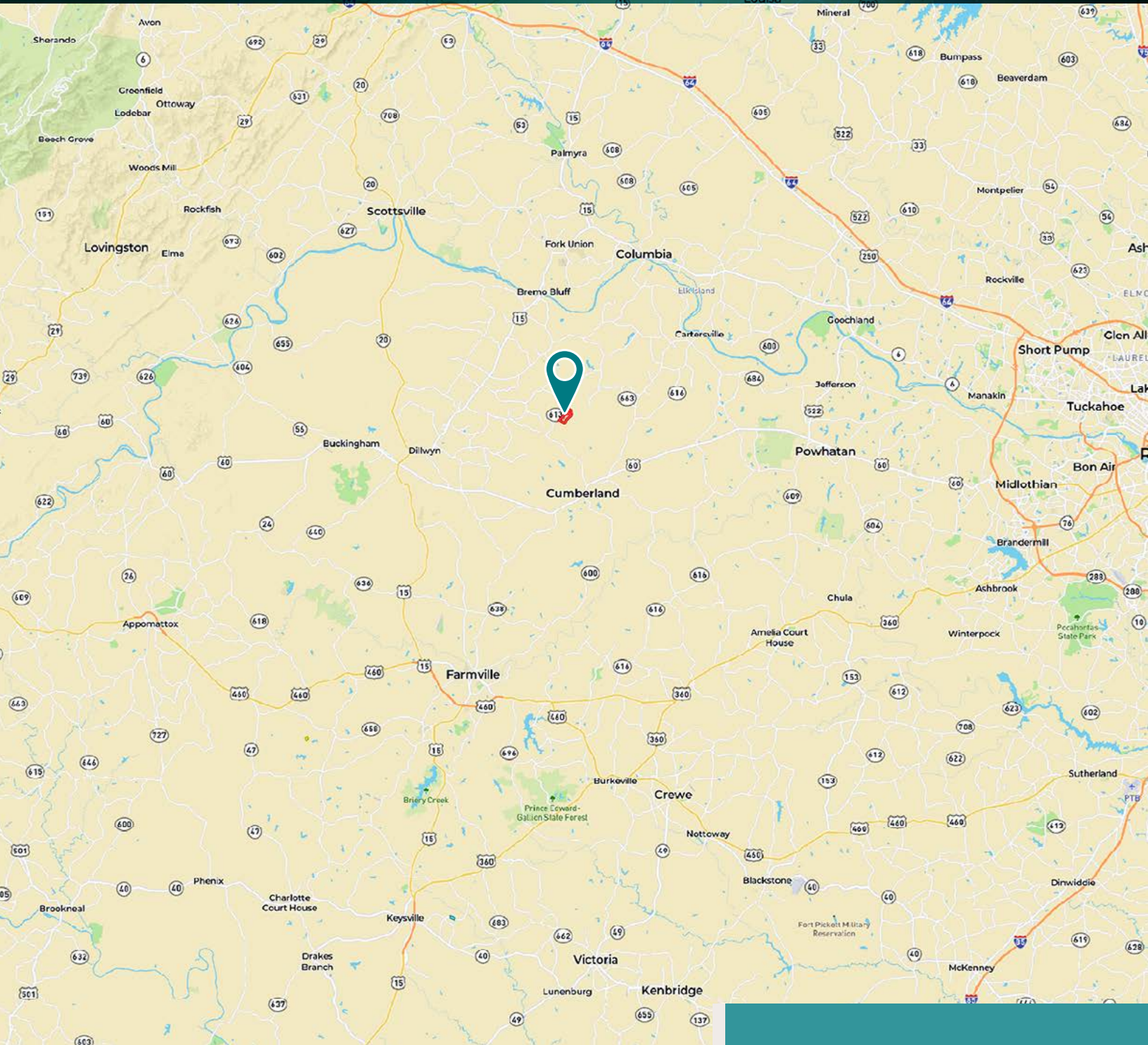
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Commonwealth represents the Owner of this property.
Information contained herein, is deemed reliable but not guaranteed.

