

Prime Land Auction

Wed, June 14, 2023 at 12:30PM
at the Grand Fiesta Event Center,
6812 Greensboro Rd, Ridgeway VA

Managed Timber & Hunting Tract



Henry County

273 WOODED ACRES

Property Location: 0 Browns Dairy Rd, Ridgeway, VA (Henry County)

Beautiful, productive timber tract and private hunting preserve!

- 273.8 acres near the Virginia / Carolina line
- Convenient access to US-220 and Commonwealth Crossing Business Center, a strategic Virginia business site
- Majority in managed, well growing Loblolly pine planted in 1999 (timber cruise available)
- Managed hunting preserve for over 15 years with camp area, food plots, shooting lanes, trails, and stand locations (buildings, feeders, stands, etc not included in sale)
- Private and secure with some great views!
- Located within the Marrowbone Reservoir high water line plus frontage on Patterson Branch and several interior streams
- Excellent interior road through property plus a network of 4-wheeler trails
- Zoned A1
- Tax parcel 71.4(000)000/012
- 38mi from Danville
- 36mi from Greensboro, NC
- 40mi from Winston-Salem, NC

Details at TRFAuctions.com



DIRECTIONS TO PROPERTY

From Danville: US-58W to Martinsville and take US-58W Bypass 6mi to exit for US-220S toward Greensboro. 7mi to North Carolina border and RIGHT on Martinsville Loop/Horsepasture Price Rd. 2mi to RIGHT on Fall Creek Rd. 1/4mi to RIGHT on Browns Dairy Rd. 0.4mi to end of state maintenance. Continue onto gravel road (20' deeded easement) 0.4mi to locked gate. Property starts 0.4mi past locked gate.

From Greensboro: US-220N toward Virginia. Before state line, LEFT on Martinsville Loop/Horsepasture Price Rd. 2mi to RIGHT on Fall Creek. 1/4mi to RIGHT on Browns Dairy. 0.4mi to end of state maintenance. Continue onto gravel road (20' deeded easement) 0.4mi to locked gate. Property starts 0.4mi past gate.

AUCTION SITE: Grand Fiesta Event Center
6812 Greensboro Rd, Ridgeway, VA

AGENT ON SITE

- Wed, May 31, 12-2PM • Thu, Jun.8, 4-6PM
- Sun, Jun.4, 1-3PM • Sun, Jun.11, 1-3PM
- Self-guided tours ok during daylight hours

TERMS: 10% deposit. Close on or about 30 days. 5% buyer's premium. Full terms online.



www.TRFAuctions.com

434.847.7741



Torrance, Read, & Forehand Auctions | 101 Annjo Ct, Forest, VA 24551 | info@trfauctions.com | VAAF501

Sale Site Phones for Auction Day:
434.660.5159 | 434.610.3182 | 434.610.2597



Managed Timber Tract



Old Homesite



Creeks & Streams



Hunting Camp Area
(buildings not included)



