

132.446 ACRES LOUISA COUNTY, VA

ASKING PRICE ~ \$650,000



REPRESENTED BY:

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ALC, FORESTER

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PROPERTY DESCRIPTION

The subject property is shown on Louisa County Tax Map records as parcel number 56-103 (37.726 Acres) and 56-104 (94.72 Acres). According to the recorded plat, the property contains a total of 132.446 acres. A certificate of plat and ownership can be found in Plat Book 8 on Page 999 which further references Will Book 48 on Page 125.

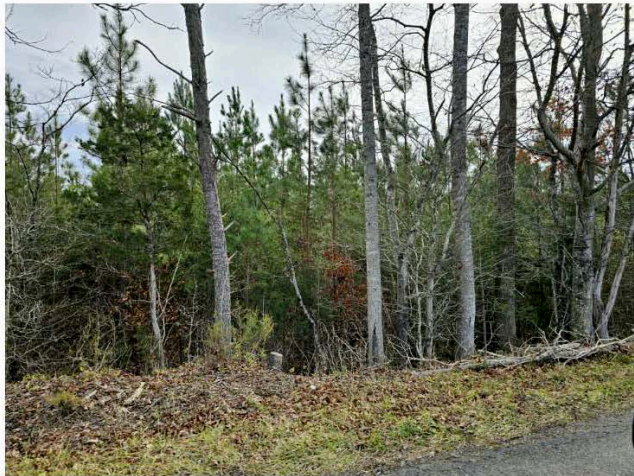
The subject property is currently zoned Agricultural (A-1). It has non-contiguous frontage on State Route 604 (Roundabout Road). Tax parcel # 56-103 has approximately 872.44 feet of frontage on the east side of State Route 604 (Roundabout Road) per the recorded plat. Tax parcel # 56-104 has approximately 579.49 feet of frontage on the east side of State Route 604 per the recorded plat.

Harris Creek meanders through the eastern half of the subject property. The creek and surrounding SMZs/lowgrounds comprise about 41 acres +/- of mature bottomland mixed hardwoods and natural pine woodland which is an ideal wildlife corridor.

At the southern point of the property, there is a small field that measures approximately three tenths (0.30) of an acre. The balance of the subject property was replanted in 2015 with Loblolly pines and had a hardwood control spraying using NRCS funds via the EQIP Program.

The subject property is located about 3.9 miles +/- south of the Town of Louisa and U.S. Route 33 (Louisa Rd). It is also located about 7.1 miles +/- from Exit # 148 (Shannon Hill) of Interstate 64 and about 8.25 miles +/- north of Interstate 64 at Exit # 143 of Interstate 64. The subject property is located about 14.5 miles +/- east of Zions Crossroads and about 34 miles +/- northwest of Route 288 and the Short Pump area.

