

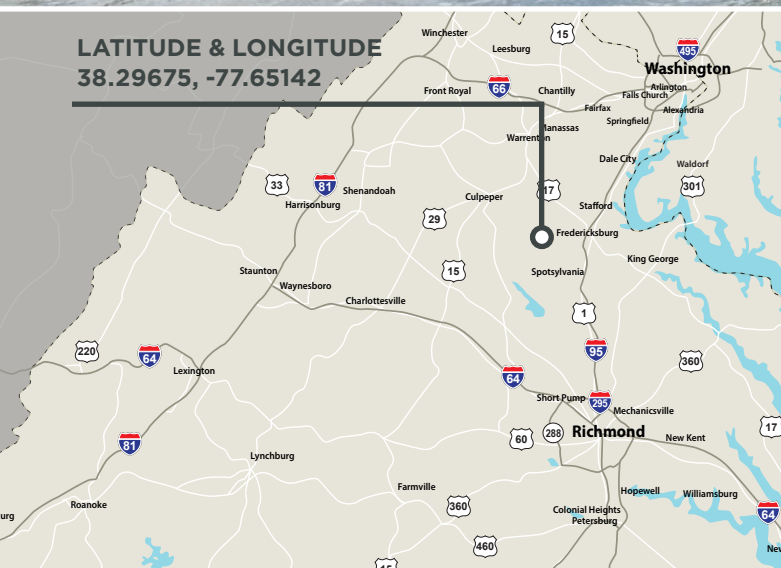


HAUGHTS RUN
Richards Ferry Road
Richardsville, VA 22736

FOR SALE | 274.8± ACRES
CULPEPER COUNTY
Price: \$1,850,000



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

Brian Reinhart

Timber Managing Director | Land Sales Associate
757-784-2720 | breinhart@commonwealthland.com



COMMONWEALTH
LAND

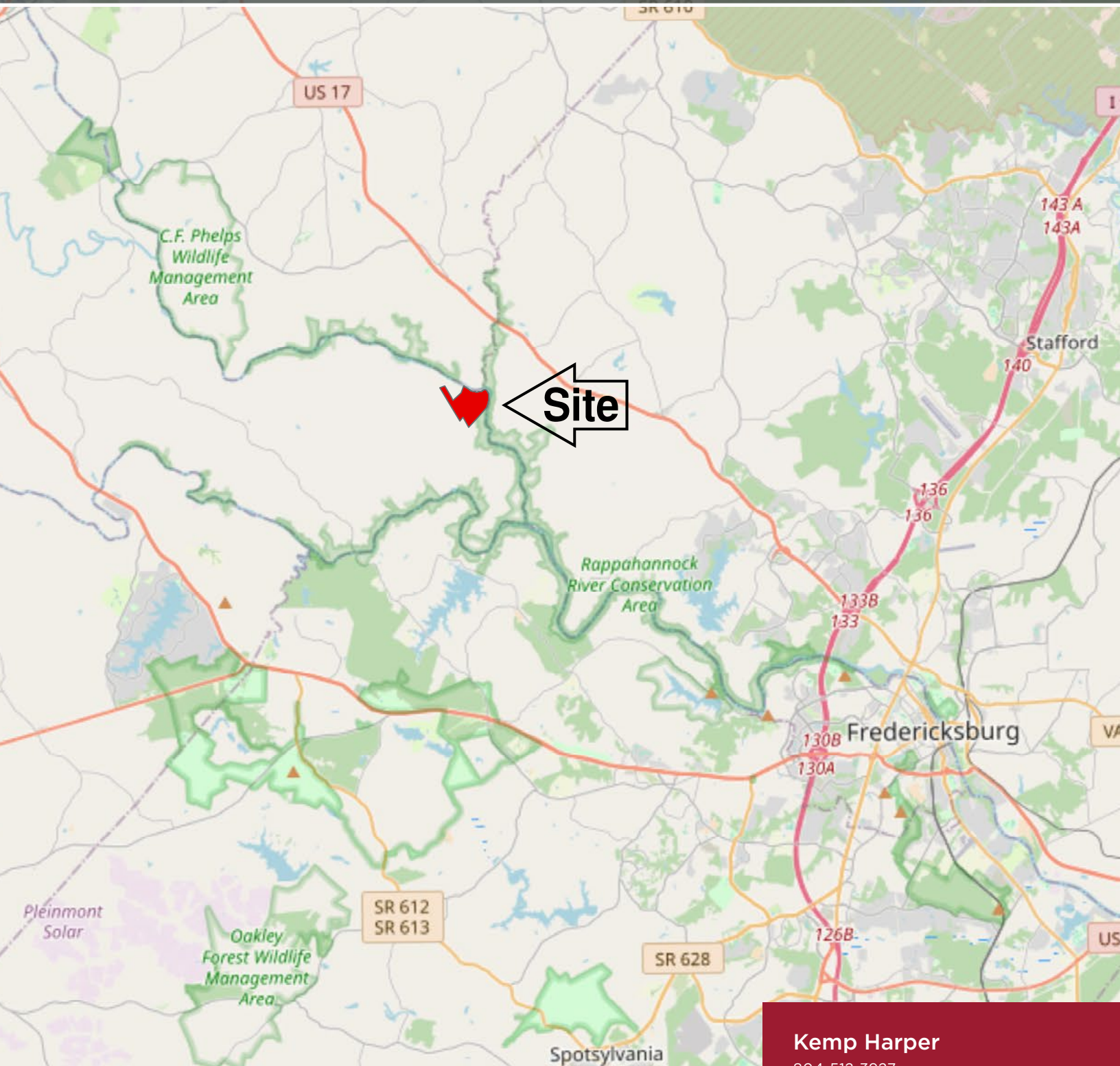
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*Commonwealth Land represents the Owner of this property.
Information contained herein, is deemed reliable but not guaranteed.*



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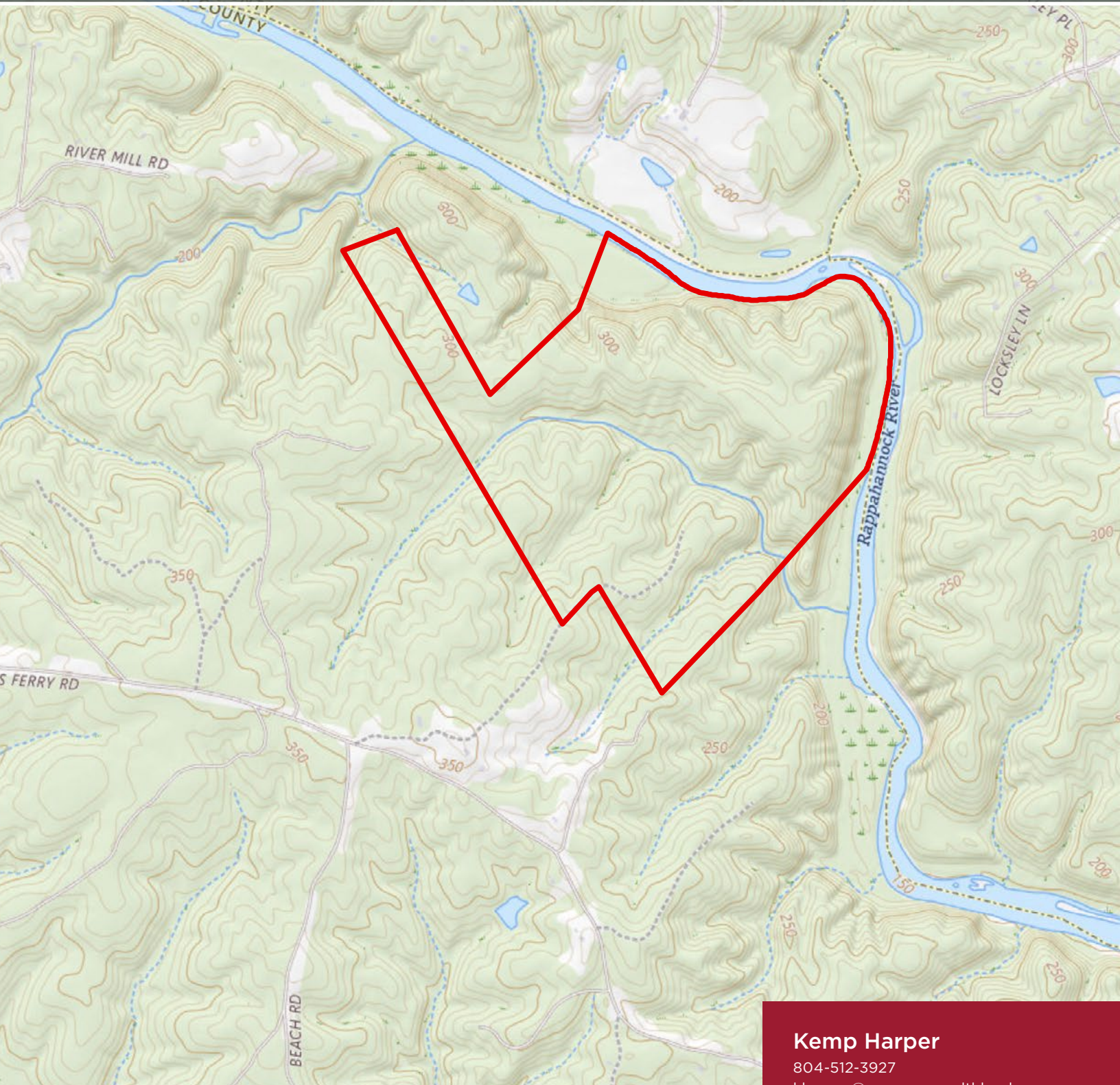
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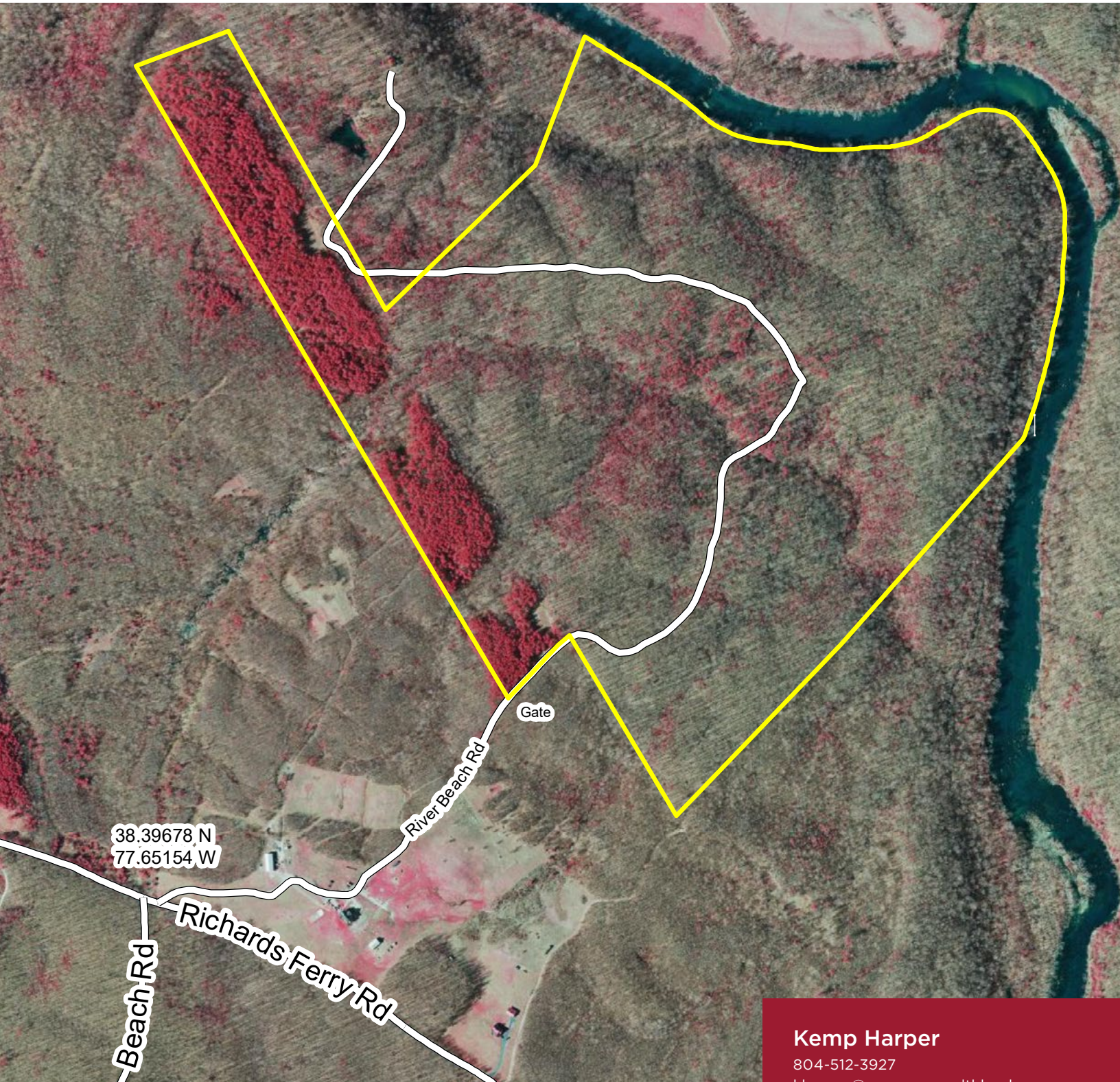
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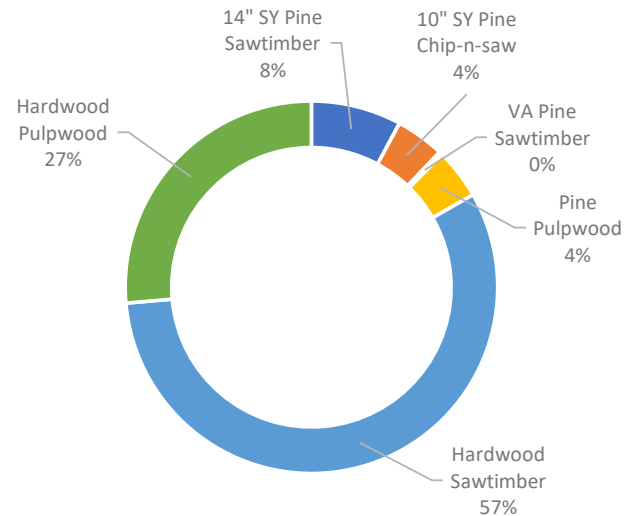
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Tract-Level Timber Inventory Information

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 - Broad foot (12" x 12" x 1")

DBH - Diameter at breast height


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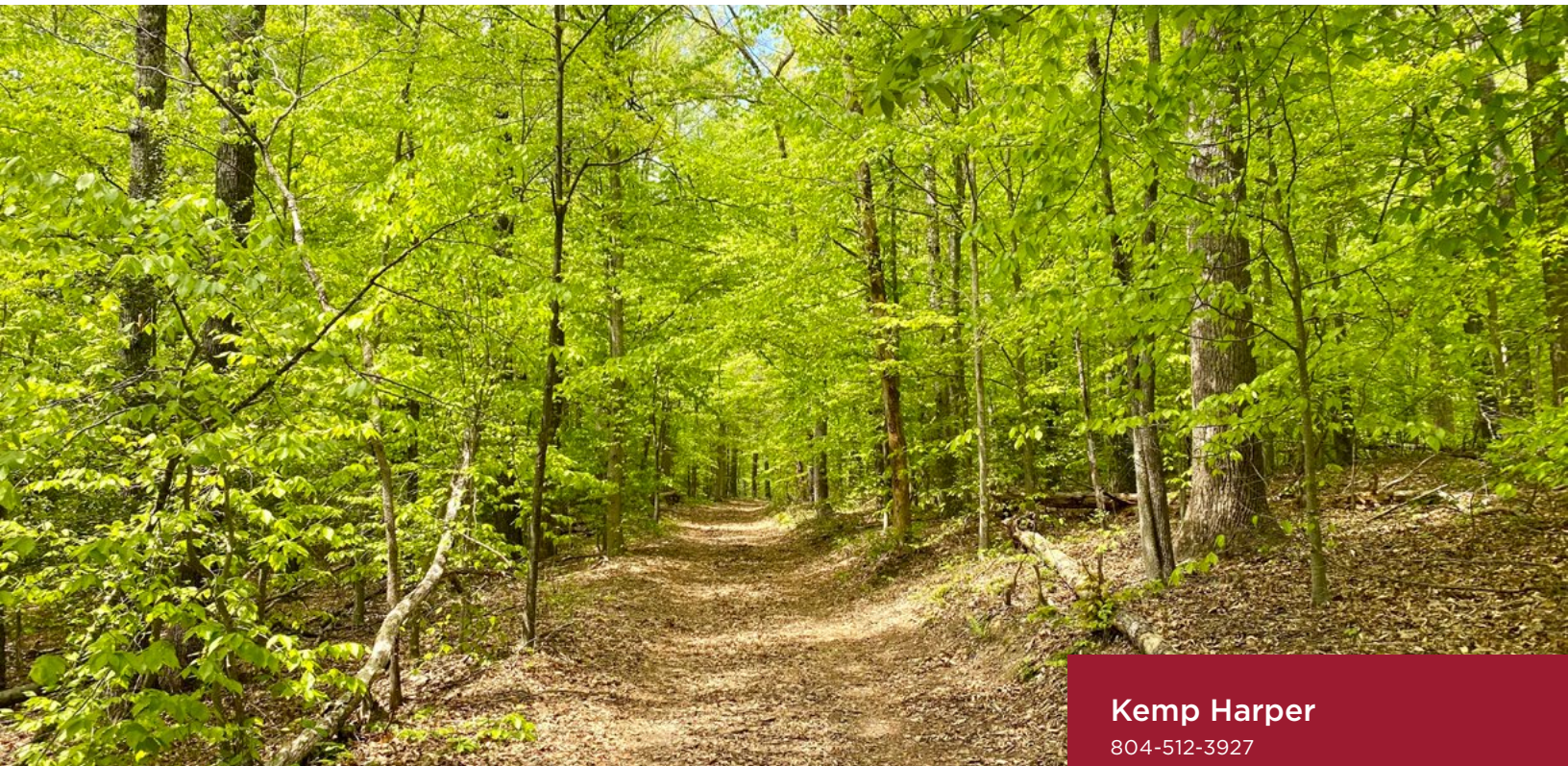
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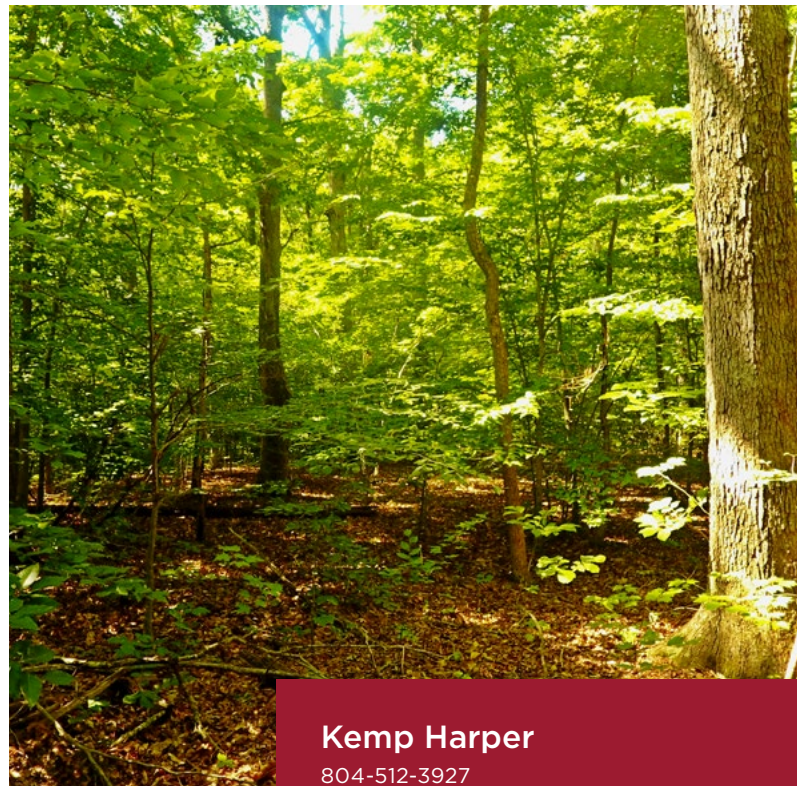
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