Food Plots



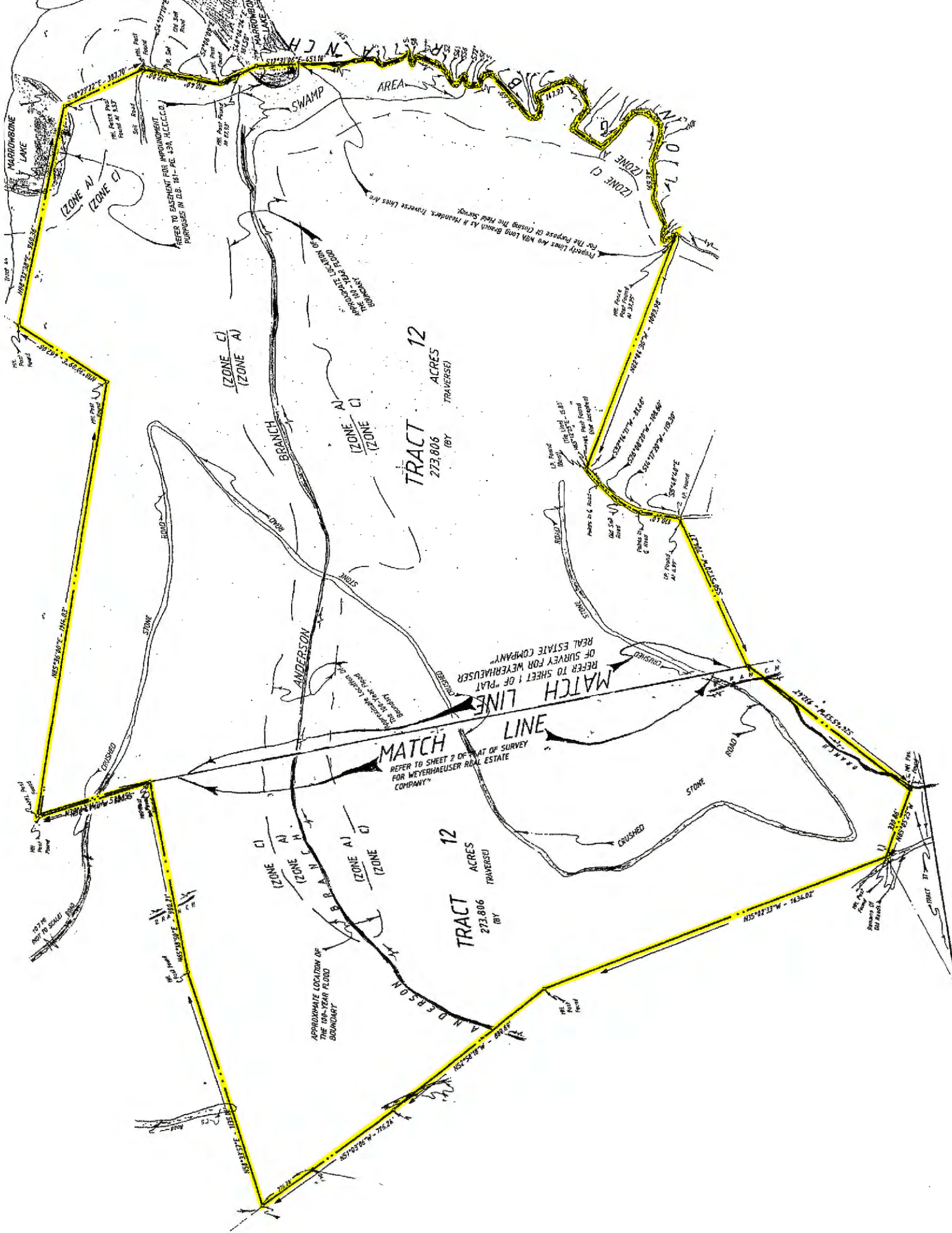
Great Road Network

DETAILS, COMPLETE TERMS, PHOTOS, & MORE AT

www.TRFAuctions.com







TRACT 12
ACRES
(BY TRAVERSE)
273.806

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ACRES
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273.806

MATCH LINE
REFER TO SHEET 1 OF "PLAT
OF SURVEY FOR WEYERHAEUSER
REAL ESTATE COMPANY"

MATCH LINE
REFER TO SHEET 2 OF "PLAT OF SURVEY
FOR WEYERHAEUSER REAL ESTATE
COMPANY"

REFER TO EASEMENT FOR IMPROVEMENT
PURPOSES IN C.D.B. 181-181-AC-3A-H.C.C.C.C.D.

