

150.69+/- ACRES FLUVANNA COUNTY, VIRGINIA

PRICE - \$285,000



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FOREST STEWARDSHIP PLAN

PROPERTY DESCRIPTION

The subject property is shown on Fluvanna County Tax Map records as parcel number 49-A-9C. According to the tax records the property contains 150.69 acres +/- . The deed is recorded in Instrument # 1002475.

The subject property is currently zoned Agricultural (A-1). There are approximately 1,150 feet +/- of road frontage on State Route 640 (Shores Drive). There is also a 50 foot +/- fee-strip leading out to Shores Drive from the southern half of the subject property. There is a network of woods roads throughout the property that allow easier access for recreational pursuits and forestry-related activities.

The subject property is completely wooded. Per a Virginia Department of Forestry (VDoF) Forest Stewardship Plan, there is a 135-acre +/- stand (Parcel A) of natural upland Loblolly pine regeneration that was established around 2007. An herbicide release application was administered on this stand in 2009 to control natural hardwood regeneration. This stand was also pre-commercially thinned in 2012 down to around 450 pine trees per acre according to findings in the Forest Stewardship Plan. There is a 16-acre +/- stand (Parcel B) of natural mixed hardwoods and natural pines in the Streamside Management Zones (SMZs).

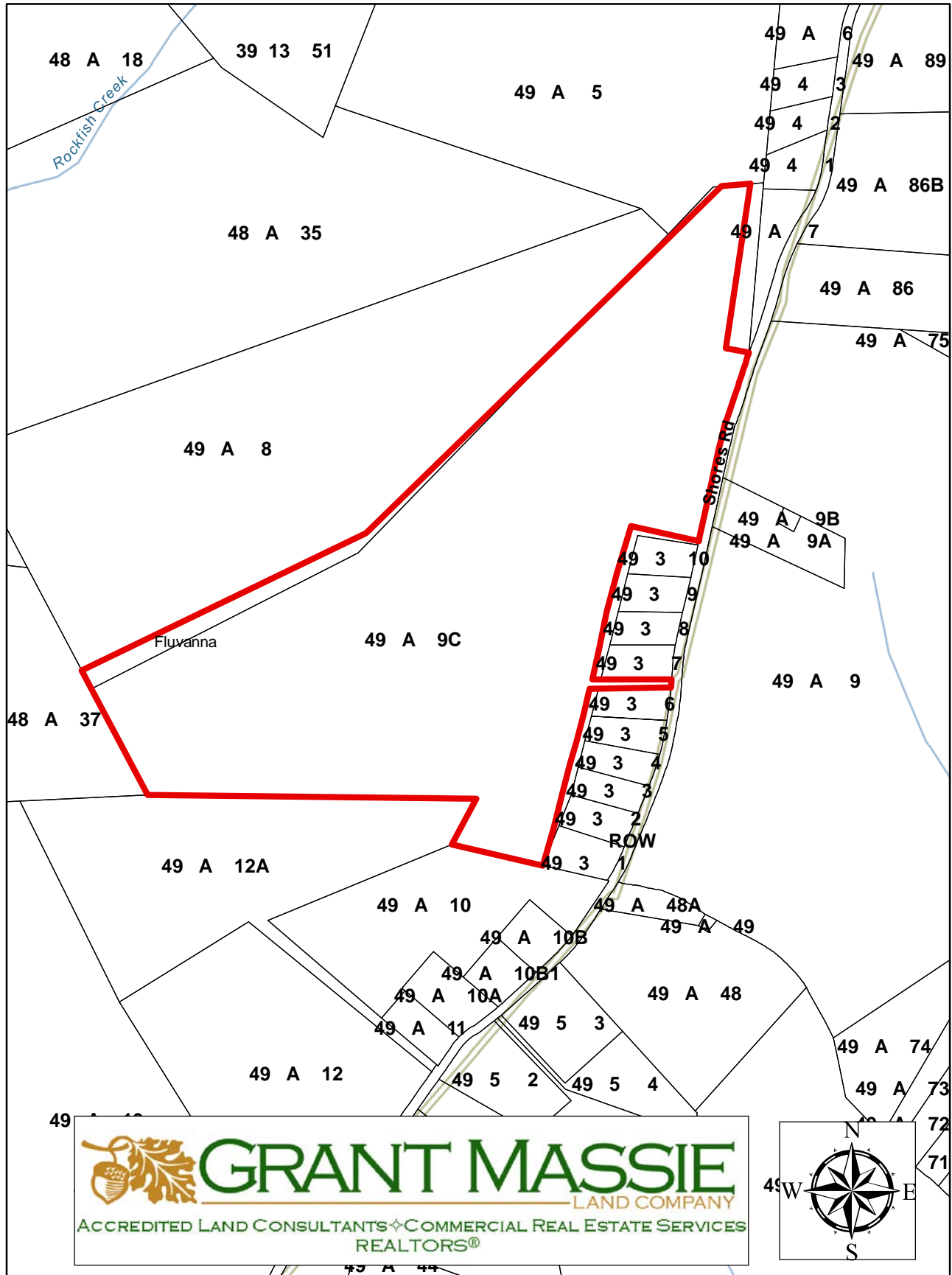
The subject property is located 2.2 miles +/- South of Route 6 (W. River Road) at Kidds Store and approximately 8.5 miles West of Fork Union.

