

For Sale | 190.65 Acres

Cox Road (VSR751) | Church Road, VA 23833

PRICE: \$775,000 ▪ DINWIDDIE COUNTY



COMMONWEALTH
LAND, FARM & FORESTRY



Riveroak Tract #3

- Ideal land investment opportunity located less than five (5) miles west of the high growth corridor of northern Dinwiddie County
- Located just north of US460 with frontage along Cox Road (VSR751)
- Property lays well and offers a strong internal road system providing optimal access to the interior of the tract
- Comprised primarily of a 13yr old planted pines along with 23+/-acs of branch bottom and swamp
- Solid wildlife habitat supporting healthy populations of deer and turkeys
- Excellent "buy and hold" opportunity or recreational retreat
- Additional adjacent parcels being sold, so contact Broker for more details
- Tax Map #18-7-3

LATITUDE & LONGITUDE 37.1951, -77.6183

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

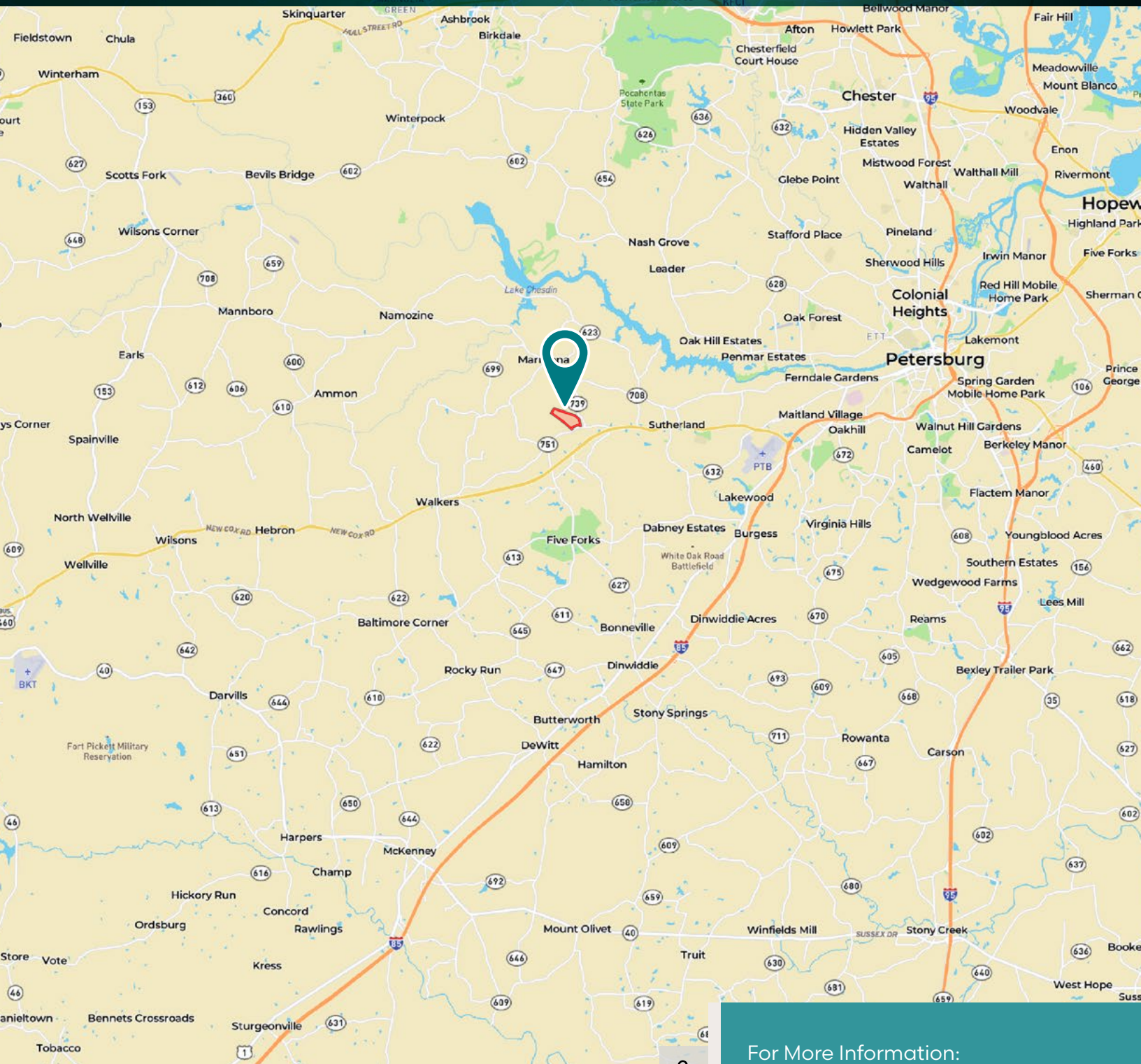
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Commonwealth represents the Owner of this property.
