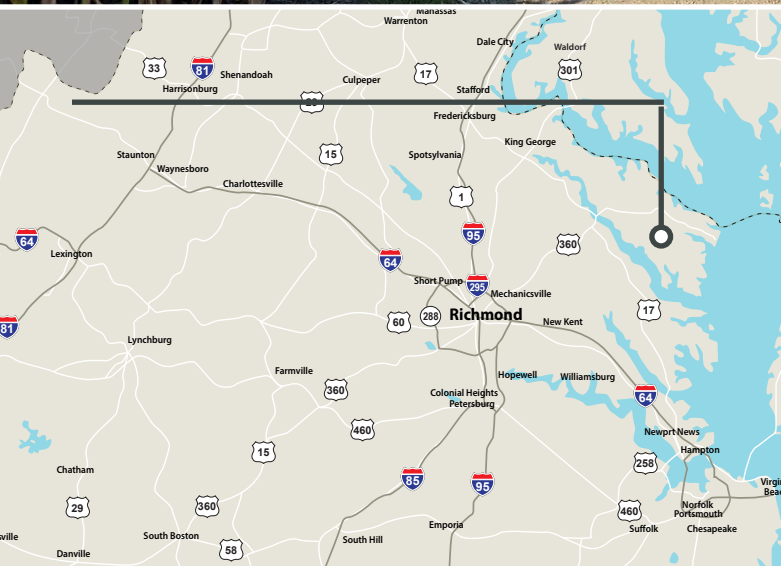
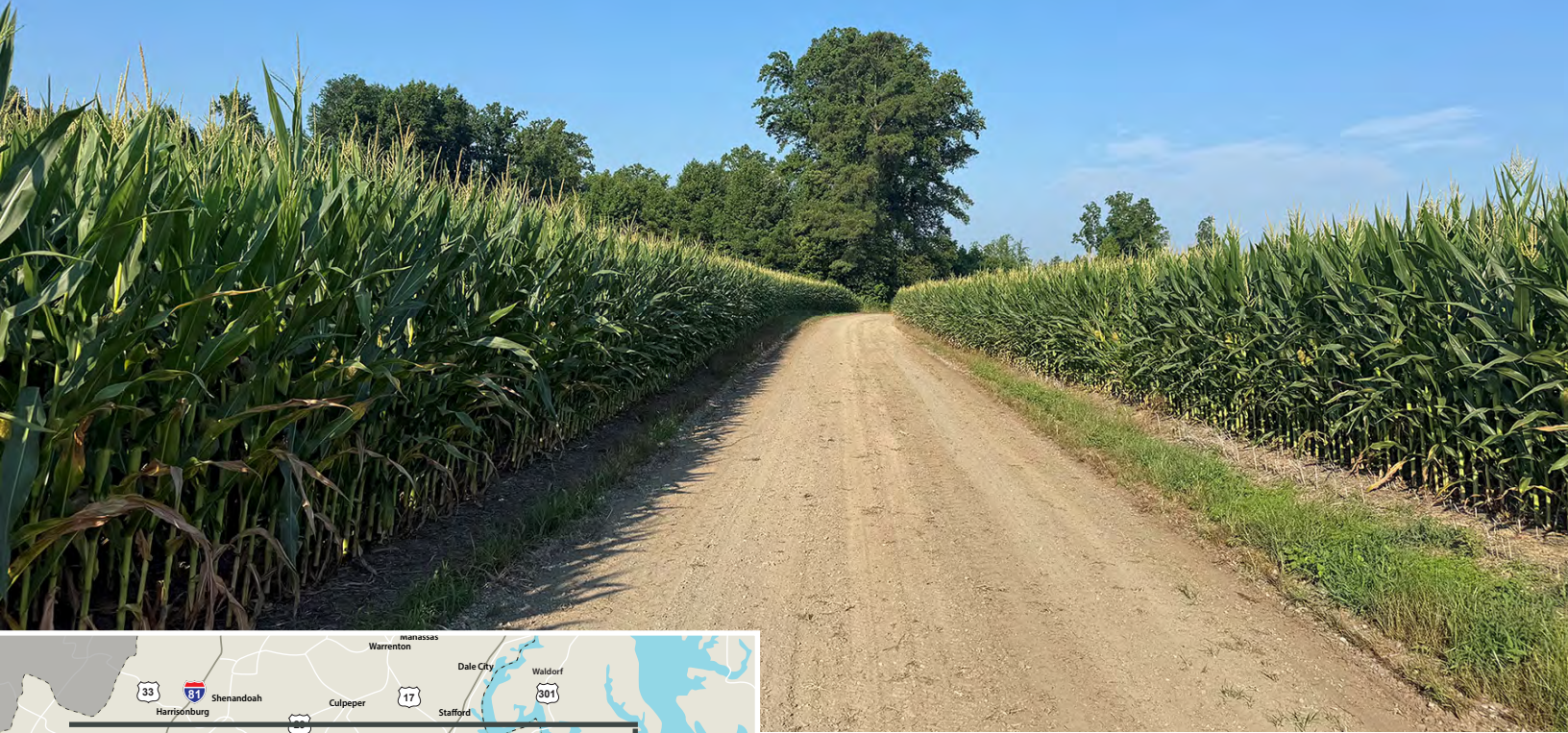




