

“RIVERSIDE FARM”
457 +/- ACRES
CAROLINE COUNTY, VIRGINIA

PRICE - \$1,296,000



REPRESENTED BY:

G. EDMOND MASSIE, IV
ALC, CCIM
804-754-3474

JEFFREY S. HUFF
ALC, FORESTER
804-750-1207

TABLE OF CONTENTS

- I. PROPERTY DESCRIPTION
- II. PHOTOGRAPHS
- III. PLAT – 124-ACRE PARCEL
- IV. TAX MAP
- V. AERIAL PHOTOS
- VI. TOPOGRAPHIC MAP
- VII. ZONING MAP
- VIII. LOCATION MAP
- IX. SOIL MAPS

PROPERTY DESCRIPTION

The subject property is shown on Caroline County Tax Map records as parcel numbers 99-A-3 and 99-A-4. According to the deed descriptions, the subject property contains a combined 457 acres +/- . The deeds are recorded in Deed Book 447 on Page 448, Deed Book 397 on Page 559, Deed Book 397 on Page 509, Deed Book 381 on Page 313, and Deed Book 88 on Page 78. A 1917 plat by E. B. Travis, County Surveyor, of the 124-acre tract (Part of “Riverside” Farm) is found on Deed Book 85 on Page 227.

Located near Gether, the farm is historically known as “Riverside Farm” as described in the deeds. The subject property is currently zoned Rural Preservation (RP). There are approximately 1,315 feet +/- (or 0.25 miles +/-) of state road frontage on Gether Lane and an additional 1,540 feet of continued frontage on the existing dirt farm road.

The farm boasts around 15,745 feet +/- (or 2.98 miles +/-) of frontage on the Mattaponi River. There was a pond located on the 124-acre tract; however, the pond’s dam was breached around 2007 but was not repaired.

The subject property consists of the following land types:

- 226.7 Acres +/- of cropland in cultivation;
- 15.5 acres of open pastureland;
- 1.6-acre homesite with old improvements;
- 79.3 Acres +/- in upland mixed hardwoods and natural pines; and
- Balance (133.9 Acres +/-) in riverine natural mixed hardwoods and pine woodland along the river lowgrounds and in the streamside management zones (SMZs).

The improvements on the farm include a two-story home (c. 1900) that has fallen into a state of disrepair and doesn’t add any appreciable value to the farm. There are also several old pole barns and farm buildings that only add a little utility value to the farm.

PHOTOGRAPHS



MATTAPONI RIVER FRONTAGE



CROPLAND ON 124-ACRE PARCEL



OPENLAND ON 124-ACRE PARCEL



MIXED WOODLAND ON 124-ACRE PARCEL



PASTURELAND SOUTH OF OLD HOME



WELL SITE NEAR PASTURELAND



CROPLAND NEAR THE MATTAPONI RIVER



NATURAL WOODS ALONG RIVER



CROPLAND



CROPLAND

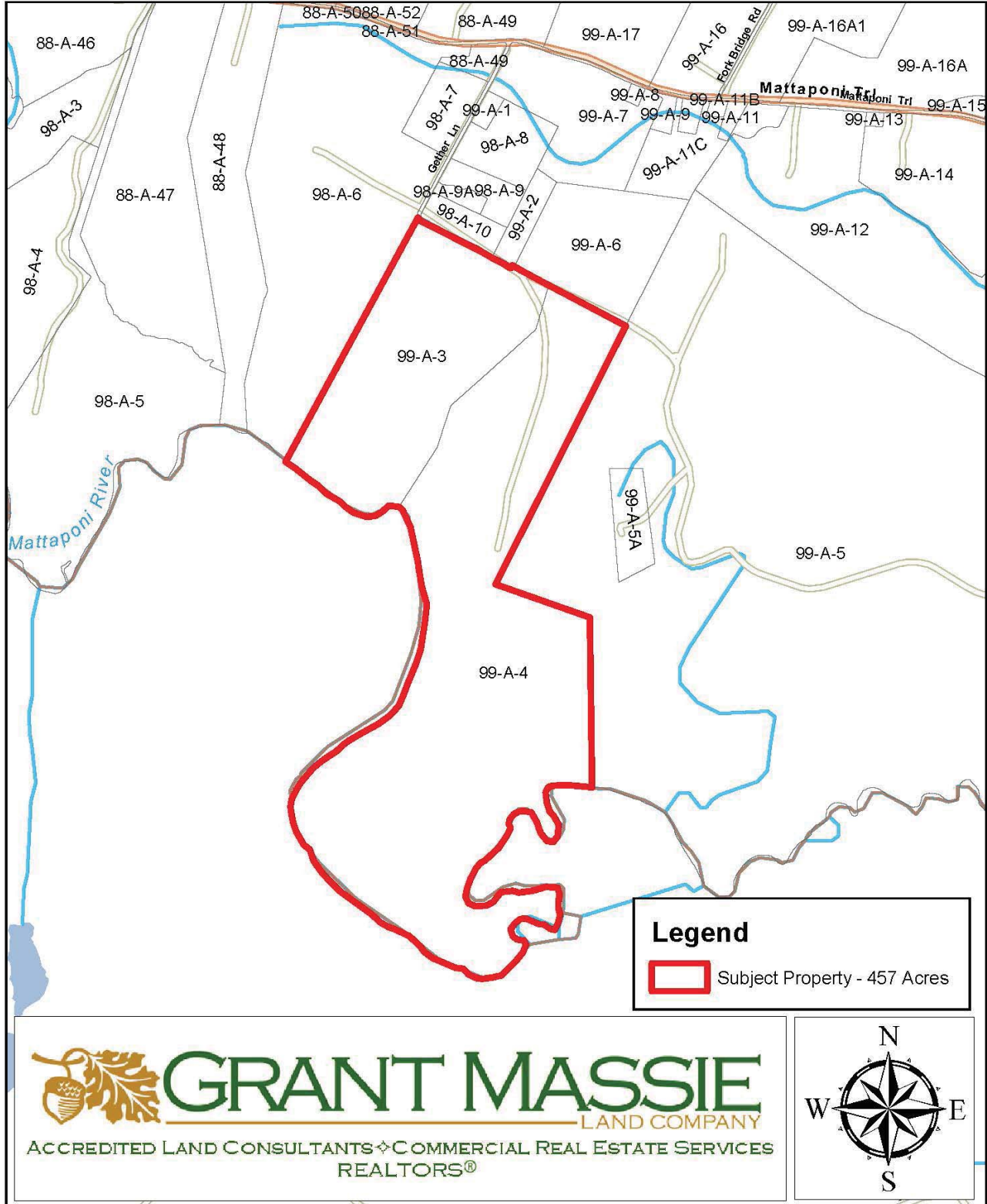