Information contained herein, is deemed reliable but not guaranteed.

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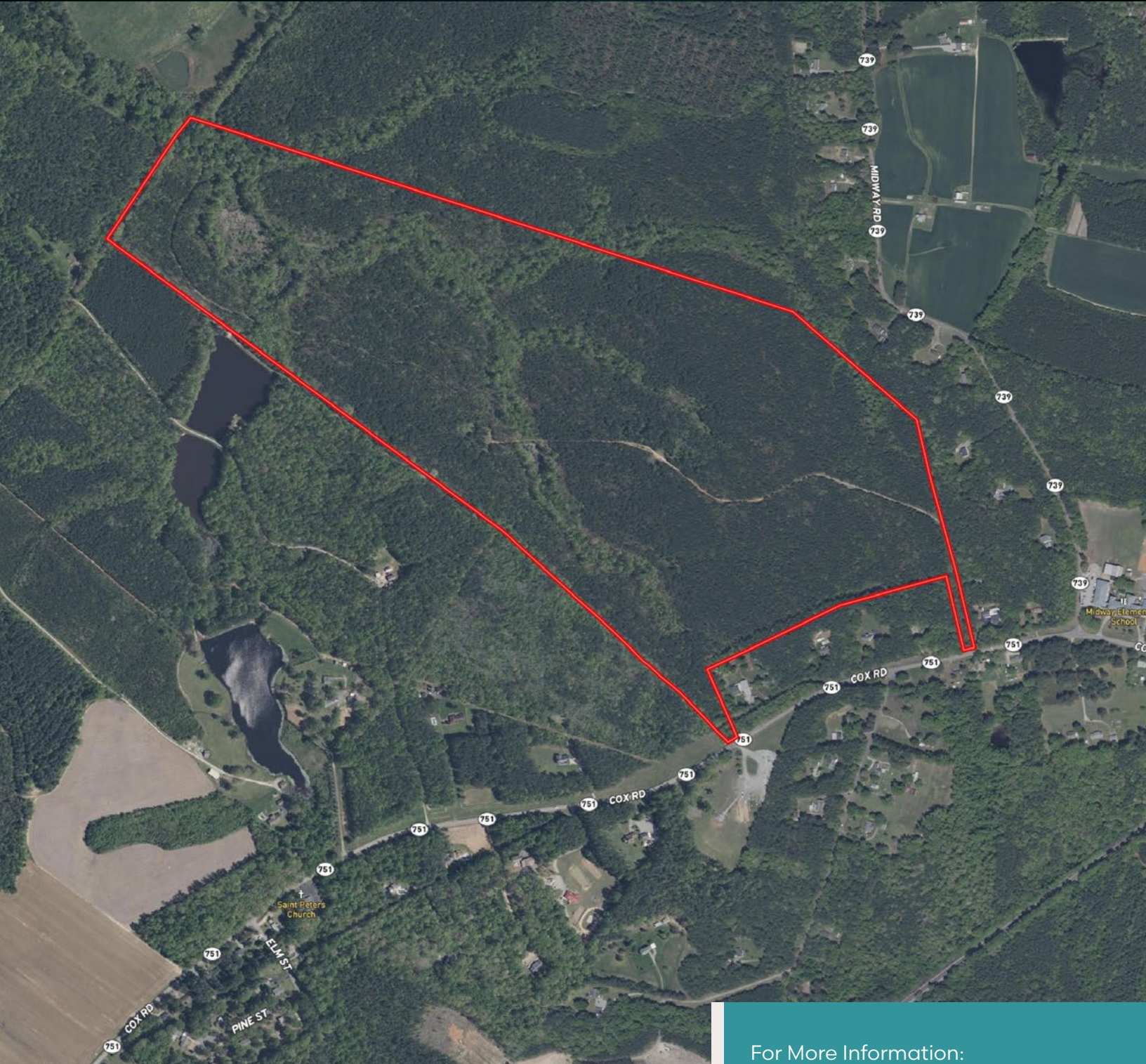
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