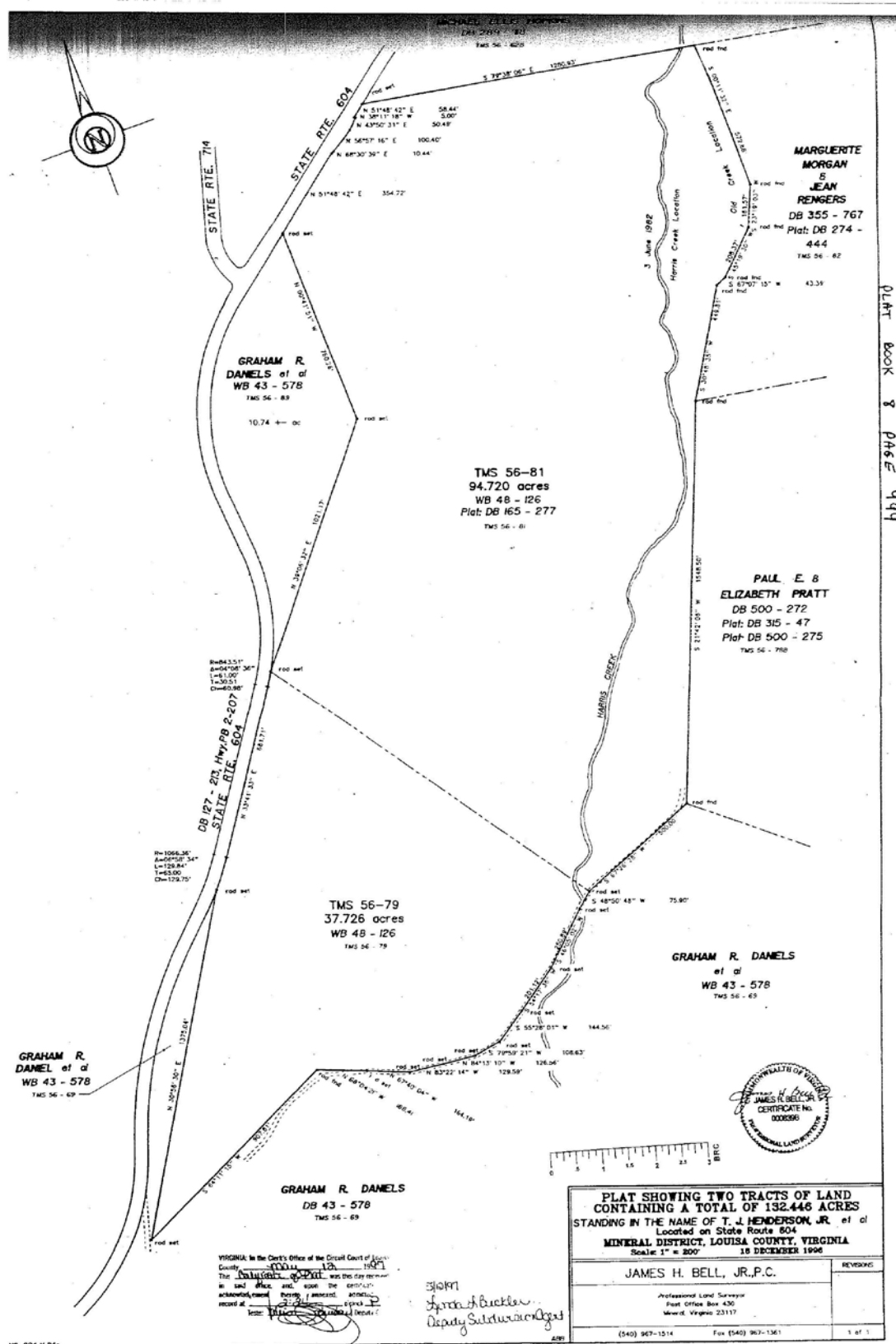
PHOTOGRAPHS



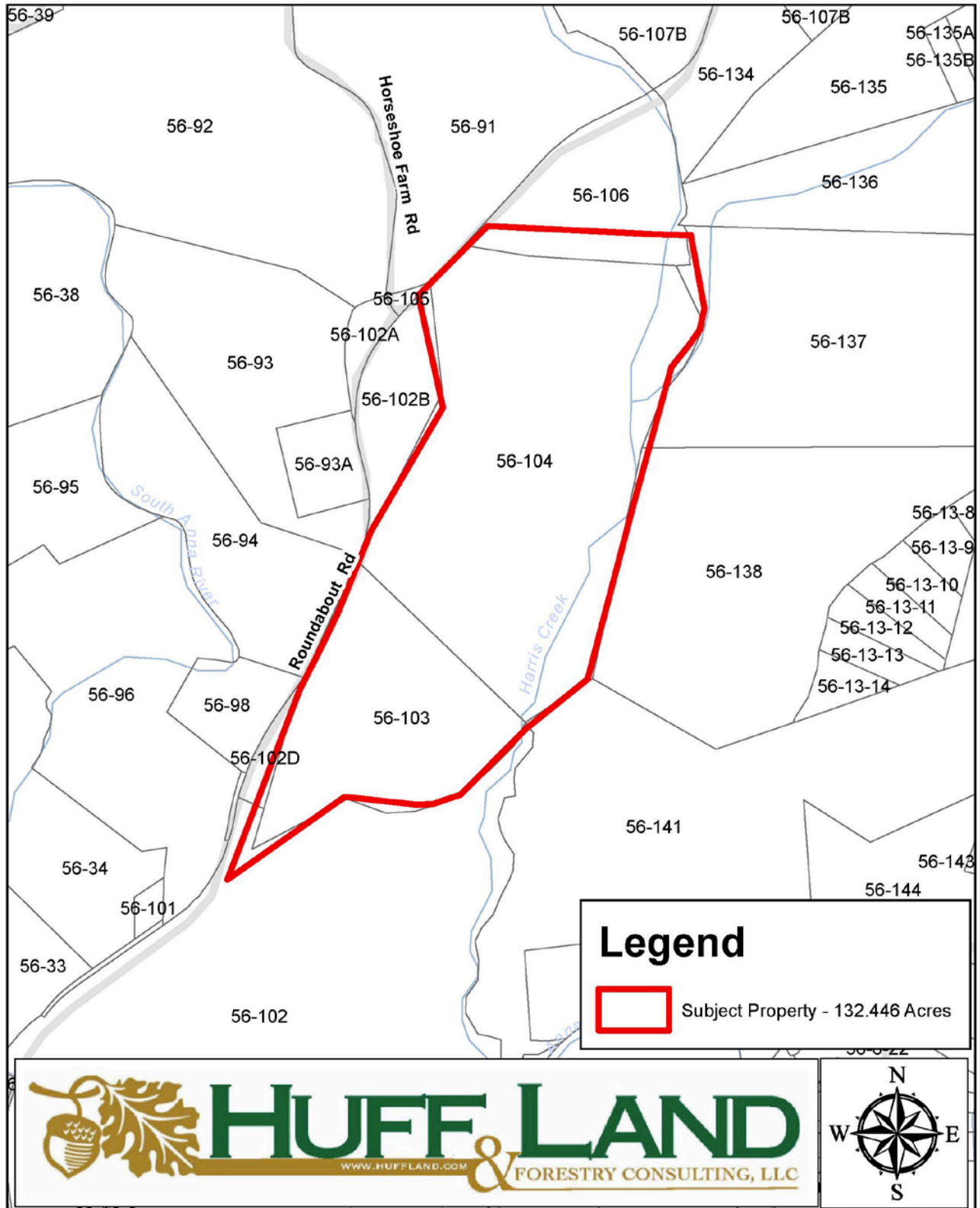
PHOTOGRAPHS



