

169.516 ACRES +/- LANCASTER COUNTY, VIRGINIA

ASKING PRICE - \$423,800



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PROPERTY DESCRIPTION

The subject property is shown on Lancaster County Tax Map records as a portion of parcel number 21-100. The subject property contains 112.193 acres +/- on the east side of Buzzard Neck Road. The deed for the parent tract (281.7 acres +/-) is recorded in Instrument # 050000153. According to a reference in a previous deed, a plat is recorded with Deed Book 254 on Page 51. That plat was described as showing that Buzzard Neck Road divides the 281.7-acre +/- parent tract into 169.516 acres +/- on the west side and 112.193 acres +/- on the east side of the road (See Parcel Map on next Page).

The subject property is currently zoned Residential (R1). The subject property is located about 3 miles +/- south of Lancaster Courthouse and about 7.2 miles +/- west of Kilmarnock.

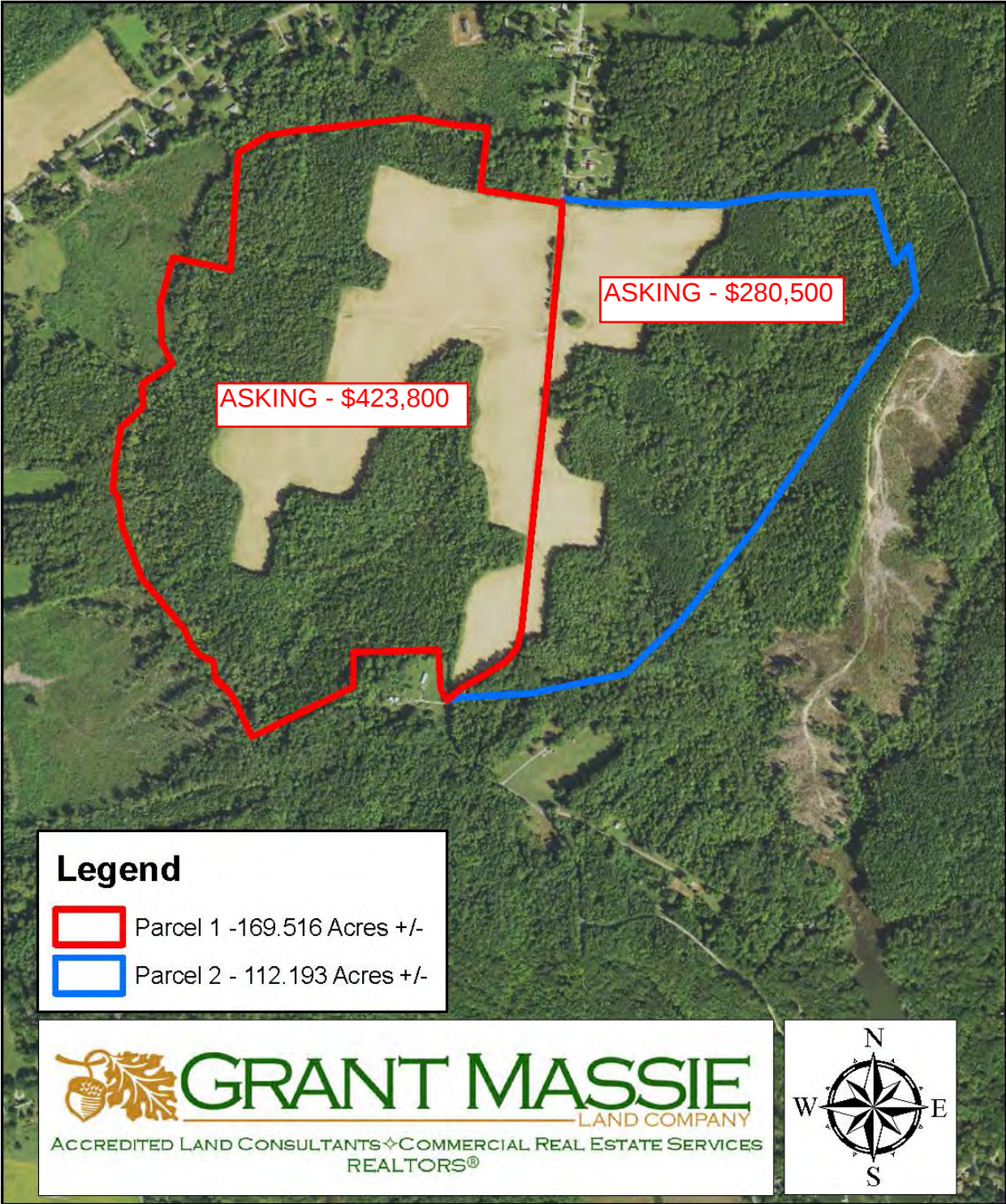
The subject property is level to gently rolling with approximately 65.5 acres +/- in crop land and the balance in 25-year old +/- natural-regenerated mixed hardwoods and natural pine woodland.

