



WILLS ROAD BLACKSTONE, VA 23824

**FOR SALE | 181.766± ACRES
NOTTOWAY COUNTY**
Price: \$550,000 (\$3,026/acre)

Features

QUIET RURAL SETTING yet convenient to Richmond, Petersburg, and Blackstone

1,615± FT OF PAVED ROAD FRONTAGE on Wills Road (VA State Route 610)

3 CONTIGUOUS TAX PARCELS with recorded surveys

14± acres of **CROPLAND**

Potential **WATERFOWL HABITAT** afforded with an open water wetland along Winticomack Creek as well as signs of healthy deer and turkey populations

±56% of the property's soils rated as **PRIME FARMLAND** or **FARMLAND OF STATEWIDE IMPORTANCE** with Appling, Durham, and Seneca soils present

MERCHANTABLE AND PRE-MERCHANTABLE TIMBER CONSISTING OF

31± acres planted ±1994 Loblolly pine, 55± acres planted ±2004 Loblolly pine (not thinned), 8± acres of planted ±2007 Loblolly pine (not thinned), 26± acres of planted ±2019 Loblolly pine, 32± acres of ±2008 naturally regenerated hardwoods and pine, with the remaining 14± acres in swamp and wooded buffers.

TAX ID: 25-3-A2, 25-3-D, & 25-65



**COMMONWEALTH
LAND**

4198 Cox Road, Suite 200 | Glen Allen, VA 23060
MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255
T 804-326-LAND (5263) | F 804-346-5901
COMMONWEALTHLAND.COM

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

Contacts

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Bill Barnett

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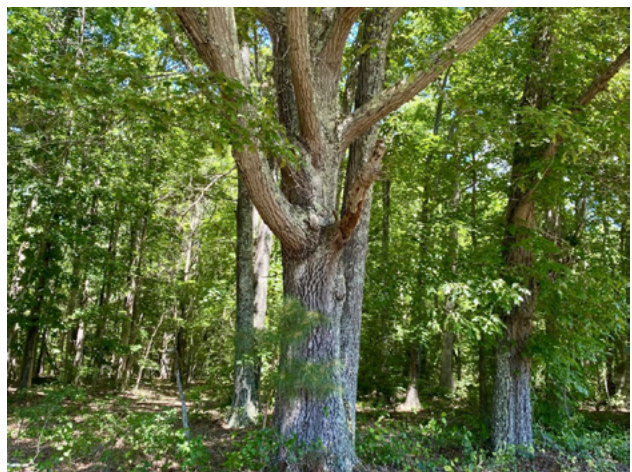
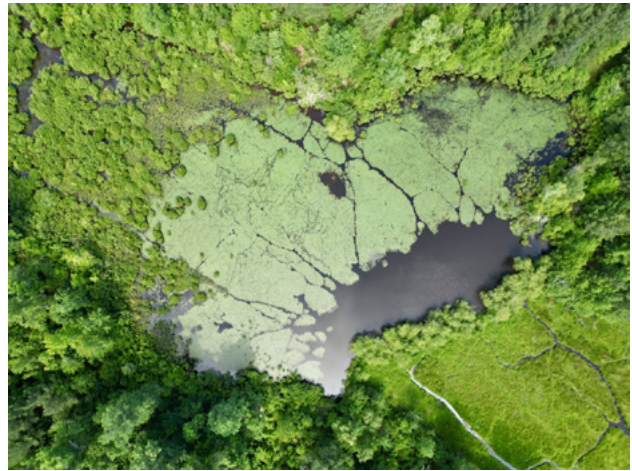


