55.04 Acres
King William County, Virginia

Asking price - $145,000

GRANT MASSIE
LAND COMPANY
Accredited Land Consultants✧Commercial Real Estate Services
REALTORS®

Represented By:

JEFFREY S. HUFF
ALC, FORESTER
804-750-1207

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PROPERTY DESCRIPTION

The subject property is shown on King William County Tax Map records as parcel number 5-48A. According to the tax records the property contains 55.04 acres. The deed is recorded in Instrument # 130001253.

The subject property is currently zoned Agricultural-Conservation (A-C). There are approximately 857.63 of road frontage on Locust Hill Road (State Route 608) according the recorded plat. There is about 873 feet +/- of frontage on Dorrell Creek per plat.

The subject property is wooded with about 39.25 acres +/- of young (7-8 years old) mixed natural hardwoods and pines. There is around 12 acres +/- of unharvested streamside management zones (SMZs) and about 2 acres +/- of lowgrounds along the creek.

The subject property features 10 clearings and/or foodplots (total - 1.75 acres +/-) situated mostly throughout the central portion of the tract. There are mowed paths linking many of the clearing/foodplots and other paths leading to hunting stand sites in the woods.

PHOTOGRAPHS

FRONTAGE ON LOCUST HILL ROAD

GATE AT ENTRANCE

EQUIPMENT SHED

WOODS ROAD NEAR SHED

MIXED WOODLAND

PATH BETWEEN CLEARINGS

CLEARING WITH HUNTING STAND

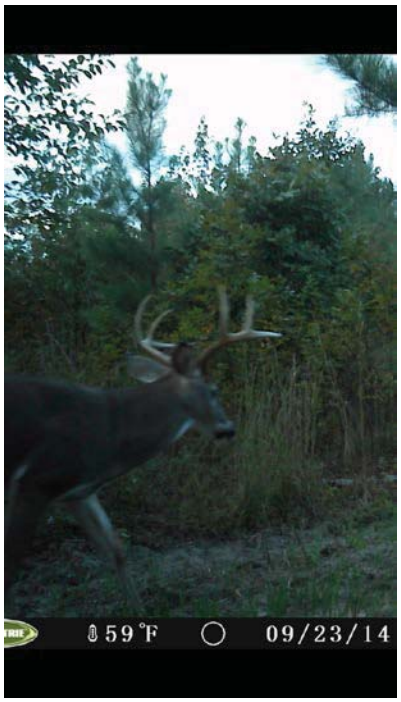
WOODLAND ALONG CREEK BUFFERS

CLEARING

LARGE FOODPLOT OFF A CLEARING

SMALL FOODPLOT

WOODS ROAD INTO PROPERTY

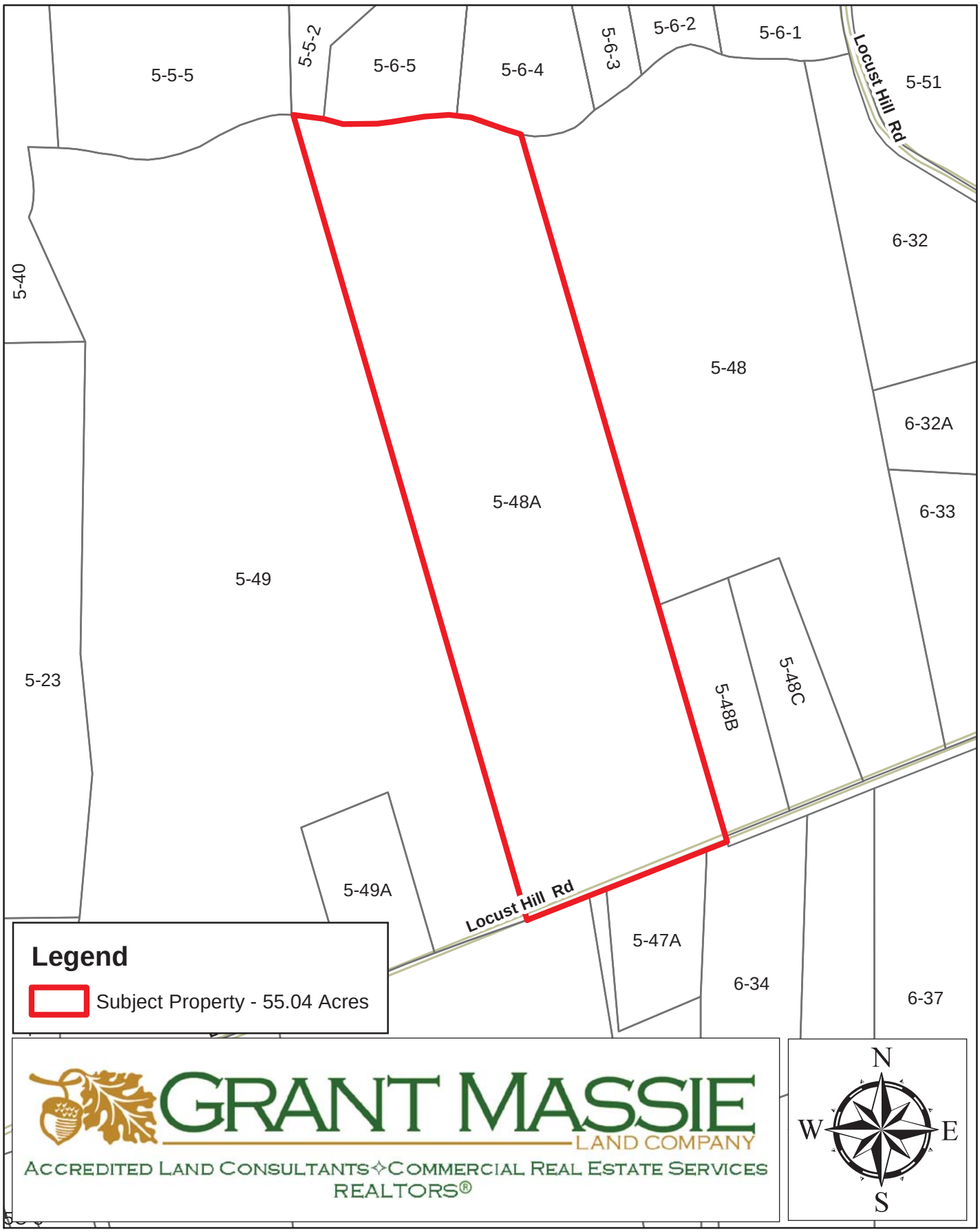

59°F
09/23/14

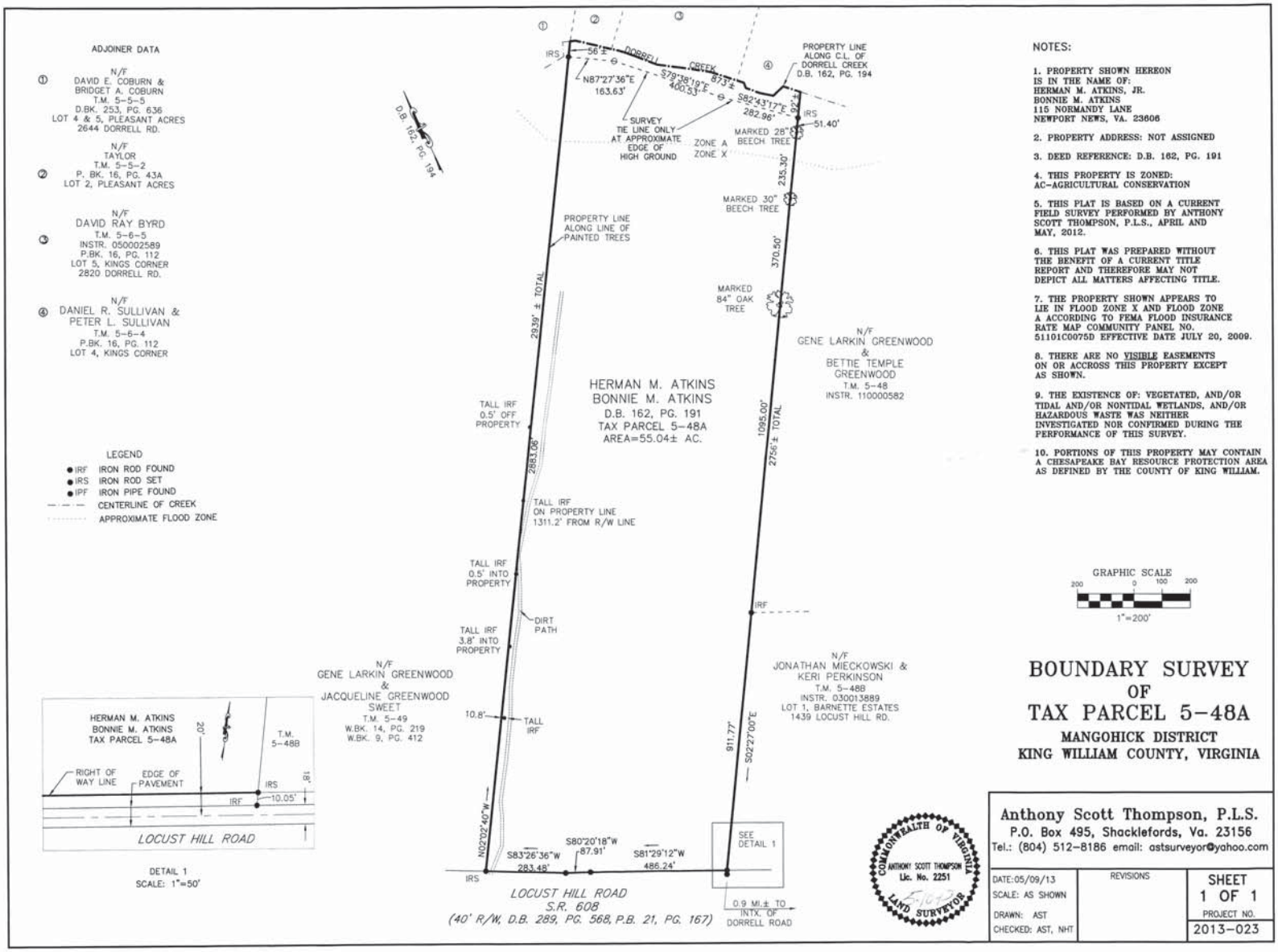

°F
10/13/14
09


64°F
07/03/16


08/16/17
10:49PM

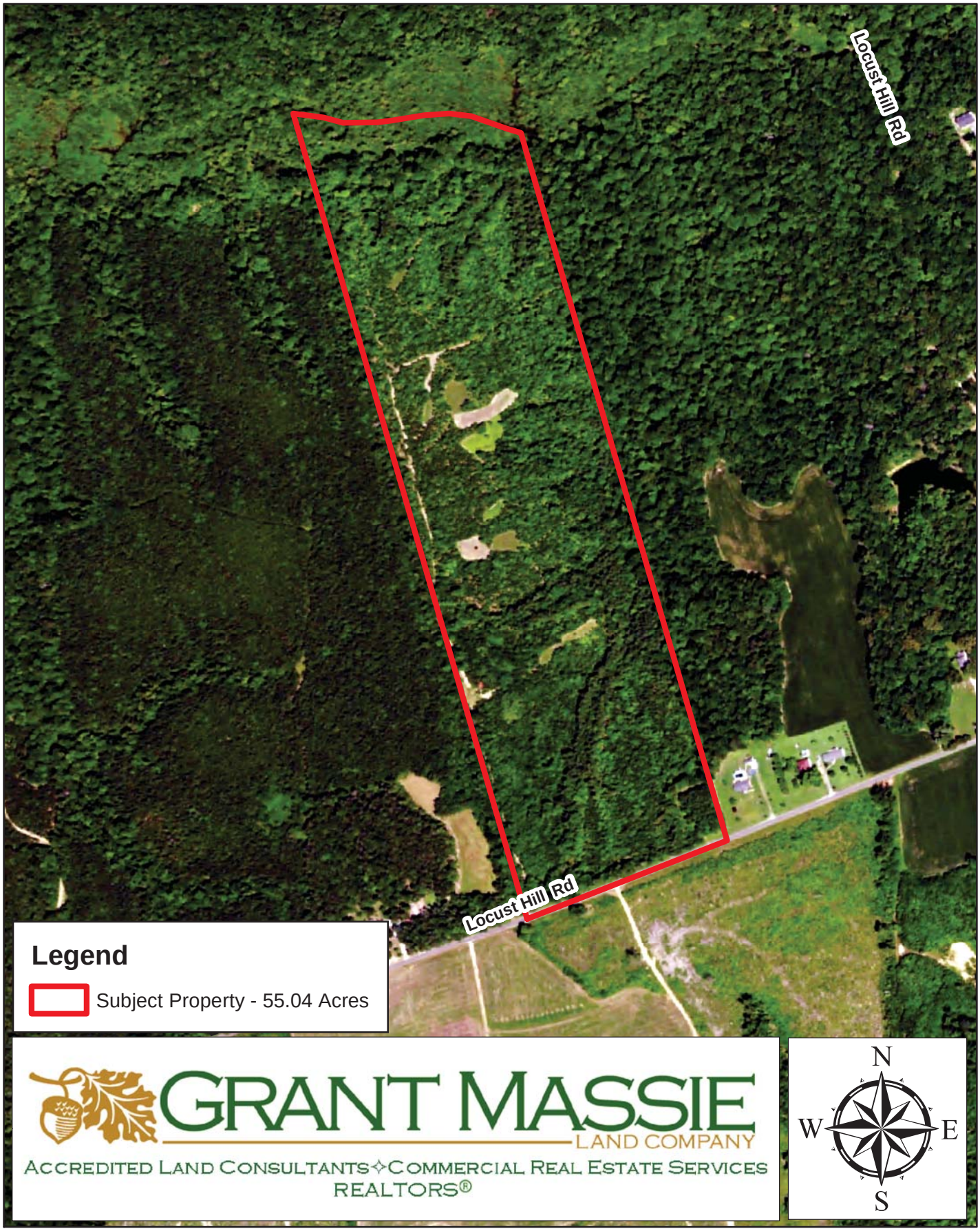
TAX MAP



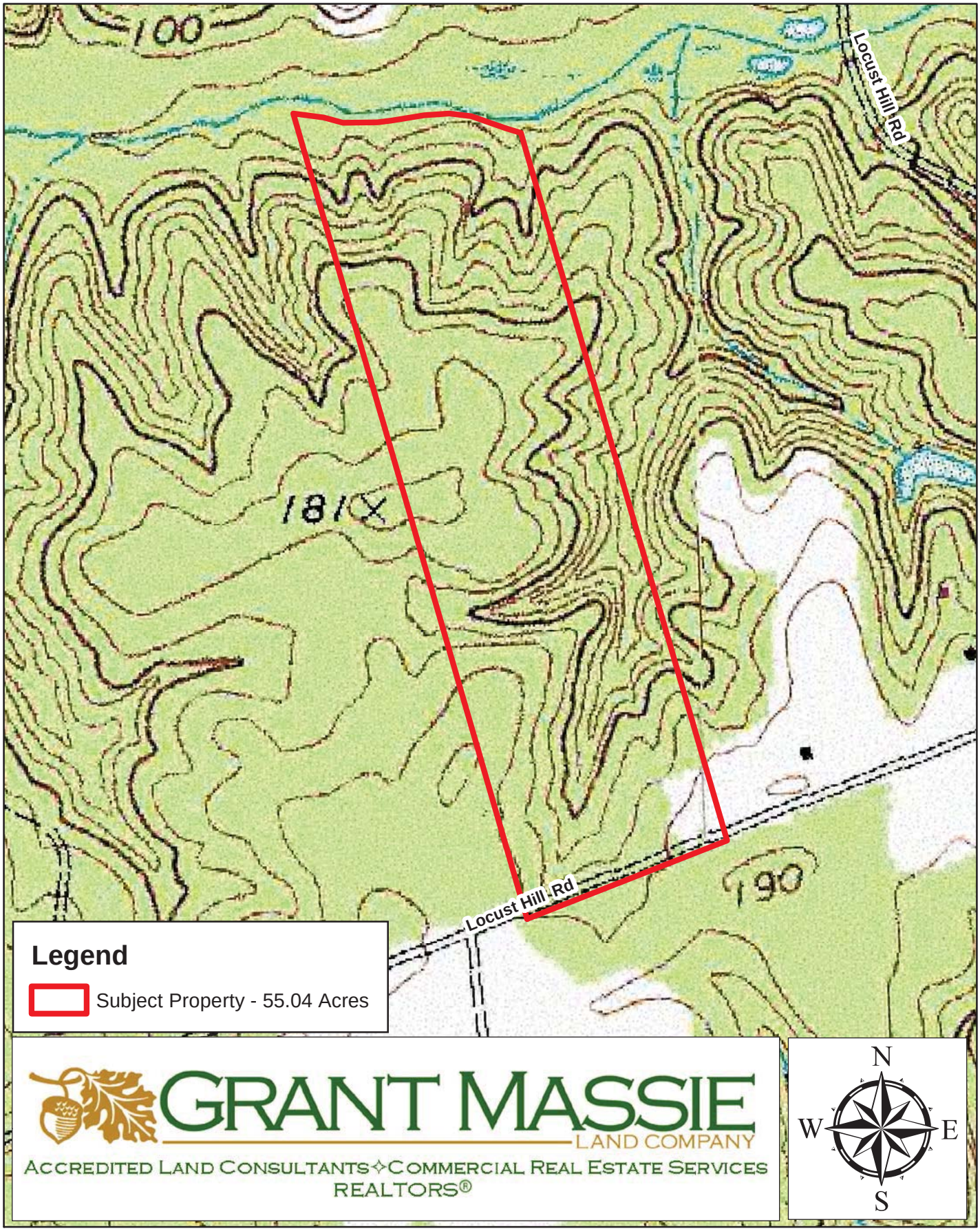

ADJOINER DATA
① N/F DAVID E. COBURN & BRIDGET A. COBURN T.M. 5-5-5 D.BK. 253, PG. 636 LOT 4 & 5, PLEASANT ACRES 2644 DORRELL RD.
② N/F TAYLOR T.M. 5-5-2 P. BK. 16, PG. 43A LOT 2, PLEASANT ACRES