COMMONWEALTH
LAND

PACKETT FARM
Dunaway Lane
Farnham, VA 22460

FOR SALE | 99± ACRES
RICHMOND COUNTY
Price: \$300,000 (\$3,000/acre)



LATITUDE & LONGITUDE
37.84319, -76.52457



COMMONWEALTH
LAND

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

Features

QUIET, rural setting yet convenient to Richmond, Fredericksburg, and Hampton Roads

PUBLIC ROAD FRONTAGE on Dunaway Lane (Virginia State Route 654), a gravel dead-end road, and having an interior road system

14± acres cropland

61± acres of 2019 planted Loblolly pine

SURVEY of record showing 99.49± acres (DB 91-246)

POTENTIAL WATERFOWL habitat afforded with creek and wetland frontage on a tributary of Lancaster Creek, along with signs of healthy deer and turkey populations on the property

58% of the property's soils rated as Prime Farmland or Farmland of statewide importance with Emporia, Kempsville, Suffolk and Rumford soil types present

Contact

Brent Altaffer

First Vice President

804-793-0055 | baltaffer@commonwealthland.com

Brian Reinhart

Timber Managing Director | Land Sales Associate

757-784-2720 | breinhart@commonwealthland.com

Tract Boundary location is approximate.



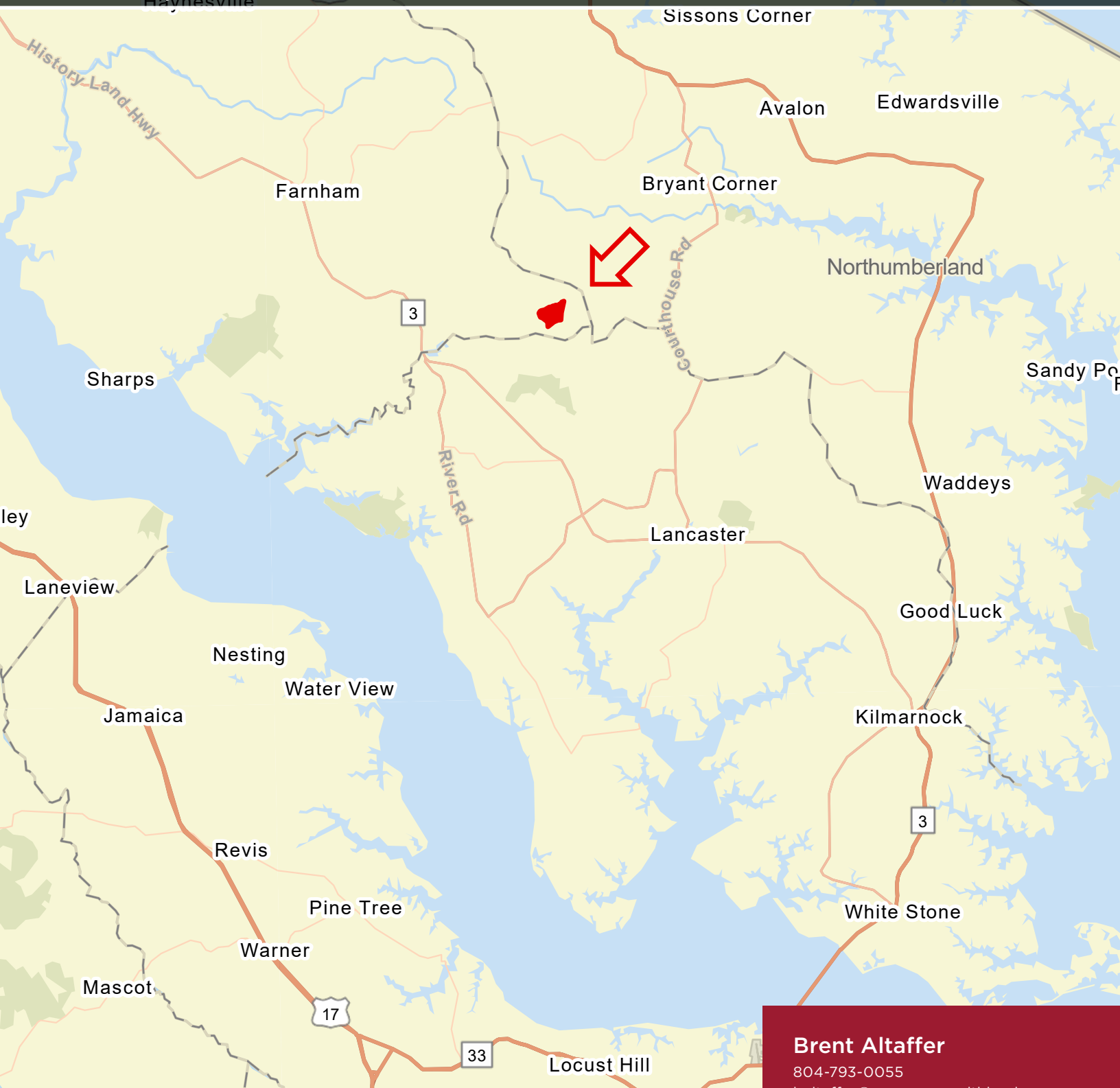
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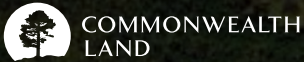
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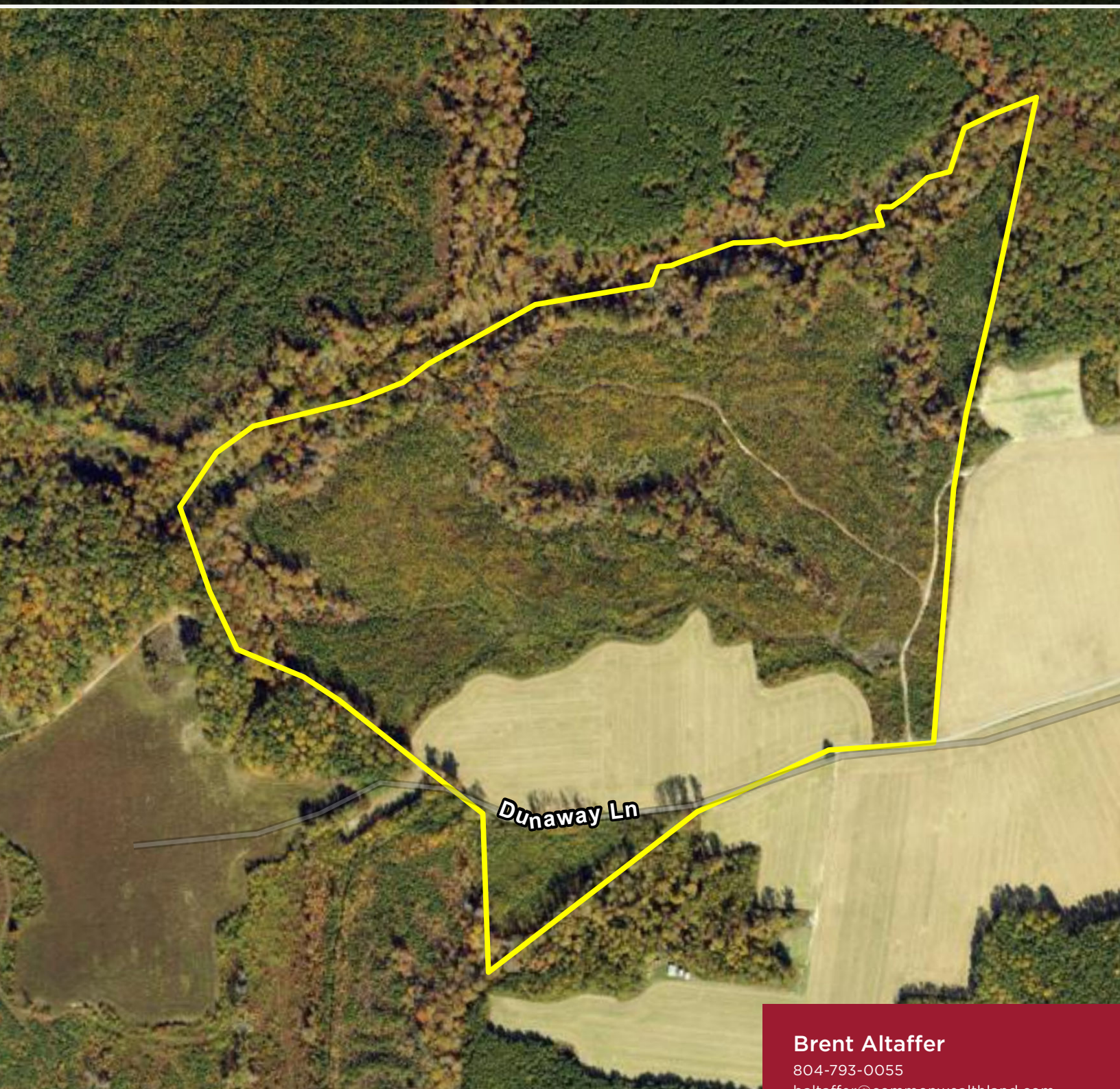
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Dunaway Ln