PLAT BOOK 8 PAGE 999

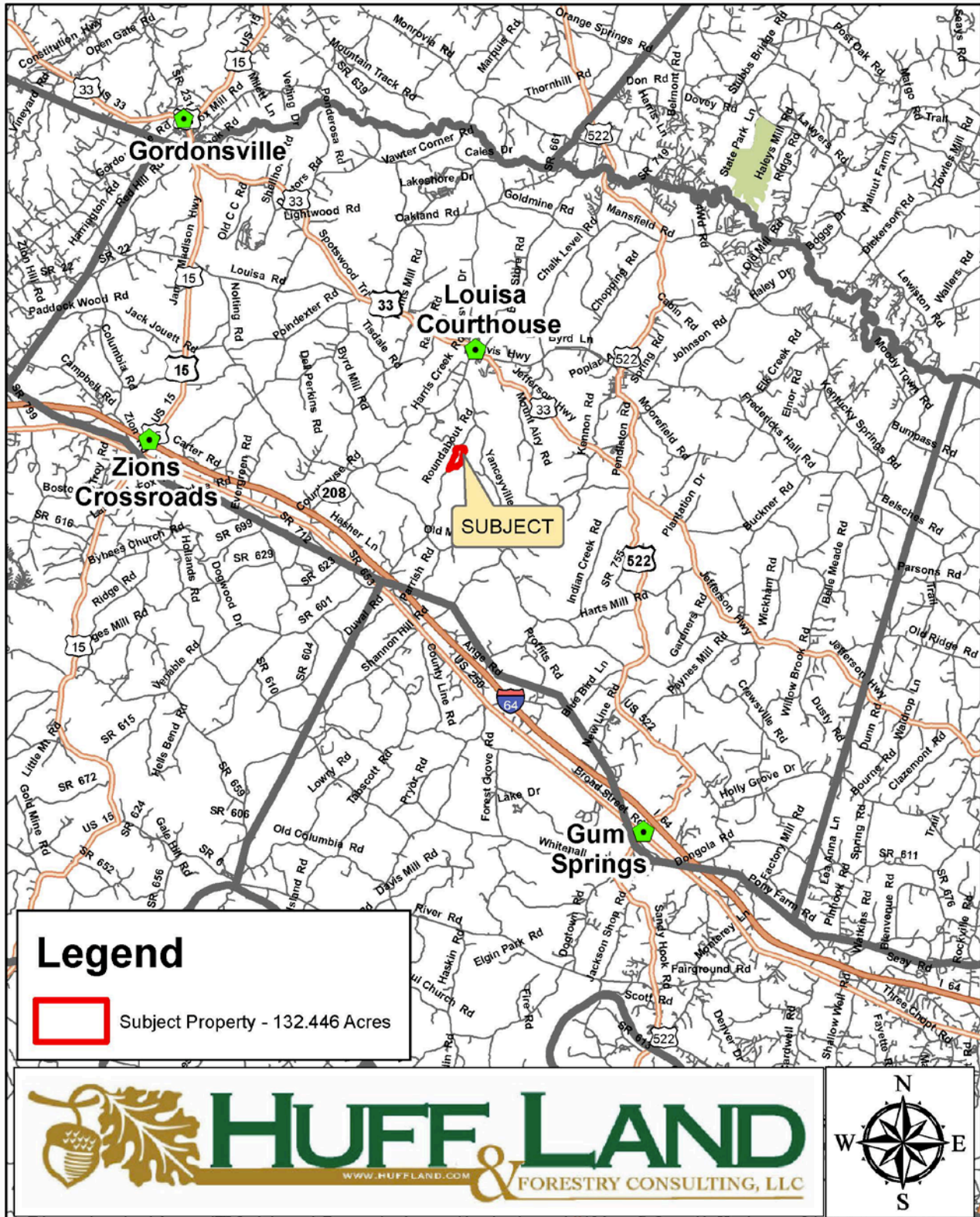


TAX MAP

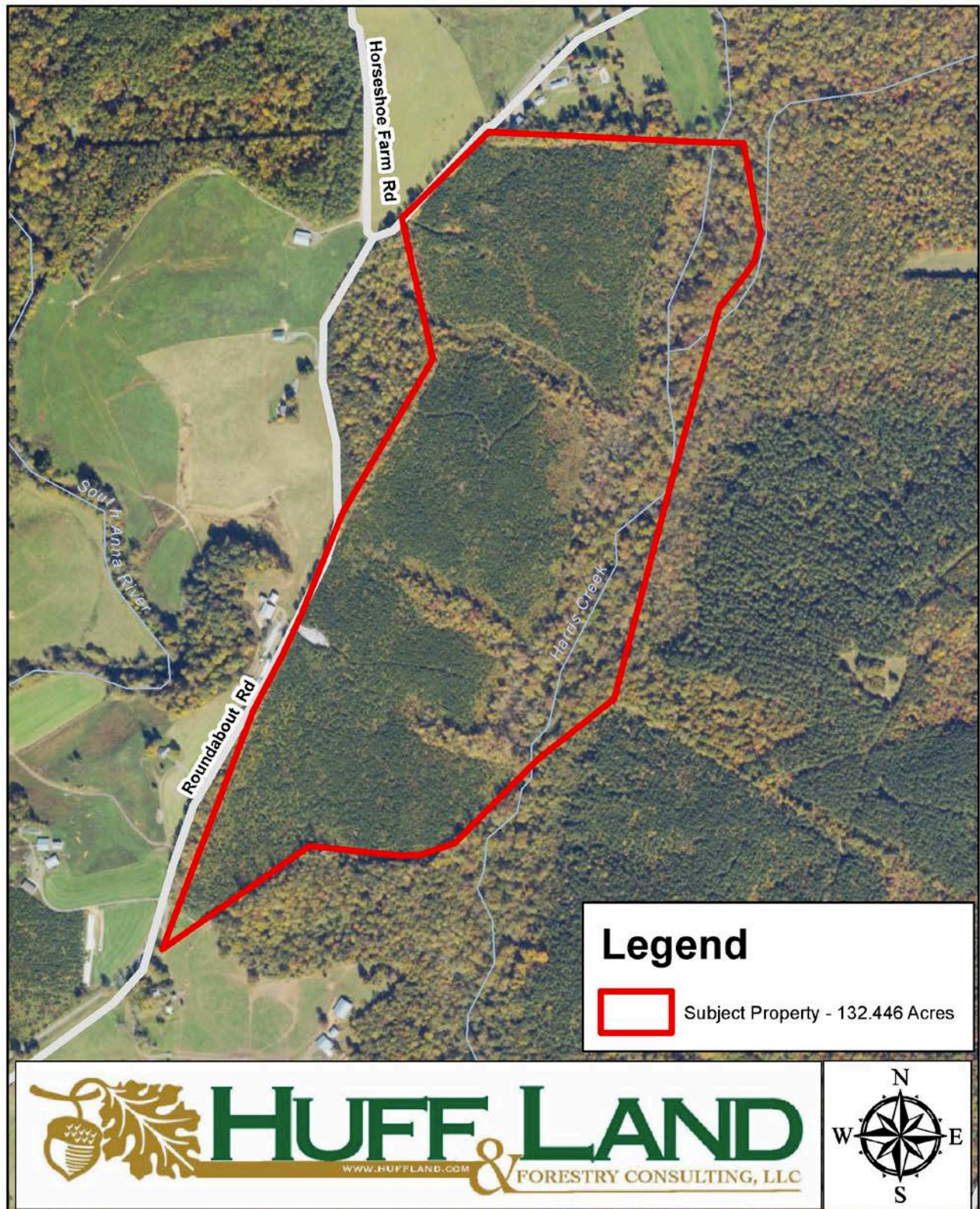


ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

LOCATION MAP

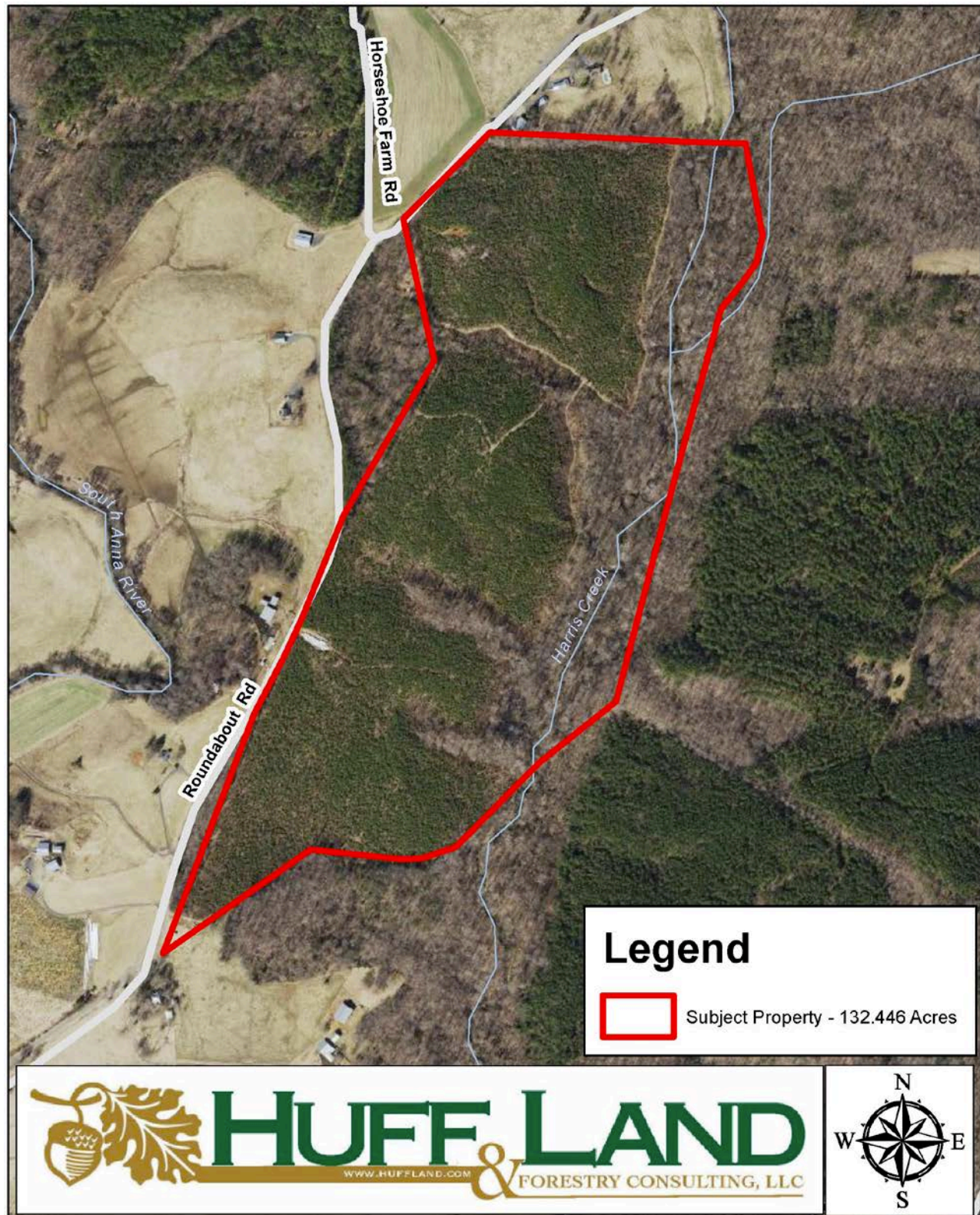


