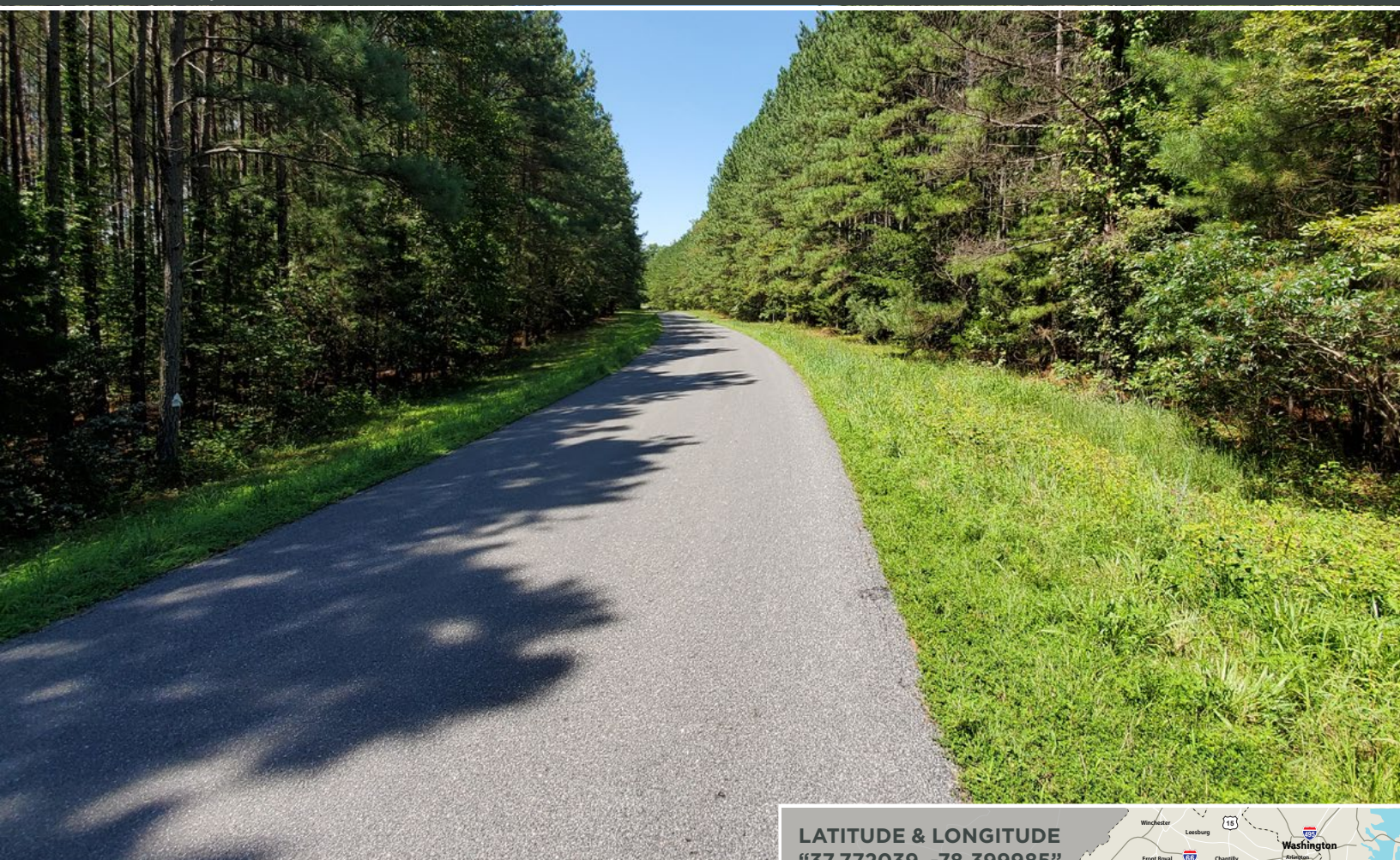


**Hardware Road (VSR646)
Scottsville, VA 24590**

**FOR SALE | 145± ACRES
FLUVANNA COUNTY, VA
Price: \$399,500 (\$2,755/acre)**



Features

EXCELLENT LAND INVESTMENT OPPORTUNITY

Located along Hardware Rd (VSR646) and the Hardware River in Southwestern Fluvanna.

