



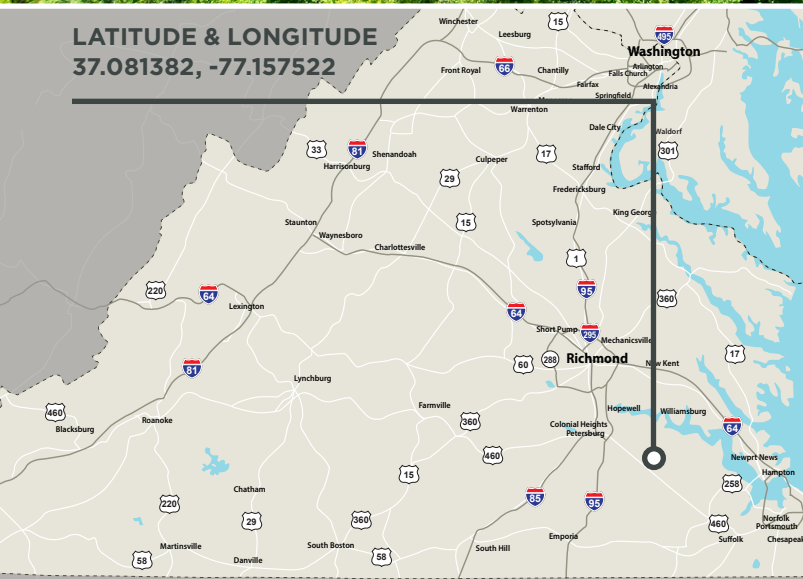
**COMMONWEALTH
LAND**

**2565 General Mahone Highway (US460)
Waverly, VA 23890**

**FOR SALE | 191.45± ACRES
SUSSEX COUNTY
Price: \$725,000 (\$3,795/acre)**



**LATITUDE & LONGITUDE
37.081382, -77.157522**



Features

EXCELLENT RECREATIONAL INVESTMENT OPPORTUNITY offering future development potential 1.2 miles of frontage along both sides of General Mahone HWY (US460) just west of the Town of Waverly.

APPROXIMATELY 21.4± acres of cropland, approximately 102± acres in mixed merchantable timber with remaining balance in creek bottoms and swamp.

TRACT LAYS WELL and offers over 50± acres in the Warwick Swamp providing excellent waterfowl habitat supporting solid populations of ducks.

REMAINDER OF PROPERTY provides great habitat for wildlife with healthy populations of deer and turkeys as well.

TAX MAP #7-A-8 & #7-A-9



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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.*