AERIAL PHOTOGRAPH - SUMMER



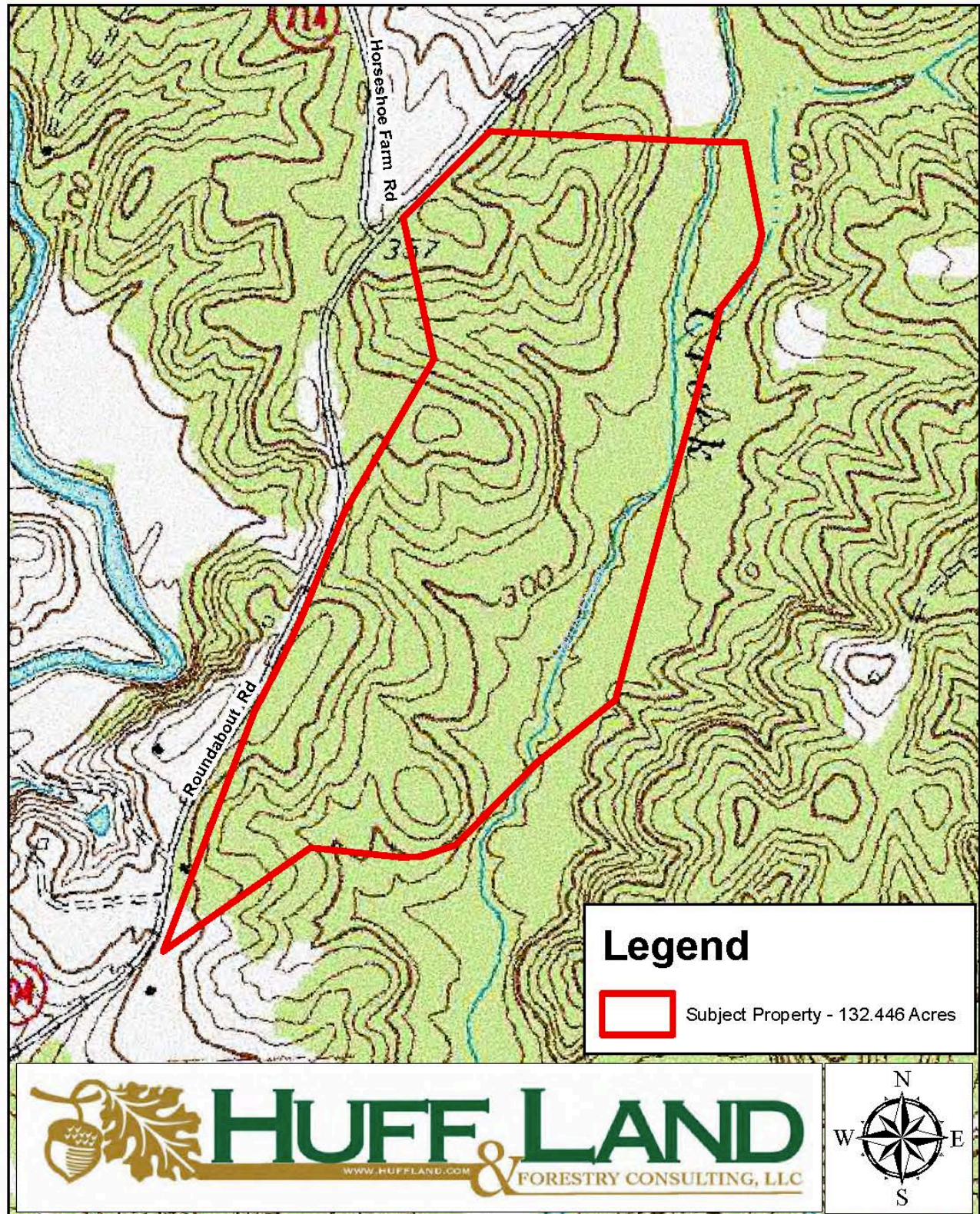
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