OLD 2-STORY HOME



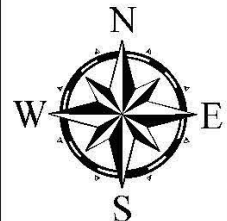
OLD FARM SHED

TAX MAP

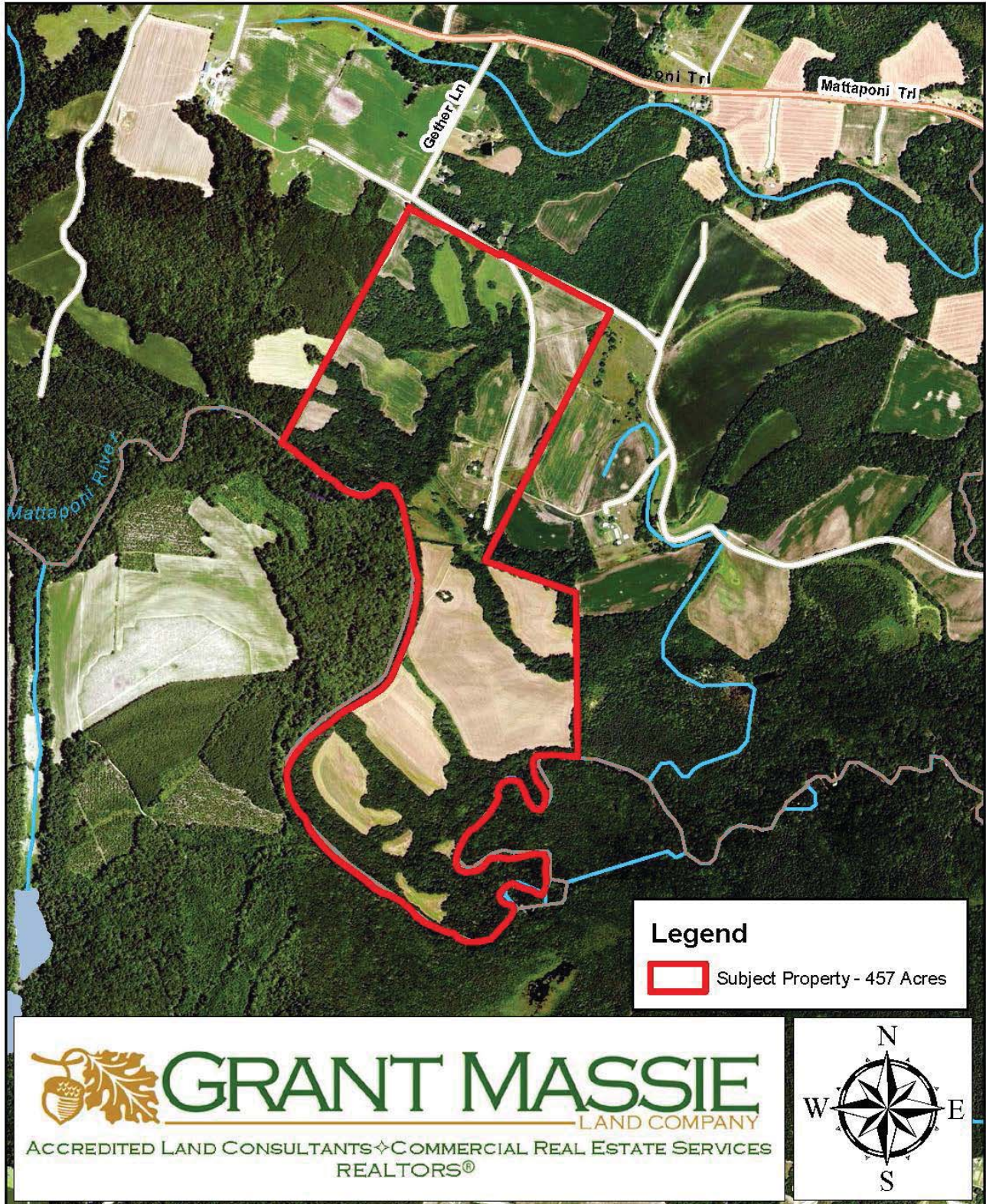


GRANT MASSIE
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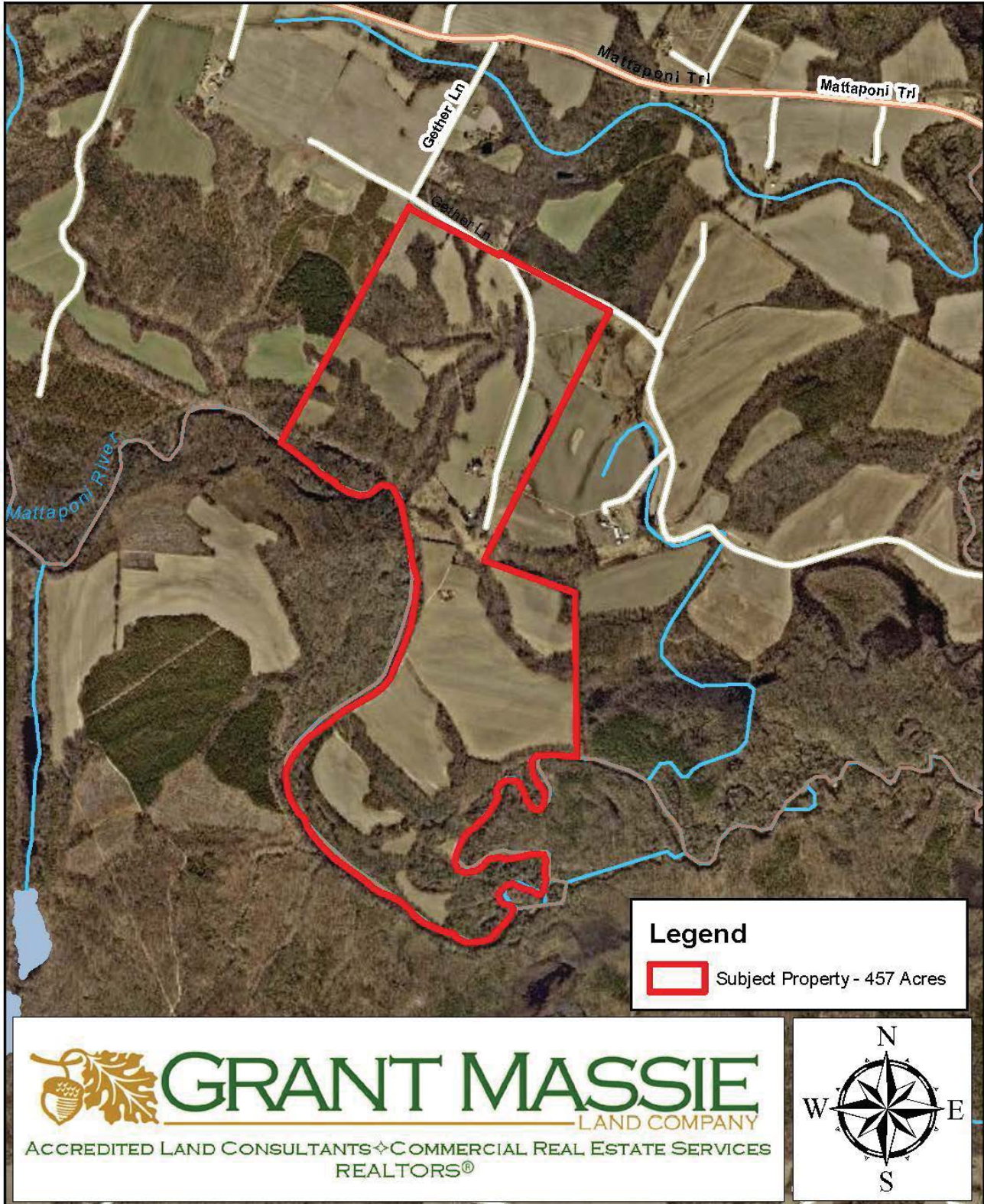
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AERIAL PHOTOGRAPH - SUMMER

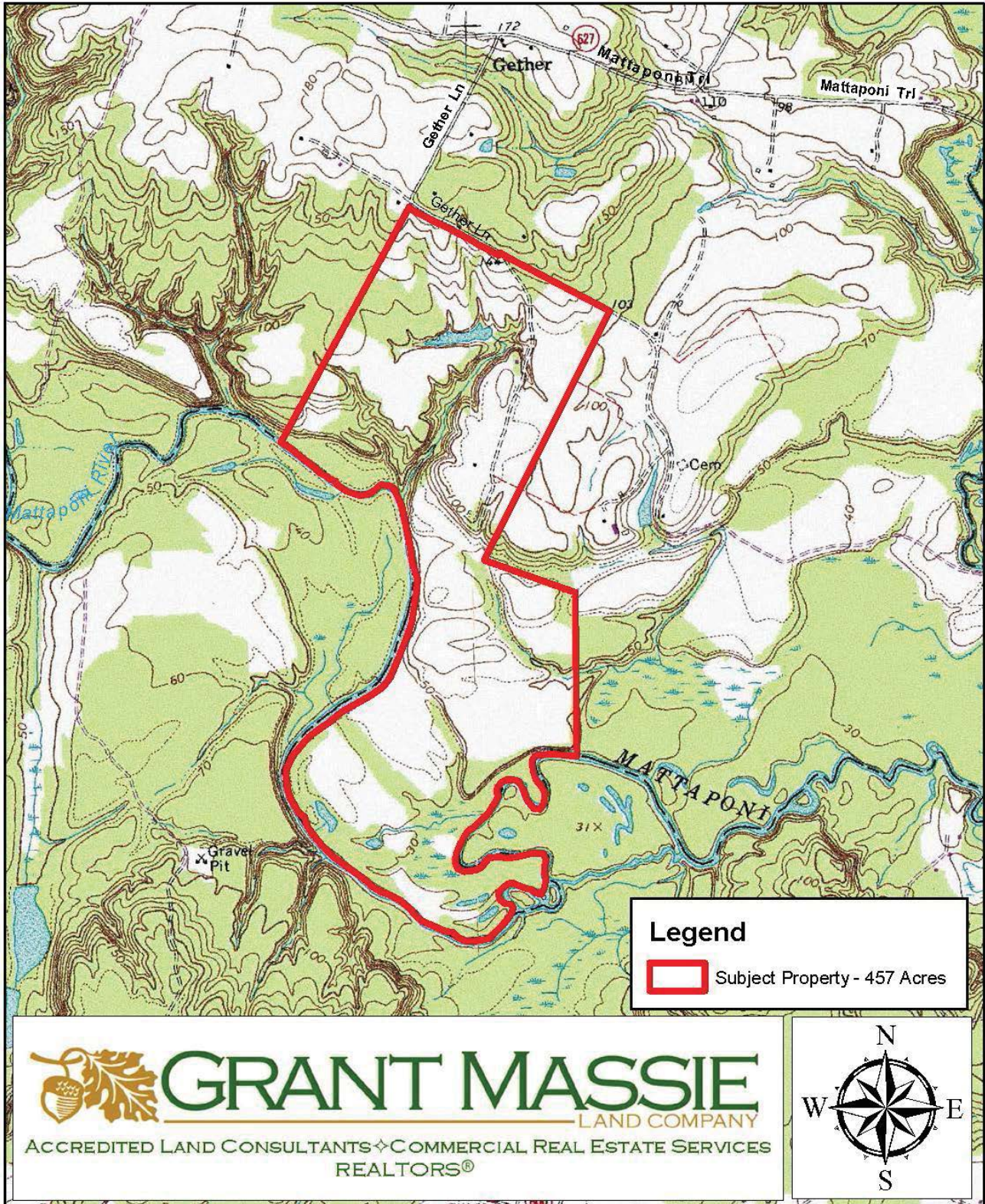


AERIAL PHOTOGRAPH - WINTER

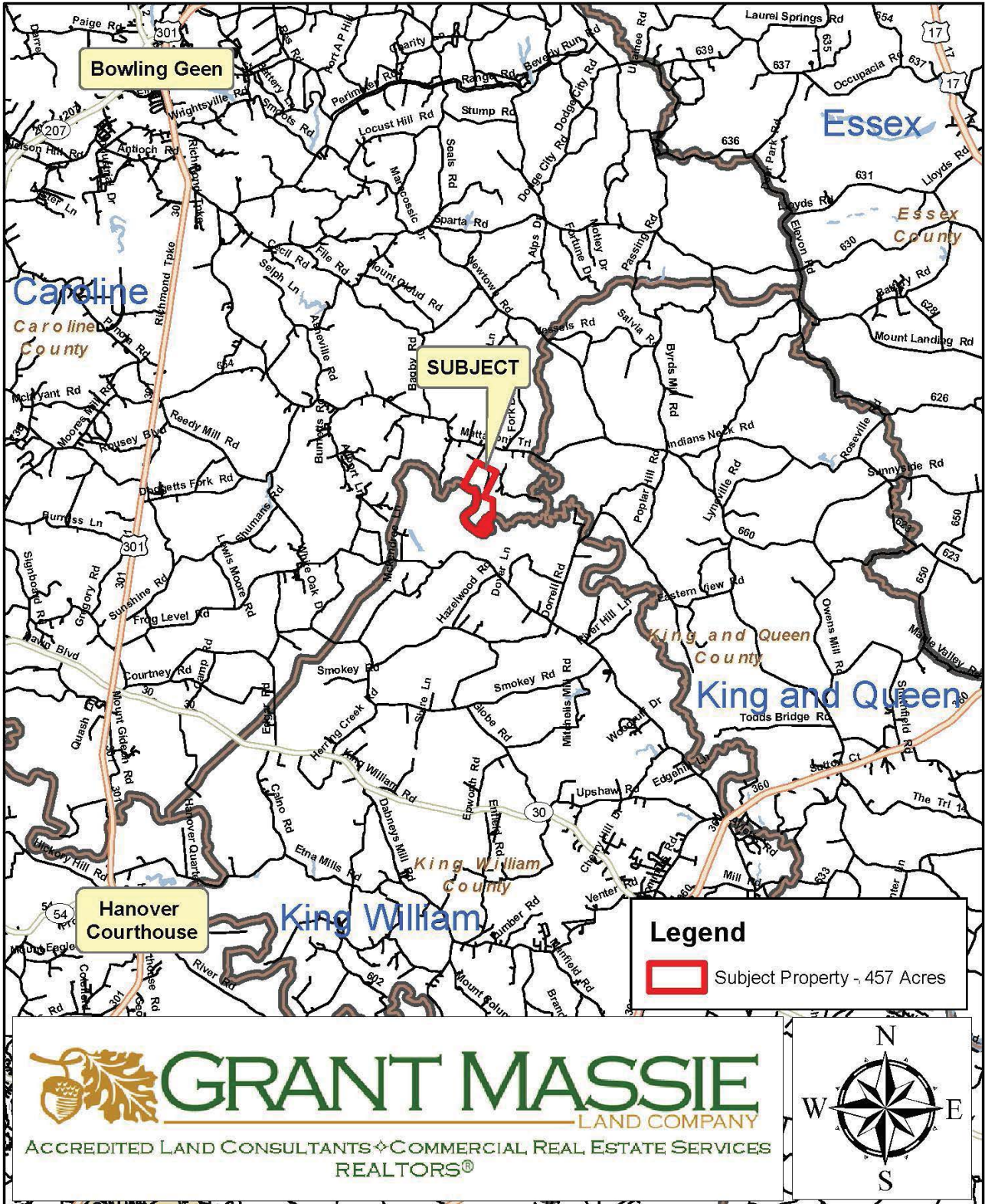


ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

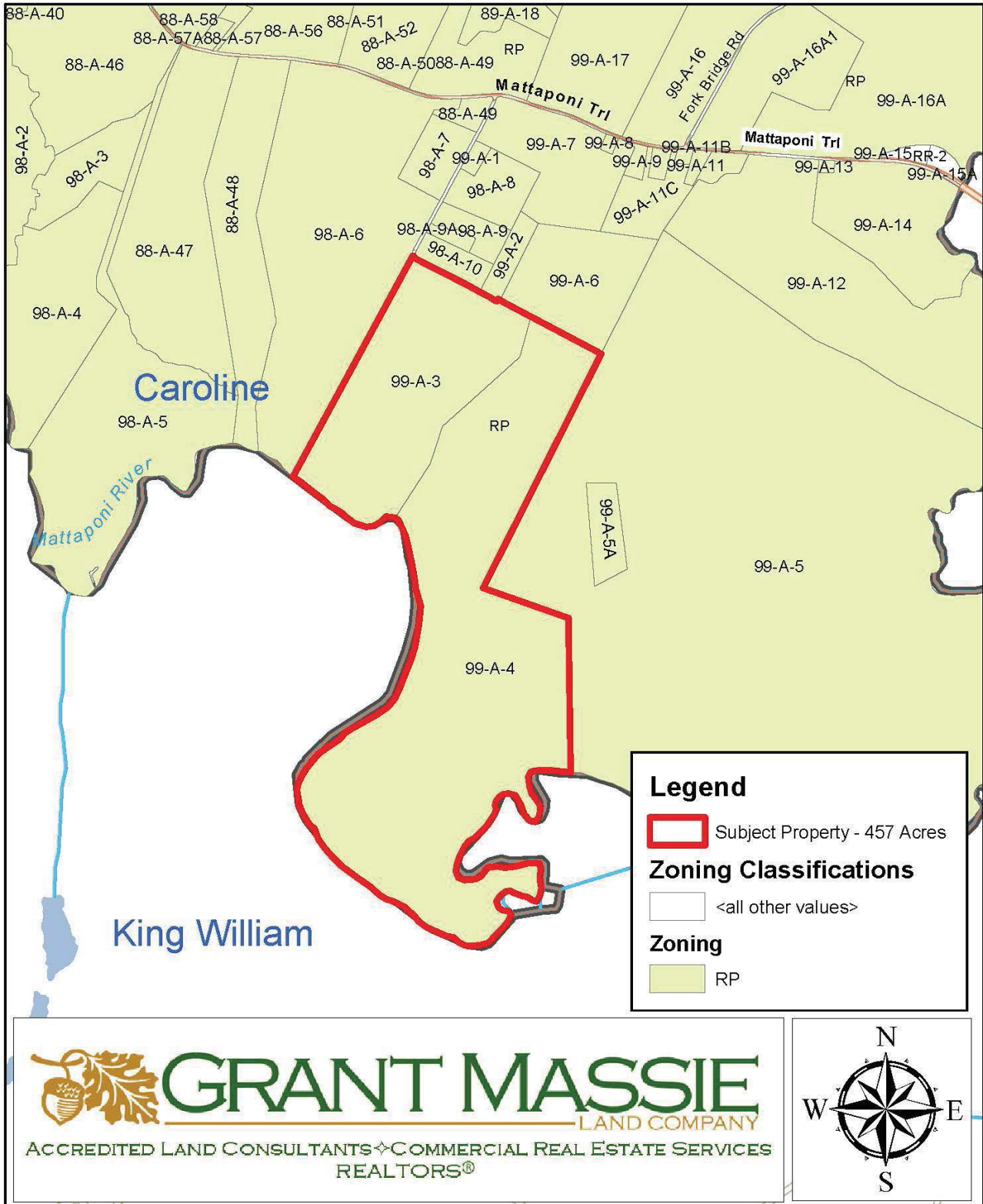
TOPOGRAPHIC MAP



LOCATION MAP



ZONING MAP



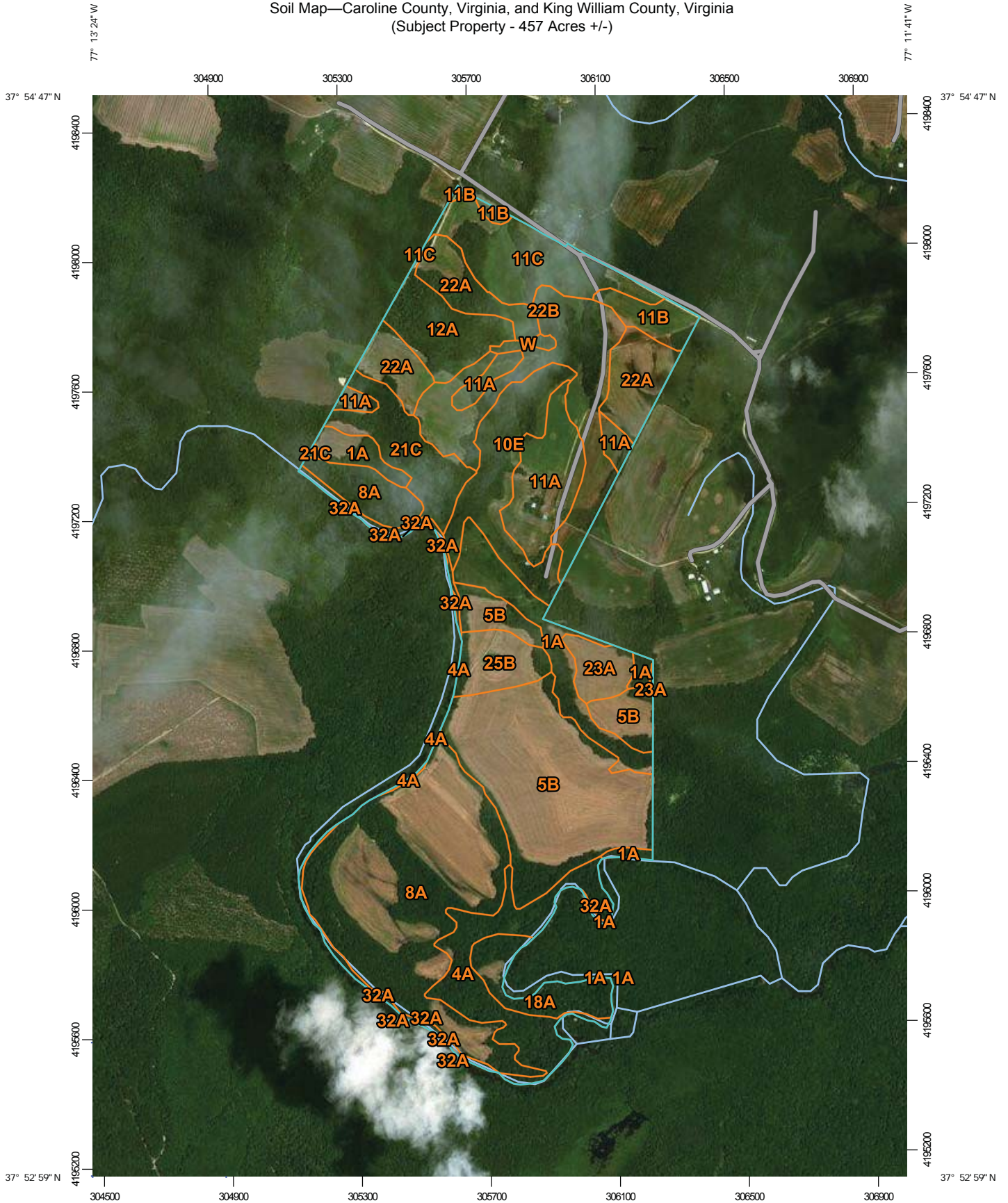
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SOILS MAPS

Soil Map—Caroline County, Virginia, and King William County, Virginia
(Subject Property - 457 Acres +/-)









































Map Scale: 1:16,300 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
 Special Point Features	 Special Line Features
 Blowout	 Streams and Canals
 Borrow Pit	 Rails
 Clay Spot	 Interstate Highways
 Closed Depression	 US Routes
 Gravel Pit	 Major Roads
 Gravelly Spot	 Local Roads
 Landfill	 Aerial Photography
 Lava Flow	
 Marsh or swamp	
 Mine or Quarry	
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at scales ranging from 1:15,800 to 1:24,000.

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: Caroline County, Virginia
Survey Area Data: Version 17, Oct 2, 2017

Soil Survey Area: King William County, Virginia
Survey Area Data: Version 12, Oct 3, 2017

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

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

Date(s) aerial images were photographed: Mar 17, 2016—Feb 3, 2017

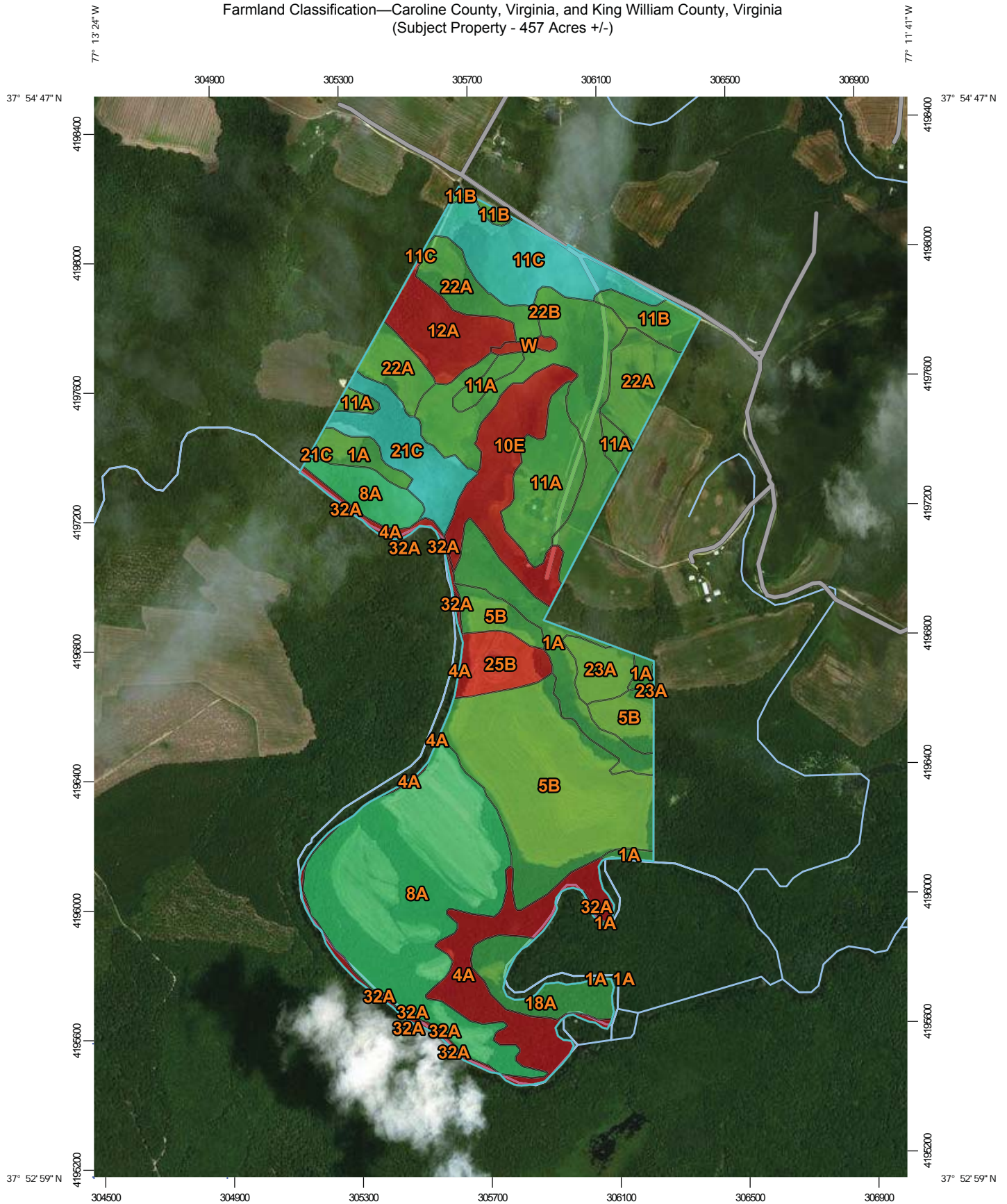
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1A	Altavista fine sandy loam, 0 to 2 percent slopes, very rarely flooded	26.6	5.8%
4A	Bibb-Chastain complex, 0 to 2 percent slopes, frequently flooded	34.7	7.5%
5B	Bojac sandy loam, 0 to 6 percent slopes, very rarely flooded	76.8	16.6%
8A	Chewacla silt loam, 0 to 2 percent slopes, occasionally flooded	96.3	20.8%
10E	Kempsville-Emporia-Remlik complex, 15 to 50 percent slopes	26.5	5.7%
11A	Kempsville-Emporia complex, 0 to 2 percent slopes	27.0	5.8%
11B	Kempsville-Emporia complex, 2 to 6 percent slopes	8.7	1.9%
11C	Kempsville-Emporia complex, 6 to 10 percent slopes	25.6	5.5%
12A	Myatt-Slagle complex, 0 to 2 percent slopes	17.0	3.7%
18A	Riverview silt loam, 0 to 2 percent slopes, occasionally flooded	12.4	2.7%
21C	Slagle-Kempsville complex, 2 to 15 percent slopes	18.9	4.1%
22A	Slagle fine sandy loam, 0 to 2 percent slopes	31.7	6.8%
22B	Slagle fine sandy loam, 2 to 6 percent slopes	39.8	8.6%
23A	State fine sandy loam, 0 to 2 percent slopes, very rarely flooded	7.7	1.7%
25B	Tarboro-Bojac complex, 0 to 6 percent slopes, very rarely flooded	11.2	2.4%
W	Water	1.6	0.3%
Subtotals for Soil Survey Area		462.6	99.9%
Totals for Area of Interest		463.1	100.0%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1A	Altavista loamy sand, 0 to 2 percent slopes, rarely flooded	0.1	0.0%
32A	Wehadkee loam, 0 to 2 percent slopes, frequently flooded	0.5	0.1%
Subtotals for Soil Survey Area		0.5	0.1%
Totals for Area of Interest		463.1	100.0%

