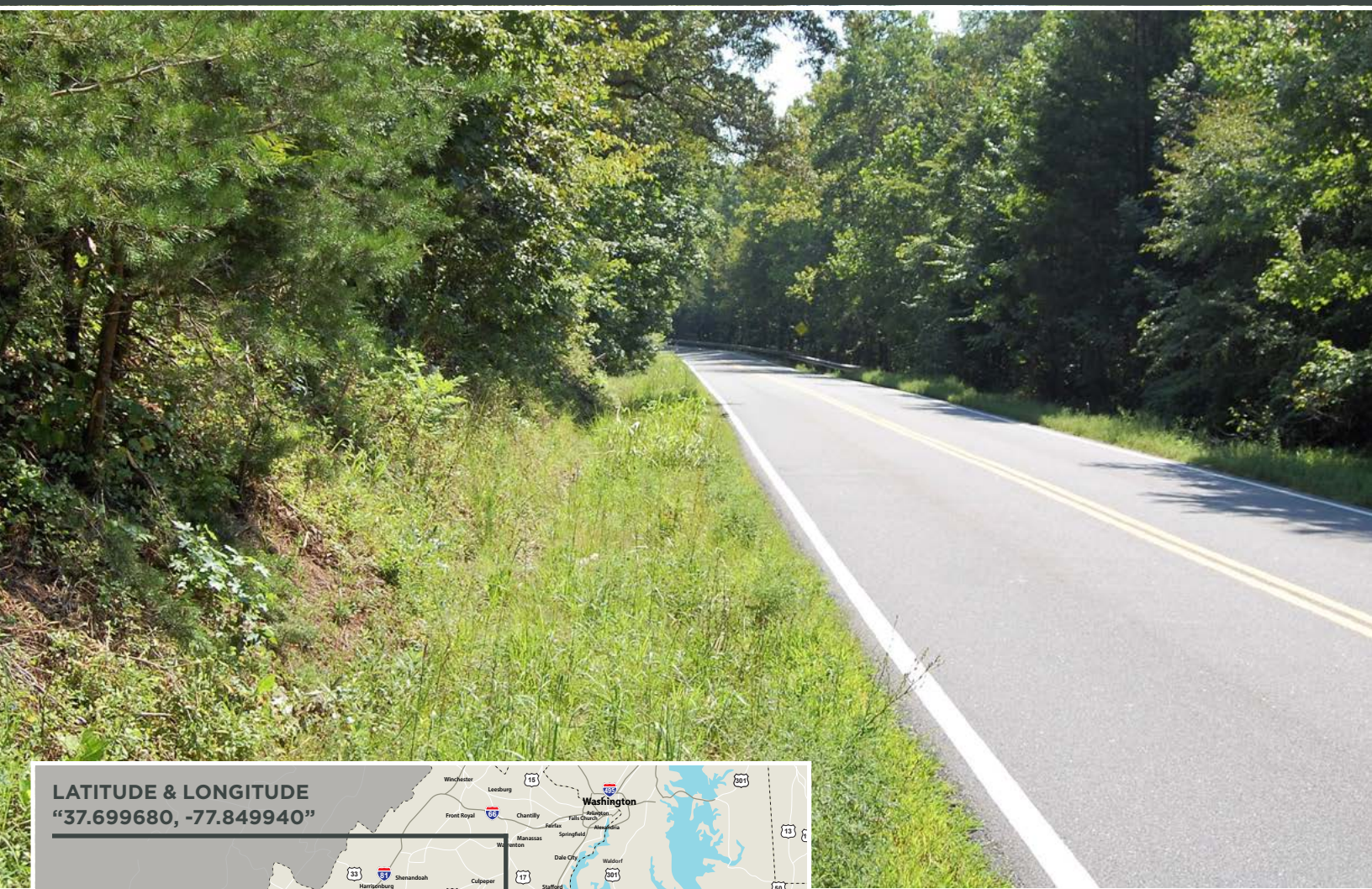


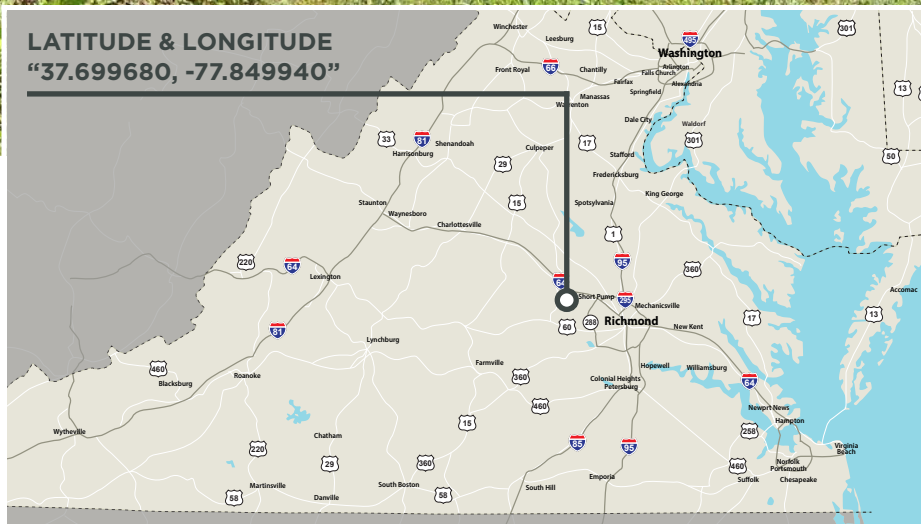


**2276 FAIRGROUND ROAD
MAIDENS, VA 23102**

**FOR SALE | 54.7± ACRES
GOOCHLAND COUNTY, VA
Price: \$425,000 (\$7,769/acre)**



**LATITUDE & LONGITUDE
"37.699680, -77.849940"**



Features

STRONG INVESTMENT OPPORTUNITY

offering approximately 1,800' of frontage along Fairground Road, a corridor of newer residential growth

PROPERTY lays well sloping from back to front.

ZONED A-2 and priced below assessment.

CLOSE PROXIMITY to I-64 and the Oilville Exit #167

CALL BROKER FOR MORE DETAILS

TAX ID #43-1-0-70-0

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 804-326-5263 | F 804-346-5901

