

73.72-ACRE FARM ESSEX/MIDDLESEX COUNTY, VA

ASKING PRICE - \$200,000



REPRESENTED BY:

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CLASSIFICATION

PROPERTY DESCRIPTION

The subject property is shown on Essex and Middlesex County Tax Map records as the southern portions of Essex County tax parcel # 60-145 and Middlesex County tax parcel # 1-A-12. The Essex County deed is recorded in Instrument # 110000012, and the Middlesex County deed is recorded in Instrument # 110000016. The new 2018 plat was recorded in Plat Book 27 on Page 121 in Essex County showing the location of this new 73.72-acre tract (Parcel 1) of the larger Elliott Farm (Total - 123.8 Acres).

The subject property is currently zoned Agricultural (A2) in Essex County and Low-Density Rural (LDR) in Middlesex County. According to the new plat, there are 1,891.21 feet of non-contiguous road frontage on State Route 600 (Butylo Road). Mill Branch meanders through the subject property and could be a potential pond site subject to required approvals, permits, etc.

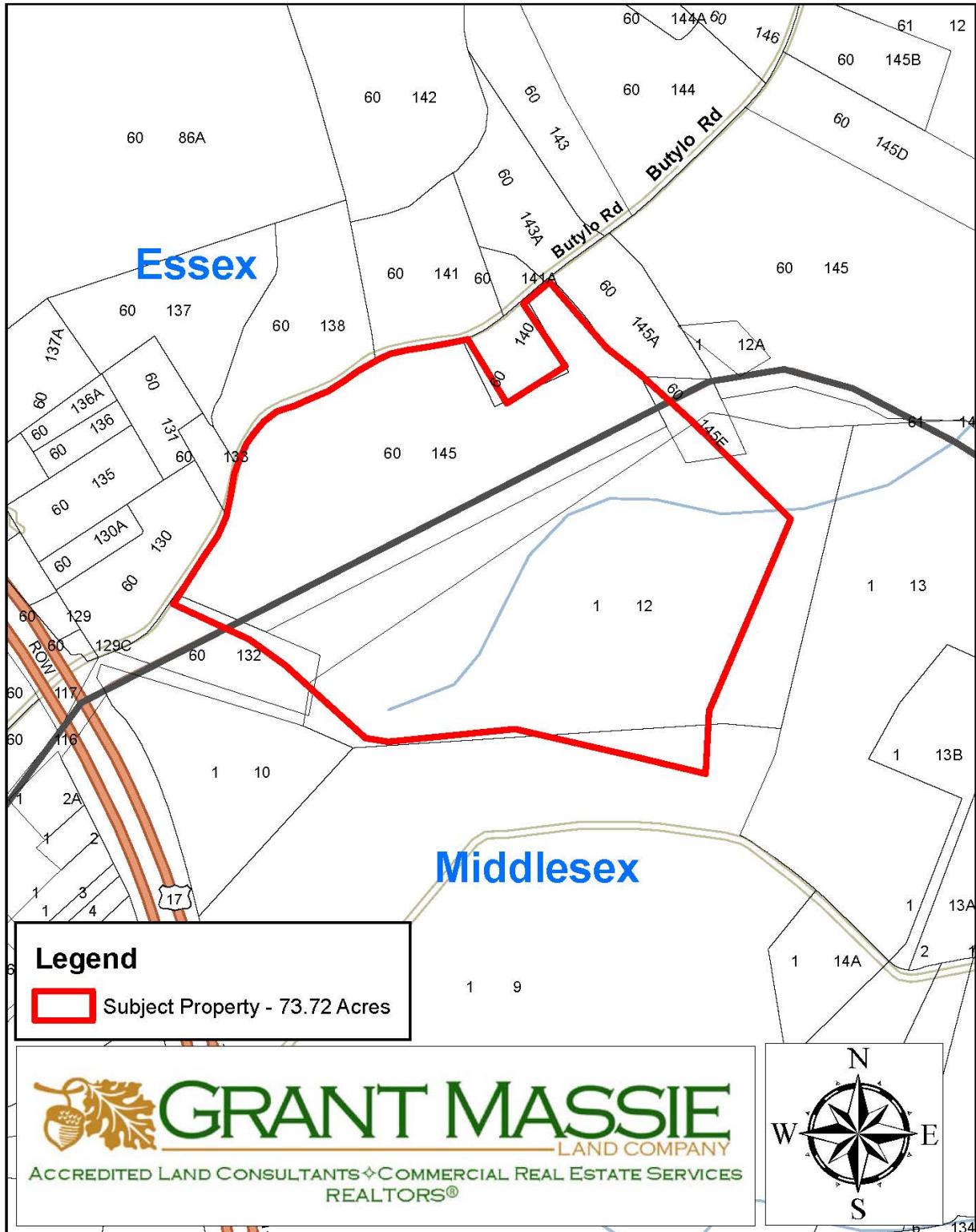
The subject property contains approximately 21.9 acres +/- under cultivation, 20.3 acres +/- in openland (uncultivated), 20 acres +/- in pine plantation and 11.52 Acres +/- in mixed hardwood SMZs along Mill Branch.

