

**TIMBER MARKETING & MANAGEMENT INC.**  
*Professional Forestry Consultants*  
 P.O. Box 396  
 Chesterfield, VA 23832  
 Ph (804) 796-9622  
 Fax (804) 796-9693  
 www.tmmva.com

Sale Date:	APRIL 24, 2025	
Time:	11:00 A.M	
Day:	THURSDAY	
	Selective Harvest	Clear Cut
Total Vol./Acre:	4,199 B.F.	8,523 B.F.
Pine Vol/Tree:	na B.F.	119 B.F.
Hdwd. Vol/Tree:	323 B.F.	190 B.F.

**SELECTIVE HARVEST  
 EXCELLENT QUALITY HARDWOOD  
 STRONG VOLUMES OF WHITE OAK**

Having been employed by **ALLEN FEAGAN** we solicit bids on the blue marked timber only on **134 +/- acres (selective harvest)** and on all merchantable timber on **11 +/- acres (clear cut)** and in **Culpeper County, Virginia** and as shown on the attached map.

We made an appropriate plot cruise of the pulpwood-size trees to be harvested. Our estimate of their volume is:

	<b>Clear Cut</b>		
	<b>11 +/-</b>	<b>Total</b>	<b>Total</b>
<u>Pulpwood</u>	<u>Cords</u>	<u>Cords</u>	<u>Tons</u>
Pine	9	9	23
Soft Hardwood	13	13	36
Hard Hardwood	<u>66</u>	<u>66</u>	<u>185</u>
<b>Total:</b>	<b>88</b>	<b>88</b>	<b>245</b>

We made a 100% tree count of the sawtimber-size trees to be harvested. Our estimate of their volume is:

	<b>Selective Harvest</b>	<b>Clear Cut</b>	<b>TOTAL</b>
<u>Sawtimber</u>	<u>134 +/-</u>	<u>11 +/-</u>	<u>145 +/-</u>
White Oak	301,000	68,700	369,700
Poplar	139,500	4,800	144,300
Northern Red Oak	64,200	5,900	70,100
Red Oak	39,900	2,700	42,600
Scarlet Oak	16,000	2,100	18,100
Beech	2,000	6,100	8,100
Virginia Pine	0	2,300	2,300
White Pine	0	600	600
Maple	0	300	300
Gum	<u>0</u>	<u>100</u>	<u>100</u>
	<b>562,600</b>	<b>93,600</b>	<b>656,200</b>
			<b>Total BF Int 1/4" Scale</b>

Included in the volumes are high quality trees that, from our review, will be of high enough quality that a veneer cut can be obtained. The veneer volume is estimated to be:

**VENEER**

**Red Oak** 128 BF Doyle Scale  
**White Oak** 11,302 BF Doyle Scale

The above volumes are not guaranteed; however, care was taken in the field to assemble the above tables. You should note how your utilization practices may vary from the above and make any necessary adjustments.

## CONDITIONS


1. The landowner assumes responsibility for compliance with the Virginia State Seed Tree Law.
2. A period of time of **24 months** will be allowed to cut and remove the timber.
3. Roads **must** be maintained and restored to their original condition upon completion of the logging. Any newly constructed roads and decks must be left in a graded condition and must be seeded upon completion of logging. Any newly constructed haul roads, skid roads and log decks and all logging operations must be in accordance with the guidelines set out in the **Best Management Practices Manual** of the Virginia Department of Forestry.
4. No tops or laps will be allowed to remain in the streams, fields, buffers or over cutting boundaries. They must be pulled back immediately.
5. Only the blue marked trees are to be cut from Streamside Management Zones.
6. No logging will be permitted during excessively wet weather conditions as determined by Timber Marketing & Management, Inc. If logging is halted due to weather conditions, then an extension of time equal to the time lost will be granted.
7. A **\$3,000.00** performance bond will be paid at closing and held by Timber Marketing & Management, Inc. to insure compliance with all BMP requirements, road maintenance and conditions of the Timber Purchase Contract.
8. **Hickory Trees in the clear cut areas are to be left unharvested and are flagged with orange ribbon.**
9. **Owner has a 24' deeded access easement into his property as shown on attached map.**
10. **Owner has another site 0.85 miles down Eleys Ford Rd. with commercial access that can be used as an unload/reloading area if needed for trucking purposes.**

Only sealed bids will be accepted and owners reserve the right to reject any or all bids. BIDS SHOULD BE SUBMITTED PRIOR TO THE TIME OF BID OPENING AND CAN BE SUBMITTED VIA: Mail to: Timber Marketing & Management, Inc. P. O. Box 396, Chesterfield, Virginia 23832 **OR** hand delivered to 9520 Ironbridge Road, Chesterfield, Virginia **OR** telephoned in to 804-796-9622 **OR** faxed to 804-796-9693 **OR** emailed to **office@tmmva.com** Bids must be made on a lump-sum basis and must be received at this address no later than the posted bid date and time as shown on the cover. Closing shall take place within 30 days of bid acceptance.

There will be no scheduled show trip of the tract; however, you may call and set an appointment or you may inspect the property at your own leisure.

An electronic copy of this sale notice, including maps and volumes, is available for download and viewing on our website at [www.tmmva.com](http://www.tmmva.com) under the Timber Sale Notices section.

Sincerely,  
Timber Marketing & Management, Inc.



Andrew Lindberg, Vice President  
804-338-8436 mobile  
804-796-9622 office



Jack Whitworth, Asst. Area Manager  
804-356-3566 mobile  
804-796-9622 office

## Feagan Tract - Selective Harvest

### Timber Marketing & Management, Inc.

Professional Forestry Consultants

P.O. Box 396

Chesterfield, VA 23832-0000

Phone: (804) 796-9622 • Fax: (804) 796-9693

Cruise Date: Monday, November 11, 2024  
 Owner's Name: Feagan  
 County/State: Culpeper County, VA  
 Acreage: 134+/-  
 Cruise Type: Tree Count  
 Harvest Type: Select Cut  
 Total BF/Acre: 4,199  
 Hardwood Vol/Tree: 322.6

Sawtimber Cruise: 100.0%  
 Veneer Cruise: 100.0%

#### Volume Legend:

- 1) Diameters shown in inches (DBH)
- 2) Logs measured in 16' increments
- 3) Sawtimber volumes are shown in thousands of board feet (MBF)
- 4) Volume scale used for each species of sawtimber is noted
- 5) Pulpwood volumes are shown in standard cords (128 cubic feet)

#### Comments:

#### Beech - Sawtimber International 1/4 Scale

Number of Logs								
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
20		1				1	0.3	15.5%
22		2				2	0.8	38.2%
24		2				2	0.9	46.3%
<b>Total</b>		<b>5</b>				<b>5</b>	<b>2.0</b>	

#### Northern Red Oak - Sawtimber International 1/4 Scale

Number of Logs								
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
16	3	9	2			14	2.6	4.0%
18	1	26	4			31	7.9	12.4%
20	1	31	6			38	12.5	19.4%
22		23	9			32	13.7	21.3%
24		17	5			22	11.2	17.4%
26		7	9			16	10.8	16.8%
28		2	1			3	2.2	3.4%
30		3	1			4	3.3	5.2%
<b>Total</b>	<b>5</b>	<b>118</b>	<b>37</b>			<b>160</b>	<b>64.2</b>	

#### Poplar - Sawtimber International 1/4 Scale

Number of Logs								
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
14		10				10	1.4	1.0%
16		23	43	1		67	15.7	11.2%
18	2	46	73			121	36.2	26.0%
20		18	46	2		66	26.3	18.9%
22		17	36	2		55	26.9	19.3%
24		7	21	1		29	17.6	12.6%
26		3	10	1		14	10.3	7.4%
28			2			2	1.8	1.3%
30			2			2	2.1	1.5%
32			1			1	1.2	0.9%
<b>Total</b>	<b>2</b>	<b>124</b>	<b>234</b>	<b>7</b>		<b>367</b>	<b>139.5</b>	

#### Red Oak - Sawtimber International 1/4 Scale

Number of Logs								
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
14		1				1	0.1	0.4%
16		23	6			29	5.9	14.8%
18	4	25	6			35	8.8	22.0%
20	1	19	8			28	9.6	24.0%
22		13	5			18	7.7	19.2%
24		7	3			10	5.2	13.1%
26			1			1	0.8	1.9%
28		1				1	0.7	1.6%
32			1			1	1.2	3.0%
<b>Total</b>	<b>5</b>	<b>89</b>	<b>30</b>			<b>124</b>	<b>39.9</b>	

#### Scarlet Oak - Sawtimber International 1/4 Scale

Number of Logs								
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
16		5				5	1.0	5.9%
18		12	2			14	3.6	22.8%
20	1	8	2			11	3.5	22.2%
22	1	5	2			8	3.2	20.1%
24		1	1			2	1.1	7.0%
26		2				2	1.1	7.0%
28			1			1	0.9	5.6%
30		2				2	1.5	9.5%
<b>Total</b>	<b>2</b>	<b>35</b>	<b>8</b>			<b>45</b>	<b>16.0</b>	

#### White Oak - Sawtimber International 1/4 Scale

Number of Logs								
DBH	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
14		9				9	1.3	0.4%
16	4	198	14			216	41.7	13.8%
18	13	323	62			398	102.8	34.2%
20	4	225	57			286	95.7	31.8%
22	2	83	14			99	40.0	13.3%
24	1	15	8			24	12.5	4.1%
26		6	3			9	5.6	1.9%
30		2				2	1.5	0.5%
<b>Total</b>	<b>24</b>	<b>861</b>	<b>158</b>			<b>1,043</b>	<b>301.0</b>	

## Feagan Tract - Selective Harvest

### Timber Marketing & Management, Inc.

Cruise Date: Monday, November 11, 2024  
 Owner's Name: Feagan  
 County/State: Culpeper County, VA

#### Sawtimber Volume by Timber Type

Timber Type	# Trees	Volume	Avg BF/Tree	% of Total
Hardwood	1,744	562.6	322.6	100.0%
<b>Total</b>	<b>1,744</b>	<b>562.6</b>	<b>322.6</b>	

#### Sawtimber Volume by DBH

DBH	# Trees	Volume	Avg BF/Tree	% of Total
14	20	2.8	141.0	0.5%
16	331	66.7	201.7	11.9%
18	599	159.4	266.1	28.3%
20	430	147.9	344.0	26.3%
22	214	92.1	430.5	16.4%
24	89	48.5	544.9	8.6%
26	42	28.6	681.3	5.1%
28	7	5.6	796.9	1.0%
30	10	8.5	845.6	1.5%
32	2	2.4	1,213.0	0.4%
<b>Total</b>	<b>1,744</b>	<b>562.6</b>	<b>322.6</b>	

#### Sawtimber Volume by Species

Species	# Trees	Volume	Avg BF/Tree	% of Total
Beech	5	2.0	405.2	0.4%
Northern Red Oak	160	64.2	401.0	11.4%
Poplar	367	139.5	380.0	24.8%
Red Oak	124	39.9	322.0	7.1%
Scarlet Oak	45	16.0	355.7	2.8%
White Oak	1,043	301.0	288.6	53.5%
<b>Total</b>	<b>1,744</b>	<b>562.6</b>	<b>322.6</b>	

#### Red Oak - Veneer Doyle (Butt Log Scale)

DBH	Butt Log Length								# Logs	Volume	% of Total
	8'	10'	12'	14'	16'	18'	20'	22'			
22			1						1	128	100.0%
<b>Total</b>			<b>1</b>						<b>1</b>	<b>128</b>	

#### White Oak - Veneer Doyle (Butt Log Scale)

DBH	Butt Log Length								# Logs	Volume	% of Total
	8'	10'	12'	14'	16'	18'	20'	22'			
18	11	10	7						28	1,635	14.5%
20	15	20	18		2				55	5,454	48.3%
22	5	11	3		2				21	2,646	23.4%
24	1	2	3						6	976	8.6%
26	1	1	1						3	591	5.2%
<b>Total</b>	<b>33</b>	<b>44</b>	<b>32</b>		<b>4</b>				<b>113</b>	<b>11,302</b>	

#### Veneer Tag List

Tag	Species	DBH	Butt Log Length
G1	White Oak	18	8'
G10	White Oak	18	8'
G11	White Oak	22	8'
G12	White Oak	20	8'
G2	White Oak	20	8'
G3	White Oak	24	12'
G4	White Oak	22	8'
G5	White Oak	20	8'
G6	White Oak	20	8'
G7	White Oak	22	12'
G8	White Oak	20	10'
G9	White Oak	20	10'
J1	White Oak	18	12'
J10	White Oak	20	10'
J11	White Oak	24	12'
J12	White Oak	20	10'
J13	White Oak	20	16'
J14	White Oak	26	10'
J15	White Oak	20	12'
J16	Red Oak	22	12'
J17	White Oak	22	10'
J18	White Oak	20	10'
J19	White Oak	18	10'
J2	White Oak	18	8'
J20	White Oak	22	12'
J21	White Oak	18	10'
J21	White Oak	18	12'
J22	White Oak	22	10'
J23	White Oak	26	12'
J24	White Oak	20	8'
J25	White Oak	18	12'
J26	White Oak	18	10'

## Feagan Tract - Selective Harvest

**Timber Marketing & Management, Inc.**

Cruise Date: Monday, November 11, 2024  
 Owner's Name: Feagan  
 County/State: Culpeper County, VA

J27	White Oak	20	12'	T1	White Oak	22	12'
J28	White Oak	18	10'	T10	White Oak	18	10'
J29	White Oak	20	12'	T11	White Oak	18	10'
J3	White Oak	24	12'	T12	White Oak	18	8'
J30	White Oak	20	10'	T13	White Oak	18	12'
J31	White Oak	20	12'	T14	White Oak	22	8'
J32	White Oak	20	16'	T16	White Oak	18	12'
J33	White Oak	18	12'	T16	White Oak	20	12'
J34	White Oak	24	10'	T17	White Oak	20	8'
J35	White Oak	20	12'	T18	White Oak	22	10'
J36	White Oak	20	10'	T19	White Oak	20	8'
J37	White Oak	18	8'	T2	White Oak	20	12'
J4	White Oak	20	8'	T20	White Oak	18	10'
J4	White Oak	22	10'	T20	White Oak	20	10'
J5	White Oak	20	10'	T21	White Oak	20	8'
J6	White Oak	22	10'	T22	White Oak	18	12'
J7	White Oak	22	16'	T23	White Oak	18	8'
J8	White Oak	22	16'	T24	White Oak	20	10'
J9	White Oak	20	10'	T25	White Oak	20	12'
R1	White Oak	22	8'	T26	White Oak	20	10'
R10	White Oak	20	12'	T27	White Oak	20	8'
R11	White Oak	20	12'	T28	White Oak	20	12'
R12	White Oak	20	10'	T29	White Oak	18	10'
R13	White Oak	20	10'	T3	White Oak	20	10'
R14	White Oak	20	8'	T30	White Oak	20	8'
R15	White Oak	22	8'	T31	White Oak	20	12'
R16	White Oak	20	10'	T5	White Oak	20	12'
R17	White Oak	26	8'	T6	White Oak	22	10'
R18	White Oak	20	12'	T7	White Oak	20	10'
R19	White Oak	20	8'	T8	White Oak	18	10'
R2	White Oak	18	8'	T9	White Oak	20	12'
R20	White Oak	24	10'				
R21	White Oak	18	10'				
R22	White Oak	22	10'				
R23	White Oak	20	8'				
R24	White Oak	22	10'				
R25	White Oak	22	10'				
R26	White Oak	18	8'				
R27	White Oak	20	10'				
R28	White Oak	20	12'				
R29	White Oak	20	10'				
R3	White Oak	20	10'				
R30	White Oak	24	8'				
R31	White Oak	18	8'				
R32	White Oak	22	10'				
R4	White Oak	18	8'				
R5	White Oak	20	8'				
R6	White Oak	20	12'				
R7	White Oak	22	10'				
R8	White Oak	18	8'				
R9	White Oak	20	12'				

### Veneer Volume by DBH

DBH	# Trees	Volume	Avg BF/Log	% of Total
18	28	1,635	58.4	14.3%
20	55	5,454	99.2	47.7%
22	22	2,774	126.1	24.3%
24	6	976	162.7	8.5%
26	3	591	197.0	5.2%
<b>Total</b>	<b>114</b>	<b>11,430</b>	<b>100.3</b>	

### Veneer Volume by Species

Species	# Trees	Volume	Avg BF/Log	% of Total
Red Oak	1	128	128.0	1.1%
White Oak	113	11,302	100.0	98.9%
<b>Total</b>	<b>114</b>	<b>11,430</b>	<b>100.3</b>	

## Feagan Tract - Clear Cut

### Timber Marketing & Management, Inc.

Professional Forestry Consultants

P.O. Box 396

Chesterfield, VA 23832-0000

Phone: (804) 796-9622 • Fax: (804) 796-9693

Pulpwood Cruise: 10.0%

Sawtimber Cruise: 100.0%

Cruise Date: Monday, November 25, 2024

Owner's Name: Feagan

County/State: Culpeper County, VA

Acreage: 11+/-

Cruise Type: Tree Count

Harvest Type: Clear Cut

Total BF/Acre: 8,523

Pine Vol/Tree: 118.6

Hardwood Vol/Tree: 189.5

#### Volume Legend:

- 1) Diameters shown in inches (DBH)
- 2) Logs measured in 16' increments
- 3) Sawtimber volumes are shown in thousands of board feet (MBF)
- 4) Volume scale used for each species of sawtimber is noted
- 5) Pulpwood volumes are shown in standard cords (128 cubic feet)

#### Comments:

#### Pulpwood Standard Cord

DBH	Wood Classification							
	Pine		Soft Hardwood		Hard Hardwood		Cedar	
# Trees	Volume	# Trees	Volume	# Trees	Volume	# Trees	Volume	
6	10	0	50	2	230	9		
8	40	4	20	2	160	13		
10	30	5	30	4	150	20		
12			30	6	70	14		
14					40	11		
<b>Total</b>	<b>80</b>	<b>9</b>	<b>130</b>	<b>13</b>	<b>650</b>	<b>66</b>		

#### Beech - Sawtimber International 1/4 Scale

DBH	Number of Logs							
	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
12	8					8	0.4	7.3%
14	9	1				10	0.9	14.4%
16	14	2				16	1.9	31.7%
18	7	3				10	1.8	28.5%
20	4					4	0.7	11.8%
22		1				1	0.4	6.3%
<b>Total</b>	<b>42</b>	<b>7</b>				<b>49</b>	<b>6.1</b>	

#### Gum - Sawtimber International 1/4 Scale

DBH	Number of Logs							
	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
12	1					1	0.1	100.0%
<b>Total</b>	<b>1</b>					<b>1</b>	<b>0.1</b>	

#### Maple - Sawtimber International 1/4 Scale

DBH	Number of Logs							
	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
16		1				1	0.2	56.9%
18	1					1	0.1	43.1%
<b>Total</b>	<b>1</b>	<b>1</b>				<b>2</b>	<b>0.3</b>	

#### Northern Red Oak - Sawtimber International 1/4 Scale

DBH	Number of Logs							
	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
12	2					2	0.1	1.9%
14	1	3				4	0.5	8.6%
16		3				3	0.6	9.7%
18		1				1	0.2	4.2%
20		5				5	1.6	26.7%
22		1	1			2	0.9	15.5%
24		3				3	1.4	23.9%
26		1				1	0.6	9.5%
<b>Total</b>	<b>3</b>	<b>17</b>	<b>1</b>			<b>21</b>	<b>5.9</b>	

#### Poplar - Sawtimber International 1/4 Scale

DBH	Number of Logs							
	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
12	7					7	0.4	8.1%
14	1	4				5	0.6	13.4%
16	1					1	0.1	2.3%
18		2				2	0.5	10.2%
20		1	2			3	1.2	24.1%
22		1	1			2	0.9	18.9%
24		1	1			2	1.1	23.0%
<b>Total</b>	<b>9</b>	<b>9</b>	<b>4</b>			<b>22</b>	<b>4.8</b>	

#### Red Oak - Sawtimber International 1/4 Scale

DBH	Number of Logs							
	1-Log	2-Log	3-Log	4-Log	5-Log	# Trees	Volume	% of Total
12	1					1	0.1	2.1%
14	3	5				8	1.0	35.0%
16		3				3	0.6	20.9%
18		2				2	0.5	18.2%
20	1					1	0.2	6.6%
24		1				1	0.5	17.2%
<b>Total</b>	<b>5</b>	<b>11</b>				<b>16</b>	<b>2.7</b>	

## Feagan Tract - Clear Cut

### Timber Marketing & Management, Inc.

Cruise Date: Monday, November 25, 2024  
 Owner's Name: Feagan  
 County/State: Culpeper County, VA

#### Scarlet Oak - Sawtimber International 1/4 Scale

DBH	Number of Logs					# Trees	Volume	% of Total
	1-Log	2-Log	3-Log	4-Log	5-Log			
12	2					2	0.1	5.2%
14		1				1	0.1	6.6%
16		4				4	0.8	35.6%
18		2				2	0.5	23.2%
20		2				2	0.6	29.4%
<b>Total</b>	<b>2</b>	<b>9</b>				<b>11</b>	<b>2.1</b>	

#### Virginia Pine - Sawtimber International 1/4 Scale

DBH	Number of Logs					# Trees	Volume	% of Total
	1-Log	2-Log	3-Log	4-Log	5-Log			
10	2					2	0.1	3.1%
12	2	10	3			15	1.4	59.7%
14		4				4	0.6	24.2%
16	1	1				2	0.3	13.0%
<b>Total</b>	<b>5</b>	<b>15</b>	<b>3</b>			<b>23</b>	<b>2.3</b>	

#### White Oak - Sawtimber International 1/4 Scale

DBH	Number of Logs					# Trees	Volume	% of Total
	1-Log	2-Log	3-Log	4-Log	5-Log			
12	46					46	2.6	3.8%
14	48	22				70	7.1	10.3%
16	40	64	5			109	17.9	26.1%
18	8	41	7			56	13.7	19.9%
20	3	39	8			50	16.2	23.6%
22	2	13	2			17	6.5	9.5%
24		6	1			7	3.5	5.0%
26		1				1	0.6	0.8%
28		1				1	0.7	1.0%
<b>Total</b>	<b>147</b>	<b>187</b>	<b>23</b>			<b>357</b>	<b>68.7</b>	

#### White Pine - Sawtimber International 1/4 Scale

DBH	Number of Logs					# Trees	Volume	% of Total
	1-Log	2-Log	3-Log	4-Log	5-Log			
18		1				1	0.2	39.1%
22		1				1	0.4	60.9%
<b>Total</b>		<b>2</b>				<b>2</b>	<b>0.6</b>	

#### Sawtimber Volume by Timber Type

Timber Type	# Trees	Volume	Avg BF/Tree	% of Total
Hardwood	479	90.8	189.5	96.8%
Pine	25	3.0	118.6	3.2%
<b>Total</b>	<b>504</b>	<b>93.8</b>	<b>186.0</b>	

#### Sawtimber Volume by DBH

DBH	# Trees	Volume	Avg BF/Tree	% of Total
10	2	0.1	36.0	0.1%
12	82	5.1	62.7	5.5%
14	102	10.8	105.7	11.5%
16	139	22.4	160.9	23.9%
18	75	17.6	234.0	18.7%
20	65	20.5	315.0	21.8%
22	23	9.1	397.1	9.7%
24	13	6.4	495.9	6.9%
26	2	1.1	558.0	1.2%
28	1	0.7	654.0	0.7%
<b>Total</b>	<b>504</b>	<b>93.8</b>	<b>186.0</b>	

#### Sawtimber Volume by Species

Species	# Trees	Volume	Avg BF/Tree	% of Total
Beech	49	6.1	125.4	6.6%
Gum	1	0.1	56.0	0.1%
Maple	2	0.3	167.0	0.4%
Northern Red Oak	21	5.9	280.3	6.3%
Poplar	22	4.8	220.1	5.2%
Red Oak	16	2.7	170.4	2.9%
Scarlet Oak	11	2.1	194.3	2.3%
Virginia Pine	23	2.3	101.3	2.5%
White Oak	357	68.7	192.3	73.2%
White Pine	2	0.6	317.5	0.7%
<b>Total</b>	<b>504</b>	<b>93.8</b>	<b>186.0</b>	

**FEAGAN TRACT**  
Culpeper County, Va.

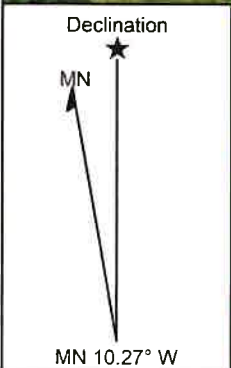
**MAP SUMMARY**

Property Boundary Flagged w/ Pink  
Trees to be Cut in Selective Harvest  
Marked w/ Blue Paint  
Clear Cut Areas Flagged w/ Blue  
& Trees Marked w/ Red Paint  
Trees to Leave in CC Areas Flagged  
w/ Orange

Middle Run

— Selective Harvest: 134 +/- acres  
— Clear Cut Areas: 11 +/- acres  
- - - Rds/Trails

In Rappahan Ro  
Island Lane



**TIMBER MARKETING & MANAGEMENT INC.**  
*Professional Forestry Consultants*  
P.O. Box 396  
Chesterfield, VA 23832  
Ph (804) 796-9622  
Fax (804) 796-9693  
www.tmmva.com

Name: CHANCELLORSVILLE NE, VA  
Date: 12/02/24  
Scale: 1 inch = 700 ft.

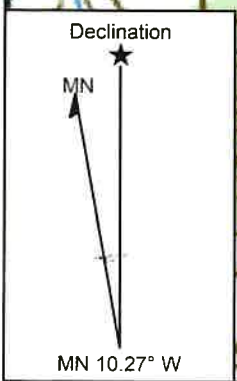
Location: 038° 22' 21.0522" N, 077° 40' 28.8356" W  
FEAGAN TRACT - Culpeper County, Va.



**FEAGAN TRACT**  
Culpeper County, Va.

**MAP SUMMARY**  
Property Boundary Flagged w/ Pink  
Trees to be Cut in Selective Harvest  
Marked w/ Blue Paint  
Clear Cut Areas Flagged w/ Blue  
& Trees Marked w/ Red Paint  
Trees to Leave in CC Areas Flagged  
w/ Orange

— Selective Harvest: 134 +/- acres  
— Clear Cut Areas: 11 +/- acres  
- - - Rds/Paths



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Name: CHANCELLORSVILLE  
Date: 12/02/24  
Scale: 1 inch = 700 ft.

Location: 038° 22' 23.9079" N, 077° 40' 31.0880" W  
FEAGAN TRACT - Culpeper County, Va.

**FEAGAN TRACT**  
Culpeper County, Va.

**Access From  
Elys Ford Rd.  
24' Deeded  
Easement**



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Name: CHANCELLORSVILLE NE, VA  
Date: 03/27/25  
Scale: 1 inch = 800 ft.

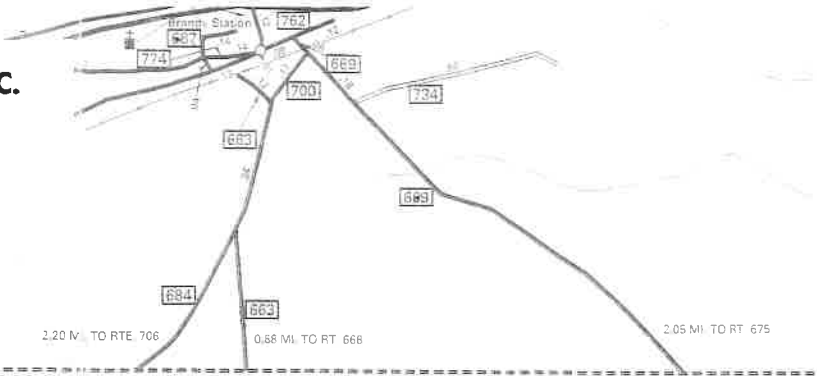
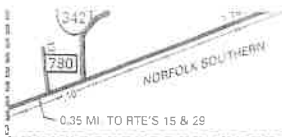
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FEAGAN TRACT - Culpeper County, Va.