AERIAL PHOTOGRAPH - WINTER



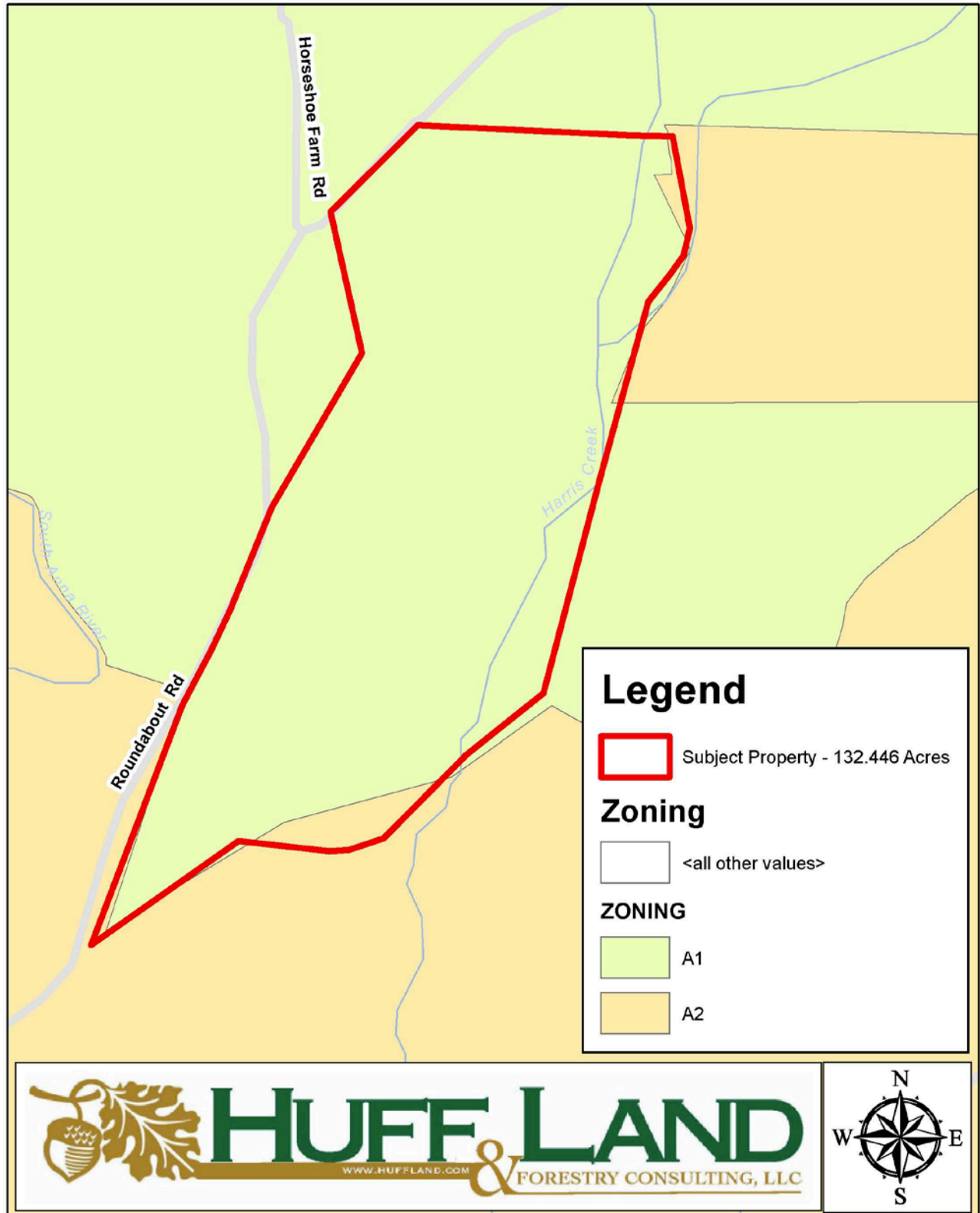
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

