



SPECIAL
COMMISSIONERS
SALE

Lester Road - Danville, VA

DIRECTIONS:

From Route 29 in the Blairs area of Pittsylvania County, turn west on R&L Smith Road and turn right on Lester Lane and go to the end of Lester Lane and continue on the soil road to the property.

93.78 ACRES OF LAND PLUS VALUABLE TIMBER IN THE WHITE OAK MOUNTAIN AREA OF PITTSYLVANIA COUNTY.

TIMBER WILL BE OFFERED SEPARATELY FROM THE LAND, AND THEN THE LAND OFFERED SEPARATELY, AND THEN THE TWO GROUPED TOGETHER WITH A 5% UPSET BID.

SALE SUBJECT TO COURT APPROVAL

Survey completed October 2013. Call Doug Dalton at 434-941-3721 or email at dwdalton@ymail.com for a copy.

| Timber Report by Bickford Timber& Land Management 12-30-2013 - Ben Cole, Forester | | | |
|--|-----------------------|-----------------|---------------------|
| SPECIES | MBF | \$ VALUE RANGE | VALUE RANGE |
| Yellow Poplar | 77.4 | \$175 - \$200 | \$13,500 - \$15,480 |
| Red Oak | 56.7 | \$250 - \$275 | \$14,180 - \$15,590 |
| White Oak | 25.6 | \$250 - \$300 | \$6,400 - \$7,680 |
| Chestnut Oak | 39.4 | \$250 - \$300 | \$9,850 - \$10,830 |
| Misc | 18.3 | \$125 - \$150 | \$2,290 - \$2,750 |
| Shortleaf Pine | 4.9 | \$120 - \$130 | \$590 - \$640 |
| VA Pine | 122.6 | \$75 - \$85 | \$9,200 - \$10,420 |
| | | | |
| | TONS | \$ RANGE/TON | |
| Pulpwood Pine | 3270 | \$10 - \$11.50 | \$32,700 - \$37,610 |
| Pulpwood Hdwood | 2043 | \$5.50 - \$6.00 | \$11,240 - \$12,260 |
| | | | |
| TOTAL VALUE | \$100,000 - \$113,260 | | |

Timber Report as provided by Charles V. Bates, Forester
3-13-2014
Pine Pulpwood - 3570 tons
Pine Sawtimber - 403 tons
Hardwood Pulpwood - 1253 tons
Hardwood Logs - 460 tons
Total Value of Sawtimber and Pulpwood:
\$137,000 to \$168,000

| Timber Report by Carolina Forestry | | | | | |
|------------------------------------|----------|------------|-----------|------------|----------|
| SAWTIMBER | VOLUME | #TREES | VOL/TREES | UNIT PRICE | TOTAL |
| Virginia Pine | 133,209 | 1283 | 104 | \$75 | \$9,991 |
| Chestnut Oak | 102,716 | 604 | 170 | \$200 | \$20,543 |
| Poplar | 92,676 | 498 | 186 | \$200 | \$18,535 |
| Red Oak | 84,978 | 456 | 186 | \$250 | \$21,245 |
| White Oak | 30,556 | 223 | 137 | \$225 | \$6,875 |
| Hickory | 20,166 | 74 | 272 | \$125 | \$2,521 |
| Gum | 18,734 | 85 | 221 | \$100 | \$1,873 |
| Yellow Pine | 13,274 | 74 | 179 | \$100 | \$1,327 |
| Beech | 2,937 | 21 | 138 | \$75 | \$220 |
| Maple | 1,951 | 11 | 184 | \$125 | \$244 |
| | | | | TOTAL | \$83,374 |
| PULPWOOD | VOLUME | UNIT PRICE | TOTAL | | |
| Pine | 1,100 | \$5 | \$5,500 | | |
| Hardwood | 880 | \$4 | \$3,520 | | |
| SUMMARY | | | | | |
| | BDFT VOL | VALUE | | | |
| TOTAL TRACT | 501,197 | \$92,394 | | | |
| PER ACRE | 5,695 | \$1,050 | | | |



The timber cruises are the opinions of the companies that have cruised the timber and the auctioneer nor the auction company make any representation as to the accuracy of the reports.
Order & Conditions of Sale: The timber will be offered first, then the land less the timber, then an offer to combine the two with a 5% increase required to begin the bidding as a whole.

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TERMS: If the timber sells separately, a 10% deposit day of the sale and close in 21 days. All other conditions, a 10% deposit due day of sale with balance in 30 days.

Also visit auctionzip.com to view the full list of items and see pictures.

Doug Dalton, Auctioneer
434-941-3721

BASIC TERMS — CONDITIONS OF SALE: All property sold AS IS WHERE IS with the Seller allowing any reasonable inspection to be made prior to date of sale as desired by any prospective Buyer, therefore the Buyer will be buying based solely on their own inspection with all sales being final without recourse by way of refund, reduction of price or otherwise. ALL SALES ARE FINAL. Bidders entering property enter at their own risk. Auction Company assumes no risk for bodily injury or damage to personal property. The Seller nor the Selling Agent makes any warranty as to quality or condition. Information provided by Auction Company deemed reliable but not guaranteed. Announcements day of sale take precedence over all prior releases, verbal or written. Auction Company and its representatives represent the Seller. Detailed terms and conditions provided day of sale. The Auction Company shall not be liable for any errors or omissions in advertising. The Sellers and the Auctioneer have the right to withdraw properties, reject bids, postpone or cancel the auction in whole or part at their sole discretion without notice and to modify or add any terms and conditions either prior to or at the auction. All Purchasers must independently investigate and confirm any information or assumptions on which any bid is based. All sales subject to confirmation.