It is located about one-tenth of a mile from Route 17 (Tidewater Trail). It is also located about 16.1 miles +/- southeast of the Town of Tappahannock, about 45.5 miles +/- northeast of Mechanicsville/I-295, about 42.8 miles northwest of Yorktown, and about 63 acres +/- southeast of Fredericksburg.

PHOTOGRAPHS



TAX MAP

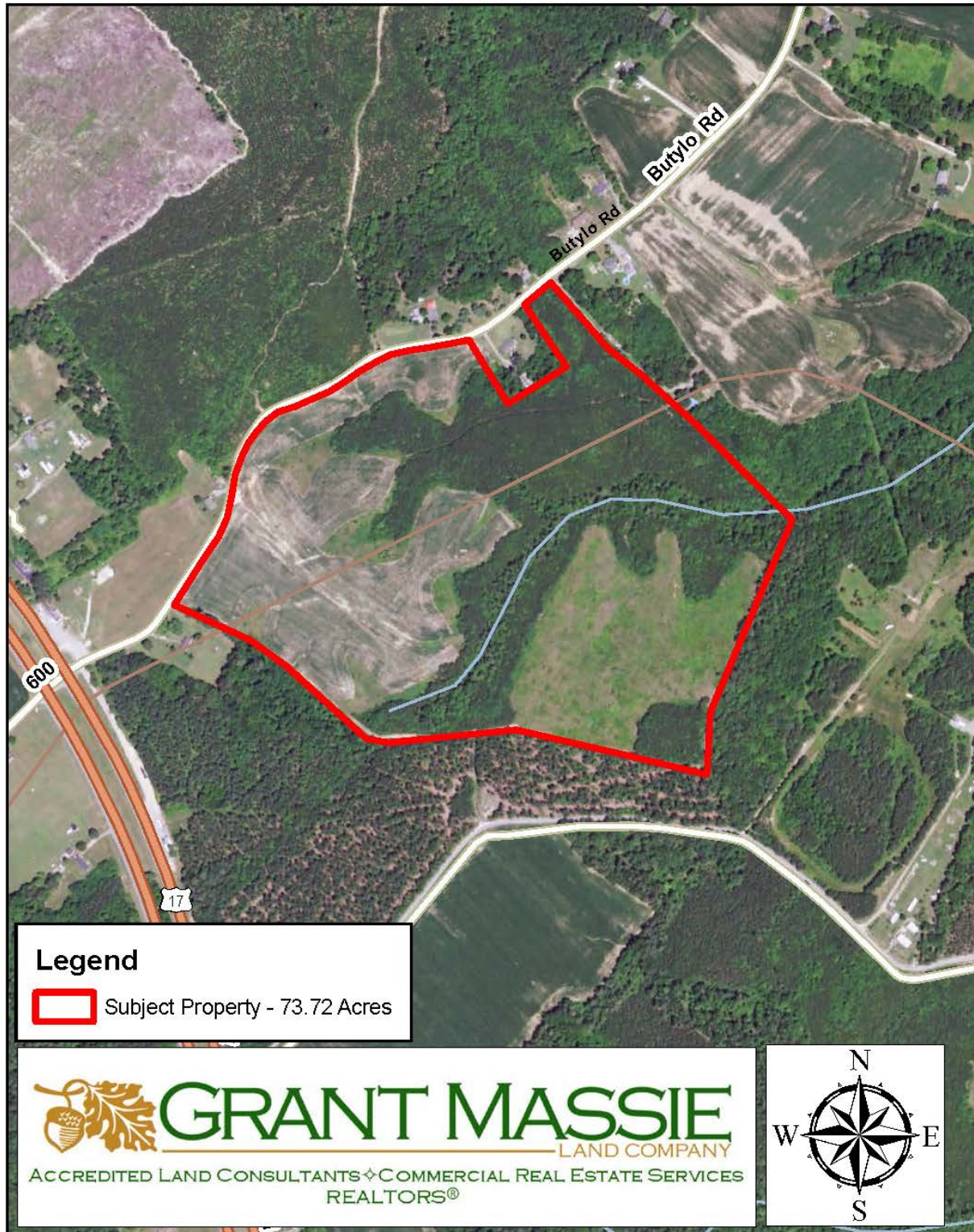


ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

CURVE TABLE

LINE	CHORD BEARING	LENGTH	BANKS	DELTA	CHORD	TANGENT
1	N 81° 00' 00" E	460.00	241.46	90° 00' 00"	460.00	0.00
2	N 81° 00' 00" E	311.50	60.75	90° 00' 00"	311.50	0.00
3	N 81° 00' 00" E	241.46	241.46	90° 00' 00"	241.46	0.00
4	N 81° 00' 00" E	460.00	460.00	90° 00' 00"	460.00	0.00
5	N 81° 00' 00" E	460.00	460.00	90° 00' 00"	460.00	0.00
6	N 81° 00' 00" E	460.00	460.00	90° 00' 00"	460.00	0.00
7	N 81° 00' 00" E	460.00	460.00	90° 00' 00"	460.00	0.00
8	N 81° 00' 00" E	460.00	460.00	90° 00' 00"	460.00	0.00
9	N 81° 00' 00" E	460.00	460.00	90° 00' 00"	460.00	0.00
10	N 81° 00' 00" E	460.00	460.00	90° 00' 00"	460.00	0.00
11	N 81° 00' 00" E	460.00	460.00	90° 00' 00"	460.00	0.00
12	N 81° 00' 00" E	460.00	460.00	90° 00' 00"	460.00	0.00
13	N 81° 00' 00" E	460.00	460.00	90° 00' 00"	460.00	0.00
14	N 81° 00' 00" E	460.00	460.00	90° 00' 00"	460.00	0.00
15	N 81° 00' 00" E	460.00	460.00	90° 00' 00"	460.00	0.00
16	N 81° 00' 00" E	460.00	460.00	90° 00' 00"	460.00	0.00