③ N/F DAVID RAY BYRD T.M. 5-6-5 INSTR. 050002589 P.BK. 16, PG. 112 LOT 5, KINGS CORNER 2820 DORRELL RD.
④ N/F DANIEL R. SULLIVAN & PETER L. SULLIVAN T.M. 5-6-4 P.BK. 16, PG. 112 LOT 4, KINGS CORNER
LEGEND
IRF IRON ROD FOUND
IRS IRON ROD SET
IPF IRON PIPE FOUND
CENTERLINE OF CREEK
APPROXIMATE FLOOD ZONE
IRS
56'±
DORRELL CREEK
N87°27'36"E 163.63'
S79°38'19"E 400.53'
873'±
S82°43'17"E 282.96'
92'±
IRS 51.40'
PROPERTY LINE ALONG C.L. OF DORRELL CREEK D.B. 162, PG. 194
SURVEY TIE LINE ONLY AT APPROXIMATE EDGE OF HIGH GROUND
ZONE A
ZONE X
MARKED 28" BEECH TREE
235.30'
MARKED 30" BEECH TREE
370.50'
MARKED 84" OAK TREE
PROPERTY LINE ALONG LINE OF PAINTED TREES
2939'± TOTAL
2883.06'
1095.00'
2756'± TOTAL
D.B. 162, PG. 194
HERMAN M. ATKINS
BONNIE M. ATKINS
D.B. 162, PG. 191
TAX PARCEL 5-48A
AREA=55.04± AC.
N/F GENE LARKIN GREENWOOD & BETTIE TEMPLE GREENWOOD T.M. 5-48 INSTR. 110000582
TALL IRF 0.5' OFF PROPERTY
TALL IRF ON PROPERTY LINE 1311.2' FROM R/W LINE
TALL IRF 0.5' INTO PROPERTY
DIRT PATH
TALL IRF 3.8' INTO PROPERTY
