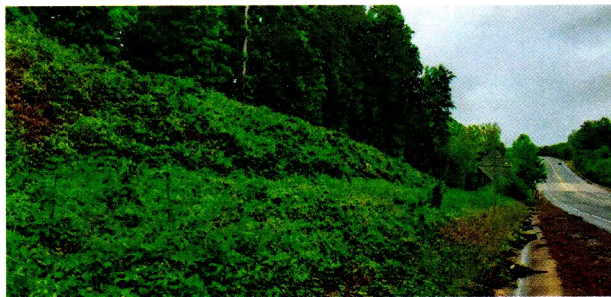


JUST LISTED * Thornburg, VA
REAL ESTATE TRACT
\$ 469,000



33+/- ACRE WOODED TRACT ON US Rt 1
1.35 Miles South of Thornburg * Approximately 1,125' of Road Frontage
Approx. 464,300 B. F. of Timber
SPOTSYLVANIA, VA



Thomas C. Luper, Jr. Broker

Cell (804) 852-3637

T.C. Luper & Company, Inc. & Luper Auctions

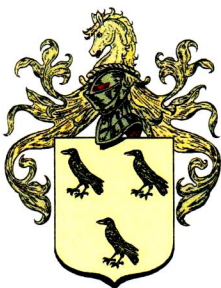
Fred'Burg Office 5902 Jefferson Davis Hwy Woodford, VA 22580

