

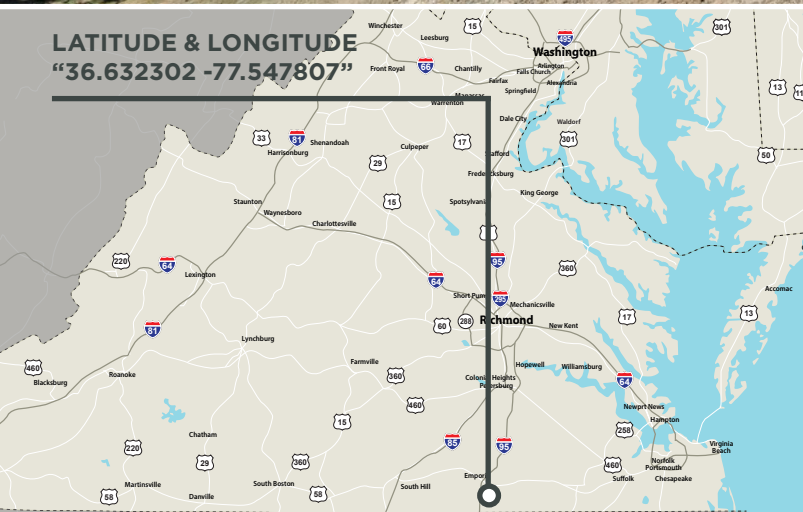


BASS ROAD (VSR691) SKIPPERS, VA 23879

**FOR SALE | 91.5± ACRES
GREENSVILLE COUNTY**
Price: \$299,500 (\$3,272/acre)



LATITUDE & LONGITUDE
"36.632302 -77.547807"



Features

IDEAL 91± ACRES agricultural land investment opportunity located between Emporia and Skippers in Greenville County with frontage along Bass Rd (VSR691).

COMPRISED of 64± acres of productive cropland with the remaining 27± cre balance in naturally regenerated pine.

THE PROPERTY LAYS WELL, has a solid internal road system and offers a small pond.

