

For Sale | 95.47 Acres



COMMONWEALTH
LAND, FARM & FORESTRY

Midway Road (VSR739) | Church Road, VA 23833

PRICE: \$415,000 ▪ DINWIDDIE COUNTY



Riveroak Tract #1

- Strong 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 Midway Road (VSR739)
- Property lays well with good soils and a solid internal road system providing good access to the property
- Comprised primarily of 22yr old planted pines with approximately 12+/-acs of natural hardwoods
- Ideal wildlife habitat supporting healthy populations of deer and turkeys
- Excellent "buy and hold" or recreational retreat with future homesite
- Additional adjacent parcels being sold, so contact Broker for more details
- Tax Map #18-7-1

LATITUDE & LONGITUDE 37.2068, -77.6205

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

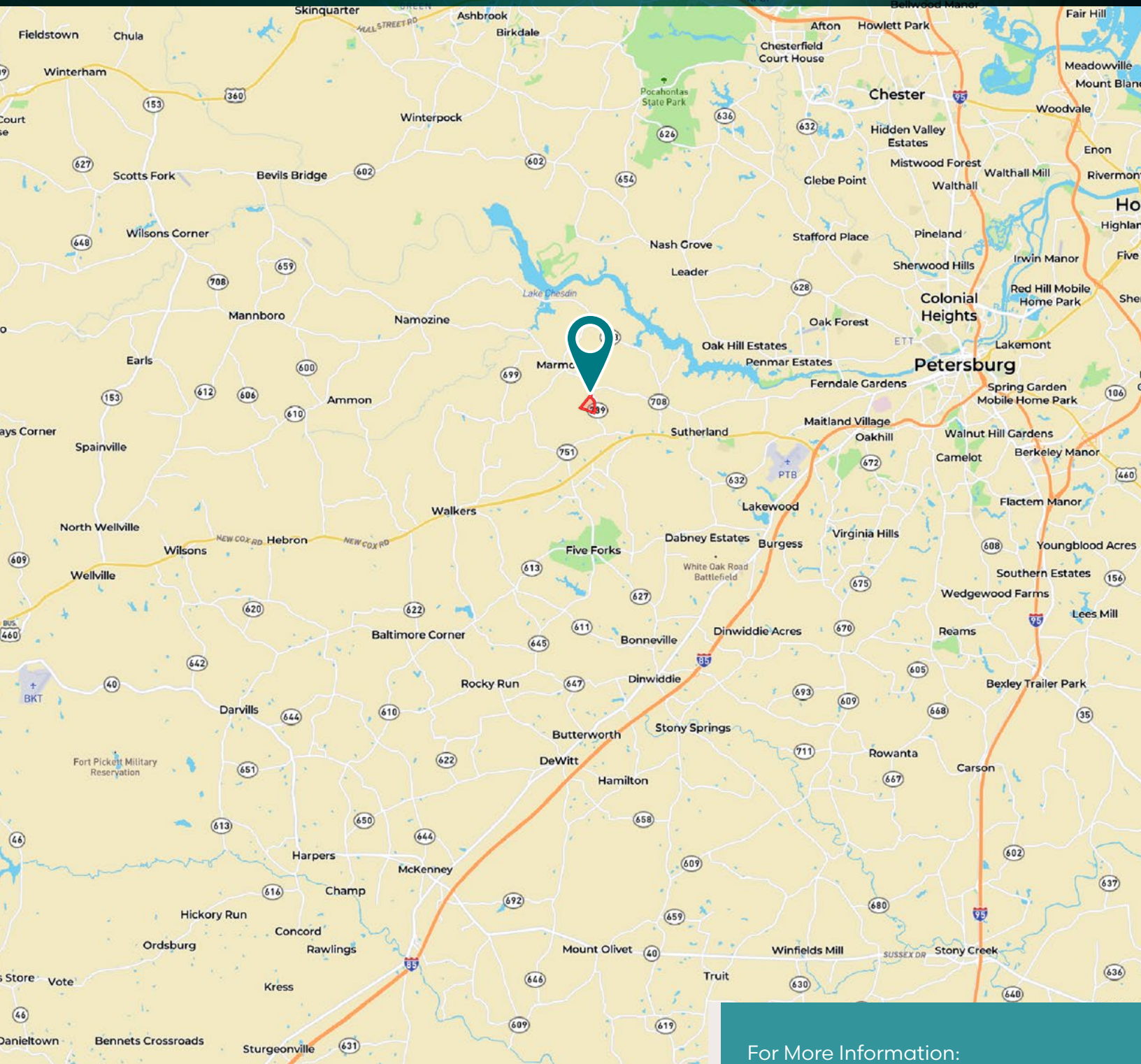
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Commonwealth represents the Owner of this property.
