

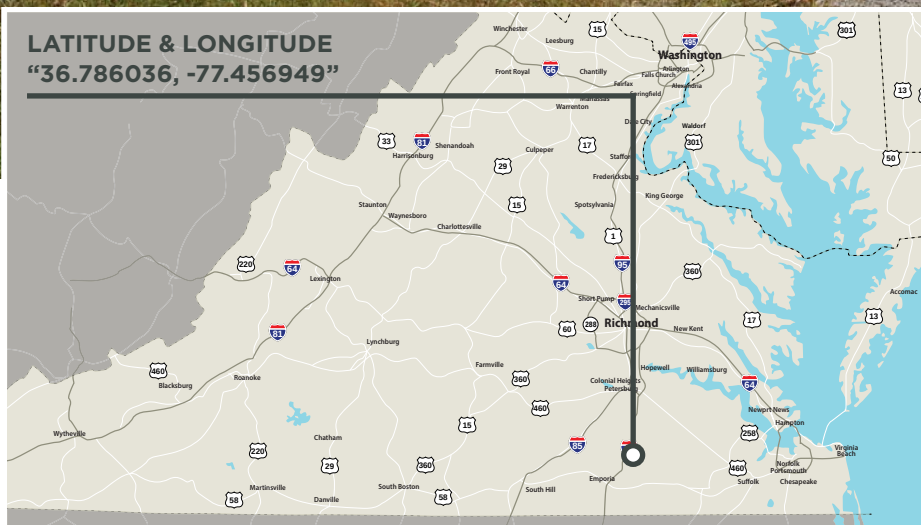


**HASSIDIAH CHURCH ROAD (VSR 321)
JARRATT, VA 23867**

**FOR SALE 53.62± ACRES
SUSSEX, VIRGINIA
Price: \$99,000**



**LATITUDE & LONGITUDE
"36.786036, -77.456949"**



Features

53.62± ACRES for sale in Sussex County

LOCATED south of the Jarratt interchange (Exit #20)

18.62± ACRES ZONED Single Family Residential, 35± acres zoned Agricultural

GOOD RECREATIONAL OPPORTUNITY or large building lot

ELECTRICITY AND PHONE AVAILABLE at the State Road

MAJORITY of timber harvested in 2010

SOME BOTTOMLAND HARDWOODS on the southern boundary

TAX MAP PARCELS #157-A-51, 52, 54

Contacts

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com



MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060

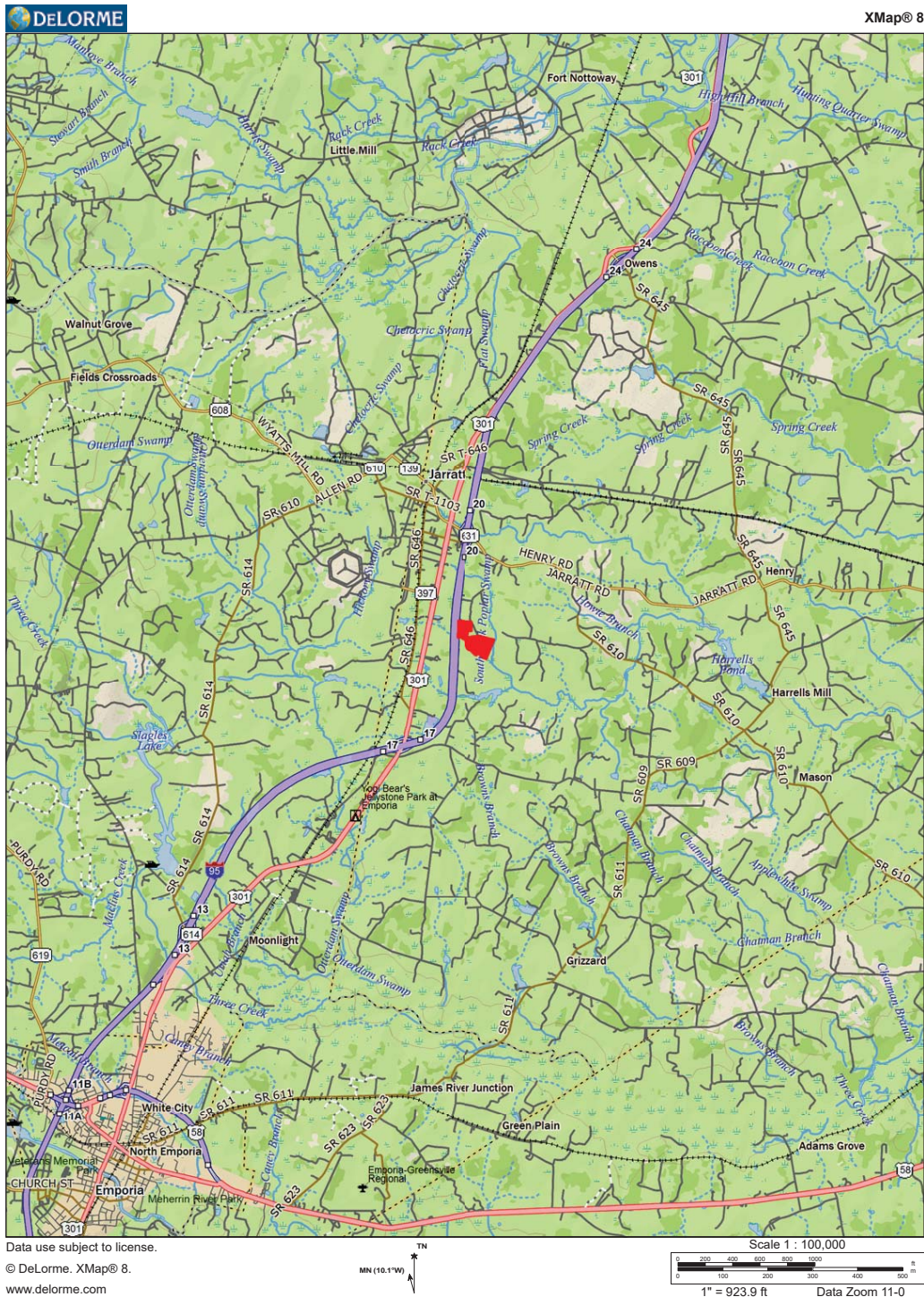
MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255

