

NO BUSINESS MOUNTAIN 1,853+/- ACRES BEDFORD COUNTY, VIRGINIA

PRICE - \$3,140,000



REPRESENTED BY:

G. EDMOND MASSIE, IV
ALC, CCIM, MBA
804-754-3474

WILLIAM G. GRANT
ALC, FORESTER
804-754-3476

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PROPERTY DESCRIPTION

NO BUSINESS MOUNTAIN – BEDFORD COUNTY, VA.

The subject property is shown on Bedford County Tax Map records as parcel number 42-A-19 & 43-A-1. According to the tax records the property contains 1,809.59 acres. The deed is recorded in Deed Book 393 on Page 685 and Deed Book 677 Page 18. A review of the Bedford County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>	<u>Tax Assessment</u>	
42-A-19 Portion	1,634.59	\$3,269,180	Land
43-A-1	175.00	<u>\$350,000</u>	Land
		\$3,619,180	Total Value

Actual acres appear to be as follows:

Tax Map 42-A-19 –	1,651+/- Acres
Tax Map 43-A-1 -	<u>202+/- Acres</u>
Total	1,853+/- Acres

The subject property is currently zoned AP (Agricultural Preservation). There is no state road frontage. The property is served by a deeded easement from the end of Elk Valley Road. There is significant topography throughout the tract.

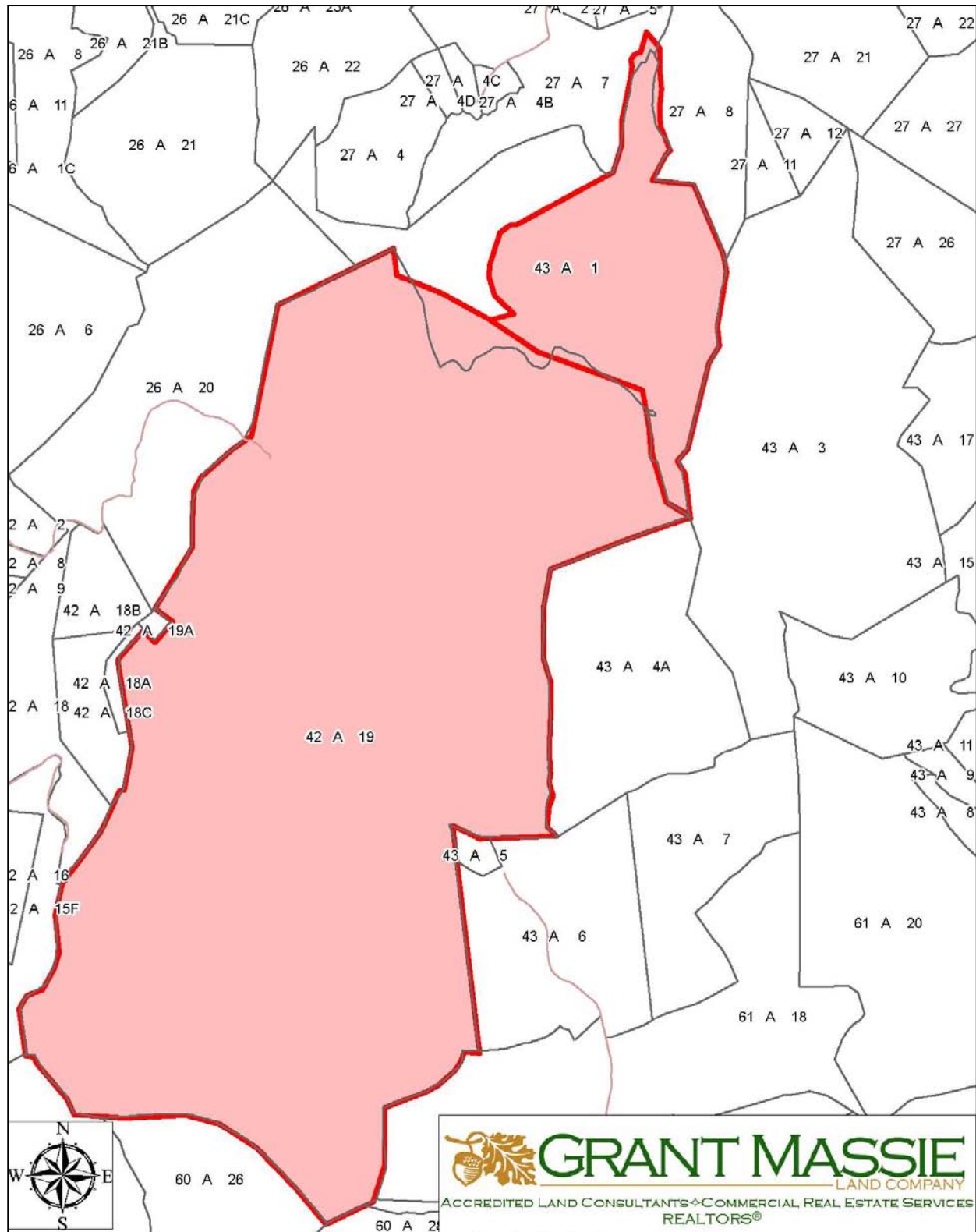
The timber on these properties is shown as follows:

