



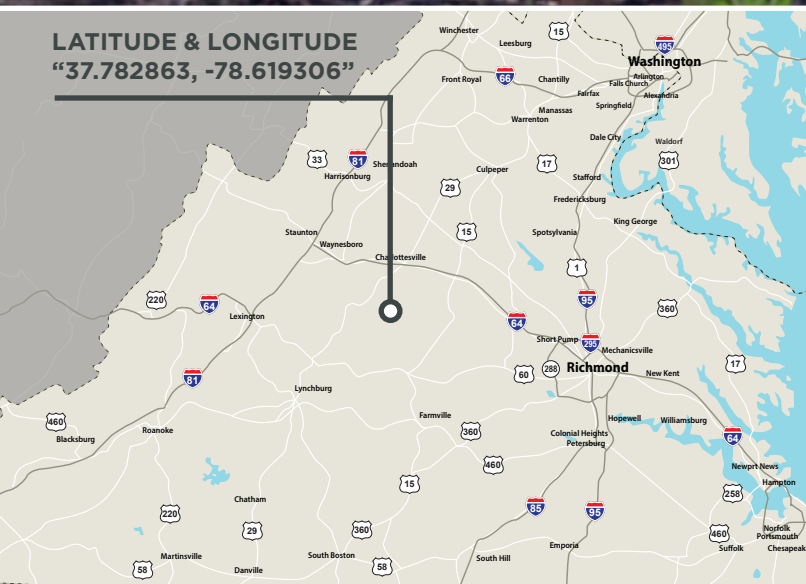
COMMONWEALTH  
LAND

**CHESTNUT GROVE RD VSR723  
ESMONT, VA 22937**

**FOR SALE | 296± ACRES  
ALBEMARLE COUNTY  
Price: \$664,965 (\$2,247/acre)**



**LATITUDE & LONGITUDE  
"37.782863, -78.619306"**



## Features

**FRONTAGE** on Chestnut Grove Road

**222± ACRES** of clean clearcut offering conversion potential with large buffers of hardwood and pine

**LARGER** than typical hardwood buffers

**SOLID** internal road system

**ROLLING TOPOGRAPHY** with expansive views

**PROPERTY** is