Information contained herein, is deemed reliable but not guaranteed.

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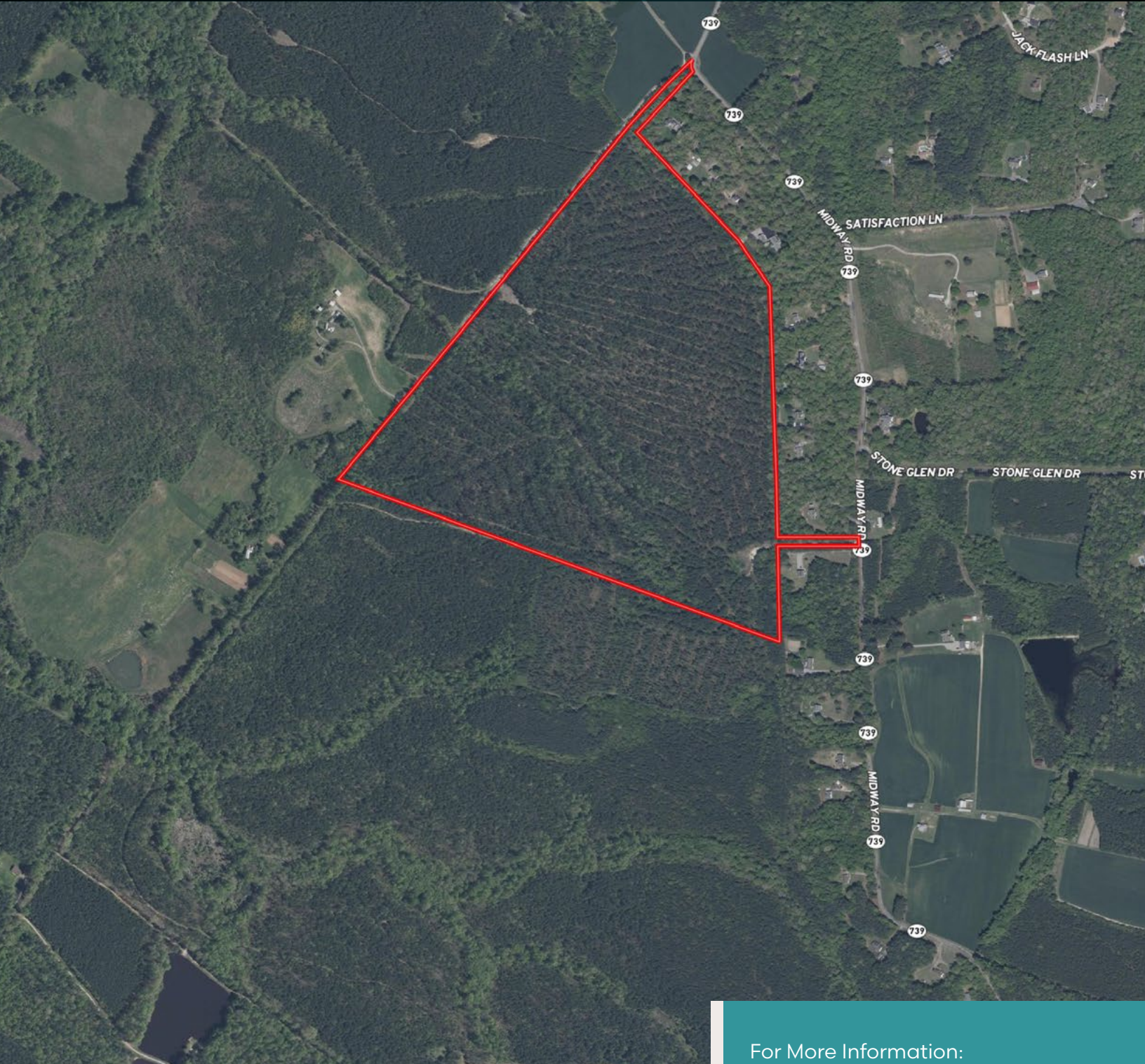
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