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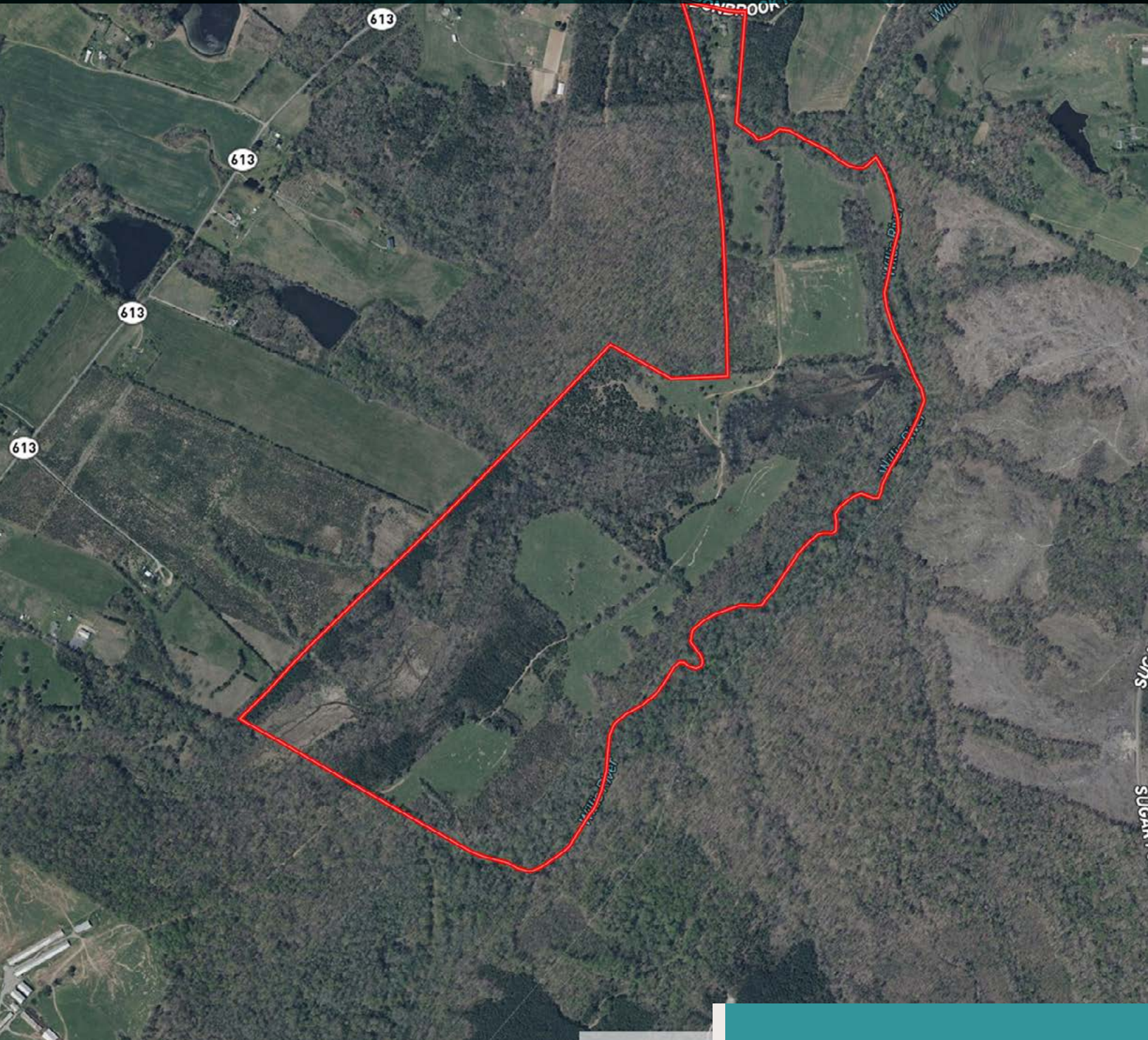
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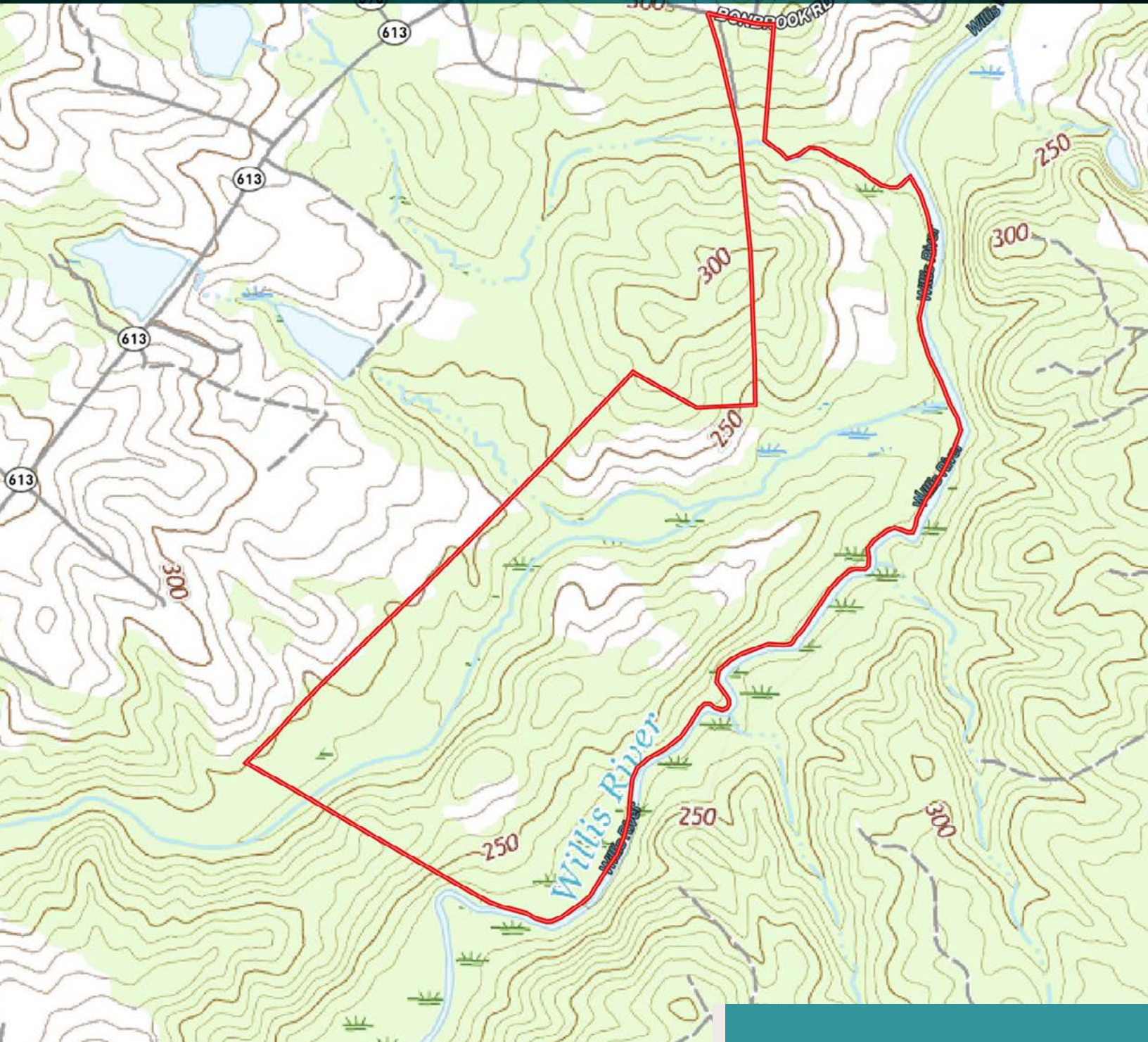
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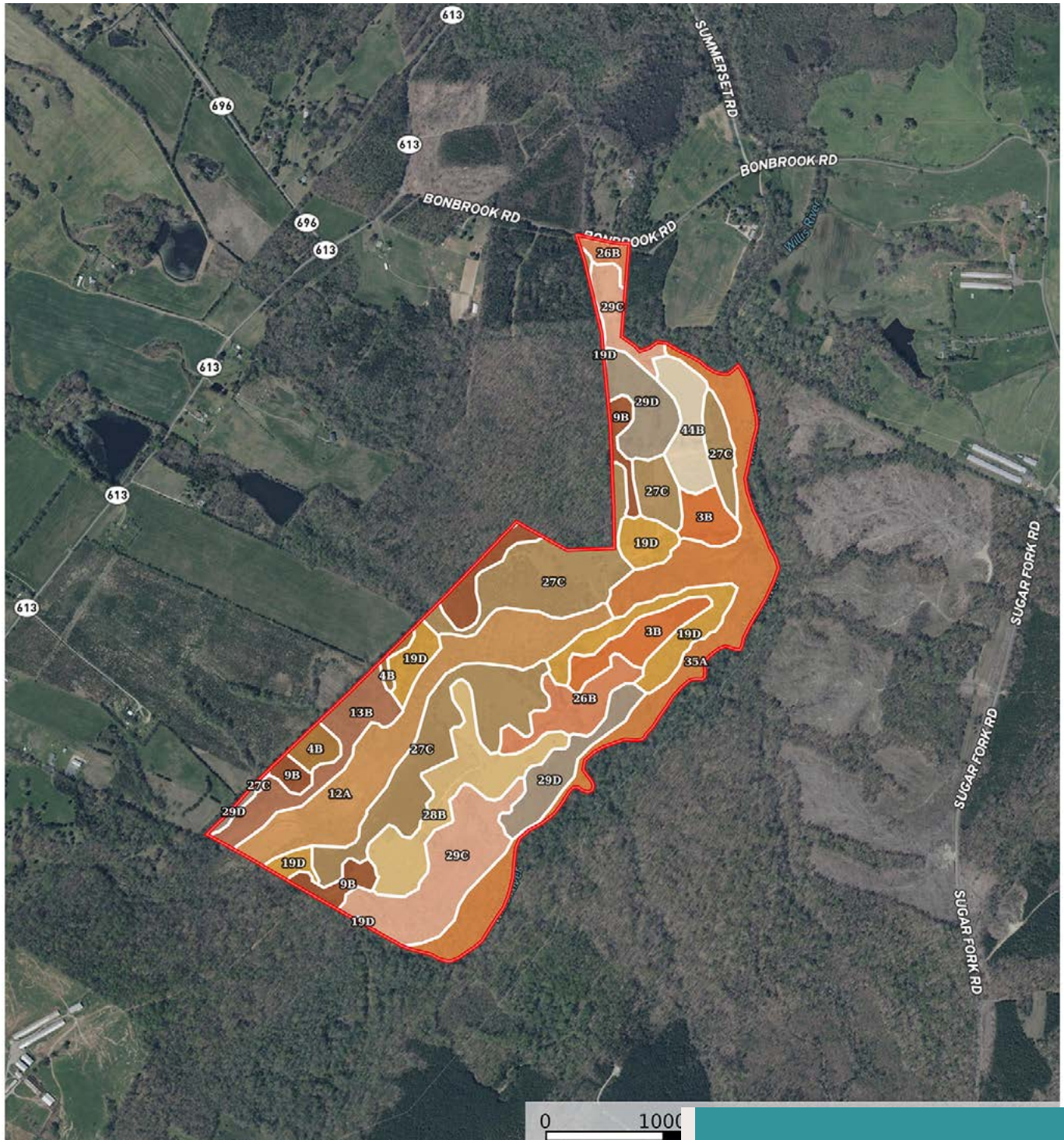