PHOTOGRAPHS



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

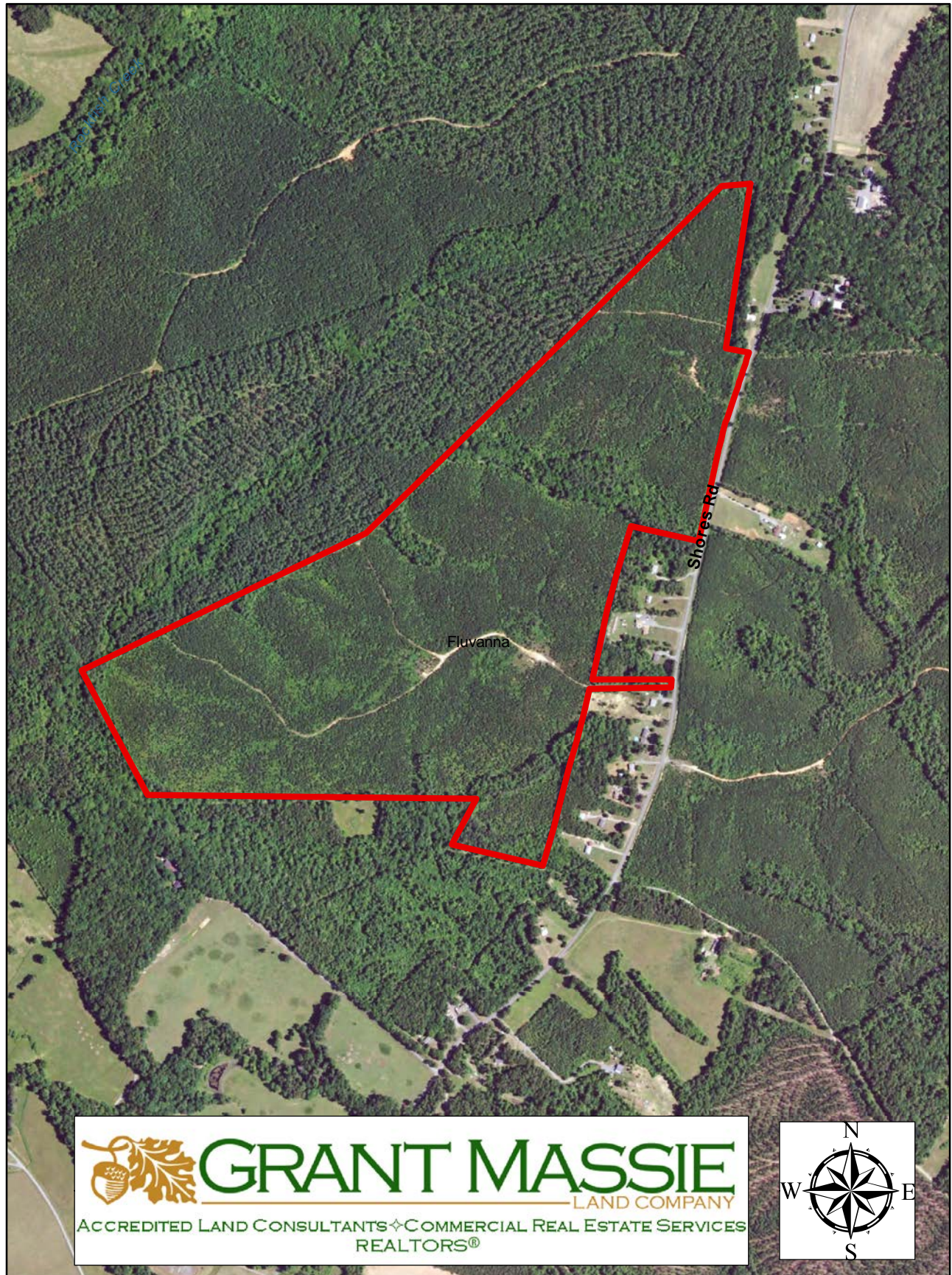
TAX MAP