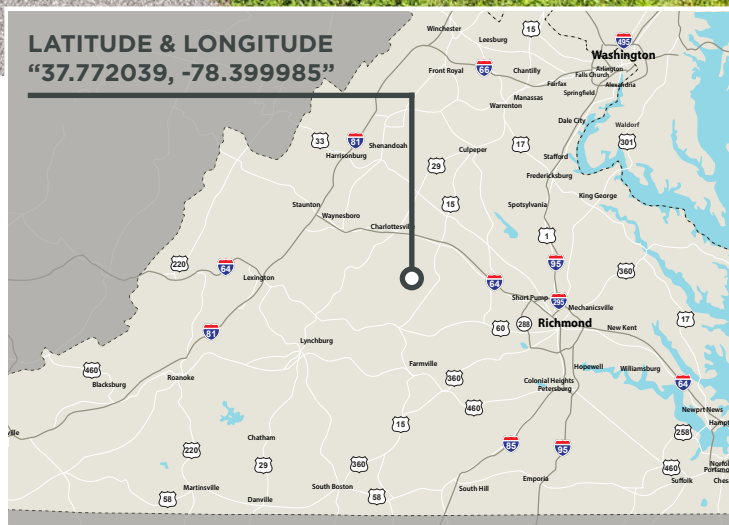
DEEDED in three (3) separate surveyed parcels (21± acres, 43± acres & 80± acres).

TWO SMALLER TRACTS front Hardware Rd (646.49' & 724.93' respectively) with the remaining 80+/-acres fronting the Hardware River being accessed via a 50' deeded easement along the northern boundary of the 43± acre parcel.

TIMBER is comprised 25± acres of merchantable planted pines, 85± acres of planted pines burned, site prepped, released and established in '09 with the remaining balance in mixed hardwoods.

TAX PARCELS #48-15-5, #48-15-6 & #48-4-1.

