

186.819 ACRES LOUISA COUNTY, VA

ASKING PRICE ~ \$461,000



REPRESENTED BY:

WILLIAM G. GRANT
ALC, VLS
(804) 754-3476

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

TABLE OF CONTENTS

- I. PROPERTY DESCRIPTION
- II. PHOTOGRAPHS
- III. TAX MAP
- IV. PLAT
- V. AERIAL PHOTOGRAPH
- VI. TOPOGRAPHIC MAP
- VII. ZONING MAP
- VIII. LOCATION MAP
- IX. WOODLAND EXAMINATION
REPORT

PROPERTY DESCRIPTION

The subject property is shown on Louisa County Tax Map records as parcel number 22-16. According to the tax records the property contains 186.819 acres. The original deed is recorded in Deed Book 429 on Page 341, and the will is recorded in Will Book 78 on Page 563. The plat is recorded in Plat Book 8 on Page 1442.

The subject property is currently zoned Agricultural (A2). According to the recorded plat, there are approximately 1,560.46 lineal feet of road frontage on State Route 636 (Valentine Mill Rd). The subject property boasts around 6,150 lineal feet (or 1.16 miles +/-) of frontage on the South Anna River.

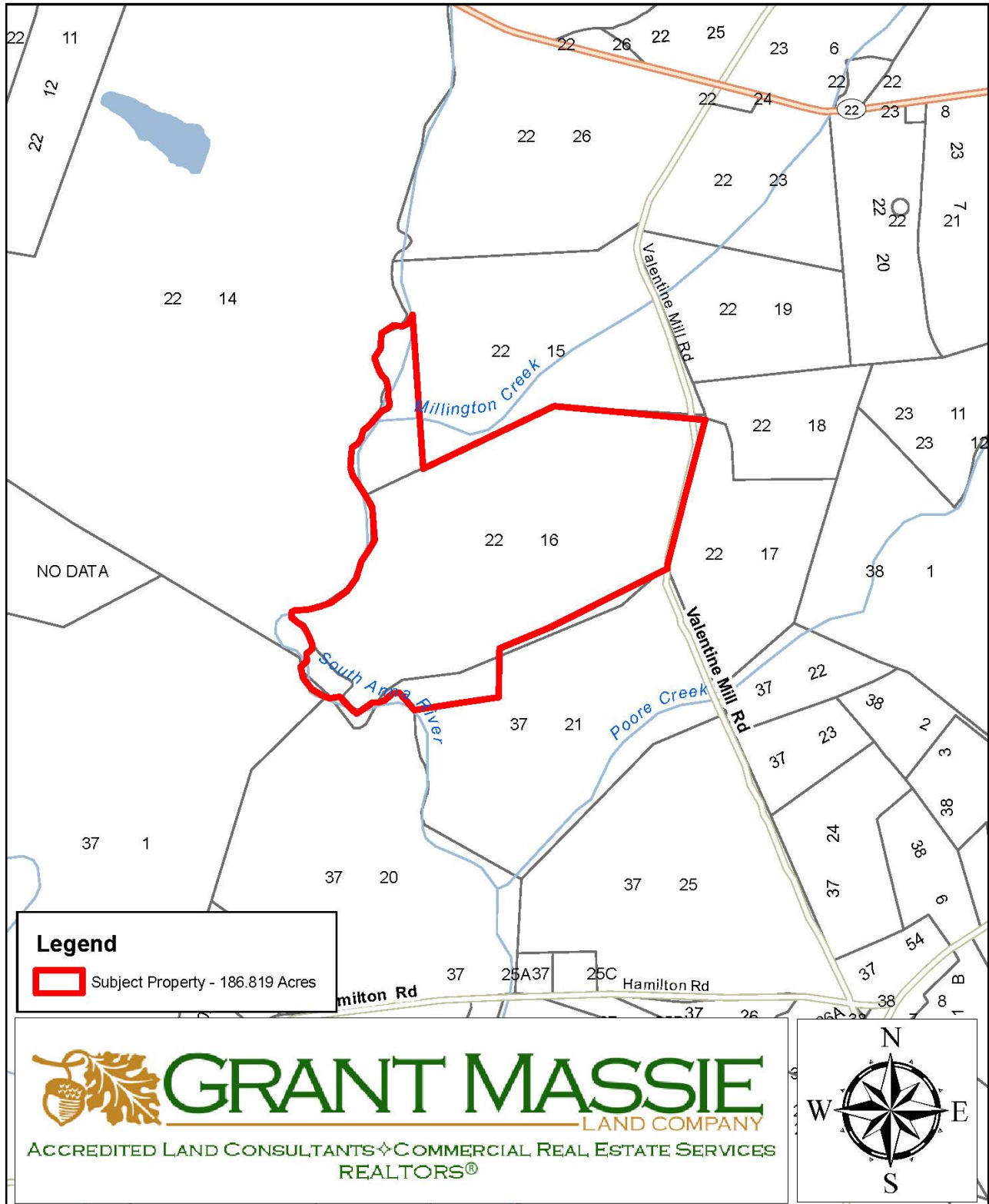
Per an American Forest Management , Inc., Woodland Examination Report, there is approximately 134.4 acres +/- of planted Loblolly pine plantation (17 years old +/-). This stand of pines is unthinned at this point but is in the age range for its first thinning. The balance (51.4 acres +/-) of the subject property is wooded in mixed natural hardwood pulpwood and sawtimber. It is noted that portions of this natural hardwood stand was selectively harvested in 2000 when the pine plantation was clearcut and planted thereafter per the Report.