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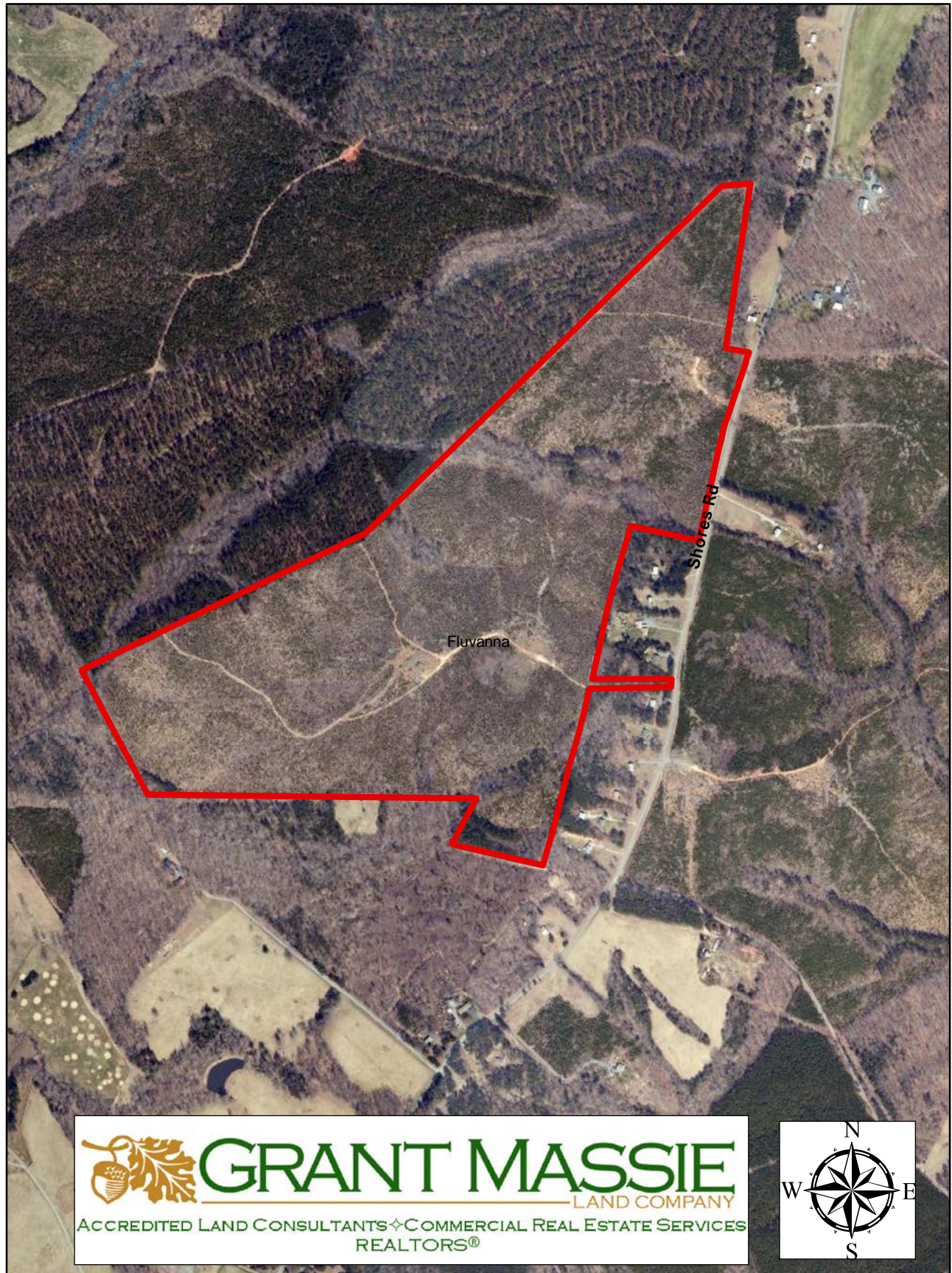
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