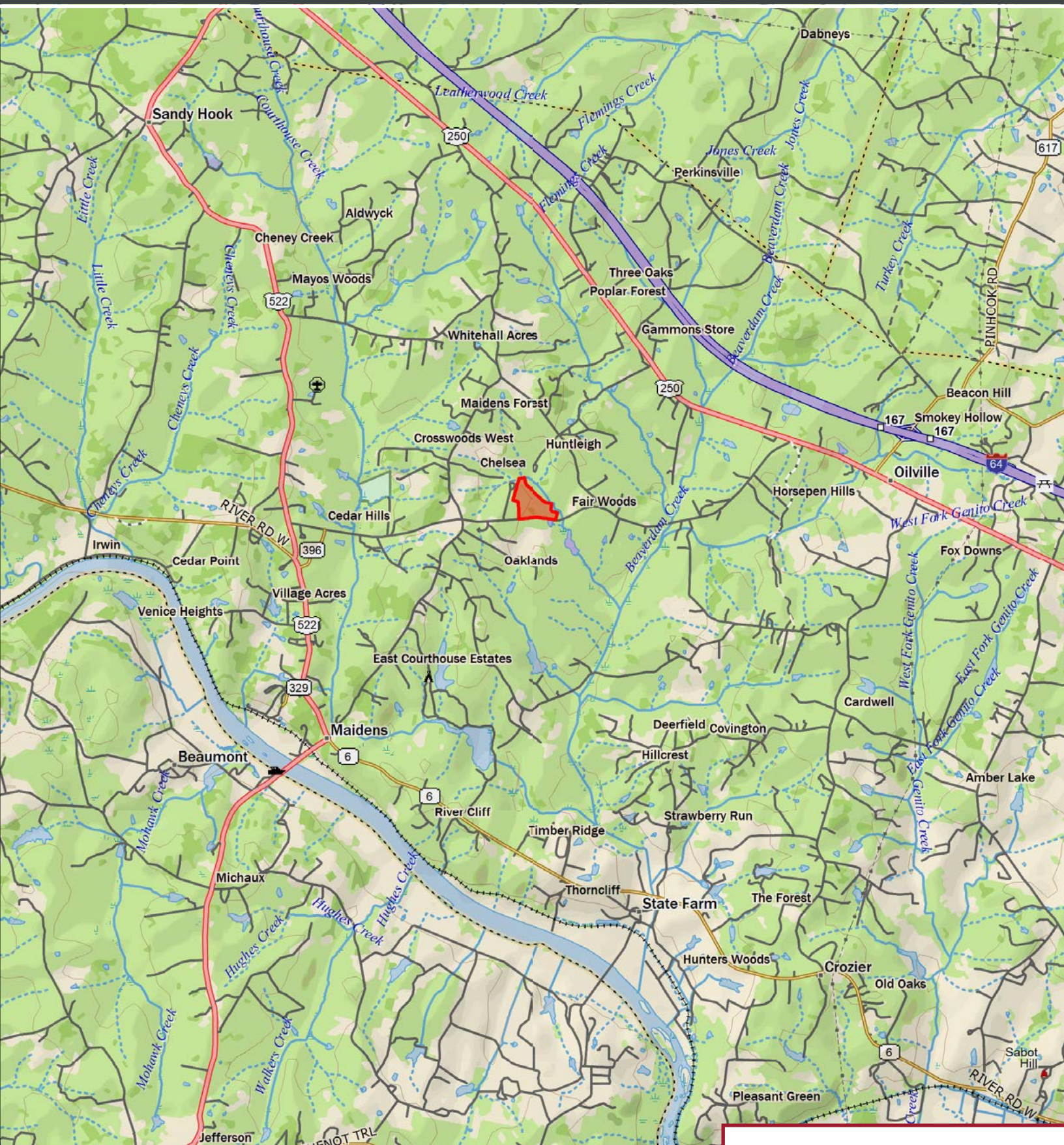
COMMONWEALTHLAND.COM

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