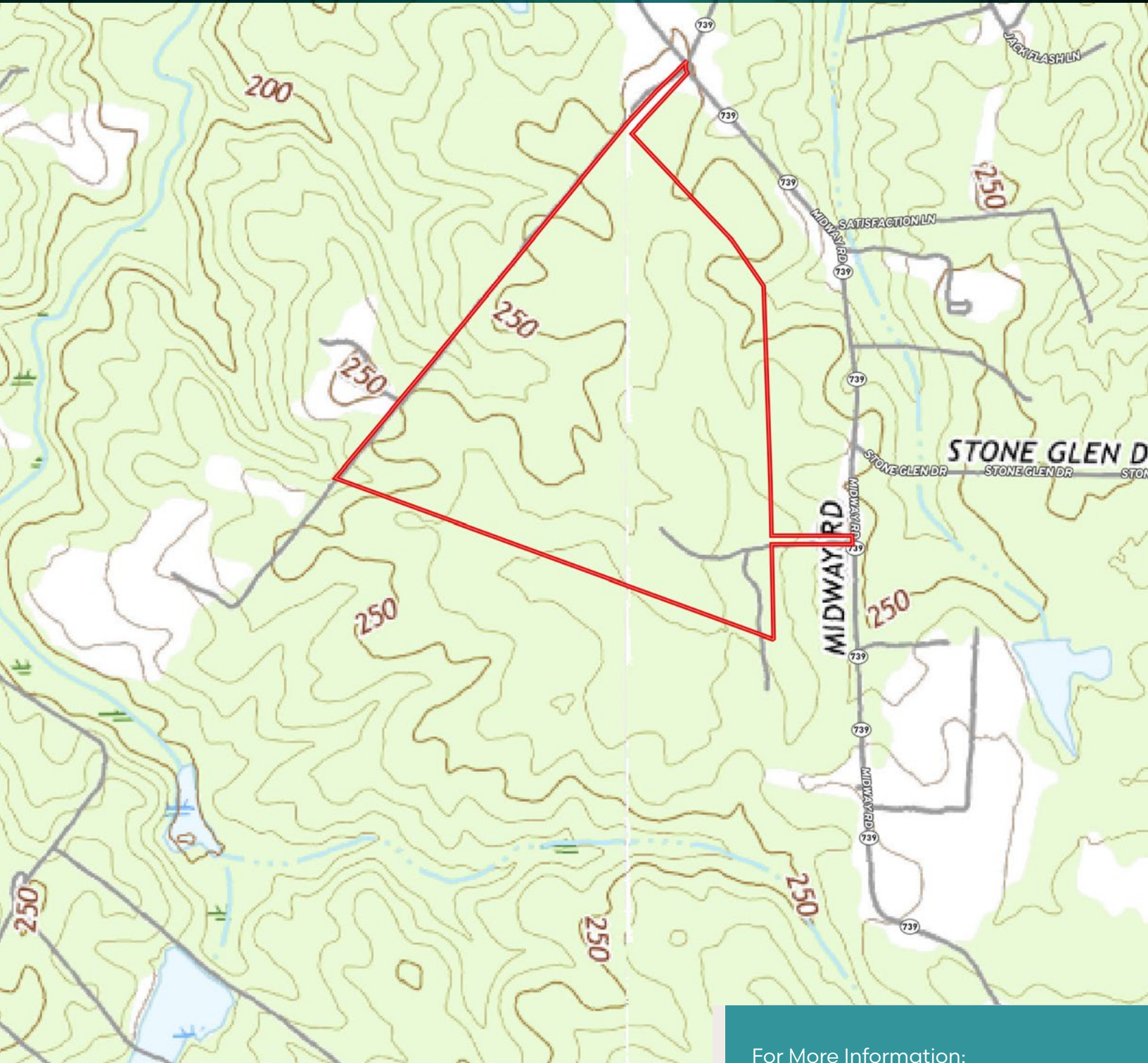
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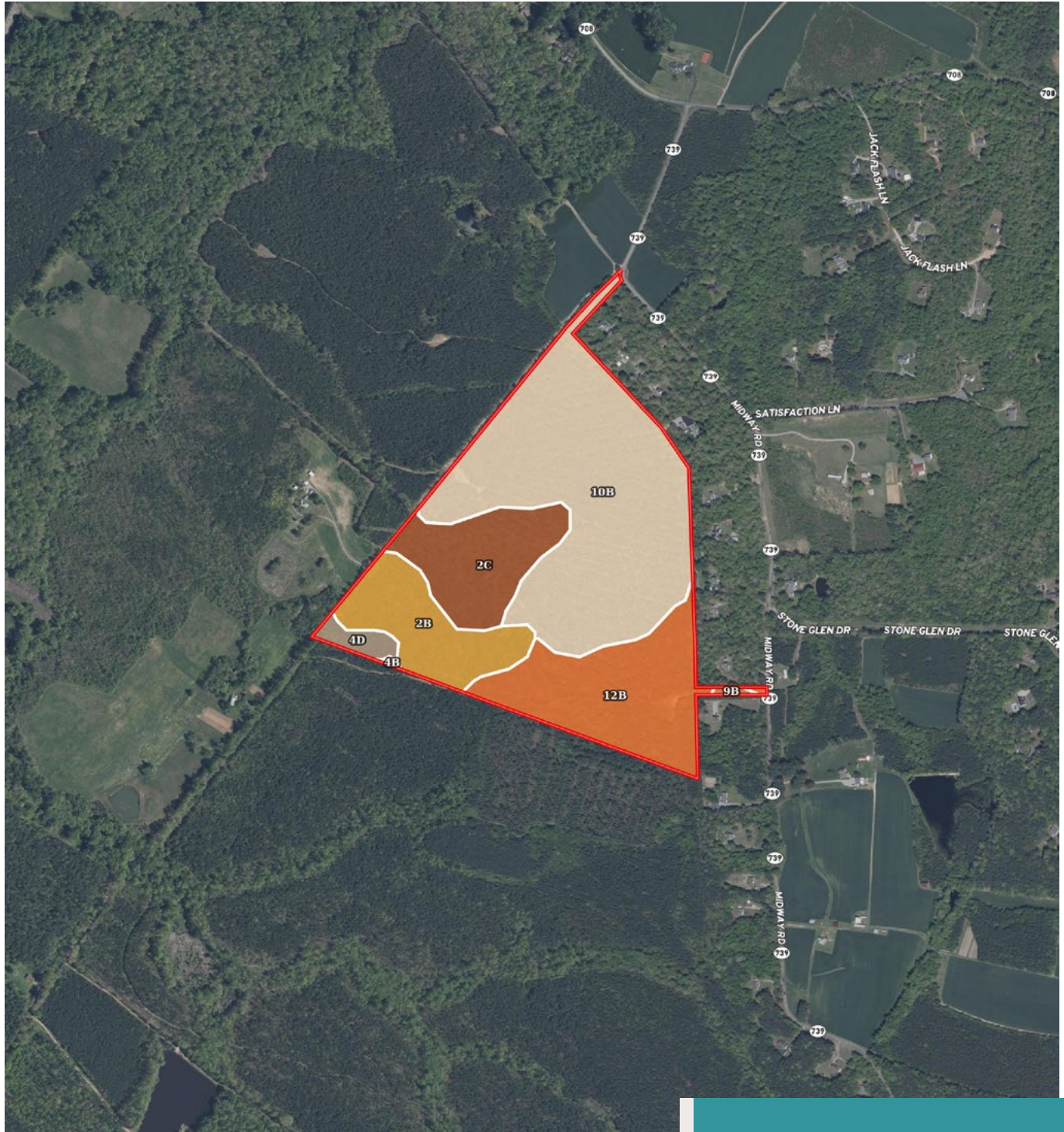
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