APPROXIMATE LOCATION OF
THE 100-YEAR FLOOD
BOUNDARY

APPROXIMATE LOCATION OF
DITCH OR TIE-BACK FOR
PURPOSE OF CLOSING THE FIELD SURVEY

Property Lines Are Not Long Enough As It Readers, Traverse Lines Are

ZONE A
ZONE C

ZONE C
ZONE A

ZONE C
ZONE A

ZONE C
ZONE A

ZONE A
ZONE C

ZONE C
ZONE A

MARROWBONE
LAKE

ANDERSON
BRANCH

STONE
ROAD

STONE
ROAD

STONE
ROAD

CRUSHED

CRUSHED

CRUSHED

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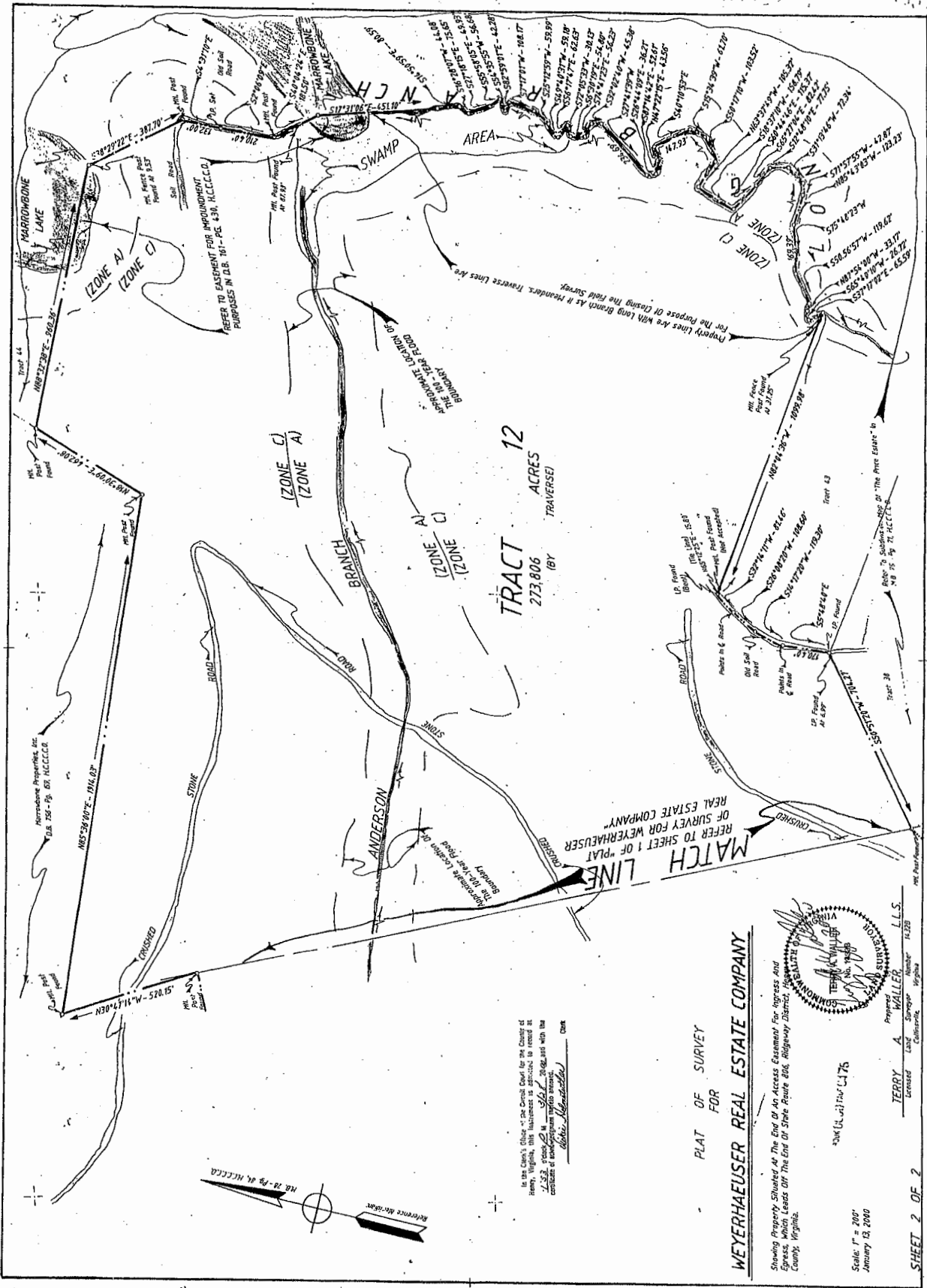
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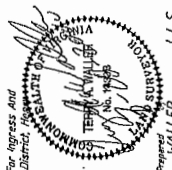
Business Records Corporation

In the State of Virginia, the County of Loudoun, the undersigned, a duly qualified and licensed Professional Land Surveyor, do hereby certify that the foregoing is a true and correct copy of the original field notes and computations upon which this plat is based, and that the same were prepared by me or under my direct supervision and in accordance with the provisions of Chapter 45-5, Code of Virginia.

[Signature]
 Surveyor

PLAT OF SURVEY
 Weyerhaeuser Real Estate Company

Showing Property Situated at The End of An Access Easement For Express And Egress Which Leads Off The End Of Stone Figure 686, Highway District 1, Loudoun County, Virginia.



Scale: 1" = 200'
 January 13, 2000

TERRY A. WALLER, L.L.S.
 Surveyor
 Loudoun County, Virginia

SHEET 2 OF 2

NOTES:

This Plat Represents A Current Survey by Terry A. Waller, L.L.S.

