



CONSULTING FORESTRY / REAL ESTATE

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Mott & Shay Consulting Foresters, PLLC / Mott & Shay, Inc. Real Estate



**TL & AT, LLC TRACT**  
**“269.25” +/- SURVEYED ACRES**  
**Newville Dist., Sussex Co., VA**  
**LIST PRICE: \$589,900.00 (U.S.)**

**EXCELLENT TIMBER LAND INVESTMENT WITH SUPERB WHITETAIL DEER HUNTING (see photo of deer skull found on tract), ABUNDANT WILD TURKEY AS WELL AS WATER FOWL IN “WARICK SWAMP.” PROPERTY IS LOCATED MINUTES FROM I-95 AND HWY 460. ELECTRICITY, WATER & SEWER AVAILABLE.**

**MARKETABLE TIMBER – “3” AGE CLASSES PLUS TUPELO SWAMP (see “TYPE MAP)**

**TYPE # 1 – 57+/- ACRES SITE-PREP SPRAYED & PLANTED IN 2000, ESTIMATED TIMBER VALUE (NOT INCLUDING CHIP WOOD): \$69,110.00+/-. THIS STAND IS READY TO BE THINNED OR CLEAR-CUT BUT THINNING IS RECOMMENDED.**

**TYPE # 2 – 143+/- ACRES PLANTED IN 2003-2004 (stand is Over-stocked), ESTIMATED TIMBER VALUE (NOT INCLUDING CHIP WOOD): \$97,390.00+/-. THIS STAND COULD BE THINNED, BUT DUE TO OVER-STOCKING IT MAY BE BEST TO WHOLE-TREE-CHIP AND REFOREST**

**TYPE # 3 - 48+/- ACRES TUPELO SWAMP, ESTIMATED TIMBER VALUE: \$16,800.00+/-. RECOMMEND ALLOWING THIS TIMBER TO CONTINUE GROWING “AS-IS”**

**TYPE # 5 – 20+/- ACRES MATURE TO OVER-MATURE PINE & HARDWOOD SAWTIMBER, ESTIMATE TIMBER VALUE: \$35,000.00+/-. THIS TIMBER IS READY FOR A “CLEAR-CUT” HARVEST EXCEPT ALONG STREAMSIDE MGT. ZONES (wooded buffer recommended)**

***TOTAL ESTIMATED TIMBER VALUE OF ALL MERCHANTABLE TIMBER IS: \$218,290.00 (NOT INCLUDING THE TOP WOOD OR CHIP WOOD)***

- BOUNDARY LINES HAVE OLD RED PAINT AND NEW ORANGE FLAGGING
- PROPERTY IS GATED, CURRENT LOCK COMBINATION IS “1-6-4-5”
- GOOD NETWORK OF WOOD PATHS
- APPROXIMATELY 966 FEET OF ROAD FRONTAGE ON CABIN POINT ROAD

***LISTING AGENT HAS ATTEMPTED TO OFFER ACCURATE DATA. INFORMATION IS DEEMED RELIABLE BUT IS NOT GUARANTEED. BUYERS ARE ADVISED TO CONFIRM ALL ITEMS. VISIT [www.mottshay.com](http://www.mottshay.com) FOR VIDEO AND PHOTOS. CALL GREG MOTT @ 252-308-7020 TO ARRANGE A SHOWING or YOU MAY TOUR THE PROPERTY ON YOUR OWN WITH ADVANCE NOTICE GIVEN TO THE TO GREG MOTT, LISTING AGENT***