GREENSVILLE COUNTY TAX MAP PARCEL #35-40

Contact

Hank Campbell

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Brent Altaffer

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

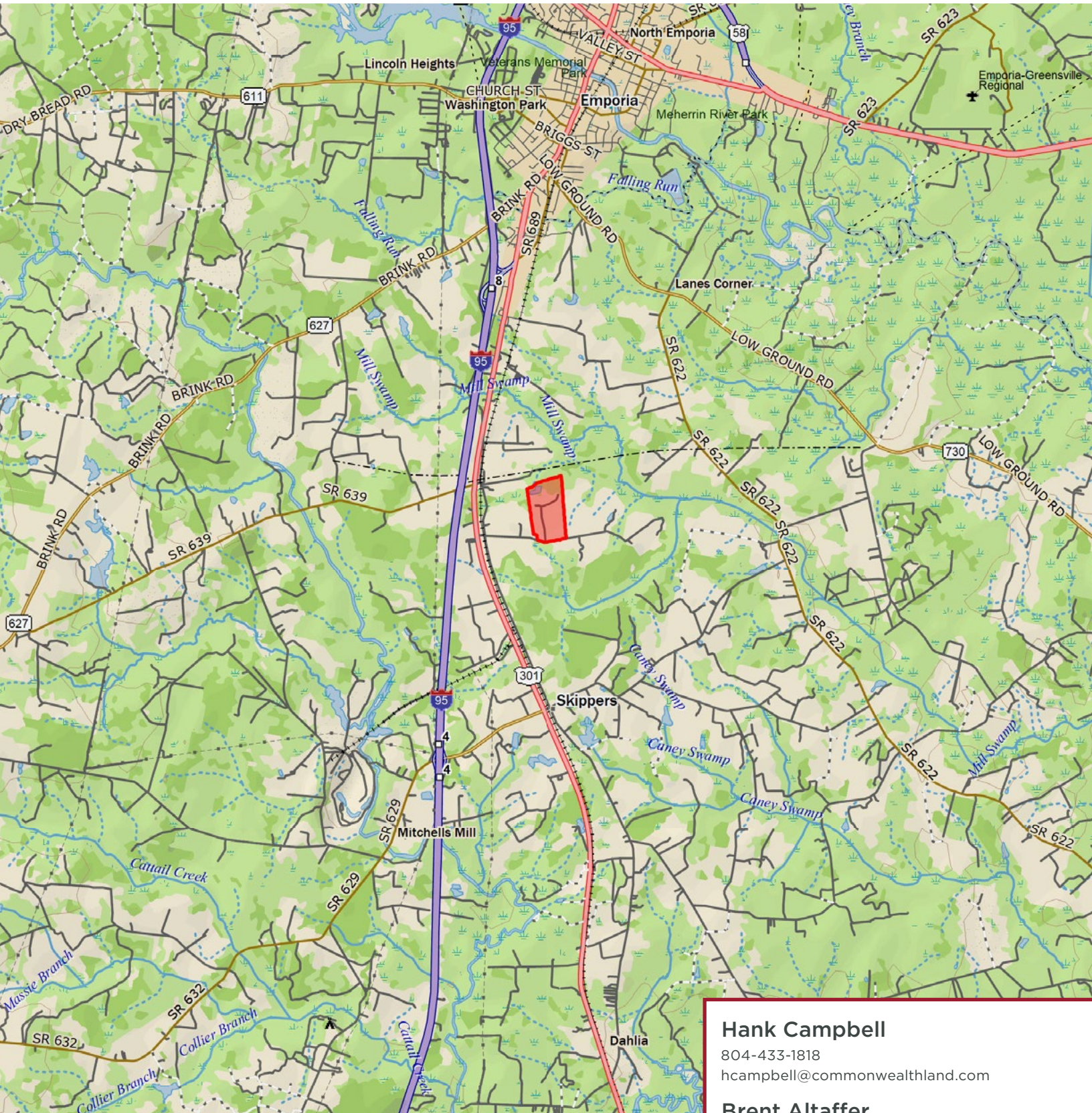
COMMONWEALTHLAND.COM

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



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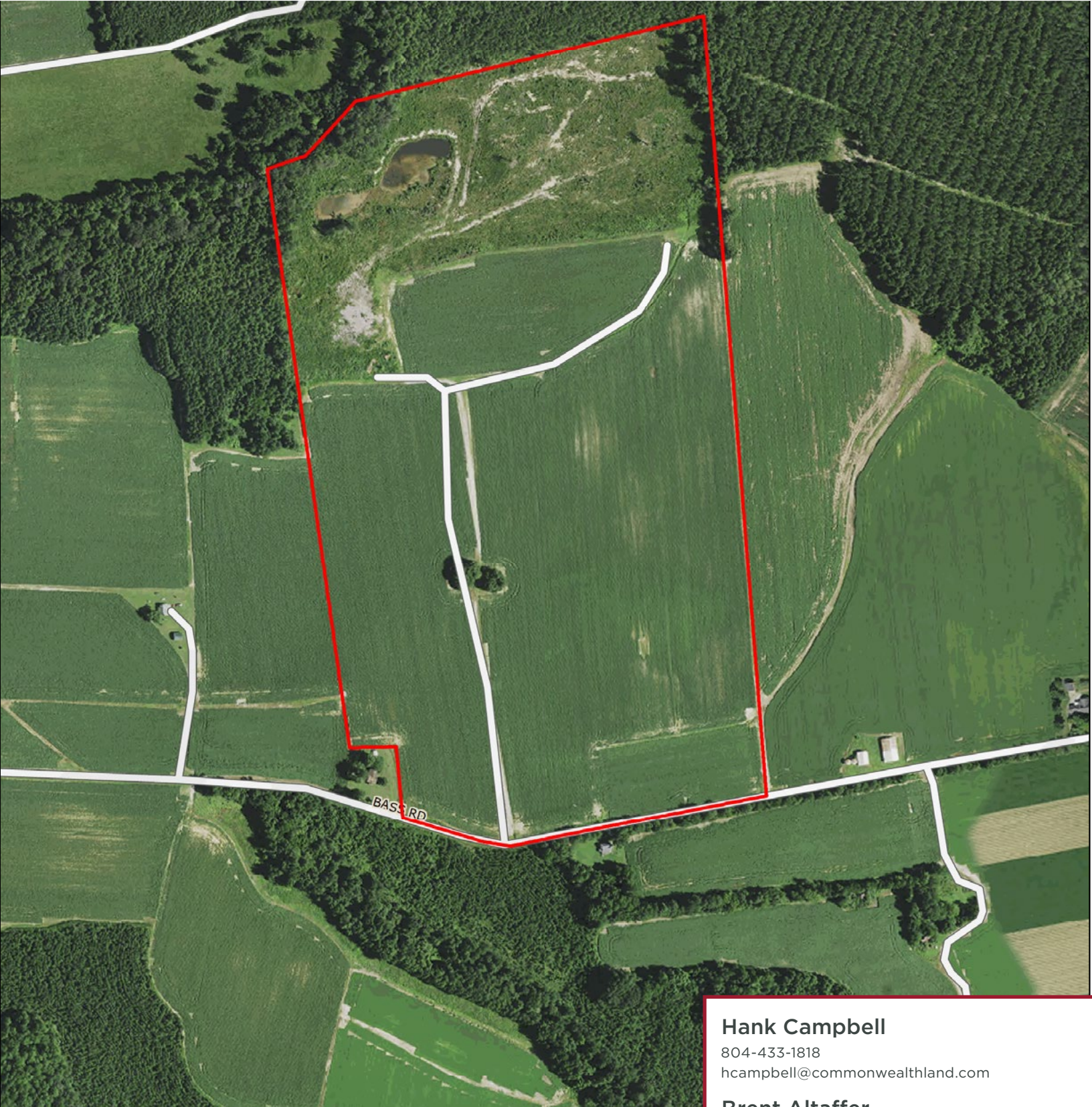