The subject property is located about 8 miles +/- west of the Town of Louisa and about 8.25 miles +/- from Zions Crossroads and Exit # 136 of Interstate 64.

PHOTOGRAPHS



TAX MAP



Book: 8 Page: 1442 Seq: 1

[illegible]

1. Joseph M. Gaudin, whose address is 184 So. 1st Street, New Orleans, do hereby certify that the foregoing is a true and correct survey of original 1942-1943 census of land in Greensboro situated in Parish of East Baton Rouge LSU from Edwin M. Womack, Jr. and respondent Thelma 1978 Louisiana circuit court clerk's office is paid back \$182 1942-1943, and when years of land according to survey was by James H. Smith, Jr. 1942-1943, certified land respondents name Scott A. 1978, now consist of 184.4147 acres according to survey.

Given under my hand on this 20th day of August, 1942.

James H. Smith, Jr.
Clerk

Edwin M. Womack, Jr.
Respondent

STATE OF LOUISIANA
COUNT OF Orleans to wit:

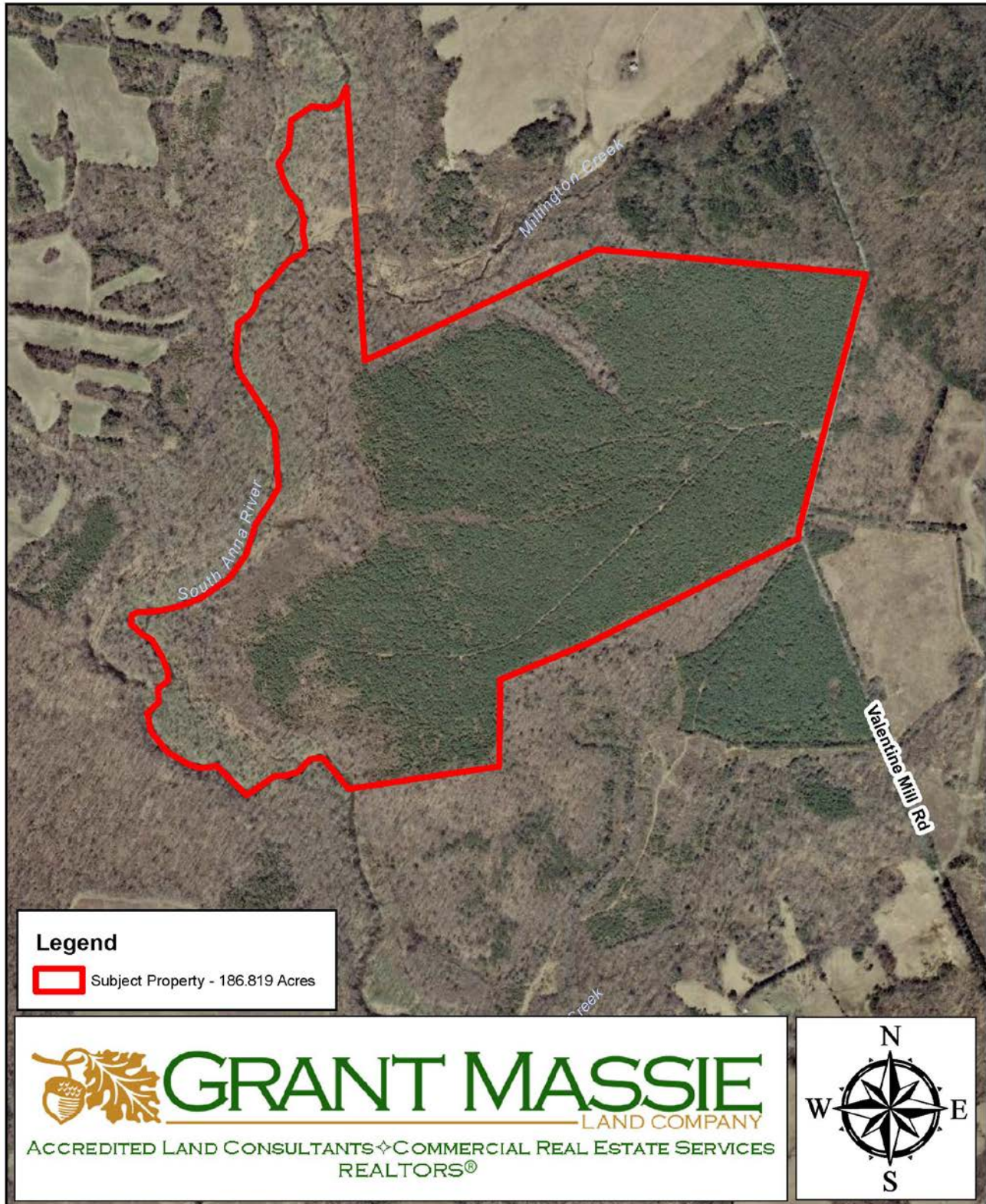
I, James M. Davis, a Notary Public, in and for the County of Orleans and State of Louisiana do hereby certify that the foregoing Certificate bearing date Aug 20 1942, has acknowledged the same before me at my personal law office at New Orleans, La. on the 20th day of August, 1942.

