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### GENERAL INFORMATION

**Description:** As Exclusive Right to Sell Agent for the Heirs of Norman Allen Dyer, we are offering their 2/3 divided fee interest in two parcels in Fork Lick District, Webster County, West Virginia. Shown on Tax Map 8N, Parcel 70.1 as 60 acres and Tax Map 8N, Parcel 71 as 197.9 acres

**History:** This property has been in the Dyer family for generations. The timber on this property has been managed and there was a conservative selective timber removal in 2005. Enclosed in this report is an outline of an estimate of the volume of timber in the residual stand as well as a projection of volume and value for a 15 year rotation harvest.

**Coal and Minerals:** The Dyer 2/3 interest is being offered in fee. We understand some coal was removed in the 1930s. The area of coal removal is shown on the enclosed USGS Topographic Map. That area has been reclaimed. A representative of the West Virginia Geological Survey verified there are still coal reserves in this area, however, no core drilling or sampling history is available to make a determination as to the quality or amount of coal that remains. No information is available on oil or gas reserves.

**Boundaries:** Boundary surveys have been conducted by the Dyer family, as well as, the adjoining property owners. The property boundary lines are marked. Most of them are blazed and painted in red.

**Access:** Webster County Route 15/2 (Back Fork Road) borders the north boundary of Parcel 70.1. A prescriptive easement also exists through the Arthur Family Trust property along the old strip bench shown on the enclosed topographic map to access Parcel 71.

Priced at \$110,000.00

For additional information regarding this sale, contact David Hill, Broker, David Hill & Associates, LLC at (304) 782-1977.

#### **Attachments:**

1. County Road Map
2. USGS Topographic Map
3. Aerial Photo
4. County Tax Map
5. Timber Inventory and Investment Analysis