

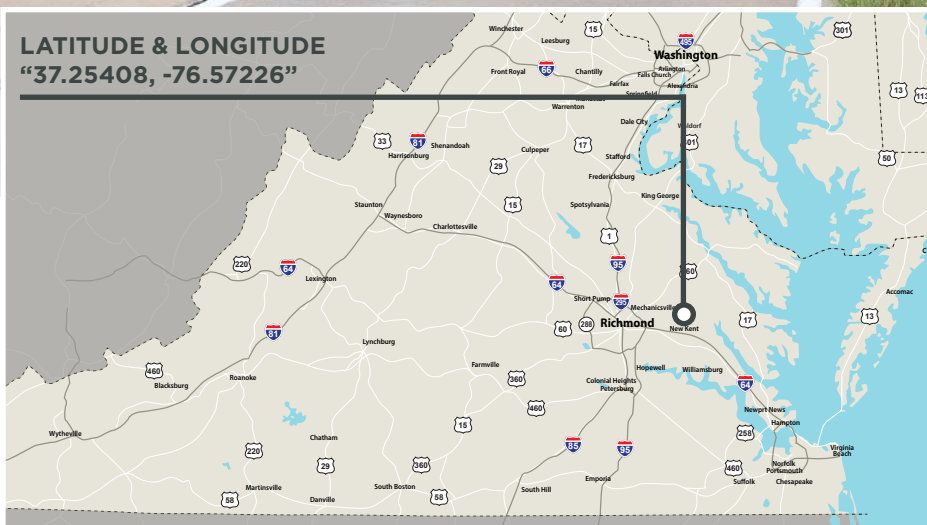


POCAHONTAS TRAIL & OLD TELEGRAPH ROAD PROVIDENCE FORGE, VA 23089

FOR SALE | 251± ACRES
NEW KENT COUNTY, VA
Price: \$1,100,000

PRICE REDUCED:
\$950,000

LATITUDE & LONGITUDE
"37.25408, -76.57226"



Features

EXCELLENT LAND investment opportunity located east of Providence Forge with over 1.4 miles of frontage along the north side of US 60 (4 median breaks) and 1.2 miles of frontage along Old Telegraph Road (VSR 647)

WOODED TRACT comprised of 86± acres of merchantable Loblolly pine ('90), 130± acres of premerch Loblolly pine ('09) with the remaining balance in mixed mature hardwoods

INCOME FROM existing cell tower lease (5 year terms)

