

For Sale | 274.8 Acres

Richards Ferry Road, Richardsville, VA 22736



PRICE: \$1,590,000 ▪ CULPEPER COUNTY



Haughts Run

- Mature, old-growth hardwood timber with extensive frontage on the Rappahannock River located in Culpeper County, Virginia, approximately 40 minutes West of Fredericksburg.
- Property is accessed via a 15~deeded easement along an existing road leading to Richards Ferry Road, State Route 619.
- There are several internal roads providing good access throughout the property.
- Surveys recorded from 1952, 1956, 1963, and 2002.
- This property offers excellent timberland investment, recreational, and conservation opportunities in a one-of-a-kind property with unparalleled natural beauty.
- Tax Map #71-10A

For More Information:

Kemp Harper

Consulting Forester | Land Sales Associate

m: 804-512-3927

kharper@commonwealthland.com

Brian Reinhart

Timber Managing Director | Land Sales Associate

m: 757-784-2720

breinhart@commonwealthland.com

4198 Cox Road, Suite 200
Glen Allen, VA 23060

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LATITUDE & LONGITUDE 38.29675, -77.65142

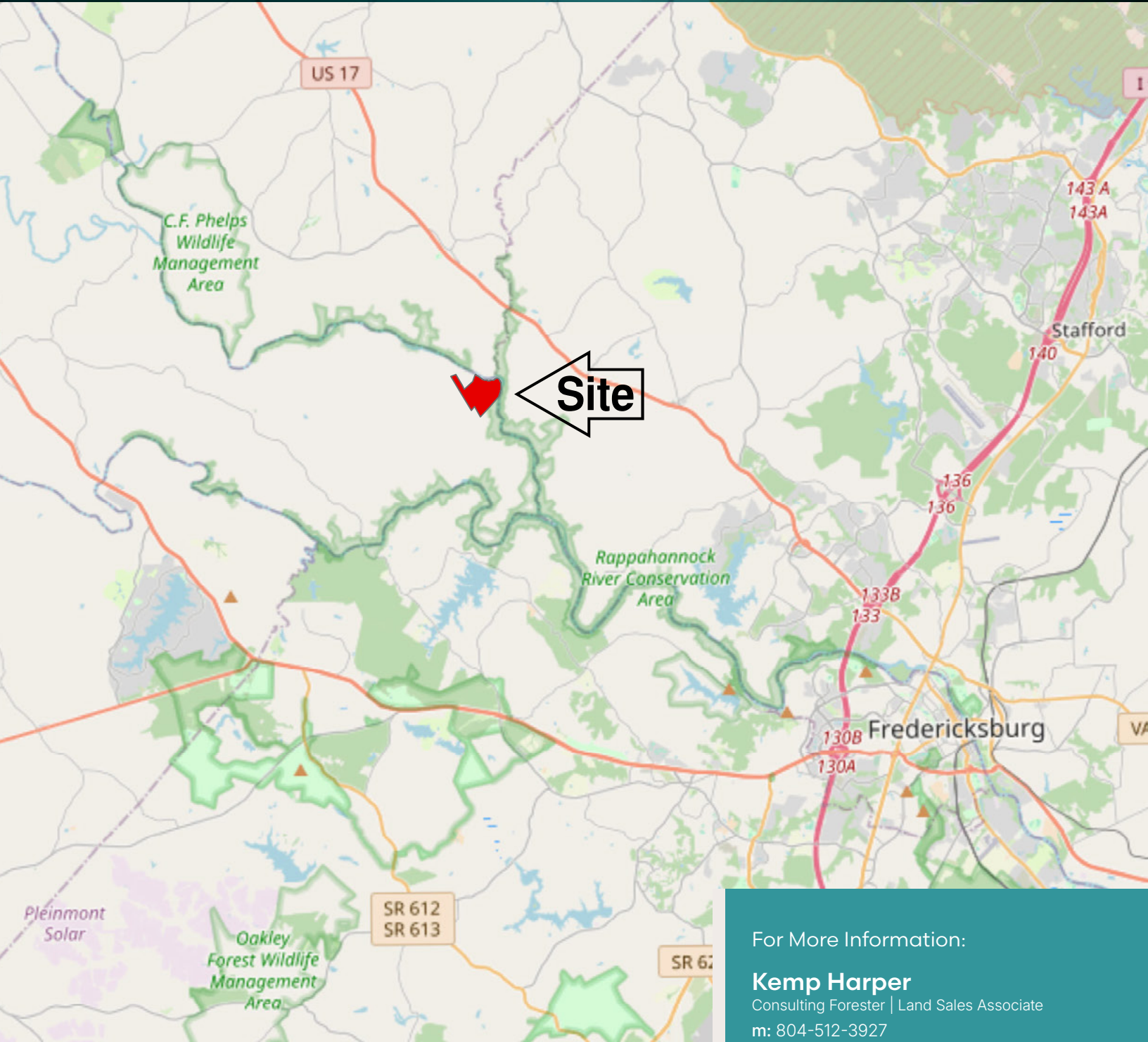
Commonwealth represents the Owner of this property.
Information contained herein, is deemed reliable but not guaranteed.