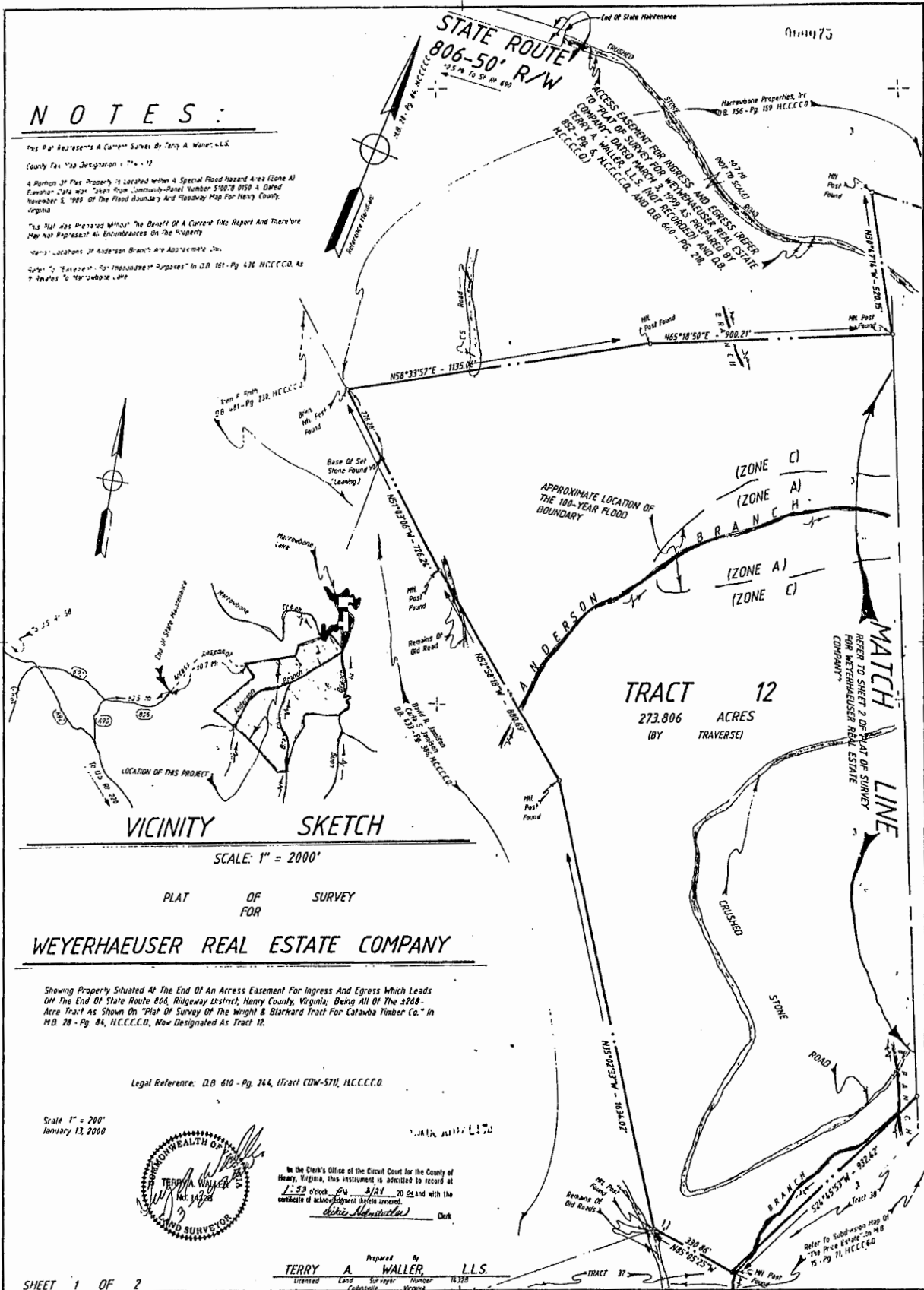
County Tax Map Designation: 774-12

A Portion Of This Property Is Located Within A Special Flood Hazard Area (Zone A) Elevation Data Was Taken From Community-Based Number 59078 059 A Dated November 5, 1989 Of The Flood Boundary And Floodway Map For Henry County, Virginia

This Plat Was Prepared Without The Benefit Of A Current Title Report And Therefore May Not Represent All Encumbrances On The Property

Survey Locations Of Anderson Branch Are Approximate Only

Refer To "Elevation" For Measurement Purposes In DB 181-Pg 436 H.C.C.C.C.O. As It Relates To Harrowbone Lake



VICINITY SKETCH

SCALE: 1" = 2000'

PLAT OF SURVEY FOR

WEYERHAEUSER REAL ESTATE COMPANY

Showing Property Situated At The End Of An Access Easement For Ingress And Egress Which Leads Off The End Of State Route 806, Ridgeway District, Henry County, Virginia, Being All Of The 5268-Acre Tract As Shown On "Plat Of Survey Of The Wright & Blackard Tract For Catawba Timber Co." In MB 28 - Pg 84, H.C.C.C.C.O., Now Designated As Tract 12.

