



COMMONWEALTH  
LAND

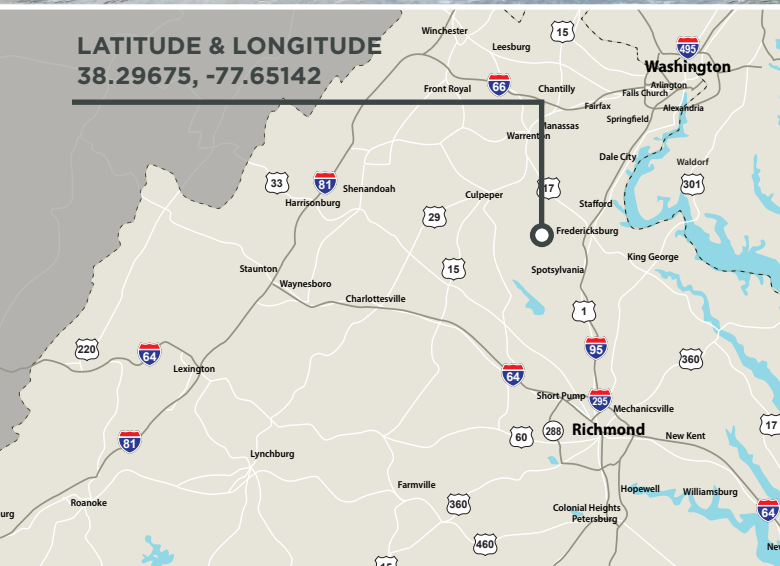
## HAUGHTS RUN

Richards Ferry Road  
Richardsville, VA 22736

**FOR SALE | 274.8± ACRES**  
**CULPEPER COUNTY**  
**Price: \$1,590,000**



**LATITUDE & LONGITUDE**  
**38.29675, -77.65142**



## Features

**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**

## Contact

### Kemp Harper

Consulting Forester | Land Sales Associate  
804-512-3927 | [kharper@commonwealthland.com](mailto:kharper@commonwealthland.com)

### Brian Reinhart

Timber Managing Director | Land Sales Associate  
757-784-2720 | [breinhart@commonwealthland.com](mailto:breinhart@commonwealthland.com)



COMMONWEALTH  
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060  
MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255  
T 804-326-LAND (5263) | F 804-346-5901  
[COMMONWEALTHLAND.COM](http://COMMONWEALTHLAND.COM)

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





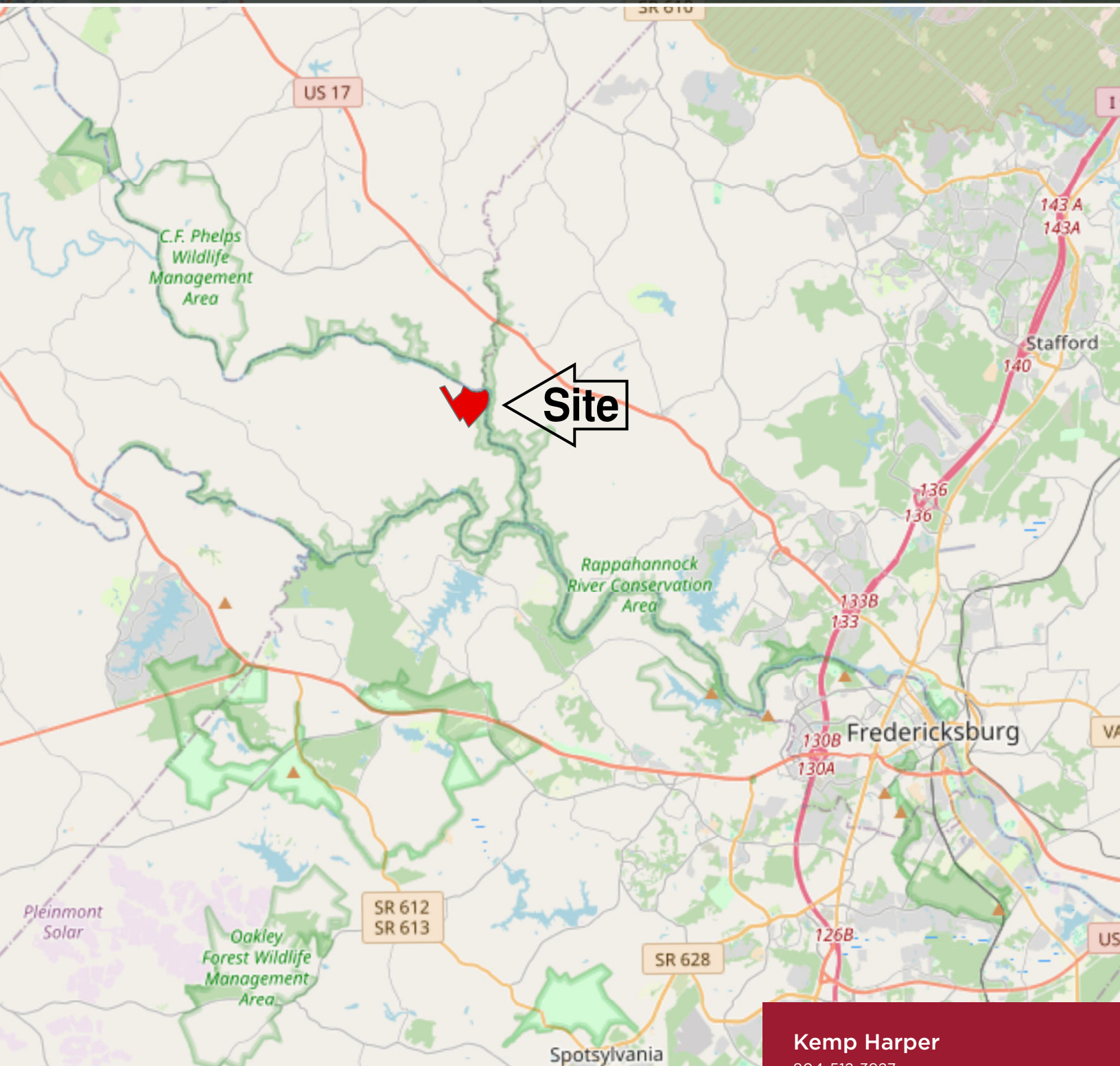
COMMONWEALTH  
LAND

## HAUGHTS RUN

Richards Ferry Road

Richardsville, VA 22736

**FOR SALE | 274.8± ACRES**  
**CULPEPER COUNTY**  
**Price: \$1,590,000**



COMMONWEALTH  
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

**Kemp Harper**

804-512-3927

kharper@commonwealthland.com

**Brian Reinhart**

757-784-2720

breinhart@commonwealthland.com



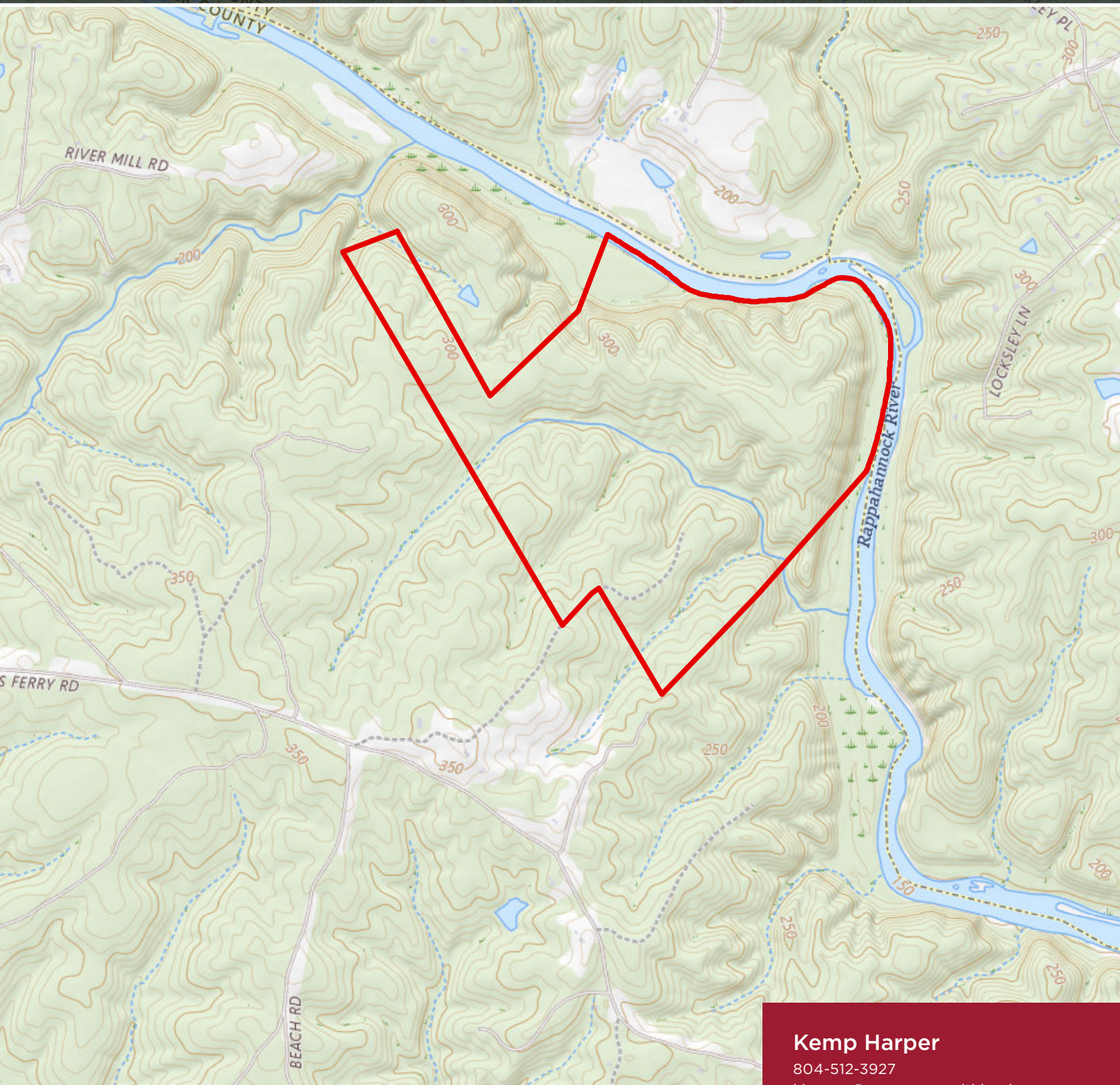


COMMONWEALTH  
LAND

## HAUGHTS RUN

Richards Ferry Road  
Richardsville, VA 22736

**FOR SALE | 274.8± ACRES**  
**CULPEPER COUNTY**  
**Price: \$1,590,000**



COMMONWEALTH  
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

**Kemp Harper**

804-512-3927

kharper@commonwealthland.com

**Brian Reinhart**

757-784-2720

breinhart@commonwealthland.com





COMMONWEALTH  
LAND

## HAUGHTS RUN

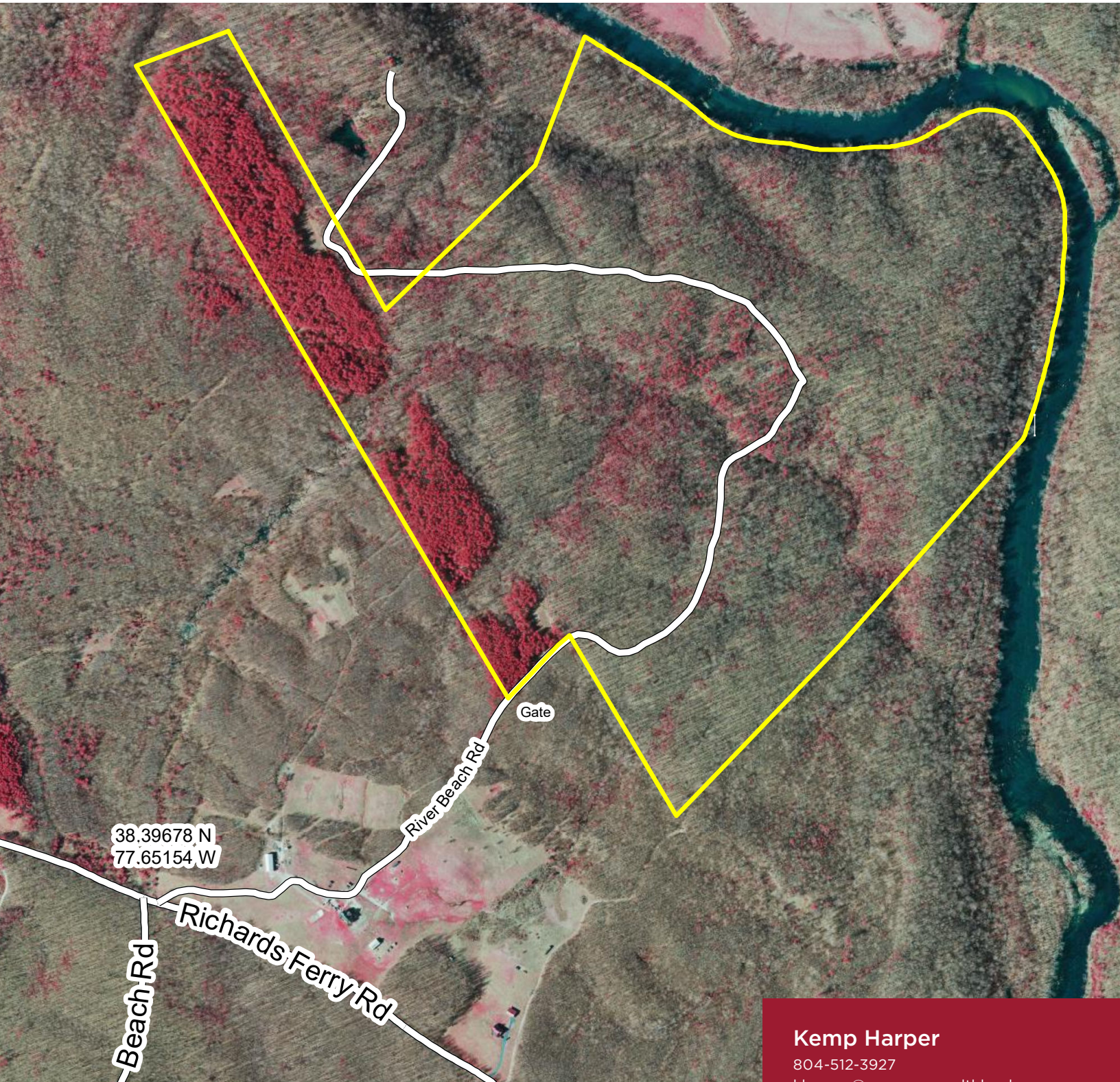
Richards Ferry Road

Richardsville, VA 22736

**FOR SALE | 274.8± ACRES**

**CULPEPER COUNTY**

**Price: \$1,590,000**



COMMONWEALTH  
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | [COMMONWEALTHLAND.COM](http://COMMONWEALTHLAND.COM)

**Kemp Harper**

804-512-3927

[kharper@commonwealthland.com](mailto:kharper@commonwealthland.com)

**Brian Reinhart**

757-784-2720

[breinhart@commonwealthland.com](mailto:breinhart@commonwealthland.com)





**HAUGHTS RUN**  
**Richards Ferry Road**  
**Richardsville, VA 22736**

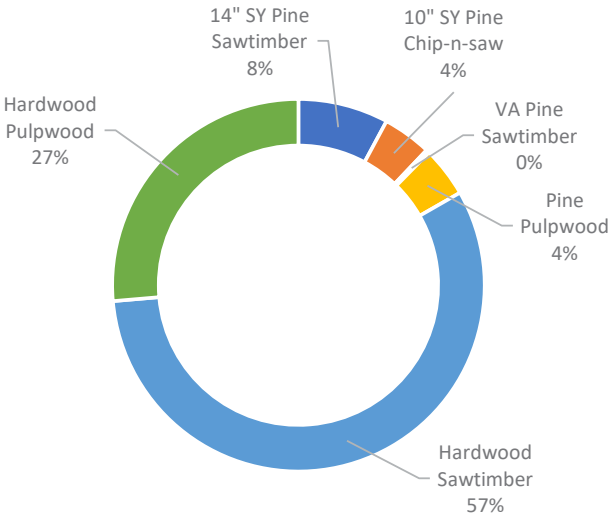
**FOR SALE | 274.8± ACRES**  
**CULPEPER COUNTY**  
**Price: \$1,590,000**

**Tract-Level Timber Inventory Information**

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(I)
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(I)	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 - Board foot (12" x 12" x 1")  
DBH - Diameter at breast height



**COMMONWEALTH**  
**LAND**

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

**Kemp Harper**  
804-512-3927  
kharper@commonwealthland.com

**Brian Reinhart**  
757-784-2720  
breinhart@commonwealthland.com





COMMONWEALTH  
LAND

## HAUGHTS RUN

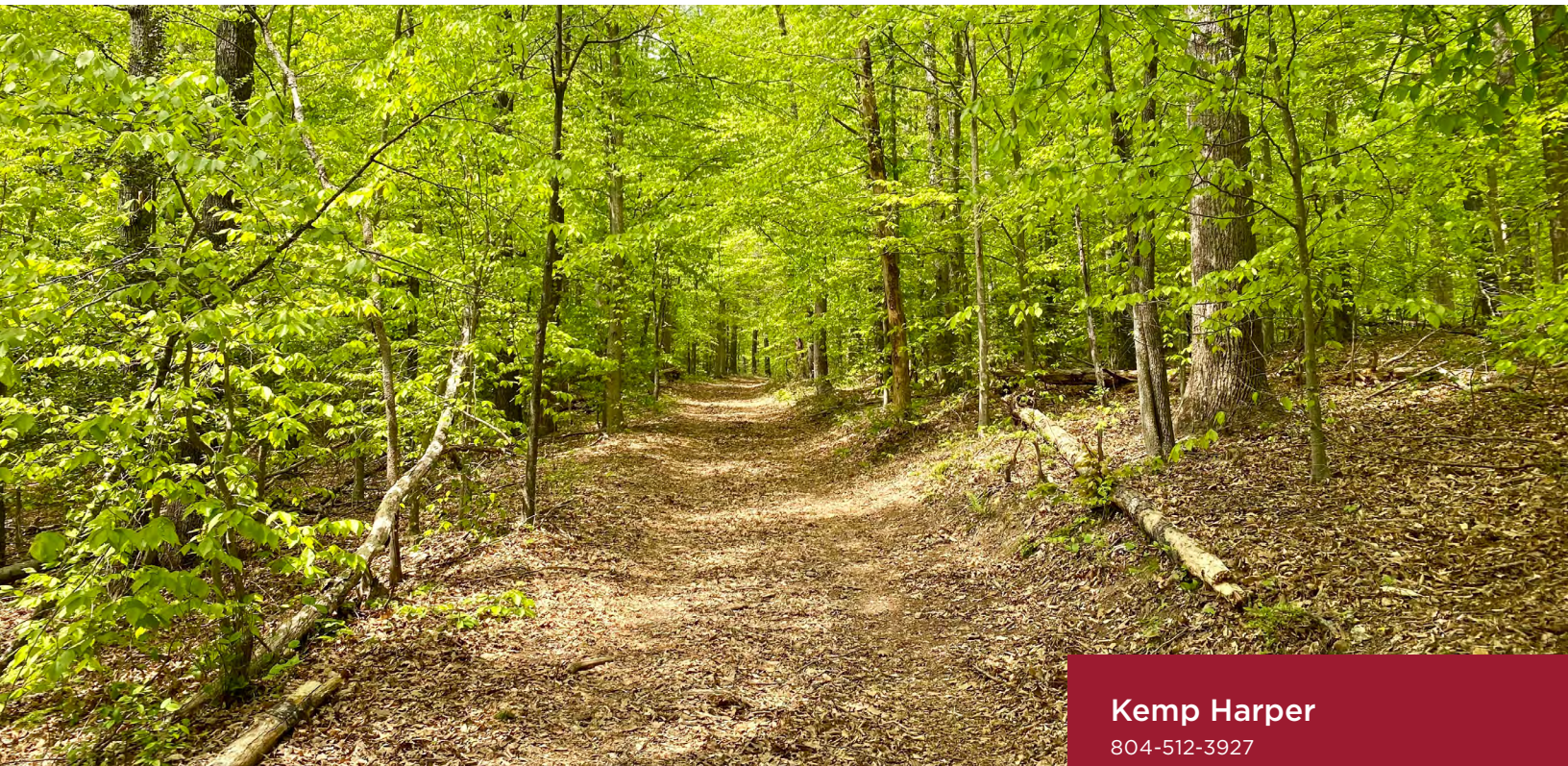
Richards Ferry Road

Richardsville, VA 22736

**FOR SALE | 274.8± ACRES**

**CULPEPER COUNTY**

**Price: \$1,590,000**



COMMONWEALTH  
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | [COMMONWEALTHLAND.COM](http://COMMONWEALTHLAND.COM)

**Kemp Harper**

804-512-3927

[kharper@commonwealthland.com](mailto:kharper@commonwealthland.com)

**Brian Reinhart**

757-784-2720

[breinhart@commonwealthland.com](mailto:breinhart@commonwealthland.com)





COMMONWEALTH  
LAND

## HAUGHTS RUN

Richards Ferry Road  
Richardsville, VA 22736

**FOR SALE | 274.8± ACRES**  
**CULPEPER COUNTY**  
**Price: \$1,590,000**



COMMONWEALTH  
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | [COMMONWEALTHLAND.COM](http://COMMONWEALTHLAND.COM)

**Kemp Harper**

804-512-3927

[kharper@commonwealthland.com](mailto:kharper@commonwealthland.com)

**Brian Reinhart**

757-784-2720

[breinhart@commonwealthland.com](mailto:breinhart@commonwealthland.com)





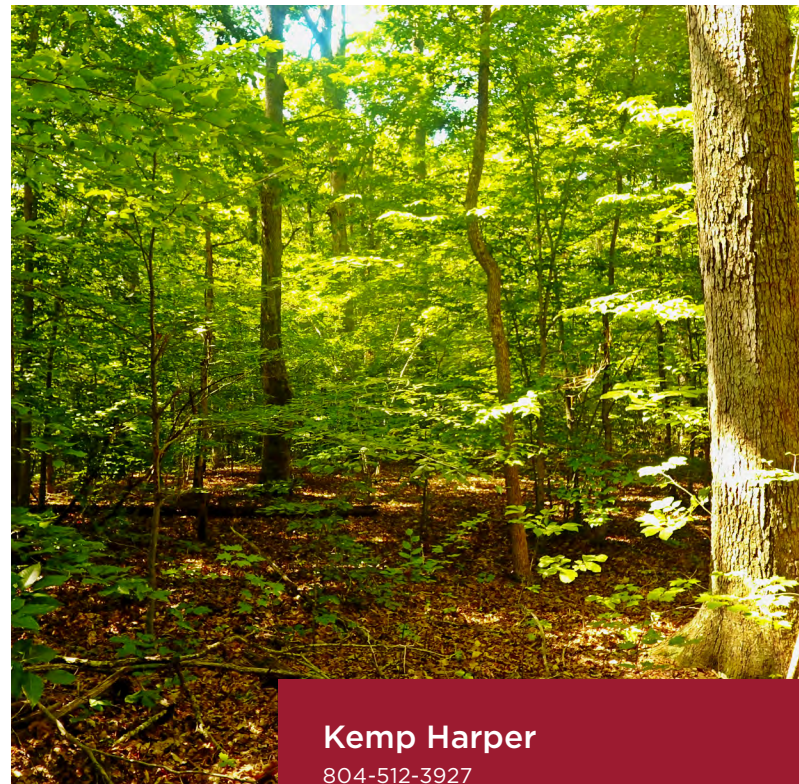
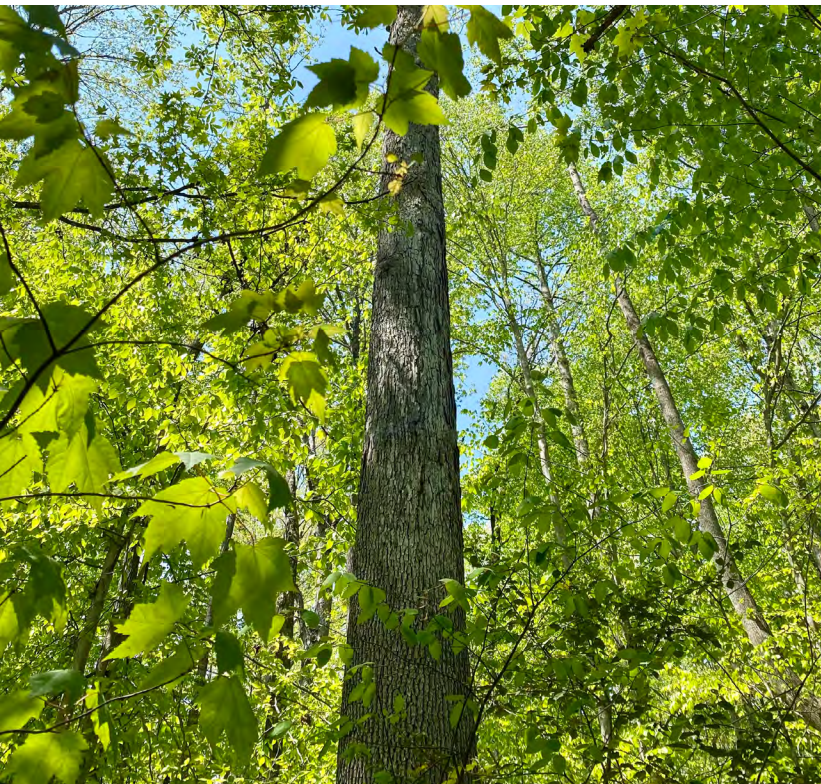
COMMONWEALTH  
LAND

## HAUGHTS RUN

Richards Ferry Road

Richardsville, VA 22736

**FOR SALE | 274.8± ACRES**  
**CULPEPER COUNTY**  
**Price: \$1,590,000**



COMMONWEALTH  
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | [COMMONWEALTHLAND.COM](http://COMMONWEALTHLAND.COM)

**Kemp Harper**

804-512-3927

[kharper@commonwealthland.com](mailto:kharper@commonwealthland.com)

**Brian Reinhart**

757-784-2720

[breinhart@commonwealthland.com](mailto:breinhart@commonwealthland.com)