Northern Neck Office 790 Brammer Dr. Heathsville, VA 22473

tcluper@lupergroup.com

Lic # 0225042113 & 0226013687

For More info See: www.lupergroup.com

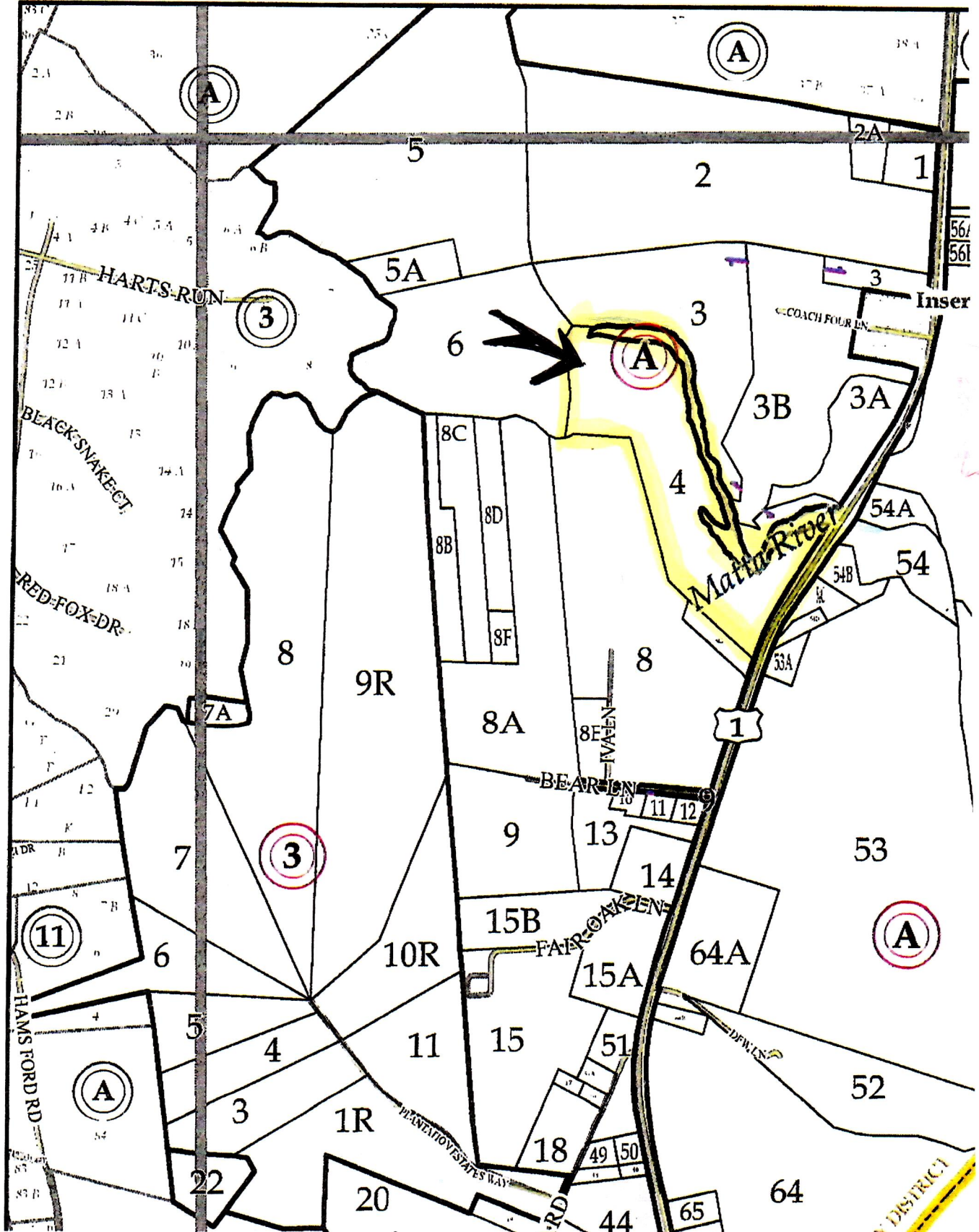


**BEAZLEY TRACT
TAX MAP 76 - A - 4
33.87 ACRES ±
SPOTSYLVANIA, VA**

Spotsylv

BERK

Parcels current as of January 01, 2022



COPY

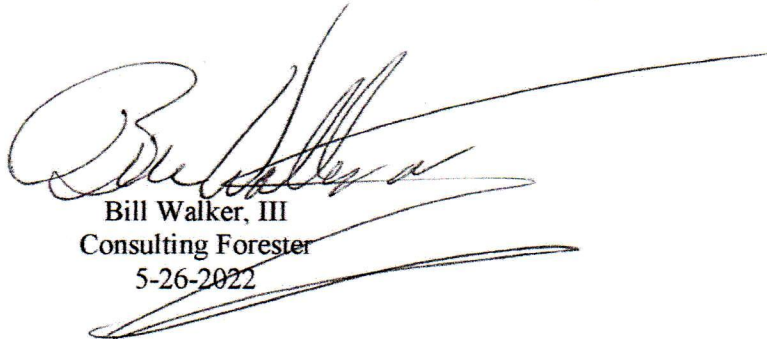
BILL WALKER, III
Consulting Forester, LLC
P. O. Box 293
Warsaw, Virginia 22572

TIMBER CRUISE
Beazley Tract
Tax Map 76 - A - 4
Spotsylvania County, Va.
33 acres +/-

Poplar -	216,200 B.F.	14" - 34" D.B.H.
Red Oak -	41,800 B.F.	16" - 24" D.B.H.
White Oak -	86,800 B.F.	14" - 26" D.B.H.
Other Hardwoods -	119,500 B.F.	14" - 18" D.B.H.
Total Volume -	<u>464,300 B.F.</u>	

126 tons hardwood pulpwood

This cruise was done in a systematic manner, however actual volumes will vary.
(10% cruise)



Bill Walker, III
Consulting Forester
5-26-2022

Note: No allowance was made for any interior riparian buffers.

COPY


BILL WALKER, III
Consulting Forester, LLC
P. O. Box 293
Warsaw, Va. 22572

ESTIMATED TIMBER VALUE

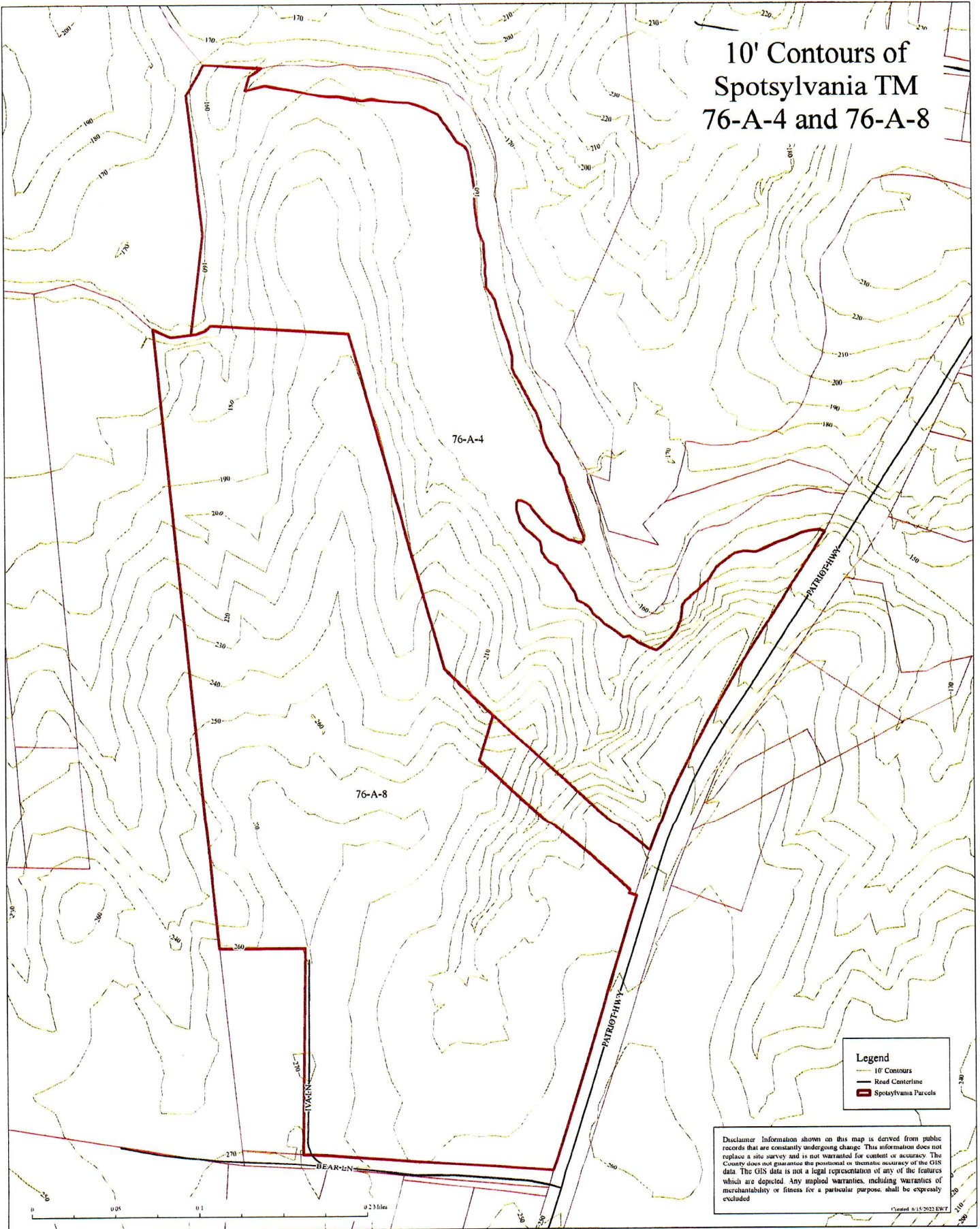
Beazley Tract
Tax Map 76 - A - 4
Spotsylvania County, Va.
33 acres +/-

Poplar -	216,200 B.F. @ \$325.00 per thousand	\$ 70,265.00
Oak -	128,600 B.F. @ \$300.00 per thousand	\$ 38,580.00
Other Hardwoods -	119,500 B.F. @ \$125.00 per thousand	\$ 14,937.00
Hardwood pulpwood -	126 tons @ \$ 6.00 per ton	\$ 756.00
TOTAL ESTIMATED VALUE -		\$ 124,538.00

This estimated value is subject to change due to the daily fluctuations in the timber market and price variations from buyer to buyer.


Bill Walker, III
Consulting Forester
5-26-2022

10' Contours of Spotsylvania TM 76-A-4 and 76-A-8

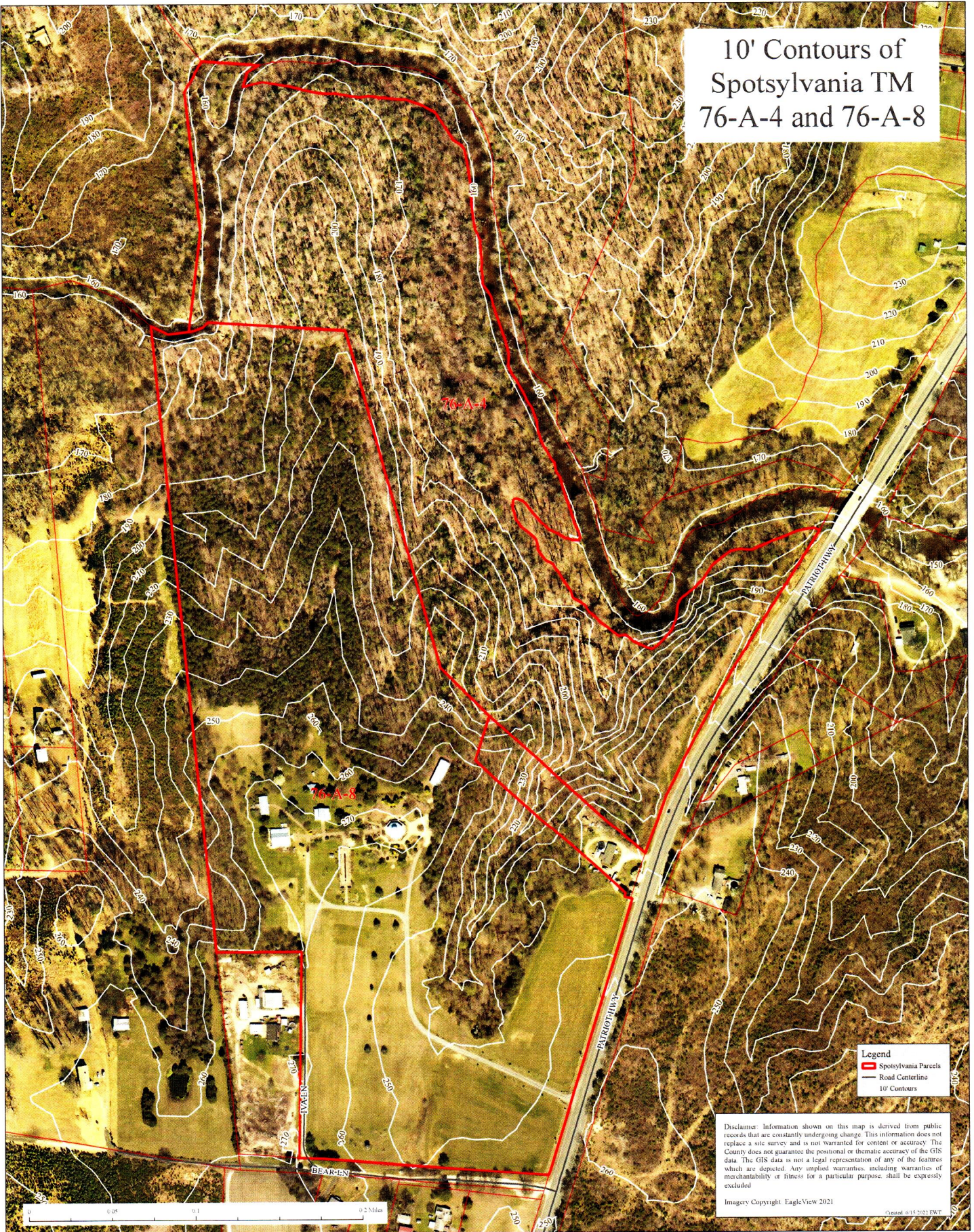


- Legend**
- 10' Contours
 - Road Centerline
 - Spotsylvania Parcels

Disclaimer: Information shown on this map is derived from public records that are constantly undergoing change. The information does not replace a site survey and is not warranted for content or accuracy. The County does not guarantee the positional or thematic accuracy of the GIS data. The GIS data is not a legal representation of any of the features which are depicted. Any implied warranties, including warranties of merchantability or fitness for a particular purpose, shall be expressly excluded.

Created: 01/15/2022 EWT

10' Contours of Spotsylvania TM 76-A-4 and 76-A-8



Legend
Spotsylvania Parcels
Road Centerline
10' Contours

Disclaimer: Information shown on this map is derived from public records that are constantly undergoing change. This information does not replace a site survey and is not warranted for content or accuracy. The County does not guarantee the positional or thematic accuracy of the GIS data. The GIS data is not a legal representation of any of the features which are depicted. Any implied warranties, including warranties of merchantability or fitness for a particular purpose, shall be expressly excluded.