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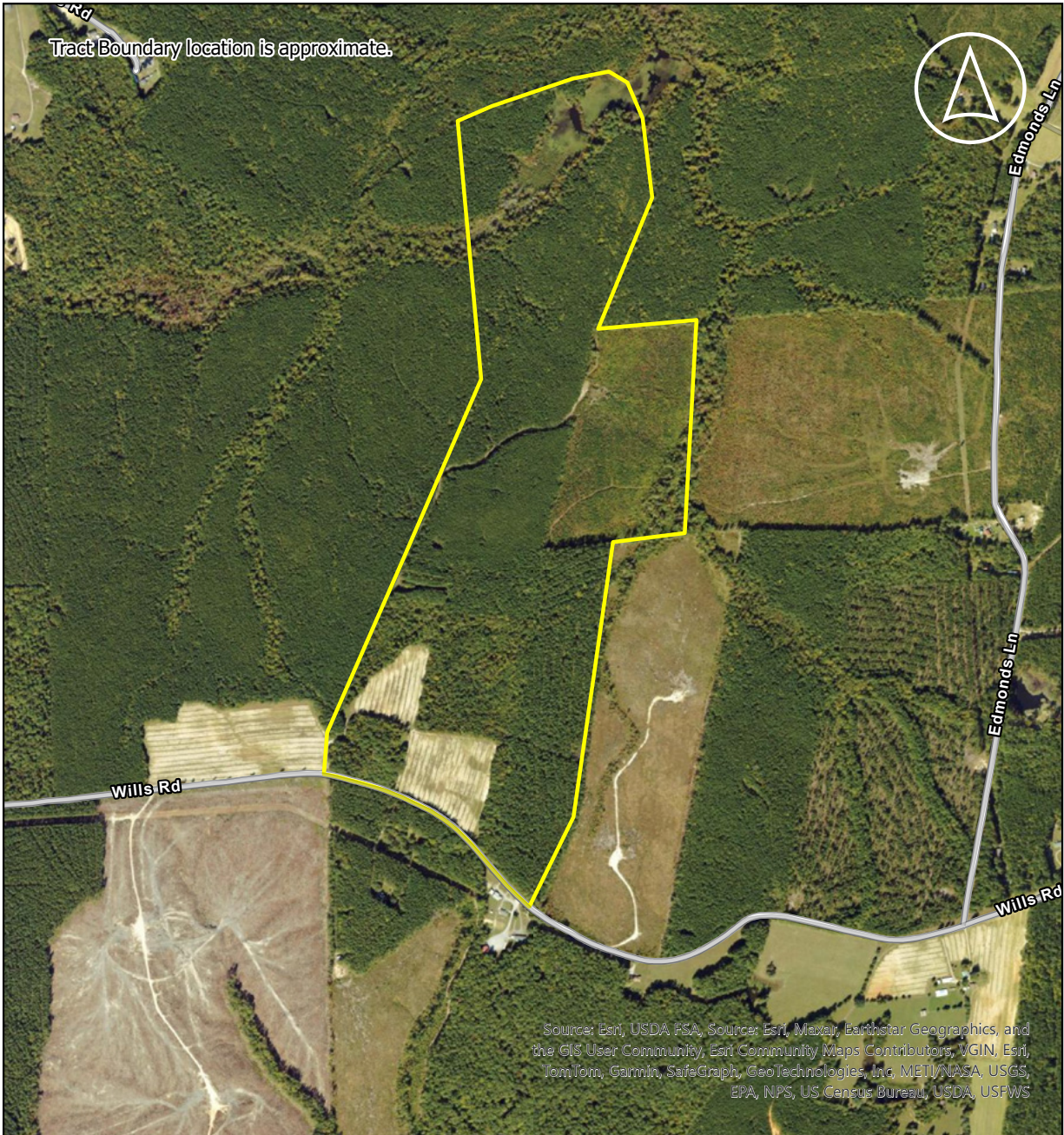


