



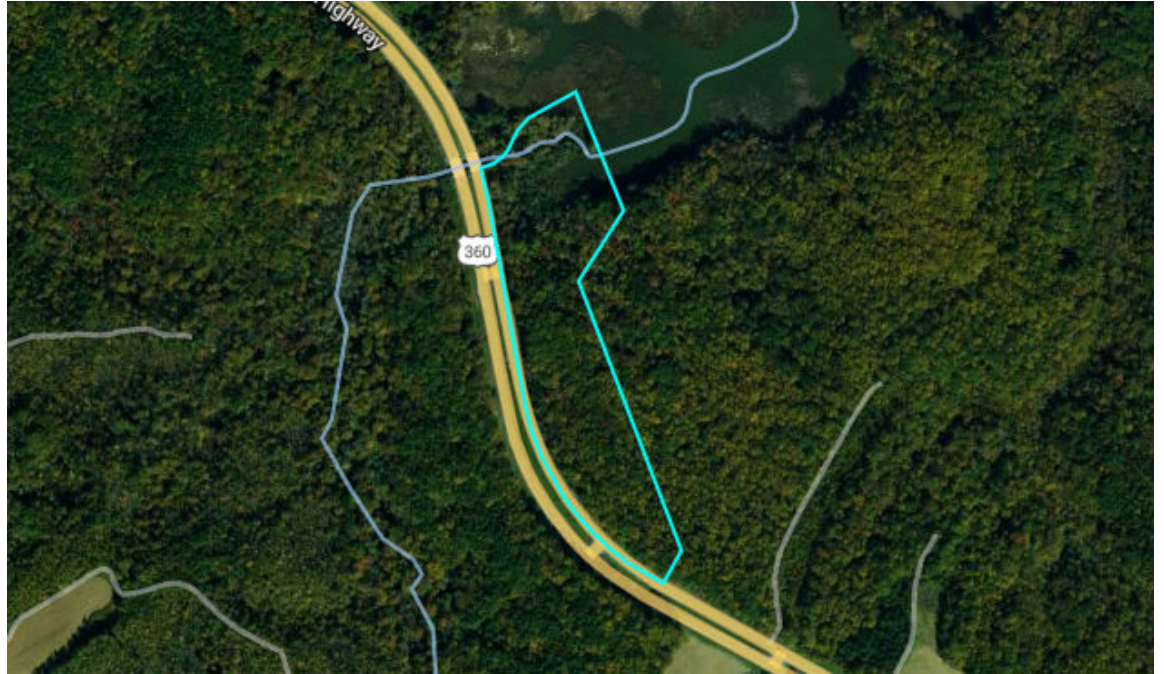
Luke Harris
Land Specialist

**AMERICA'S
LAND PARTNERS**
- WE SELL LAND -

LHARRIS@AMERICAS.LAND
540-613-5405
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Luke Harris
Land Specialist, Virginia

26.0 Acres



America's Land Partners

Luke Harris

(540) 613-5405

Property Overview



26.0 Acres, 1 Boundary



Property Overview



Northumberland County, VA

26.0 Acres, Boundary 1 of 1



Northumberland County, VA Township: -	Locations -	Acres 26.01	Parcel # 16-0-01-00-00-016-0A
Owner 1 JAMES A DEWAR	Owner 2 -	Owner Address 536 PO BOX OXFORD MD 216540536	Property Address -
Total Assessed Value \$47,200	Assessed Land Value \$47,200	Assessed Improvement -	Assessed Land Year 2025
County Use Description AGRICULTURAL 20 - 100 ACRES	Legal Description PART SPRINGFIELD DB208-541		