IDEAL WILDLIFE habitat supporting healthy populations of deer and turkeys

CONVENIENT TO Williamsburg and Richmond

TAX MAP PARCELS #44-66, 67A, 69 & 69A

CONTACT BROKER for more details

Contacts

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com

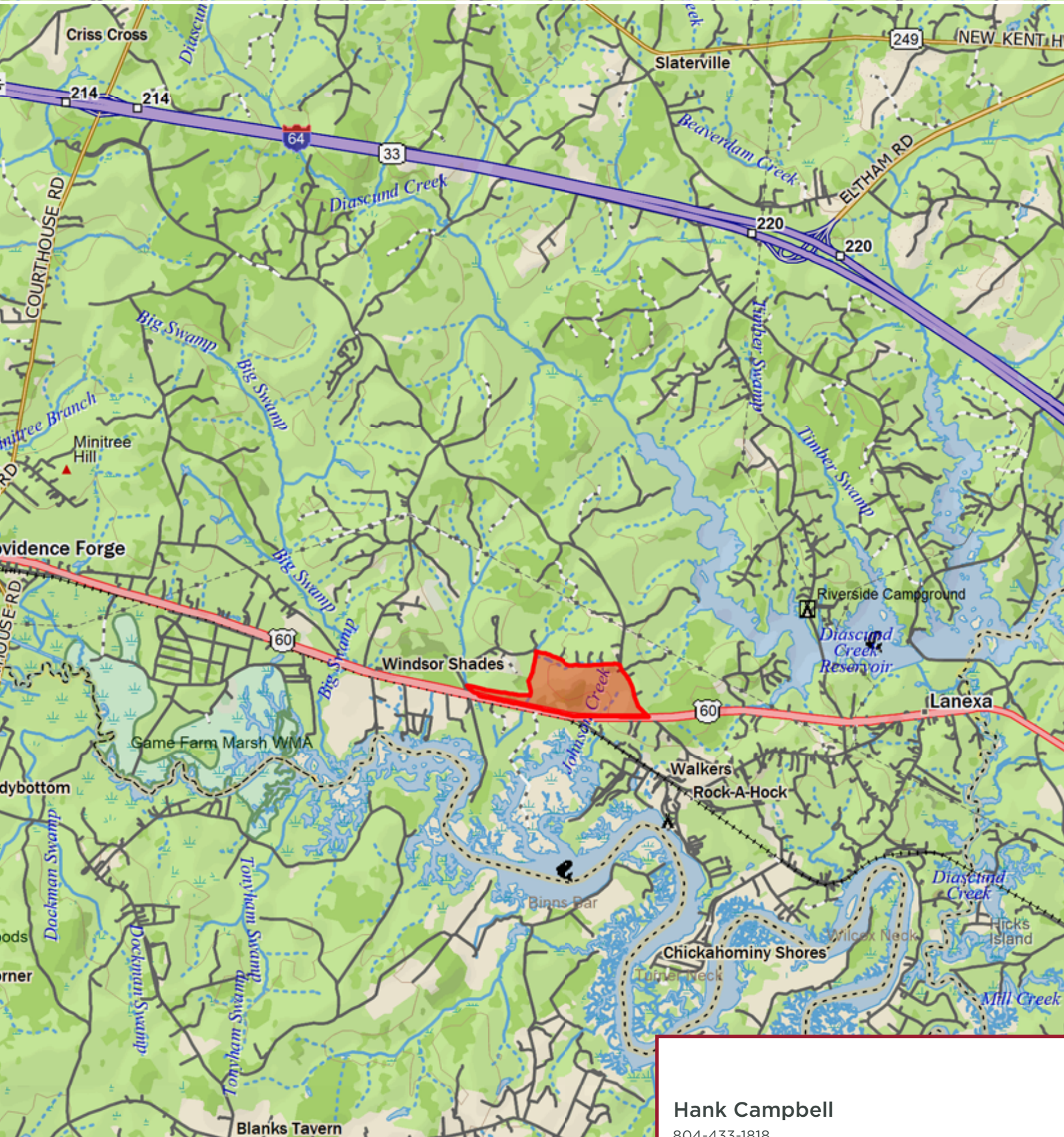


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COMMONWEALTHLAND.COM

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