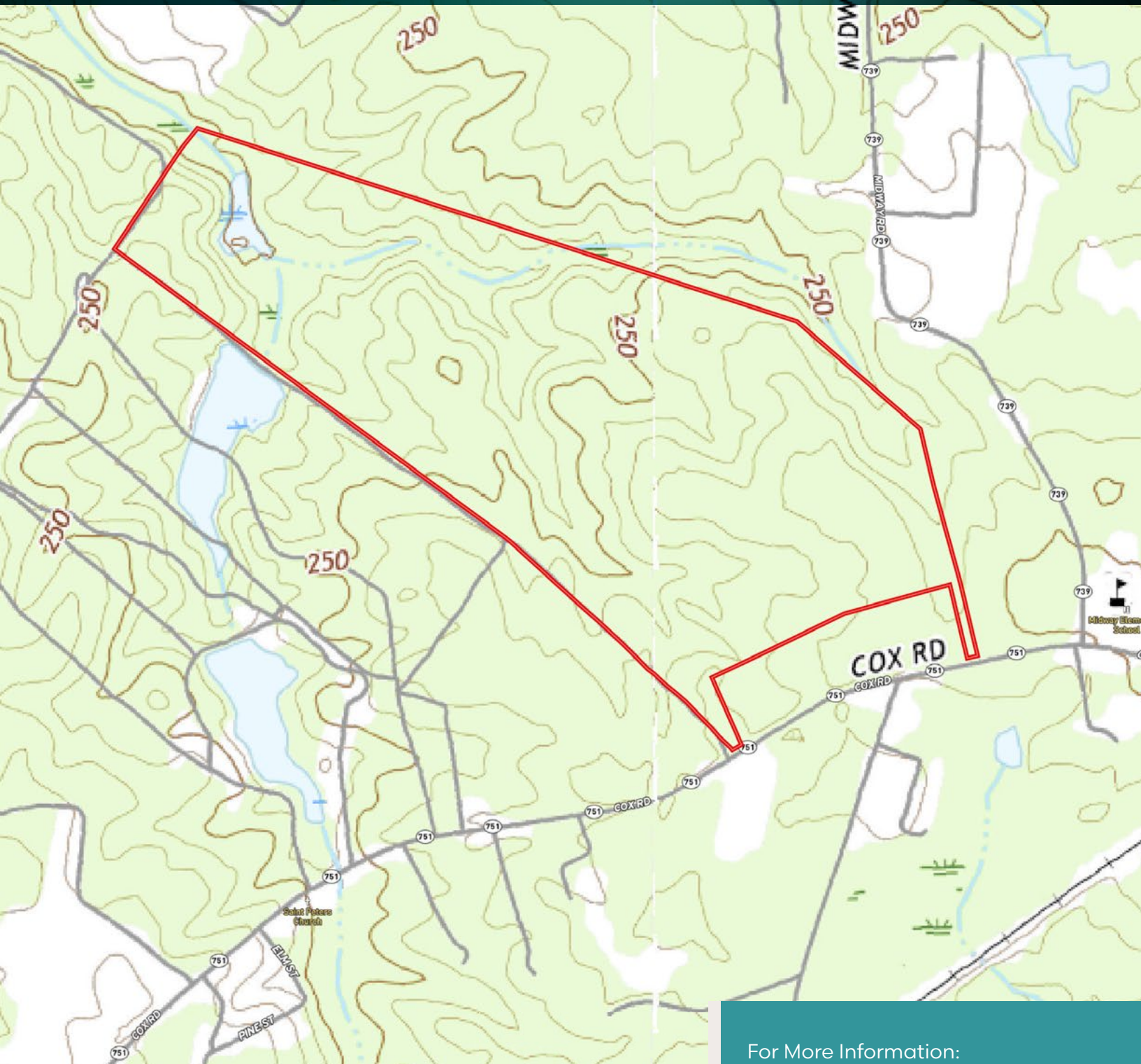
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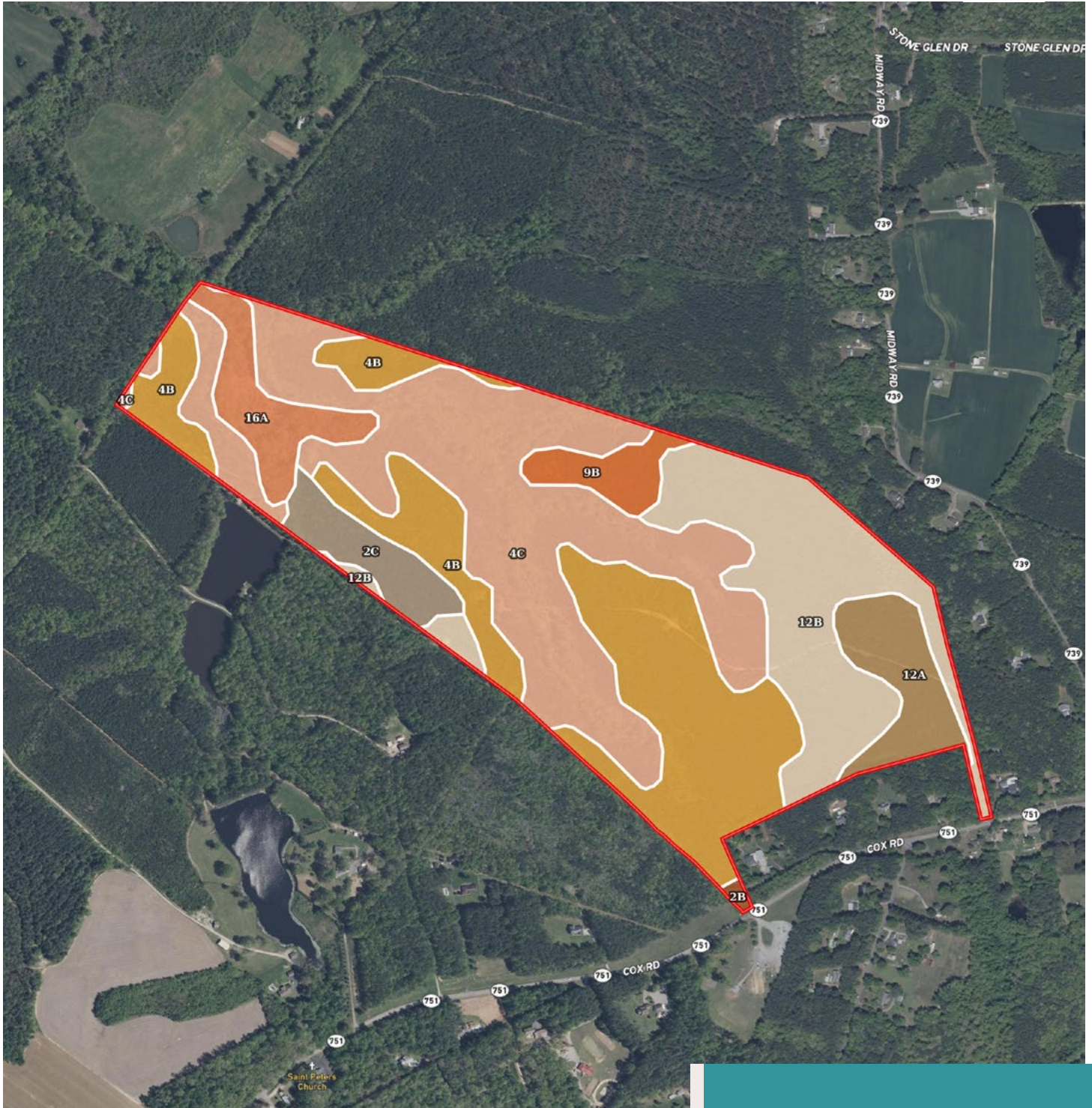
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4C	Cecil sandy loam, 7 to 15 