17	N 81° 00' 00" E	460.00	460.00	90° 00' 00"	460.00	0.00
18	N 81° 00' 00" E	460.00	460.00	90° 00' 00"	460.00	0.00
19	N 81° 00' 00" E	460.00	460.00	90° 00' 00"	460.00	0.00
20	N 81° 00' 00" E	460.00	460.00	90° 00' 00"	460.00	0.00
21	N 81° 00' 00" E	460.00	460.00	90° 00' 00"	460.00	0.00
22	N 81° 00' 00" E	460.00	460.00	90° 00' 00"	460.00	0.00
23	N 81° 00' 00" E	460.00	460.00	90° 00' 00"	460.00	0.00
24	N 81° 00' 00" E	460.00	460.00	90° 00' 00"	460.00	0.00
25	N 81° 00' 00" E	460.00	460.00	90° 00' 00"	460.00	0.00
26	N 81° 00' 00" E	460.00	460.00	90° 00' 00"	460.00	0.00
27	N 81° 00' 00" E	460.00	460.00	90° 00' 00"	460.00	0.00
28	N 81° 00' 00" E	460.00	460.00	90° 00' 00"	460.00	0.00
29	N 81° 00' 00" E	460.00	460.00	90° 00' 00"	460.00	0.00
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31	N 81° 00' 00" E	460.00	460.00	90° 00' 00"	460.00	0.00
32	N 81° 00' 00" E	460.00	460.00	90° 00' 00"	460.00	0.00
33	N 81° 00' 00" E	460.00	460.00	90° 00' 00"	460.00	0.00
34	N 81° 00' 00" E	460.00	460.00	90° 00' 00"	460.00	0.00
35	N 81° 00' 00" E	460.00	460.00	90° 00' 00"	460.00	0.00
36	N 81° 00' 00" E	460.00	460.00	90° 00' 00"	460.00	0.00
37	N 81° 00' 00" E	460.00	460.00	90° 00' 00"	460.00	0.00
38	N 81° 00' 00" E	460.00	460.00	90° 00' 00"	460.00	0.00
39	N 81° 00' 00" E	460.00	460.00	90° 00' 00"	460.00	0.00
40	N 81° 00' 00" E	460.00	460.00	90° 00' 00"	460.00	0.00
41	N 81° 0					