TOPOGRAPHIC MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

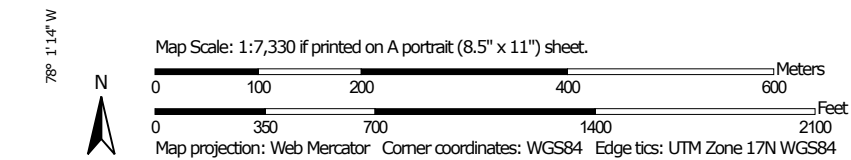
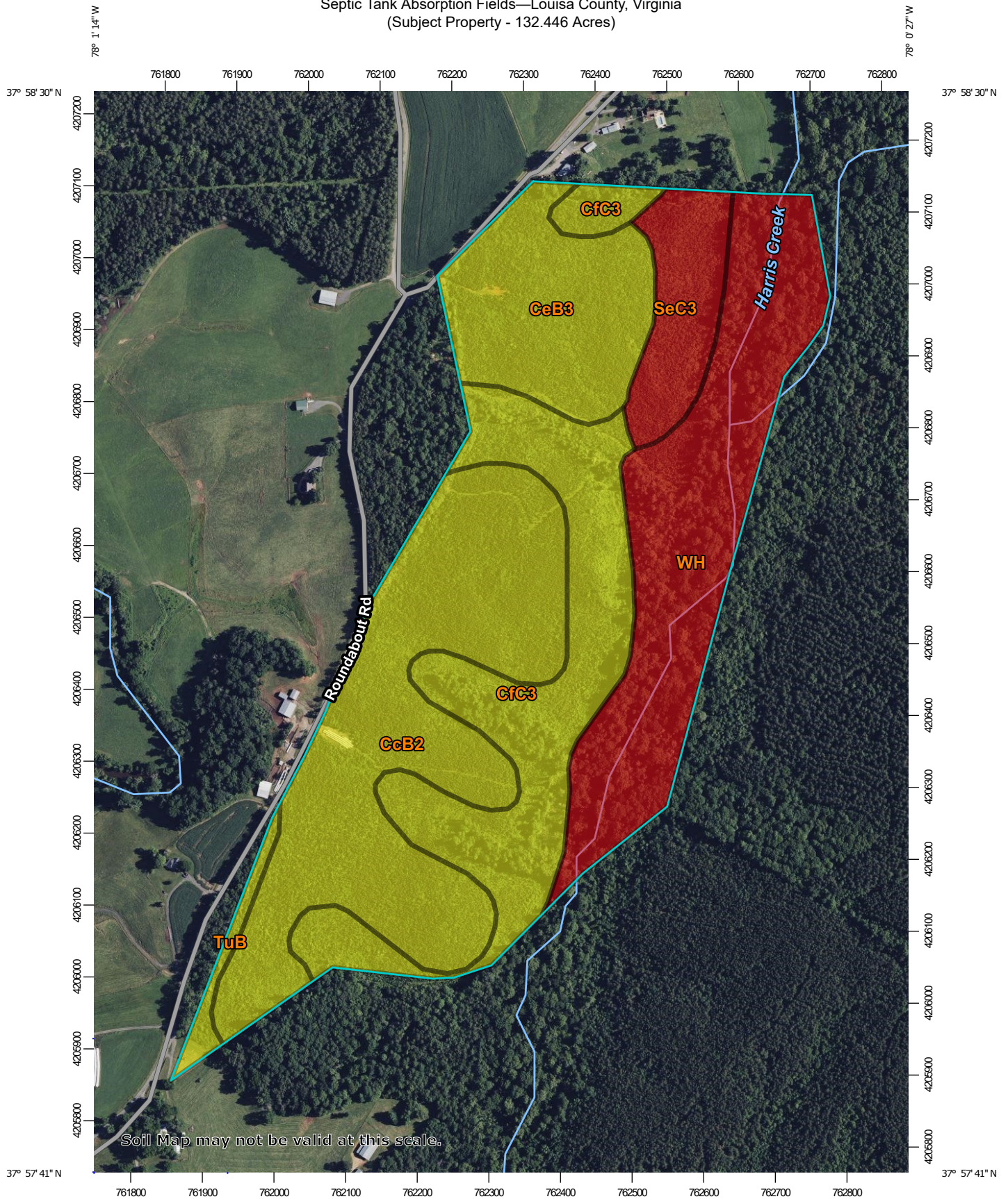
ZONING MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