CONTACT BROKER FOR MORE DETAILS



Contacts

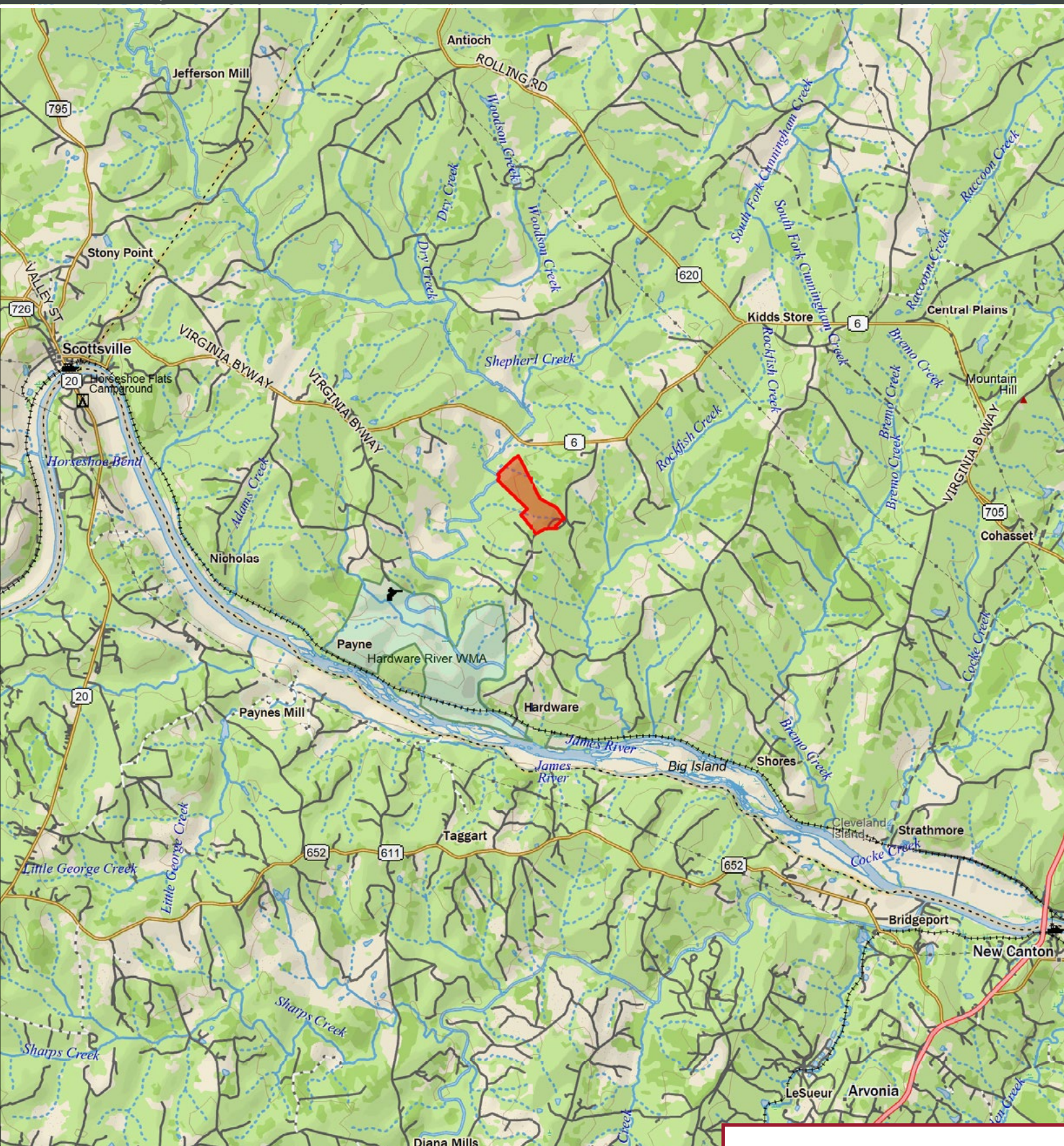
Hank Campbell