10B	Herndon loam, 2 to 7 percent slopes	47.72	49.9	0	73	2e
12B	Mattaponi sandy loam, 2 to 6 percent slopes	20.36	21.29	0	69	2e
2C	Appling sandy loam, 7 to 15 percent slopes	13.11	13.71	0	68	3e
2B	Appling sandy loam, 2 to 7 percent slopes	12.14	12.69	0	70	2e
4D	Cecil sandy loam, 15 to 25 percent slopes	1.88	1.97	0	58	6e
9B	Helena loam, 2 to 7 percent slopes	0.28	0.29	0	69	2e
4B	Cecil sandy loam, 2 to 7 percent slopes	0.14	0.15	0	70	2e
TOTALS		95.63(*)	100%	-	70.77	2.22

(*) 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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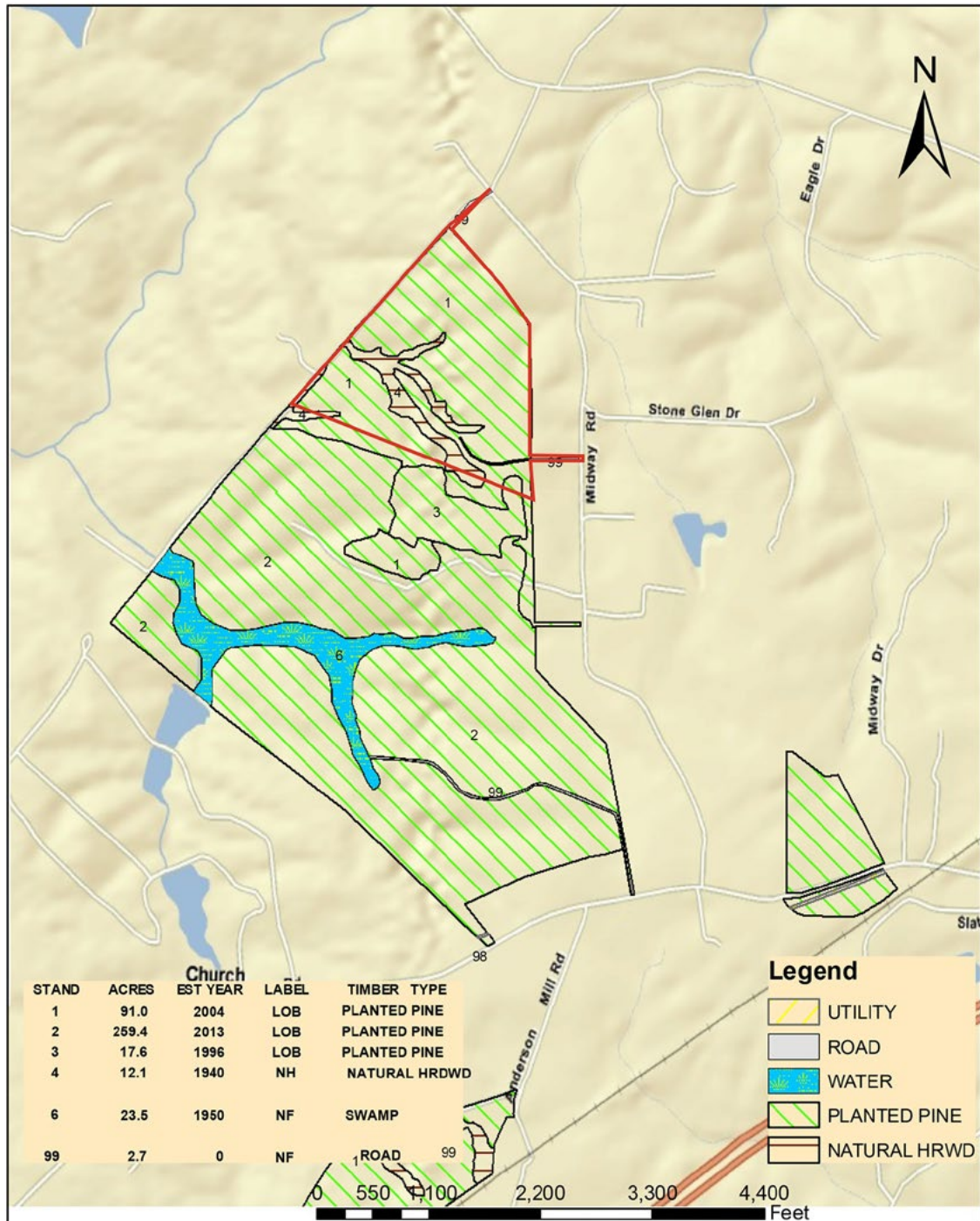
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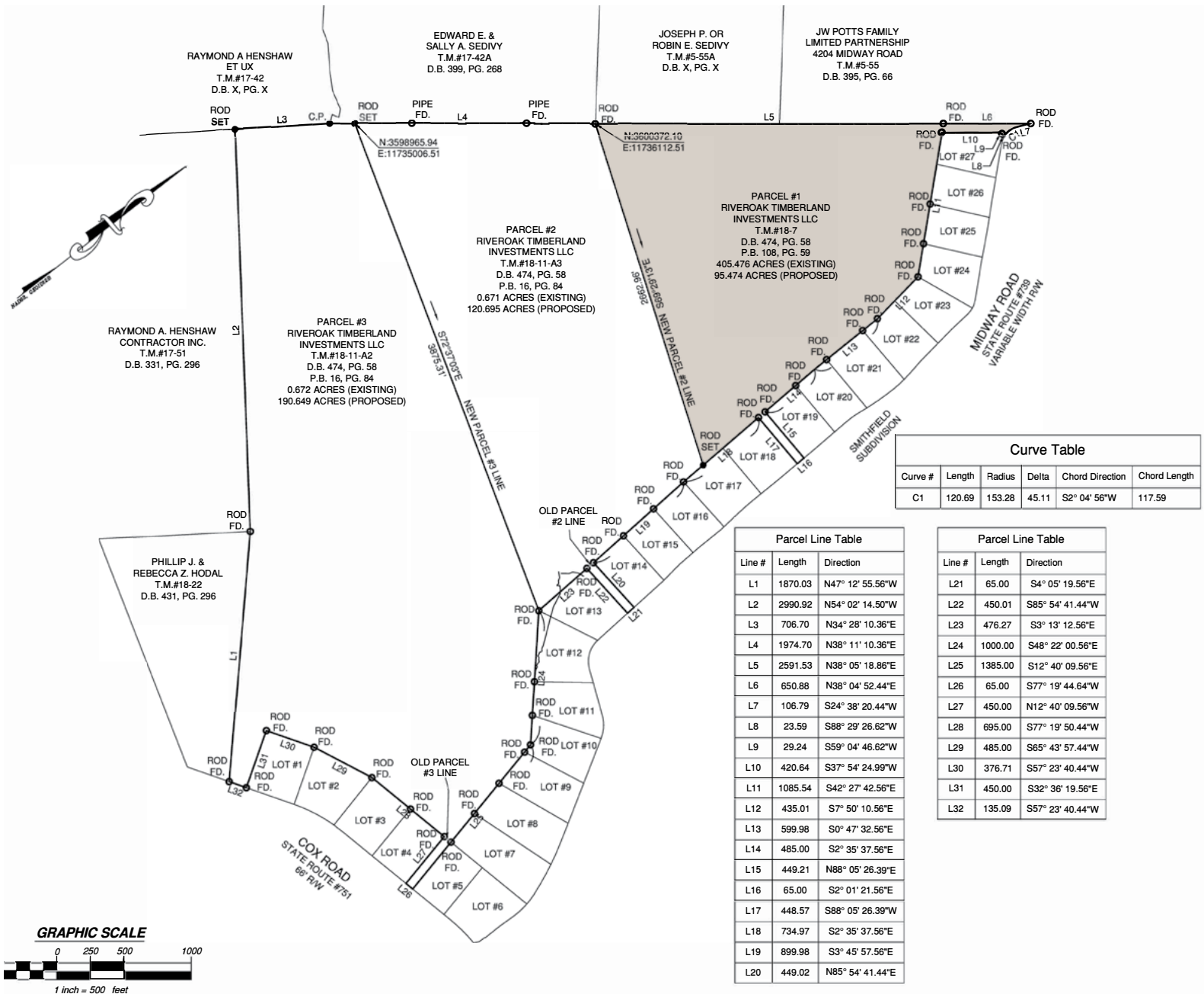
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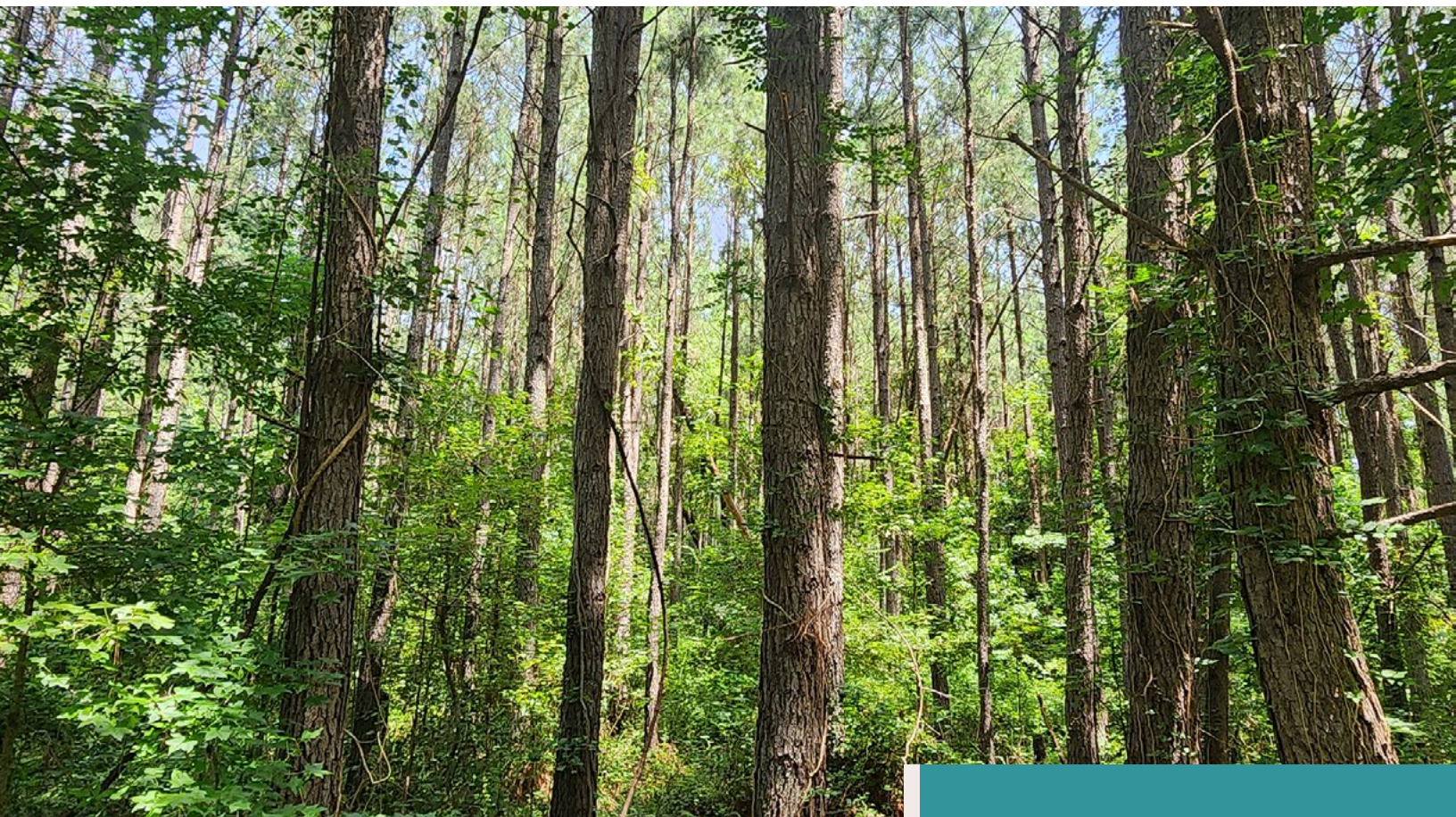
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