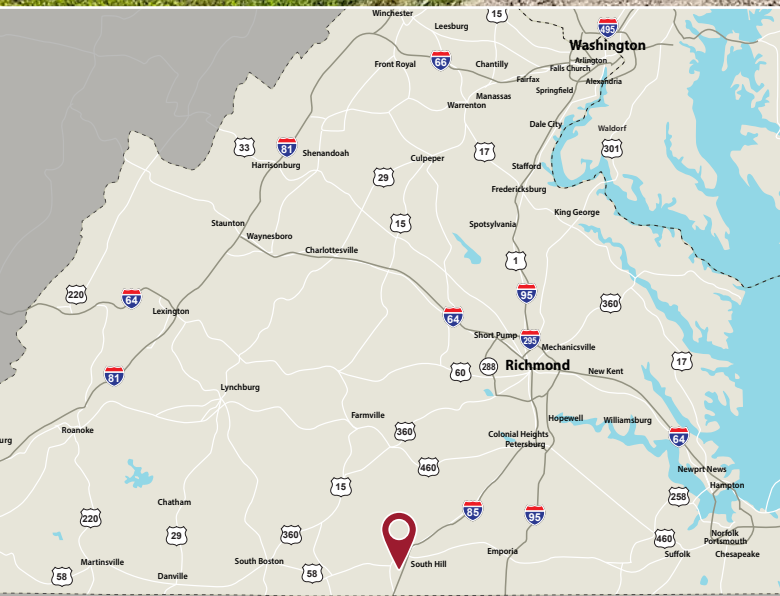
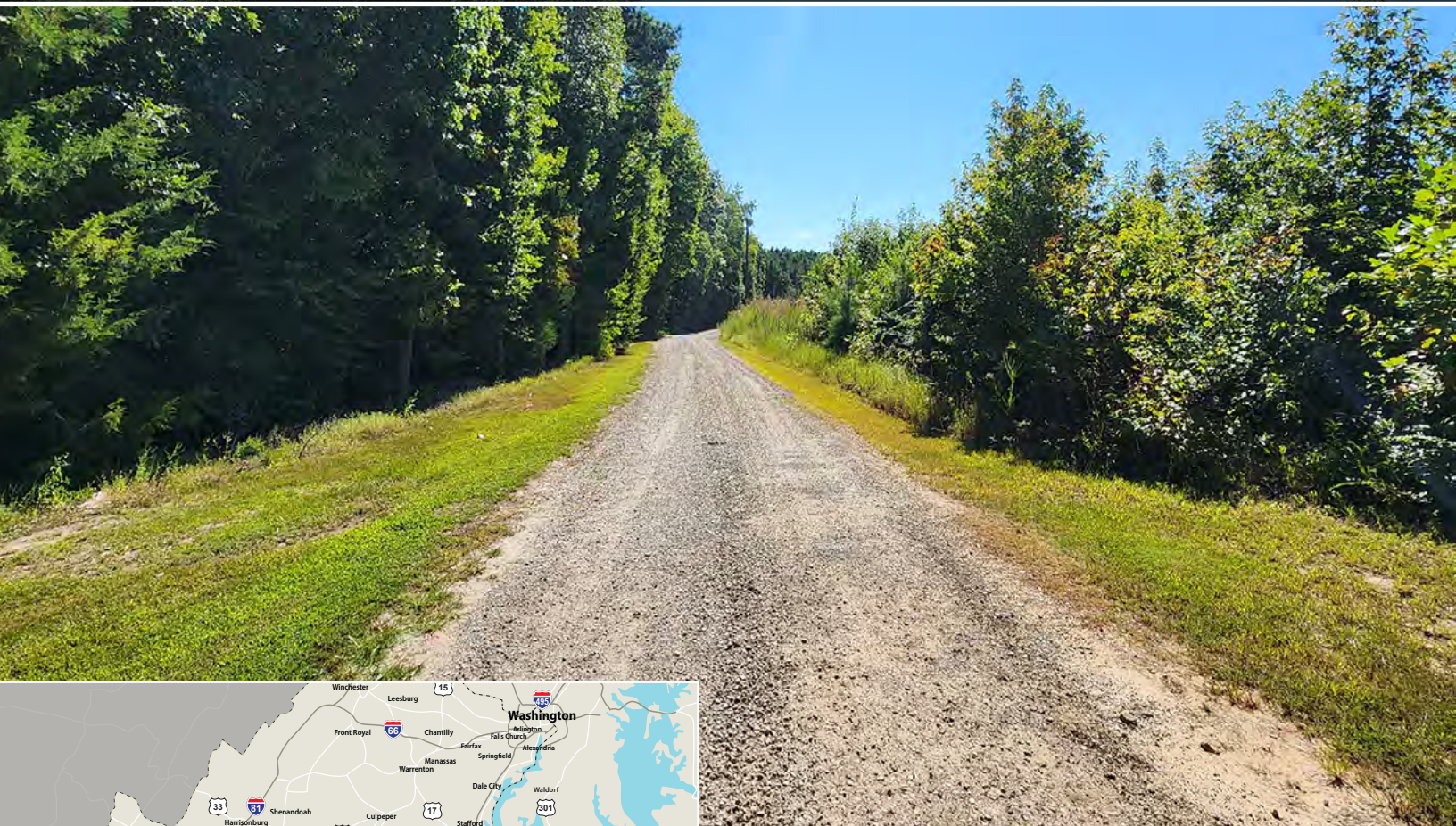




COMMONWEALTH
LAND

TRINITY CHURCH RD (VSR641) SOUTH HILL, VA 23970

FOR SALE | 74± ACRES
MECKLENBURG COUNTY
Price: \$296,000 (\$4,000/acre)



LATITUDE & LONGITUDE
36.6796, -78.1483



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
COMMONWEALTHLAND.COM

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

Features

SOLID timberland/recreational investment opportunity located in Mecklenburg County near South Hill, VA.

50' OF DEEDED access from Trinity Church Road (VSR641).

3± ACRES in cropland, **51± acres** of merchantable planted pine established in '03 with the remaining balance in hardwood bottoms.

WELL-MAINTAINED gravel deeded access road into the property.

BOUND BY to the north and east by a branch of Flat Creek providing excellent wildlife habitat supporting healthy populations of deer and turkeys.

TAX MAP PARCEL #117-A-22C

Contact

Hank Campbell
Senior Vice President

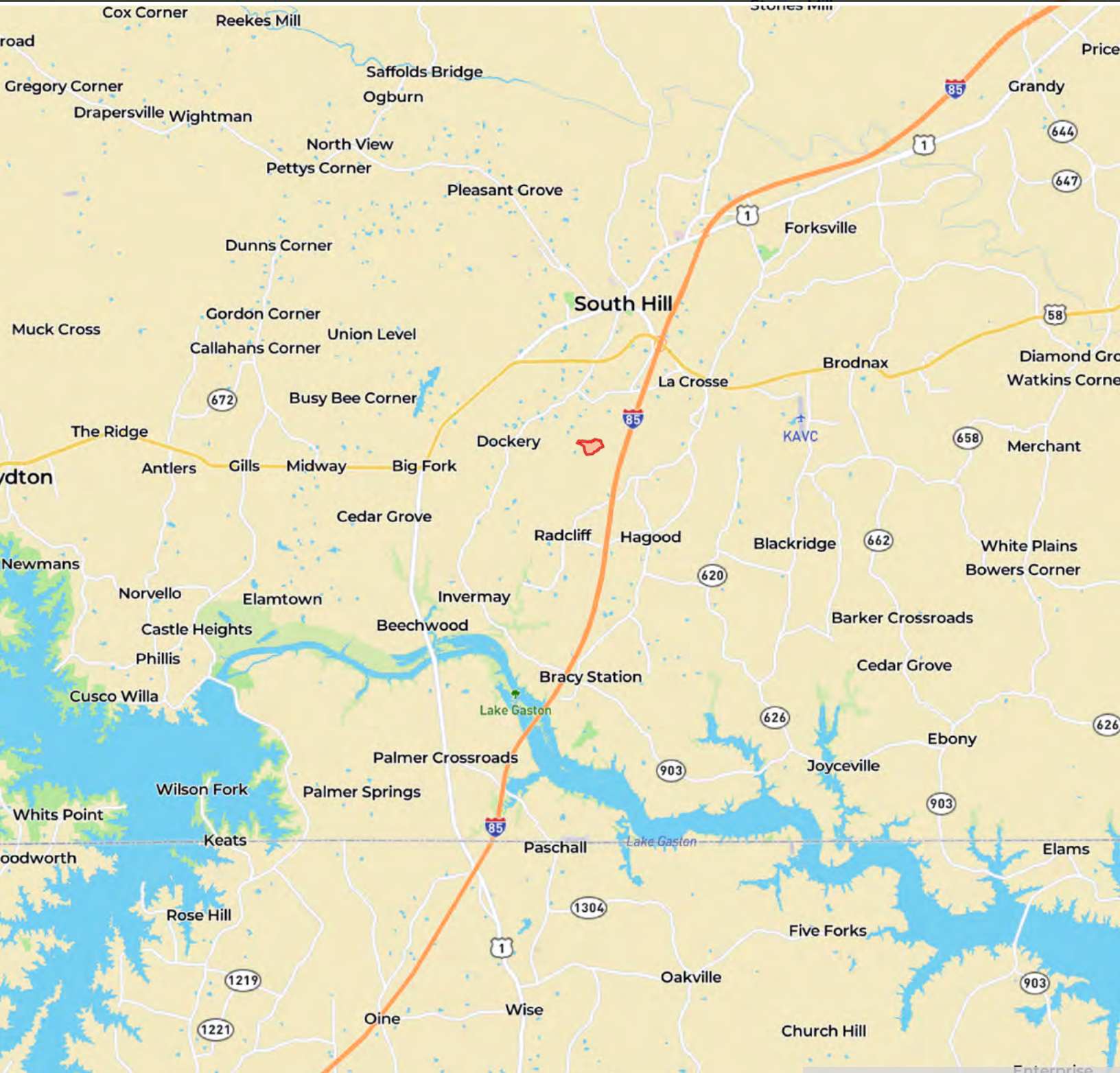
804-433-1818
hcampbell@commonwealthland.com



COMMONWEALTH
LAND

TRINITY CHURCH RD (VSR641) SOUTH HILL, VA 23970

FOR SALE | 74± ACRES
MECKLENBURG COUNTY
Price: \$296,000 (\$4,000/acre)



COMMONWEALTH
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Hank Campbell

Senior Vice President

804-433-1818

hcampbell@commonwealthland.com



COMMONWEALTH
LAND

**TRINITY CHURCH RD (VSR641)
SOUTH HILL, VA 23970**

**FOR SALE | 74± ACRES
MECKLENBURG COUNTY**
Price: \$296,000 (\$4,000/acre)



COMMONWEALTH
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Hank Campbell

Senior Vice President

804-433-1818

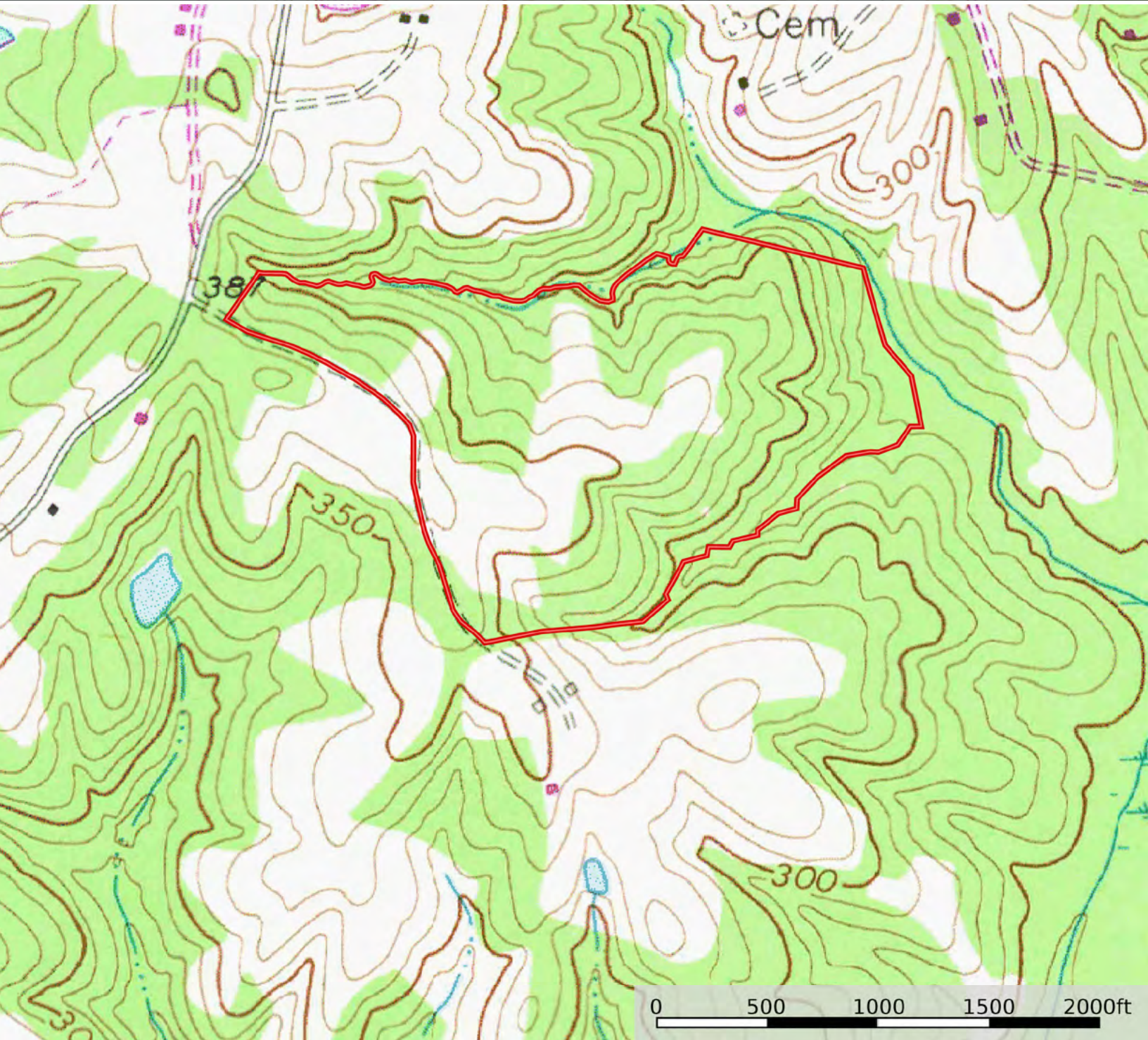
hcampbell@commonwealthland.com



COMMONWEALTH
LAND

**TRINITY CHURCH RD (VSR641)
SOUTH HILL, VA 23970**

**FOR SALE | 74± ACRES
MECKLENBURG COUNTY**
Price: \$296,000 (\$4,000/acre)



COMMONWEALTH
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Hank Campbell

Senior Vice President

804-433-1818

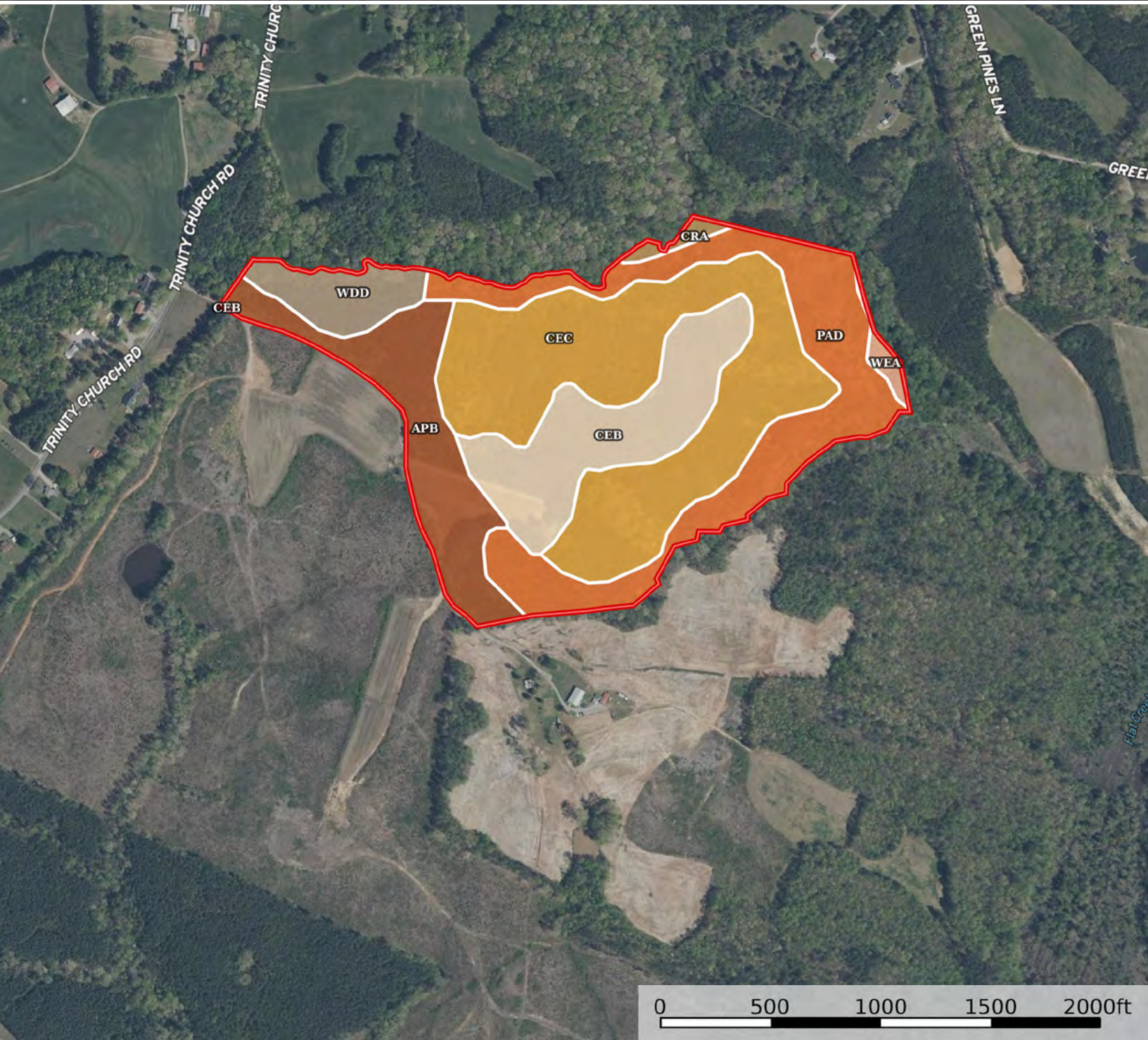
hcampbell@commonwealthland.com



COMMONWEALTH
LAND

**TRINITY CHURCH RD (VSR641)
SOUTH HILL, VA 23970**

**FOR SALE | 74± ACRES
MECKLENBURG COUNTY**
Price: \$296,000 (\$4,000/acre)



Boundary 1 Boundary 2 Boundary 3 Boundary 4 Boundary 5 Boundary 6 Boundary 7 Boundary 1 Boundary Boundary 1 1 1



COMMONWEALTH
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Hank Campbell

Senior Vice President

804-433-1818

hcampbell@commonwealthland.com



COMMONWEALTH
LAND

TRINITY CHURCH RD (VSR641) SOUTH HILL, VA 23970

FOR SALE | 74± ACRES
MECKLENBURG COUNTY
Price: \$296,000 (\$4,000/acre)

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CeC	Cecil fine sandy loam, 6 to 12 percent slopes	27.38	36.99	0	64	3e
PaD	Pacolet fine sandy loam, 12 to 20 percent slopes	17.63	23.81	0	57	4e
CeB	Cecil fine sandy loam, 2 to 6 percent slopes	12.2	16.48	0	66	2e
ApB	Appling fine sandy loam, 2 to 6 percent slopes	11.24	15.18	0	70	2e
WdD	Wedowee fine sandy loam, 12 to 20 percent slopes	4.16	5.62	0	59	4e
WeA	Wehadkee silt loam, 0 to 2 percent slopes, frequently flooded	0.72	0.97	0	45	6w
CrA	Congaree-Chewacla complex, 0 to 2 percent slopes, frequently flooded	0.7	0.95	0	70	3w
TOTALS		74.03(*)	100%	-	63.16	3.01

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water



COMMONWEALTH
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Hank Campbell

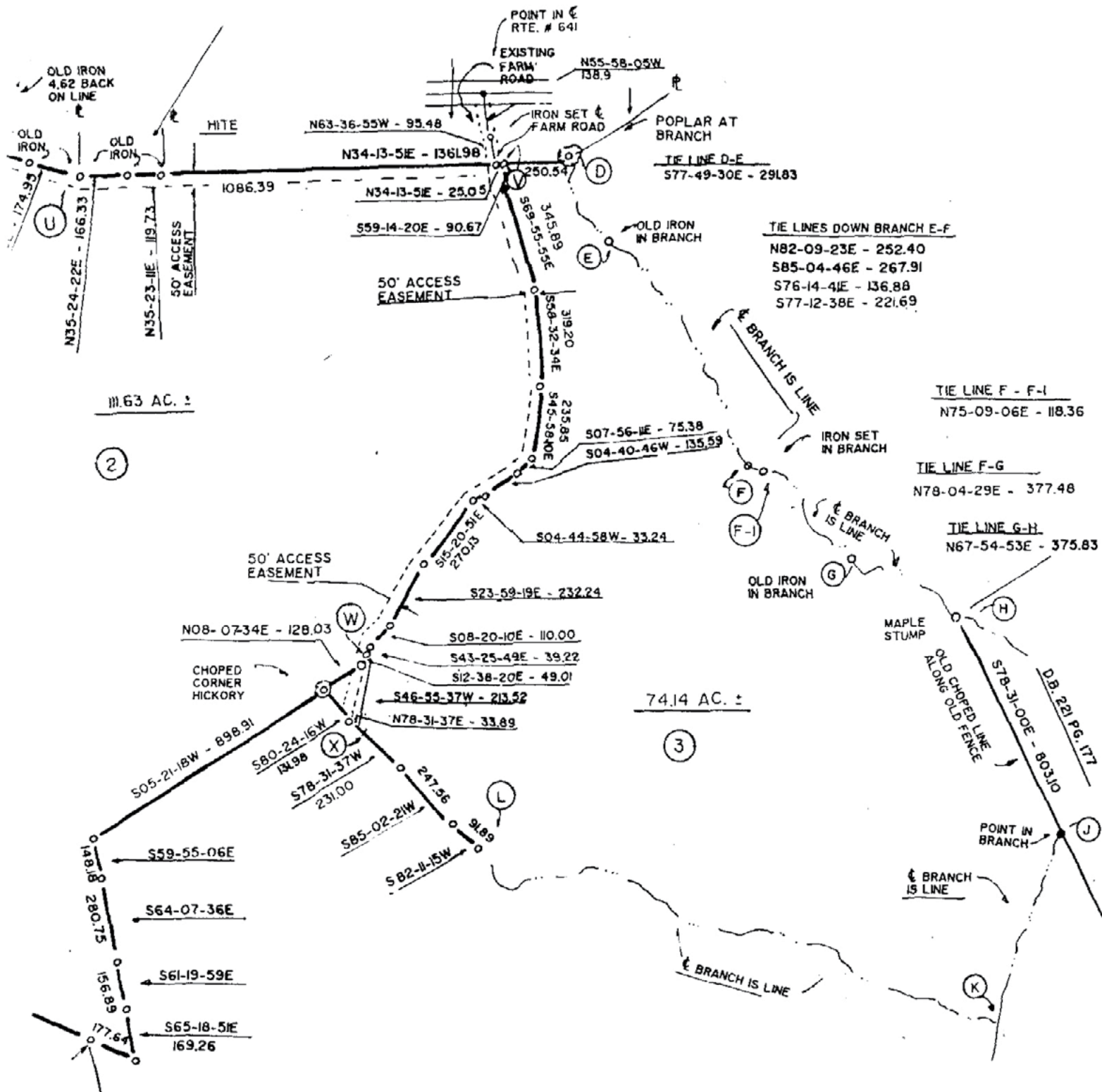
Senior Vice President

804-433-1818

hcampbell@commonwealthland.com



FOR SALE | 74± ACRES
MECKLENBURG COUNTY
Price: \$296,000 (\$4,000/acre)



4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Frank Campbell
Senior Vice President

hcampbell@commonwealthland.com



COMMONWEALTH
LAND

**TRINITY CHURCH RD (VSR641)
SOUTH HILL, VA 23970**

**FOR SALE | 74± ACRES
MECKLENBURG COUNTY**
Price: \$296,000 (\$4,000/acre)



COMMONWEALTH
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Hank Campbell
Senior Vice President

804-433-1818

hcampbell@commonwealthland.com

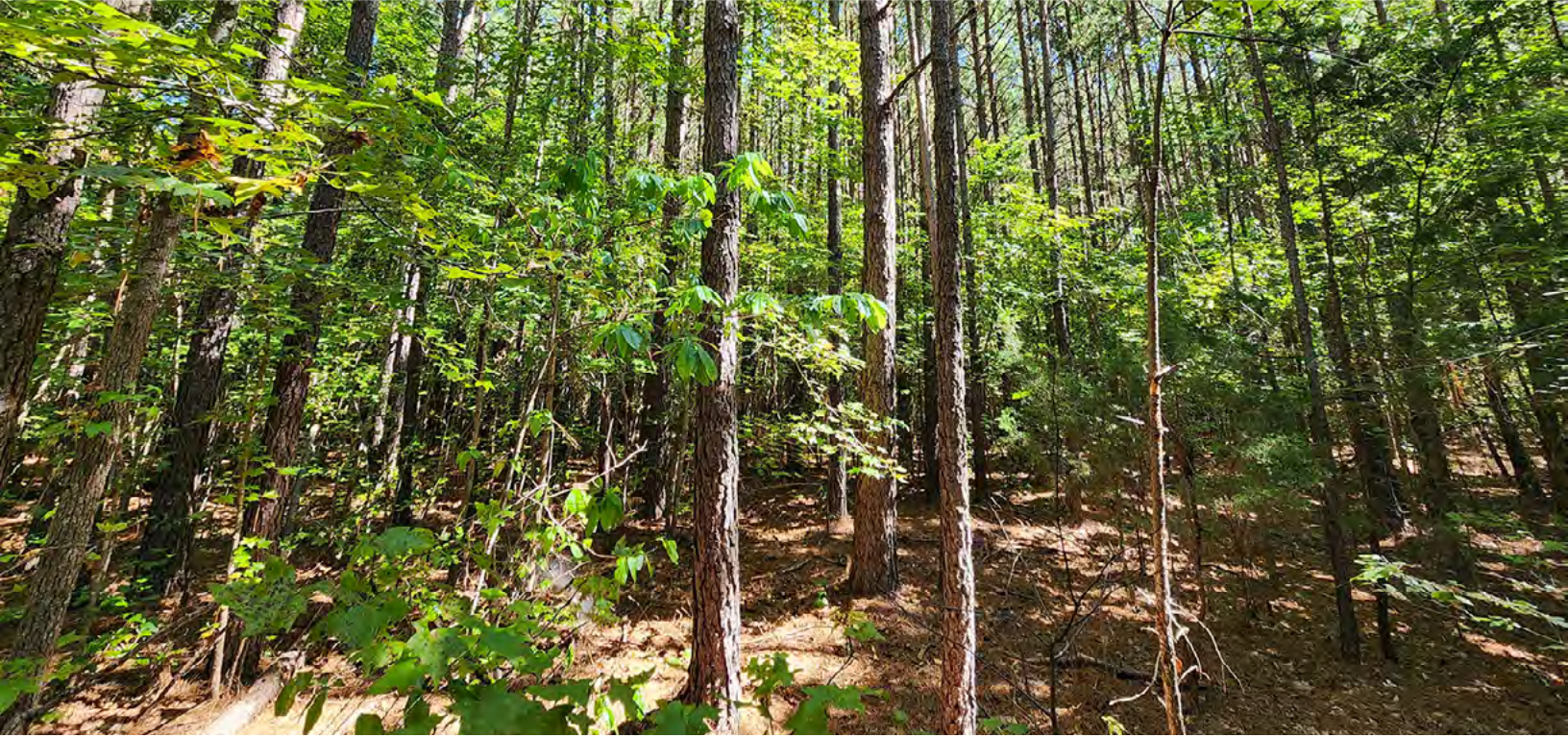


COMMONWEALTH
LAND

**TRINITY CHURCH RD (VSR641)
SOUTH HILL, VA 23970**

**FOR SALE | 74± ACRES
MECKLENBURG COUNTY**

Price: \$296,000 (\$4,000/acre)



COMMONWEALTH
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Hank Campbell
Senior Vice President

804-433-1818

hcampbell@commonwealthland.com



COMMONWEALTH
LAND

**TRINITY CHURCH RD (VSR641)
SOUTH HILL, VA 23970**

**FOR SALE | 74± ACRES
MECKLENBURG COUNTY**
Price: \$296,000 (\$4,000/acre)



COMMONWEALTH
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Hank Campbell

Senior Vice President

804-433-1818

hcampbell@commonwealthland.com