It contains the significant amount of frontage (3,290 feet +/- or 0.6 miles +/-) on the west side of Buzzard Neck Road (State Route 612).

Subject to availability, the 112.193-acre tract is available separately for an asking price of \$280,500. Additional information on the 112.193-acre tract is available upon request.

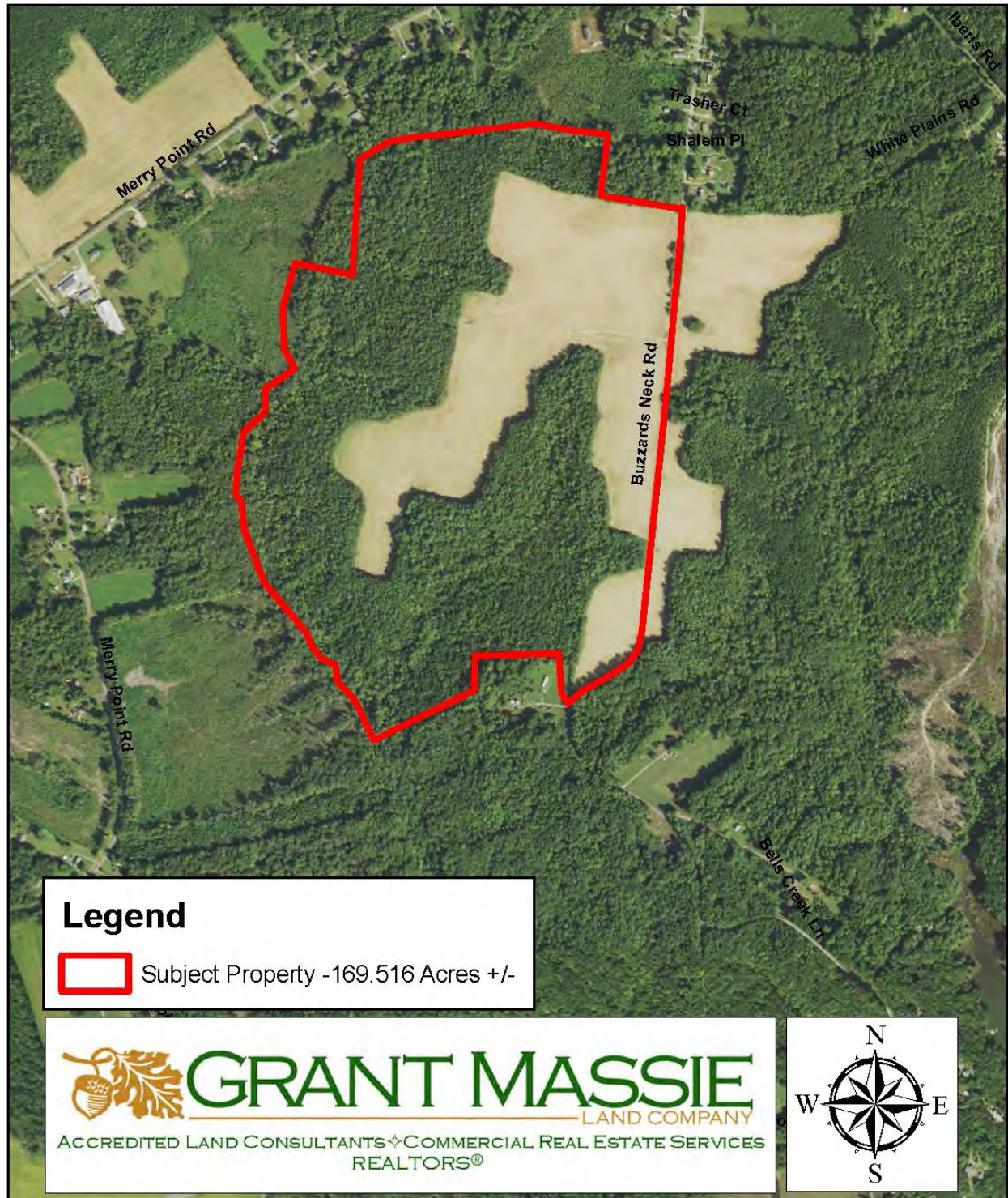


PARCEL MAP

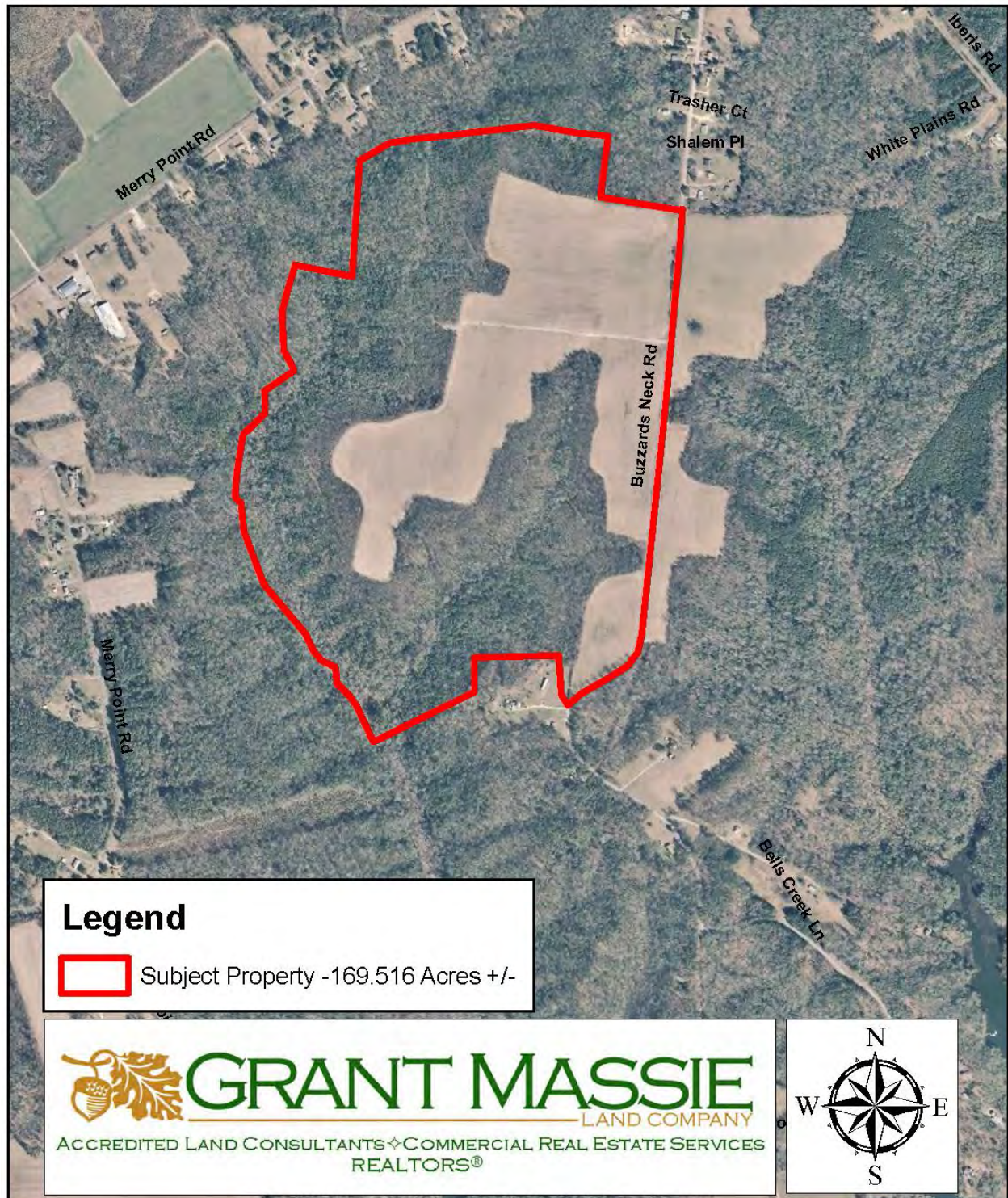


PLAT