Soils



26.0 Acres, 1 Boundary



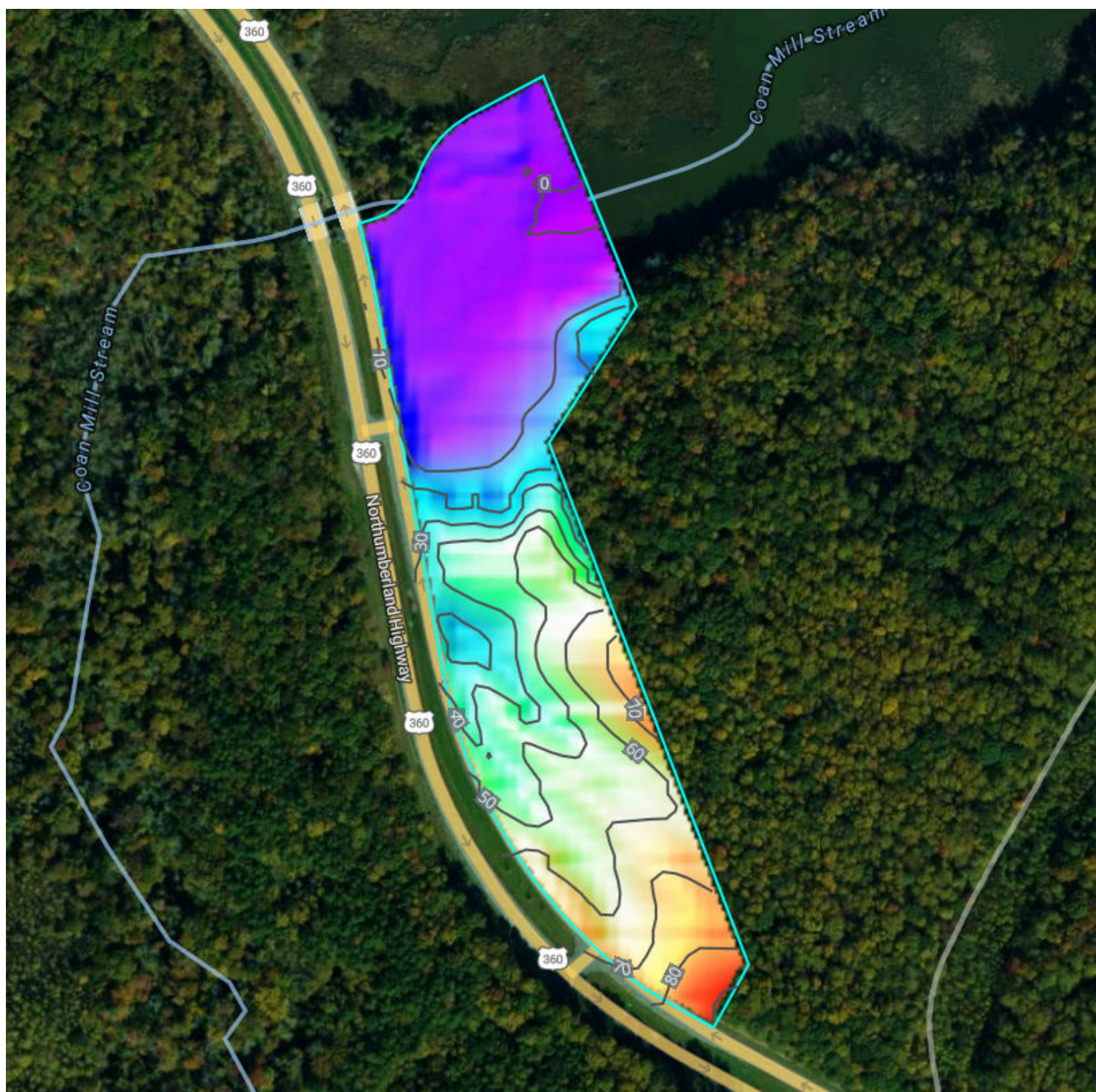
8.1 / 100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	StE	Steep sandy land	52.3%	10.1	6e	--	0
●	Mx	Mixed alluvial land	21.2%	4.1	5w	--	0
●	To	Tidal marsh, low	15.1%	2.9	8w	--	0
●	SaB	Sassafras fine sandy loam, gently sloping	11.4%	2.2	2e	--	70.5

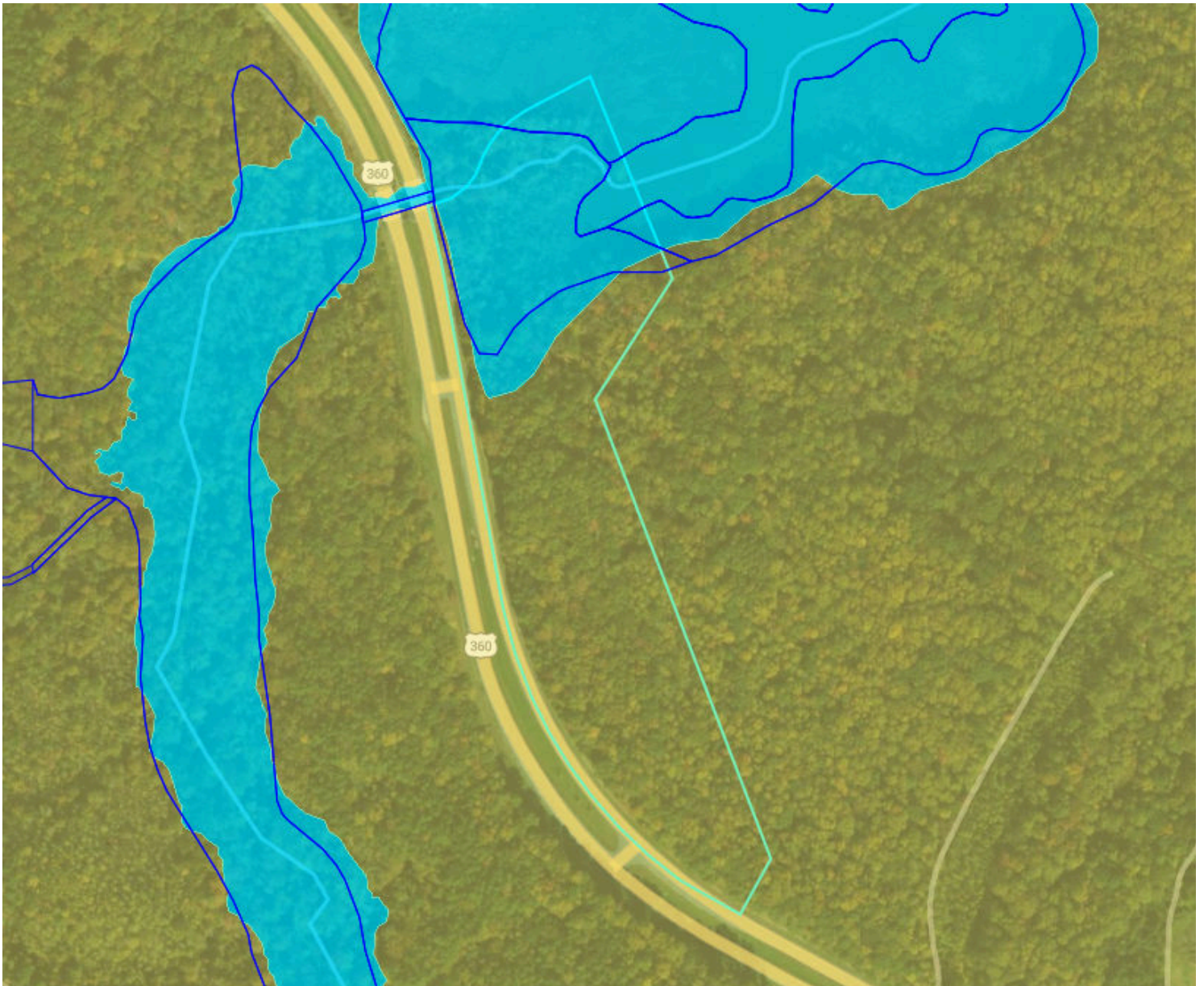
Elevation











26.0 Acres, 1 Boundary



Source: USGS 3 Meter Dem	Interval: 10 feet	Range: 92.9 feet	Min: -0.7 feet	Max: 92.1 feet
		Slope: 8.2%	Min: 0%	Max: 39.7%