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Marine
Corps Base
Quantico



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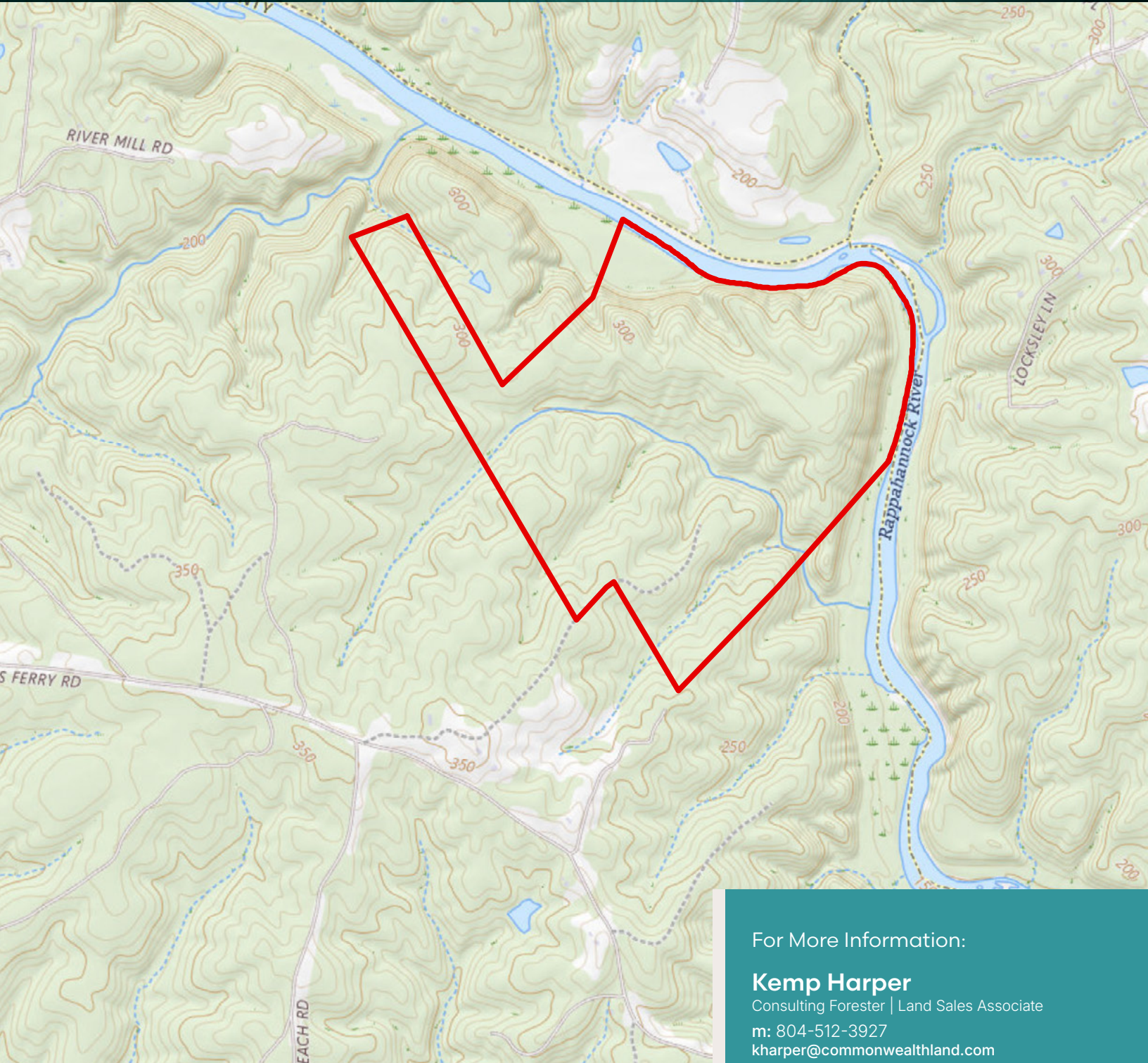
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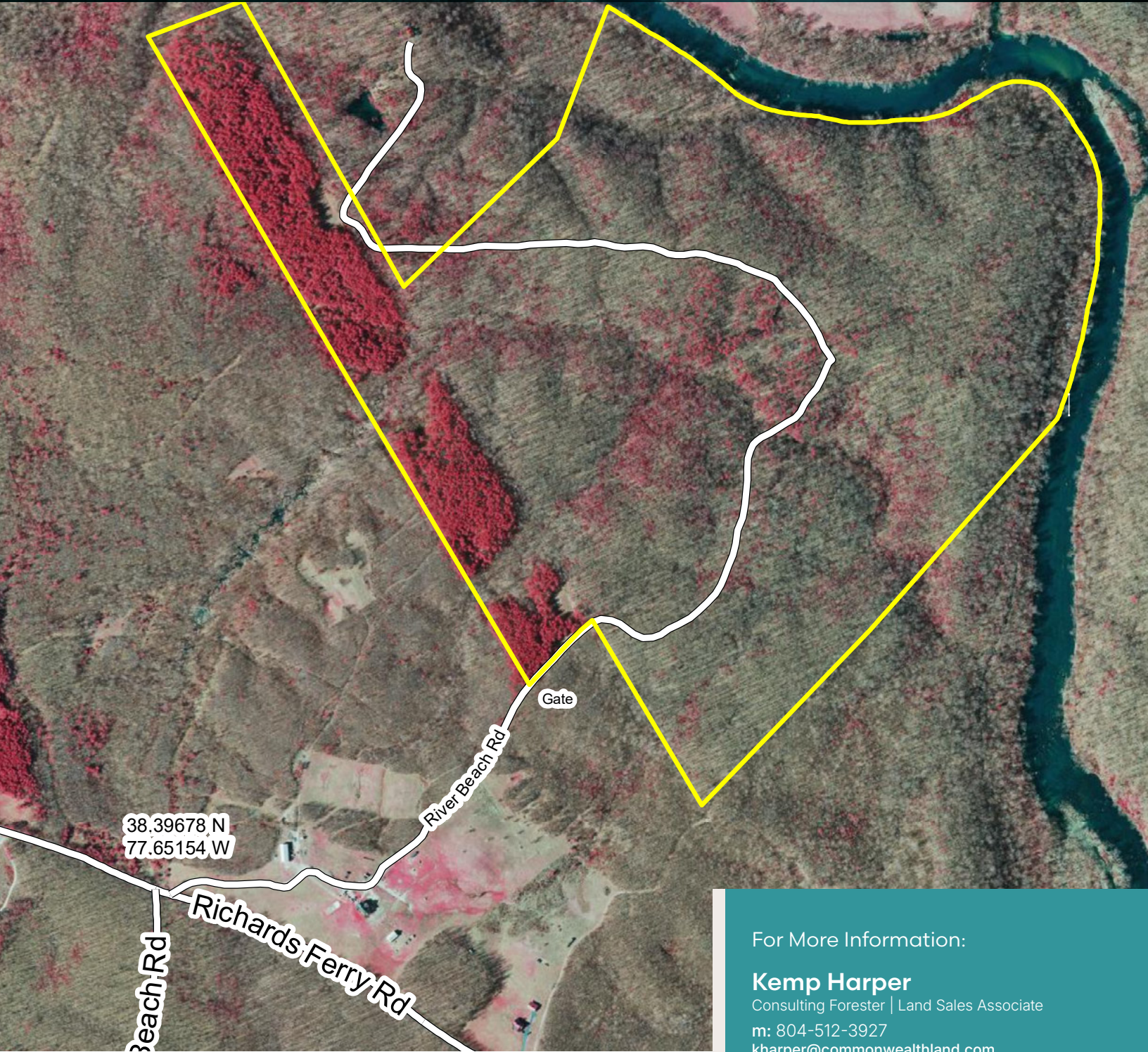
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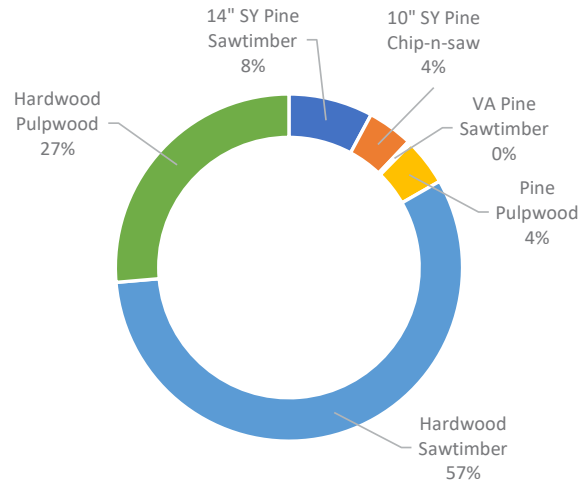
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Tract: Haughts Run
 Location: Culpeper County, VA
 Inventoried acres: 264.2
 Inventory date: 10/12/2024
 Inventory type: 0.1-acre fixed-radius-plot
 Number inventory points/plots: 250