AERIAL PHOTOGRAPH



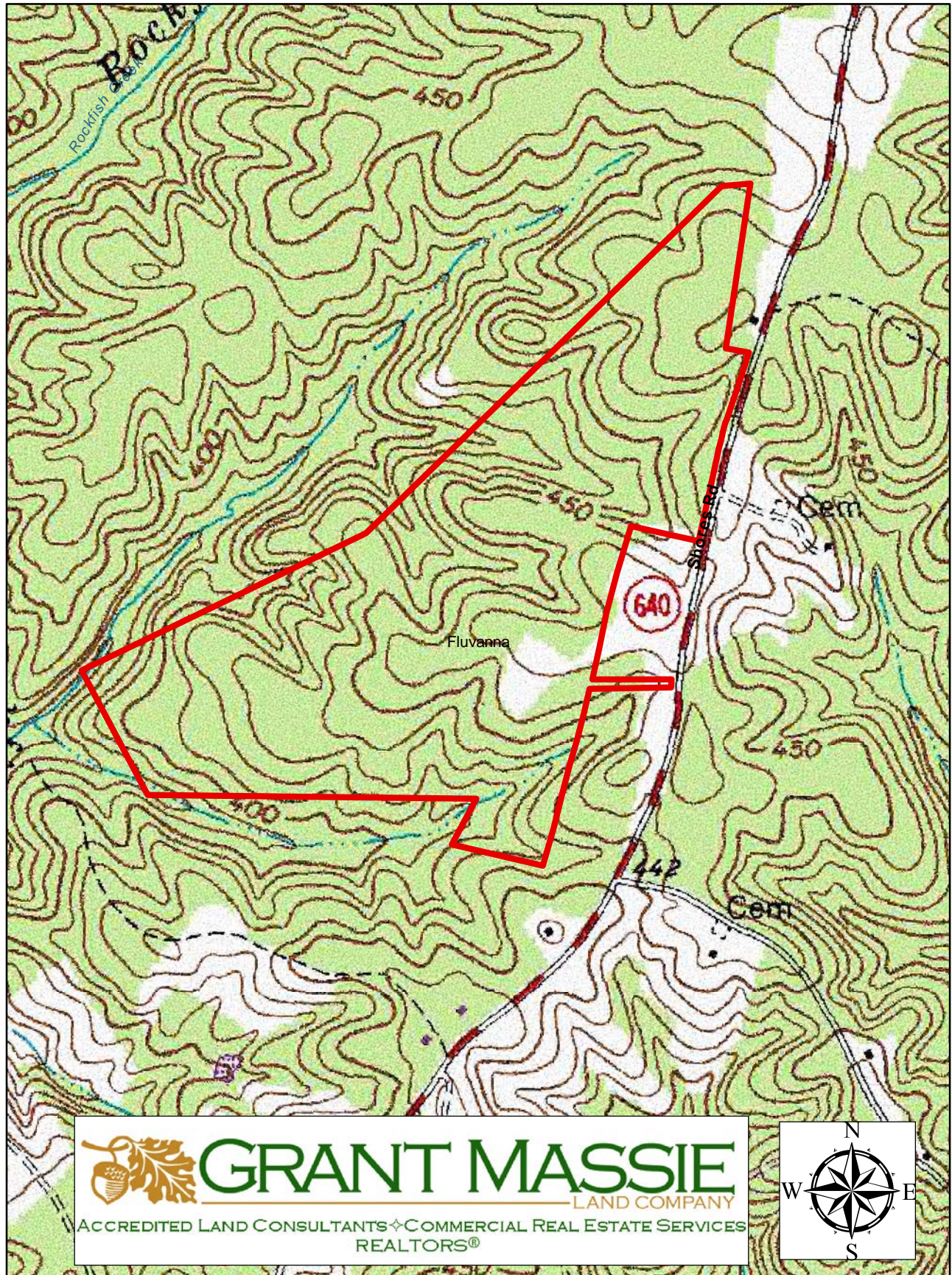
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