Flood Zone Hazard

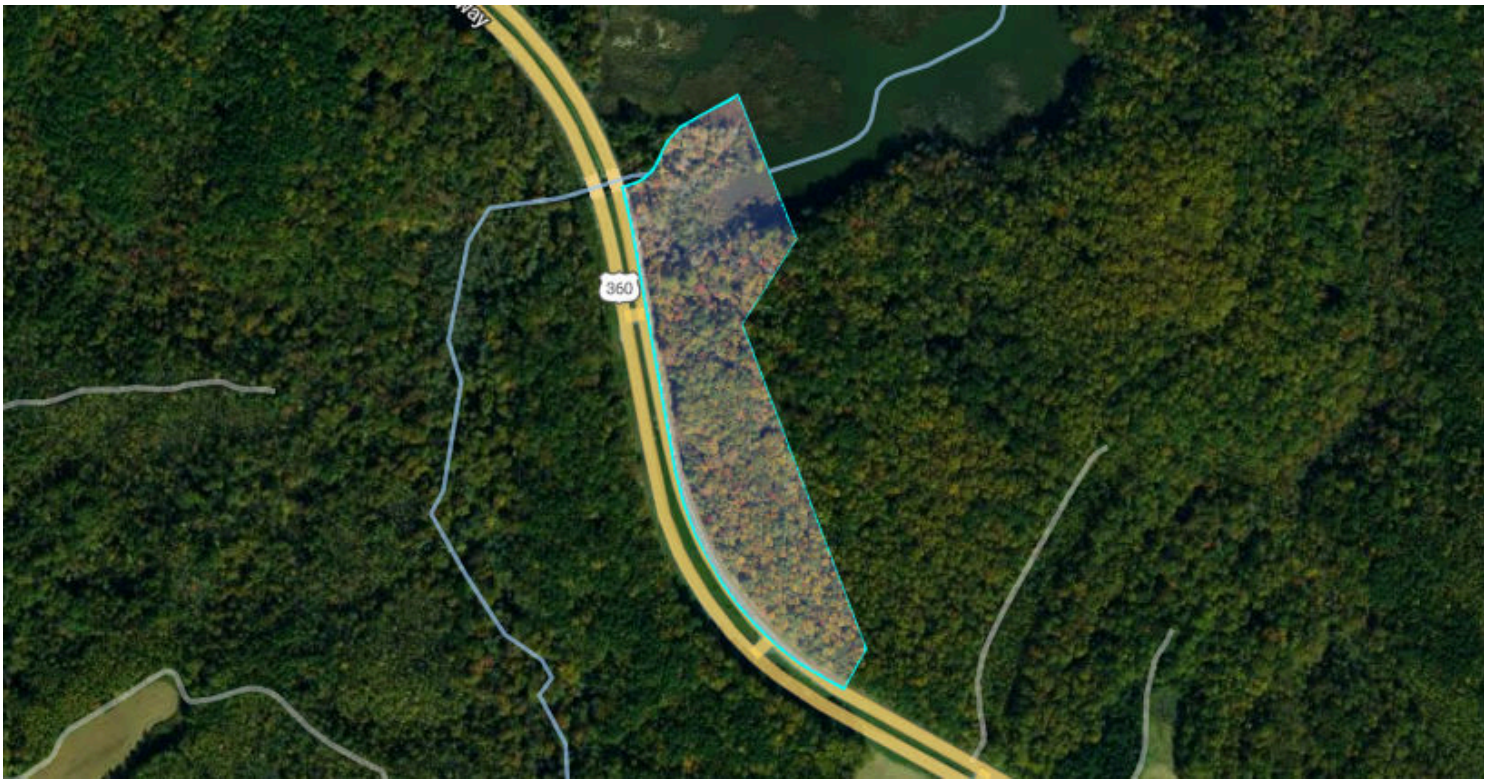
-  0.2% annual flood hazard
-  1% annual flood hazard
-  Future 1% annual flood hazard
-  Increased risk due to levee
-  Reduced risk due to levee
-  Regulatory Floodway
-  Special Floodway
-  Wetlands

Historical Imagery

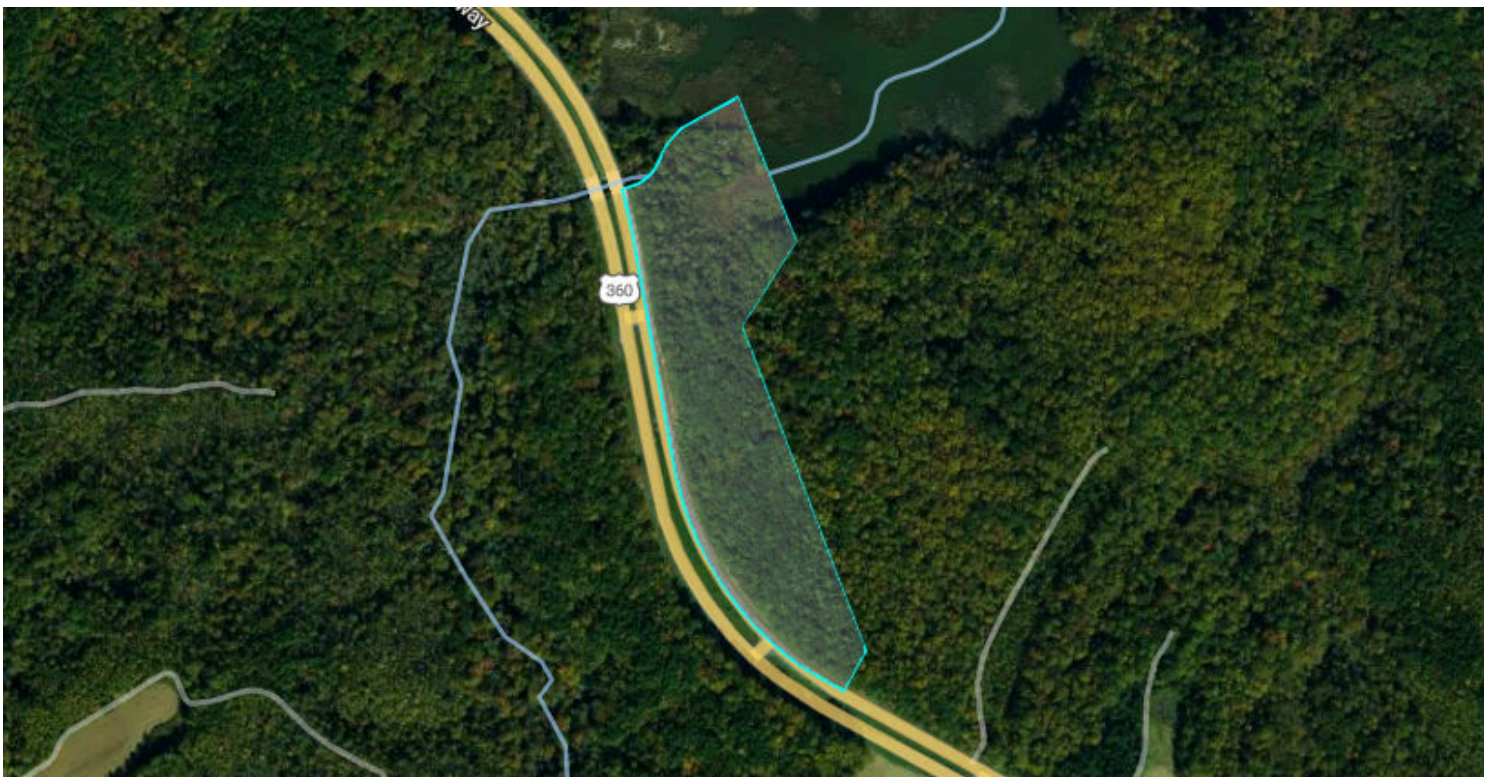


26.0 Acres, 1 Boundary

2023



2021

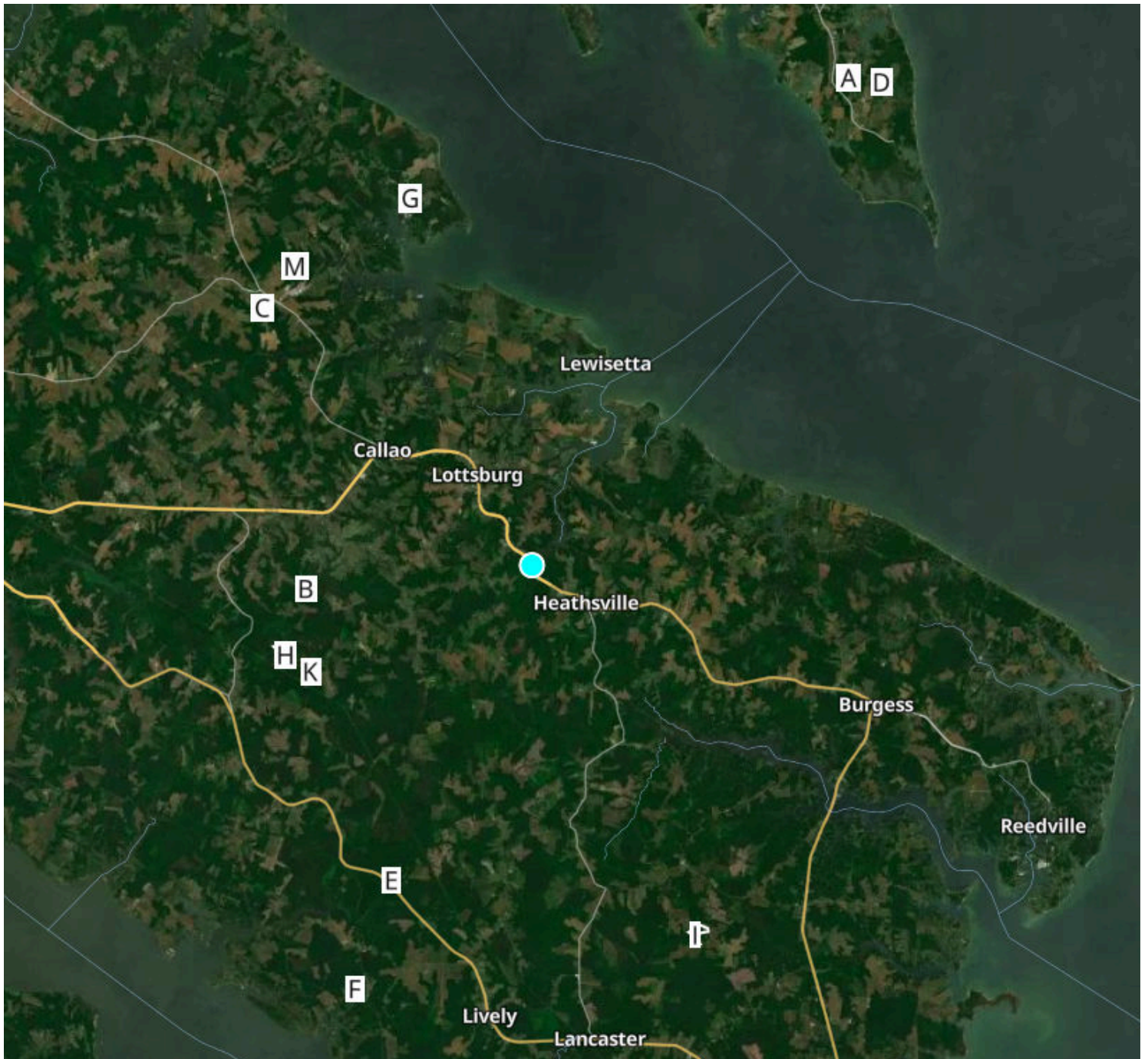


Comparable Sales



Comparable Sales Summary

Average \$/Acre:	Median \$/Acre:	Min \$/Acre:	Max \$/Acre:
\$4,233	\$3,928	\$1,765	\$8,000
Average \$/NCCPI:			
\$105			



Comparable Sales



Sale	County	Date Sold	Total \$	Acres	\$/Acre	NCCPI	\$/NCCPI
A	St. Mary's	01-06-26	\$110,000	30.89	\$3,561	50.6	\$70
B	Richmond	01-02-26	\$110,000	17.00	\$6,471	27.4	\$236
C	Westmoreland	12-29-25	\$110,000	28.57	\$3,850	21.3	\$180
D	St. Mary's	12-17-25	\$130,000	28.86	\$4,505	55	\$82
E	Lancaster	10-09-25	\$64,000	16.87	\$3,794	67.6	\$56
F	Lancaster	09-23-25	\$74,900	17.74	\$4,222	69.2	\$61
G	Westmoreland	04-10-25	\$40,000	18.38	\$2,176	59.8	\$36
H	Richmond	07-18-24	\$214,880	26.86	\$8,000	50.6	\$158
I	Lancaster	04-12-24	\$123,000	31.05	\$3,961	39.9	\$99
J	Lancaster	03-27-24	\$119,000	30.56	\$3,894	36.7	\$106
K	Richmond	03-14-24	\$90,000	15.26	\$5,898	44	\$134

Comparable Sales



Sale	County	Date Sold	Total \$	Acres	\$/Acre	NCCPI	\$/NCCPI
L	Richmond	01-24-24	\$30,000	17.00	\$1,765	27.4	\$64
M	Westmoreland	01-16-24	\$85,000	20.93	\$4,061	38.6	\$105
N	Westmoreland	01-16-24	\$64,995	20.93	\$3,105	38.6	\$80

Comparable Sale A



St. Mary's, MD

30.89 Acres, Sale A (1 of 14)



County: St. Mary's

Acres: 30.89

\$/acre: \$3,561

Total \$: \$110,000

Date Sold: 01-06-26

NCCPI: 50.6

\$/NCCPI: \$70

Lat, Long: 38.094571, -76.359647

Primary Cover: Evergreen Forest

Buyer Name: HUMPHRIES MICHAEL C & NICHOLAS

Seller Name: JOHNSON RICHARD A & MARTHA J

Comparable Sale B



Richmond, VA

17 Acres, Sale B (2 of 14)



County: Richmond

Acres: 17

\$/acre: \$6,471

Total \$: \$110,000

Date Sold: 01-02-26

NCCPI: 27.4

\$/NCCPI: \$236

Lat, Long: 37.923064, -76.593251

Primary Cover: Deciduous Forest

Buyer Name: TEMPLETON AMANDA

Seller Name: GREEN JAMES M JR

Comparable Sale C



Westmoreland, VA

28.57 Acres, Sale C (3 of 14)



County: Westmoreland

Acres: 28.57

\$/acre: \$3,850

Total \$: \$110,000

Date Sold: 12-29-25

NCCPI: 21.3

\$/NCCPI: \$180

Lat, Long: 38.017495, -76.611516

Primary Cover: Mixed Forest

Buyer Name: PERKINS LINDA

Seller Name: HENRY QUARLES B JR

Comparable Sale D



St. Mary's, MD

28.86 Acres, Sale D (4 of 14)



County: St. Mary's

Acres: 28.86

\$/acre: \$4,505

Total \$: \$130,000

Date Sold: 12-17-25

NCCPI: 55

\$/NCCPI: \$82

Lat, Long: 38.094622, -76.345052

Primary Cover: Corn

Buyer Name: DEAN JOHN E

Seller Name: DEAN CHARLES M SR

Comparable Sale E



Lancaster, VA

16.869999999999997 Acres, Sale E (5 of 14)



County: Lancaster

Acres: 16.869999999999997

\$/acre: \$3,794

Total \$: \$64,000

Date Sold: 10-09-25

NCCPI: 67.6

\$/NCCPI: \$56

Lat, Long: 37.823229, -76.555378

Primary Cover: Evergreen Forest

Buyer Name: TULLIS JOSEPH R III & ELIZABETH S

Seller Name: PEBBLE BK LLC

Comparable Sale F



Lancaster, VA

17.74 Acres, Sale F (6 of 14)



County: Lancaster

Acres: 17.74

\$/acre: \$4,222

Total \$: \$74,900

Date Sold: 09-23-25

NCCPI: 69.2

\$/NCCPI: \$61

Lat, Long: 37.787129, -76.571678

Primary Cover: Evergreen Forest

Buyer Name: LOYER ELIZABETH

Seller Name: DOMINION LAND LLC

Comparable Sale G



Westmoreland, VA

18.38 Acres, Sale G (7 of 14)



County: Westmoreland

Acres: 18.38

\$/acre: \$2,176

Total \$: \$40,000

Date Sold: 04-10-25

NCCPI: 59.8

\$/NCCPI: \$36

Lat, Long: 38.054142, -76.547114

Primary Cover: Woody Wetlands

Buyer Name: EUSTACE FARM LLC

Seller Name: CARDEN HERBERT W SR & WILLIAM T SR

Comparable Sale H



Richmond, VA

26.86 Acres, Sale H (8 of 14)



County: Richmond

Acres: 26.86

\$/acre: \$8,000

Total \$: \$214,880

Date Sold: 07-18-24

NCCPI: 50.6

\$/NCCPI: \$158

Lat, Long: 37.901786, -76.603046

Primary Cover: Soybeans

Buyer Name: SELF MICHAEL J SR & DIANE H

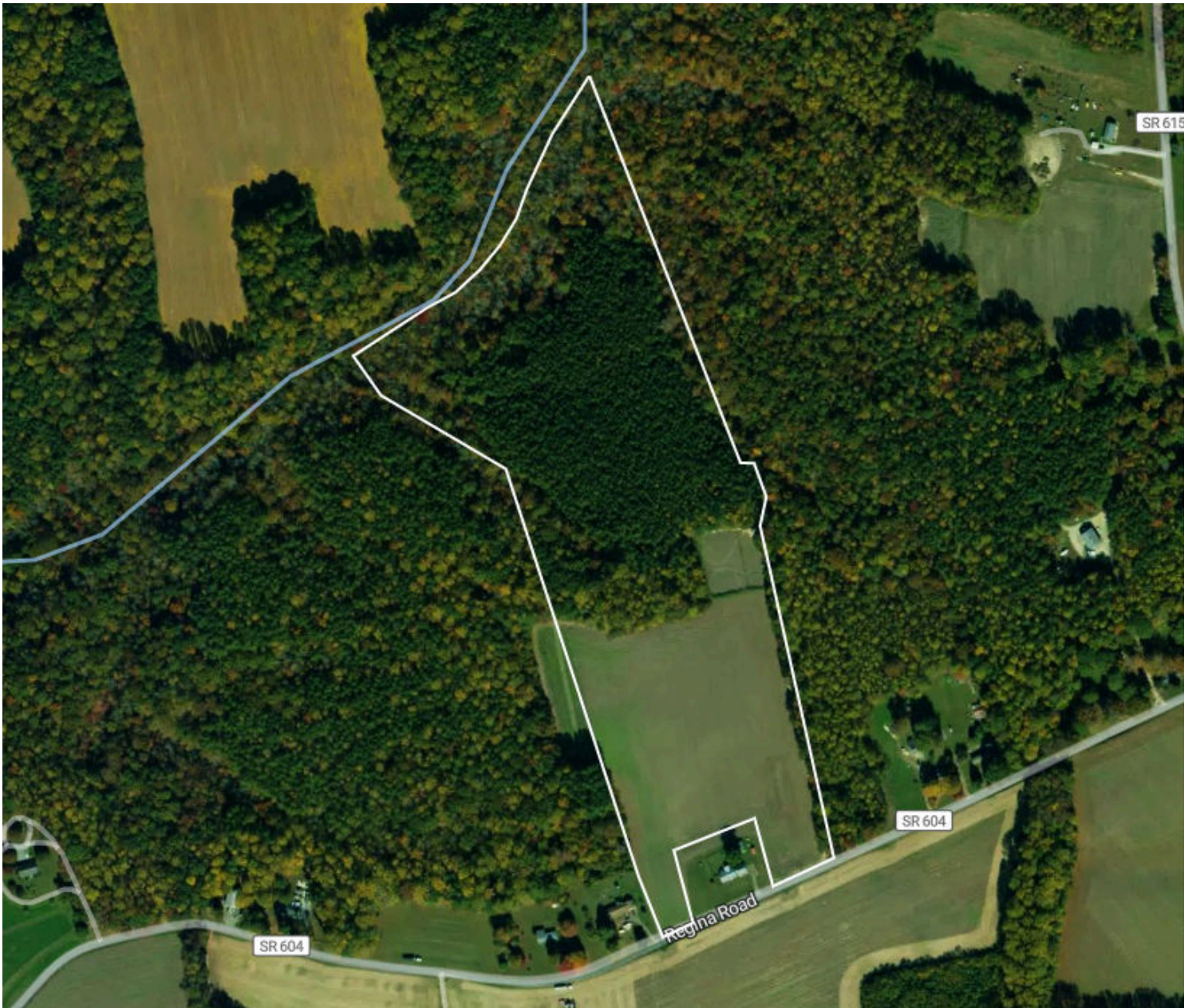
Seller Name: HOSTETLER MELVIN S & ANNA R