AERIAL PHOTOGRAPH - SUMMER



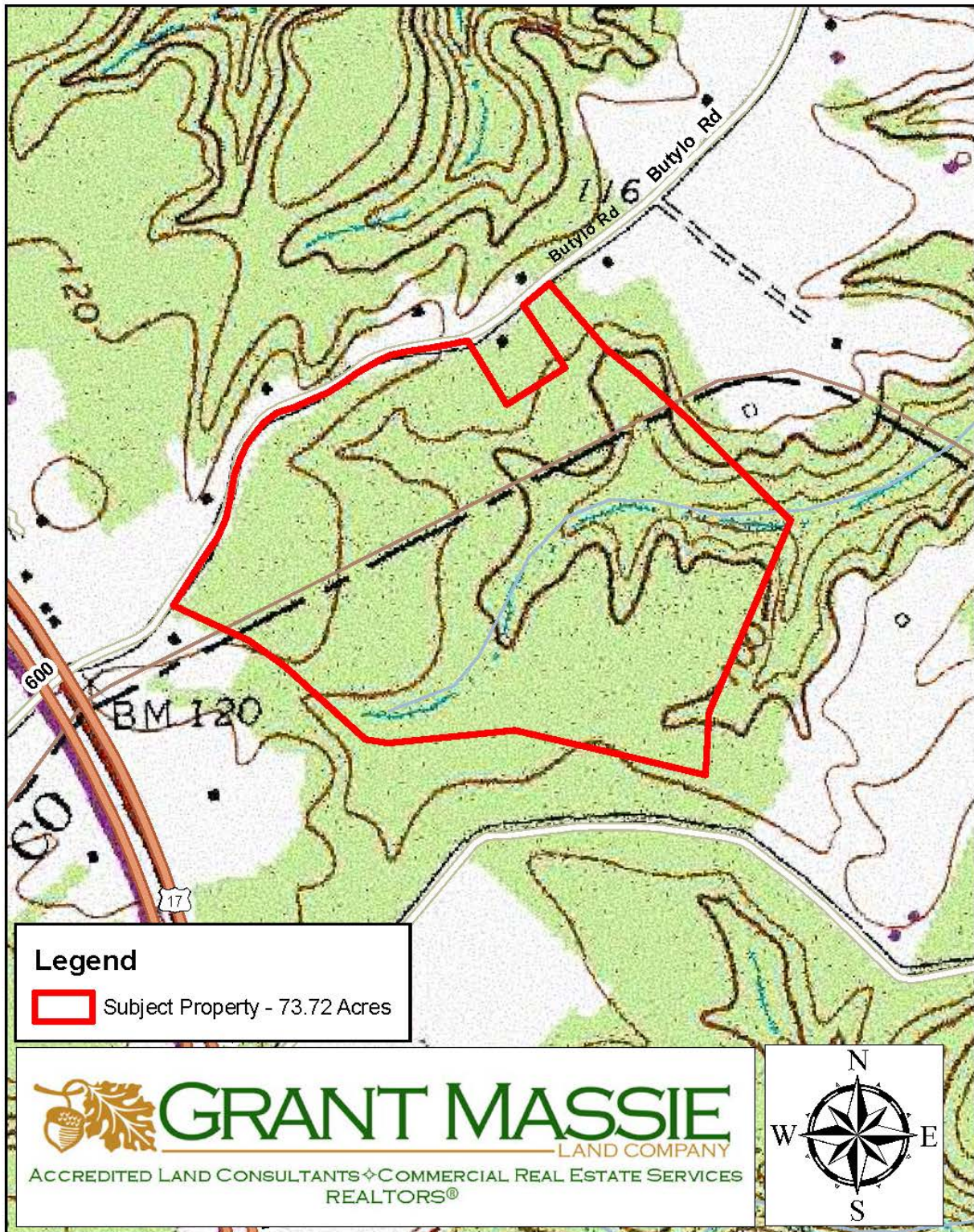
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