under a conservation easement allowing three homesites total

**TAX MAP ID:** 13400-00-00-003A0, 13400-00-00-003B0, and 13400-00-00-003C0

## Contacts

**Hank Campbell**

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**Brent Altaffer**

804-793-0055

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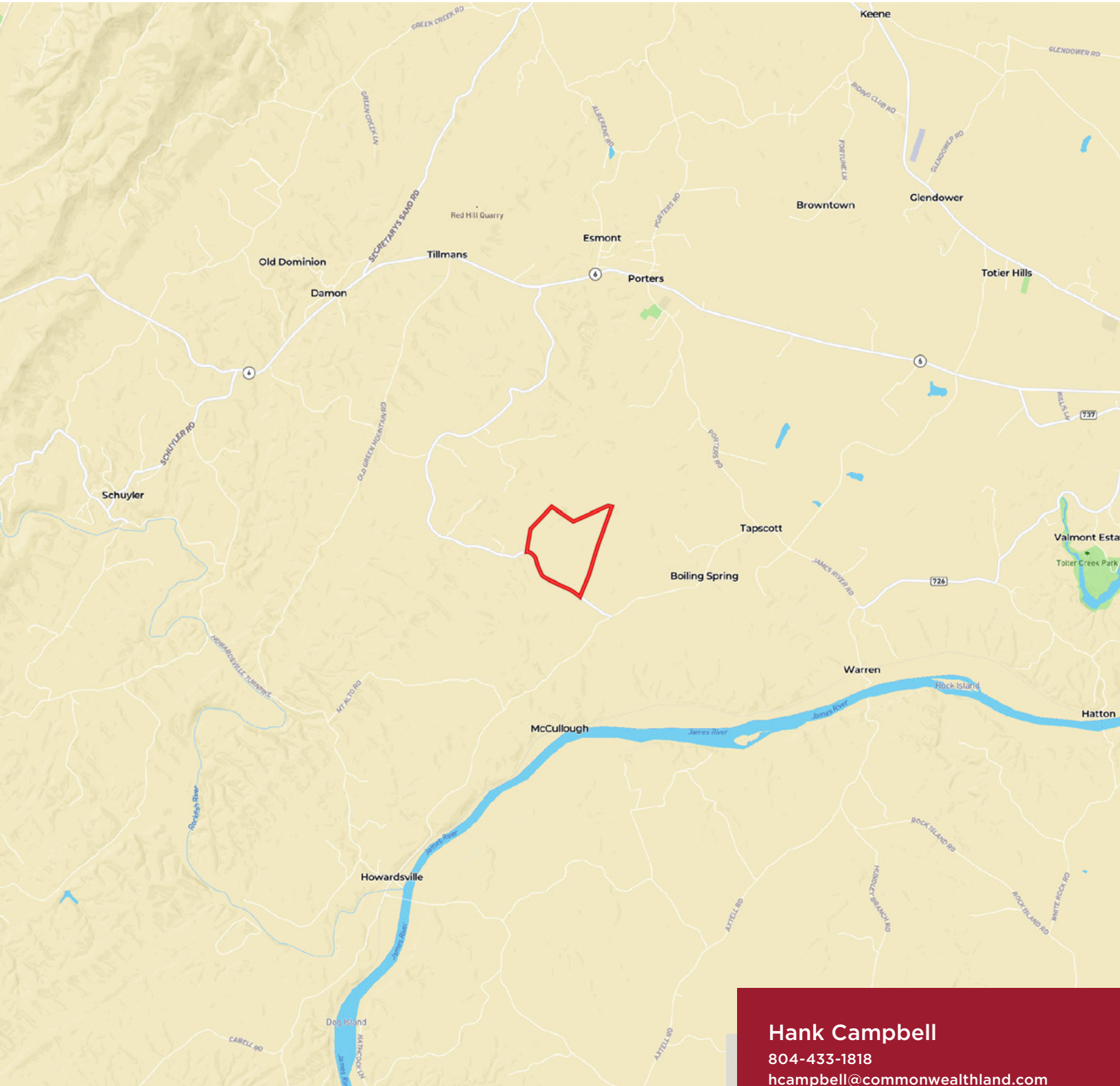
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*Commonwealth Land represents the Owner of this property.  
Information contained herein, is deemed reliable but not guaranteed.*



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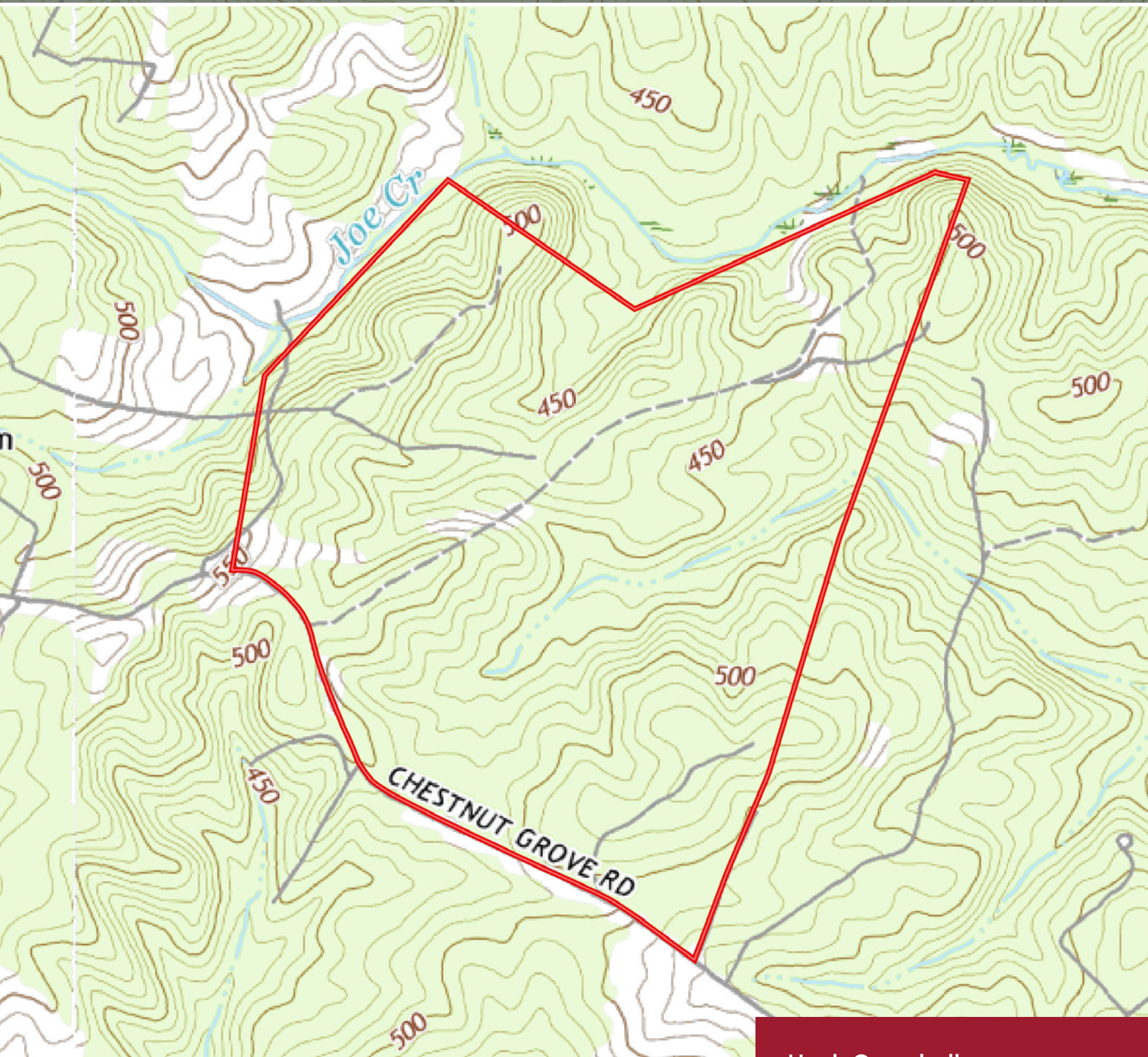
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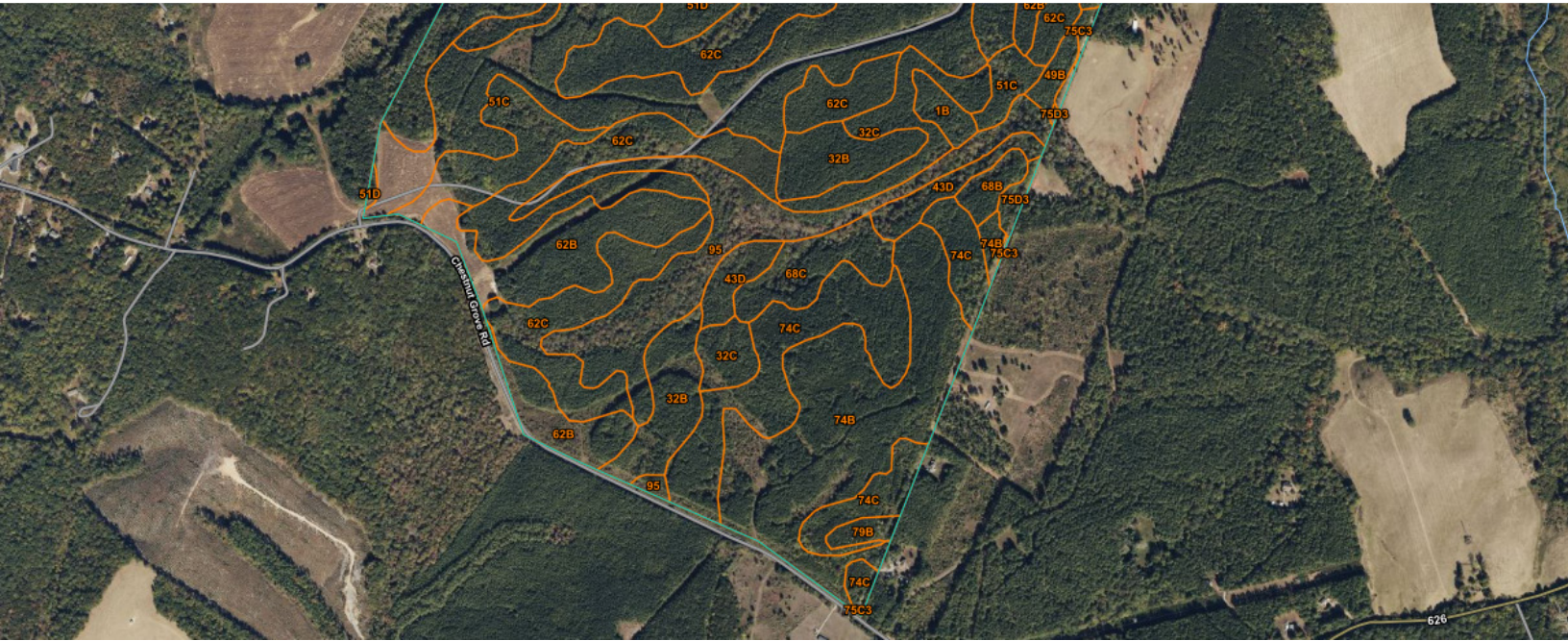
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| Map unit symbol | Map unit name                                                     | Rating (feet) | Acres in AOI | Percent of AOI |
|-----------------|-------------------------------------------------------------------|---------------|--------------|----------------|
| 1B              | Meadowville silt loam, 2 to 7 percent slopes                      |               | 2.3          | 0.7%           |
| 16              | Codorus silt loam, 0 to 2 percent slopes, occasionally flooded    |               | 6.9          | 2.0%           |
| 32B             | Orenda silt loam, 2 to 7 percent slopes                           |               | 14.2         | 4.1%           |
| 32C             | Orenda silt loam, 7 to 15 percent slopes                          |               | 10.9         | 3.2%           |
| 43D             | Klinesville channery silt loam, 15 to 25 percent slopes           |               | 6.8          | 2.0%           |
| 49B             | Manassas silt loam, 2 to 7 percent slopes, occasionally flooded   |               | 1.7          | 0.5%           |
| 51B             | Bugley channery silt loam, 2 to 7 percent slopes                  |               | 4.1          | 1.2%           |
| 51C             | Bugley channery silt loam, 7 to 15 percent slopes                 |               | 32.9         | 9.5%           |
| 51D             | Bugley channery silt loam, 15 to 25 percent slopes                |               | 8.4          | 2.4%           |
| 51E             | Bugley channery silt loam, 25 to 45 percent slopes                |               | 18.7         | 5.4%           |
| 62B             | Buffstat silt loam, 2 to 7 percent slopes                         |               | 80.7         | 23.3%          |
| 62C             | Buffstat silt loam, 7 to 15 percent slopes                        |               | 54.1         | 15.6%          |
| 68B             | Penn silt loam, 2 to 7 percent slopes                             |               | 2.4          | 0.7%           |
| 68C             | Penn silt loam, 7 to 15 percent slopes                            |               | 7.1          | 2.1%           |
| 74B             | Rapidan silt loam, 2 to 7 percent slopes                          |               | 35.2         | 10.2%          |
| 74C             | Rapidan silt loam, 7 to 15 percent slopes                         |               | 26.5         | 7.6%           |
| 74D             | Rapidan silt loam, 15 to 25 percent slopes                        |               | 6.2          | 1.8%           |
| 75C3            | Rapidan silty clay loam, 7 to 15 percent slopes, severely eroded  |               | 1.1          | 0.3%           |
| 75D3            | Rapidan silty clay loam, 15 to 25 percent slopes, severely eroded |               | 1.2          | 0.4%           |
| 79B             | Meadowville silt loam, 2 to 7 percent slopes                      | 91            | 1.4          | 0.4%           |
| 95              | Hatboro silt loam, 0 to 2 percent slopes, occasionally flooded    |               | 23.1         | 6.7%           |

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