Imagery Copyright: Eagle-View 2021

Created: 6/15/2023 EWT

1. GPN #: 1176238506727393
 Tax Map #: 76-A-4
 Phy Add: 0 Patriot Hwy Woodford, VA VA 22590

2. Neighborhood Code & Name: 1928 R1. 1 MAP 76

3. Current Owner of Record:
 BETTY BEAZLEY
 5017 HOLY DR O PATTLOW VA 22534-9751

4. Legal Description
 Mat River Jesse Norris

5. Magisterial Dist: Class: 05 Zone: A3
 Acreage: 33.87 Status: Active

6. Owner History (Please verify Owner History with the Real Estate Department)

Date	Code	Sale Price	Acres	Type	Book/Page/Instrument	Owner/Purchaser
UNKNOWN	UNKNOWN	0	0.00	W	00/594	Arthur Lee Beazley Jr T/A Arcadia Service Station
UNKNOWN	D	0	0.00	I	200300000677	Betty Jean Beazley

7. Residential Details
 Type: Condition: Building ID: AVB: Full Bath: Central Water: Well: Make: Serial #: 12. Land Book History
 Quality: Frame: EYB: Half Bath: Central Sewer: Septic: Hud #: 2021 Book Land Value 2021 \$172,200 Bldg Value \$0 Total Value \$172,200
 Style: Area: Year Remodeled/ADDN: Bedrooms: Road: Gas: Year: Model: Year: 2020 Book Land Value 2020 \$172,200 Bldg Value \$0 Total Value \$172,200
 Built By: Model: Picture: N Size: 2019 Book Land Value 2019 \$172,200 Bldg Value \$0 Total Value \$172,200

7A. Residential Components
 Code/Description Building ID: Units/Percent Value

7B. Bldg Replacement Cost New (RCN)
 Observed Depreciation: Functional Depreciation: Economic Depreciation: Physical Depreciation: Total Depreciation: Replicate Cost New Less Depreciation (RCNLD) Market adjustment Building Value

7C. Appraisal Summary

Method	Used	Land	Building	OBXF	Total
Cost	X	\$187,100			\$187,100
Comp. Sales					
Income					
Override					

8. Land Details
 Land Rate Code Description Zoning Adj. Type # of Units Unit Type Actual Acreage Unit Price Lac/View % Size % Shape % Topo % Other % Total Adj. NHBD Adj. Total Value
 Single Family - Homeste A3 1.00 Acres 1.00 \$60,000.00 50.000 .000 -25.000 .000 25.00 1.00 \$75,000
 Single Family Residual A3 17.87 Acres 17.87 \$6,500.00 -9.200 -9.200 -50.000 .000 -34.20 1.00 \$76,430
 Single Family Flood Plain/Spill Way A3 11.00 Acres 11.00 \$6,500.00 -9.200 -9.200 -75.000 .000 -59.20 1.00 \$29,172
 Single Family Wetland A3 4.00 Acres 4.00 \$6,500.00 .000 -75.000 .000 -75.00 1.00 \$6,500
Total Land Value: \$187,102

9. Misc. Improvements (Fair Value)
 Code Condition Size Units Rate Dep Fair Value
 \$0

10. Listed By: Date: 12/29/2021
 Visited By: Information by: Appraised By: JLEBER Date: 4/14/1998
 Appeal Review Appr: Date: BOE Date:

11. Mobile Home Info
 Serial #: Hud #: 2019 Book Land Value 2019 \$172,200 Bldg Value \$0 Total Value \$172,200

14. Notes
 Date User ID Department Note text
 4/25/2018 KHOUK RE_ARCHIN 2018 LAND USE
 10/6/2014 JDESHAZO REVAlDATED LAND USE FOR 2015
 12/6/2013 JDESHAZO RE_FULL REVAlDATED LAND USE FOR 2014
 10/19/2012 JDESHAZO RE_FULL REVAlDATED LAND USE FOR 2013
 11/8/2011 JDESHAZO RE_FULL REVAlDATED LAND USE FOR 2012
 9/11/2009 TSMITH REVAlDATED LAND USE FOR 2010
 1/5/2009 TSMITH RE REVAlDATED LAND USE FOR 2009
 4/22/2008 JDESHAZO LAND USE
 4/14/1998 Data Lead JSMITH - CORRECTED ACREAGE FROM 34 TO 33.87 PER HOPE 4/14/98 CH



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Search by GPS

Search by Property address

Search by Property Subdivision

Search by Owner

Default Advanced

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Select Parcels

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- Pl
- D
- P
- P
- A
- H

