



LATITUDE & LONGITUDE
"36.753794, -76.883507"



Features

220.26± ACRES for sale in Mecklenburg County

IDEAL RECREATIONAL INVESTMENT opportunity located southeast of Chase City accessed via a 60' deeded right-of-way from VSR 677 (Mt. Pleasant Road) to the south.

CURRENTLY ZONED AG and identified as tax map parcel #71-A-2

ROLLING SITE with extensive frontage along Allen Creek

TRACT recently cutover offering a clean canvas for wildlife habitat management plan moving forward

EXCELLENT WILDLIFE habitat and strong populations of deer and turkeys

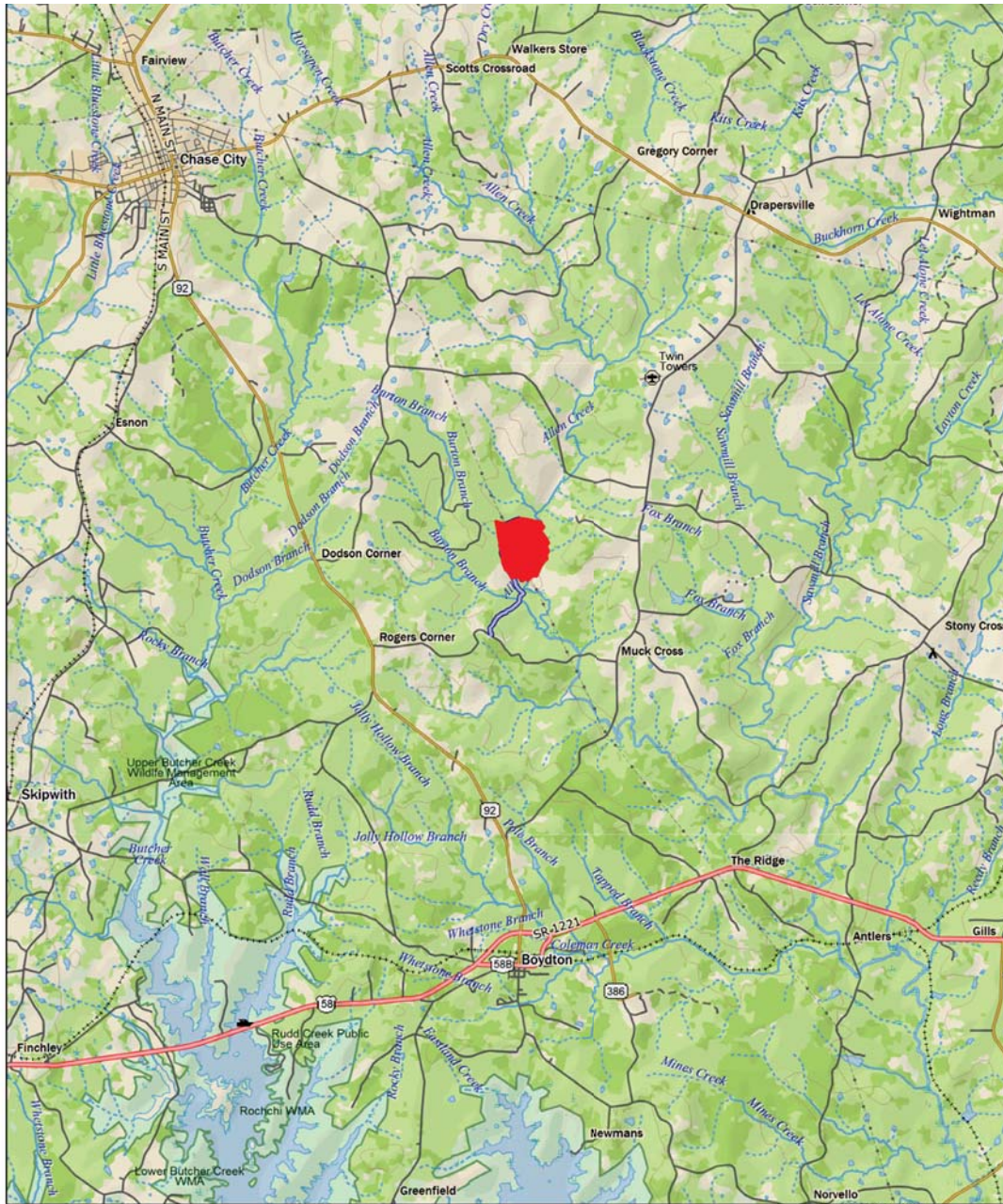


Contacts

Hank Campbell

804-433-1818

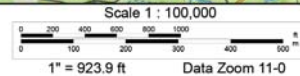
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**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

8/13/2014
Page 1 of 3

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Soil Map—Mecklenburg County, Virginia

Mt. Pleasant Tract #2 Soils Map

Map Unit Legend

Mecklenburg County, Virginia (VA117)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ChA	Chewacla silt loam, 0 to 2 percent slopes, occasionally flooded	10.4	5.3%
CoA	Congaree silt loam, 0 to 2 percent slopes, occasionally flooded	3.5	1.8%
CrA	Congaree-Chewacla complex, 0 to 2 percent slopes, frequently flooded	16.1	8.1%
GeB	Georgeville silt loam, 2 to 6 percent slopes	63.1	31.8%
GeC	Georgeville silt loam, 6 to 12 percent slopes	69.3	35.0%
GoC	Goldston channery silt loam, 6 to 20 percent slopes	35.7	18.0%
TaD	Tatum silt loam, 12 to 20 percent slopes	0.1	0.0%
Totals for Area of Interest		198.2	100.0%


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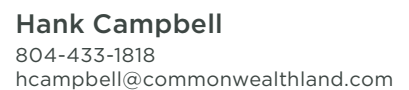
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Page 3 of 3

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FOR SALE 200.26± ACRES
MECKLENBURG COUNTY, VIRGINIA
Price: \$220,000





**MT. PLEASANT ROAD
BOYDTON, VA 23917**

**FOR SALE 200.26± ACRES
MECKLENBURG COUNTY, VIRGINIA**
Price: \$220,000



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