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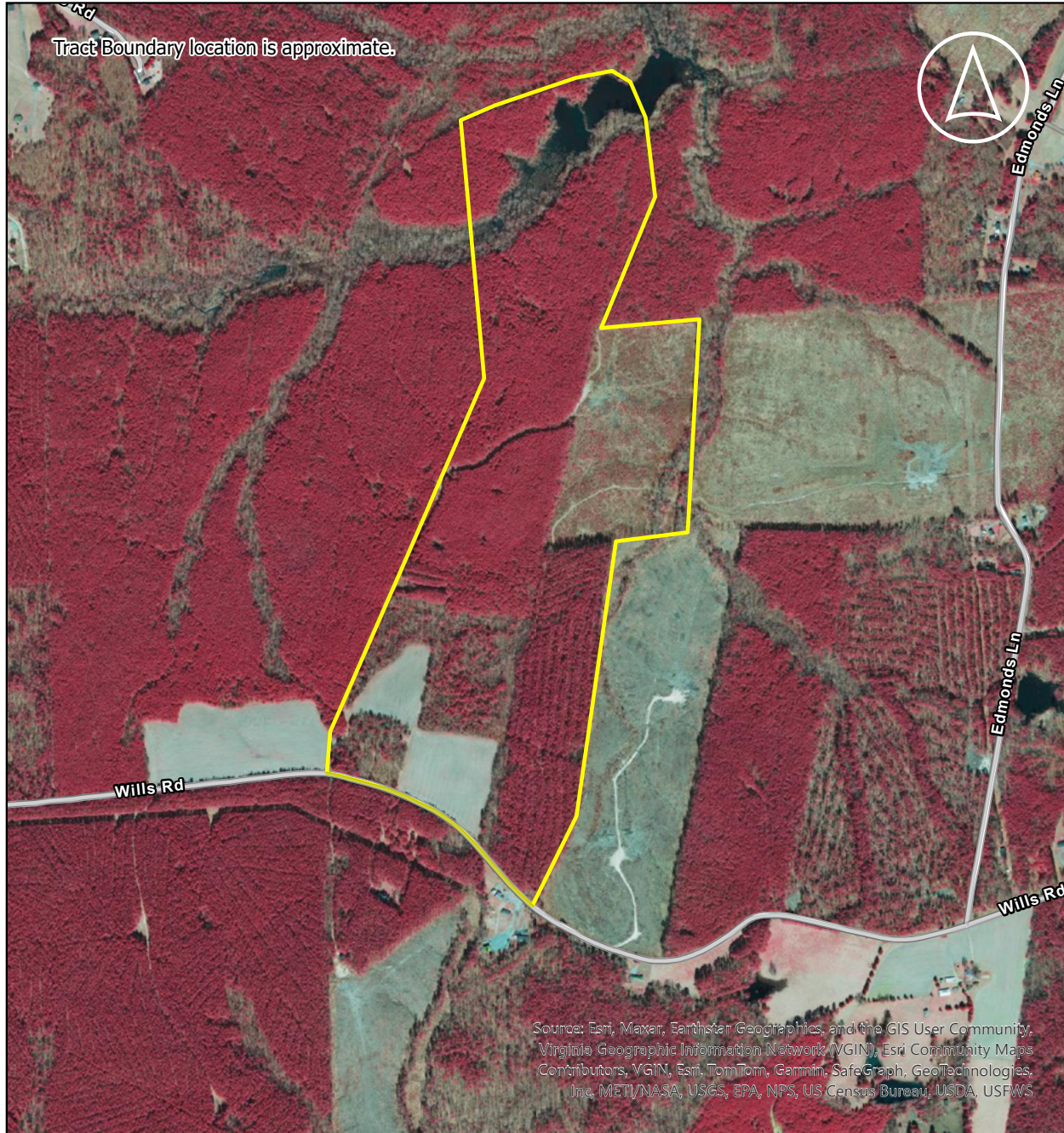


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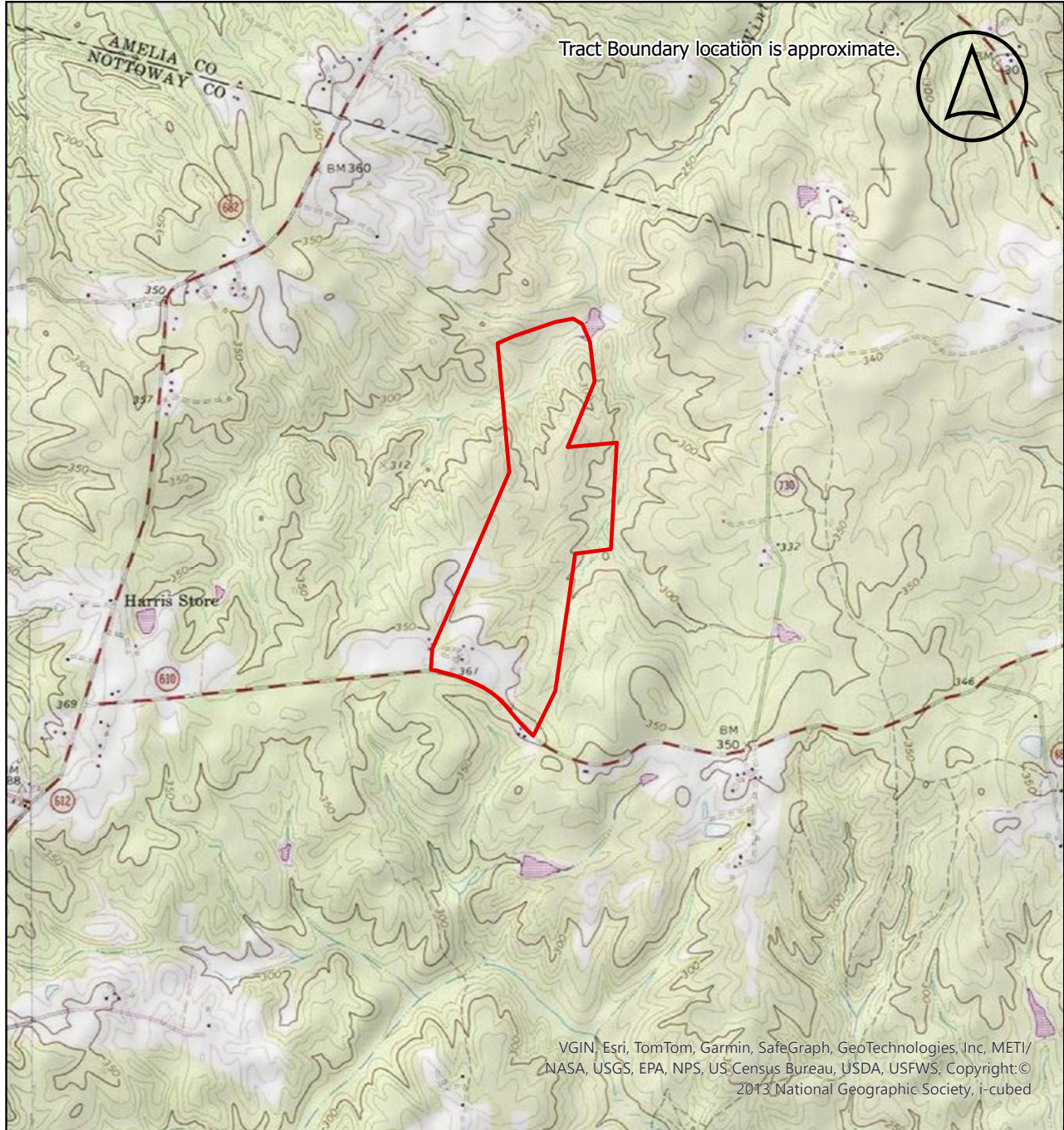