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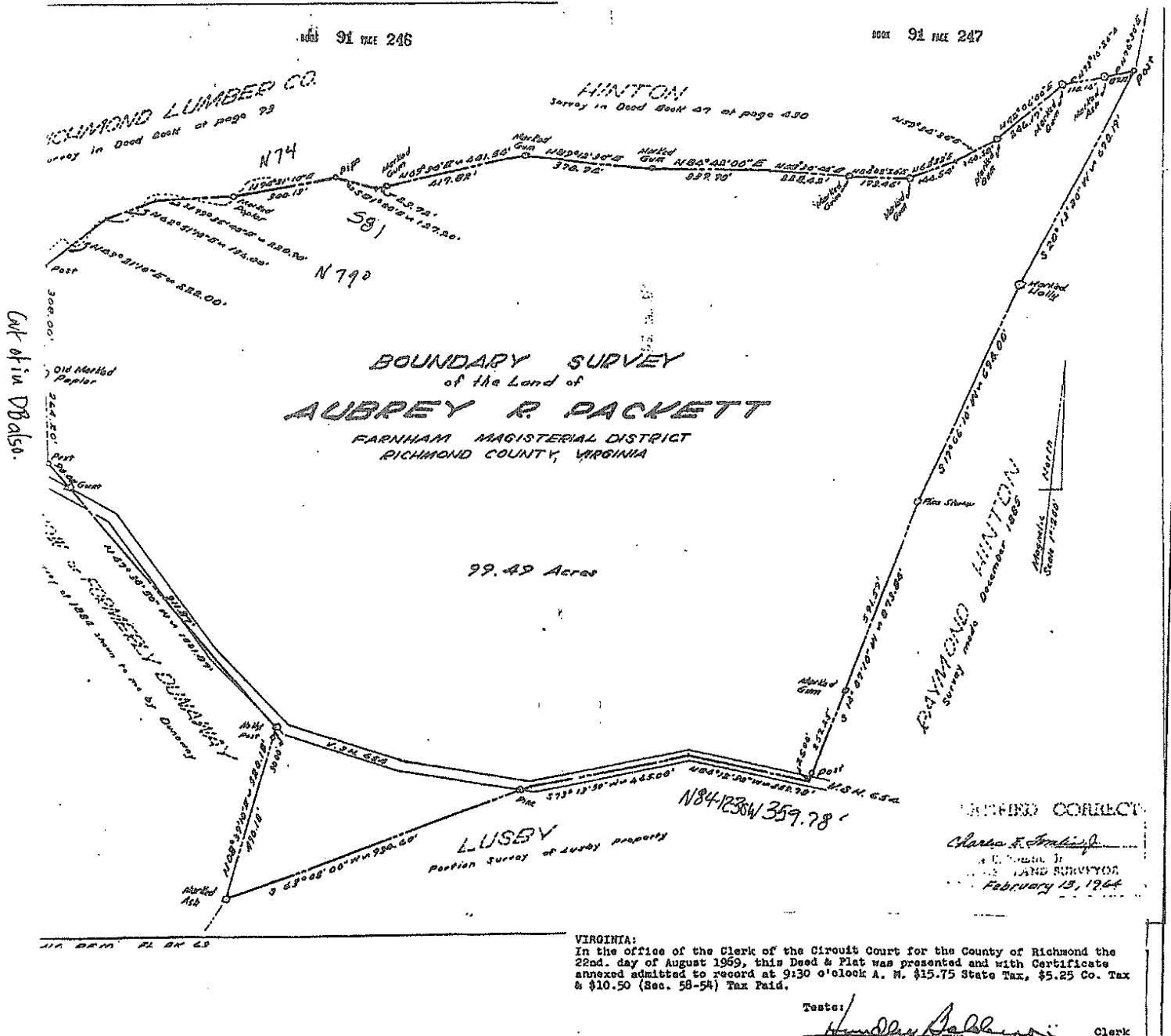
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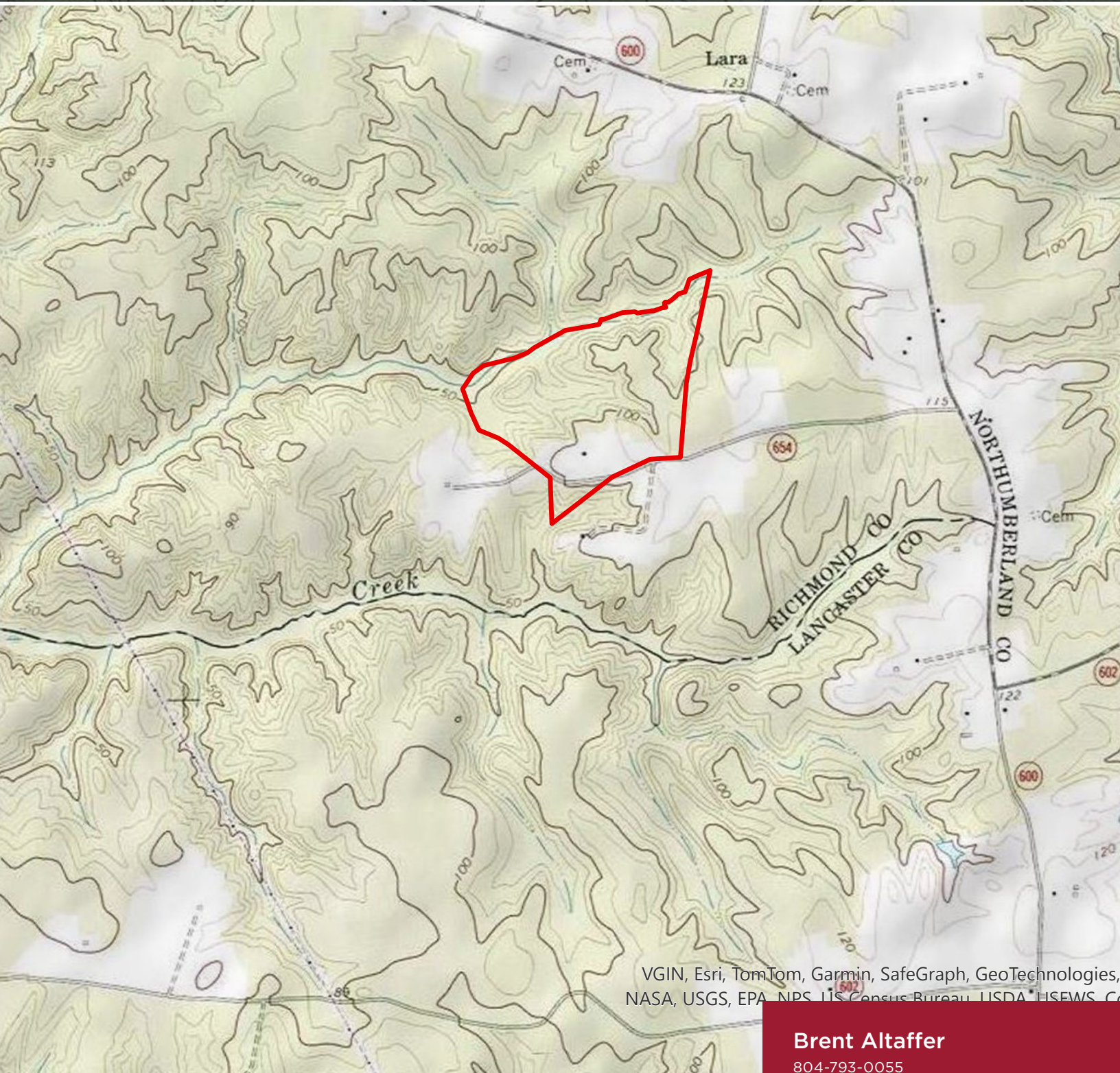
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VGIN, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies,
NASA, USGS, EPA, NPS, U.S. Census Bureau, USDA, USEWS, C



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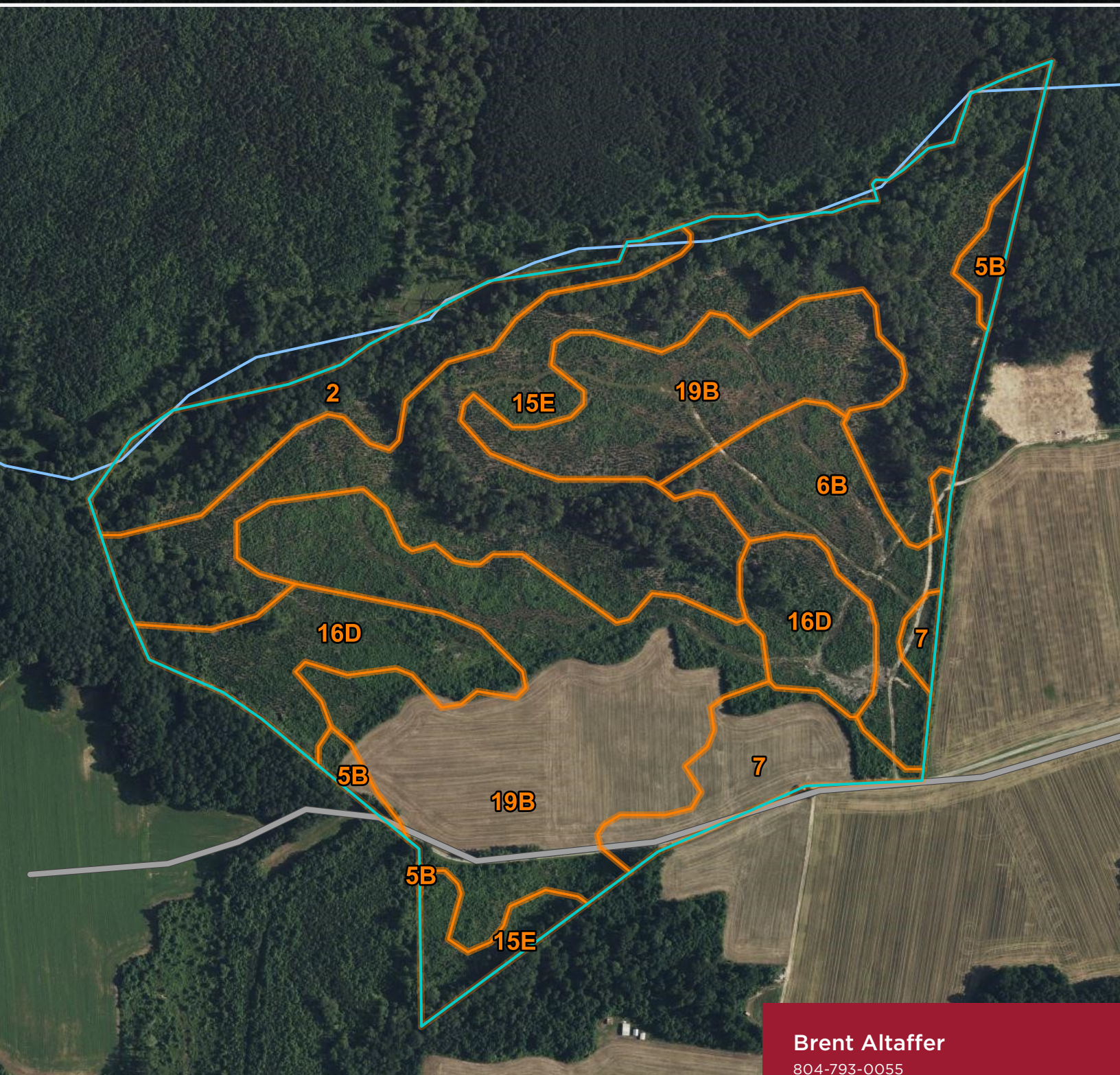
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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Bibb and Levy soils	8.1	8.2%
5B	Emporia loam, 2 to 6 percent slopes	1.5	1.5%
6B	Kempsville sandy loam, 2 to 6 percent slopes	7.3	7.4%
7	Kempsville loam	5.4	5.5%
15E	Rumford soils, 15 to 50 percent slopes	33.6	34.0%
16D	Rumford and Tetotum soils, 6 to 15 percent slopes	10.2	10.3%
19B	Suffolk sandy loam, 2 to 6 percent slopes	32.7	33.1%
Totals for Area of Interest		98.8	100.0%