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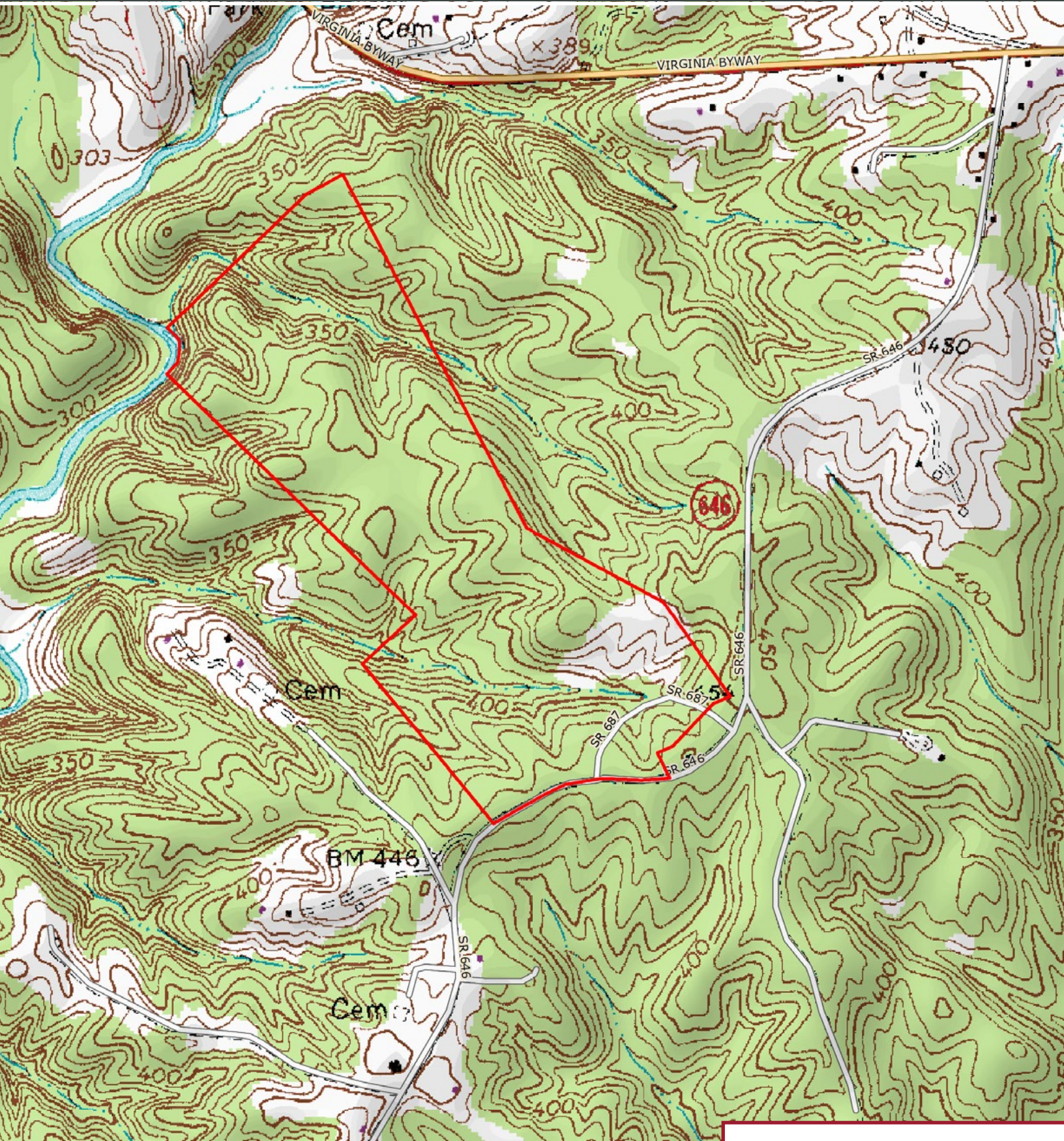
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