**TIMBER MARKETING & MANAGEMENT, INC.**

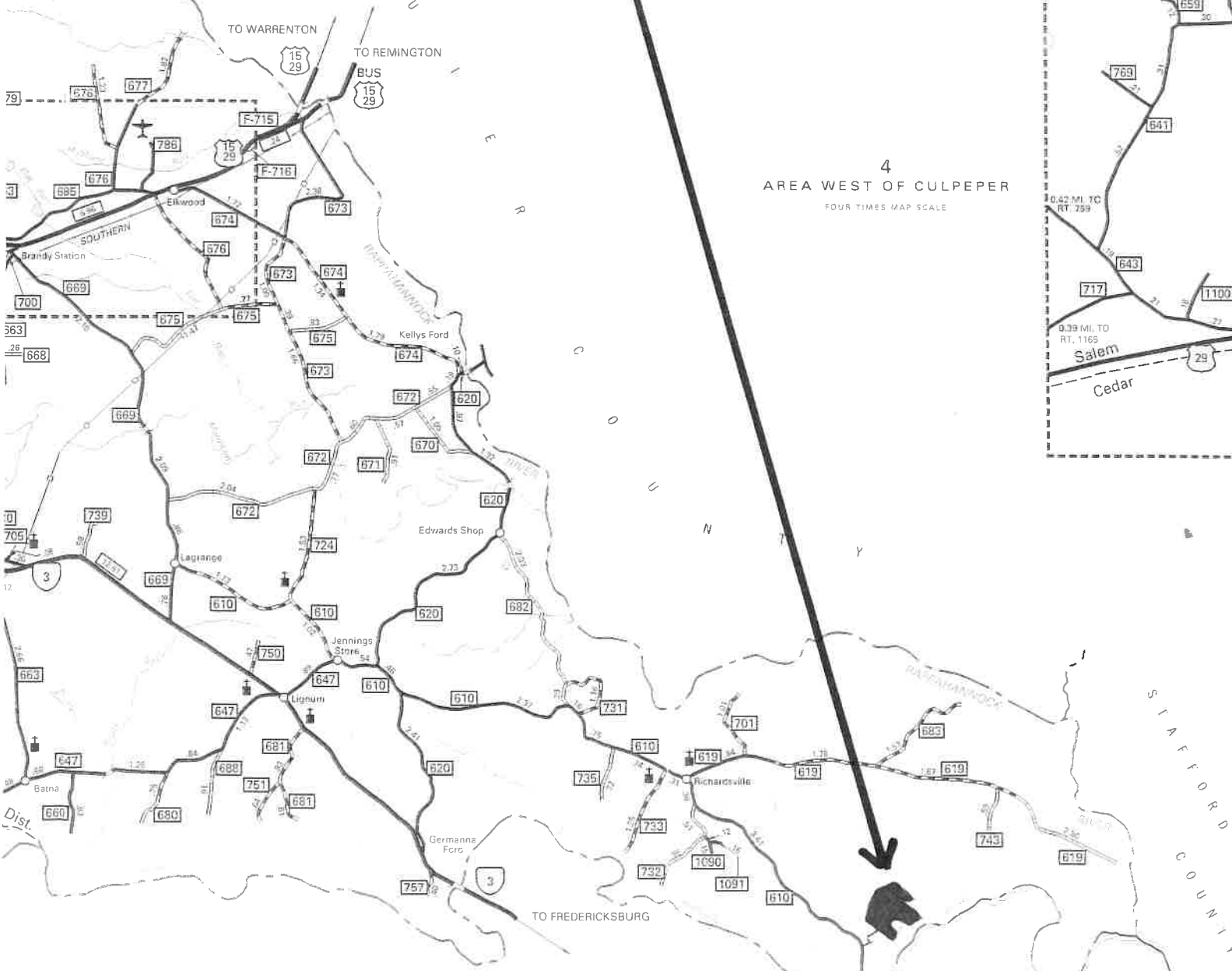
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3  
 BRANDY STATION - ELKWOOD AREA  
 FOUR TIMES MAP SCALE

**FEAGAN TRACT**  
 Culpeper County, Va.



4  
 AREA WEST OF CULPEPER  
 FOUR TIMES MAP SCALE

