

Description of Buildings and Ancillary Improvements:

The buildings and ancillary improvements, as described below, are all located within close proximity to each other in the area of the property considered the main dairy complex. On the Old Bower Farm, the improvements are also located in close proximity. For the most part, the improvements on the property are considered to be older with significant physical deterioration and are constructed in such a way that there is minimal space between the areas in which the cows are housed and the milking parlor to create an ease of access for both cattle and workers. Each improvement will be described in further detail via the following itemization:

- 1- **Milk Parlor / Milk Tank Storage / Holding Pen** – This three building and one shed complex will be described as one building in this appraisal report due to the fact that each of these buildings function as a whole in the milking operation. The Milking Parlor contains approximately 1,237 sq. ft. The parlor was construction in approximately 1952 with cinderblock walls and a concrete floor. Interior lighting consists of fluorescent lights with some incandescent lighting in the office area. The milking apparatus is a Double 6 Herringbone configuration produced by Boumatic. The alleyway for cows to exit after milking measures approximately 36 inches wide – which is considered to be somewhat narrow by current standards. Part of the milking parlor also houses the vacuum pump for the operation of the milkers. Attached to the rear of the milking parlor is the Holding Pen, containing approximately 1,656 sq. ft. This area consists of a concrete floor with cinderblock walls and functions as a funnel into the Milking Parlor for the cows at milking times. Between the Milking Parlor and the Storage Tank Area is a concrete pad containing approximately 140 sq. ft. of area. The Storage Tank Area consists of approximately 533 sq. ft. and holds the hot water heater, cold water storage, and the milk tank (which is partially inside and partially outside this building). The building is constructed over concrete floors with cinderblock walls and fluorescent lighting. Also inside the building is a bathroom containing a toilet and lavatory. The entirety of these buildings has a metal roof. At the front of the Storage Tank Area is a shelter containing approximately 160 sq. ft., constructed over a concrete slab with 6x6 treated post foundation. This area houses the Meuller milk tank holding 3,000 gallons which was installed approximately 4 years ago. Attached to the side of the Holding Pen and

just to the rear of the Storage Tank Area is a storage area for feed, tools, etc. with approximately 256 sq. ft. constructed with wooden treated 6x6 posts with a slant roof with 2x6 rafters over a dirt floor. This building is considered to be constructed of average materials and is in average to fair condition.

- 2- **Hospital Barn** – This building consists of approximately 1,496 sq. ft. The building is constructed over a dirt floor with 6 inch round treated posts as a foundation. The building has a metal shed type roof with one metal side. The remaining three sides are constructed of wood slats and there is a sliding metal door for access. The barn contains two fans for cooling the animals housed inside. This building is considered to be constructed of average materials and is in average to fair condition.
- 3- **Grain Auger Shed** – This shed consists of approximately 88 sq. ft. and is constructed over a dirt floor with a treated post foundation. This building is considered to be constructed of average materials and is in average to fair condition.
- 4- **Silos** – There are three upright, concrete, stave silos located on the property. Two of the silos have a 20 ft. diameter and are 70 ft. in height. The last silo is 20 ft. in diameter and is 50 ft. tall. According to Mr. Sammy Oakes, the silos need new plaster and are, therefore, non-functional at the present time. The silos are considered to be constructed of average materials and are in fair condition.
- 5- **Bank/Free Stall Barn with Additional Attached Free Stall Barn** – The Bank/Free Stall Barn contains a total of 4,510 sq. ft. on each of the two levels. The top floor of the bank barn has an entrance near the side of the milking parlor and serves as storage for hay. The top floor is constructed over a wood floor – some of which is tongue and groove style. This level has incandescent lighting and a ceiling height of approximately 25 ft. The roof is hoop style with 2x8 rafters. The lower level of the barn is a free stall barn with a total of 60 stalls. The height of the lower level is approximately 7 ft. with treated wood post supports and foundation. The floor is constructed of concrete with concrete feed troughs located in the center of the barn. Attached to the rear of the Bank/Free Stall Barn, along the lower level is an Additional Attached Free Stall Barn with approximately 4,400 sq. ft. This free stall barn contains 60 free

stalls under a shed type roof. Concrete feed troughs run the length of the building with six fans attached to the rafters to keep the cows cool during the day. This building is considered to be constructed of average materials and is considered to be in average to fair condition.

- 6- **Open Holding Barn** – This barn contains approximately 4,800 sq. ft. of area. The foundation consists of 6x6 treated poles with six inch thick concrete walls and concrete floor. The roof system is a truss roof with metal covering and partial guttering. Concrete four foot wide feeders line the middle of the barn. Lighting consists of incandescent lights with four box fans to provide cooling for the cows during the day. The barn also has one automatic waterer. This building is considered to be constructed of average materials and is considered to be in average condition.
- 7- **Free Stall Barn #1** – This barn contains approximately 5,640 sq. ft. of area for housing cows. The building is built with a 6x6 post foundation over a concrete floor. The truss roof has a metal covering and is approximately 12 ft. high. There are 90 free stalls located in the barn – 30 of which are relatively new – consisting of metal over a sawdust and sand bed. There are two automatic waterers located in the barn. This building is considered to be constructed of average materials and is in average condition.
- 8- **Slurry Pit & Lagoon** – The slurry pit contains approximately 4,800 sq. ft. and goes from a depth of land level to six feet deep at the end, which calculates to a volume of approximately 14,400 cubic feet. The lagoon contains approximately 6,000 sq. ft. and can hold up to 1,000,000 gallons of manure. Both the slurry pit and the lagoon appear to be in working order and are considered to be in average condition.
- 9- **Trench Silos** – There are two trench silos on the main farm area. Each measures approximately 40 ft. wide by 135 ft. long. The sides and floor consist of concrete block with 8 ft. high walls. The trench silos are considered to be constructed of average materials and are considered to be in average condition.
- 10- **Shop Building** – The shop building consists of approximately 2,880 sq. ft. of area. The building is constructed with a 6x6 post foundation over a concrete floor. The sides and roof consist of metal covering with a truss system with a chain link storage area in the rafter area.

The eave height of the building is estimated at 12 ft. and lighting is provided via a combination of halogen, fluorescent, and incandescent lights. This building is considered to be constructed of average materials and is considered to be in average to fair condition.

11- **Calf Barn #1** – This barn consists of approximately 672 sq. ft. The building has a 6x6 pole foundation with a roof consisting of 2x8 rafters with a metal covering. The front side of the barn is open with the sides and rear being covered. This building is considered to be constructed of average materials and is considered to be in average to fair condition.

12- **Calf Barn #2** – This barn consists of approximately 1,440 sq. ft. The barn is constructed with a 6x3 treated pole foundation with a dirt floor. The shed type roof is constructed with 2x6 rafters with a metal covering. This building is considered to be constructed of average materials and is considered to be in average to fair condition.

13- **Hay Barn #1** – This barn consists of approximately 2,600 sq. ft. and is constructed with a 6x6 treated post foundation. The shed type roof consists of 2x6 rafters with a metal covering. The sides consist of both metal and cinderblock with one side being fully open. This building is considered to be in fair condition.

14- **Hay Barn #2** – This barn consists of approximately 1,280 sq. ft. and is constructed with a 6x6 treated post foundation. The shed type roof is constructed with 2x4 rafters with a metal covering and open sides. This building is considered to be in fair condition.

Not
Included

15- **Brick House at 3827 Old Ferrum Road** – This brick house consists of approximately 2,638 sq. ft. over two levels. The house was constructed in 1900 according to Mr. Sammy Oakes. The exterior of the house consists of brick walls and is built over a crawl space with a basement area under the front porch. The front porch consists of approximately 280 sq. ft., while the rear porch consists of approximately 288 sq. ft. The house runs off of a 400 amp breaker box and has a generator hookup available. Heat is provided by propane via a gas stove in the house with a window unit for air conditioning. The roof was replaced approximately ten years ago with soffits consisting of vinyl. There are gutters along the front porch only. The house operates off of a well and septic. Interior floor coverings consist of a combination of hardwoods, tile, and vinyl. The walls are mostly plaster. It is important to note that there are

Not included

four bedrooms in the house – none of which have closets. There are two full baths inside the house. The house is considered to have been constructed with average quality materials and is considered to be average condition.

16- Two Car Garage – This metal building consists of approximately 672 sq. ft. with a truss roof system and a concrete floor. Lighting in the garage consists of fluorescent lights. There are two 8 ft. garage doors at the front of the building with a pedestrian door located on the side. This garage is considered to be constructed of average quality materials and is considered to be in average condition.

17- White House at 449 Bower Lane – This improvement and the remaining improvements in this listing are located on the Old Bower Farm. This house consists of approximately 1,616 sq. ft. on the first level with an additional approximately 600 sq. ft. on the upper level. The house is built over a partial basement/partial crawl space. The exterior of the house consists of vinyl/wood siding with a metal gabled roof. Currently the heat pump serving the house is not operational. The house is served by a well and septic. The interior of the house has floor coverings consisting of a combination of hardwood, tile, and vinyl with drywall walls and ceilings. The house is considered to be constructed of average materials and is considered to be in fair condition.

18- Cottage House – This cottage is located adjacent to the white house. The cottage consists of approximately 672 sq. ft. The house is not currently livable and is being used for storage purposes. The exterior consists of clapboard with a metal covering for the roof. The interior consists of linoleum flooring and a drop ceiling. This cottage is considered to be constructed of fair materials and is in fair to poor condition.

19- Three Carports – Each carport measures approximately 18 ft. by 20 ft., for a total of 360 sq. ft. each. The carports have metal foundations and supports and metal roof coverings. These carports are considered to be constructed of average materials and are in average to fair condition.

20- Old Milking Parlor – This building contains approximately 1,240 sq. ft. of area. The building consists of a cinderblock foundation and walls with a concrete floor. Fluorescent lighting

provides the light for the building. The parlor is currently not operational and is used for storage. When in previous use, the parlor consisted of a Double 4 Herringbone setup. The building is considered to be constructed of average materials and is considered to be in poor condition.

- 21- **Stack Barn** – This barn consists of approximately 4,800 sq. ft. with a 6x6 treated pole foundation. The truss roof system has a metal covering and the ceiling height is estimated at 12 ft. tall. There is a concrete feed land in the barn for cattle. The building is considered to be constructed of average materials and is considered to be in poor condition.
- 22- **White Barn** – This barn consists of approximately 2,760 sq. ft. with a 6x6 post foundation over wood floors. The truss system roof has a metal covering and the eave height is estimated at 12 ft. tall. The sides of the barn consist of vertical wood slats. This building is considered to be constructed of average materials and is considered to be in poor condition.
- 23- **Silo** – This silo is not operable and is not considered to contribute value to the subject property.
- 24- **Free Stall/Open Barn** – This barn consists of approximately 3,856 sq. ft. The barn is built with a 6x6 post foundation. The truss roof system has a metal covering. The majority of the barn is open with an additional 28 free stalls for cows. Concrete feed bins line the length of the barn. This building is considered to be constructed of average materials and is considered to be in poor condition.
- 25- **Barn** – This barn consists of approximately 4,200 sq. ft. with a 6x6 post foundation over a concrete floor. The roof covering consists of metal. This building is considered to be constructed with average materials and is considered to be in poor condition.
- 26- **Trench Silo** – This trench silo measures approximately 30 ft. wide by 150 ft. long with concrete walls of approximately 8 ft. high.
- 27- **Old Chicken Coop** – This building consists of approximately 700 sq. ft. with a wood post foundation. The sides and roof consist of metal covering and there are gutters along the exterior. This building is considered to be constructed of average materials and is considered to be in poor condition.

- 28- **Free Stall Barn** – This barn consists of approximately 4,256 sq. ft. with a wood pole foundation. The roof covering consists of metal and there are approximately 100 stalls measuring 30 inches wide for the cows to rest during the day. There are 2 waterers in this barn. This building is considered to be constructed of average materials and is considered to be in average to good condition.
- 29- **Lagoon** – This lagoon holds approximately 60,000 gallons of manure and appears to be in working order.
- 30- **Wells & Septics** – There are two wells on the main property along with two septic. There are two wells and one septic on the Old Bower Farm.
- 31- **Ancillary Improvements**- Ancillary improvements on the property consist of fencing and gravel for entrances and roads throughout the property.

AREA AND NEIGHBORHOOD DATA

Franklin County is located in the southside region of the Commonwealth of Virginia. The county was founded in 1785 from parts of Bedford and Henry Counties. The County Seat is located in the Town of Rocky Mount, with the Town of Boones Mill being the only other town in the county. The county is bisected north to south by U.S. Rte. 220, the major thoroughfare in the county. The county is also bisected east to west by U.S. Rte. 40. Another major road in the county is Rte. 122, which connects Rocky Mount to the Smith Mountain Lake area. As of the latest census count in 2010, there were 56,159 people residing in the county. This represents an increase of approximately 18.76% from the previous count in 2000. Projections made by the Census Bureau indicate that the population is expected to grow in the next ten years, much less than the 18.76% in 2010, but rather increases in the 10%.

The Town of Rocky Mount serves as the County Seat and is located near the center of the county. The county is governed by a Board of Supervisors consisting of seven elected members, one from each of the seven magisterial districts in the county. The board appoints the County Administrator who is responsible for the operation of the county. Elected constitutional officers