10.8'
TALL IRF
IRF
N/F GENE LARKIN GREENWOOD & JACQUELINE GREENWOOD SWEET T.M. 5-49 W.BK. 14, PG. 219 W.BK. 9, PG. 412
N/F JONATHAN MIECKOWSKI & KERI PERKINSON T.M. 5-48B INSTR. 030013889 LOT 1, BARNETTE ESTATES 1439 LOCUST HILL RD.
911.77'
S02°27'00"E
N02°02'40"W
S83°26'36"W 283.48'
S80°20'18"W 87.91'
S81°29'12"W 486.24'
SEE DETAIL 1
IRS
LOCUST HILL ROAD
S.R. 608
(40' R/W, D.B. 289, PG. 568, P.B. 21, PG. 167)
0.9 MI.± TO INTX. OF DORRELL ROAD
HERMAN M. ATKINS
BONNIE M. ATKINS
TAX PARCEL 5-48A
T.M. 5-48B
20'
RIGHT OF WAY LINE
EDGE OF PAVEMENT
IRS
IRF
10.05'
18'
LOCUST HILL ROAD
DETAIL 1
SCALE: 1"=50'
NOTES:
1. PROPERTY SHOWN HEREON IS IN THE NAME OF: HERMAN M. ATKINS, JR. BONNIE M. ATKINS 115 NORMANDY LANE NEWPORT NEWS, VA. 23606
2. PROPERTY ADDRESS: NOT ASSIGNED
3. DEED REFERENCE: D.B. 162, PG. 191
4. THIS PROPERTY IS ZONED: AC-AGRICULTURAL CONSERVATION
5. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY PERFORMED BY ANTHONY SCOTT THOMPSON, P.L.S., APRIL AND MAY, 2012.
6. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL MATTERS AFFECTING TITLE.
7. THE PROPERTY SHOWN APPEARS TO LIE IN FLOOD ZONE X AND FLOOD ZONE A ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 51101C0075D EFFECTIVE DATE JULY 20, 2009.
8. THERE ARE NO VISIBLE EASEMENTS ON OR ACCROSS THIS PROPERTY EXCEPT AS SHOWN.
9. THE EXISTENCE OF: VEGETATED, AND/OR TIDAL AND/OR NONTIDAL WETLANDS, AND/OR HAZARDOUS WASTE WAS NEITHER INVESTIGATED NOR CONFIRMED DURING THE PERFORMANCE OF THIS SURVEY.
10. PORTIONS OF THIS PROPERTY MAY CONTAIN A CHESAPEAKE BAY RESOURCE PROTECTION AREA AS DEFINED BY THE COUNTY OF KING WILLIAM.
GRAPHIC SCALE
200 0 100 200
1"=200'
BOUNDARY SURVEY OF TAX PARCEL 5-48A
MANGOHICK DISTRICT
KING WILLIAM COUNTY, VIRGINIA
COMMONWEALTH OF VIRGINIA
ANTHONY SCOTT THOMPSON
Lic. No. 2251
LAND SURVEYOR
Anthony Scott Thompson, P.L.S.
P.O. Box 495, Shacklefords, Va. 23156
Tel.: (804) 512-8186 email: astsurveyor@yahoo.com
DATE:05/09/13
SCALE: AS SHOWN
DRAWN: AST
CHECKED: AST, NHT
REVISIONS
SHEET 1 OF 1
PROJECT NO. 2013-023