Comparable Sale I



Lancaster, VA

31.05 Acres, Sale I (9 of 14)



County: Lancaster

Acres: 31.05

\$/acre: \$3,961

Total \$: \$123,000

Date Sold: 04-12-24

NCCPI: 39.9

\$/NCCPI: \$99

Lat, Long: 37.804901, -76.425311

Primary Cover: Evergreen Forest

Buyer Name: MARK SILAS HAMMOND BIRX

Seller Name: JOSE LOUIS CRUZ CHAPARRO

Comparable Sale J



Lancaster, VA

30.56 Acres, Sale J (10 of 14)



County: Lancaster

Acres: 30.56

\$/acre: \$3,894

Total \$: \$119,000

Date Sold: 03-27-24

NCCPI: 36.7

\$/NCCPI: \$106

Lat, Long: 37.807223, -76.422938

Primary Cover: Mixed Forest

Buyer Name: HOLMES DAVID W & DOROTHY D

Seller Name: CHAPARRO JOSE C

Comparable Sale K



Richmond, VA

15.26 Acres, Sale K (11 of 14)



County: Richmond

Acres: 15.26

\$/acre: \$5,898

Total \$: \$90,000

Date Sold: 03-14-24

NCCPI: 44

\$/NCCPI: \$134

Lat, Long: 37.893888, -76.591

Primary Cover: Mixed Forest

Buyer Name: DAVIS RANDOLPH W JR

Seller Name: DAVIS JAMES R JR

Comparable Sale L



Richmond, VA

17 Acres, Sale L (12 of 14)



County: Richmond

Acres: 17

\$/acre: \$1,765

Total \$: \$30,000

Date Sold: 01-24-24

NCCPI: 27.4

\$/NCCPI: \$64

Lat, Long: 37.923064, -76.593251

Primary Cover: Deciduous Forest

Buyer Name: GREEN JAMES M JR

Seller Name: MONROE ASHLEY M

Comparable Sale M



Westmoreland, VA

20.93 Acres, Sale M (13 of 14)



County: Westmoreland

Acres: 20.93

\$/acre: \$4,061

Total \$: \$85,000

Date Sold: 01-16-24

NCCPI: 38.6

\$/NCCPI: \$105

Lat, Long: 38.031295, -76.597821

Primary Cover: Mixed Forest

Buyer Name: BALDERSON LAUREN M

Seller Name: MINNIEFIELD GENE R

Comparable Sale N



Westmoreland, VA

20.93 Acres, Sale N (14 of 14)



County: Westmoreland

Acres: 20.93

\$/acre: \$3,105

Total \$: \$64,995

Date Sold: 01-16-24

NCCPI: 38.6

\$/NCCPI: \$80

Lat, Long: 38.031295, -76.597821

Primary Cover: Mixed Forest

Buyer Name: MINNIEFIELD GENE R JR

Seller Name: LOUISA ASSOCS LLC