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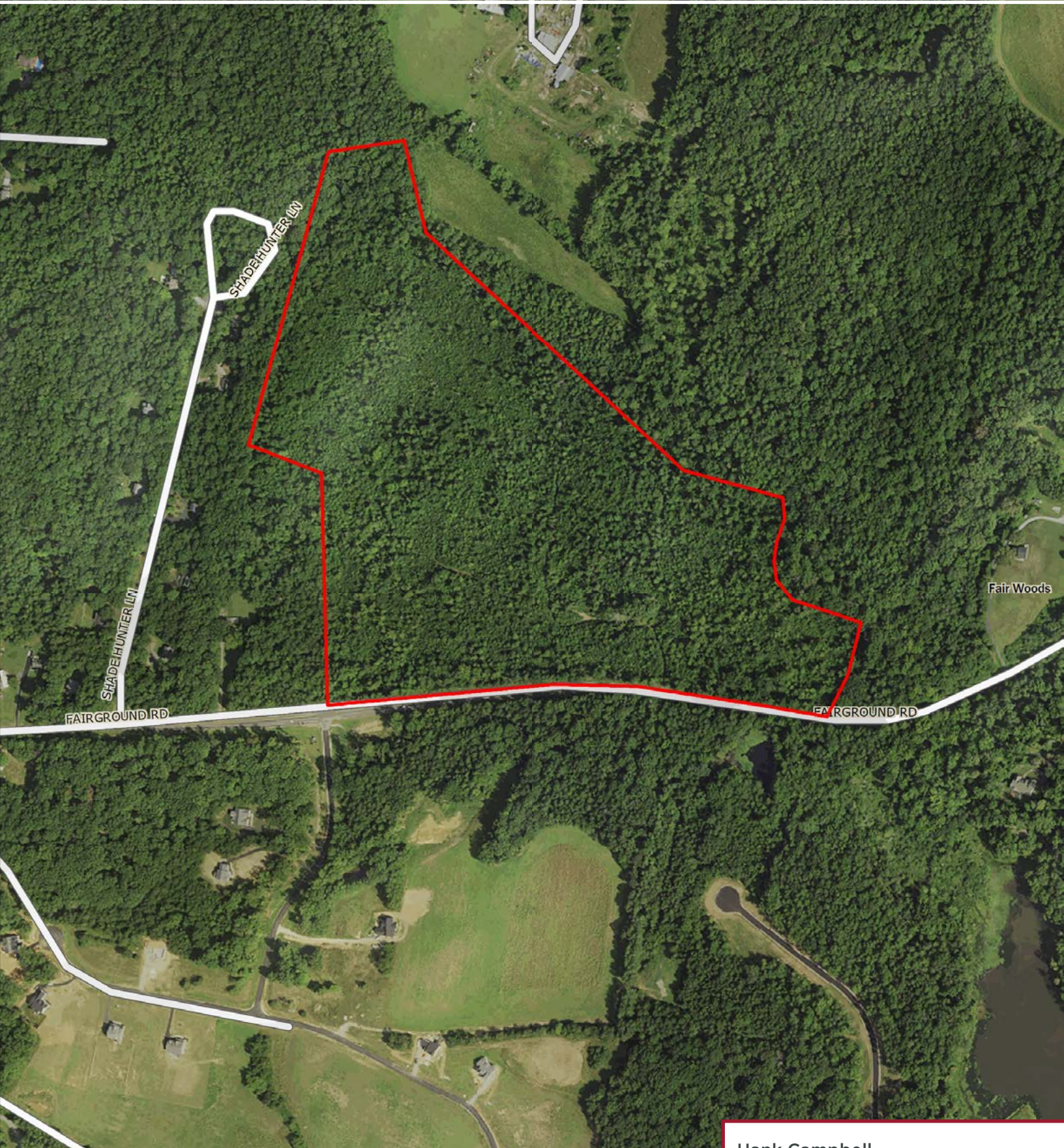
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