

ABSOLUTE LAND

AUCTION

**9,206 MBF
of Timber**

**Wed, Oct.24 at 12:30 PM
Louisa County, Virginia**

731 Acres of Managed Timberland

Offered in 7 Lots Ideal for Timber, Estate, Hunting, Recreation, Residential



7,826,000 Board Feet of Pine



1,380,000 Board Ft of Hardwood



Excellent Road System



Plentiful Wildlife

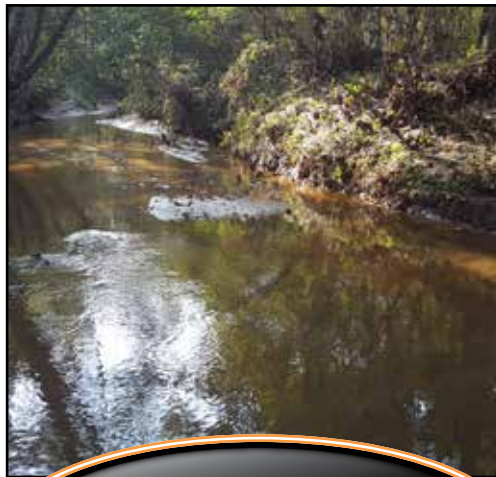
AUCTION SITE: BEST WESTERN PLUS, ZION CROSSROADS, VA

Excellent timberland opportunity in scenic Louisa County.

- 731 acres of managed timberland
- Several interior creeks and border streams
- Three convenient locations offered in 7 lots
- Excellent road system with drivable roads throughout the properties
- Total of 9,206,000 board feet of timber (cruise avail.)
 - 7,826 MBF of Pine Logs
 - 1,380 MBF of Hardwood Logs
- 9,247 tons of pulpwood (6,037 pine + 3,210 hardwood)
- Excellent deer and turkey hunting
- Excellent for timber production, private estate, hunting, recreation, privacy and solitude, and more

3 Tracts Offered in 7 Lots and as a Whole

- Tract 1: ±231 acres 5mi east of Gordonsville on US-33; frontage on Doctors Rd & private road; offered in 3 lots
- Tract 2: ±264 acres just 2mi north of Louisa; frontage on Bannister Town Rd
- Tract 3: ±236 acres near Ferncliff with easy access to I-64 and US-250; 50' right-of-way; offered in 3 lots



AGENT ON SITE:

- Thur, Oct.11 from 4-6pm on Tract 2 (Louisa)
- Sun, Oct.14 from 1-3pm on Tract 1 (Gordonsville)
- Wed, Oct.17 from 12-2pm on Tract 2 (Louisa)
- Sun, Oct.21 from 1-3pm on Tract 3 (Ferncliff)
- Private tours by appointment
- Self-guided tours ok anytime

DIRECTIONS TO PROPERTY:

See inside for directions to each tract.



AUCTION SITE

Best Western Plus
135 Wood Ridge Terrace
Zion Crossroads, VA 22942

REAL ESTATE AGENTS: 2% Commission Available
Call or visit our website for form.

TERMS: 10% deposit day of sale by cash or check. Balance due on or about 30 days. 5% buyer's premium. Property sells absolute to the highest bidder(s). Complete terms online.

TRFAUCTIONS
Torrence, Read, & Forehand

VAAF501

101 Annjo Court
Forest, VA 24551
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Sale Site Phones for Auction Day
434.660.5159 | 434.610.3182 | 434.610.2597

For more information, call

(434) 847-7741

ABSOLUTE AUCTION

731± Acres offered in 7 Lots

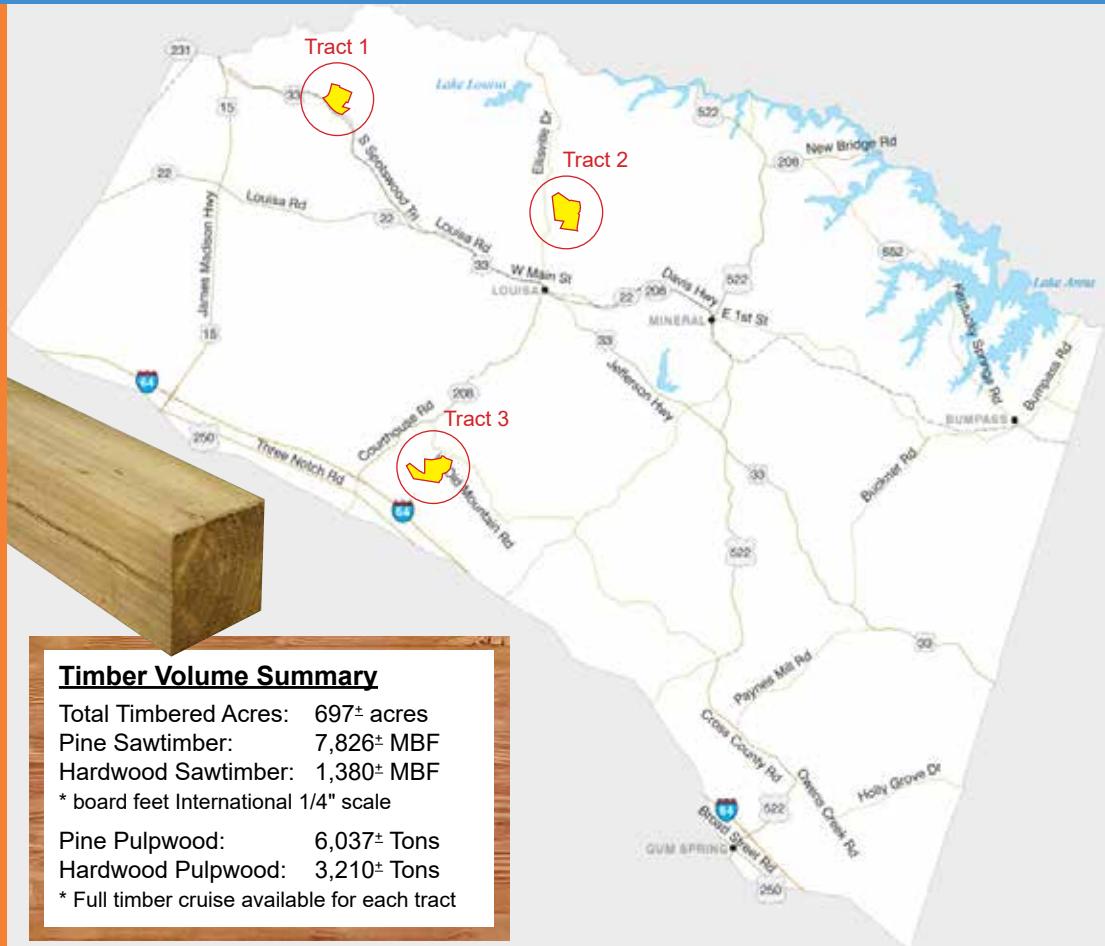
Auction Date
Wed, Oct.24 at 12:30 PM

Auction Site
Best Western Plus
135 Wood Ridge Terrace
Zion Crossroads, VA

Property Location
3 Locations
Watkins Ln, Louisa, VA
Bannister Town Rd, Louisa, VA
Doctors Rd, Louisa, VA



Louisa County, VA



Tract 1: Gordonsville Tract

Acreage: ±231 acres offered in 3 lots

Tax Map: 11-3

Zoning: A2

Features: interior stream; road system throughout; lays well w/ excellent road frontage, fronts railroad paralleling US-33

Location: on US-33 just 5mi east of Gordonsville & 6mi west of Louisa

Access: 1,321' of frontage on Doctors Rd (639) and 2,491' on Shellhorn Rd (private)

Directions to Tract 1: From Louisa, US-33W 4mi to RIGHT on US-33W. 4mi to RIGHT on Doctors Rd. Property on left after crossing railroad tracks.

Timber Summary: The pine is fair to good quality, typical of sawtimber and chip-n-saw in plantations. The hardwood is fair quality.

Total Timbered Acres:	231± acres
Pine Sawtimber:	2,270.5± MBF
Polar Sawtimber:	13.1± MBF
* International 1/4" scale, full cruise available	
Pine Pulpwood:	2,958.8± Tons
Hardwood Pulpwood:	278.0± Tons



Tract 1: ±231 Acres Total



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Tract 2: Louisa Tract

Acreage: ±264 acres

Tax Map: 26-9

Zoning: A2

Features: Chaney Creek and Gold Mine Creek on property; pipeline easement; good road system throughout; frontage on cul-de-sac

Location: on Bannister Town Rd just 2mi north of Louisa

Access: fronts Bannister Town Rd cul-de-sac

Directions: From Louisa, US-33W to RIGHT on Ellisville Dr. 2mi to RIGHT on Bannister Town Rd. Half mile to property on left in cul-de-sac.

Timber Summary: The pine and hardwood timber is good to excellent quality.

Total Timbered Acres: 233± acres

Pine Sawtimber: 2,836.8± MBF

Hardwood Sawtimber: 844.4± MBF

* International 1/4" scale; full cruise available

Pine Pulpwood: 1,591.2± Tons

Hardwood Pulpwood: 1,850.8± Tons



Tract 2: ±264 Acres Total



Tract 3: Ferncliff Tract

Acreage: ±236 acres offered in 3 lots

Tax Map: 68-35, 68-36, 68-33

Zoning: A2

Features: streams incl. Roundabout Creek; pipeline easement; good road system throughout; convenient to I-64 and US-250

Location: near Ferncliff and I-64

Access: short 50' deeded right-of-way off Watkins Ln

Directions: From Louisa, 208W 7mi to LEFT on Holland Creek Rd (at elem. school). 0.8mi to LEFT on Watkins Ln. 0.3mi to end.

Timber Summary: The pine and hardwood timber is good to excellent quality.

Total Timbered Acres: 233± acres

Pine Sawtimber: 2,718.6± MBF

Hardwood Sawtimber: 521.3± MBF

* International 1/4" scale; full cruise available

Pine Pulpwood: 1,487.2± Tons

Hardwood Pulpwood: 1,080.8± Tons



Tract 3: ±236 Acres Total