T 804-326-LAND (5263) | F 804-346-5901

COMMONWEALTHLAND.COM

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 DELORME

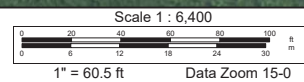
XMap® 8



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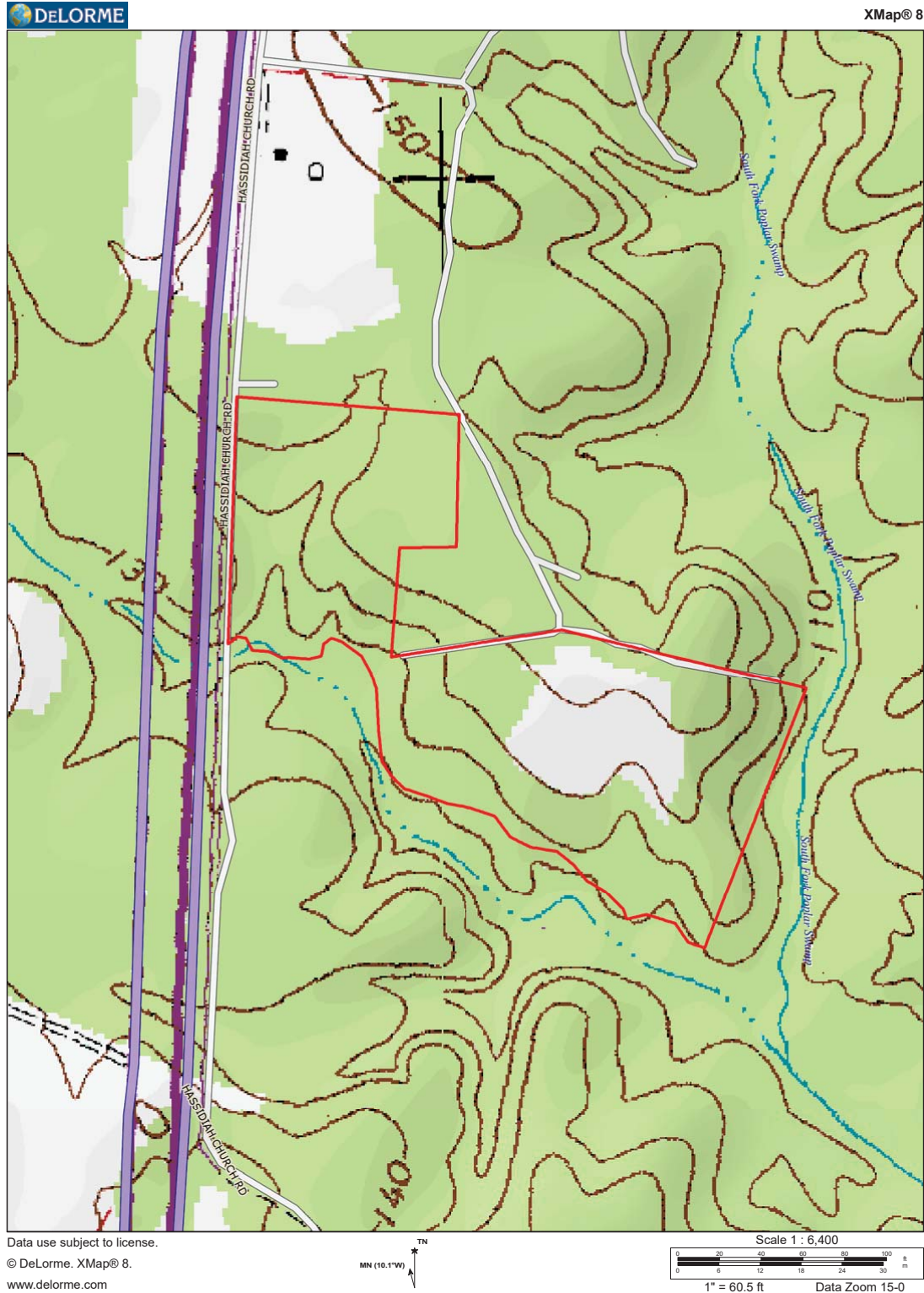
www.delorme.com