Legal Reference: DB 610 - Pg. 244, Tract CDW-570, H.C.C.C.C.O.

Scale 1" = 200'
January 13, 2000



In the Clerk's Office of the Circuit Court for the County of Henry, Virginia, this instrument is admitted to record at 1:53 o'clock PM 3/29/20 and with the certificate of acknowledgment thereof.

(Signature) Clerk

Prepared By
TERRY A. WALLER, L.L.S.
Licensed Land Surveyor No. 14228

M O T E S

This Map Represents a Correct Survey by Terry A. Waller, L.L.S.

This Property is now Leased With a Shared Flood Hazard Area (Zone G).

LET is Two One Pound
L.S. is Two One Pound

From This Set of 30-foot Offsets Beginning The Heavy Line Association, Inc. Has
The County of Howard Property.

I Certify That The Henry County Subdivision Ordinance Does Not Apply To This Plot
Offered For Re-division Because It Is Not An Elementary Association And Does Not
Require A Division Of Egress.

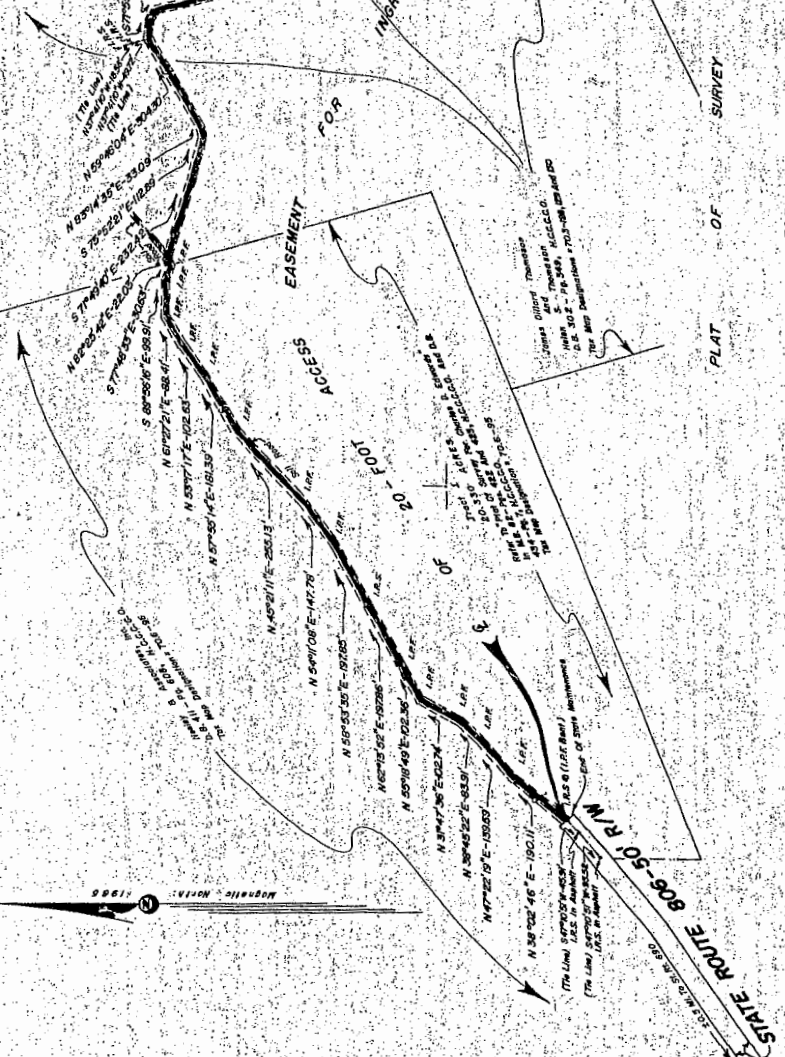
Terry A. Waller, L.L.S.

I have Checked This Plat and the Original Chart for the County of
Henry, Virginia, and the Plat is Correct and the same is
true for the same in the County of
Henry, Virginia. My Commission Expires on
12/31/2012. I am Registered with the
Virginia State Board of L.L.S. No. 12453

NSA 00030 848 0225



000247



WEYERHAEUSER REAL ESTATE COMPANY

Showing Property Situated At The End Of State Route 806, Highway District, Henry County, Virginia; Being A
20-foot Access Easement For Ingress And Egress.

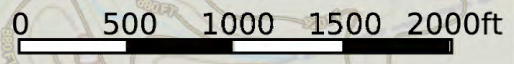
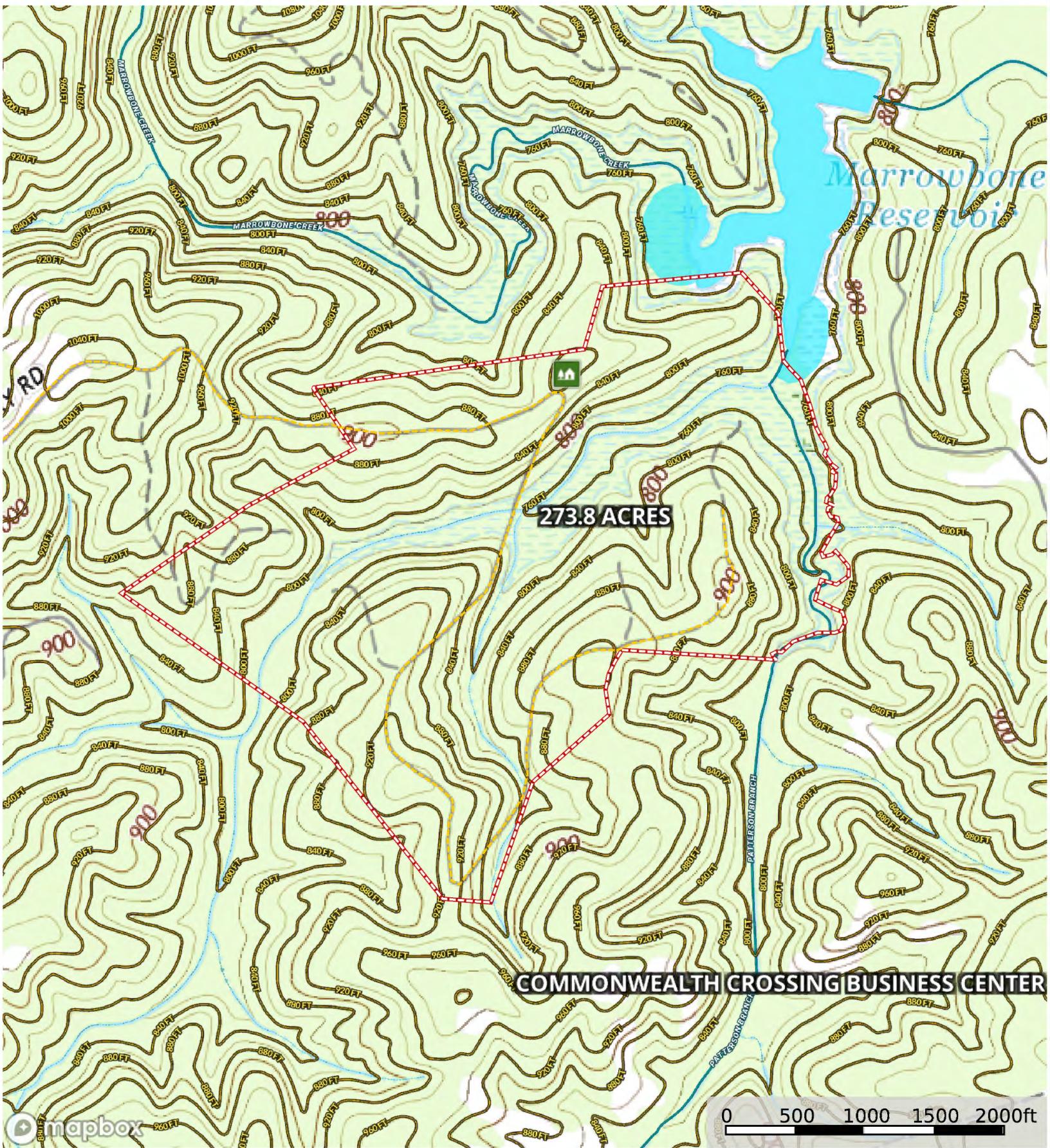
- Legal References: B.B.302-PB 348, H.C.C.C.C.C.
- B.B.411-PB 608, H.C.C.C.C.C.
- B.B.434-PB 7, H.C.C.C.C.C.
- B.B.610-PB 244, H.C.C.C.C.C.