AERIAL PHOTOGRAPH - WINTER



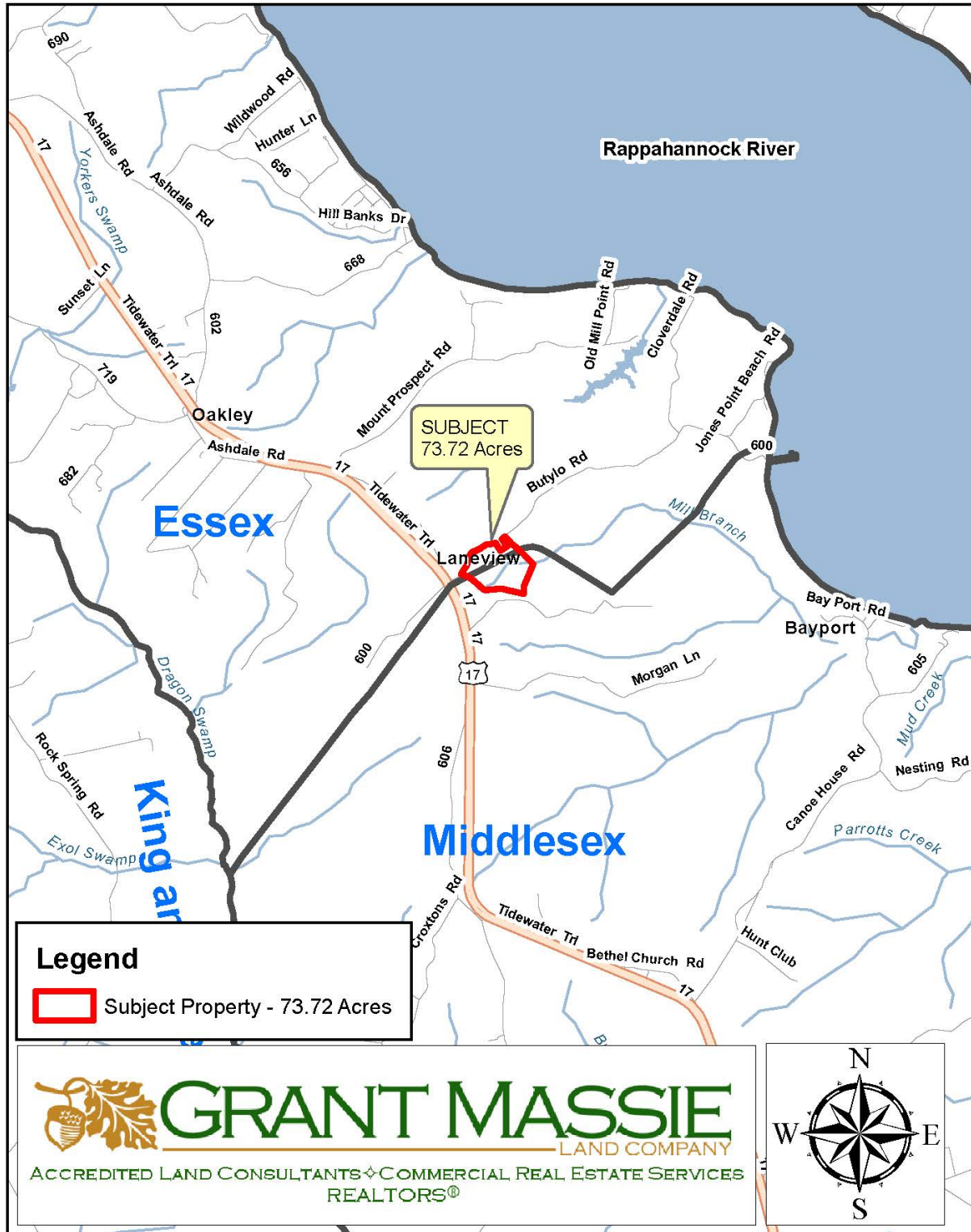
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