My commission expires: 7-24-63

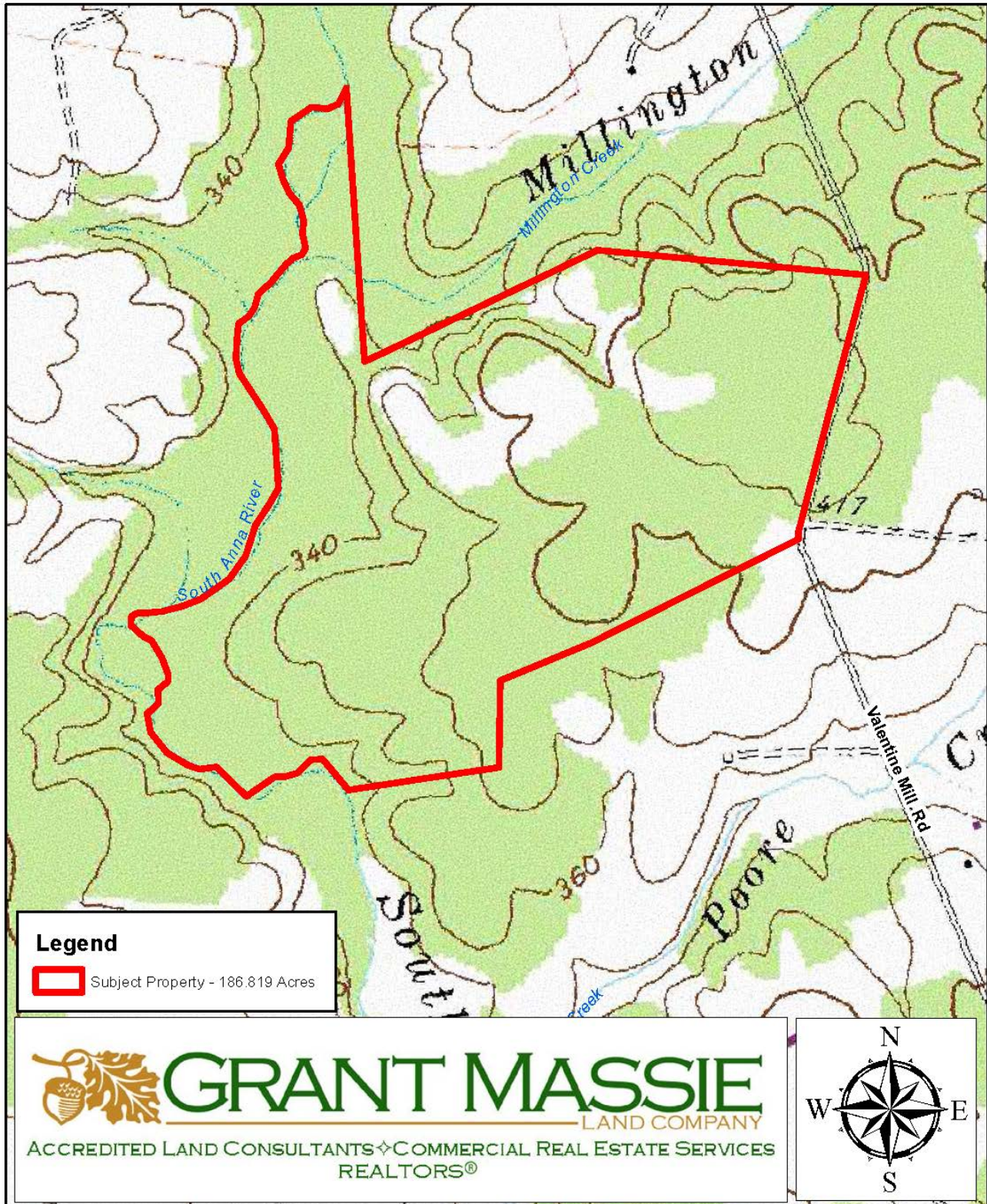
James M. Davis
Notary Public

RECORDED
INDEXED
SEP 1 1942
CLERK OF COURTS
ORLEANS PARISH

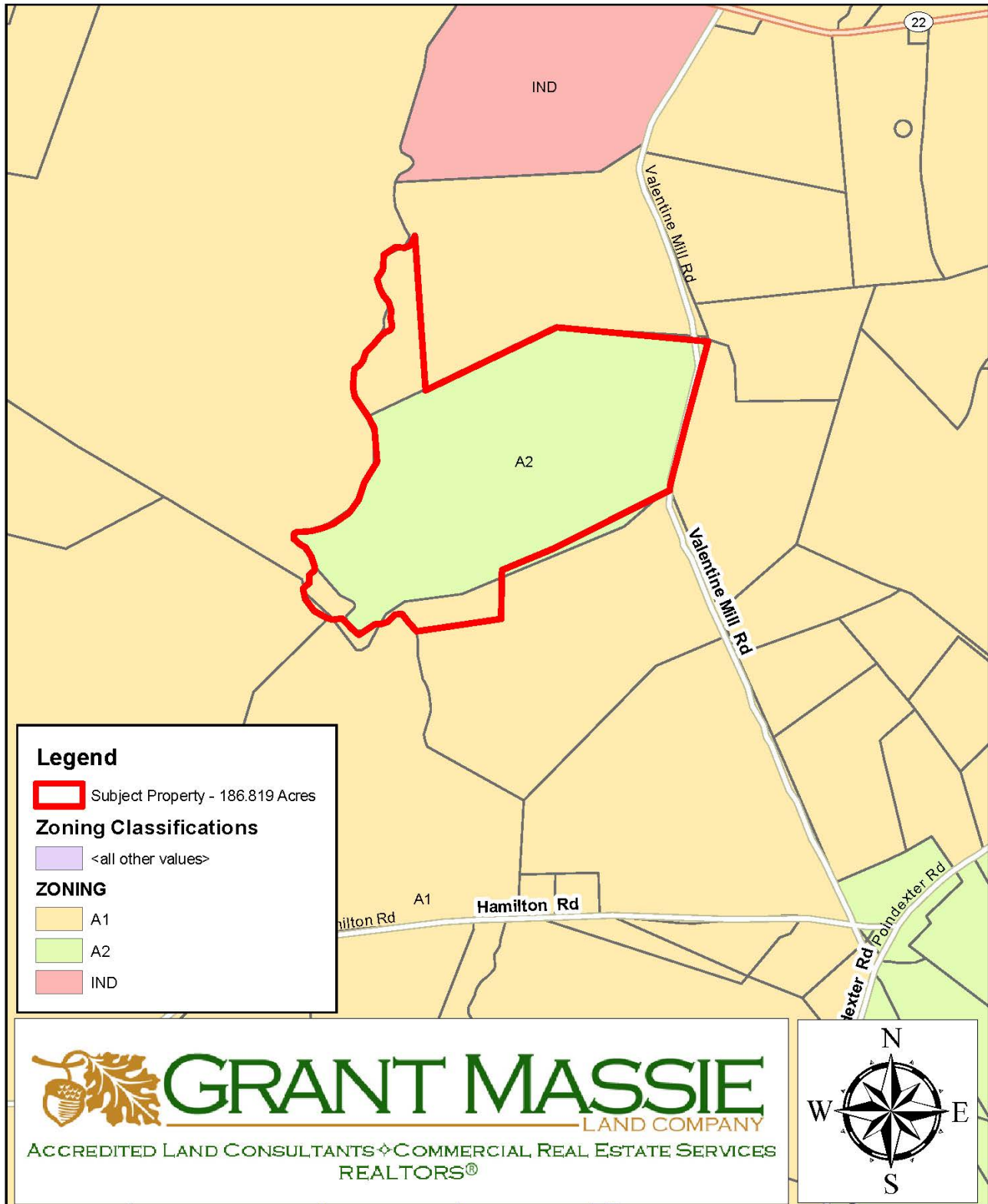
AERIAL PHOTOGRAPH



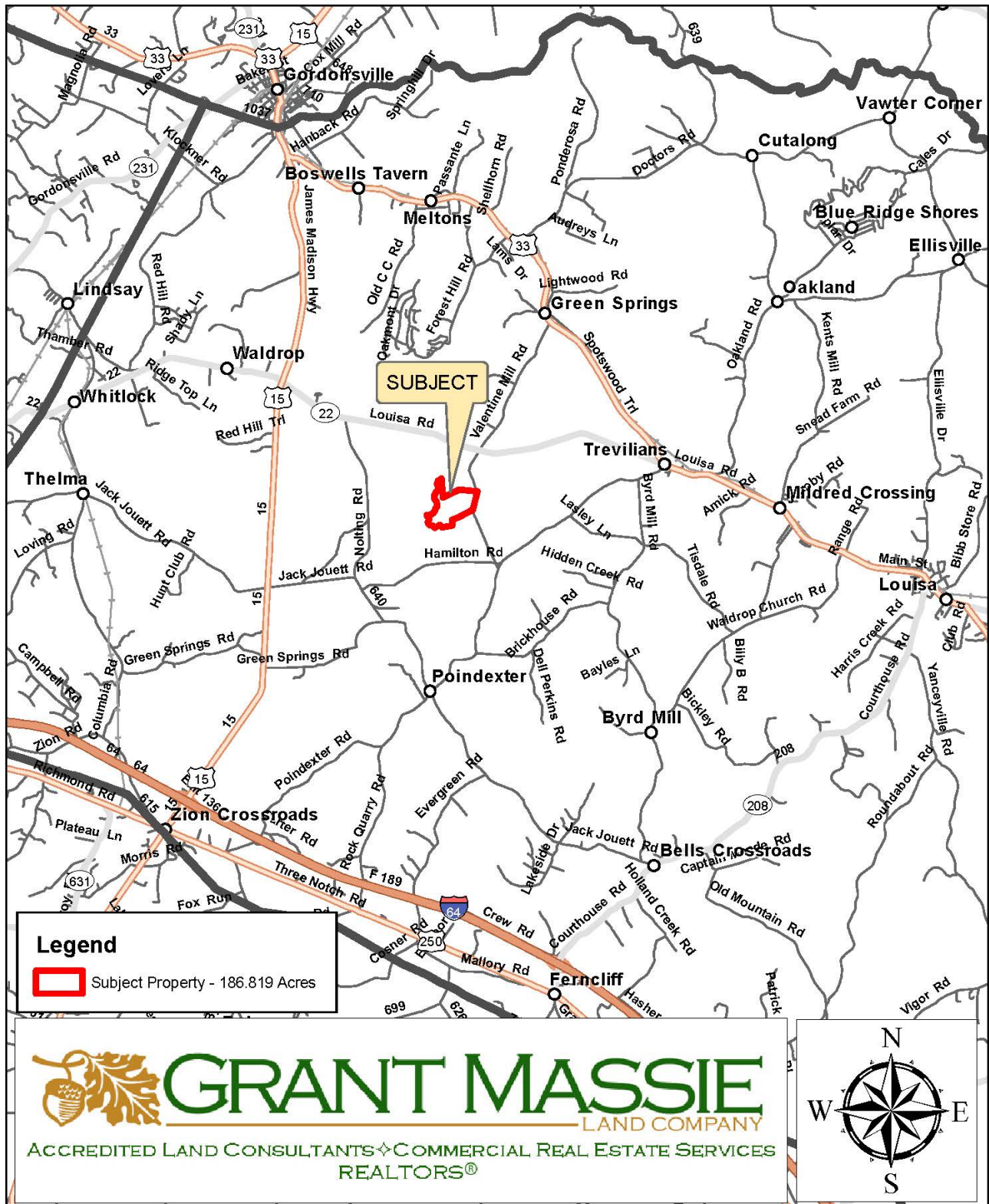
TOPOGRAPHIC MAP



ZONING MAP



LOCATION MAP



DISTRICT OFFICES

ALABAMA
ARKANSAS
FLORIDA
GEORGIA
MAINE
MICHIGAN
MISSISSIPPI
NORTH CAROLINA
OKLAHOMA

AMERICAN FOREST MANAGEMENT, INC.

Forest Resource Consultants and Real Estate Brokers

www.americanforestmanagement.com

www.afmrealestate.com

P.O. BOX 992

TROY, VA 22974

(804) 516-2194

FAX (804) 897-5056

Fred.Schatzki@amforem.biz

CORPORATE OFFICES

SUMTER, SC

CHARLOTTE, NC

DISTRICT OFFICES

SOUTH CAROLINA

TENNESSEE

TEXAS

VIRGINIA

WEST VIRGINIA

WISCONSIN

Woodland Examination Report**Gardner Tract****Louisa County, Virginia**

January 21, 2015

Introduction

This report describes the current woodland conditions and future management considerations for the Gardner "South Anna" property in Louisa County. Management recommendations are based on a primary objective of timber production and secondary objectives of wildlife habitat maintenance and soil and water quality protection. This report is not intended to be a formal forest management plan but rather a qualitative assessment of the property with considerations for future management. Also note that while approximate timber values are indicated this report in no way represents a formal timber valuation and no warranty is made as to the accuracy of timber values.

The general form of this report follows the convention of describing the different timber types (stands) and then identifying potential future management options. Reference is made to the attached Timber Type Map for stand locations.

The property consists of Tax Parcel ID No. 22-16. County tax records indicate a size of 100 acres. Calculated acres per AFM's GIS system are 185.8. Plat acres (recorded at Plat Book 8 Page 1442) are 186.819. It is believed that tax acres are in error and variances between plat and GIS acres are the result of minor digitization error and/or mathematical error in metes and bounds identified on the plat. GIS acres are used in this report.

Location

The property is located in western Louisa County on Valentine Mill Rd. (SR 636). Reference is made to the attached Location Map.