Scale: 1" = 200'

July 14, 2004



Prepared By
TERRY A. WALLER, L.L.S.
Professional Land Surveyor, Member ASCE
Charlottesville, Virginia





TIMBER INVESTMENT POTENTIAL

VIRGINIA WOODLANDS, LLC TRACT

Pine Sawtimber: 1,850.7 MBF

Hardwood Sawtimber: 299.9 MBF

Pine Pulpwood: 3,914 cords (10,176.4 tons)

Hardwood Pulpwood: 683 cords (1,912.4 tons)

Managed by:

Timber Marketing & Management, Inc.

Matt Sandman, Area Manager

434.808.2102

www.tmmva.com

Virginia Woodlands, LLC

Henry County, Virginia

273 +/- Acres

Prepared by Timber Marketing & Management, Inc.

Pulpwood:

Pine Pulpwood (average height model) **2,711 cords (7,048.6 tons)**

Pine Pulpwood (estimated overage) **992 cords (2,579.2 tons)**

***Pulpwood heights were calculated using average height models, estimated overage is to account for the exceptional above average height of the planted pine areas.**

Pine Topwood **211 cords (548.6 tons)**

Total Pine Pulpwood ***3,914 cords (10,176.4 tons)***

Soft Hardwood Pulpwood **503 cords (1,408.4 tons)**

Hard Hardwood Pulpwood **180 cords (504 tons)**

Total Hardwood Pulpwood ***683 cords (1,912.4 tons)***

Sawtimber:

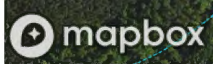
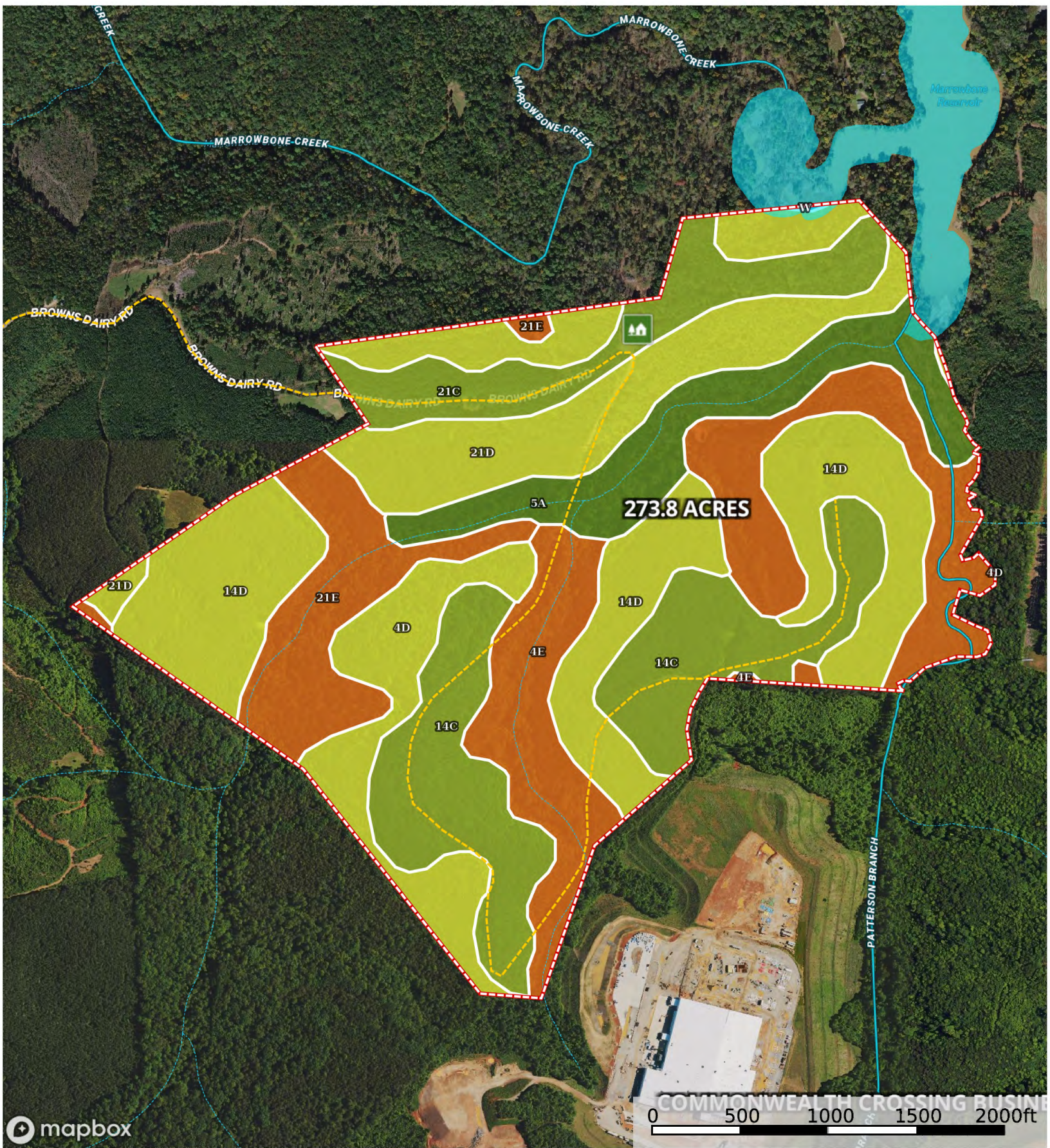
Loblolly Pine	1,850.7	MBF
Yellow Poplar	157.9	MBF
White Oak	29.5	MBF
Hickory	29.3	MBF
Red Oak	20.2	MBF
Maple	19.0	MBF
Northern Red Oak	12.0	MBF
Beech	11.3	MBF
Chestnut Oak	9.8	MBF
Ash	6.8	MBF
Sycamore	4.1	MBF