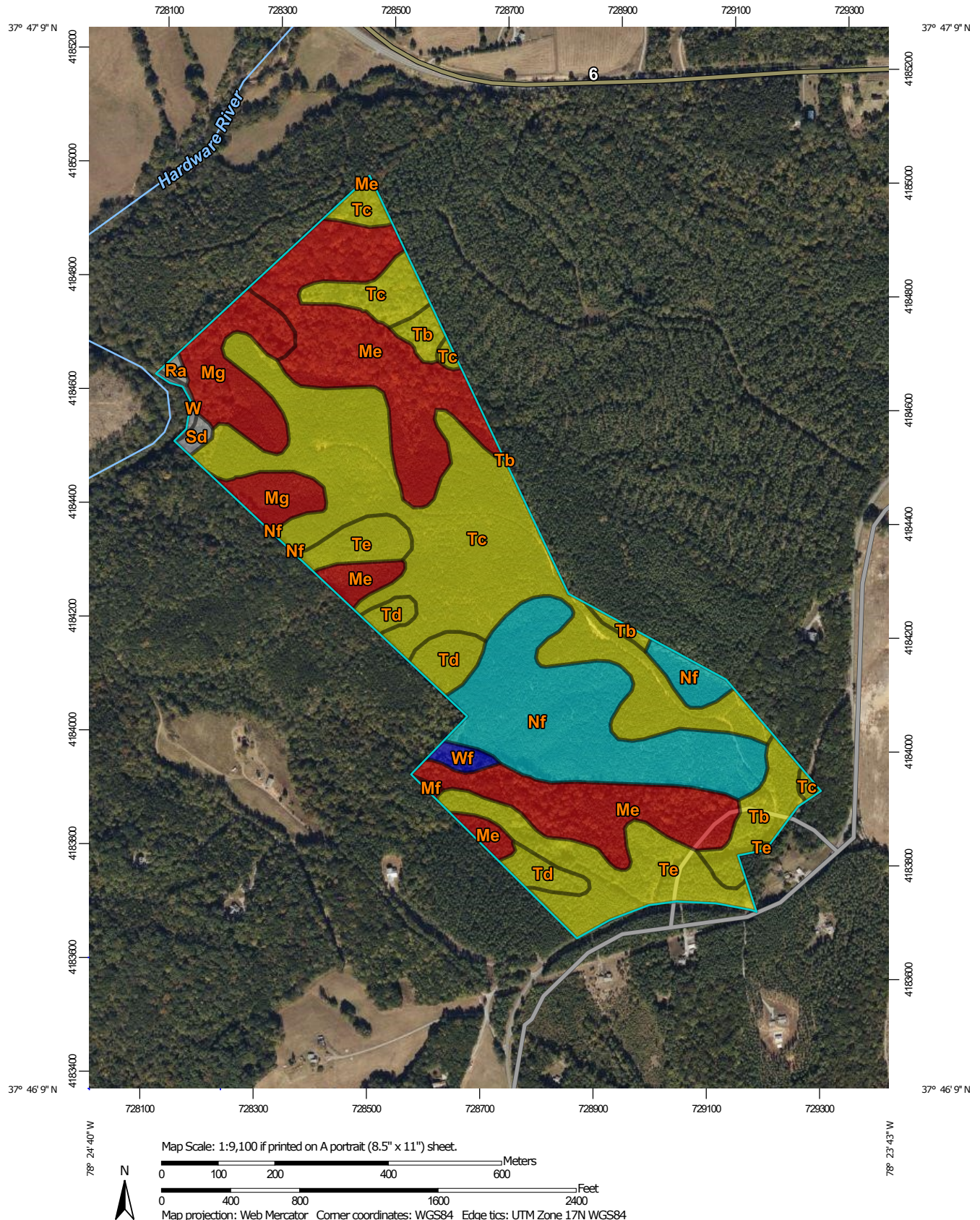
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


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MAP LEGEND



Area of Interest (AOI)
 Area of Interest (AOI)


Soils
Soil Rating Polygons
 ≤ 70
 > 70 and ≤ 78
 > 78 and ≤ 80
 > 80 and ≤ 88
 Not rated or not available




Soil Rating Lines
 ≤ 70
 > 70 and ≤ 78
 > 78 and ≤ 80
 > 80 and ≤ 88
 Not rated or not available

Soil Rating Points
 ≤ 70
 > 70 and ≤ 78
 > 78 and ≤ 80
 > 80 and ≤ 88
 Not rated or not available

Water Features
 Streams and Canals

Transportation
 Rails
 Interstate Highways

Background
 Aerial Photography

Roads
 US Routes
 Major Roads
 Local Roads

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

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: Fluvanna County, Virginia
 Survey Area Data: Version 15, Jun 4, 2020

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

Date(s) aerial images were photographed: Oct 14, 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.

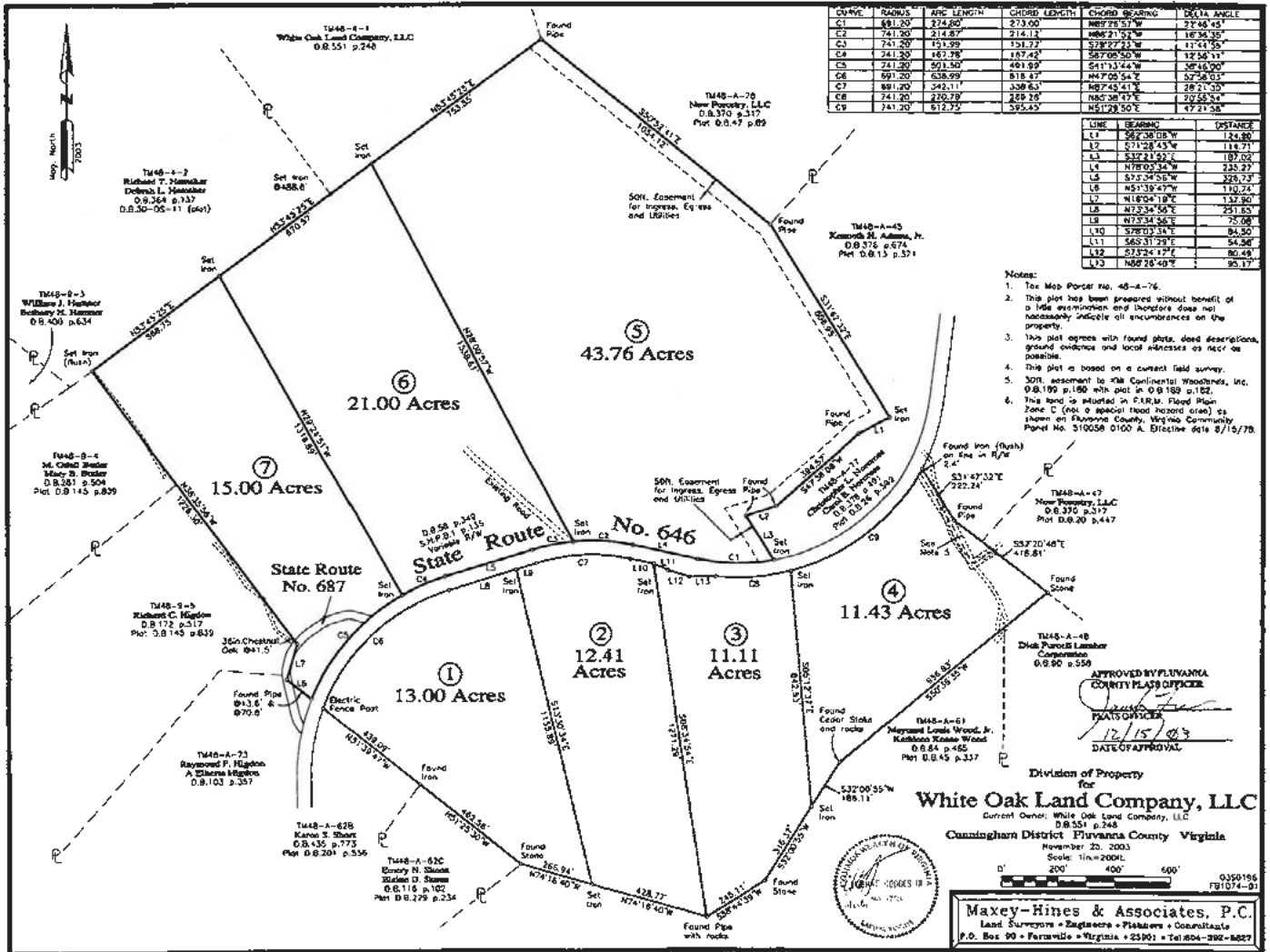
Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
Me	Manteo silt loam, hilly phase	70	33.8	23.6%
Mf	Manteo silt loam, rolling phase	70	0.2	0.1%
Mg	Manteo silt loam, steep phase	70	10.7	7.5%
Nf	Nason silt loam, rolling phase	80	24.7	17.2%
Ra	Riverwash		0.3	0.2%
Sd	Stony land		0.6	0.4%
Tb	Tatum silt loam, rolling phase	78	6.2	4.3%
Tc	Tatum silt loam, undulating phase	78	46.4	32.3%
Td	Tatum silty clay loam, eroded rolling phase	78	5.1	3.5%
Te	Tatum silty clay loam, eroded undulating phase	78	14.2	9.9%
W	Water		0.3	0.2%
Wf	Worsham silt loam	88	1.0	0.7%
Totals for Area of Interest			143.6	100.0%