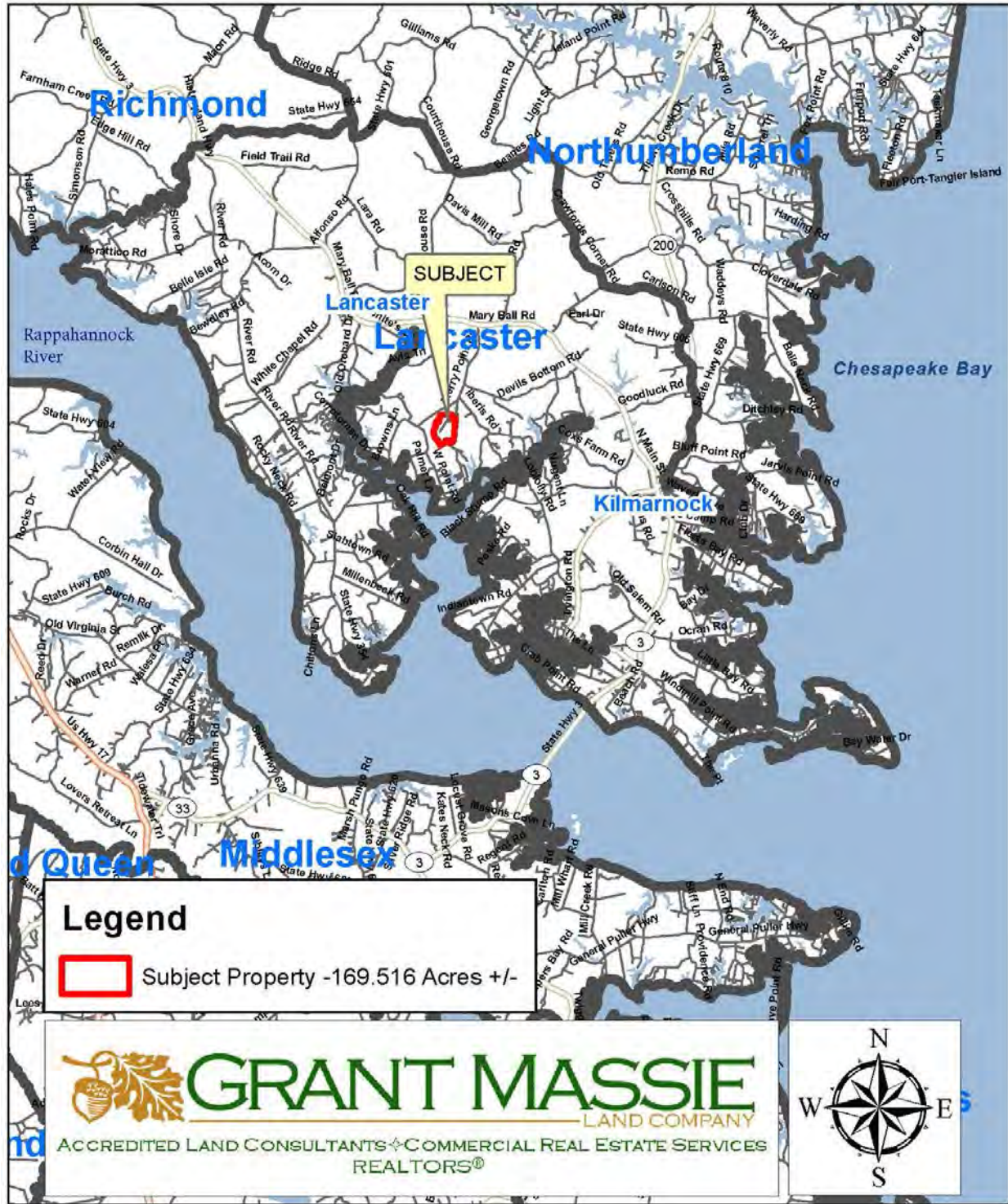
AERIAL PHOTOGRAPH - SUMMER



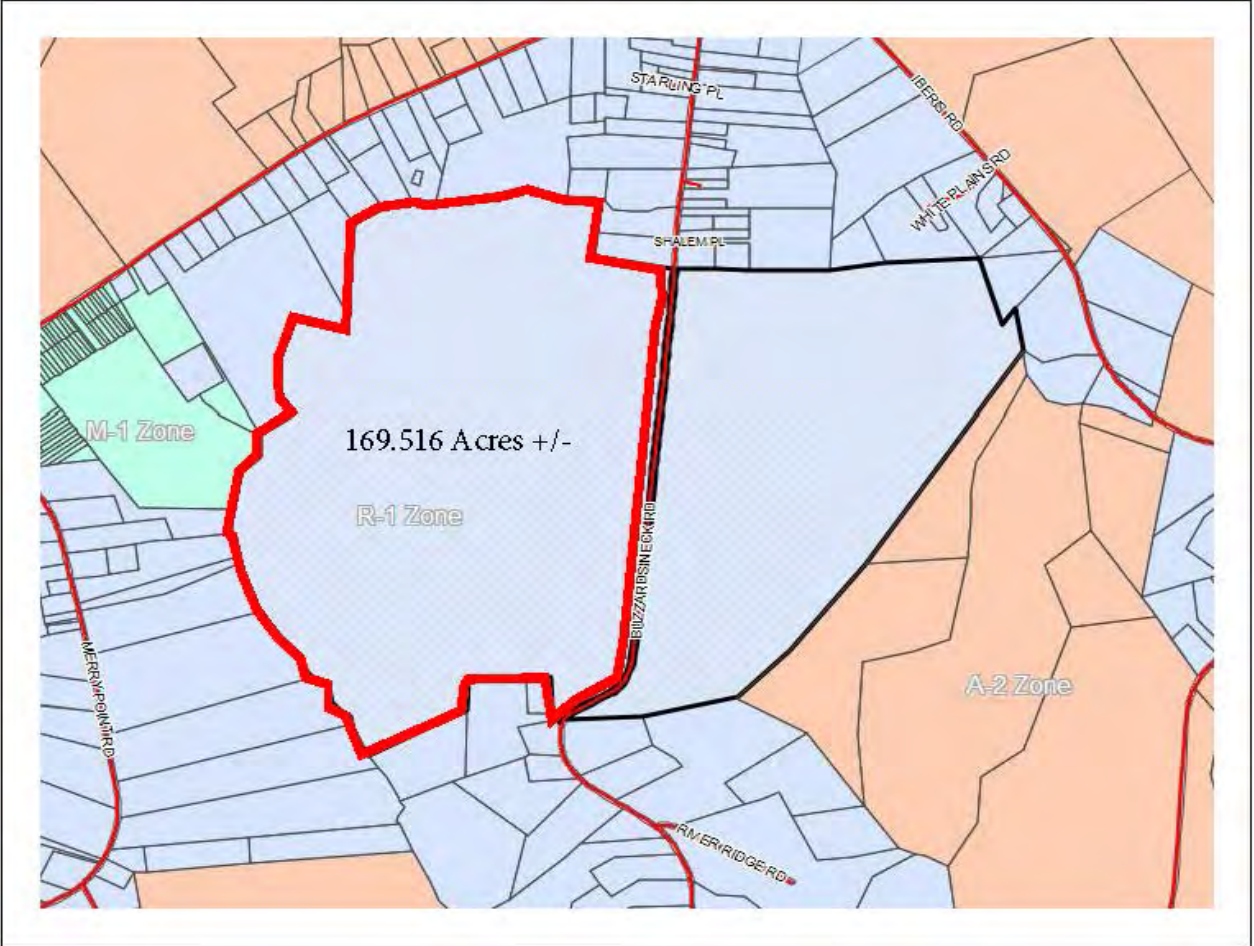
AERIAL PHOTOGRAPH - WINTER



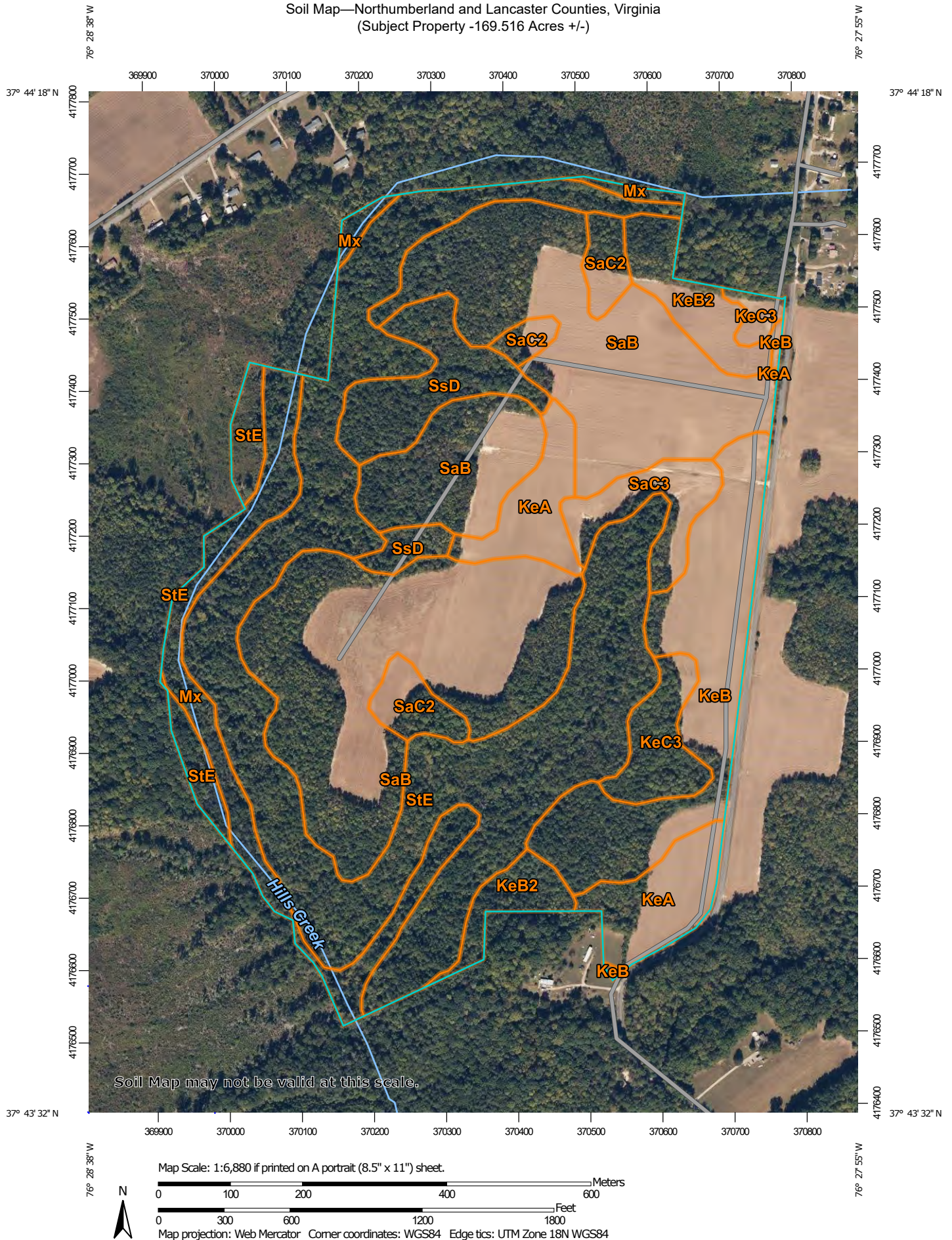
LOCATION MAP



ZONING MAP



Soil Map—Northumberland and Lancaster Counties, Virginia
(Subject Property -169.516 Acres +/-)



MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

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 1:20,000.

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: Northumberland and Lancaster Counties, Virginia
Survey Area Data: Version 13, Jun 5, 2020

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

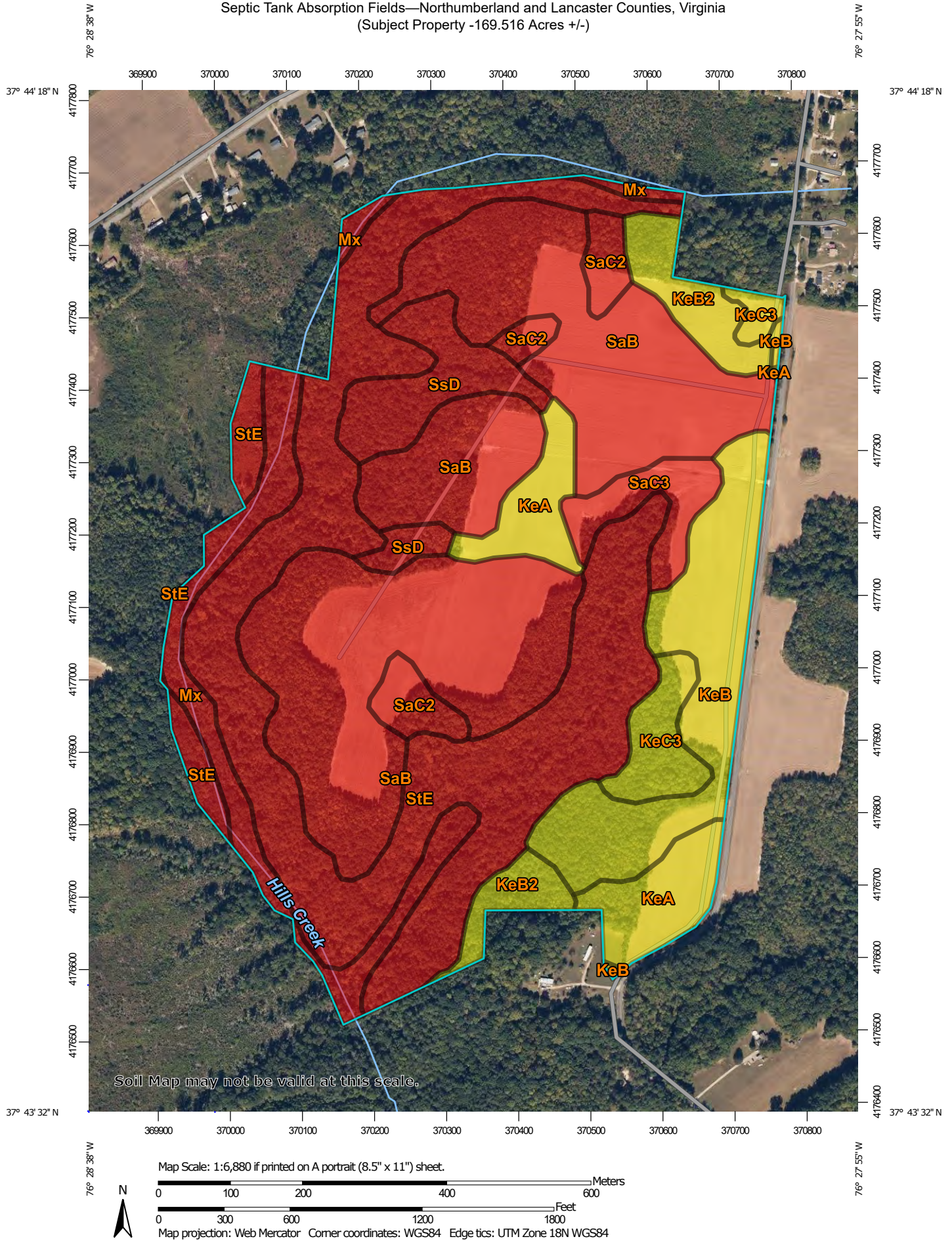
Date(s) aerial images were photographed: Oct 11, 2019—Oct 15, 2019