1,651 Acre Tract – 7,139,260 Board Feet (Int ¼ Rule) Primarily Mixed Hardwoods
51,306.4 Cords of Hardwood Pulpwood

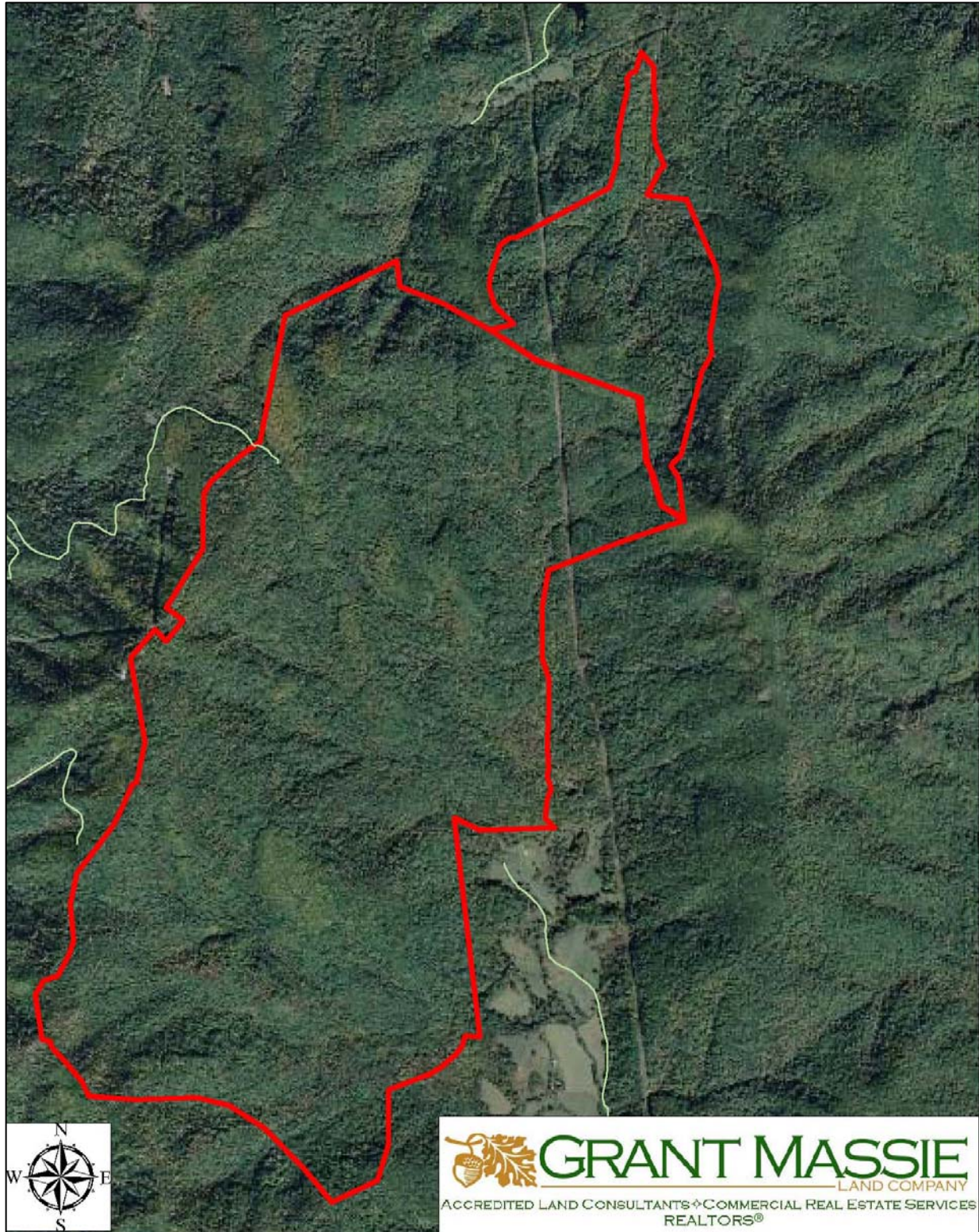
202 Acre Tract – 1,485,120 Board Feet (Int ¼ Rule) Mixed Hardwood
7,398.1 Cords of Hardwood Pulpwood

TOTALS 8,624,380 Board Feet of Sawtimber
58,704.5 Cords of Pulpwood

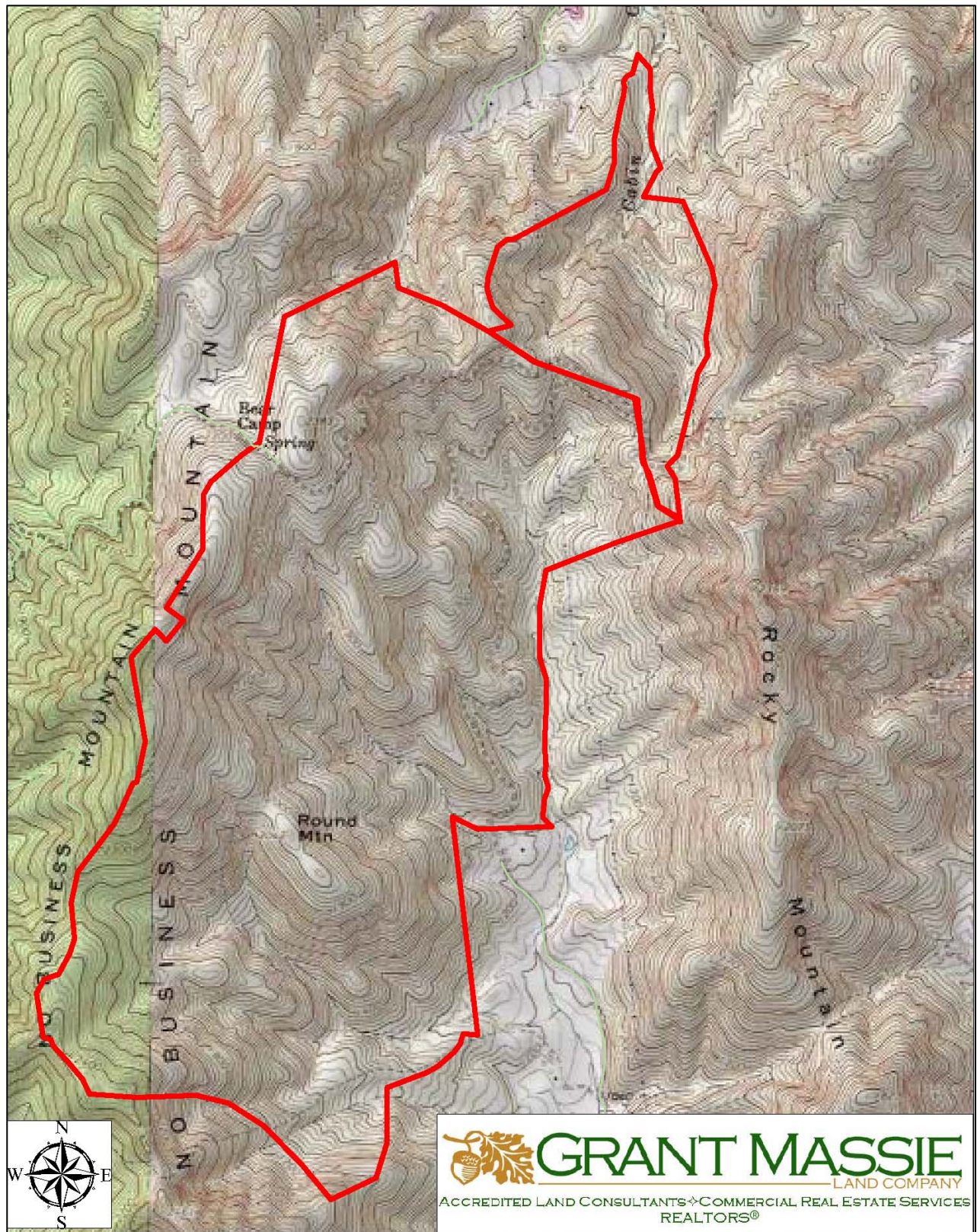
TAX MAP



AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP



LAST CUT 1991

Volume Estimates for Tract 12124 by Species and Product Groups

Taylor-Ramsey Corporation

No Business Tract
Bedford County, Virginia
August 14, 2008

1774.4 Merchantable Acres

Product Description	Tract Total					Tract Statistics						
	Trees	Cubic Feet	Tons	Cords	MBF	Log Rule & GFC*	Trees per Cord	Bd. Ft. per Tree	Pounds per Unit	Pounds per Tree	Avg DBH	Avg Total Ht*
PINE PRODUCTS :												
Pine Pulpwood	1,199	3,588.7	106.3	40.9			29.32		5200/cd	177	6.0	28
Total	1,199	3,588.7	106.3	40.9								
Virginia Pine Large Sawtimber	300	6,184.5	184.9	71.1	27.59	Int-1/4" - 78	4.21	92.1	13402/MBF	1234	12.0	70
Virginia Pine Topwood		1,716.4	52.0	20.0								
Total	300	7,900.9	236.9	91.1	27.59							
HARDWOOD PRODUCTS :												
Hard Hardwood Pulpwood	97,342	1,319,572.8	40,765.2	14,057.0			6.92		5800/cd	838	9.9	42
Total	97,342	1,319,572.8	40,765.2	14,057.0								
Northern Red Oak Large Sawtimber	3,746	117,567.1	3,753.3	1,294.2	504.42	Int-1/4" - 78	2.89	134.7	14882/MBF	2004	16.0	65
Northern Red Oak Topwood		57,922.6	1,929.6	665.4								
Total	3,746	175,489.6	5,682.9	1,959.6	504.42							
Southern Red Oak Large Sawtimber	276	11,492.2	365.5	126.0	49.12	Int-1/4" - 78	2.19	177.7	14884/MBF	2645	17.7	73
Southern Red Oak Topwood		5,577.6	185.7	64.0								
Total	276	17,069.9	551.2	190.1	49.12							
Black Oak Large Sawtimber	470	16,427.5	507.7	175.1	65.44	Int-1/4" - 78	2.69	139.2	15515/MBF	2159	16.6	52
Black Oak Topwood		4,703.5	146.5	50.5								
Total	470	21,131.0	654.2	225.6	65.44							
Scarlet Oak Large Sawtimber	98	7,974.8	262.0	90.3	25.35	Int-1/4" - 78	1.08	259.1	20667/MBF	5355	21.0	70
Scarlet Oak Topwood		1,515.9	51.8	17.9								
Total	98	9,490.7	313.8	108.2	25.35							
White Oak Large Sawtimber	325	12,916.3	434.8	149.9	54.29	Int-1/4" - 78	2.17	167.1	16019/MBF	2676	16.3	68
White Oak Topwood		4,260.4	145.3	50.1								
Total	325	17,176.8	580.2	200.1	54.29							
Chestnut Oak Large Sawtimber	15,020	471,137.5	14,729.1	5,079.0	2,144.66	Int-1/4" - 78	2.96	142.8	13736/MBF	1961	16.0	61
Chestnut Oak Topwood		211,968.6	6,769.1	2,334.2								
Total	15,020	683,106.0	21,498.2	7,413.2	2,144.66							
Hickory Large Sawtimber	2,912	129,433.3	4,186.8	1,443.7	391.06	Int-1/4" - 78	2.02	134.3	21412/MBF	2875	16.8	65

Volume Estimates for Tract 12124 by Species and Product Groups

Taylor-Ramsey Corporation

No Business Tract
Bedford County, Virginia
August 14, 2008

1774.4 Merchantable Acres

Product Description	Tract Total					Tract Statistics						
	Trees	Cubic Feet	Tons	Cords	MBF	Log Rule & GFC*	Trees per Cord	Bd. Ft. per Tree	Pounds per Unit	Pounds per Tree	Avg DBH	Avg Total Ht*
Hickory Topwood		42,834.5	1,375.1	474.2								
Total	2,912	172,267.8	5,561.9	1,917.9	391.06							
Birch Large Sawtimber	914	26,204.8	858.9	296.2	113.26	Int-1/4" - 78	3.09	123.9	15167/MBF	1879	15.4	50
Birch Topwood		8,187.3	271.2	93.5								
Total	914	34,392.1	1,130.1	389.7	113.26							
Ash Large Sawtimber	325	10,585.6	288.4	99.5	48.25	Int-1/4" - 78	3.27	148.5	11957/MBF	1775	16.3	45
Ash Topwood		2,376.0	100.7	34.7								
Total	325	12,961.6	389.1	134.2	48.25							
Soft Hardwood Pulpwood	122,657	1,349,307.2	38,150.1	13,155.2			9.32					
Soft Hardwood Large Sawtimber	1,222	18,973.3	554.3	191.1	97.67	Int-1/4" - 78	6.39	79.9	5800/cd	622	8.8	42
Soft Hardwood Topwood		17,024.9	521.9	180.0					11351/MBF	907	13.3	57
Total	123,879	1,385,305.3	39,226.3	13,526.3	97.67							
Yellow-poplar Large Sawtimber	23,655	743,280.3	20,981.2	7,234.9	3,440.77	Int-1/4" - 78	3.27	145.5	12196/MBF	1774	15.3	67
Yellow-poplar Topwood		330,654.6	9,534.0	3,287.6								
Total	23,655	1,073,934.9	30,515.2	10,522.5	3,440.77							
Cucumbertree Large Sawtimber	307	9,193.3	290.7	100.2	35.60	Int-1/4" - 78	3.06	116.1	16333/MBF	1896	16.8	70
Cucumbertree Topwood		7,958.7	258.2	89.0								
Total	307	17,152.0	548.9	189.3	35.60							
Red Maple Large Sawtimber	712	21,818.4	637.5	219.8	141.78	Int-1/4" - 78	3.24	199.2	8993/MBF	1791	17.4	60
Red Maple Topwood		12,249.9	351.2	121.1								
Total	712	34,068.3	988.7	340.9	141.78							
Tract Total	271,479	4,984,608.4	148,749.1	51,306.4	7,139.26							

* Average total height values for hardwoods represent height to a 4-inch dob top diameter

* GFC: Girard Form Class

1) Cruise Information: Variable Plot Radius, 10.00 BAF, 75 samples

2) All volume and weight estimates represent outside bark units

3) Board foot volumes are based on Mesavage and Girard volume tables

LAST CUT 19D1

Volume Estimates for Tract 12125 by Species and Product Groups

Taylor-Ramsey Corporation

Houck Tract
Bedford County, Virginia
August 14, 2008

193.1 Merchantable Acres

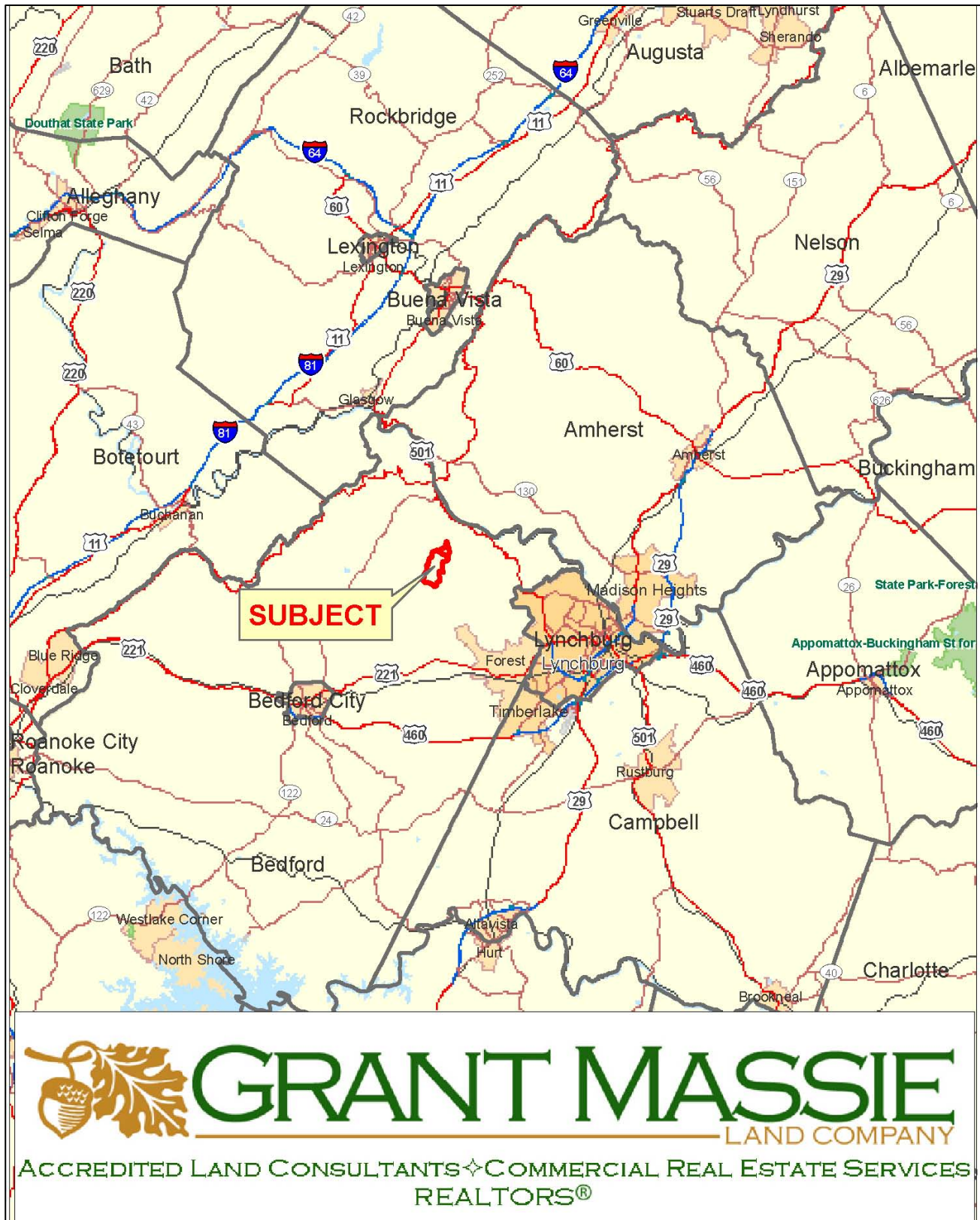
Product Description	Tract Total					Tract Statistics						
	Trees	Cubic Feet	Tons	Cords	MBF	Log Rule & GFC*	Trees per Cord	Bd. Ft. per Tree	Pounds per Unit	Pounds per Tree	Avg DBH	Avg Total Ht*
Hard Hardwood Pulpwood	13,752	184,021.5	5,608.7	1,934.0			7.11		5800/cd	816	9.5	45
Total	13,752	184,021.5	5,608.7	1,934.0								
Northern Red Oak Large Sawtimber	364	20,409.5	644.3	222.2	94.06	Int-1/4" - 78	1.64	258.4	13700/MBF	3540	19.7	66
Northern Red Oak Topwood		6,271.9	206.9	71.3								
Total	364	26,681.4	851.1	293.5	94.06							
Chestnut Oak Large Sawtimber	2,977	89,732.3	2,796.5	964.3	410.41	Int-1/4" - 78	3.09	137.9	13628/MBF	1879	15.7	57
Chestnut Oak Topwood		35,398.6	1,131.0	390.0								
Total	2,977	125,130.9	3,927.5	1,354.3	410.41							
Hickory Large Sawtimber	73	3,792.8	121.6	41.9	16.90	Int-1/4" - 78	1.74	232.0	14394/MBF	3339	18.0	46
Hickory Topwood		164.2	5.2	1.8								
Total	73	3,957.0	126.8	43.7	16.90							
Birch Large Sawtimber	325	8,038.6	262.2	90.4	31.82	Int-1/4" - 78	3.60	97.8	16481/MBF	1611	14.7	52
Birch Topwood		3,497.5	116.4	40.1								
Total	325	11,536.0	378.6	130.6	31.82							
Soft Hardwood Pulpwood	9,008	112,834.9	3,183.9	1,097.9			8.20		5800/cd	707	9.4	42
Soft Hardwood Large Sawtimber	82	2,313.3	72.4	25.0	13.39	Int-1/4" - 78	3.27	164.0	10812/MBF	1773	17.0	45
Soft Hardwood Topwood		1,142.4	35.0	12.1								
Total	9,090	116,290.6	3,291.4	1,135.0	13.39							
Yellow-poplar Large Sawtimber	4,521	191,417.1	5,431.6	1,873.0	918.64	Int-1/4" - 78	2.41	203.2	11825/MBF	2403	16.9	67
Yellow-poplar Topwood		63,563.2	1,838.9	634.1								
Total	4,521	254,980.3	7,270.5	2,507.1	918.64							
Tract Total	31,102	722,597.8	21,454.6	7,398.1	1,485.21							

* Average total height values for hardwoods represent height to a 4-inch dob top diameter

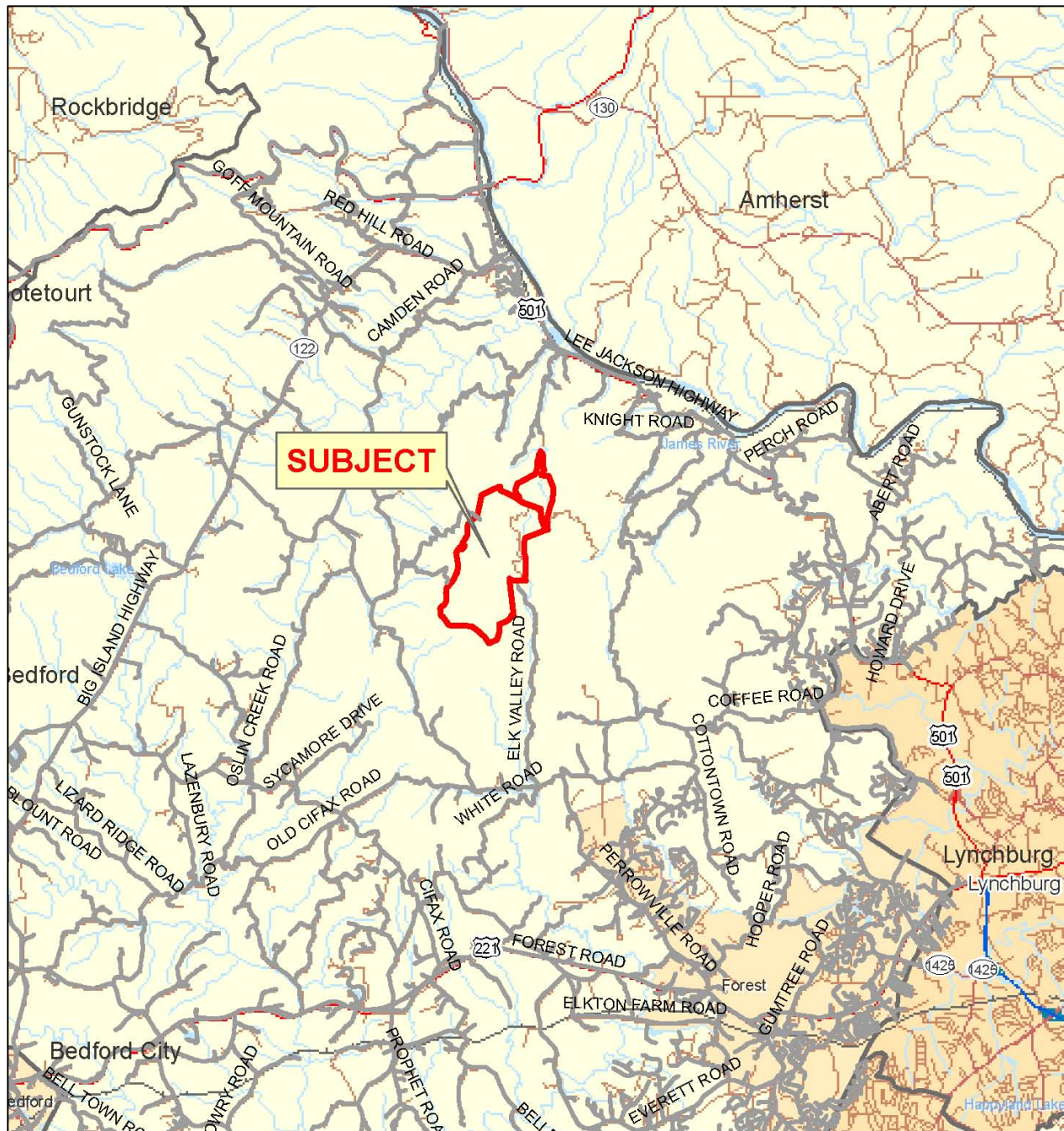
* GFC: Girard Form Class

- 1) Cruise Information: Variable Plot Radius, 10.00 BAF, 15 samples
- 2) All volume and weight estimates represent outside bark units
- 3) Board foot volumes are based on Mesavage and Girard volume tables

LOCATION MAP



LOCATION MAP



GRANT MASSIE
LAND COMPANY

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REALTORS®

1,853 ACRES FOR SALE
BEDFORD COUNTY, VIRGINIA
OWNER SAYS "SELL" - CLOSE BY
JANUARY 1, 2010!



PRICED AT: \$3,140,000

PROPERTY INFORMATION:

- *8.6 MILLION BOARD FEET OF SAWTIMBER
- *58,700 CORDS OF PULPWOOD
- *NEAR LYNCHBURG, VIRGINIA
- *BEAUTIFUL VIEWS
- *OWN YOUR OWN MOUNTAIN
- *TIMBER, HUNTING AND CAMPING

REPRESENTED BY:

NED MASSIE
ALC, CCIM
804-754-3474
NMassie@GrantMassie.com

BILL GRANT
ALC, VLS
804-754-3476
WGrant@GrantMassie.com

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1403 PEMBERTON ROAD, SUITE 106
RICHMOND, VIRGINIA 23238
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