*Cords are standard cords of 128 cubic feet

*MBF equals thousands of board feet, International 1/4" scale

273 Wooded Acres in Henry County VA

Henry County, Virginia, 273 AC +/-



- Hunt Camp
- Road / Trail
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

|  Boundary 277.86 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
14D	Minnieville loam, 15 to 25 percent slopes	55.18	19.86	0	55	4e
14C	Minnieville loam, 7 to 15 percent slopes	46.38	16.69	0	65	3e
4E	Clifford sandy loam, 25 to 45 percent slopes	45.99	16.55	0	14	7e
21D	Woolwine-Clifford complex, 15 to 25 percent slopes	40.82	14.69	0	41	4e
5A	Codorus loam, 0 to 2 percent slopes, frequently flooded	25.03	9.01	0	70	2w
21E	Woolwine-Clifford complex, 25 to 45 percent slopes	22.32	8.03	0	12	7e
21C	Woolwine-Clifford complex, 7 to 15 percent slopes	21.75	7.83	0	48	3e
4D	Clifford sandy loam, 15 to 25 percent slopes	20.28	7.3	0	52	4e
W	Water	0.11	0.04	0	-	-
TOTALS		277.86(*)	100%	-	44.94	4.31

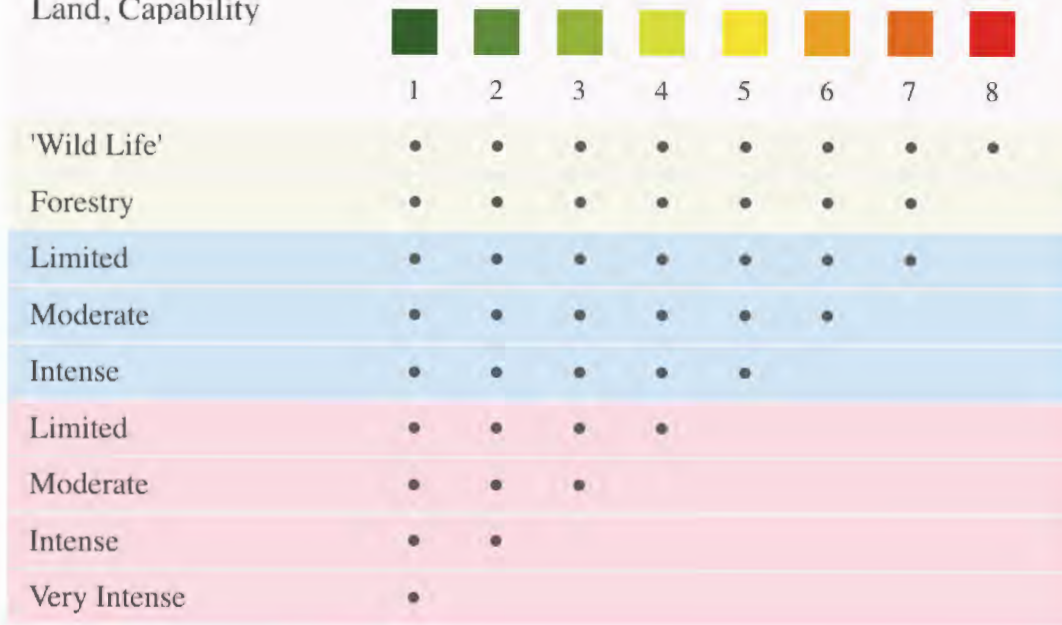
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water