percent slopes	67.49	35.22	0	69	4e
4B	Cecil sandy loam, 2 to 7 percent slopes	51.65	26.95	0	70	2e
12B	Mattaponi sandy loam, 2 to 6 percent slopes	37.19	19.41	0	69	2e
12A	Mattaponi sandy loam, 0 to 2 percent slopes	10.77	5.62	0	69	2w
16A	Roanoke loam, 0 to 2 percent slopes, occasionally flooded	10.16	5.3	0	59	4w
2C	Appling sandy loam, 7 to 15 percent slopes	8.08	4.22	0	68	3e
9B	Helena loam, 2 to 7 percent slopes	5.85	3.05	0	69	2e
2B	Appling sandy loam, 2 to 7 percent slopes	0.44	0.23	0	70	2e
TOTALS		191.63(*)	100%	-	68.7	2.85

(*) 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.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water



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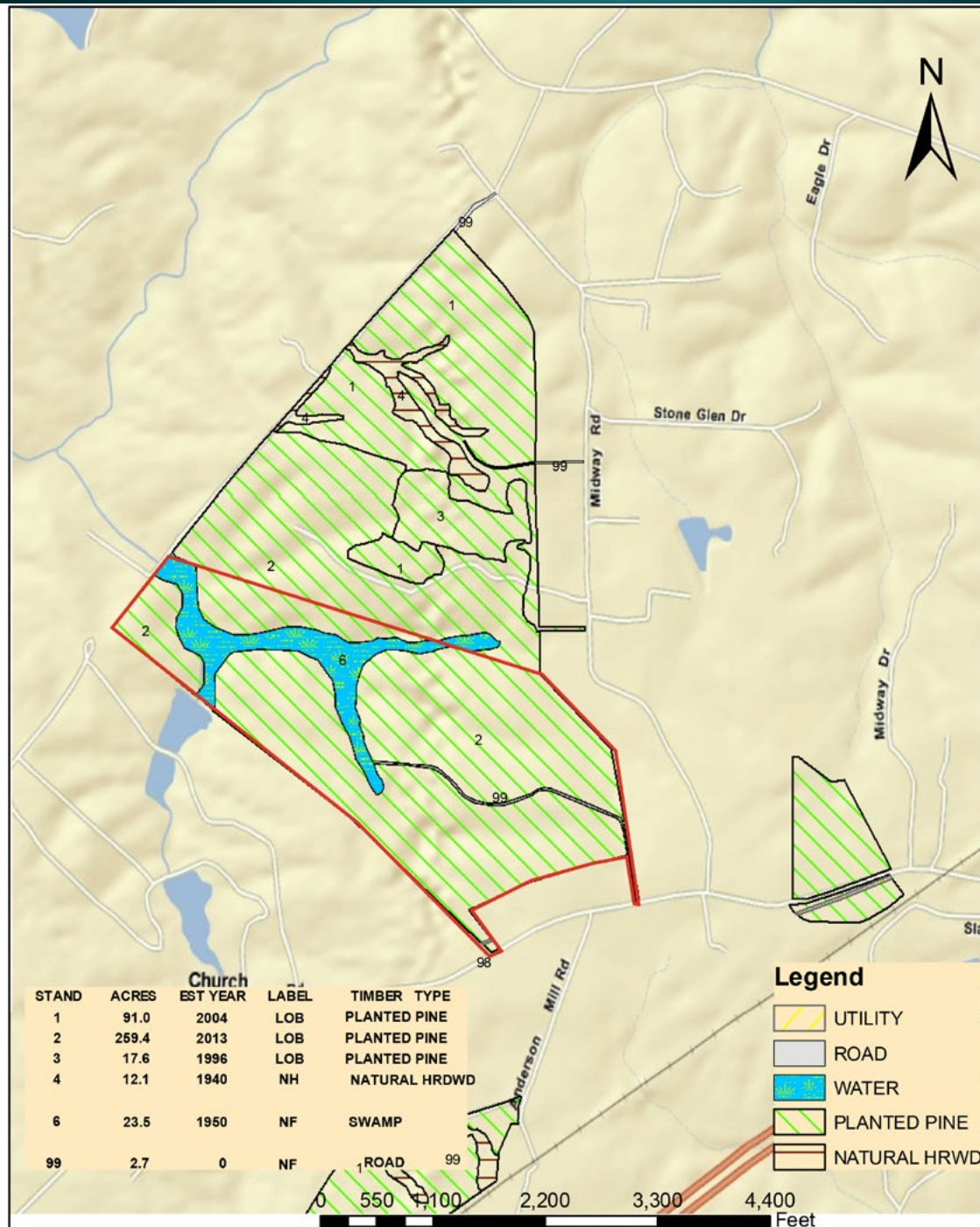
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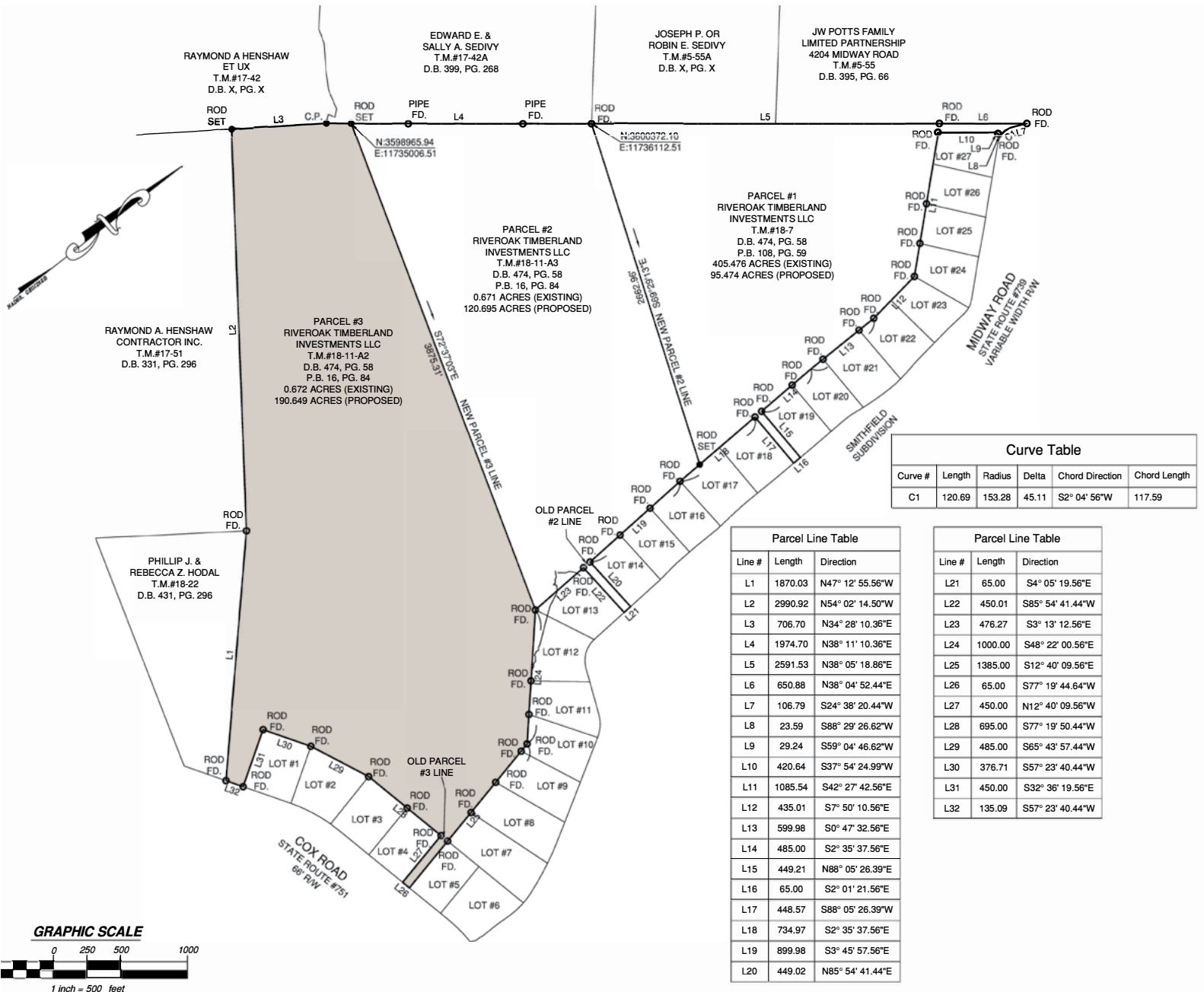