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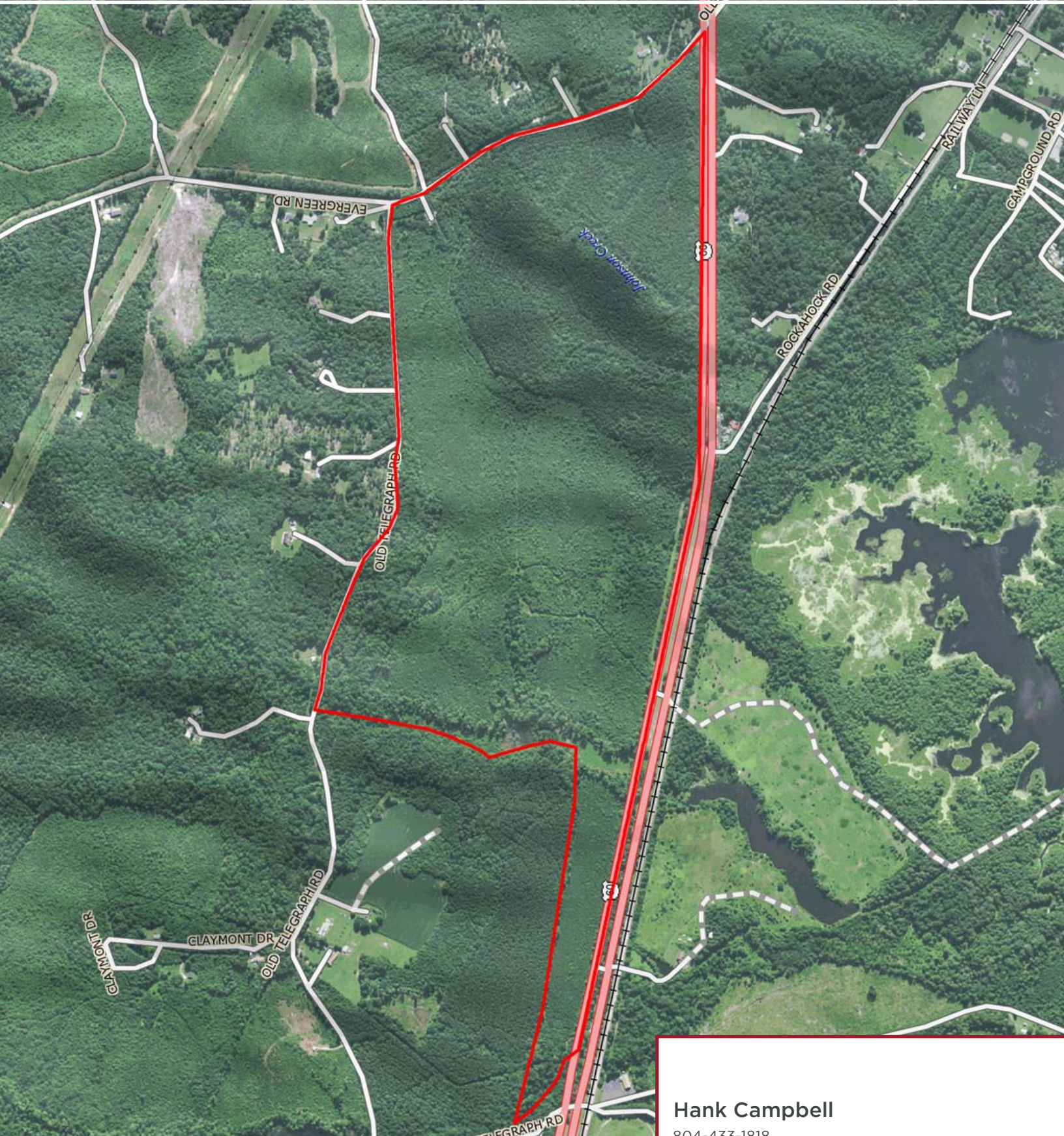
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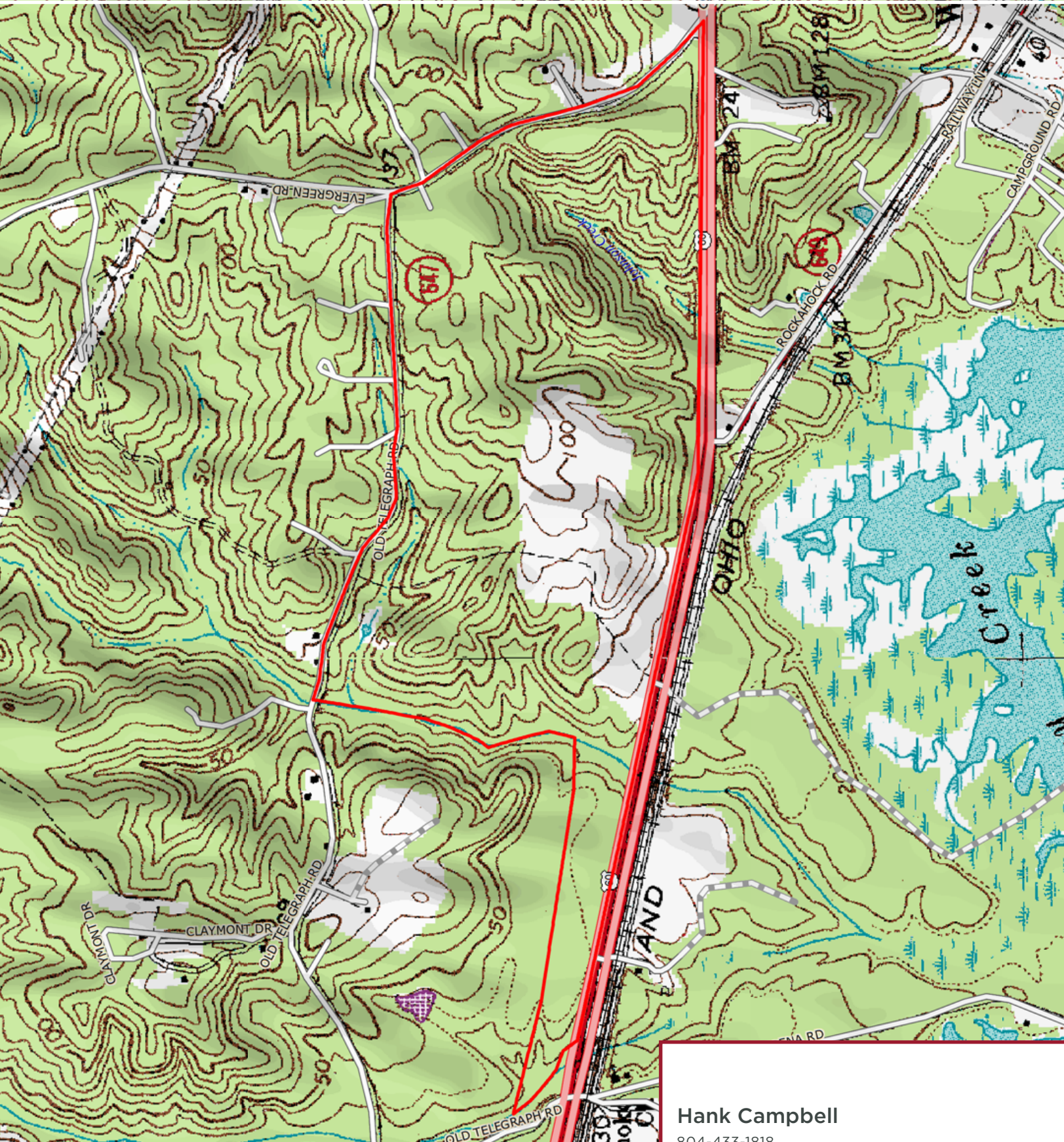
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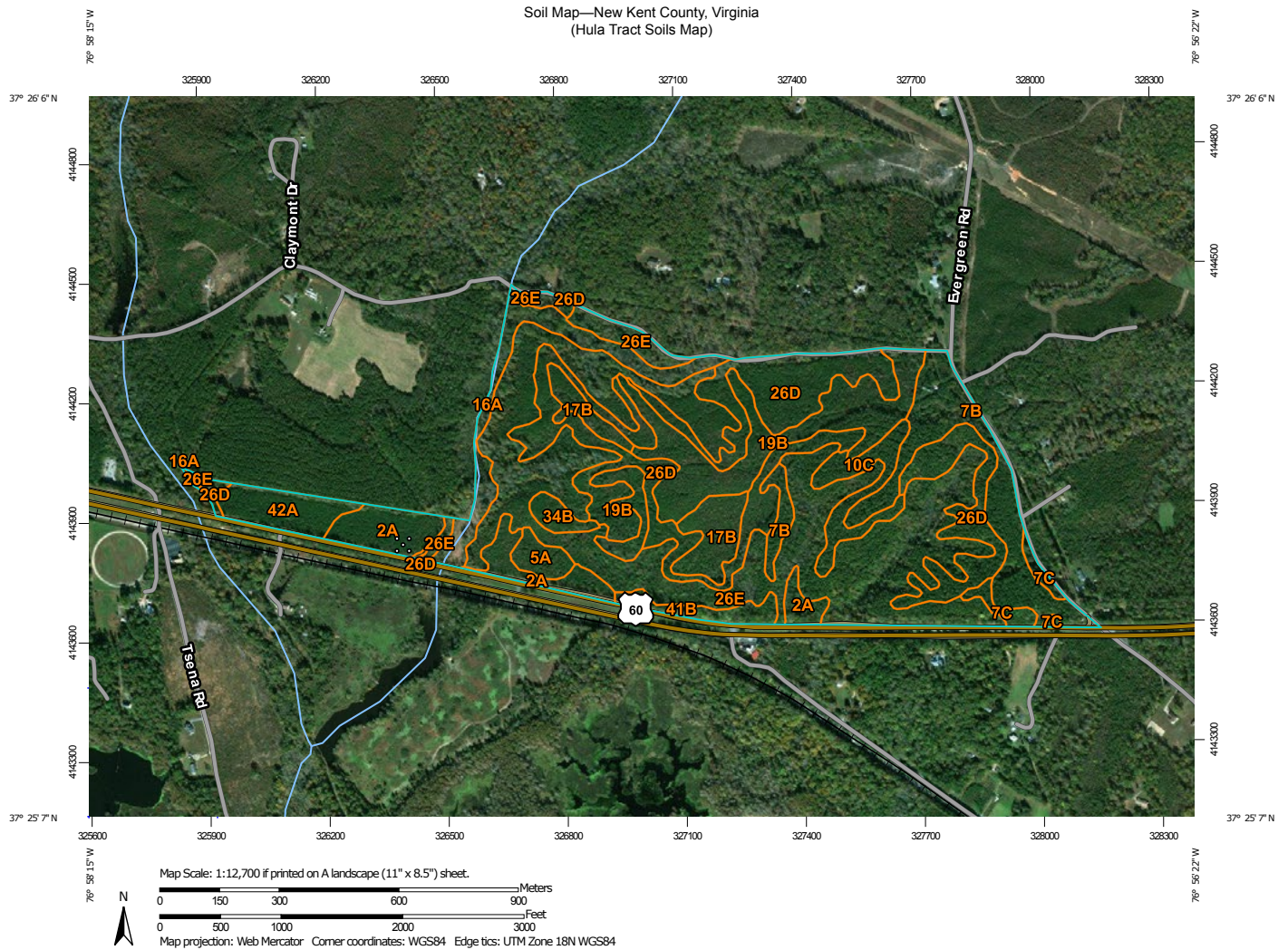
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USDA Natural Resources

Web Soil Survey

7/2/2018

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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2A	Altavista-Dogue complex, 0 to 2 percent slopes	13.8	5.6%
5A	Bojac loamy sand, 0 to 2 percent slopes	3.0	1.2%
7B	Caroline-Emporia complex, 2 to 6 percent slopes	21.7	8.8%
7C	Caroline-Emporia complex, 6 to 10 percent slopes	3.1	1.3%
10C	Craven loam, 6 to 10 percent slopes	7.4	3.0%
16A	Johnston mucky loam, 0 to 2 percent slopes, frequently flooded	11.9	4.8%
17B	Kempsville fine sandy loam, 2 to 6 percent slopes	9.7	3.9%
19B	Kempsville-Emporia complex, 2 to 6 percent slopes	25.9	10.5%
26D	Nevarc-Remlik complex, 6 to 15 percent slopes	53.1	21.5%
26E	Nevarc-Remlik complex, 15 to 25 percent slopes	83.8	33.9%
34B	Slagle-Emporia complex, 2 to 6 percent slopes	2.3	0.9%
41B	Udorthents, loamy, gently sloping	3.9	1.6%
42A	Wahee silt loam, 0 to 2 percent slopes	7.3	2.9%
Totals for Area of Interest		246.8	100.0%

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