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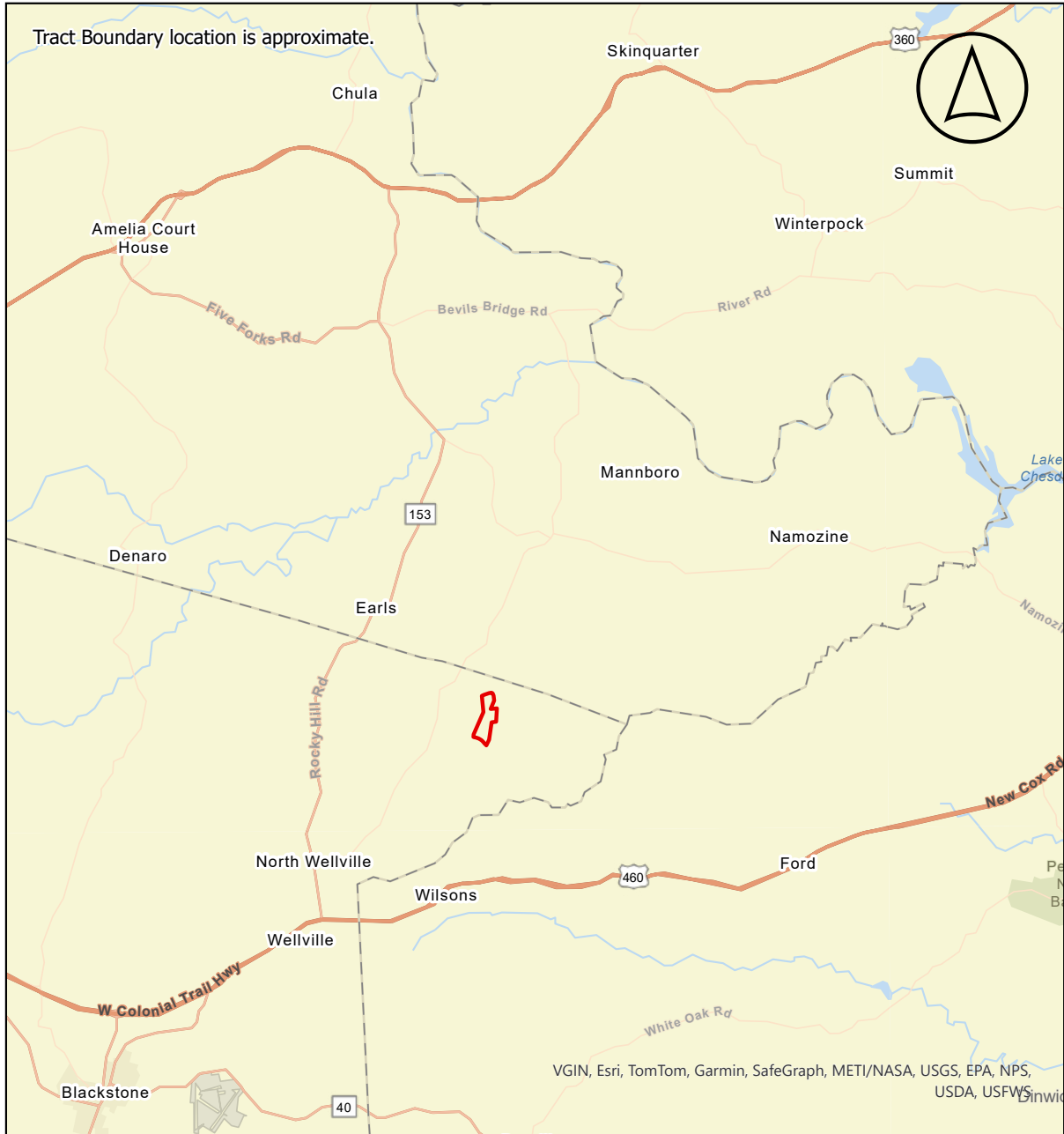


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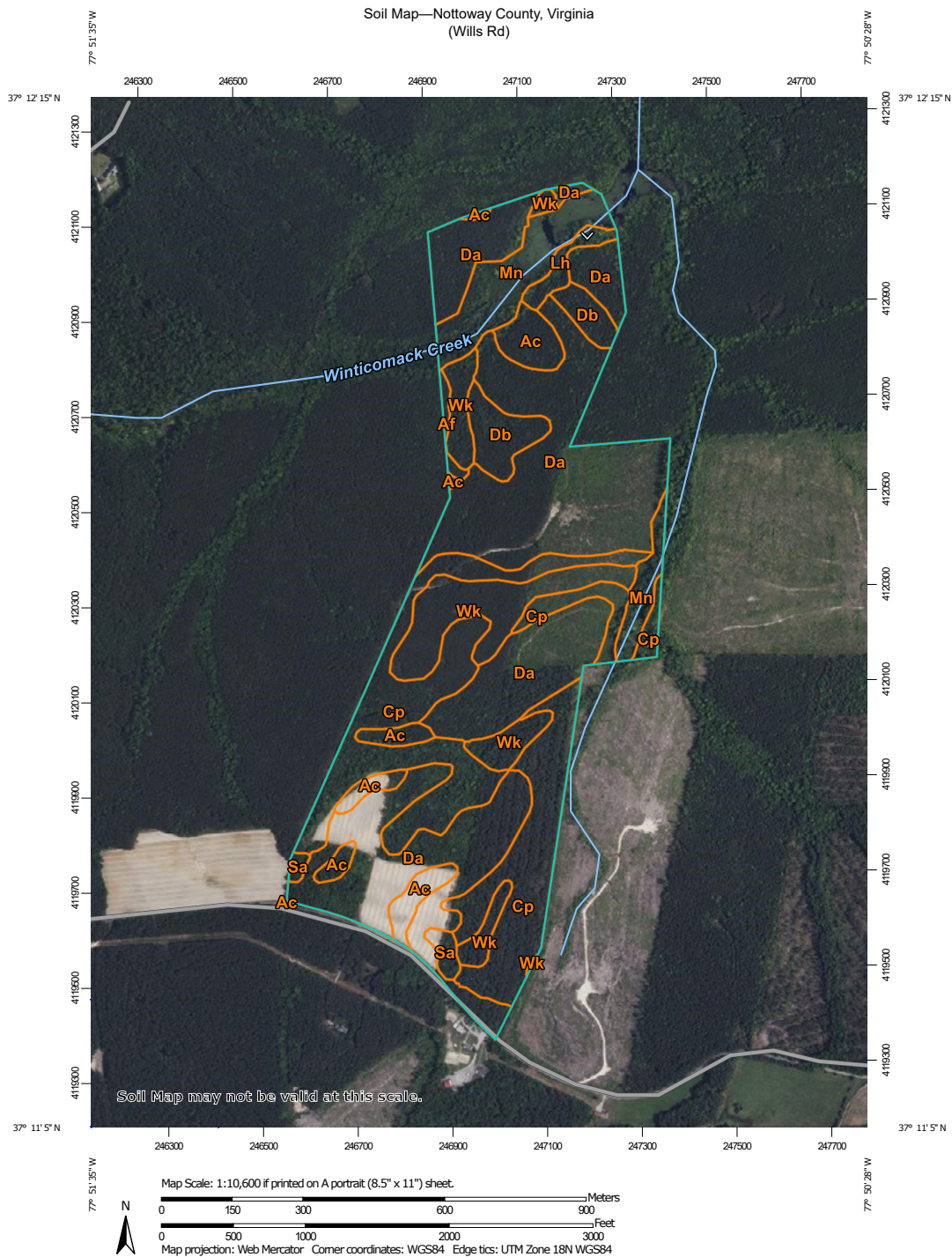


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Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey



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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ac	Appling coarse sandy loam, undulating phase	9.5	5.2%
Af	Appling coarse sandy loam, eroded rolling phase	0.8	0.4%
Cp	Colfax sandy loam, undulating phase	45.8	25.0%
Da	Durham coarse sandy loam, undulating phase	83.6	45.6%
Db	Durham coarse sandy loam, rolling phase	6.9	3.8%
Lh	Louisburg sandy loam, rolling phase	2.2	1.2%
Mn	Mixed alluvial land	13.7	7.5%
Sa	Seneca sandy loam	1.7	0.9%
Wk	Worsham sandy loam	18.9	10.3%
Totals for Area of Interest		183.2	100.0%



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