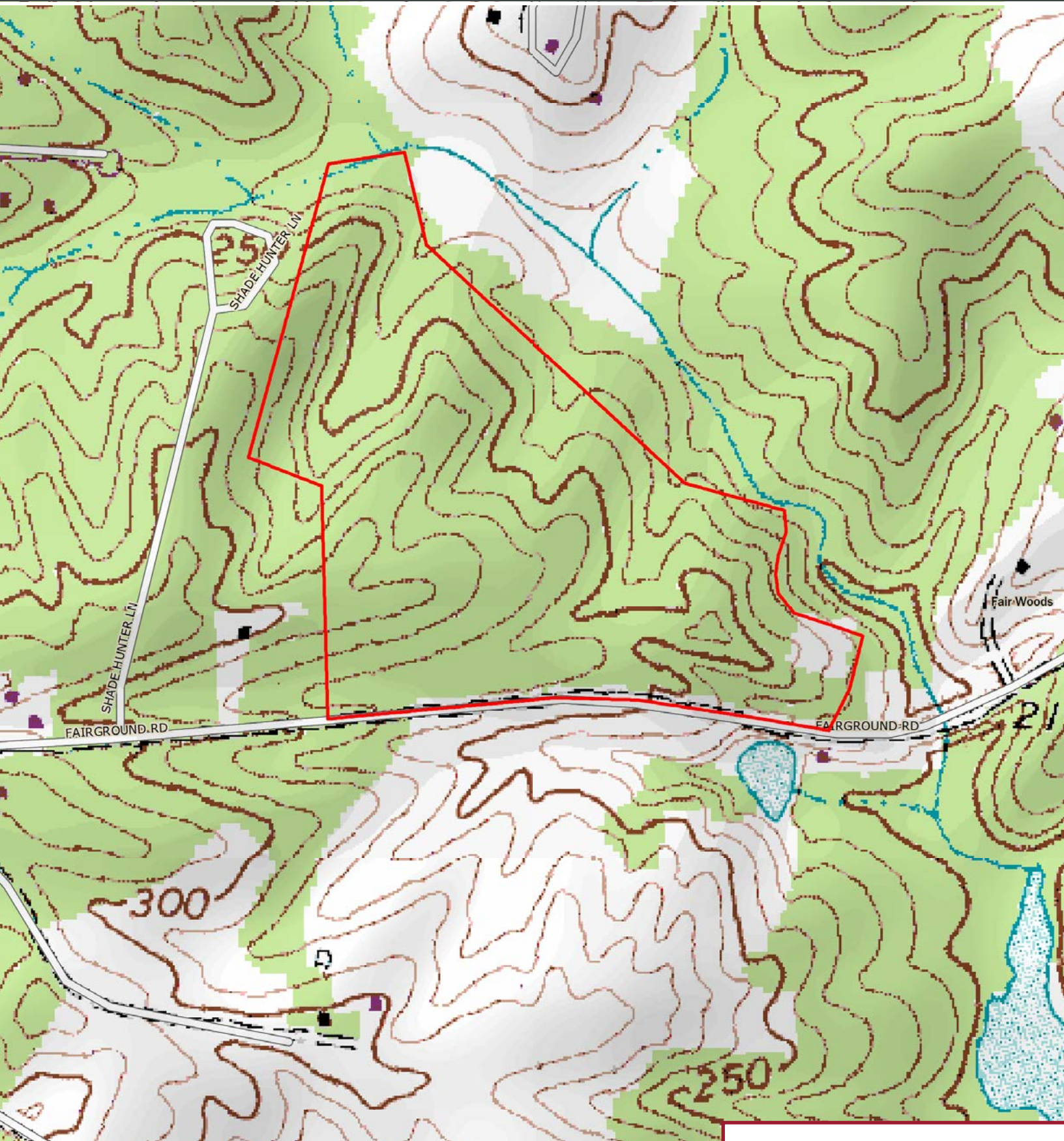
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SOURCE OF TITLE