WINTER AERIAL PHOTOGRAPH



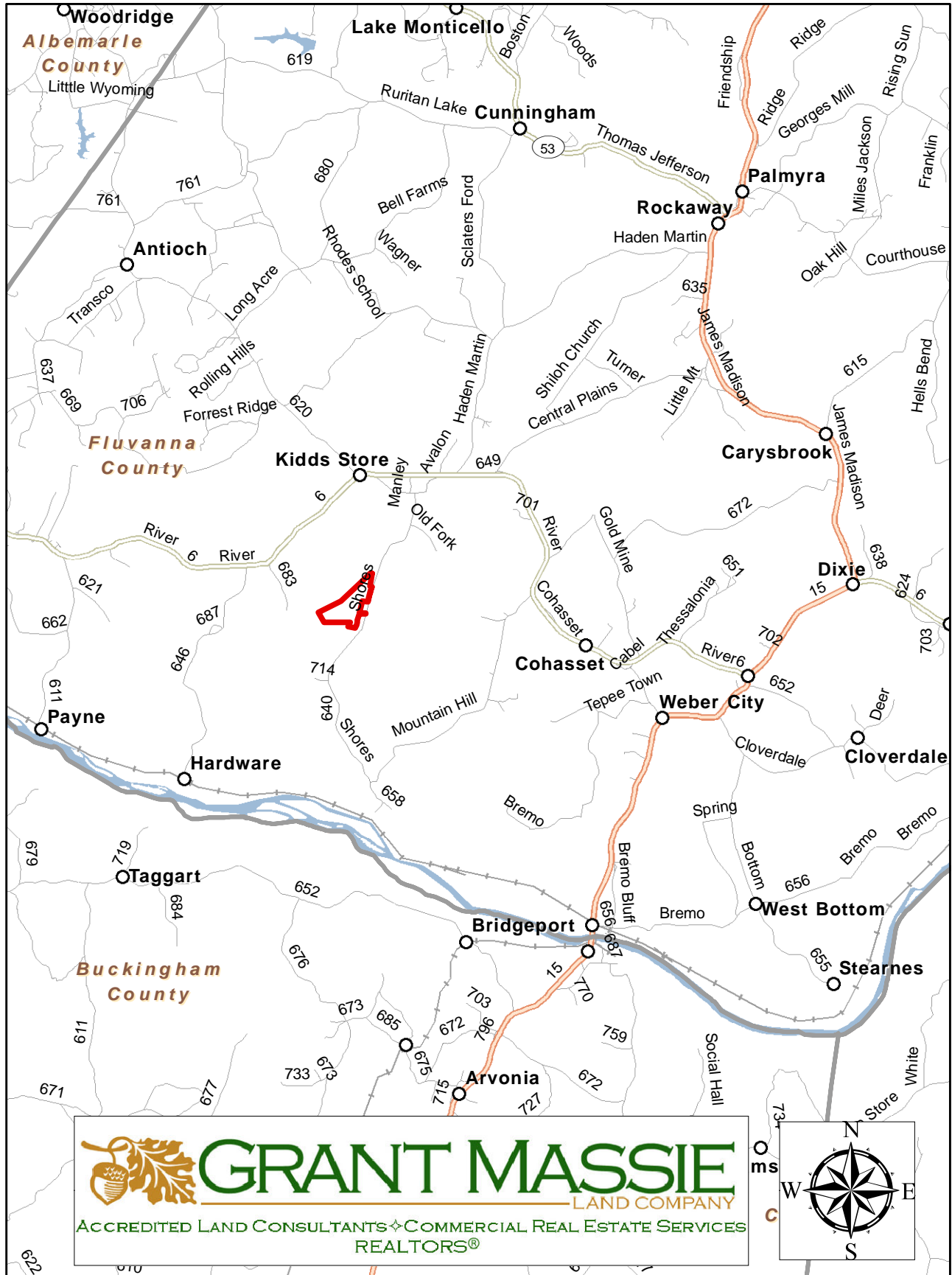
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