Access/Operability

Access is via frontage on Valentine Mill Rd and is more than sufficient for forest management purposes. A limited, out of service internal road network is present; this network is currently substandard for harvesting operations and will require moderate work to return it to service (note that re-opening roads is typically the responsibility of logging contractors, and while the property owner usually doesn't pay out-of-pocket for road improvement costs those costs are generally factored into pricing submitted by buyers of timber). Topography is flat to rolling, with some moderate slopes adjacent to interior streams

and the drop-off to the South Anna River floodplain. While much of the property should be operable most of the year, certain areas may have seasonally-limited and/or weather-limited access restrictions.

Stand 1: Loblolly Pine

+/-134.4 acres of sapling- to pulpwood-sized loblolly pine plantations. Estimated age is 15 years. This area is fully stocked and in good to excellent condition. Some minor mortality was observed at the extreme western end adjacent to the river floodplain and is believed to be the result of beaver foraging. Value is on the order of \$500-\$600 per acre.

$$500 \times 134 = \$67,000$$

Recommendation: This stand should be retained as-is for 2-3 years to allow for additional growth. Once the stand reaches age 17 or 18 it should be thinned to reduce stocking levels and stimulate growth of the remaining trees. A second thin should be implemented around age 25 and the stand should then be clearcut and replanted around age 32-35. Note that this stand is large enough to divide into two or three cutting units for the final clearcut; subdividing the stand can provide for staggered receipt of timber revenue over a multi-year timeframe. It should also be noted that owner financial needs may disrupt the "standard" timber rotation described above.

Stand 2: Mixed Hardwood

+/- 51.4 acres of pulpwood- to sawtimber-sized mixed hardwoods lying on the river floodplain and adjacent slopes. Estimated dominant age is 80+ years but trees of all age classes are present. Some beaver damage was observed but the stand is adequately stocked and in fair to good condition. Portions of this area were selectively harvested in 2000 in conjunction with the Stand 1 clearcut. Value is on the order of \$800-\$900 per acre.

$$51 \times \$800 = 40,800$$

Recommendation: This area should generally be retained indefinitely as wildlife habitat and water quality protection. In the event revenue is needed, however, portions could be clearcut so long as sufficient buffers along the river and interior streams are retained to comply with state water quality requirements. Low- or no-cost natural reforestation methods should be implemented following any harvest here.

Conclusions

This property is well stocked with commercially viable timber species and presents excellent forest management opportunities for the long term. At this time some additional growth is recommended in the pine plantations before a first thin. It is suggested that hardwood areas be retained indefinitely unless revenue goals cannot be met through pine plantations harvest.

I very much enjoyed my examination of the property and look forward to assisting in the future management of the property in any way I can. If you would like to begin any of the timber harvesting recommendations mentioned or have any other questions please contact me at your convenience.

