



COMMONWEALTH
LAND

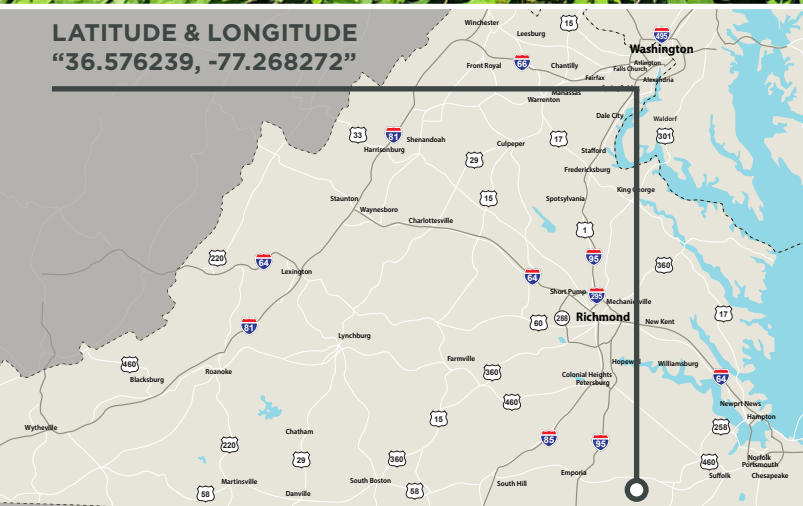
WHITEHEAD ROAD (VSR730) BRANCHVILLE, VA 23828

**FOR SALE | 377± ACRES
SOUTHAMPTON COUNTY**

Price: \$1,500,000 (\$3,970/acre)



LATITUDE & LONGITUDE
"36.576239, -77.268272"



Features

EXCELLENT 377± acre land investment opportunity located just west of Branchville in Southampton County

FRONTAGE along both sides of Whitehead Road (VSR730)

COMPRISED of 155.5± acres of productive cropland (currently leased) and 203± acres of young pine plantations and mature pine and mixed hardwoods providing strong levels of passive annual income

PROPERTY lays well with good soils and a solid internal road system

SOUTHERN BOUNDARY comprised of bottomland/swamp areas providing excellent habitat for deer and turkeys

NEW SURVEY AVAILABLE

PARCELS #110-A-20 & #110-A-42

Contact

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com



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4198 Cox Road, Suite 200 | Glen Allen, VA 23060
MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255
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.*

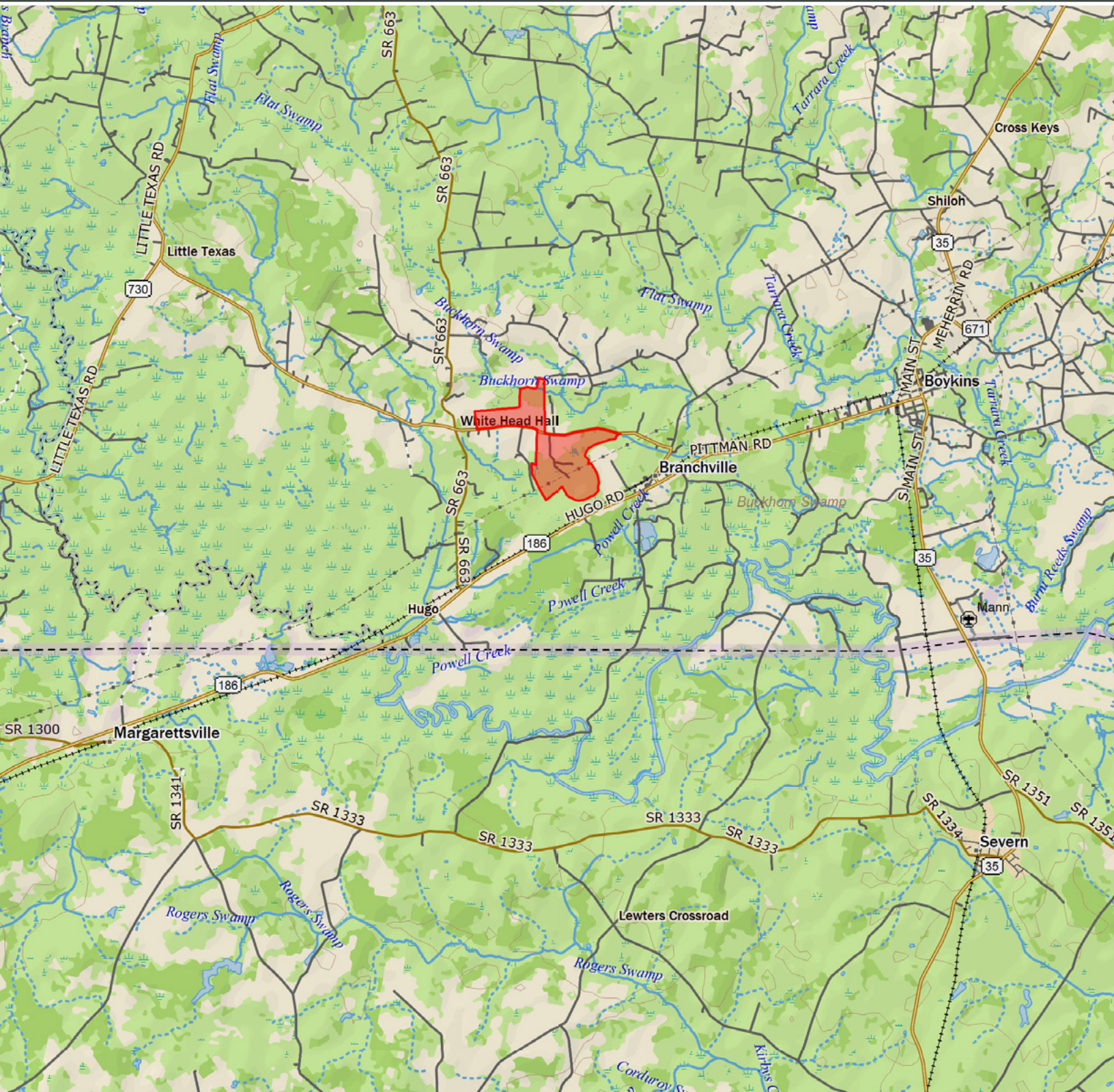


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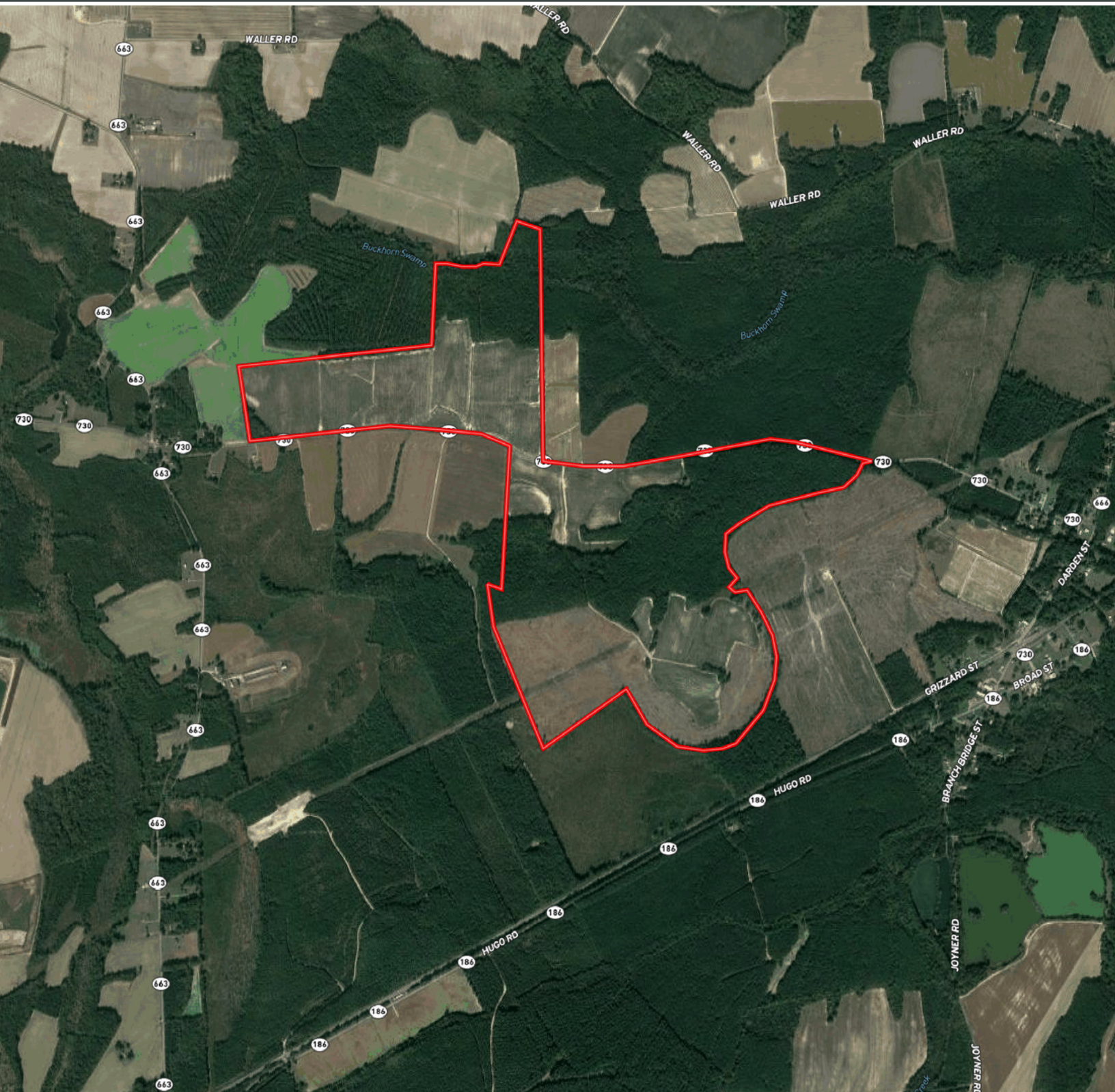


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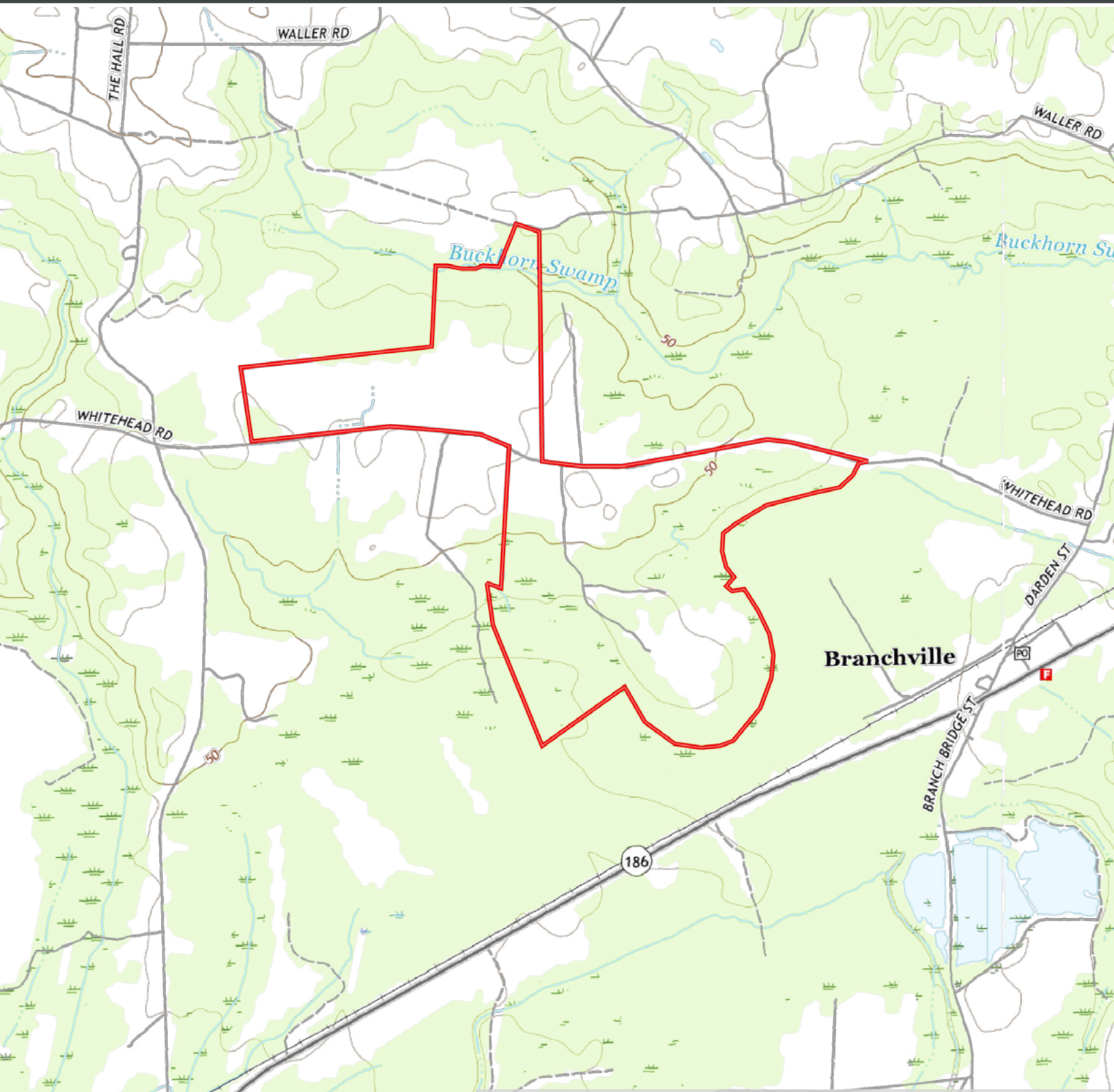


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PLAT OF SURVEY FOR BEALE FARM LLC

BOYKINS MAGISTERIAL DISTRICT
SOUTHAMPTON COUNTY, VIRGINIA
SCALE 1" = 100'
NOVEMBER 16, 2022
LEGAL REF. INSTR. NO. 200000556
PLAT REF. P.S. 22 PG. 198
TAX MAP SEC. 110-20

NOTE:
THIS PLAT IS SUBJECT TO ALL EASEMENTS,
AGREEMENTS, AND PRIOR-OF-RECORDS
PRIOR TO THE DATE OF THIS PLAT.

P.S. 22 PG. 198

FLYING LAND HOLDINGS LLC
INSTR. NO. 1300002068
P.B. 7 PG. 38
T.M.S. 98-31

ALFRED D. GALLETT
KATHY H. GALLETT
INSTR. NO. 210000314
P.B. 32 PG. 127
T.M.S. 98-30

BETHE Y. DODD
INSTR. NO. 140000143
T.M.S. 98-27

ROBERT C. BRIDGMAN
D.W. 355 PG. 94
T.M.S. 110-24

121.13 ACRES

"LEGEND"

--- ROAD SET
--- PRELIMINARY
--- HIGHWAY FOR L.D.
--- RIGHT OF WAY
--- CENTERLINE
--- LIGHT POLE
--- OVERHEAD LIGHT LINE
T.M.S. - TAX MAP SECTION

FILE: BEALE FARM1122-4

COUNTY MAP - NO SCALE

THE
HALL RD
SITE
WHITEHEAD RD

PRELIMINARY
COPY

JAMES T. BRADLEY, L.S.
3388 LAKE GASTON DRIVE
CASSELBORO, VA 23007
434-527-9656

1.000 INCHES = 1.000 FEET
1.000 INCHES = 1.000 FEET

Reading	Distance
529° 23' 29"	30.33
67° 47' 13"	67.04
67° 47' 01"	33.10
43° 52' 48"	42.90
47° 44' 11"	51.84
45° 12' 19"	30.79
62° 15' 21"	52.28
31° 30' 38"	47.44
68° 48' 24"	47.50
37° 29' 27"	53.45
100° 08' 03"	44.87
58° 25' 47"	55.55
169° 07' 13"	49.80
177° 45' 10"	48.34
189° 35' 23"	76.61
167° 24' 19"	52.72
107° 17' 35"	48.67
35° 01' 01"	47.79
108° 22' 25"	53.21
54° 40' 27"	48.34
58° 18' 11"	49.04

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY, TO THE BEST OF
MY KNOWLEDGE AND BELIEF IS CORRECT AND COMPLIES WITH MINIMUM
PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE
BOARD OF SURVEYORS, PROFESSIONAL ENGINEERS, LAND SURVEYORS,
AND CERTIFIED LANDSCAPE ARCHITECTS.

JAMES T. BRADLEY, L.S. 001995

300 0 300 600 900
GRAPHIC SCALE - FEET

FLOOD NOTES: ZONED X - Area of
minor flood hazard
COMMUNITY-PANEL NUMBER: 013315 0333 C
EFFECTIVE DATE: SEPTEMBER 4, 2002



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PLAT OF SURVEY FOR
BEALE FARM LLC
BOYKINS MAGISTERIAL DISTRICT
SOUTHAMPTON COUNTY, VIRGINIA
SCALE 1" = 400'
DECEMBER 8, 2022
LEGAL REF.: INSTR. NO. 200000656
TAX MAP SEC. 110-42

NOTES:
THIS PLAT IS SUBJECT TO ALL EASEMENTS,
AGREEMENTS, AND RIGHT-OF-WAYS OF RECORD
PRIOR TO THE DATE OF THIS PLAT.

FLOOD NOTE: ZONED X - Area of
minimal flood hazard.
COMMUNITY-PANEL NUMBER: 510315 035 C
EFFECTIVE DATE: SEPTEMBER 4, 2002

COURSE	Bearing	Distance
1.	S40° 10' 13" E	15.34
2.	S70° 14' 30" E	163.69
3.	S70° 14' 30" E	163.69
4.	S81° 01' 26" E	138.03
5.	S82° 33' 30" E	333.09
6.	S85° 12' 28" E	744.46
7.	N63° 11' 48" E	26.45
8.	N45° 33' 11" E	67.48
9.	S78° 04' 50" E	248.91
10.	N70° 04' 25" E	245.57
11.	N101° 20' 17" E	452.67
12.	N62° 31' 42" E	534.73
13.	S85° 28' 32" E	73.54
14.	S88° 45' 07" E	145.90
15.	S70° 34' 23" E	148.44
16.	S74° 12' 32" E	214.25
17.	S65° 15' 16" E	142.11
18.	S65° 58' 04" E	233.67
19.	S70° 45' 14" E	82.68
20.	S70° 45' 14" E	82.68
21.	S85° 35' 12" E	50.81
22.	S72° 44' 37" E	187.21

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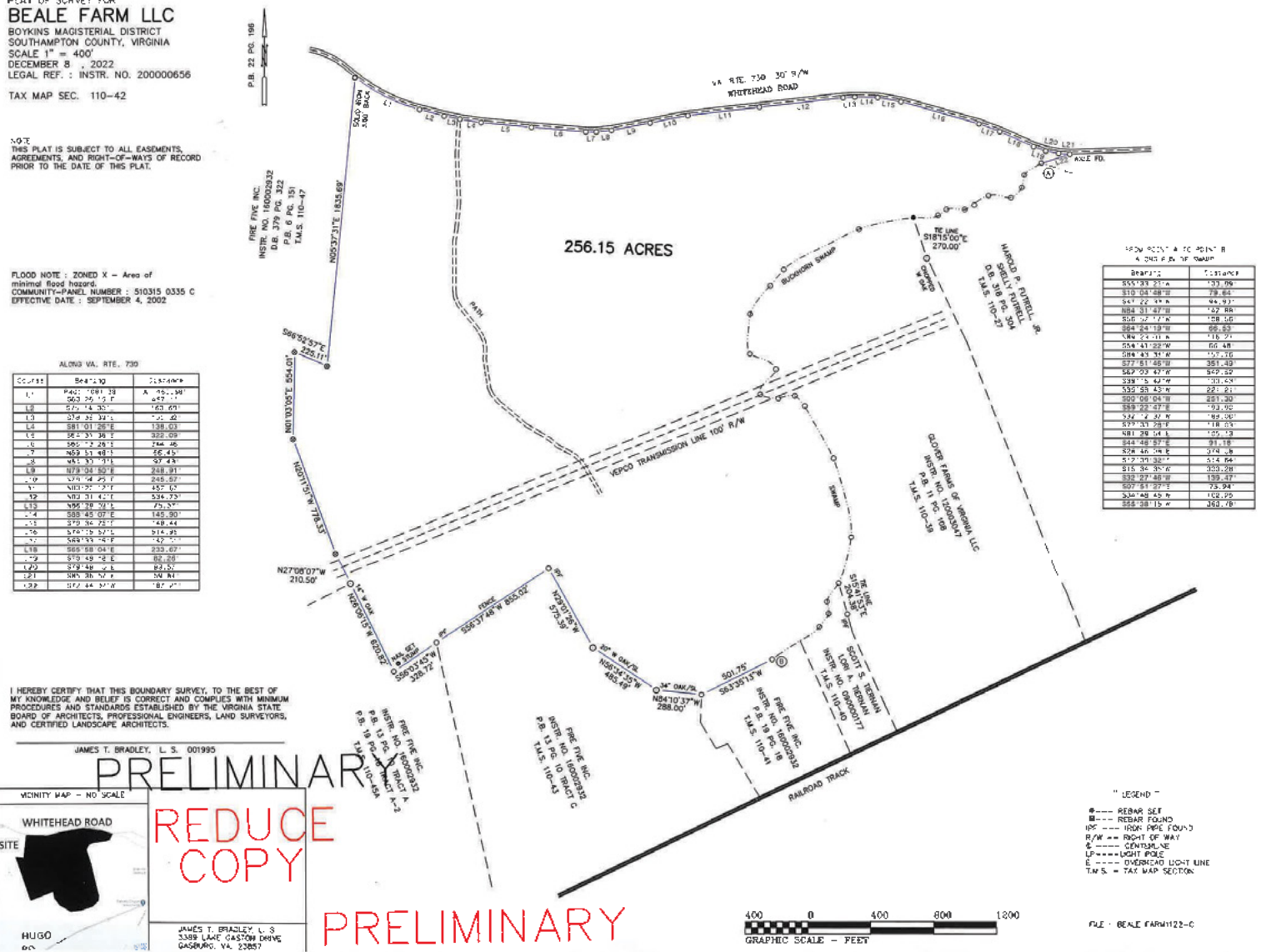
JAMES T. BRADLEY, L.S. 001995

VICINITY MAP - NO SCALE



REDUCE
COPY

JAMES T. BRADLEY, L.S.
3389 LAKE GASTON DRIVE
GASTON, VA 23067



Bearing	Distance
S65° 33' 21" E	733.76
S10° 04' 48" E	78.64
S41° 12' 11" E	84.97
N84° 31' 47" W	72.86
S06° 32' 17" E	158.26
S84° 24' 18" E	66.53
S84° 24' 11" E	115.71
S54° 41' 22" W	66.48
S89° 43' 31" E	175.76
S77° 51' 45" W	351.49
S69° 23' 47" E	549.29
S39° 15' 47" W	103.43
S50° 43' 43" W	221.21
S02° 05' 04" E	281.20
S88° 22' 27" E	93.05
S44° 12' 22" E	89.06
S59° 11' 38" E	118.15
N81° 28' 14" E	105.73
S44° 48' 37" E	81.18
S18° 46' 14" E	174.18
S72° 39' 32" E	514.64
S15° 34' 34" E	333.28
S32° 27' 48" E	139.47
S07° 51' 22" E	73.94
S34° 48' 45" E	112.25
S58° 38' 15" E	263.78

LEGEND
--- REBAR SET
--- REBAR FOUND
--- IRON PIPE FOUND
--- RIGHT OF WAY
--- CENTERLINE
--- LIGHT POLE
--- OVERHEAD LIGHT LINE
--- TAX MAP SECTION



FILE: BEALE FARM122-C



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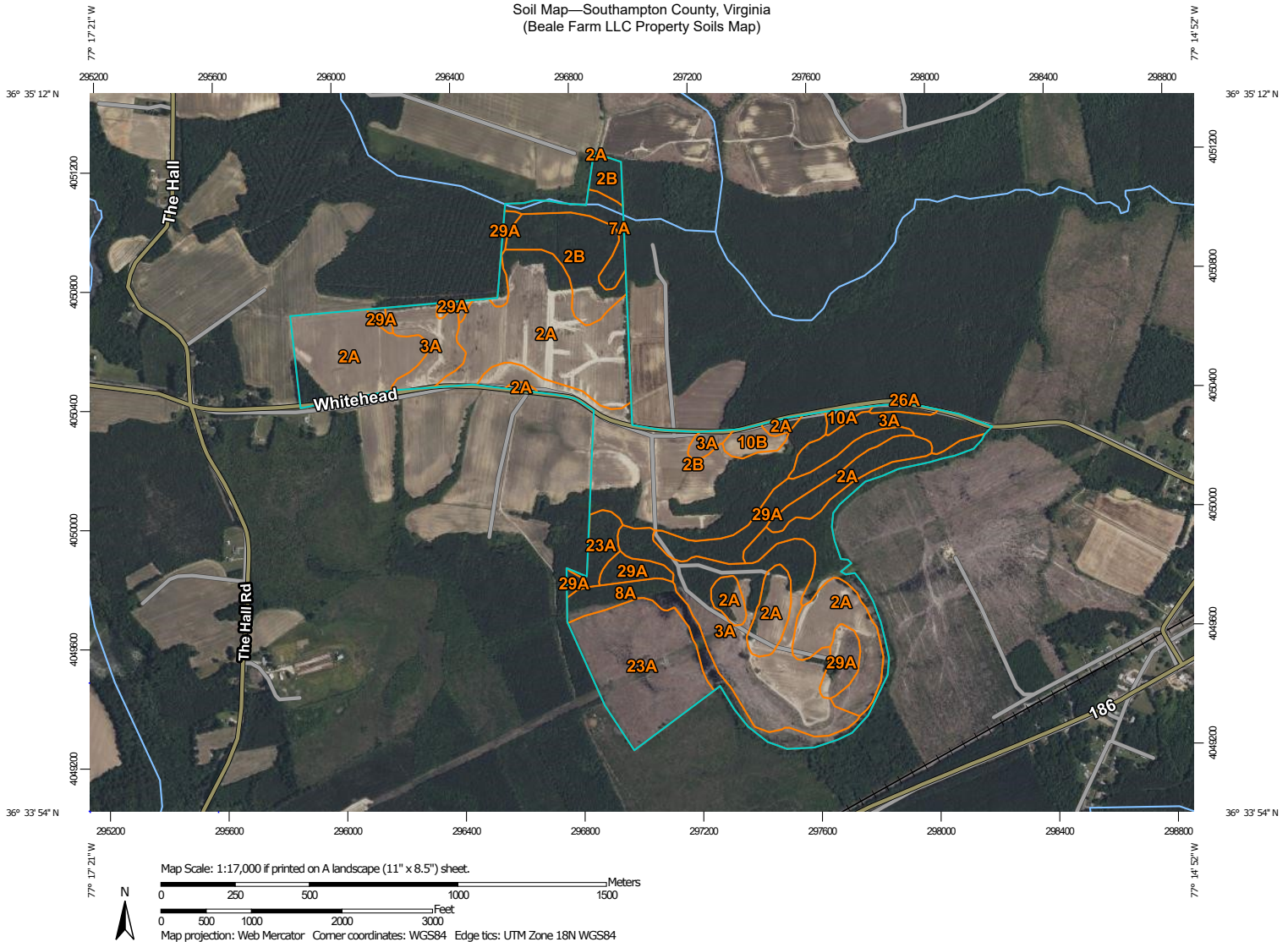
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Soil Map—Southampton County, Virginia
(Beale Farm LLC Property Soils Map)



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

6/12/2023
Page 1 of 3



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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2A	Altavista fine sandy loam, 0 to 2 percent slopes, rarely flooded	111.3	29.2%
2B	Altavista fine sandy loam, 2 to 6 percent slopes, rarely flooded	78.7	20.7%
3A	Augusta sandy loam, 0 to 2 percent slopes, rarely flooded	73.7	19.3%
7A	Chastain loam, 0 to 2 percent slopes, frequently flooded	7.4	2.0%
8A	Chastain loam, 0 to 2 percent slopes, ponded	31.7	8.3%
10A	Craven fine sandy loam, 0 to 2 percent slopes	1.7	0.4%
10B	Craven fine sandy loam, 2 to 6 percent slopes	3.9	1.0%
23A	Roanoke loam, 0 to 2 percent slopes, occasionally flooded	42.0	11.0%
26A	Slagle fine sandy loam, 0 to 2 percent slopes	1.4	0.4%
29A	Tomotley sandy loam, 0 to 2 percent slopes, rarely flooded	29.1	7.7%
Totals for Area of Interest		380.9	100.0%





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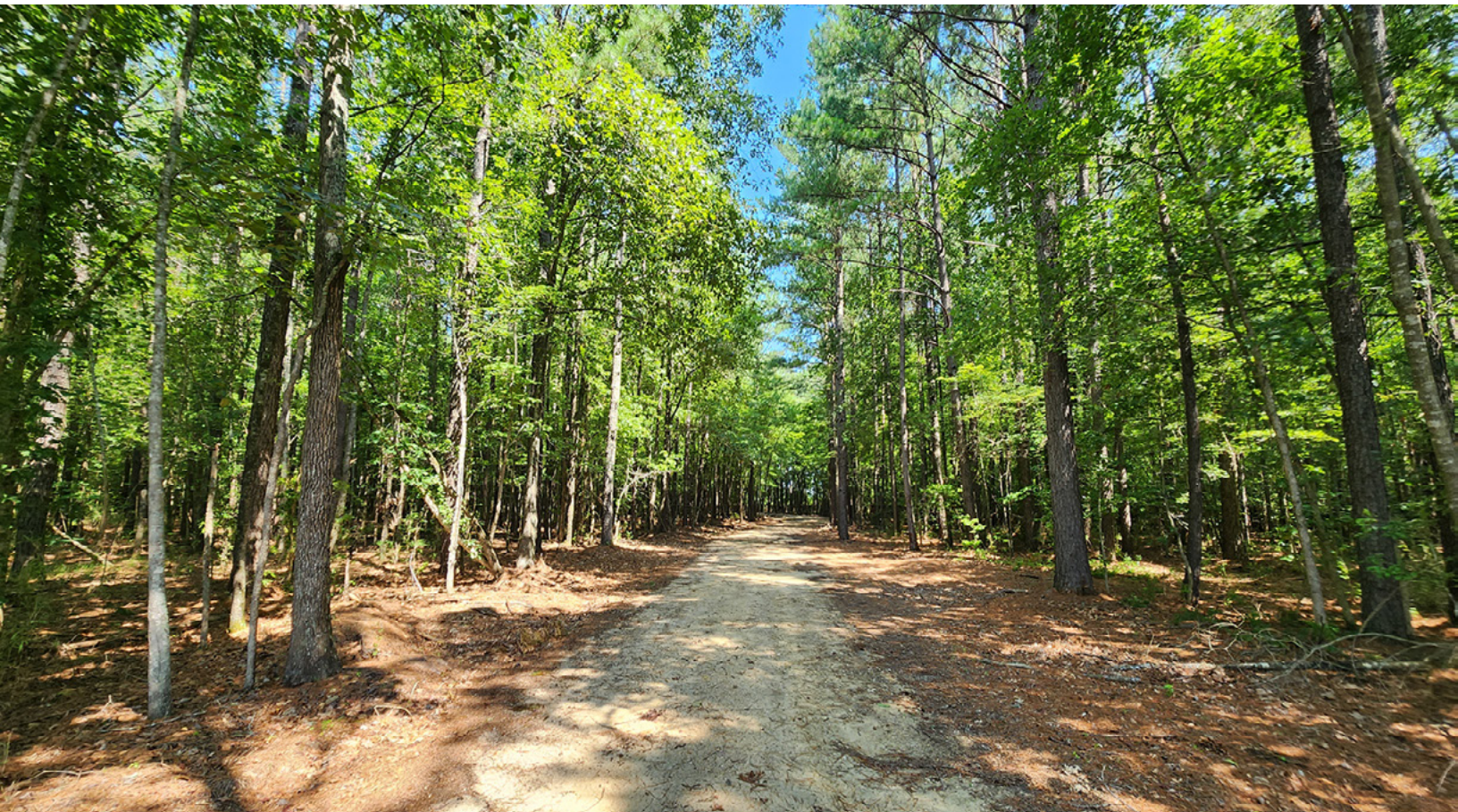


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