TOPOGRAPHIC MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

LOCATION MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED



Wayne Rosson - FLU11009

Forest Stewardship Management Plan



Figure #3 Forest Types Map

Map By: Charles F. Wright

Report Date: Wednesday, September 18, 2012

VIRGINIA FOREST STEWARDSHIP MANAGEMENT PLAN

Wayne Rosson.

FLU11009

DESCRIPTIONS AND RECOMMENDATIONS:

PARCEL A

★ Pines are
now 10 yrs old

Acres: 135

Forest Type: Loblolly Pine.

Species Present: Loblolly pine and mixed hardwoods. Other species found include white oak, black oak, northern red oak, scarlet oak, southern red oak, chestnut oak, dogwood, Virginia pine, paulownia, sweetgum, sumac, ailanthus, redbud, black cherry, sassafras, blackgum, eastern red cedar, yellow-poplar, red maple, and hickory.

Ground vegetation includes blackberry, lespedeza, broomstraw, polkberry, honeysuckle and various other grasses and weeds.

Age: Four years.

Size: Sapling. Average loblolly pine height is approximately eight to fifteen feet.

Quality: Good

Trees/acre: Well stocked. Averaging 400 to 500 stems per acre of loblolly pine.

Growth Rate: Good.

Soil/Water: Nason silt loam and Tatum silt loam are the dominant soils in this stand. Site index is 78 to 80 for loblolly pine. Equipment limitation is moderate. The erosion hazard is slight to moderate.

Topography: Gently rolling ridge tops and upper slopes with 2% to 15% slopes. There are no physical barriers for timber harvesting. The highest elevation is approximately 490 feet above sea level.

Wildlife Habitat: The stand provides good food cover for many species.

Recreation/Aesthetics: The close proximity to Shores Road and the logging access roads provide easy access to this stand although the thick brush will hinder causal entry for recreational purposes.

Fire Risk: Moderate. Heavy ground vegetation and residual logging slash fuels make severe fire behavior possible in this stand under dry conditions. Debris from the recent pre-commercial thinning still has a year or two before the material rots into the forest duff.

Unique Natural Features: None

VIRGINIA FOREST STEWARDSHIP MANAGEMENT PLAN

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DESCRIPTIONS AND RECOMMENDATIONS:

PARCEL B

Acres:	16
Forest Type:	Bottomland Hardwoods/loblolly pine
Species Present:	<p>white oak, yellow-poplar, red maple, northern red oak, black oak, post oak, ash, hornbeam, American beech, elm, dogwood, hornbeam, red cedar, blackgum, ash and hickory.</p> <p>A fairly thick understory and ground cover exists comprised of greenbrier, grapevine, maple leaf viburnum, redbud, privet, honeysuckle, weeds, spicebush, poison ivy, ferns and grasses.</p>
Age:	40 to 50 years
Size:	Pulpwood to large sawtimber. Sawtimber up to 20 inches at breast height (4.5 feet above the ground).
Quality:	Good.
Trees/acre:	Well stocked to overstocked.
Growth Rate:	Good.
Soil/Water:	<p>Some of the area within the floodplain may be considered non-tidal wetlands.</p> <p>Nason silt loam is the dominant soil in this stand with some Orange silt loam and Wehadkee silt loam. Site index is 70 to 95 for loblolly pine. Equipment limitation is moderate. The erosion hazard is slight to moderate.</p> <p>The intermittent streams are on average about 5 to 15 feet wide and average from 2 to 12 foot high stream banks. The water appears to be of good quality and the banks are stabilized by natural vegetation. The stream bottom is largely silt and small stone. There is some large woody debris naturally located in the stream.</p>
Topography:	Mostly level to gently sloped.
Wildlife Habitat:	The diverse species composition provides excellent food and cover for a wide variety of wildlife. Both soft mast and hard mast species are represented. The stream provides a good source of drinking water for wildlife.

