

Auction

Saturday, November 7, 2009 • 10:00 a.m.

The Mary Johnson
Shelhorse Estate

PITTSYLVANIA COUNTY, VA
NEAR SMITH MT. LAKE

44.75 ACRES & 46.21 ACRES Beautiful River Frontage Ideal Home or Cabin Site Abundant Wildlife

1200 Feet Pigg River Frontage • 4600 Feet Public Highway Frontage

\$110,000.00 Estimated Timber Value



LOCATION: Grassland Drive being situated between Rocky Mount and Gretna, VA in the Sandy Level Community.

DIRECTIONS: From Gretna take W. Gretna Rd (Rt 40) approximately 9 miles, turn left onto Grassland Drive, go approximately 1.5 miles to the subject property.



Timber Cruise by John Wagner, Forestry Consultant as of 9/4/07.

Stand Number: 1		Area (acres): 46.0			
Stand ID: 0001		#Points: 31			
Product Group					
Product	# Trees	Volume	Unit Value	Value	% Value
Species-Volume Table					
Sawtimber					
	#	MBF	%	\$/MBF	\$ %
White Oak-Inter 78	27.8	2.2	1	175.00	378.94 1
Yellow-Poplar-Inter 78	229.7	19.6	13	200.00	3,914.48 7
Hickory-Inter 78	27.8	2.2	1	100.00	216.54 0
Virginia Pine-Inter 78	37.8	4.0	3	110.00	440.59 1
Loblolly Pine-Inter 78	1,968.6	118.5	78	125.00	14,814.24 27
Pulpwood					
	#	Tons	%	\$/Tons	\$ %
Northern Red Oak-RGO HTons-Logs	908.3	201.7	0	4.00	806.81 1
Yellow-Poplar-RGO HTons-Logs	1,771.4	421.6	0	5.00	2,107.93 4
Virginia Pine-RGO HTons-Logs	4,114.3	454.7	0	8.00	3,637.65 7
Loblolly Pine-RGO PTons-Logs	15,612.4	3,665.9	2	8.00	29,487.37 53
Total	24,698.0	4,910.3	100		55,804.56 100
Stand Total	24,698.0				55,804.56

Stand Number: 2		Area (acres): 45.0			
Stand ID: 0002		#Points: 60			
Product Group					
Product	# Trees	Volume	Unit Value	Value	% Value
Species-Volume Table					
Sawtimber					
	#	MBF	%	\$/MBF	\$ %
Northern Red Oak-Inter 78	212.0	30.1	11	175.00	5,262.70 10
White Oak-Inter 78	61.0	8.8	3	175.00	1,540.20 3
Yellow-Poplar-Inter 78	1,139.3	167.6	62	200.00	33,518.08 61
Red Maple-Inter 78	36.4	2.6	1	100.00	262.17 0
Ash-Inter 78	36.4	2.6	1	100.00	262.17 0
Black Cherry-Inter 78	16.8	1.3	0	100.00	131.34 0
Hickory-Inter 78	174.0	18.7	7	100.00	1,866.71 3
Beech-Inter 78	45.5	5.5	2	100.00	553.83 1
Virginia Pine-Inter 78	132.5	10.8	4	110.00	1,192.74 2
Pitch Pine-Inter 78	111.9	13.3	5	110.00	1,461.02 3
Loblolly Pine-Inter 78	42.6	8.4	3	125.00	1,054.54 2
Pulpwood					
	#	Tons	%	\$/Tons	\$ %
Northern Red Oak-RGO HTons-Logs	387.6	114.0	0	4.00	455.82 1
White Oak-RGO HTons-Logs	45.8	36.9	0	4.00	147.56 0
Black Walnut-RGO HTons-Logs	52.5	28.2	0	4.00	112.64 0
Yellow-Poplar-RGO HTons-Logs	1,024.7	414.0	0	5.00	2,069.99 4
Red Maple-RGO HTons-Logs	1,115.4	302.6	0	5.00	1,513.05 3
Ash-RGO HTons-Logs	272.8	203.5	0	4.00	813.82 1
Black Cherry-RGO HTons-Logs	91.7	11.4	0	4.00	45.82 0
Hickory-RGO HTons-Logs	301.9	138.5	0	4.00	554.11 1
Beech-RGO HTons-Logs	279.0	78.9	0	4.00	315.49 1
Blackgum-RGO HTons-Logs	177.0	85.0	0	4.00	340.04 1
Black Locust-RGO HTons-Logs	191.5	61.6	0	4.00	246.58 0
Virginia Pine-RGO PTons-Logs	522.1	106.5	0	8.00	851.83 2
Pitch Pine-RGO PTons-Logs	67.4	9.6	0	8.00	76.62 0
Loblolly Pine-RGO PTons-Logs	118.9	29.4	0	8.00	234.92 0
Total	6,636.6	1,989.7	100		54,883.59 100
Stand Total	6,636.6				54,883.59

44.75 ACRE TRACT

Approximately 1,200 feet frontage on the Pigg River. Approximately 1,000 feet frontage on Grassland Drive, all wooded in mostly hardwood valuable timber. Estimated value as of 9/4/07 being approximately \$54,800. This is a one of a kind river tract of land.

46.21 ACRE TRACT

Approximately 3,600 feet of frontage on Grassland Drive or Star Land Drive. The majority of this land is in a stand of 28 year old planted loblolly pines, estimated timber value is of 9/4/07 is \$55,800. Spring branches.

TIMBER TO BE OFFERED SEPARATE FROM THE LAND

On both tracts the timber will be offered separate from the land with 18 months to cut and remove. Then the land will be offered less the timber. Then we will offer to combine the timber with the land with a 5% upset bid increase required to begin the bidding as a whole.

TIMBER NOTE:

Timber cruise volumes and estimated values are those of Jim Wagner Forestry Consultant as of 9/4/07.

BUYER'S PREMIUM

A 5% buyer premium will be added to the bid price to determine the final sale price.

AUCTIONEER'S NOTE:

With the great amount of public road frontage both of these tracts have the potential of being subdivided. Make plans now to attend this important estate sale

Copy of the survey and complete timber cruise report available by contacting the office at (434) 432-6000 or visit our web site at: www.aaronjohnsonau.com

TERMS

REAL ESTATE:

10% earnest money deposit day of sale with balance due in certified funds.

TIMBER:

10% earnest money deposit day of sale with balance due in certified funds.



Dalton-Yeatts Real Estate, Inc. t/a
"Your Key To Service"

Aaron W. Johnson

Auction-Realty

13995 U.S. Hwy. 29, Suite 800, Chatham, VA 24531

(434) 432-6000 • (434) 656-3150

VA.A.F. 2908 000696

aaronjohnsonauctionrealty.com
ajrealty@comcast.net



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.

LEAD BASE PAINT DISCLOSURE: Federal law requires that the Purchaser of a house built prior to 1978 be given an opportunity to conduct a lead base paint test and/or risk assessment. Notice is hereby given that the house being sold in this sale was built prior to 1978 and that it may contain lead based paint and that any prospective Buyer will be given a reasonable opportunity before the sale date to have a test conducted if they so desire, therefore the Purchaser (successful Bidder) will be required to sign a waiver at time of sale waiving their right to conduct any test after the auction sale date.



Dalton-Yeatts Real Estate, Inc. t/a
"Your Key To Service"

Aaron W. Johnson
Auction-Realty

13995 U.S. Hwy. 29, Suite 800, Chatham, VA 24531
(434) 432-6000 • (434) 656-3150
aaronjohnsonauctionrealty.com
ajrealty@comcast.net

PRESORT
STANDARD
US Postage
PAID
Danville, VA
Permit #53

ESTATE AUCTION

THE MARY JOHNSON SHELHORSE ESTATE

SATURDAY, NOV 7, 2009 - 10:00 a.m.

44.75 ACRES AND 46.21 ACRES

\$110,000 ESTIMATED TIMBER VALUE

LINE	BEARING	DISTANCE
L1	N 59°03'00" W	68.96'
L2	N 82°55'04" W	167.88'
L3	S 89°05'37" W	82.23'
L4	S 76°15'26" W	124.54'
L5	S 55°13'58" W	251.20'
L6	S 60°24'38" W	142.42'
L7	S 03°25'04" W	167.16'
L8	S 08°57'58" W	97.93'
L9	S 23°14'27" E	98.82'
L10	S 82°49'35" W	46.86'
L11	N 75°09'57" W	90.13'
L12	N 47°13'38" W	102.34'
L13	N 58°31'16" W	109.49'
L14	N 82°07'23" W	136.76'
L15	N 43°43'35" W	18.13'
L16	N 06°25'44" E	33.14'
L17	N 66°41'23" E	11.93'
L18	N 44°11'51" W	119.15'
L19	N 05°32'17" E	76.19'
L20	N 66°31'14" W	106.26'
L21	N 65°57'27" W	144.57'
L22	N 11°55'28" E	130.31'
L23	S 40°06'04" W	64.35'
L24	S 38°44'54" W	69.35'
L25	S 42°48'43" W	98.17'
L26	S 43°33'31" W	79.67'
L27	S 36°31'44" W	93.99'
L28	S 29°44'26" W	84.18'
L29	S 25°16'24" W	79.62'
L30	S 22°21'48" W	104.03'
L31	S 26°33'35" W	65.40'
L32	S 30°25'00" W	44.52'
L33	S 28°15'43" W	53.37'
L34	S 22°10'59" W	57.59'
L35	S 26°01'34" W	125.90'
L36	S 00°52'38" W	132.00'
L37	N 79°09'16" W	136.17'
L38	S 85°06'55" W	23.33'
L39	S 84°10'00" W	43.70'
L40	N 51°50'10" W	74.31'
L41	S 23°21'51" W	252.02'
L42	N 75°31'42" W	204.97'
L43	S 22°53'51" W	47.64'
L44	S 59°07'22" E	48.54'
L45	S 42°15'29" E	46.77'
L46	S 47°48'32" E	68.91'
L47	S 50°41'39" E	139.18'
L48	S 54°29'49" E	392.93'
L49	S 11°27'39" E	61.49'
L50	S 04°04'56" E	77.85'
L51	S 08°58'46" W	55.33'
L52	N 42°18'11" E	67.28'
L53	N 46°12'56" E	13.72'
L54	S 59°07'22" E	13.05'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	145.27'	142.10'	S 80°02'14" W	41°37'03"
C2	842.42'	231.29'	230.56'	N 87°01'10" W	15°43'56"
C3	157.54'	51.06'	50.84'	S 75°49'48" W	18°34'16"
C4	143.62'	59.76'	59.33'	S 78°27'54" W	23°50'27"