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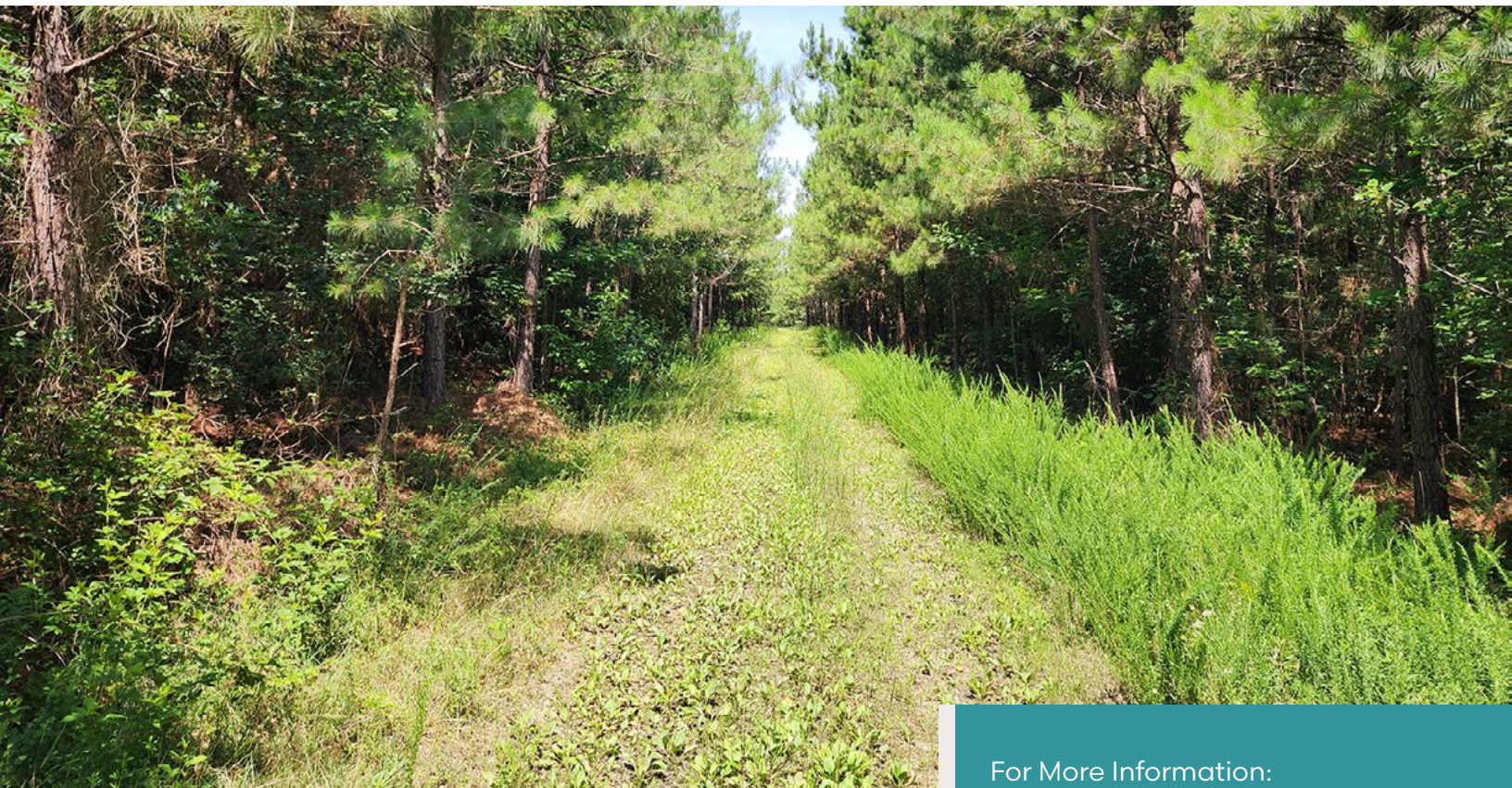
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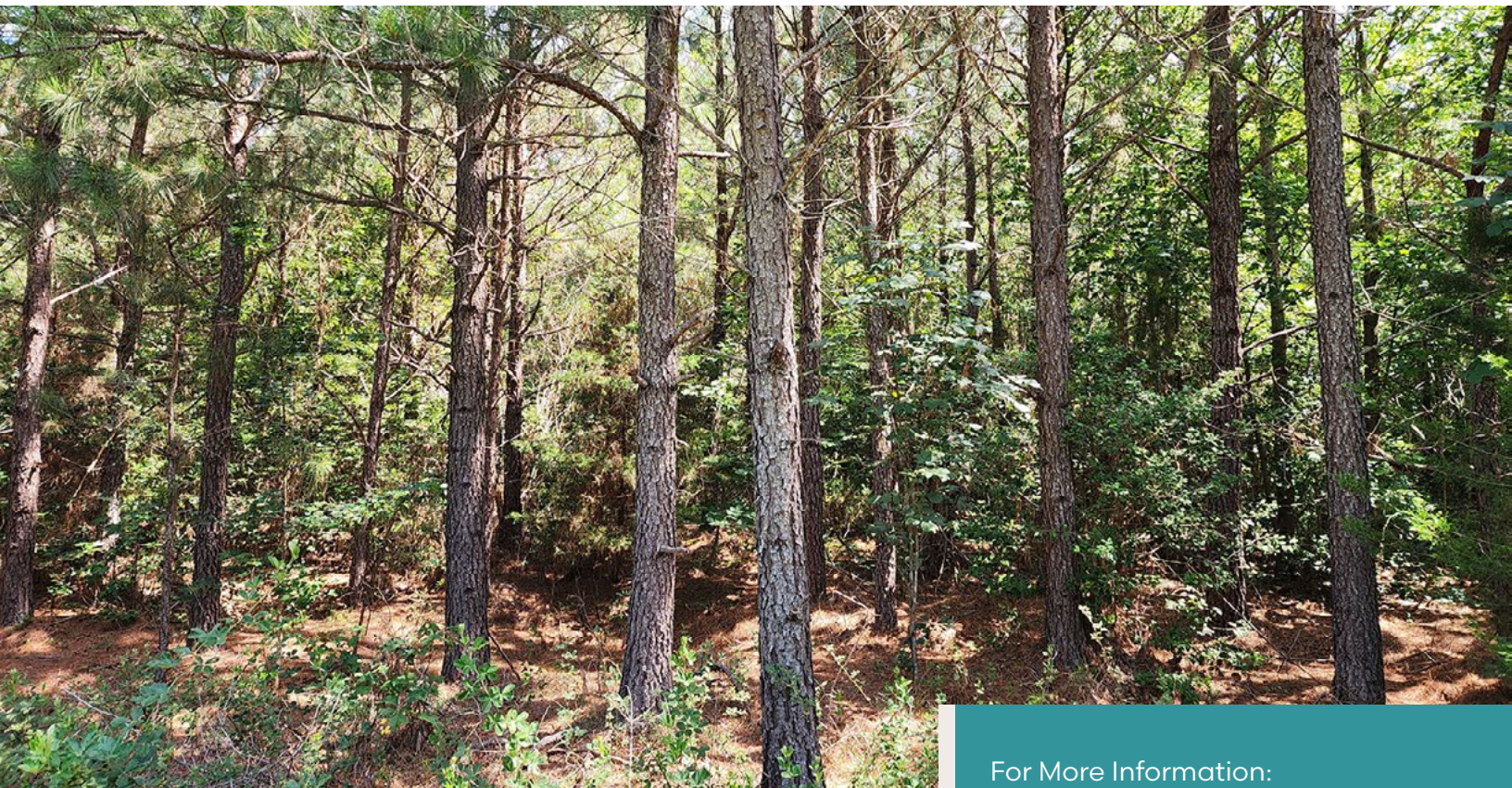
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