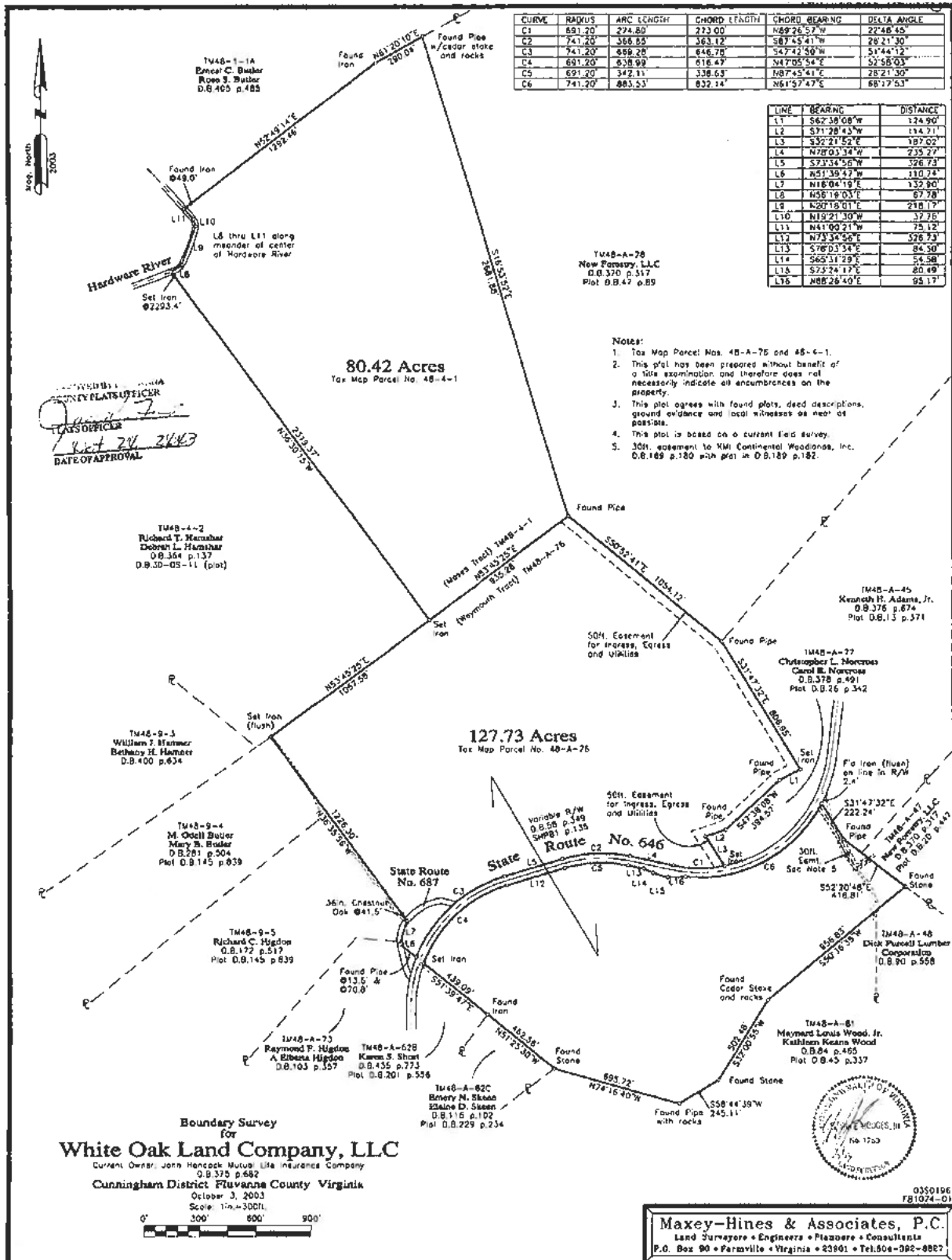
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