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 Boundary 249.58 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
27C	Nathalie-Halifax complex, 7 to 15 percent slopes	49.48	19.83	0	65	3e
35A	Riverview and Tuckahoe soils, 0 to 2 percent slopes, occasionally flooded	36.21	14.51	0	87	1
12A	Codorus loam, 0 to 2 percent slopes, frequently flooded	29.17	11.69	0	81	6w
29C	Oak Level-Siloam complex, 7 to 15 percent slopes	23.93	9.59	0	61	3e
19D	Fairview-Devotion complex, 15 to 25 percent slopes	19.57	7.84	0	39	4e
29D	Oak Level-Siloam complex, 15 to 25 percent slopes	17.45	6.99	0	50	4e
28B	Oak Level-Diana Mills complex, 2 to 7 percent slopes	16.88	6.76	0	71	2e
9B	Clifford sandy loam, 2 to 7 percent slopes	12.1	4.85	0	69	2e
3B	Banister fine sandy loam, 2 to 7 percent slopes, rarely flooded	11.56	4.63	0	69	2e
13B	Delila fine sandy loam, 0 to 4 percent slopes	11.44	4.58	0	73	4w
26B	Nathalie sandy loam, 2 to 7 percent slopes	10.5	4.21	0	69	2e
44B	Wintergreen loam, 2 to 7 percent slopes	7.77	3.11	0	69	2e
4B	Bentley-Nathalie complex, 2 to 7 percent slopes	3.52	1.41	0	68	2e
TOTALS		249.58(*)	100%	-	68.09	3.0

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