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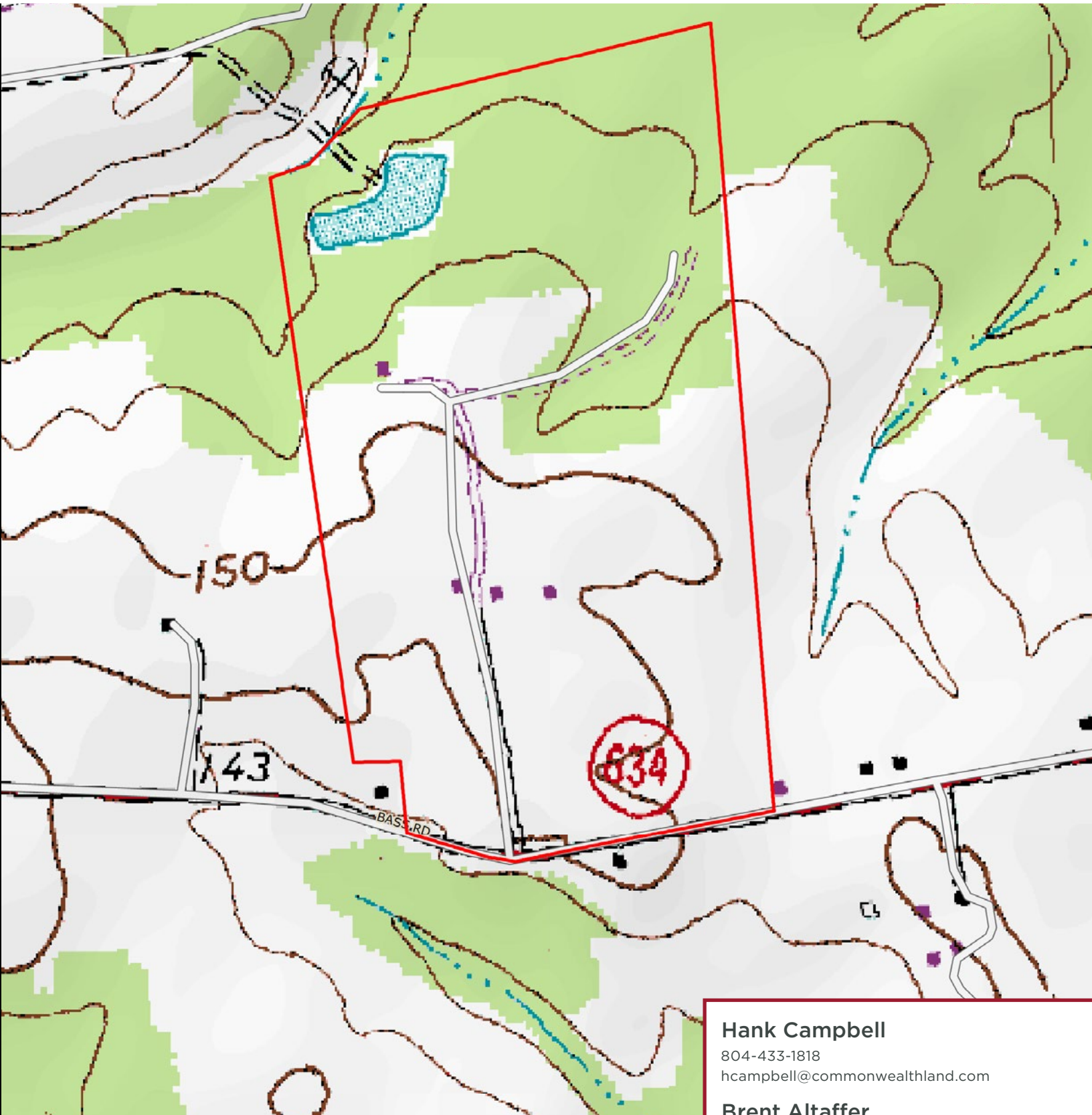
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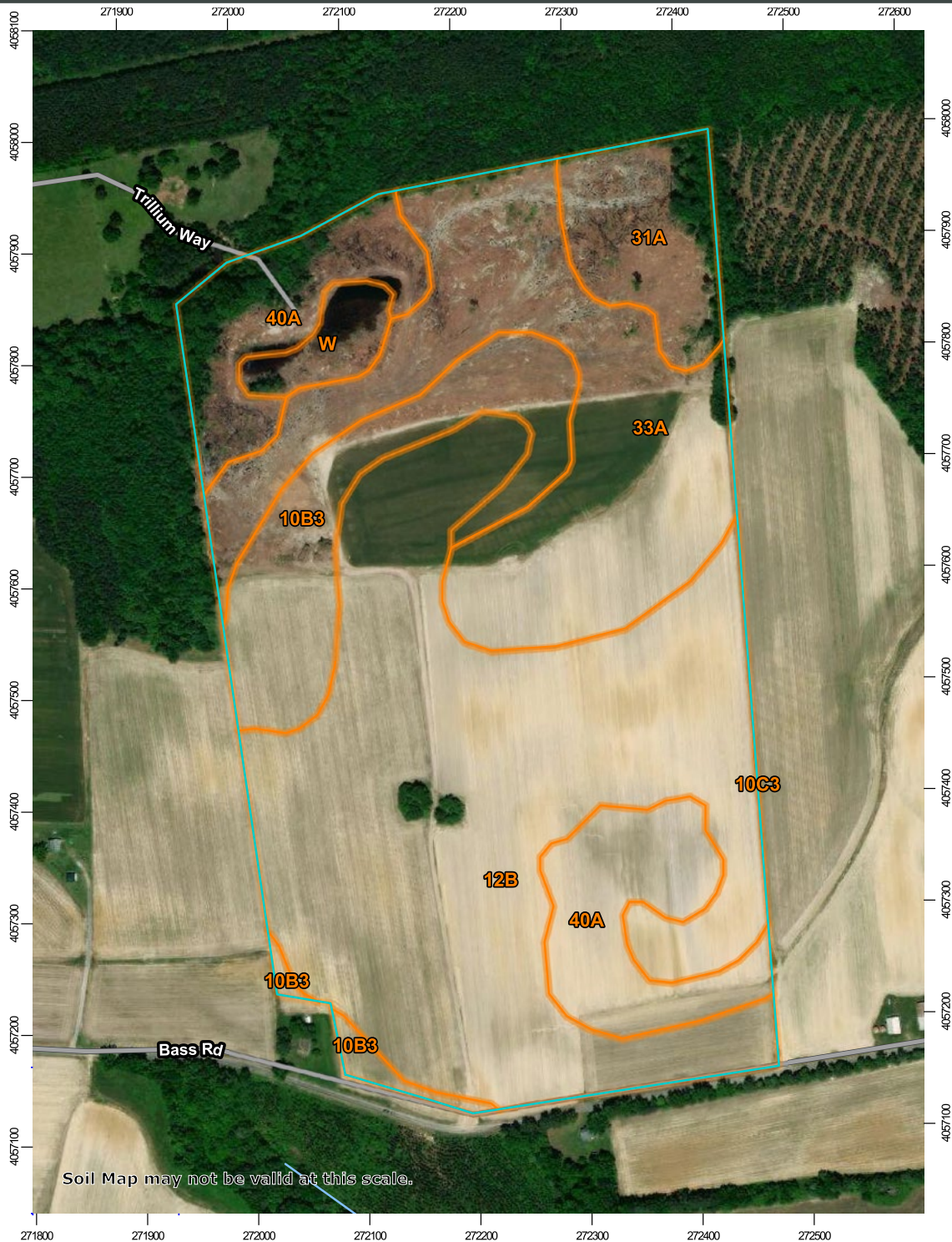
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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
10B3	Craven clay loam, 2 to 6 percent slopes, severely eroded	9.9	10.8%
10C3	Craven clay loam, 6 to 12 percent slopes, severely eroded	0.0	0.0%
12B	Emporia loamy fine sand, 2 to 6 percent slopes	42.0	45.4%
31A	Roanoke loam, 0 to 2 percent slopes, frequently flooded	5.5	6.0%
33A	Slagle fine sandy loam, 0 to 3 percent slopes	20.5	22.2%
40A	Woodington fine sandy loam, 0 to 2 percent slopes	12.6	13.6%
W	Water	1.9	2.0%
Totals for Area of Interest		92.4	100.0%

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