Respectfully submitted,



Fred Schatzki, RF
Area Forester

Enclosures

LOCATION MAP

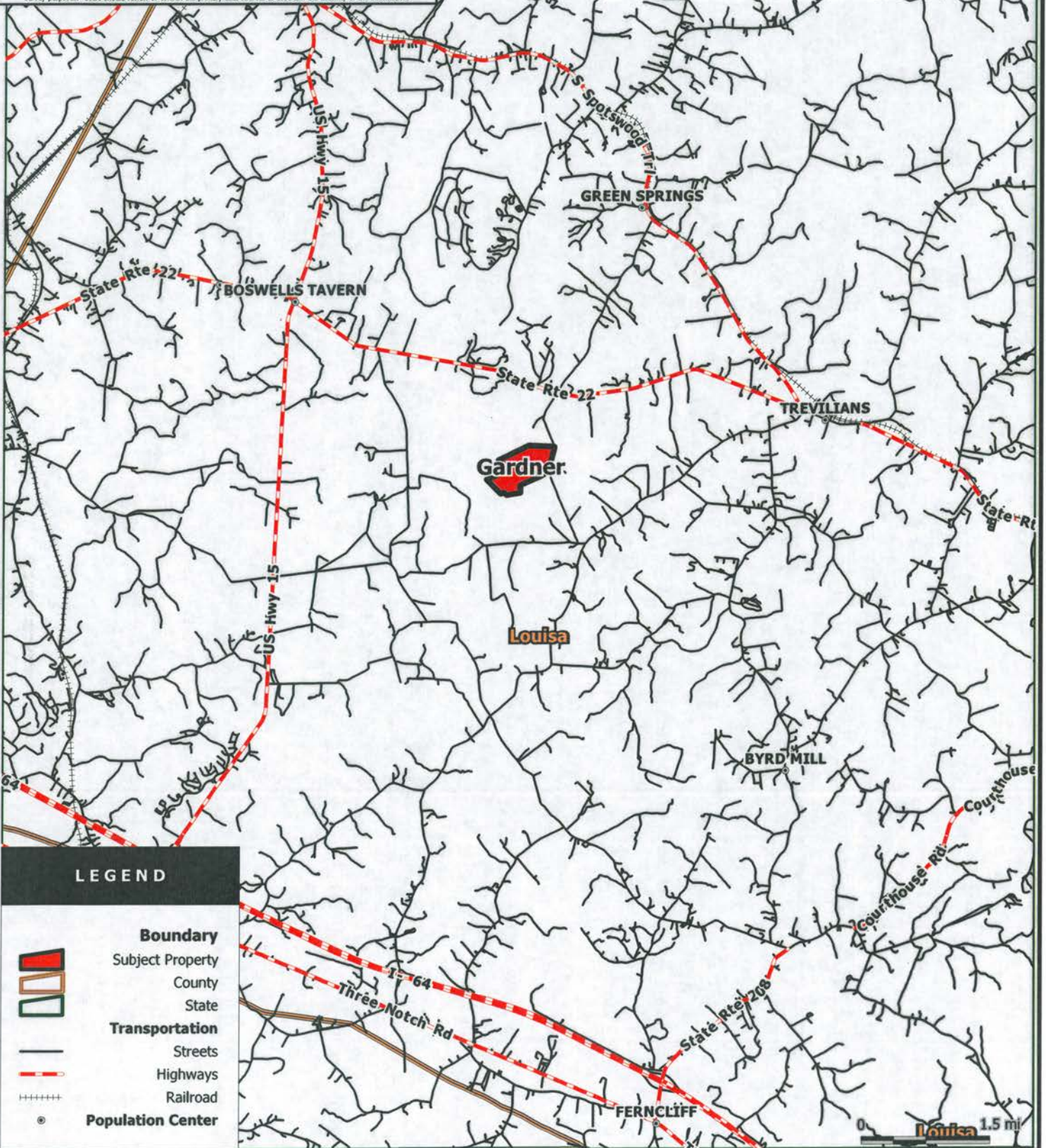
Gardner South Anna Tract



American Forest Management, Inc.
www.americanforestmanagement.com
www.afmlandsales.com
(804) 516-2194
fred.schatzki@amforem.biz

OWNER: Judson & Elaine Gardner
COUNTY: Louisa
DATE: January 9, 2015
PREPARED BY: Fred Schatzki, RF
1 in : 1.50 mi
78°08'18" W:38°02'34" N

This map is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or survey purposes. Users should review or consult the primary data sources to ascertain the usability of the information.



TIMBER TYPE MAP

South Anna Tract

StandID	Description	Type	Est_Yr	GISAcres
1	Loblolly Pine	P-LB-P-U	2000	134.4
2	Mixed Hardwood	H-M-N-B	1940	51.4



American Forest Management, Inc.
www.americanforestmanagement.com
www.afmlandsales.com
(804) 516-2194
fred.schatzki@amforem.biz

OWNER: Judson & Elaine Gardner
COUNTY: Louisa
DATE: January 21, 2015
PREPARED BY: Fred Schatzki, RF
PARCEL ID NO. 22-16
DEED BOOK 0429 PAGE 0341
Mercator
1":660' (1:7,920) or 1" = 10 Chains
78°08'17" W:38°02'43" N

This map is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or survey purposes. Users should review or consult the primary data sources to ascertain the usability of the information.