TOPOGRAPHIC MAP



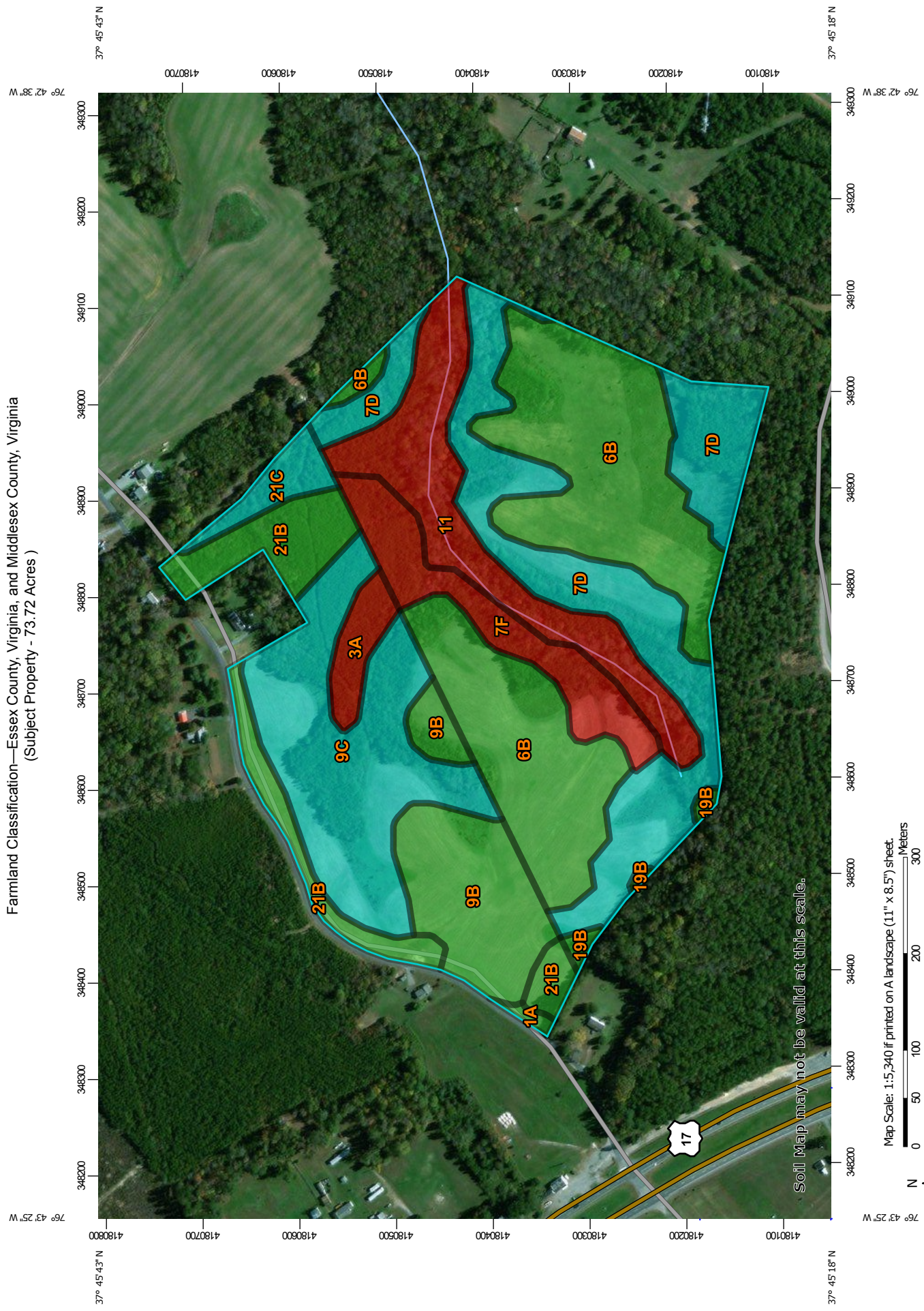
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