PLAT

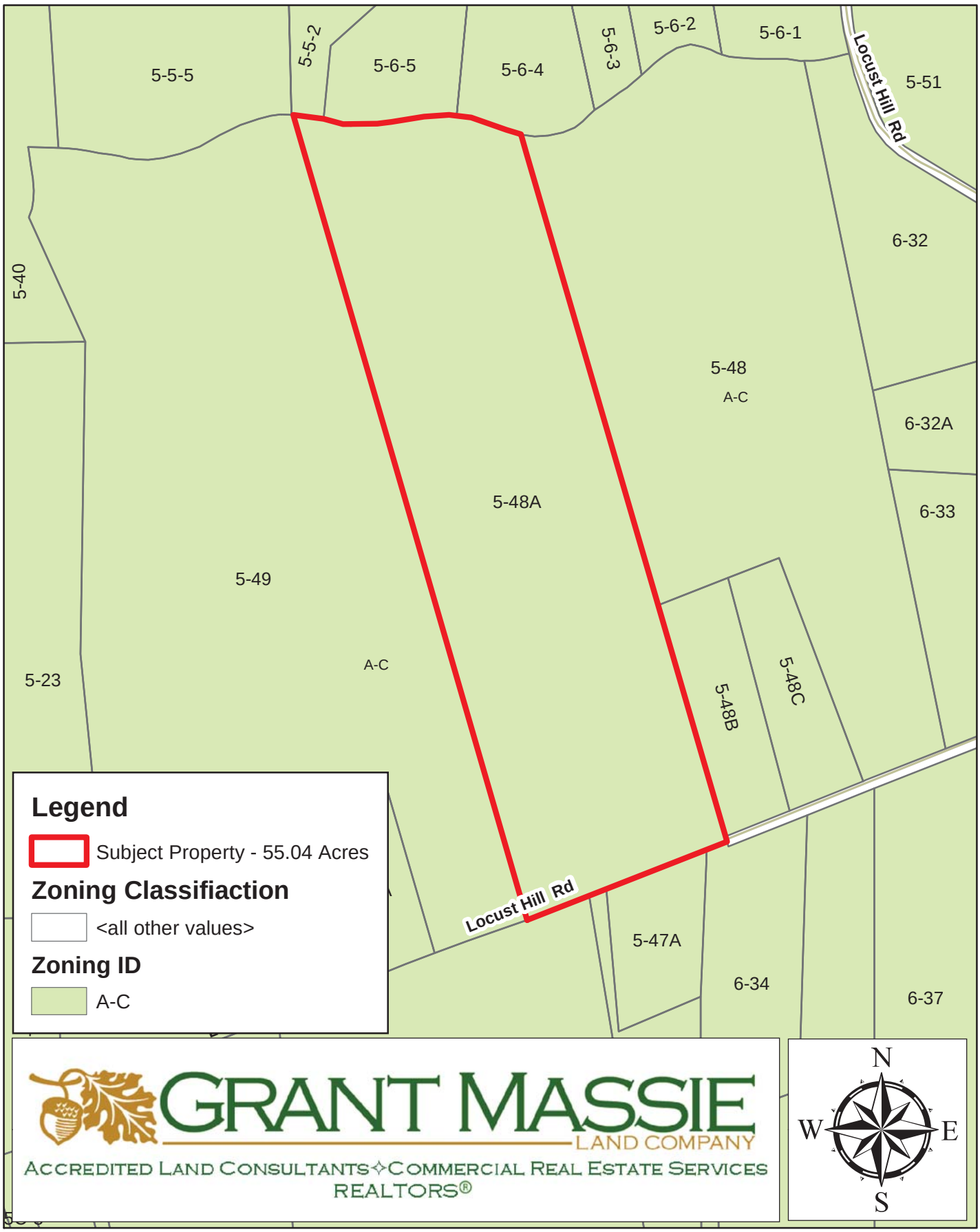
AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP

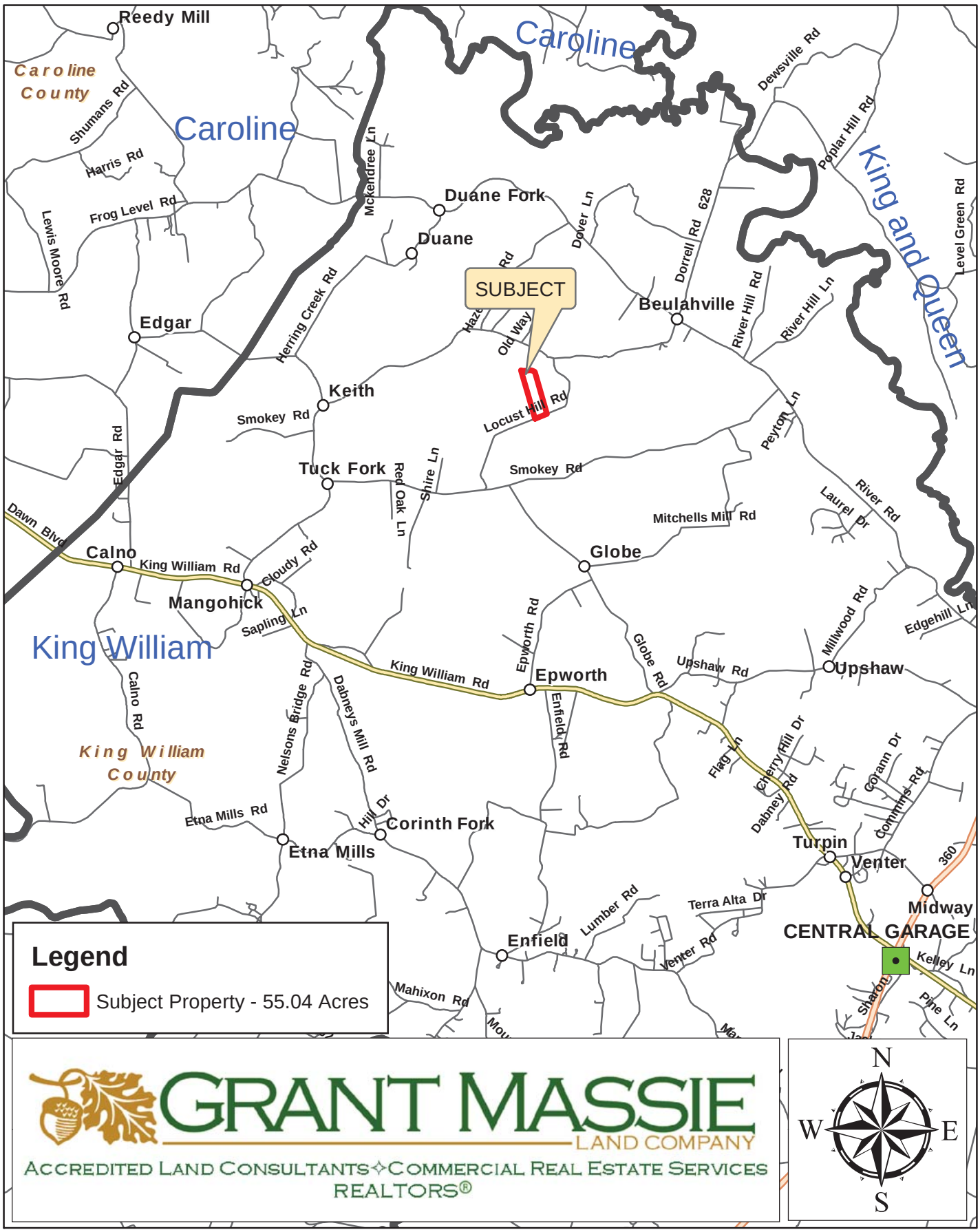


ZONING MAP



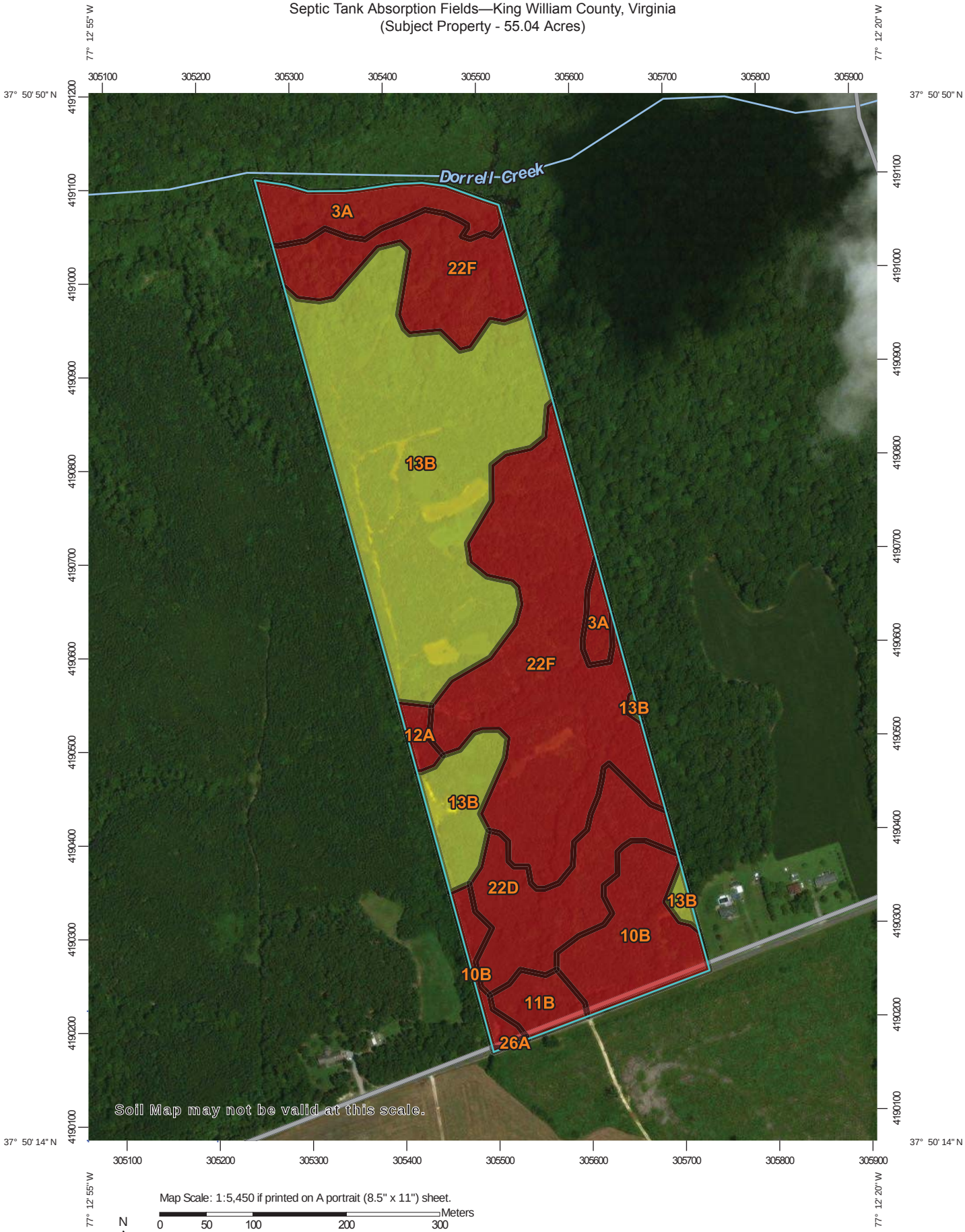
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