Farmland Classification—Caroline County, Virginia, and King William County, Virginia
(Subject Property - 457 Acres +/-)



Map Scale: 1:16,300 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

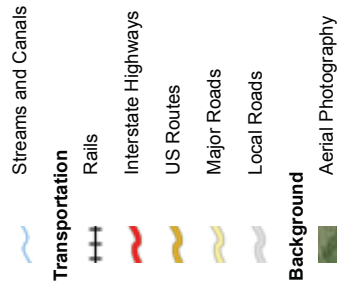


Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

2/14/2018
Page 1 of 5

MAP INFORMATION



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Coordinate System: Web Mercator (EPSG:3857)

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Soil Survey Area: King William County, Virginia
Survey Area Data: Version 12, Oct 3, 2017

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

Date(s) aerial images were photographed: Mar 17, 2016—Feb 3, 2017

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Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1A	Altavista fine sandy loam, 0 to 2 percent slopes, very rarely flooded	All areas are prime farmland	26.6	5.8%
4A	Bibb-Chastain complex, 0 to 2 percent slopes, frequently flooded	Not prime farmland	34.7	7.5%
5B	Bojac sandy loam, 0 to 6 percent slopes, very rarely flooded	All areas are prime farmland	76.8	16.6%
8A	Chewacla silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	96.3	20.8%
10E	Kempsville-Emporia-Remlik complex, 15 to 50 percent slopes	Not prime farmland	26.5	5.7%
11A	Kempsville-Emporia complex, 0 to 2 percent slopes	All areas are prime farmland	27.0	5.8%
11B	Kempsville-Emporia complex, 2 to 6 percent slopes	All areas are prime farmland	8.7	1.9%
11C	Kempsville-Emporia complex, 6 to 10 percent slopes	Farmland of statewide importance	25.6	5.5%
12A	Myatt-Slagle complex, 0 to 2 percent slopes	Not prime farmland	17.0	3.7%
18A	Riverview silt loam, 0 to 2 percent slopes, occasionally flooded	All areas are prime farmland	12.4	2.7%
21C	Slagle-Kempsville complex, 2 to 15 percent slopes	Farmland of statewide importance	18.9	4.1%
22A	Slagle fine sandy loam, 0 to 2 percent slopes	All areas are prime farmland	31.7	6.8%
22B	Slagle fine sandy loam, 2 to 6 percent slopes	All areas are prime farmland	39.8	8.6%
23A	State fine sandy loam, 0 to 2 percent slopes, very rarely flooded	All areas are prime farmland	7.7	1.7%
25B	Tarboro-Bojac complex, 0 to 6 percent slopes, very rarely flooded	Not prime farmland	11.2	2.4%
W	Water	Not prime farmland	1.6	0.3%
Subtotals for Soil Survey Area			462.6	99.9%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Totals for Area of Interest			463.1	100.0%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1A	Altavista loamy sand, 0 to 2 percent slopes, rarely flooded	All areas are prime farmland	0.1	0.0%
32A	Wehadkee loam, 0 to 2 percent slopes, frequently flooded	Not prime farmland	0.5	0.1%
Subtotals for Soil Survey Area			0.5	0.1%
Totals for Area of Interest			463.1	100.0%

Description

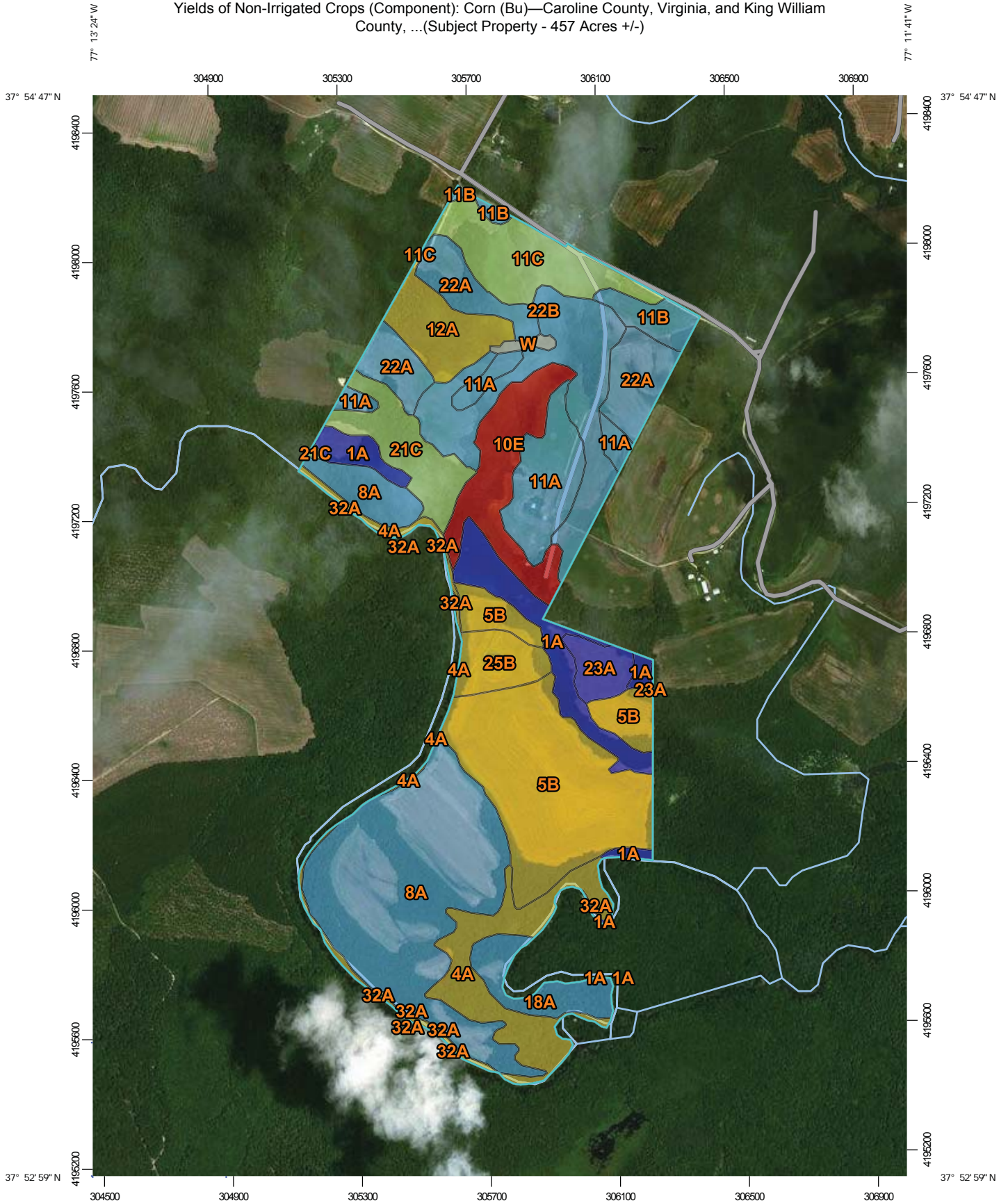
Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

Yields of Non-Irrigated Crops (Component): Corn (Bu)—Caroline County, Virginia, and King William County, ... (Subject Property - 457 Acres +/-)



Map Scale: 1:16,300 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)	Transportation
Area of Interest (AOI)	Rails
Soils	Interstate Highways
Soil Rating Polygons	US Routes
<= 0.00	Major Roads
> 0.00 and <= 85.00	Local Roads
> 85.00 and <= 111.18	Background
> 111.18 and <= 131.76	Aerial Photography
> 131.76 and <= 160.00	
Not rated or not available	
Soil Rating Lines	
<= 0.00	
> 0.00 and <= 85.00	
> 85.00 and <= 111.18	
> 111.18 and <= 131.76	
> 131.76 and <= 160.00	
Not rated or not available	
Soil Rating Points	
<= 0.00	
> 0.00 and <= 85.00	
> 85.00 and <= 111.18	
> 111.18 and <= 131.76	
> 131.76 and <= 160.00	
Not rated or not available	
Water Features	Streams and Canals

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at scales ranging from 1:15,800 to 1:24,000.

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)

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

Date(s) aerial images were photographed: Mar 17, 2016—Feb 3, 2017

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.

Yields of Non-Irrigated Crops (Component): Corn (Bu)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1A	Altavista fine sandy loam, 0 to 2 percent slopes, very rarely flooded	150.00	26.6	5.8%
4A	Bibb-Chastain complex, 0 to 2 percent slopes, frequently flooded	80.79	34.7	7.5%
5B	Bojac sandy loam, 0 to 6 percent slopes, very rarely flooded	85.00	76.8	16.6%
8A	Chewacla silt loam, 0 to 2 percent slopes, occasionally flooded	120.69	96.3	20.8%
10E	Kempsville-Emporia-Remlik complex, 15 to 50 percent slopes	0.00	26.5	5.7%
11A	Kempsville-Emporia complex, 0 to 2 percent slopes	120.00	27.0	5.8%
11B	Kempsville-Emporia complex, 2 to 6 percent slopes	116.33	8.7	1.9%
11C	Kempsville-Emporia complex, 6 to 10 percent slopes	102.76	25.6	5.5%
12A	Myatt-Slagle complex, 0 to 2 percent slopes	79.44	17.0	3.7%
18A	Riverview silt loam, 0 to 2 percent slopes, occasionally flooded	131.76	12.4	2.7%
21C	Slagle-Kempsville complex, 2 to 15 percent slopes	111.18	18.9	4.1%
22A	Slagle fine sandy loam, 0 to 2 percent slopes	124.47	31.7	6.8%
22B	Slagle fine sandy loam, 2 to 6 percent slopes	125.47	39.8	8.6%
23A	State fine sandy loam, 0 to 2 percent slopes, very rarely flooded	160.00	7.7	1.7%
25B	Tarboro-Bojac complex, 0 to 6 percent slopes, very rarely flooded	72.37	11.2	2.4%
W	Water		1.6	0.3%
Subtotals for Soil Survey Area			462.6	99.9%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Totals for Area of Interest			463.1	100.0%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1A	Altavista loamy sand, 0 to 2 percent slopes, rarely flooded	150.59	0.1	0.0%
32A	Wehadkee loam, 0 to 2 percent slopes, frequently flooded		0.5	0.1%
Subtotals for Soil Survey Area			0.5	0.1%
Totals for Area of Interest			463.1	100.0%

Description

These are the estimated average yields per acre that can be expected of selected nonirrigated crops under a high level of management. In any given year, yields may be higher or lower than those indicated because of variations in rainfall and other climatic factors.

In the database, some states maintain crop yield data by individual map unit component and others maintain the data at the map unit level. Attributes are included in this application for both, although only one or the other is likely to contain data for any given geographic area. This attribute uses data maintained at the map unit component level.

The yields are actually recorded as three separate values in the database. A low value and a high value indicate the range for the soil component. A "representative" value indicates the expected value for the component. For these yields, only the representative value is used.

The yields are based mainly on the experience and records of farmers, conservationists, and extension agents. Available yield data from nearby areas and results of field trials and demonstrations also are considered.

The management needed to obtain the indicated yields of the various crops depends on the kind of soil and the crop. Management can include drainage, erosion control, and protection from flooding; the proper planting and seeding rates; suitable high-yielding crop varieties; appropriate and timely tillage; control of weeds, plant diseases, and harmful insects; favorable soil reaction and optimum levels of nitrogen, phosphorus, potassium, and trace elements for each crop; effective use of crop residue, barnyard manure, and green manure crops; and harvesting that ensures the smallest possible loss.

The estimated yields reflect the productive capacity of each soil for the selected crop. Yields are likely to increase as new production technology is developed. The productivity of a given soil compared with that of other soils, however, is not likely to change.

Rating Options

Crop: Corn

Yield Units: Bu

Aggregation Method: Weighted Average

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Interpret Nulls as Zero: Yes