VIRGINIA FOREST STEWARDSHIP MANAGEMENT PLAN

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History:

This stand was clearcut around 2006 to 2007. The stand was allowed to naturally regenerate with loblolly pine and various hardwoods. The site received a herbicide release application about 2009 to reduce the hardwood competition. In Spring of 2012, much of this stand was pre-commercially thinned down to about 450 loblolly pine per acre.

The landing decks utilized in the timber harvest have a significant amount of woody logging debris around the perimeter of these areas.

Interaction with

surrounding properties:

This stand is surrounded on three sides with forest. Most of the surrounding properties are medium sized holdings being utilized for the growing of timber and for hunting. The surrounding forest is represented by both pine and hardwood forests. There is one area of relatively dense housing along Shores Road.

Recommendations:

Around 2023, it is suggested that this stand be examined for a possible commercial thinning. The area should be periodically monitored for insect and disease problems.

During the thinning harvest, quality trees should be left for further growth while poor quality trees should be harvested. Residual trees not harvested should have straight, relatively defect free boles and intact, healthy crowns. Basal Area of the residual stand should be between 60 and 80 square feet per acre, and/or about 200 to 225 trees per acre. As many Virginia pine as possible should be cut.

About five to eight years after the first commercial thinning takes place another commercial thinning should be conducted. This second thinning should leave about 50 to 70 square feet of basal area per acre or about 100 trees per acre. A final harvest should be tentatively scheduled for when the stand is about 35 years old.

The young pine stand is beneficial cover for songbirds that prefer early successional vegetation such as Carolina wrens, catbirds, Kentucky warblers and rufous-side towhees. In the future when the pines are mature, they will provide roosting and thermal cover for turkey.

VIRGINIA FOREST STEWARDSHIP MANAGEMENT PLAN

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Recreation/Aesthetics: This area is considerably different than any other area of the property. The diversity of wildlife in this area would make it suitable for wildlife watching or hunting.

Fire Risk: Low risk.

Unique Natural Features: None.

History: The stand was not cut during the harvest that was conducted in Stand A.

Interaction with

surrounding properties: This area is bordered by large to medium sized wooded tracts utilized for growing timber and hunting. This stand is located along several unnamed tributaries which drain to Rockfish Creek and from there into the James River, one of the major scenic rivers in Virginia.

Recommendations: This area is generally a good hardwood site. The stream provides wildlife with a valuable water source. The forested riparian area provides a travel corridor for wildlife and thick cover and food sources at ground level.

The landowner should consider applying for a riparian tax credit through the Virginia Department of Forestry (see enclosed pamphlet) when a harvest occurs in Stand A. The loblolly pine in Stand B is not in good health. Live crown ratios are down to about 20%. There is evidence of recent turpentine beetle activity. If this pine is still alive when Stand A needs thinning, the loblolly pine in Stand B should also be harvested at that time.

Little or no future harvesting should occur in this stand due to the sensitivity of the area to disturbance. Light partial harvesting is possible, but heavy equipment operation should be limited in the floodplain area of this stand. The undisturbed forest adjacent to the stream acts as a natural filter, preventing pollution and sedimentation from any disturbances upslope from the stream from impacting water quality. The root systems and the organic matter on the forest floor trap and hold the sediments coming from surrounding areas. This service protects the water quality and the integrity of the stream and the water downstream as well. In addition, the shade from streamside trees keeps the water cooler, allowing aquatic life to flourish.

All management activities should protect the water quality. If a harvest is ever performed in this stand, it should be very light in intensity. Only single tree selection harvest at relatively dry times of the year should be considered. It is