Contacts

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Brian Reinhart

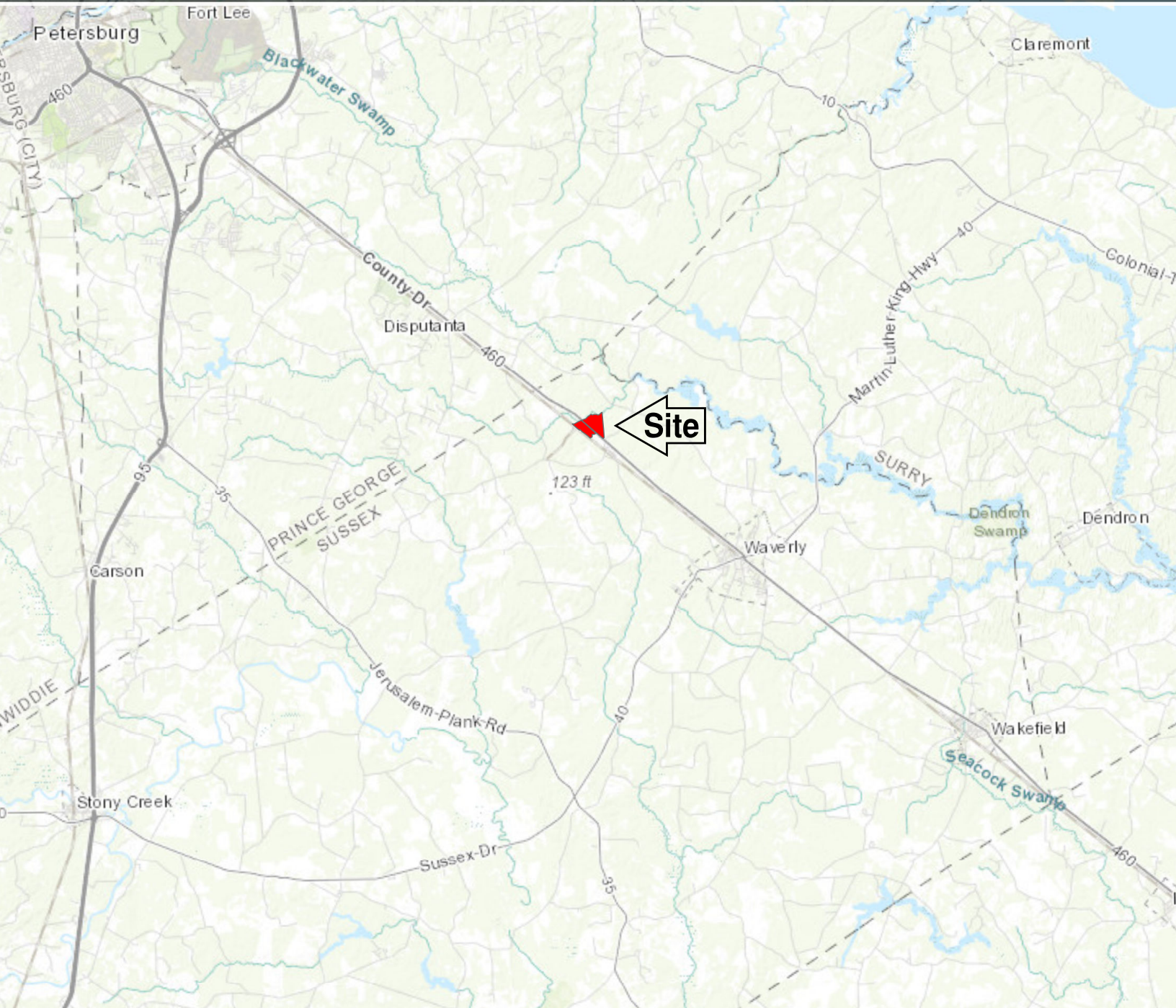
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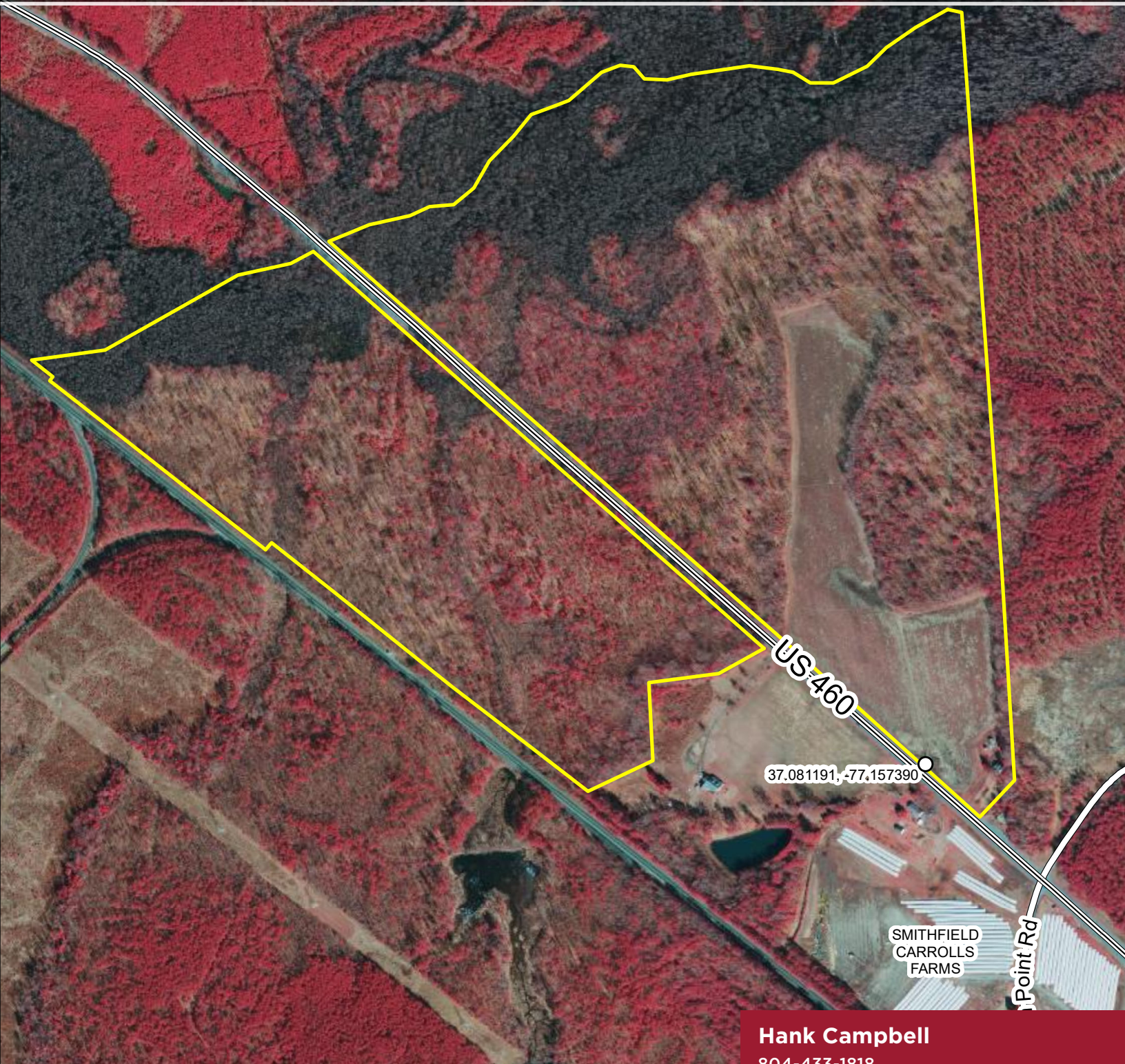
