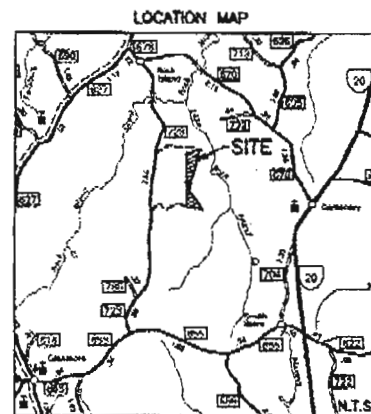


Tract 3	60 Acres in Buckingham
Acreage	60.53
County	Buckingham
Road	Hundley Branch Rd (Rt.723)
Access	Gravel rd; no deeded right-of-way (same for all properties on road); 0.65 miles to hwy
Plat	Yes, 2010
Perc	3BR conventional
Water	N/A
Sewer	N/A
Electric	Yes
Wooded	Timber reserved
Stream	Yes
Views	Wooded
Buildings	N/A
Tax Map	25-44
Zoning	Agricultural
Tax Assmt	\$66,100
Min. Bid	\$500/acre Owner Financing Available 20% down, 9% interest, 10 year term
Notes	Transco gas pipeline across corner Gate combination on file Will not be replanted
Directions	From Sprouses Corner, 15N 1.5 miles to LEFT on Rt.20N. 10 miles to LEFT on Glenmore (655). 3 miles to RIGHT on Hundley Branch (723). 2 miles to RIGHT at Pineland sign. 0.65 miles on left.

-



ALONG OLD ROAD BED		
Course	Bearing	Distance
L1	S 85°45'52" W	277.49'
L2	N 85°08'55" W	275.75'
L3	N 89°42'38" W	198.77'
L4	N 78°27'34" W	344.74'
L5	N 73°18'58" W	48.23'

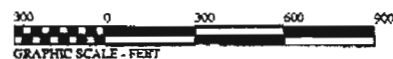
JOHN HANCOCK MUTUAL LIFE INS. CO.
D.B. 247 P. 520
TAPSCOTT TRACT #28-1213
PLAT D.B. 73 P. 412
T.M. NO. 25-40



SCALE: 1 IN. = 300 FT.
60.53 ACRES
 SURVEYED FOR: C. DOUGLAS BRANCH &
 JEFFERSON M. CATLETT
 SOURCE OF TITLE: C. DOUGLAS BRANCH &
 JEFFERSON M. CATLETT
 D.E. 352 P. 984

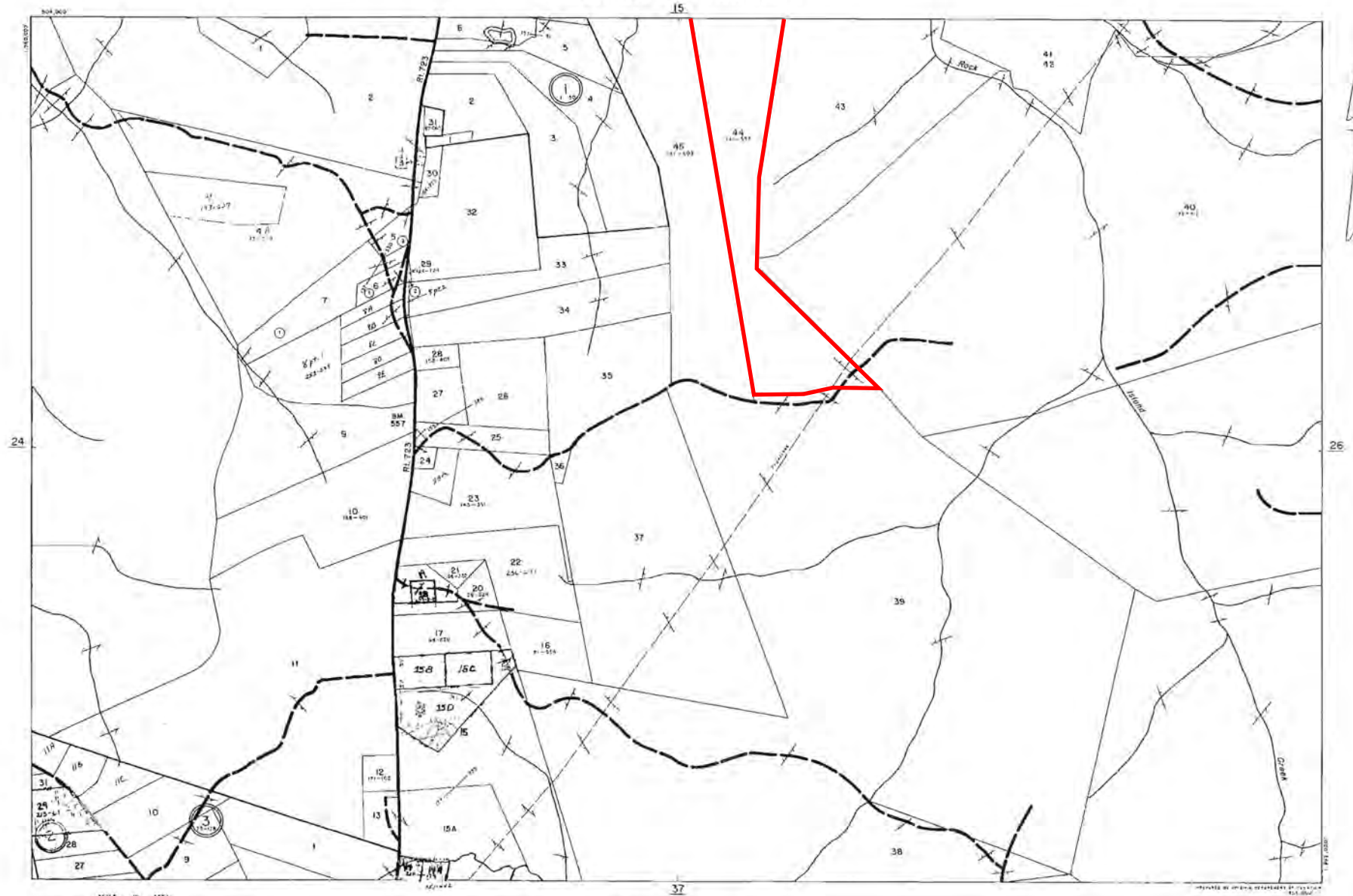
SLATE RIVER DISTRICT BUCKINGHAM COUNTY
MICHIGAN

AUGUST 26, 2010
REVISED SEPTEMBER 8, 2010



Larsen

BUCKINGHAM COUNTY



SLATE RIVER DISTRICT

SECTION 25

Property Identification Run Dt: 4/27/2011 Owner Name/Address
 Map #: 25 44 BRANCH C DOUGLAS & JEFFERSON M
 Acct #: 000001088-001 CATLETT
 Address: PO BOX 2006
 City/St: APPOMATTOX VA 24522

Legal Description 01 of 01
 OFF RT 723 - 3 1/2
 M1 W OF CENTENARY
 59.144 AC

Deed Bk/Pg: 382/ 964

Occupancy: VACANT

Dwl Type: MH/Type:N/

Use/Class: /AGRICULTURAL: 20-99.99 AC

Year Assd: 2008

Zoning:

Dist: 06 SLATE RIVER

Year Built:

Year Rmld:

Year Effrt:

Condition:

On Site Date: (GVS) 2/20/2007

Review Date: ()

Acreage: 59.144

Land Use:

Total Mineral:

Total Land: 66100

Total Imp:

Total Value: 66100

----- Improvement Description -----
 Exterior Interior Site
 SITE-R.O.W.
 SITE-ROLLING

----- Land Valuation -----

M	Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A	3	HOME SITE	C	1.000		8000.00		8000
A	9	WOODED NC	K	58.144		1000.00		58144
Total Land Value				59.144				66100

----- Comments -----
 10 GRTR LAUREN C LARSEN DB382-964

 Total Property Value 66100

Sec	Type	Str	Description	Area
			Cur. Value	
			Prev. Value	
			%Chg.	
Land			66100	33100
Improvements				
Total			66100	33100
Average Price Per Acre				1118
Sale Date/Amount			8/19/2010	60000



Soil and Water Professionals Serving Central Virginia

P.O. Box 418 • Ruckersville, VA 22968 • Phone: (434) 985-2780 • Fax: (434) 990-8367
www.blueridgesoil.com

March 23, 2011

C. Douglas Branch & Jefferson M. Catlett
PO Box 2006
Appomattox, VA 24522

Re: Site/Soil Feasibility Study
Tax Map # 25-44 (60.53 Acres)
Buckingham County, VA

To Whom It May Concern:

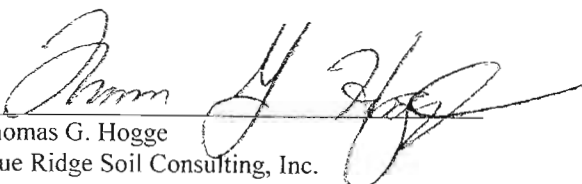
As per your request, Blue Ridge Soil Consulting, Inc. (BRSC) completed a site/soil feasibility study at the referenced property on January 10, 2011. The purpose of the study was to determine the suitability of the site and soil conditions to support an onsite sewage disposal system for a three-bedroom (450 gallons per day equivalent) dwelling.

Three auger borings were evaluated within a potential drainfield area, ranging in depth from 40 to 48 inches. The findings from our evaluation indicate that the site and soil conditions for the area investigated appear to meet the Virginia Department of Health's *Sewage Handling and Disposal Regulations (2000)* for a conventional type of onsite sewage disposal system. The area where the auger borings were done should be adequate for a three-bedroom dwelling with a 100% reserve area.

When either you or a future owner are ready to build on the property, we will be glad to produce a septic and well permit package for you to take to the Health Department.

Thank you very much for allowing us to perform this study for you. We look forward to working with you again in the future and request that if you have any questions, please do not hesitate to give us a call.

Sincerely,


Thomas G. Hogge
Blue Ridge Soil Consulting, Inc.