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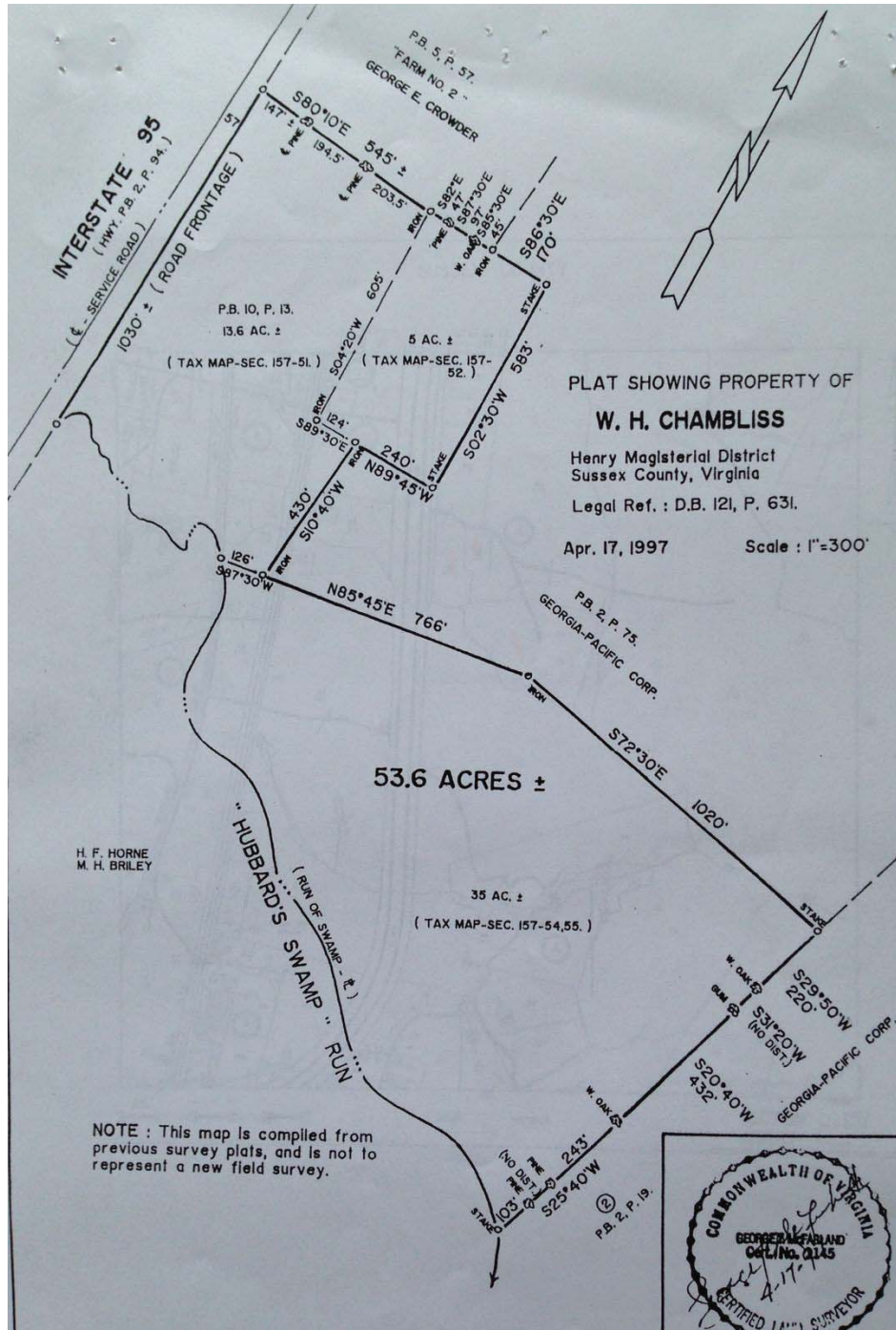
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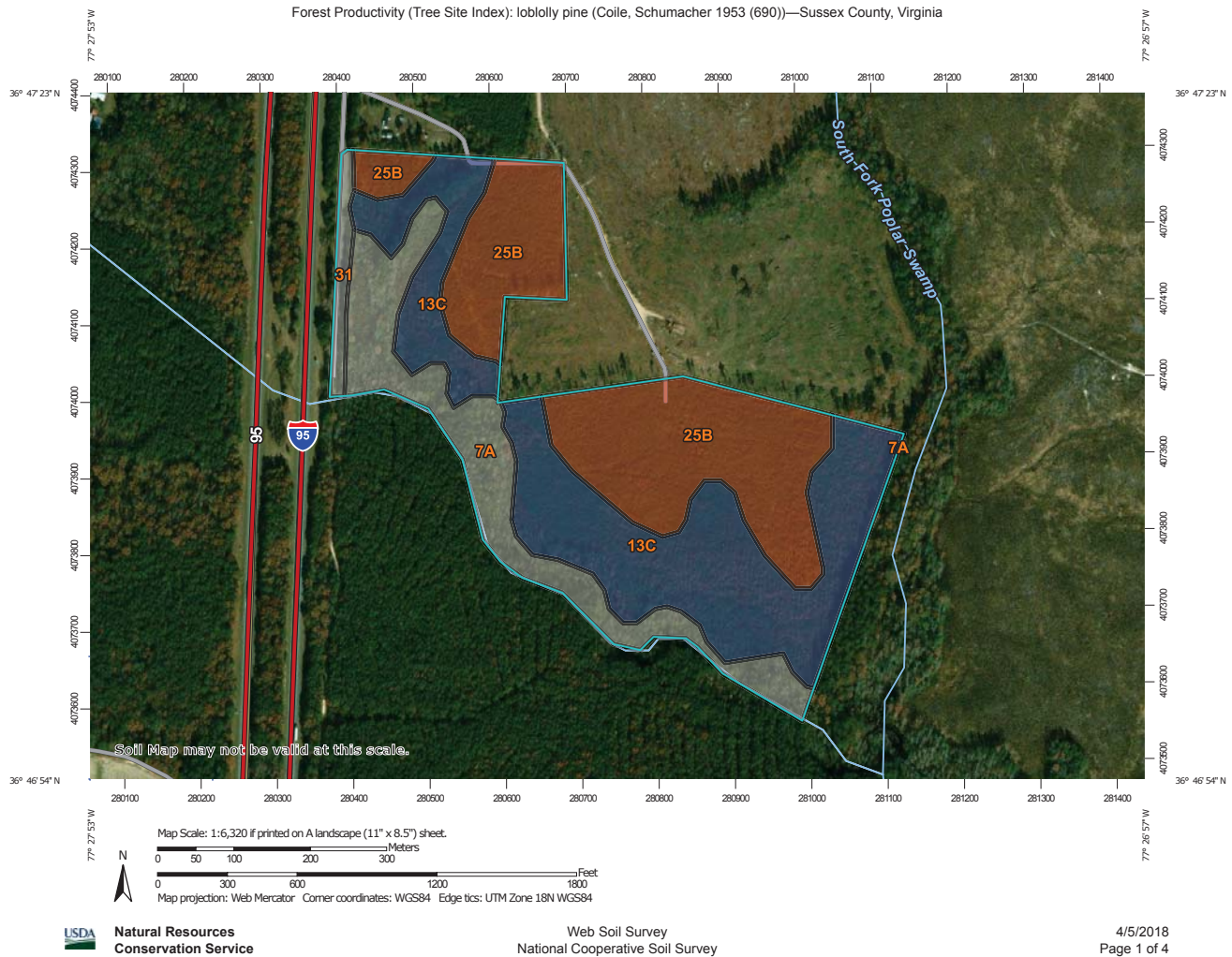
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Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))—Sussex County, Virginia

Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
7A	Chastain loam, 0 to 2 percent slopes, frequently flooded		12.1	19.5%
13C	Eulonia fine sandy loam, 6 to 10 percent slopes	90	25.5	40.9%
25B	Slagle fine sandy loam, 2 to 6 percent slopes	86	23.2	37.2%
31	Udorthents, 0 to 25 percent slopes		1.4	2.3%
Totals for Area of Interest			62.2	100.0%

Description

The "site index" is the average height, in feet, that dominant and codominant trees of a given species attain in a specified number of years. The site index applies to fully stocked, even-aged, unmanaged stands.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this attribute, only the representative value is used.

Rating Options

Units of Measure: feet

Tree: loblolly pine

Site Index Base: Coile, Schumacher 1953 (690)

Aggregation Method: Dominant Component

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