SOILS MAP

Septic Tank Absorption Fields—Louisa County, Virginia
(Subject Property - 132.446 Acres)



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

1/21/2025
Page 1 of 6

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Background

Aerial Photography

Soils

Soil Rating Polygons

Very limited

Somewhat limited

Not limited

Not rated or not available

Soil Rating Lines

Very limited

Somewhat limited

Not limited

Not rated or not available

Soil Rating Points

Very limited

Somewhat limited

Not limited

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Louisa County, Virginia
Survey Area Data: Version 16, Aug 30, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 19, 2022—Jul 12, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Septic Tank Absorption Fields

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
CcB2	Cecil sandy loam, 2 to 7 percent slopes, eroded	Somewhat limited	Cecil (90%)	Slow water movement (0.50)	41.6	31.4%
CeB3	Cecil clay loam, 2 to 7 percent slopes, severely eroded	Somewhat limited	Cecil (90%)	Slow water movement (0.50)	17.2	13.0%
CfC3	Cecil-Pacolet clay loams, 7 to 15 percent slopes, severely eroded	Somewhat limited	Cecil (45%)	Slow water movement (0.50)	31.7	24.0%
				Slope (0.37)		
			Pacolet (35%)	Slow water movement (0.50)		
				Slope (0.37)		
SeC3	Sekil sandy loam, 7 to 15 percent slopes, severely eroded	Very limited	Sekil (85%)	Depth to bedrock (1.00)	8.5	6.5%
				Seepage, bottom layer (1.00)		
				Slope (0.37)		
TuB	Turbeville fine sandy loam, 2 to 12 percent slopes	Somewhat limited	Turbeville (95%)	Slow water movement (0.50)	1.9	1.4%
WH	Wehadkee-Chewacla complex	Very limited	Wehadkee (45%)	Flooding (1.00)	31.3	23.6%
				Depth to saturated zone (1.00)		
				Slow water movement (0.50)		
			Chewacla (35%)	Flooding (1.00)		
				Depth to saturated zone (1.00)		
				Slow water movement (0.50)		
			Forestdale (7%)	Flooding (1.00)		

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Depth to saturated zone (1.00)		
				Slow water movement (1.00)		
Totals for Area of Interest					132.2	100.0%

Rating	Acres in AOI	Percent of AOI
Somewhat limited	92.4	69.9%
Very limited	39.8	30.1%
Totals for Area of Interest	132.2	100.0%

Description

ENG - Engineering

Septic tank absorption fields are areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. Only that part of the soil between depths of 24 and 60 inches is evaluated. The ratings are based on the soil properties that affect absorption of the effluent, construction and maintenance of the system, and public health. Saturated hydraulic conductivity (Ksat), depth to a water table, ponding, depth to bedrock or a cemented pan, and flooding affect absorption of the effluent. Stones and boulders, ice, and bedrock or a cemented pan interfere with installation. Subsidence interferes with installation and maintenance. Excessive slope may cause lateral seepage and surfacing of the effluent in downslope areas.

Some soils are underlain by loose sand and gravel or fractured bedrock at a depth of less than 4 feet below the distribution lines. In these soils the absorption field may not adequately filter the effluent, particularly when the system is new. As a result, the ground water may become contaminated.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to

validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher