

# 156.7 ACRES +/- NOTTOWAY COUNTY, VA

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**REDUCED PRICE - \$399,950**



REPRESENTED BY:

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# PROPERTY DESCRIPTION

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The subject property is shown on Nottoway County Tax Map records as parcel number 7-34. According to the tax records the property contains 156.7 acres. The original deed is recorded in Deed Book 366 on Page 503. The original 206.7-acre parent tract's plat was recorded in Plat Book 2 on Page 28. A 50-acre parcel was divided and sold off the parent tract on March 9<sup>th</sup>, 2010, leaving the balance of 156.7 acres +/-.

The subject property is currently zoned Agricultural. There is a 20-foot easement of right-of-way over Piney Run Lane (Private Road) to State Route 616 (S. Genito Road) from the subject property as shown on plat found in Plat Book 2 on Page 211. There is approximately 2,760 feet of frontage on Ellis Fork Creek.

The subject property consists of the following:

- 89 Acres +/- of thinned (~2010) and unthinned 30-year + pine plantation;
- 25 Acres +/- of 15-year old Loblolly pine plantation;
- 6 Acres +/- of cut-over woodland in the northcentral part of tract surrounding a portion of the 15-year old planted pines;
- 30.7 Acres +/- of natural mixed hardwoods and pines along SMZs and edges of the other stands;
- 3.25 Acres +/- in cleared openings/food plots throughout tract; and
- 2.75 Acres +/- in powerline easements.

The subject property is located about 1.25 miles from Highway 460 (Prince Edward Highway), about 4.75 miles North of Burkeville, about 9.25 miles West of Crewe and about 10 miles East of Farmville.

Improvements on the subject property include a 30-foot by 30-foot open equipment shed. Personal property included in this listing are the Sea Breeze Travel Trailer and tractor with brush hog mower implement. These improvements and personal property are being offered "As-Is, Where-Is."



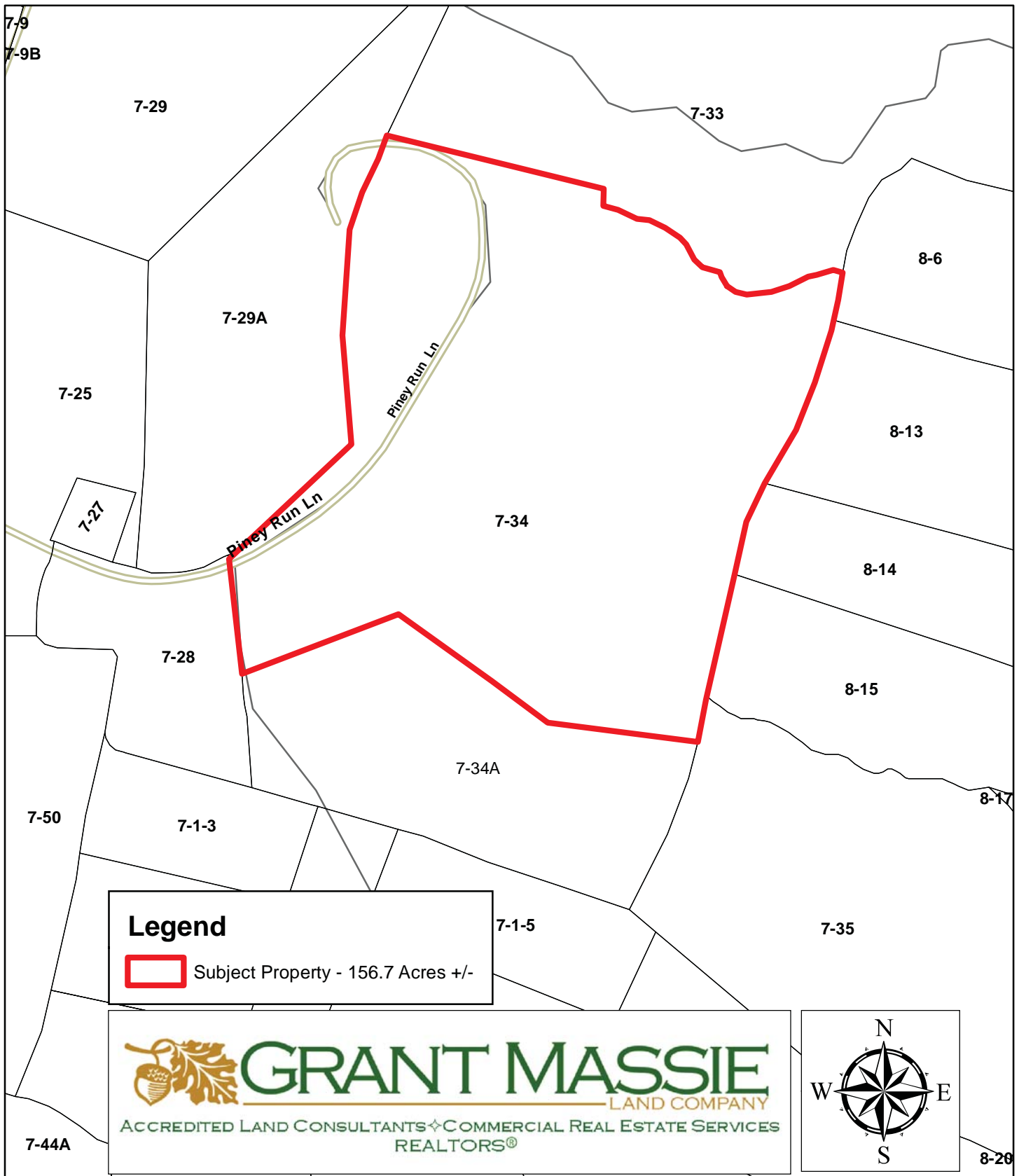
# PHOTOGRAPHS







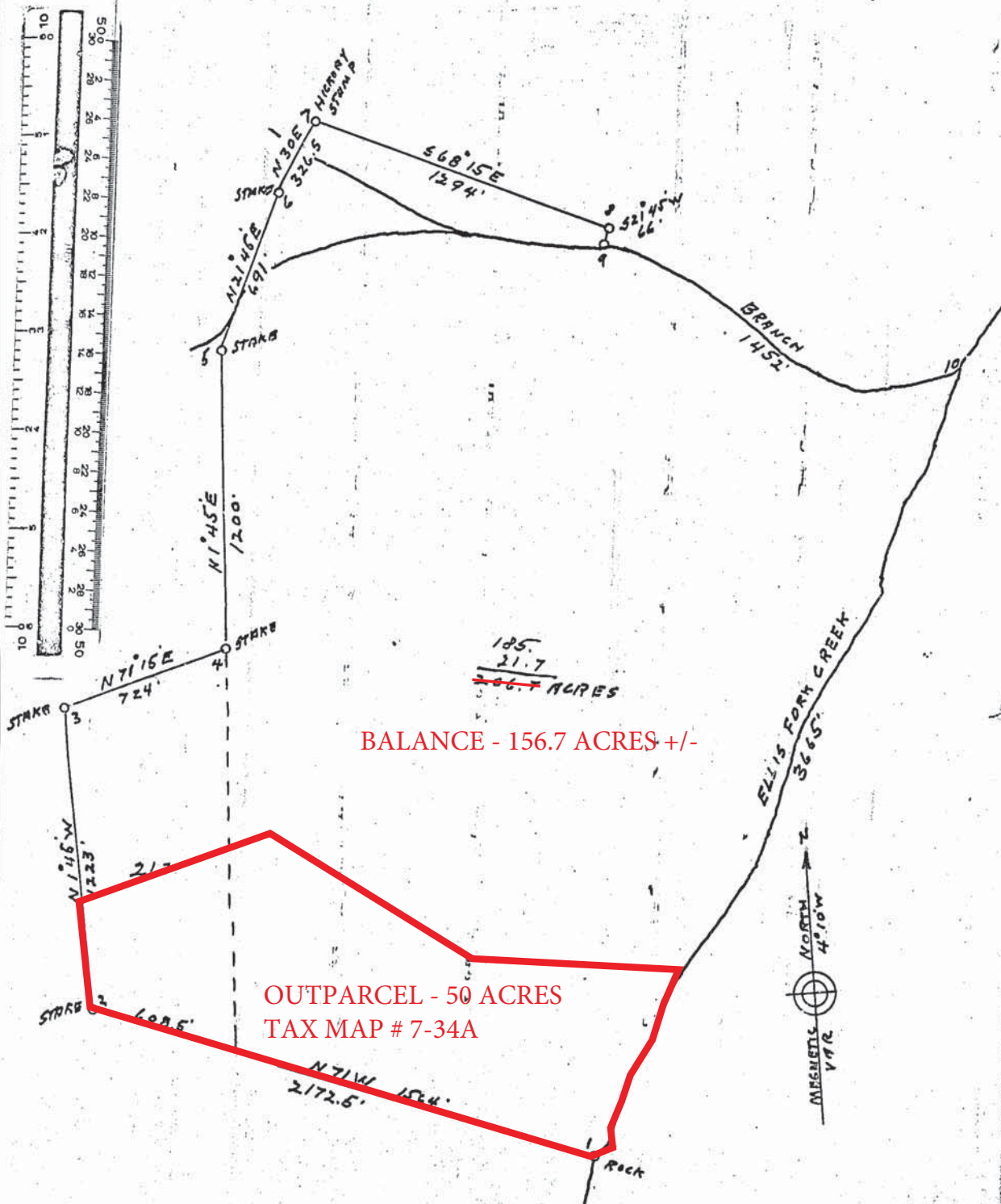
# TAX MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED



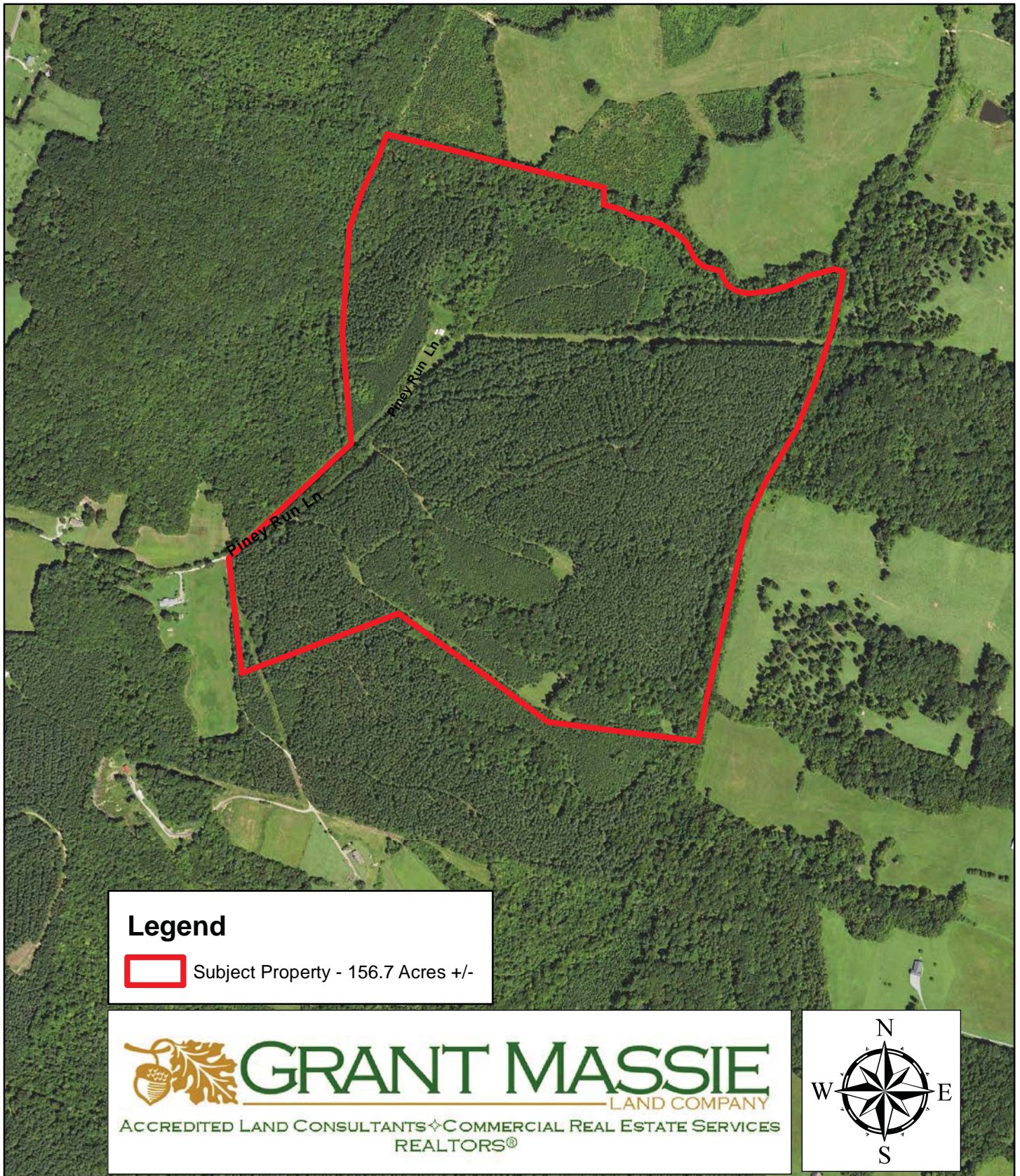
# PLAT



PLAT SHOWING A TRACT OF 266.7 ACRES AS  
 SURVEYED FOR W.S. WEAVER. THIS LAND IS ON  
 ELLIS FORK CREEK IN N.W. PART OF NOTTOWAY CO.  
 SCALE: 1" = 400'. JULY 26-27, 1949  
 W. P. Lanning, Jr., C.E.



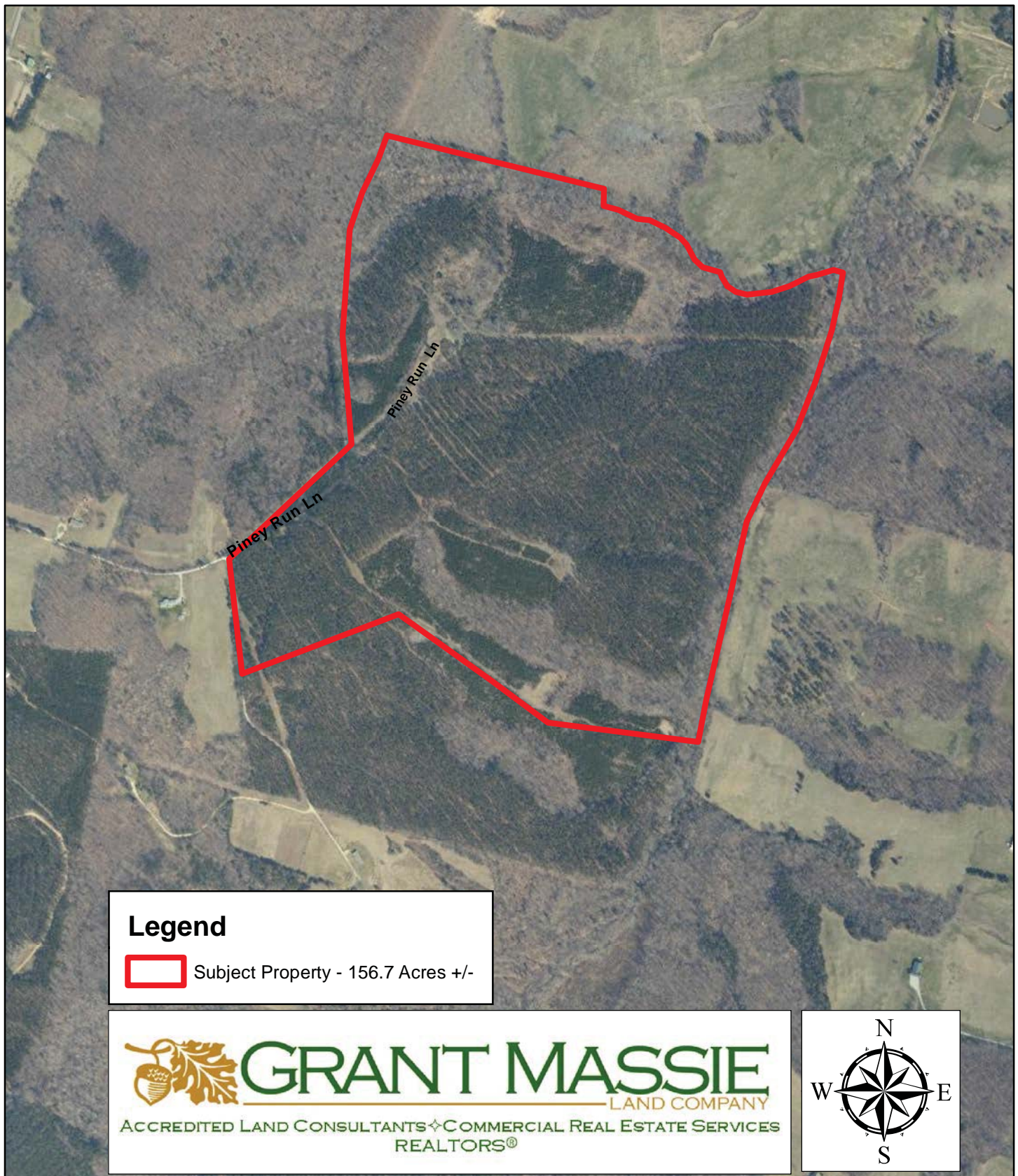
# AERIAL PHOTOGRAPH



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED



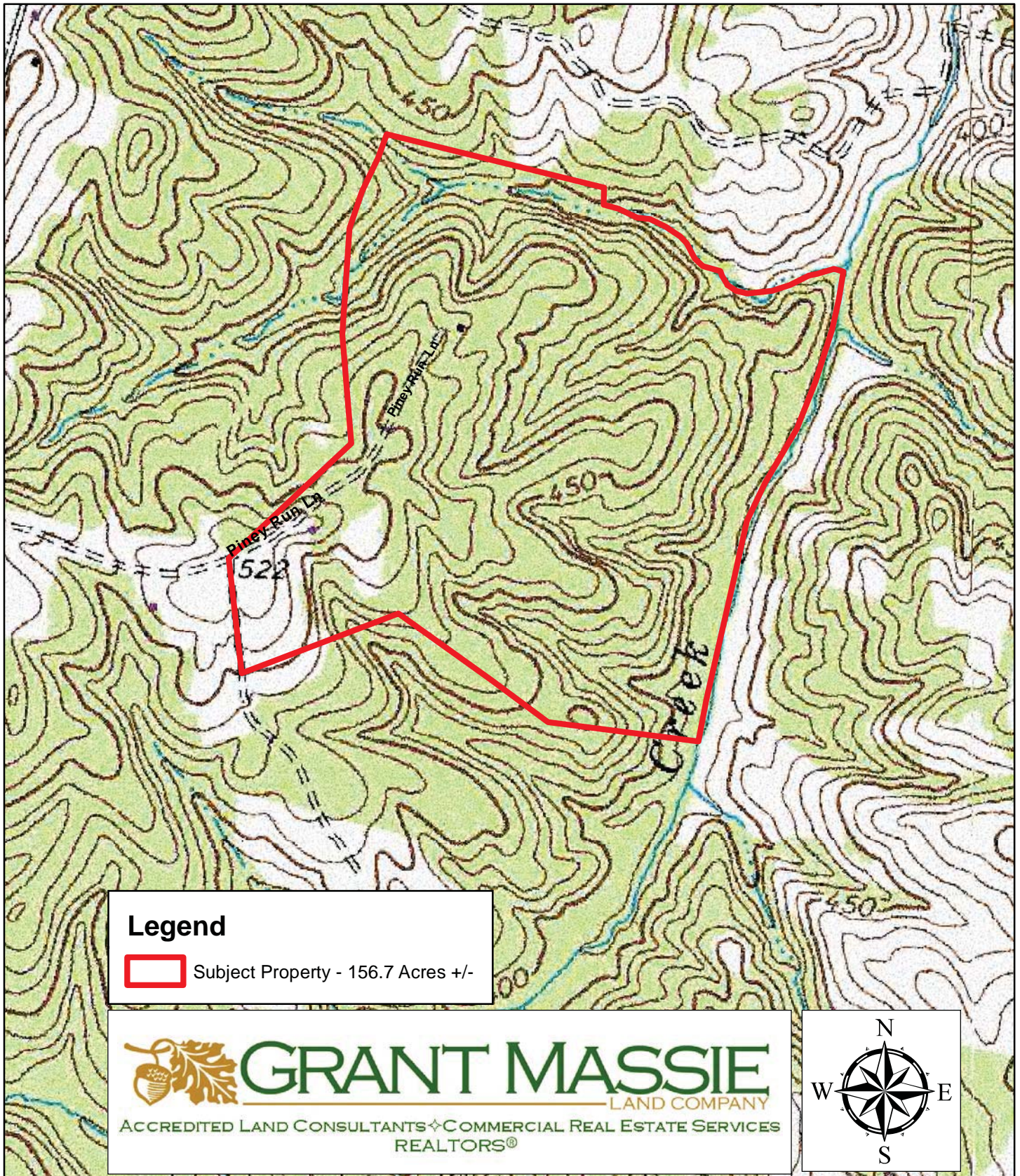
# AERIAL PHOTOGRAPH



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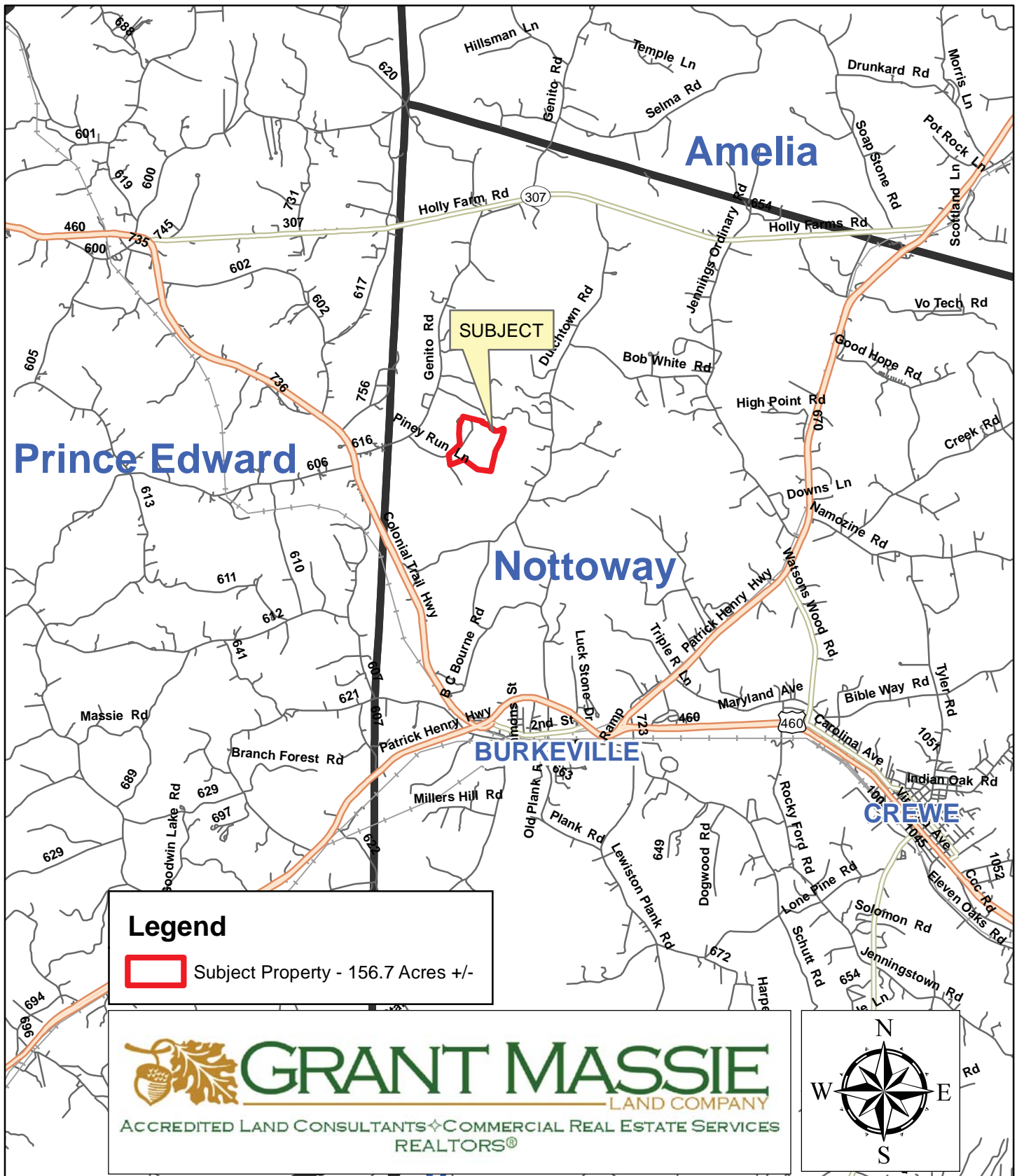
# TOPOGRAPHIC MAP



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# LOCATION MAP



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Virginia Department of Forestry  
Protecting and Developing Healthy, Sustainable Forest Resources

Joseph Marchman

NOT04-075



Area A: Loblolly pine plantation. Sapling  
Area B: Hardwood Brush and Saplings  
Area C: Loblolly pine plantation. Chip-n-saw.

Map By: Kirby A. Woolfolk

Property located at the end of Piney Green Rd off 616.  
In Northwest Nottoway County  
(37-14-13 / 78-12-55)

Report Date: Monday, November 04, 2013



## DESCRIPTIONS AND RECOMMENDATIONS:

### PARCEL A

<b>Acres:</b>	32
<b>Forest Type:</b>	Loblolly pine plantation.
<b>Species Present:</b>	Loblolly pine, sweet gum, red maple, and yellow poplar. Understory of eastern red cedar, sweetgum, blackgum, black oak, red maple, hickory, and flowering dogwood.
<b>Age:</b>	8 years.
<b>Size:</b>	Sapling, trees average between 2-4 inches in diameter at breast height (DBH).
<b>Quality:</b>	Good; the planted timber is very healthy and well formed. There are some volunteer pines scattered throughout the stand which are not nearly as vigorous as the planted stock.
<b>Trees/acre:</b>	Fully stocked, approximately 600 trees per acre.
<b>Growth Rate:</b>	Slightly below average.
<b>Topography:</b>	Flat to gently sloping, slopes from 1-8 %.
<b>Wildlife Habitat:</b>	Pine stands offer excellent escape cover for a wide variety of animal species especially during the winter months. The needle cast generated makes for excellent nesting material for song birds and the sunlight currently on the forest floor is generating a fair amount of browse. As this stand continues to develop and grow, that browse will continue to dwindle as it is shaded out.
<b>Fire Risk:</b>	High – Young pine stands have fuels from the forest floor to the tree tops. This can lead to intense uncontrollable blazes that could completely destroy the stand.
<b>History:</b>	This stand was established after a cutover in 2005 then released from hardwood competition in 2006.
<b>Recommendations:</b>	<p>This area should be left to grow for another 7-10 years. At that time a thinning will be necessary to give crowns room to develop, free up valuable nutrients, and allow trees to maintain their current growth rate.</p> <p>While the current growth rate is acceptable, poor soils prevent this stand from reaching its full potential. Traditional or biological fertilizers could greatly increase this forests' productivity. To determine the exact nutrients needed, I have included a soil test kit which can be sent to Virginia Tech for a free evaluation.</p>

## PARCEL B

<b>Acres:</b>	4.
<b>Forest Type:</b>	Hardwood brush.
<b>Species Present:</b>	Red oak, sweet gum, red maple, yellow poplar, blackgum, white oak, hickory, red cedar, black oak, green ash, chestnut oak, and loblolly pine.
<b>Size:</b>	Sapling, most trees are under 2" in diameter at breast height.
<b>Trees/acre:</b>	Overstocked with more than 1000 trees / acre.
<b>Growth Rate:</b>	Poor.
<b>Topography:</b>	Flat slopes less than 5%.
<b>Wildlife Habitat:</b>	This thick stand offers very good escape cover for small game and wildlife like rabbits and turkeys. It serves as a very good contrast to your pine stand.
<b>Recommendations:</b>	<p>This area is offering a very good haven for small ground mammals that are hunted from the canopy of your pine stand. Although this area currently has little timber value, it should be left alone to provide that escape. Any prescribed fire used in surrounding stands could be used in this stand to kill off some of the smaller, weaker trees and keep the area healthy.</p> <p>This area also has some very desirable timber species such as oak and yellow poplar that are doing very well in the stand. A timber stand improvement cut could be done in conjunction with the thinning of stand A to promote these species and allow for some diversity in your timber portfolio.</p>

## PARCEL C

<b>Acres:</b>	74
<b>Forest Type:</b>	Loblolly pine plantation.
<b>Species Present:</b>	Loblolly pine, shortleaf pine, and yellow poplar and white oak. Understory of eastern red cedar, sweetgum, blackgum, red oak, white oak, red maple, blackberry, hickory, and flowering dogwood.
<b>Age:</b>	26 years.
<b>Size:</b>	Chip-n-saw, trees average between 10-12 inches in diameter at breast height (DBH) and range from 8"-14".
<b>Quality:</b>	Average; most of the larger timber is healthy and well formed though some forks and double trees are present.
<b>Trees/acre:</b>	Fully stocked, approximately 150-250 trees per acre.



<b>Growth Rate:</b>	Slightly below average but consistent.
<b>Topography:</b>	Flat to gently sloping, slopes from 2-15%.
<b>Wildlife Habitat:</b>	<p>This area offers multiple levels of wildlife benefit. The canopy is excellent for birds and tree venturing mammals while the understory is also getting enough sun to grow and develop. This is offering both cover and browse.</p> <p>While in its current state, this stand is very beneficial to wildlife, eventually it will become too mature to offer the fresh young growth that wildlife really desire. This is an instance where a prescribed fire can be a huge benefit. Prescribed fire will decrease the needle litter and allow new grasses and forbs to start growing on the stand floor. Fire also encourages more native plants and forage types which are more desirable to wildlife. A detailed prescribed burn plan should be completed before any fire is used and the Department of Forestry would be happy to assist with composing one for you.</p>
<b>Fire Risk:</b>	Moderate to high – Pine stands produces a lot of flash fuels that can lead to intense fires. Past thinning has improved access, but left a lot of heavier fuels on the forest floor.
<b>History:</b>	This planted pine stand has been thinned once in 2009.
<b>Recommendations:</b>	<p>This area should be left to grow for another 5-7 years. At that time a second thinning may be necessary to give crowns room to develop and allow trees to maintain their current growth rate.</p> <p>This stand is also hindered by the same poor soils as stand A. Fertilizer could greatly increase this areas productivity. Since this area has already been thinned, it could be fertilized at anytime, although I would recommend waiting until after a prescribed fire has cleared off the ground debris if you choose that management option.</p>