LOCATION MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

Septic Tank Absorption Fields—King William County, Virginia
(Subject Property - 55.04 Acres)



Map Scale: 1:5,450 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 50 100 200 300

Feet
0 250 500 1000 1500

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Lines
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Points
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: King William County, Virginia
Survey Area Data: Version 12, Oct 3, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 17, 2016—Feb 3, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Septic Tank Absorption Fields

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
3A	Bibb and Kinston soils, 0 to 2 percent slopes, frequently flooded	Very limited	Bibb (45%)	Flooding (1.00)	3.4	6.1%
				Depth to saturated zone (1.00)		
				Seepage, bottom layer (1.00)		
				Slow water movement (0.50)		
			Kinston (40%)	Flooding (1.00)		
				Depth to saturated zone (1.00)		
				Seepage, bottom layer (1.00)		
				Slow water movement (0.50)		
			Myatt (5%)	Depth to saturated zone (1.00)		
				Slow water movement (0.68)		
10B	Emporia fine sandy loam, 2 to 6 percent slopes	Very limited	Emporia (80%)	Depth to saturated zone (1.00)	4.9	8.9%
				Slow water movement (1.00)		
11B	Eulonia fine sandy loam, 2 to 6 percent slopes	Very limited	Eulonia (80%)	Depth to saturated zone (1.00)	1.2	2.2%
				Slow water movement (1.00)		
				Seepage, bottom layer (1.00)		
			Myatt (3%)	Depth to saturated zone (1.00)		
				Slow water movement (0.68)		

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
			Daleville (2%)	Depth to saturated zone (1.00)		
				Slow water movement (1.00)		
12A	Eunola sandy loam, 0 to 2 percent slopes	Very limited	Eunola (80%)	Depth to saturated zone (1.00)	0.5	0.9%
				Seepage, bottom layer (1.00)		
				Slow water movement (0.50)		
			Myatt (5%)	Depth to saturated zone (1.00)		
				Slow water movement (0.68)		
13B	Kempsville sandy loam, 2 to 6 percent slopes	Somewhat limited	Kempsville (80%)	Slow water movement (0.82)	21.0	37.9%
22D	Remlik and Nevarc soils, 6 to 15 percent slopes	Very limited	Remlik (40%)	Seepage, bottom layer (1.00)	5.1	9.2%
				Slow water movement (0.50)		
				Depth to saturated zone (0.43)		
				Slope (0.37)		
			Nevarc (35%)	Depth to saturated zone (1.00)		
				Slow water movement (1.00)		
				Slope (0.37)		
			Bibb (3%)	Flooding (1.00)		
				Depth to saturated zone (1.00)		
				Seepage, bottom layer (1.00)		
				Slow water movement (0.50)		

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
			Kinston (2%)	Flooding (1.00)		
				Depth to saturated zone (1.00)		
				Seepage, bottom layer (1.00)		
				Slow water movement (0.50)		
22F	Remlik and Nevarc soils, 15 to 60 percent slopes	Very limited	Remlik (40%)	Slope (1.00)	19.3	34.8%
				Seepage, bottom layer (1.00)		
				Slow water movement (0.50)		
				Depth to saturated zone (0.43)		
			Nevarc (35%)	Depth to saturated zone (1.00)		
				Slow water movement (1.00)		
				Slope (1.00)		
			Bibb (3%)	Flooding (1.00)		
				Depth to saturated zone (1.00)		
				Seepage, bottom layer (1.00)		
				Slow water movement (0.50)		
			Kinston (2%)	Flooding (1.00)		
				Depth to saturated zone (1.00)		
				Seepage, bottom layer (1.00)		
				Slow water movement (0.50)		
26A	Slagle loam, 0 to 2 percent slopes	Very limited	Slagle (80%)	Depth to saturated zone (1.00)	0.0	0.0%

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Slow water movement (1.00)		
			Myatt (3%)	Depth to saturated zone (1.00)		
				Slow water movement (0.68)		
Totals for Area of Interest					**55.5**	**100.0%**

Rating	Acres in AOI	Percent of AOI
Very limited	34.5	62.1%
Somewhat limited	21.0	37.9%
Totals for Area of Interest	**55.5**	**100.0%**

Description

Septic tank absorption fields are areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. Only that part of the soil between depths of 24 and 60 inches is evaluated. The ratings are based on the soil properties that affect absorption of the effluent, construction and maintenance of the system, and public health. Saturated hydraulic conductivity (Ksat), depth to a water table, ponding, depth to bedrock or a cemented pan, and flooding affect absorption of the effluent. Stones and boulders, ice, and bedrock or a cemented pan interfere with installation. Subsidence interferes with installation and maintenance. Excessive slope may cause lateral seepage and surfacing of the effluent in downslope areas.

Some soils are underlain by loose sand and gravel or fractured bedrock at a depth of less than 4 feet below the distribution lines. In these soils the absorption field may not adequately filter the effluent, particularly when the system is new. As a result, the ground water may become contaminated.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher