

For Sale | 183 Acres

Gray Road (CR631) Yale, VA 23897

PRICE: \$615,000 (\$3,358/AC) - SUSSEX COUNTY



COMMONWEALTH
LAND, FARM & FORESTRY



Features

- Excellent timberland/recreational investment opportunity located near Yale, VA with frontage along Gray Rd (CR631) in Sussex County
- Timber comprised of 66+/-acs of natural pines ('85), 94+/-acs planted pines from '14, 6+/-acs of mature pine/hardwood bottoms with the remaining balance in bottomland
- Property lays well, has a good internal road system and is bound to the north by the Raccoon Swamp providing ideal wildlife habitat
- Sussex County tax parcel #151-A-12
- Contact Broker for additional information

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

commonwealthcommercial.com

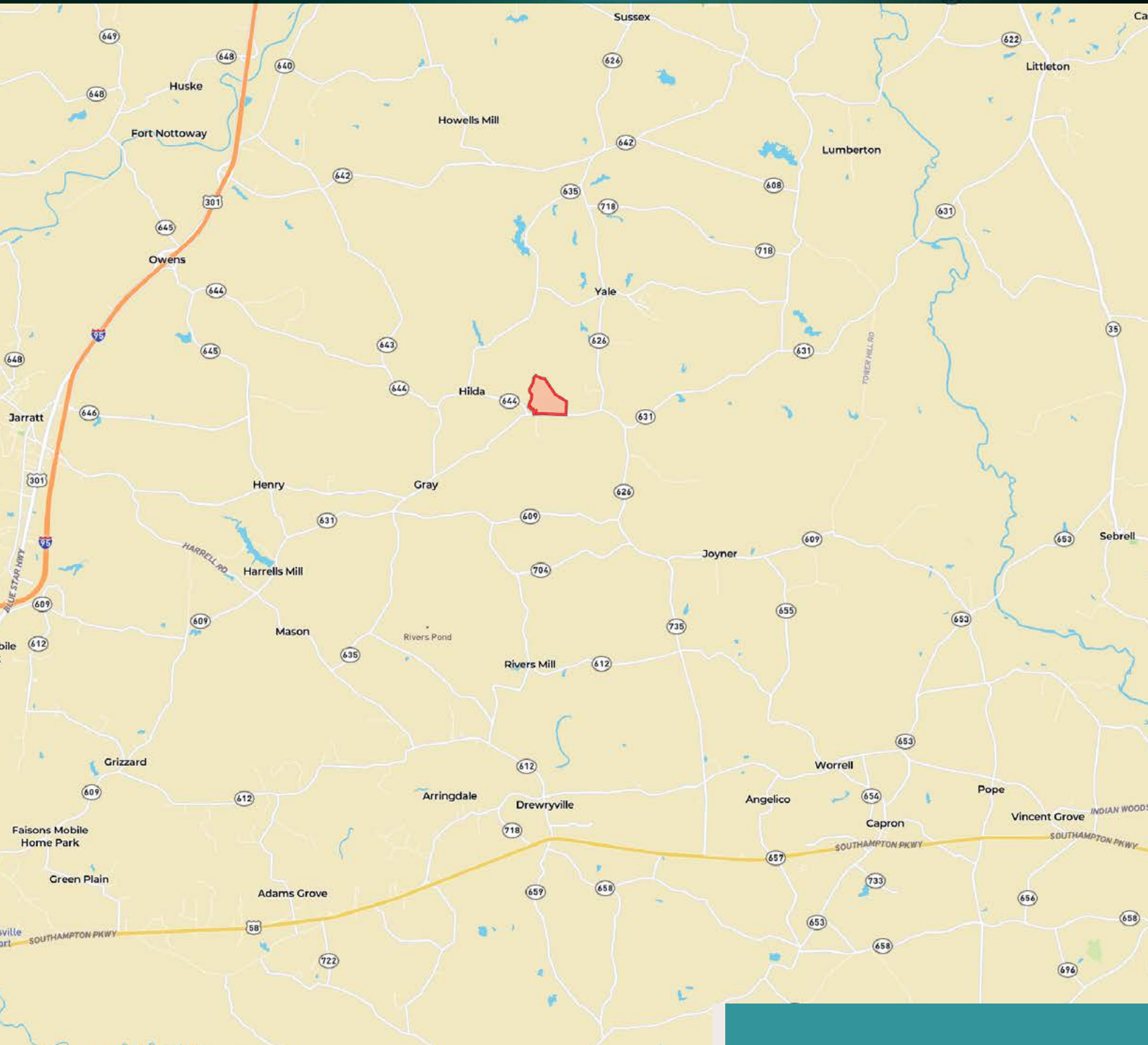
LATITUDE & LONGITUDE 36.8148, -77.306

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

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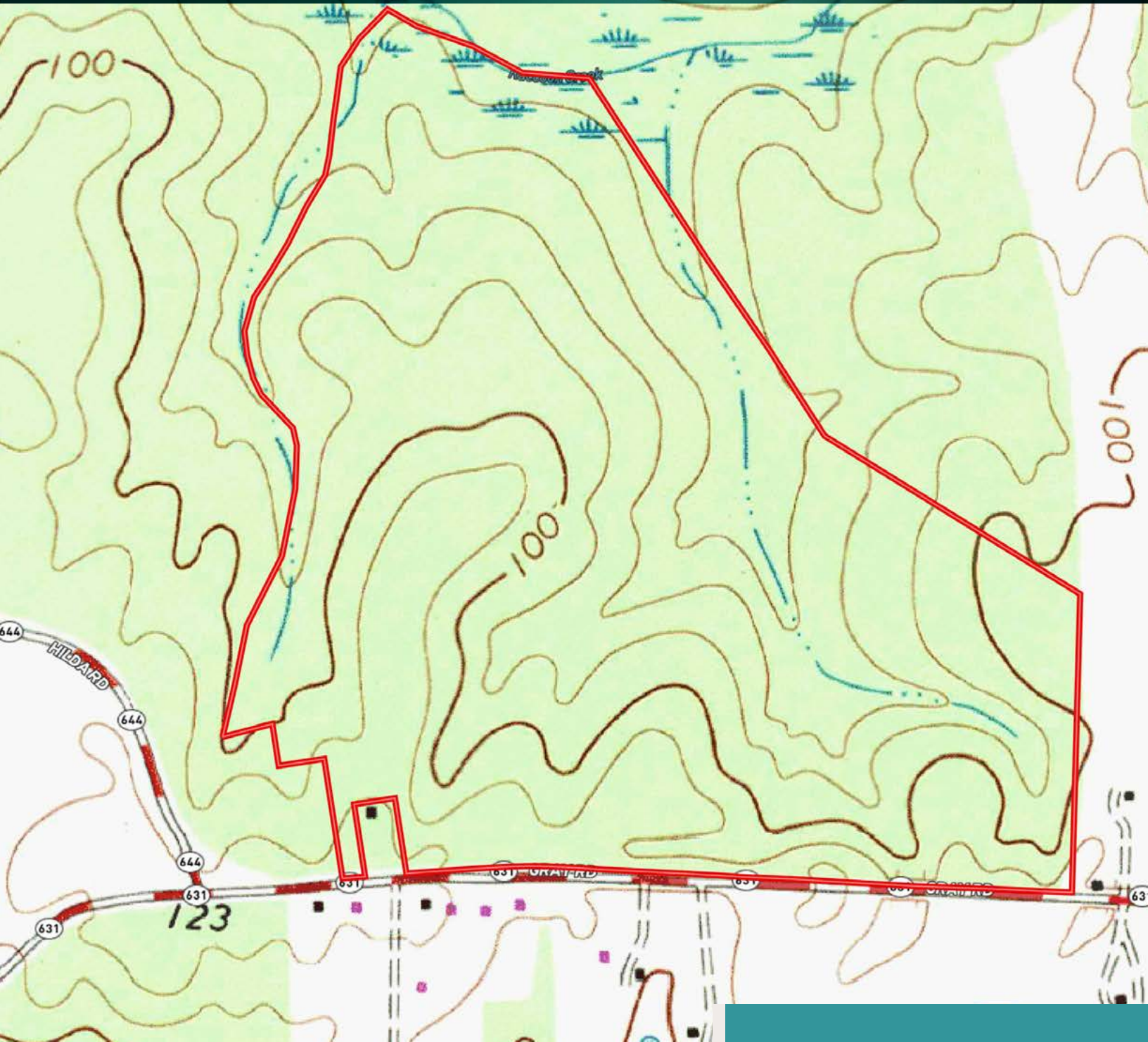
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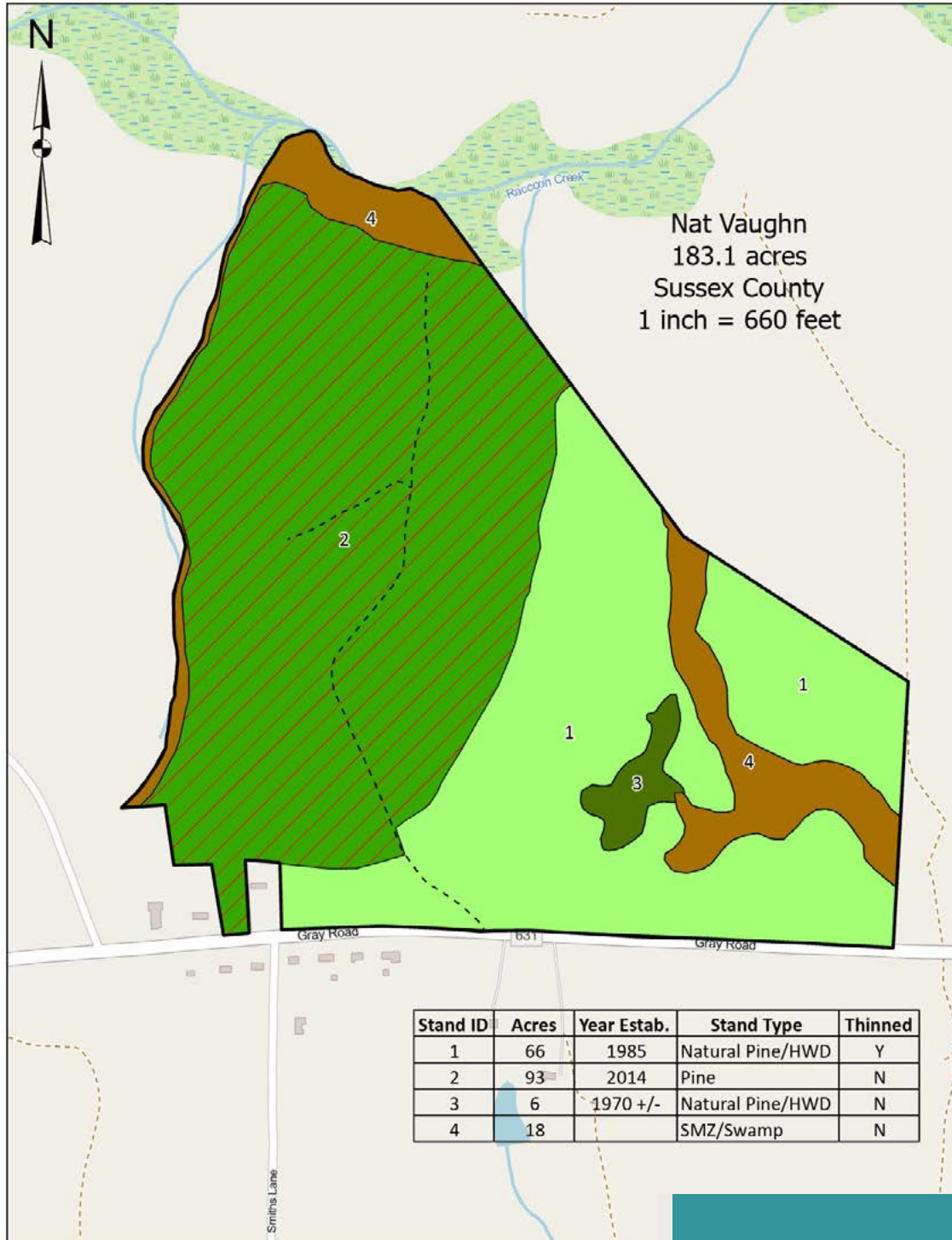
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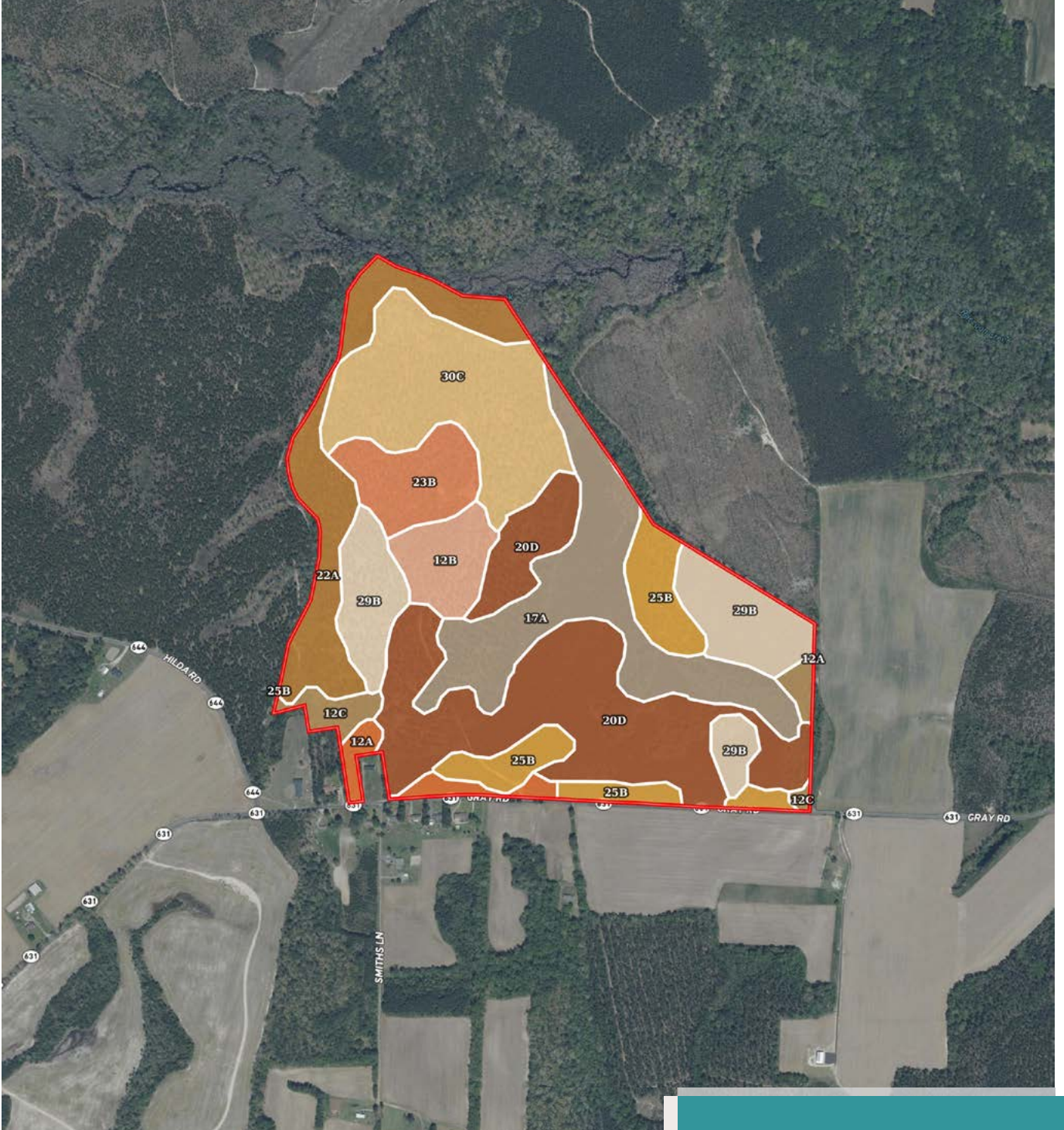
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 Boundary 1 1 183.17 ac

| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|---|-----------|-------|-----|-------|------|
| 20D | Nevarc and Emporia soils, 10 to 15 percent slopes | 45.77 | 24.99 | 0 | 65 | 4e |
| 17A | Myatt loam, 0 to 2 percent slopes | 29.07 | 15.87 | 0 | 61 | 4w |
| 30C | Uchee-Slagle complex, 6 to 10 percent slopes | 28.84 | 15.74 | 0 | 61 | 4s |
| 29B | Uchee loamy sand, 0 to 6 percent slopes | 20.36 | 11.12 | 0 | 59 | 3s |
| 22A | Roanoke loam, 0 to 2 percent slopes, frequently flooded | 18.96 | 10.35 | 0 | 39 | 7w |
| 25B | Slagle fine sandy loam, 2 to 6 percent slopes | 14.01 | 7.65 | 0 | 58 | 2e |
| 23B | Rumford-Uchee complex, 2 to 6 percent slopes | 10.07 | 5.5 | 0 | 62 | 2e |
| 12B | Emporia-Slagle complex, 2 to 6 percent slopes | 7.69 | 4.2 | 0 | 73 | 2e |
| 12C | Emporia-Slagle complex, 6 to 10 percent slopes | 4.55 | 2.48 | 0 | 71 | 3e |
| 12A | Emporia-Slagle complex, 0 to 2 percent slopes | 3.85 | 2.1 | 0 | 73 | 1 |
| TOTALS | | 183.17(*) | 100% | - | 60.33 | 3.76 |

(*) 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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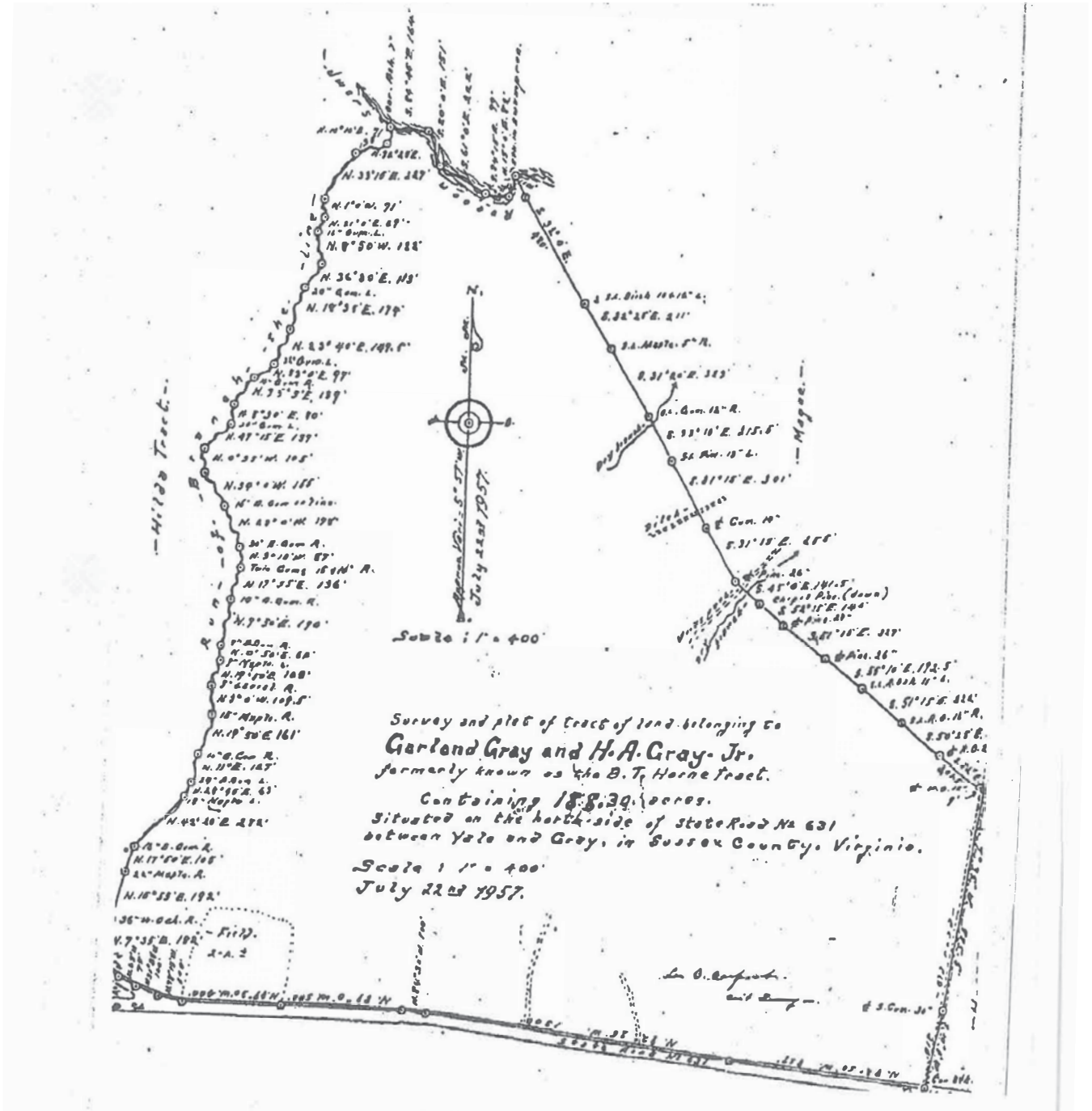
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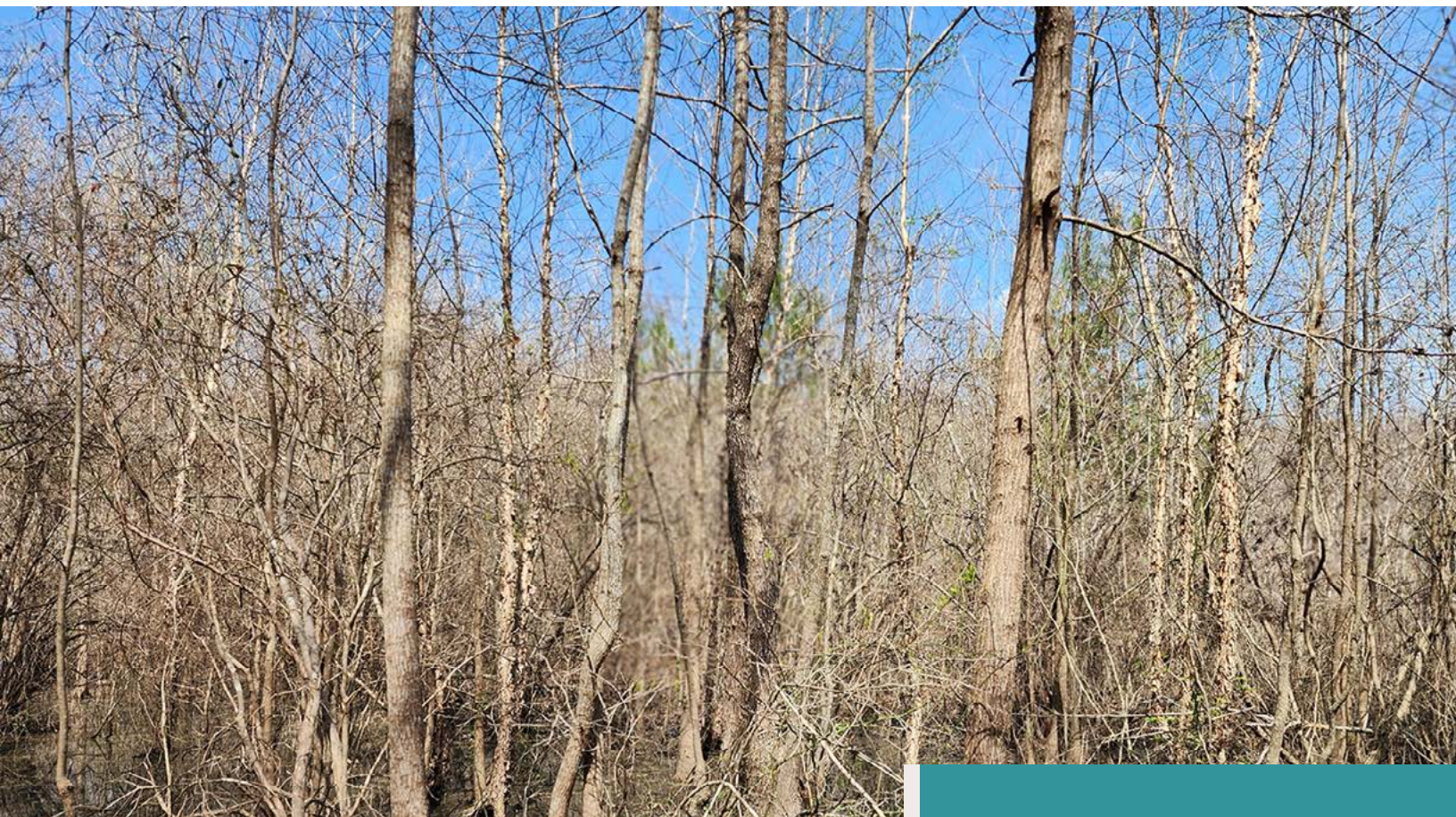
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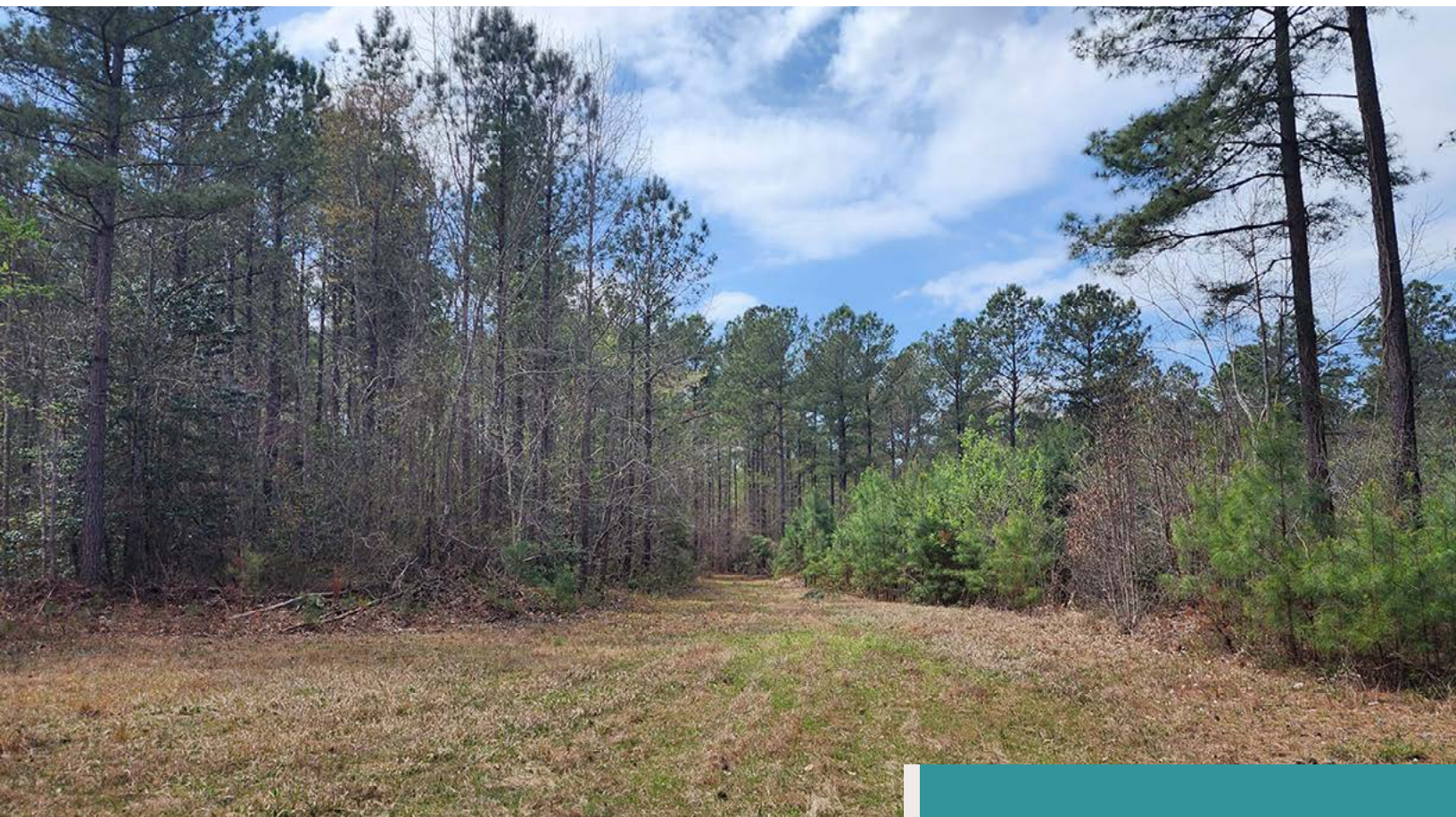
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