MERCHANTABLE TIMBER SUMMARY BY PRODUCT GROUP:

Product Group	Tons	MBF(l)
14" SY Pine Sawtimber	1,331	249.733
10" SY Pine Chip-n-saw	718	117.505
VA Pine Sawtimber	49	9.194
Pine Pulpwood	739	-
Hardwood Sawtimber	9,657	1,847.550
Hardwood Pulpwood	4,472	-
Total	16,967	2,223.982



MERCHANTABLE TIMBER DETAILED SUMMARY BY SPECIES-PRODUCT:

Species-Product	Trees	Tons	MBF(l)	BF/Tree	Avg DBH
10" Pine Chip-N-Saw	2,229.8	718.4	117.505	52.7	10.8
14" Pine Sawtimber	1,542.9	1,331.3	249.733	161.9	15.0
Virginia Pine Sawtimber	84.5	49.0	9.194	108.7	14.6
Pine Pulpwood	2,969.6	738.5	-	-	7.6
White Oak Sawtimber	2,747.7	3,089.7	555.918	202.3	17.5
Red Oak Sawtimber	2,874.5	3,409.4	612.970	213.2	17.3
Chestnut Oak Sawtimber	433.3	361.1	81.621	188.4	17.5
Poplar Sawtimber	2,388.4	2,310.6	508.882	213.1	16.7
Maple Sawtimber	21.1	10.5	2.113	100.0	15.0
Gum Sawtimber	42.3	33.7	6.060	143.4	16.1
Beech Sawtimber	21.1	12.6	2.490	117.8	16.1
Hickory Sawtimber	285.3	363.2	65.283	228.8	18.0
Misc. Hardwood Sawtimber	105.7	66.3	12.213	115.6	14.1
Hardwood Pulpwood	13,146.6	4,472.3	-	-	9.1
Total	28,892.9	16,966.7	2,223.982		
Per Acre	109.4	64.2	8.418		

MBF - 1,000 board feet, International 1/4" Log Rule, Form Class 78

BF - Broard foot (12" x 12" x 1")

DBH - Diameter at breast height



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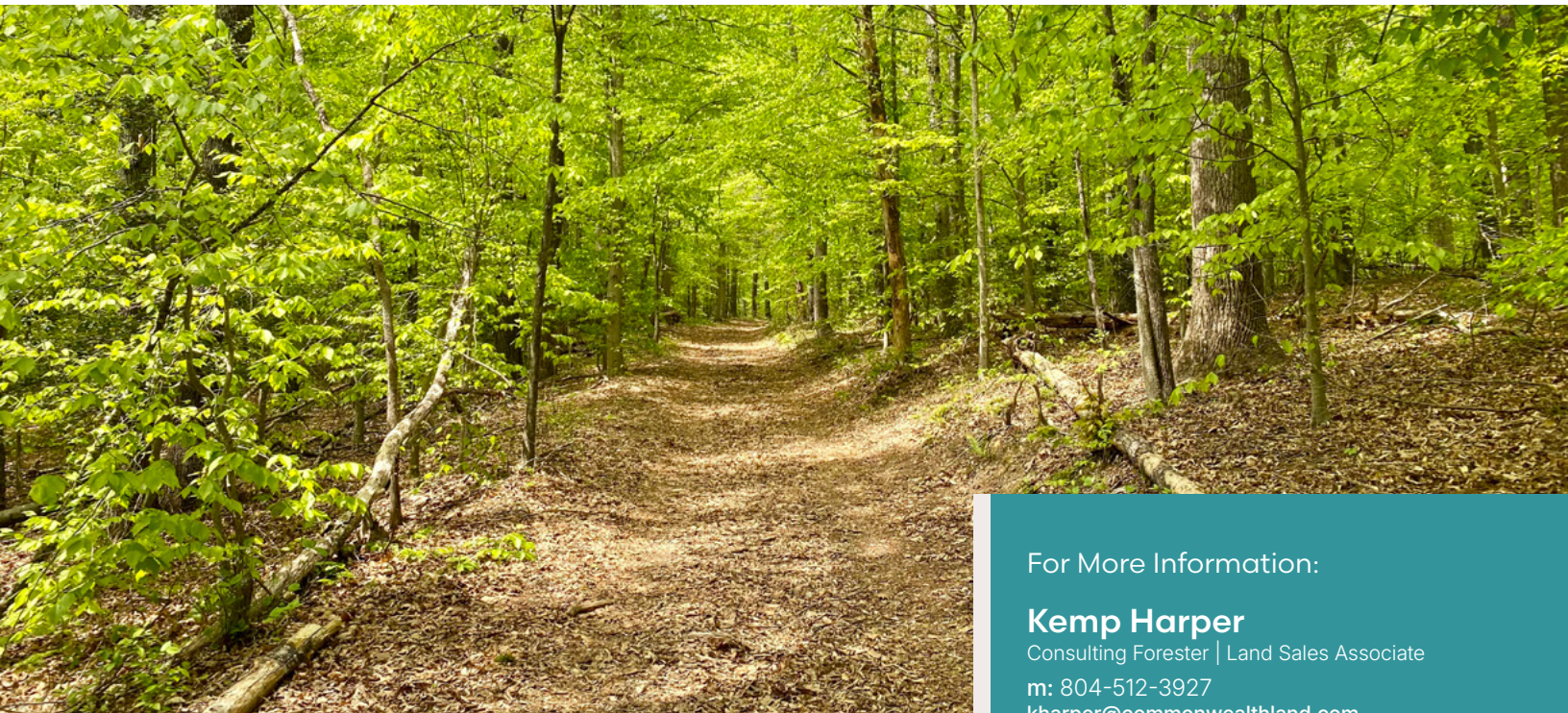
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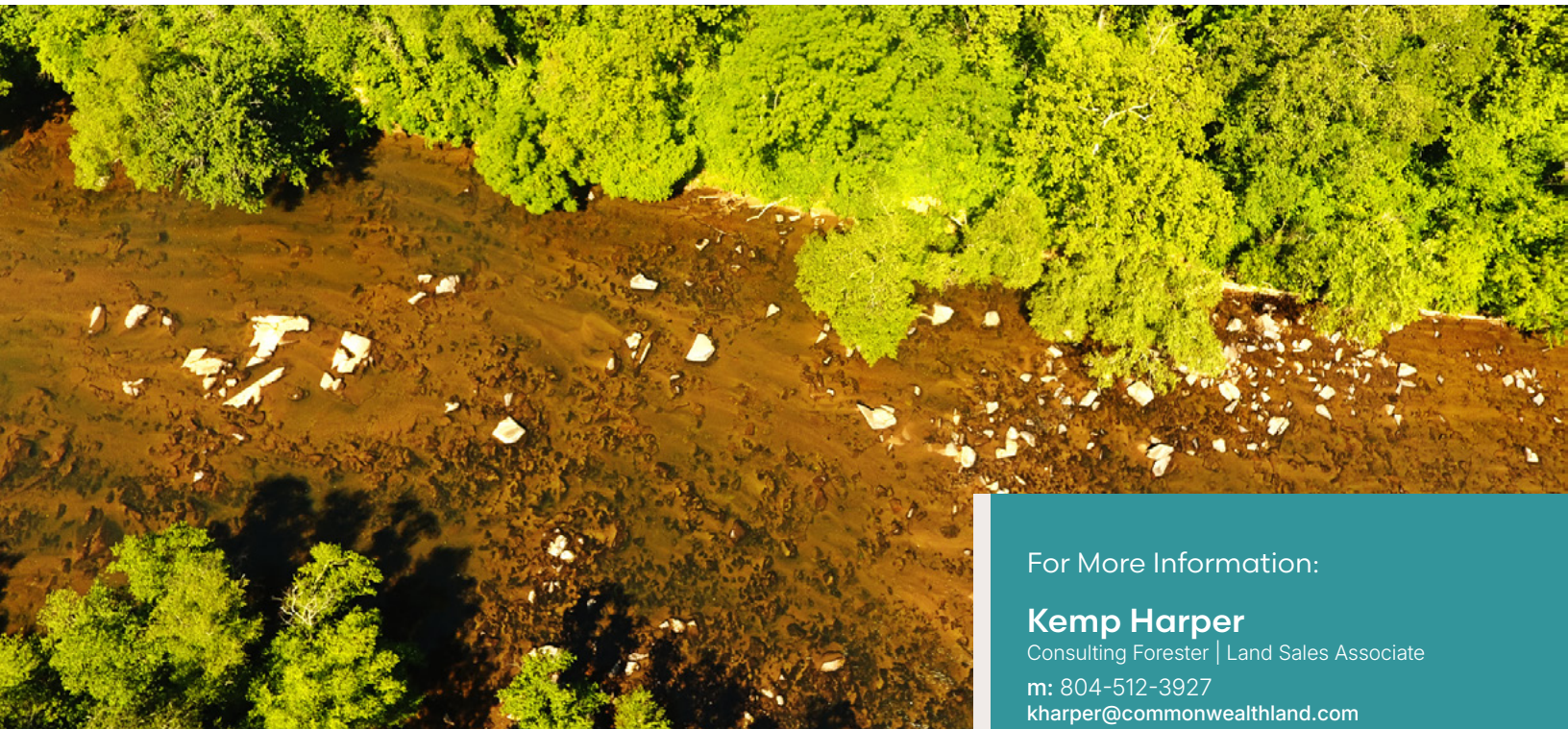
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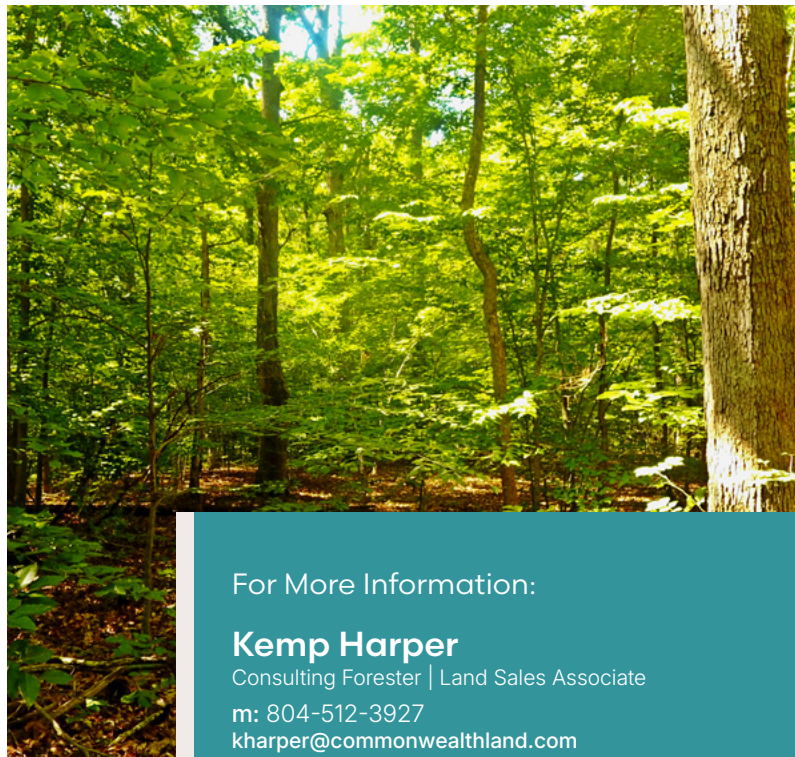
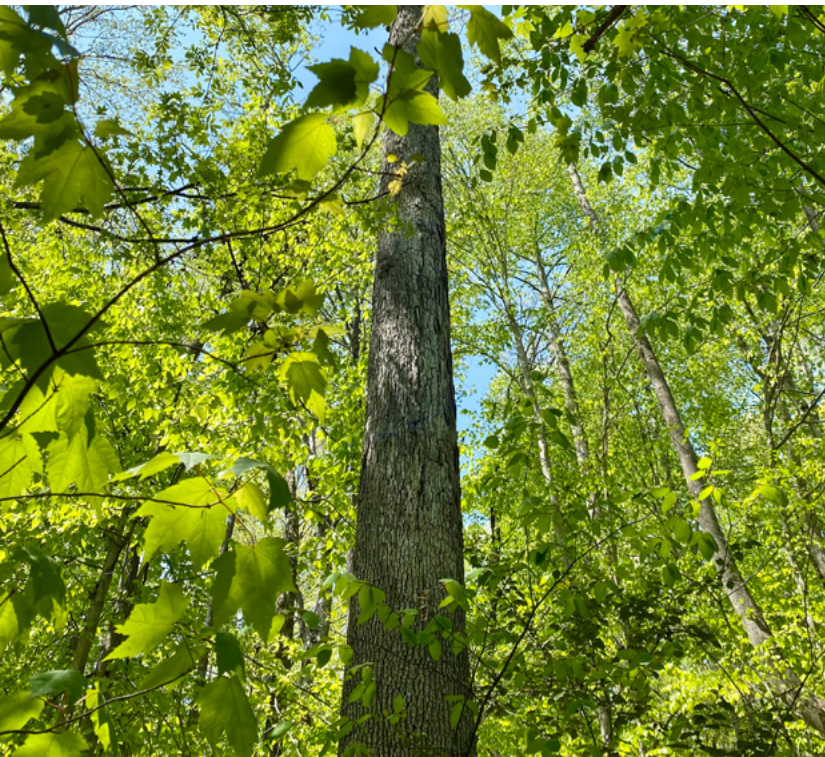
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