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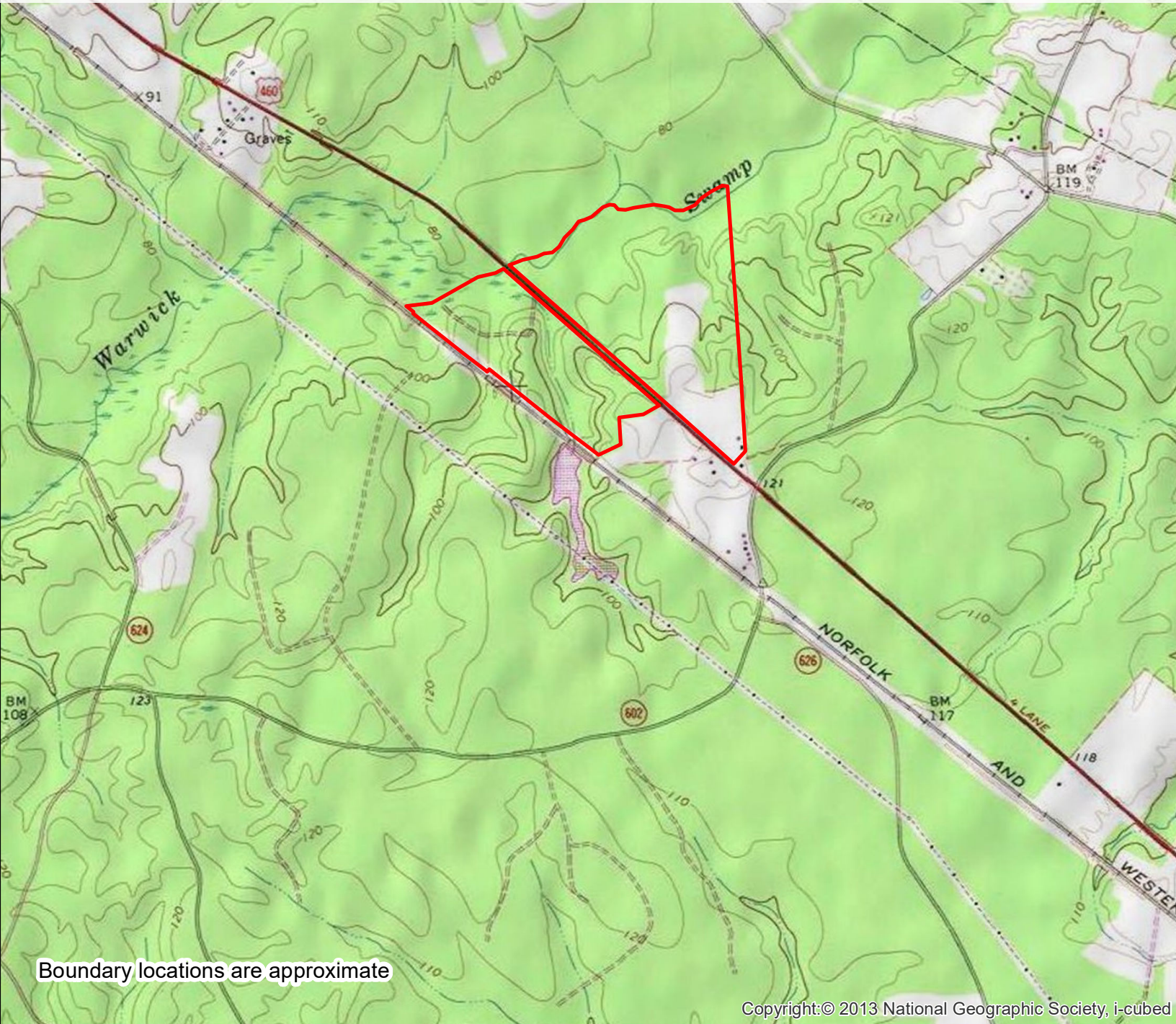
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Boundary locations are approximate

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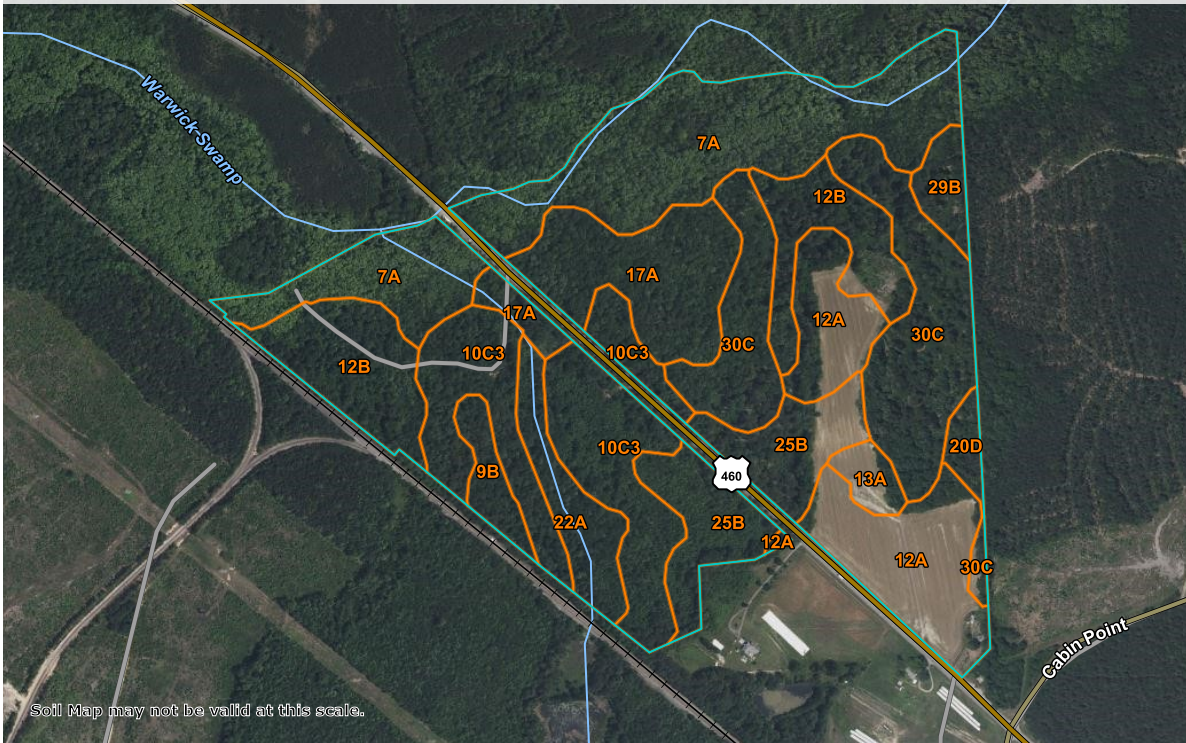
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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7A	Chastain loam, 0 to 2 percent slopes, frequently flooded	40.8	21.2%
9B	Craven loam, 2 to 6 percent slopes	3.5	1.8%
10C3	Craven clay loam, 6 to 10 percent slopes, severely eroded	28.8	15.0%
12A	Emporia-Slagle complex, 0 to 2 percent slopes	21.8	11.4%
12B	Emporia-Slagle complex, 2 to 6 percent slopes	20.7	10.8%
13A	Eulonia fine sandy loam, 0 to 2 percent slopes	2.4	1.3%
17A	Myatt loam, 0 to 2 percent slopes	17.9	9.3%
20D	Nevarc and Emporia soils, 10 to 15 percent slopes	2.0	1.0%
22A	Roanoke loam, 0 to 2 percent slopes, frequently flooded	7.5	3.9%
25B	Slagle fine sandy loam, 2 to 6 percent slopes	15.9	8.3%
29B	Uchee loamy sand, 0 to 6 percent slopes	3.2	1.7%
30C	Uchee-Slagle complex, 6 to 10 percent slopes	27.8	14.4%
Totals for Area of Interest		192.2	100.0%

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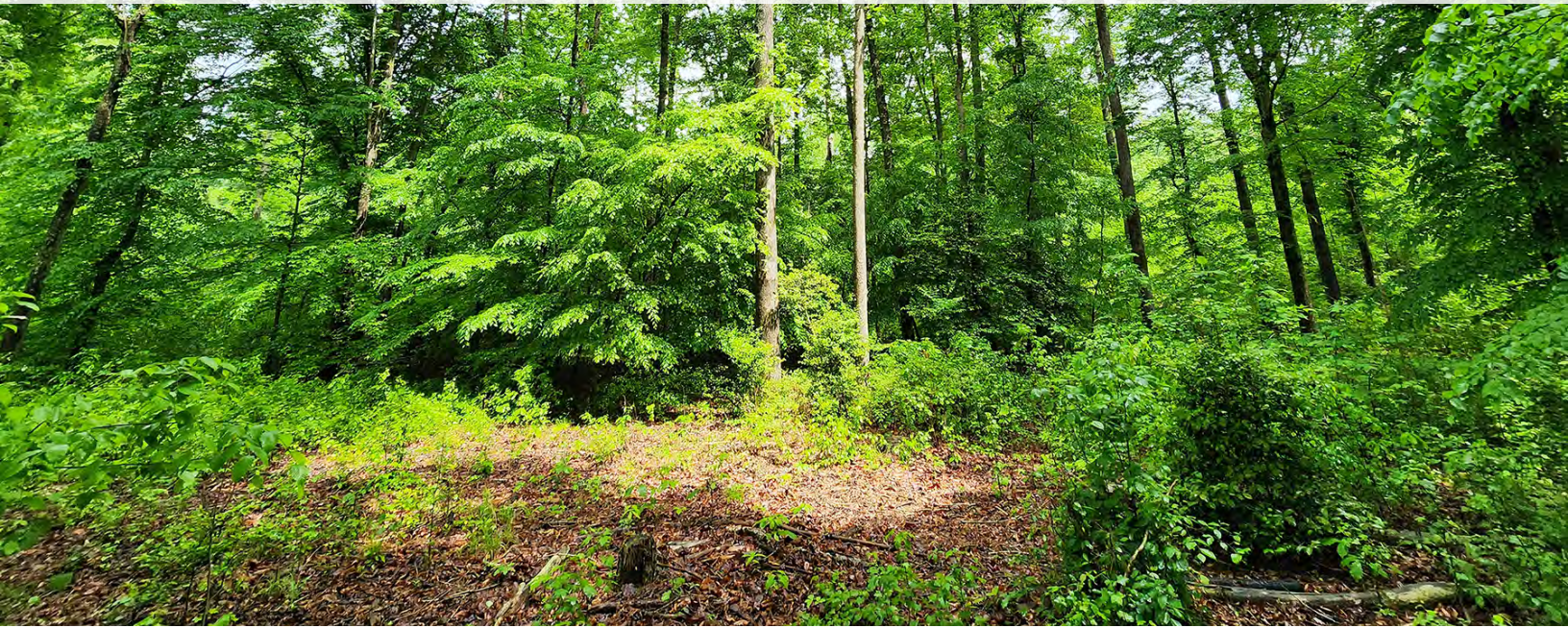
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