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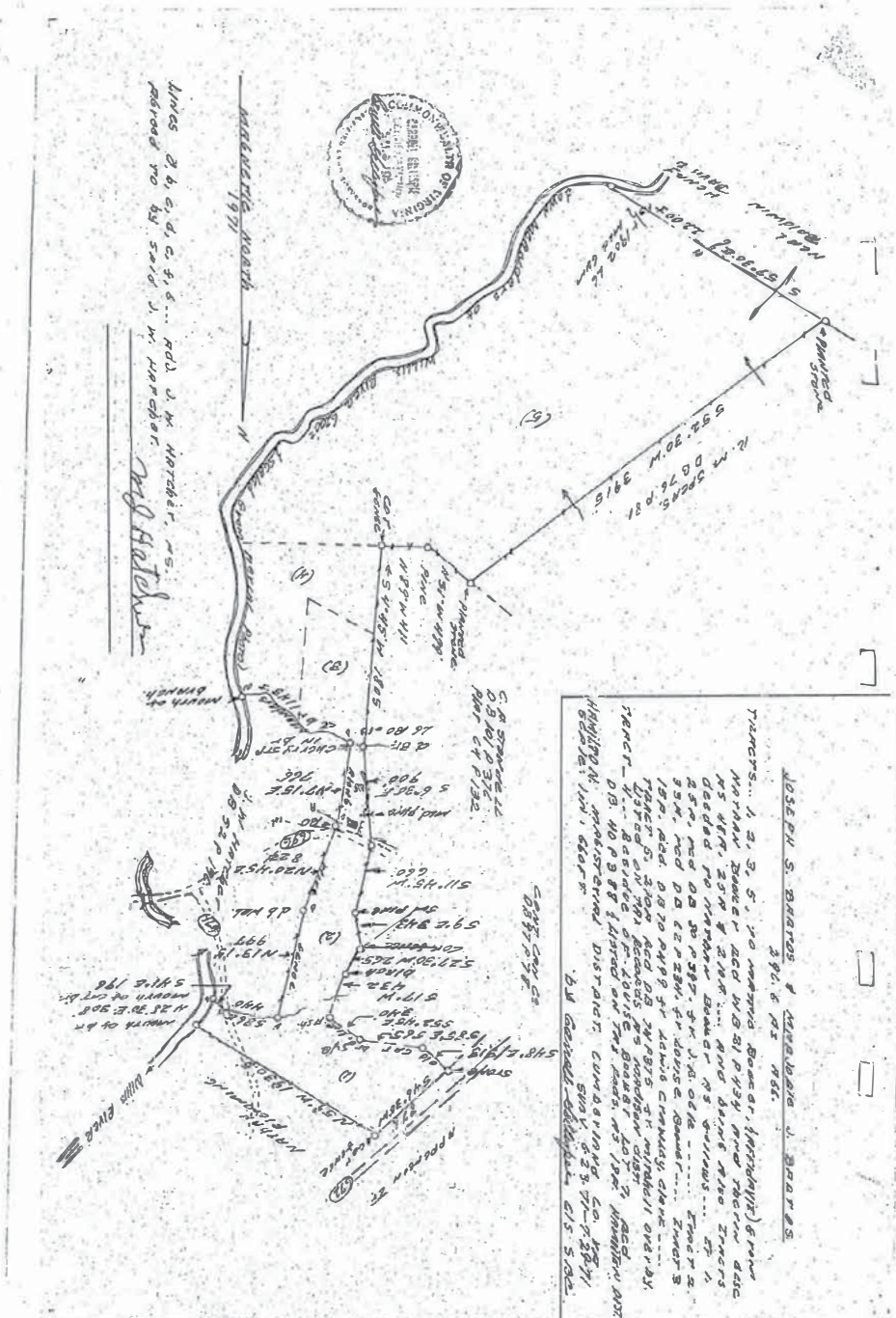
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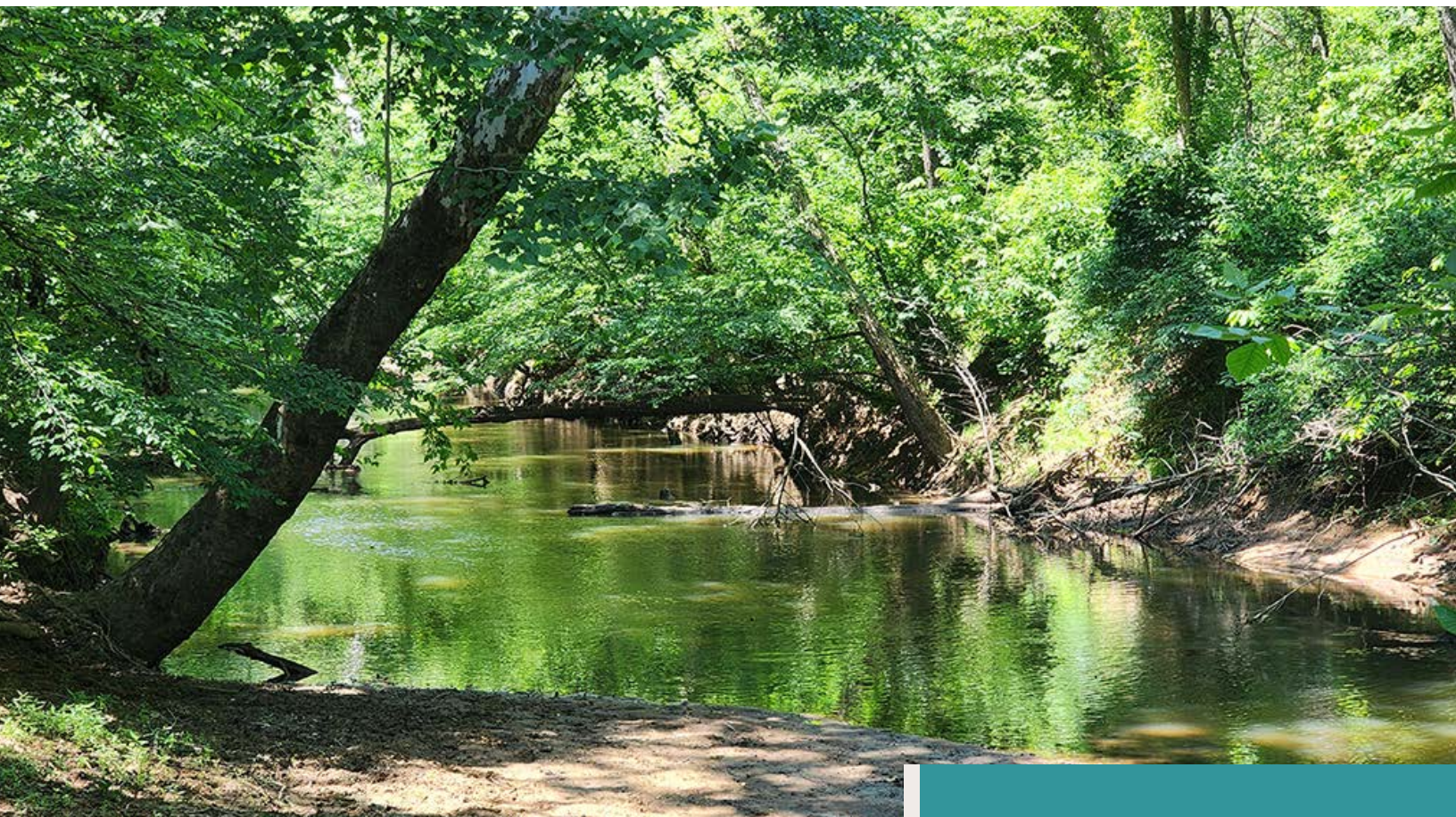
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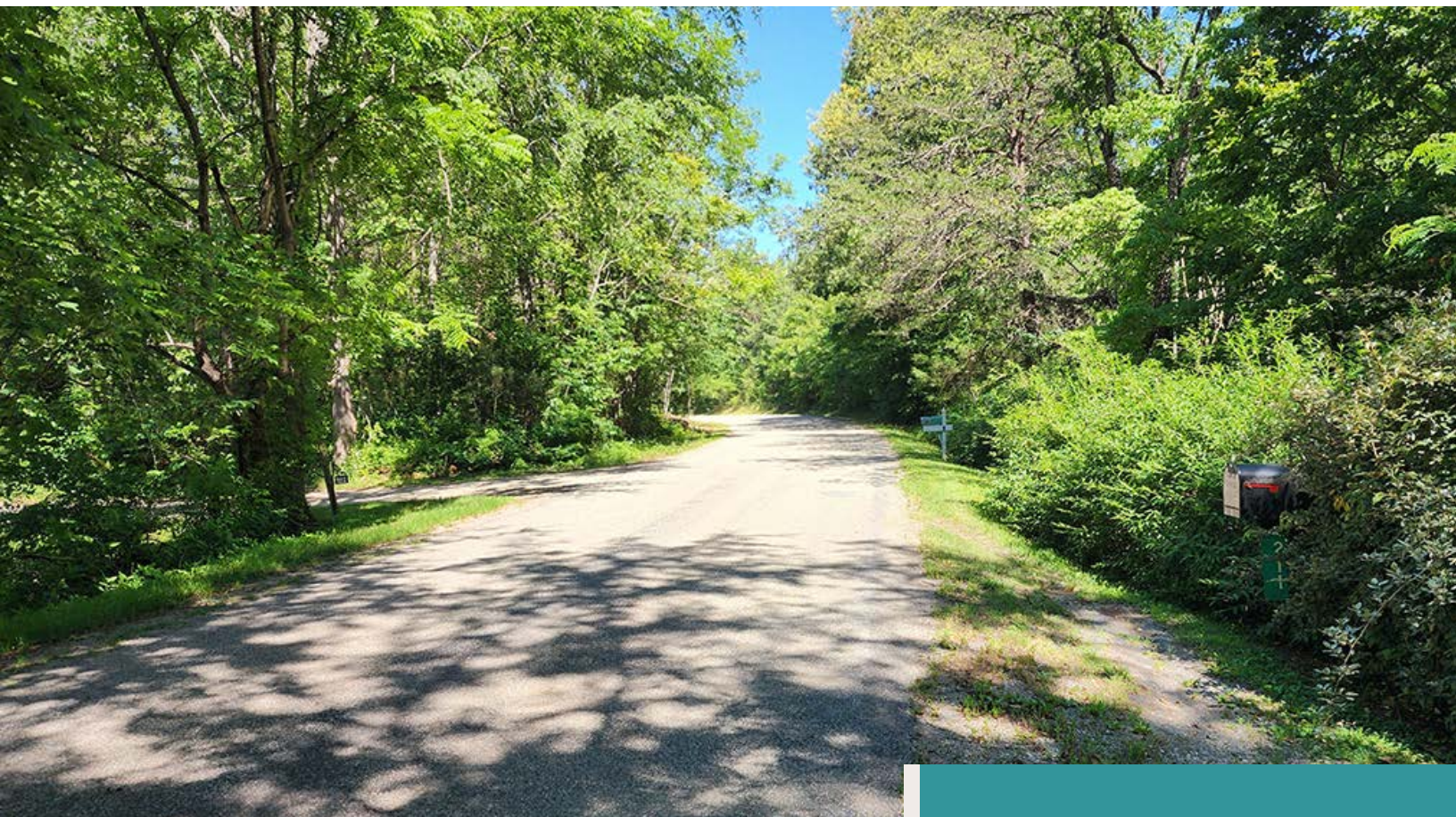
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