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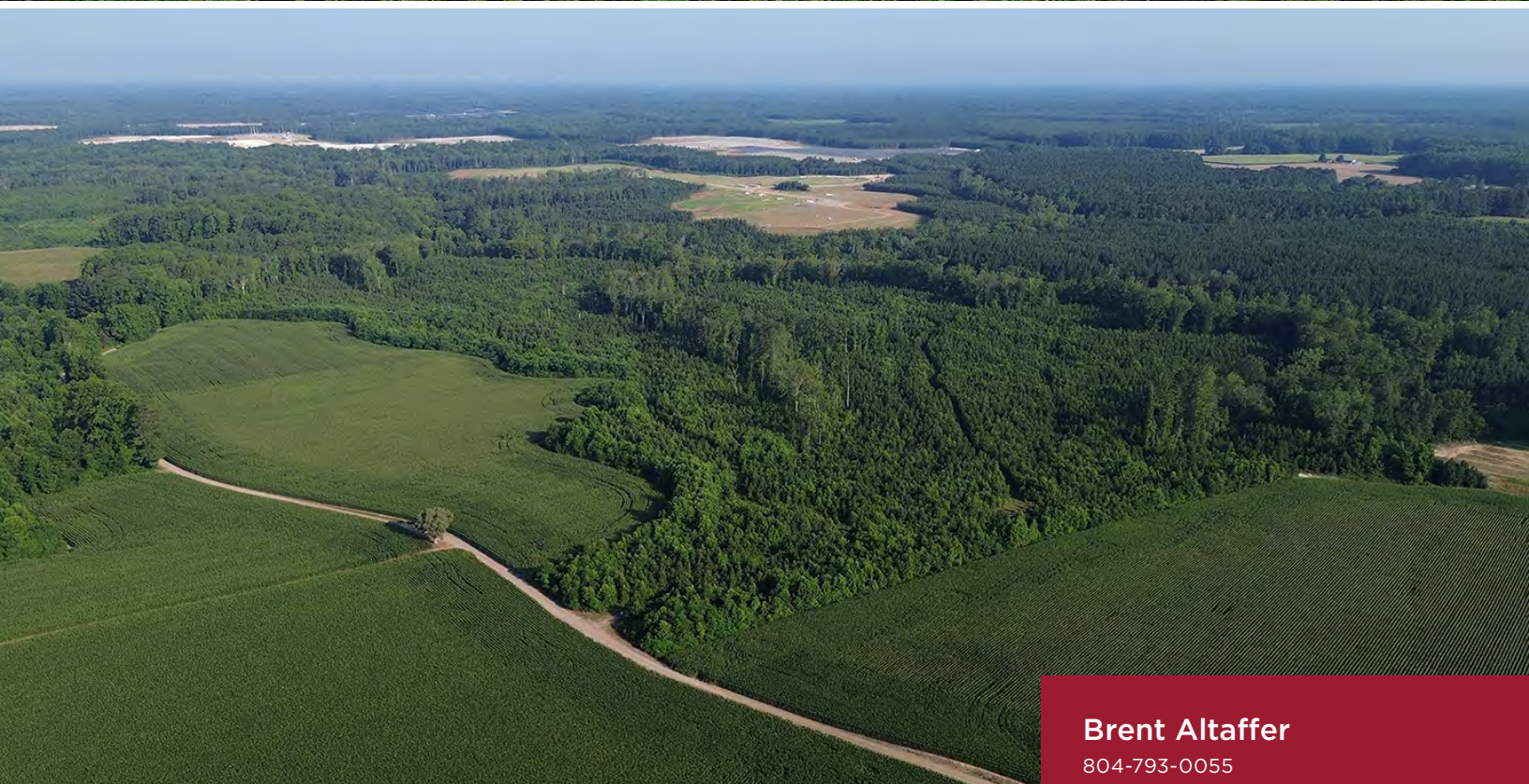
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