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.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
KeA	Kempsville fine sandy loam, nearly level	9.7	5.3%
KeB	Kempsville fine sandy loam, gently sloping	16.7	9.2%
KeB2	Kempsville fine sandy loam, gently sloping, eroded	7.1	3.9%
KeC3	Kempsville fine sandy loam, sloping, severely eroded	5.1	2.8%
Mx	Mixed alluvial land	11.6	6.4%
SaB	Sassafras fine sandy loam, gently sloping	61.2	33.8%
SaC2	Sassafras fine sandy loam, sloping, eroded	5.0	2.8%
SaC3	Sassafras fine sandy loam, sloping, severely eroded	4.5	2.5%
SsD	Sloping sandy land	8.2	4.5%
StE	Steep sandy land	52.0	28.7%
Totals for Area of Interest		181.1	100.0%

Septic Tank Absorption Fields—Northumberland and Lancaster Counties, Virginia
(Subject Property -169.516 Acres +/-)



MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Background

Aerial Photography

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

MAP INFORMATION

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Survey Area Data: Version 13, Jun 5, 2020

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

Date(s) aerial images were photographed: Oct 11, 2019—Oct 15, 2019

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.

USDA
Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

11/27/2020
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Septic Tank Absorption Fields

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
KeA	Kempsville fine sandy loam, nearly level	Somewhat limited	Kempsville (85%)	Slow water movement (0.50)	9.7	5.3%
KeB	Kempsville fine sandy loam, gently sloping	Somewhat limited	Kempsville (85%)	Slow water movement (0.50)	16.7	9.2%
KeB2	Kempsville fine sandy loam, gently sloping, eroded	Somewhat limited	Kempsville (85%)	Slow water movement (0.50)	7.1	3.9%
KeC3	Kempsville fine sandy loam, sloping, severely eroded	Somewhat limited	Kempsville (85%)	Slow water movement (0.50)	5.1	2.8%
Mx	Mixed alluvial land	Very limited	Mixed alluvial land (80%)	Flooding (1.00)	11.6	6.4%
				Depth to saturated zone (1.00)		
				Slow water movement (1.00)		
SaB	Sassafras fine sandy loam, gently sloping	Very limited	Sassafras (85%)	Seepage, bottom layer (1.00)	61.2	33.8%
				Slow water movement (0.68)		
				Depth to saturated zone (0.40)		
SaC2	Sassafras fine sandy loam, sloping, eroded	Very limited	Sassafras (85%)	Seepage, bottom layer (1.00)	5.0	2.8%
				Slow water movement (0.68)		
				Depth to saturated zone (0.40)		
SaC3	Sassafras fine sandy loam, sloping, severely eroded	Very limited	Sassafras (85%)	Seepage, bottom layer (1.00)	4.5	2.5%
				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
				Depth to saturated zone (0.40)		
SsD	Sloping sandy land	Very limited	Sloping sandy land (90%)	Seepage, bottom layer (1.00)	8.2	4.5%
				Filtering capacity (1.00)		
				Slope (0.37)		
StE	Steep sandy land	Very limited	Steep sandy land (90%)	Slope (1.00)	52.0	28.7%
				Seepage, bottom layer (1.00)		
				Filtering capacity (1.00)		
Totals for Area of Interest					181.1	100.0%

Rating	Acres in AOI	Percent of AOI
Very limited	142.5	78.7%
Somewhat limited	38.5	21.3%
Totals for Area of Interest	181.1	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