FONTAIN MITCHELL ESTATE
STEPHEN MITCHELL ESTATE
JOSEPH MITCHELL ESTATE
DB 44-134

NOTE
This parcel is not located in
a special flood hazard area
as designated by HUD
(This parcel is in ZONE C.)

**APPROVED BY GOOCHLAND
COUNTY PLATS OFFICER**

PLATS OFFICER

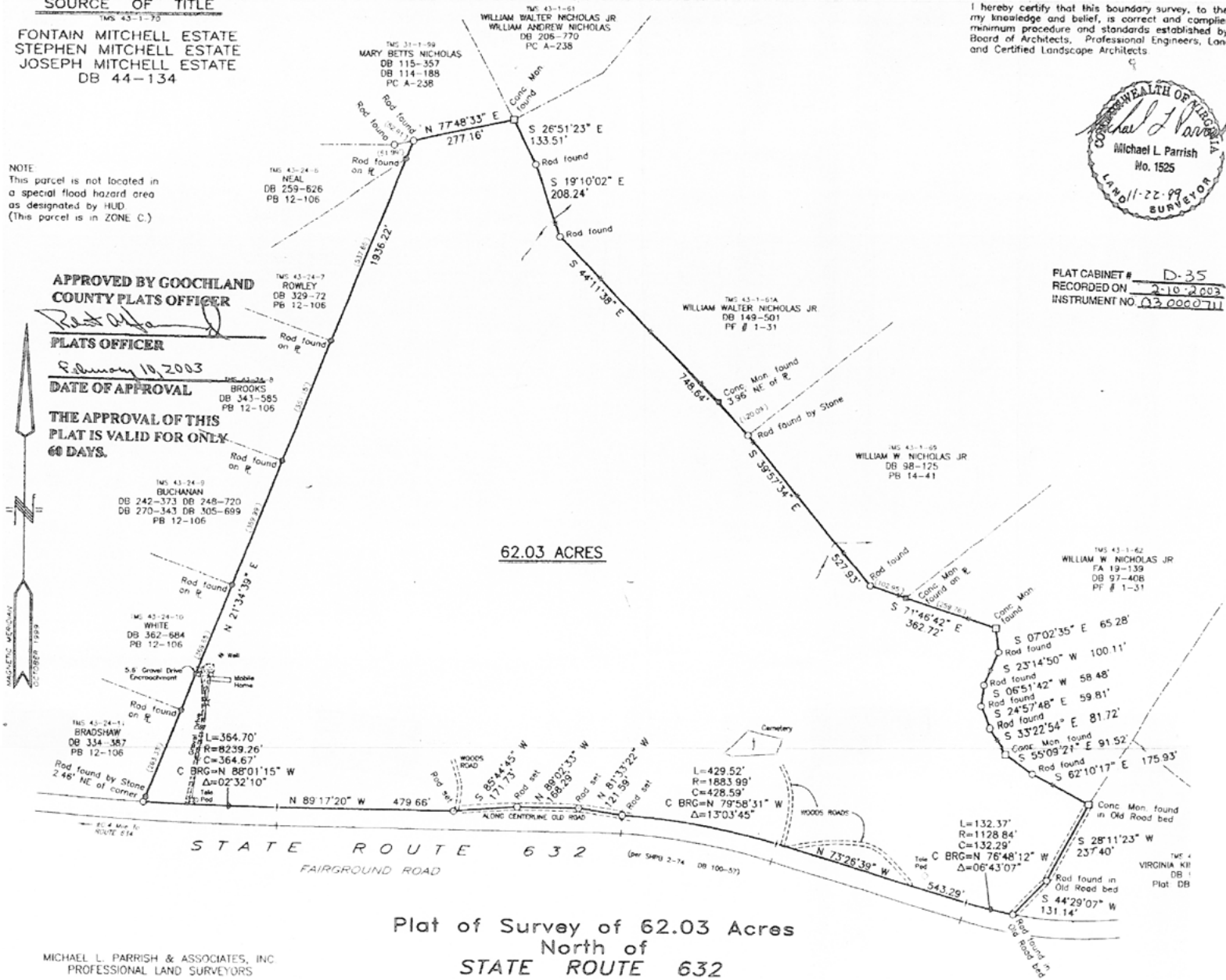
DATE OF APPROVAL
February 10, 2003

**THE APPROVAL OF THIS
PLAT IS VALID FOR ONLY
60 DAYS.**

I hereby certify that this boundary survey, to the
my knowledge and belief, is correct and complies
minimum procedure and standards established by
Board of Architects, Professional Engineers, Land
and Certified Landscape Architects



PLAT CABINET # **D-35**
RECORDED ON **2-10-2003**
INSTRUMENT NO. **03.0000711**



Hank Campbell

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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
18C3	Madison clay loam, 7 to 15 percent slopes, severely eroded	8.7	14.5%
23	Monacan silt loam	4.3	7.2%
27B2	Pacolet fine sandy loam, 2 to 7 percent slopes, eroded	16.1	26.8%
27C2	Pacolet fine sandy loam, 7 to 15 percent slopes, eroded	7.2	11.9%
44C2	Wedowee fine sandy loam, 7 to 15 percent slopes, eroded	8.0	13.3%
44D2	Wedowee fine sandy loam, 15 to 25 percent slopes, eroded	11.7	19.6%
47D2	Wilkes fine sandy loam, 15 to 25 percent slopes, eroded	4.1	6.8%
W	Water	0.0	0.0%
Totals for Area of Interest		60.1	100.0%