LOCATION MAP

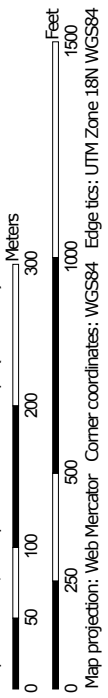


ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

Farmland Classification—Essex County, Virginia, and Middlesex County, Virginia
(Subject Property - 73.72 Acres)



Map Scale: 1:5,340 if printed on A landscape (11" x 8.5") sheet.





MAP INFORMATION

-  Streams and Canals
- Transportation**
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
- Background**
-  Aerial Photography

The soil surveys that comprise your AOI were mapped at scales ranging from 1:15,800 to 1:20,000.

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: Essex County, Virginia
Survey Area Data: Version 12, Oct 3, 2017
Soil Survey Area: Middlesex County, Virginia
Survey Area Data: Version 10, Oct 3, 2017

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

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

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1A	Atlee silt loam, 0 to 2 percent slopes	All areas are prime farmland	0.2	0.3%
3A	Bibb sandy loam, 0 to 2 percent slopes, frequently flooded	Not prime farmland	1.5	2.0%
9B	Emporia sandy loam, 2 to 6 percent slopes	All areas are prime farmland	6.5	8.9%
9C	Emporia sandy loam, 6 to 10 percent slopes	Farmland of statewide importance	11.3	15.4%
21B	Slagle fine sandy loam, 2 to 6 percent slopes	All areas are prime farmland	5.5	7.5%
21C	Slagle fine sandy loam, 6 to 10 percent slopes	Farmland of statewide importance	1.4	1.9%
Subtotals for Soil Survey Area			26.4	35.9%
Totals for Area of Interest			73.5	100.0%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
6B	Emporia loam, 2 to 6 percent slopes	All areas are prime farmland	19.7	26.8%
7D	Emporia-Nevarc complex, 6 to 15 percent slopes	Farmland of statewide importance	14.5	19.7%
7F	Emporia-Nevarc complex, 15 to 45 percent slopes	Not prime farmland	4.7	6.4%
11	Kinston-Bibb complex	Not prime farmland	7.7	10.5%
19B	Slagle silt loam, 2 to 6 percent slopes	All areas are prime farmland	0.5	0.6%
Subtotals for Soil Survey Area			47.1	64.1%
Totals for Area of Interest			73.5	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.