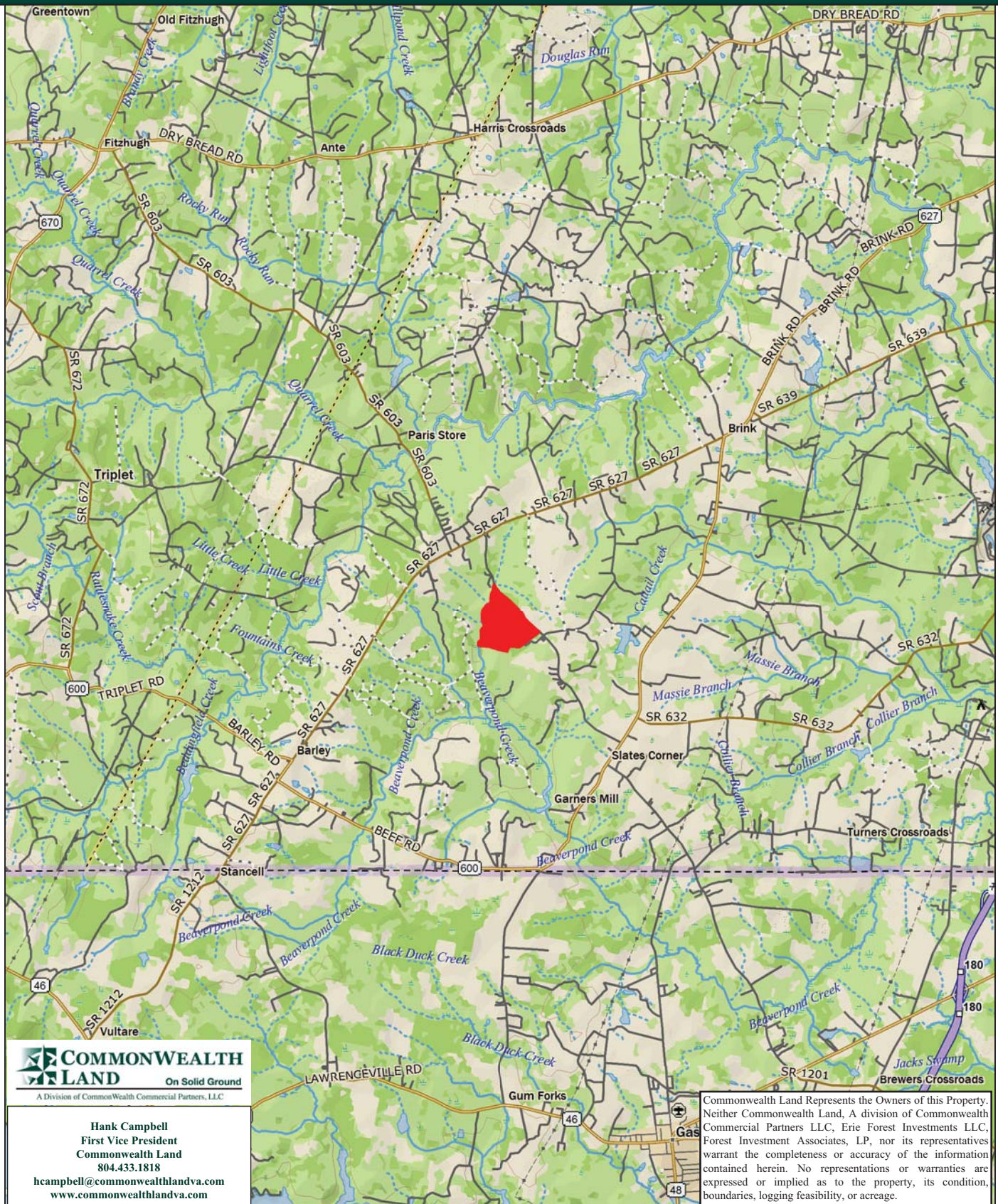


Timberland Investment Opportunity

Block 13-318 - 186+/- Acres - Greenville County, VA



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Tract Summary Data

Block 13-318 - 186+/- Acres - Greenville County, VA

***Excellent long-term timberland investment opportunity offering strong recreational potential**

***Located northeast of Barley with over 4,100' of frontage along VSR603 (Fish Rd.)**

***Timber comprised primarily of planted Loblolly pine with 153+/- acres established in '04 with the remaining balance of the tract in branch bottom hardwood**

***Currently zoned A1 (agricultural) and identified as tax map parcel #41-13**

***N36-35.398' W77-40.680'**

***Flat to slightly rolling with a good internal road system and frontage along Beaverpond Creek offering ideal wildlife habitat and healthy populations of deer & turkeys**

***Directions - Take I-95 south from Richmond to the Skippers Exit (#4). Take a right on VSR629 (Moore's Ferry Rd) which turns into VSR632 (Massie Branch Rd.) and travel 6.1 miles. Take a left on VSR633 (Pine Log Rd.) and then your next right on VSR603 (Fish Rd.) and travel approximately 1.7 miles where the property begins on the left**

***Contact Broker For More Details**

***Offered For \$365,000**

Contact:

Hank Campbell

First Vice President

Commonwealth Land

Office: 804.433.1818

Fax: 804.346.5901

Cell: 804.334.3136

hcampbell@commonwealthlandva.com

Property Information is Available at *Commonwealthlandva.com* & *LandsofAmerica.com*



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CLIENT: CWRU-ROCKY RUN
TRACT: BLOCK 13-318-612
GREENSVILLE, VA ACRES: 186.63



Map Scale 1 in = 1320 ft
Reference Scale 1:15840

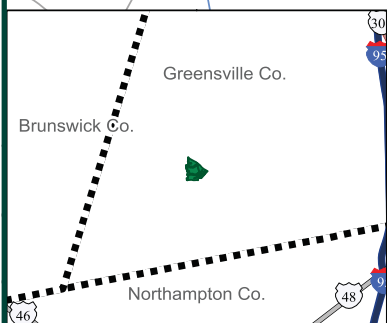
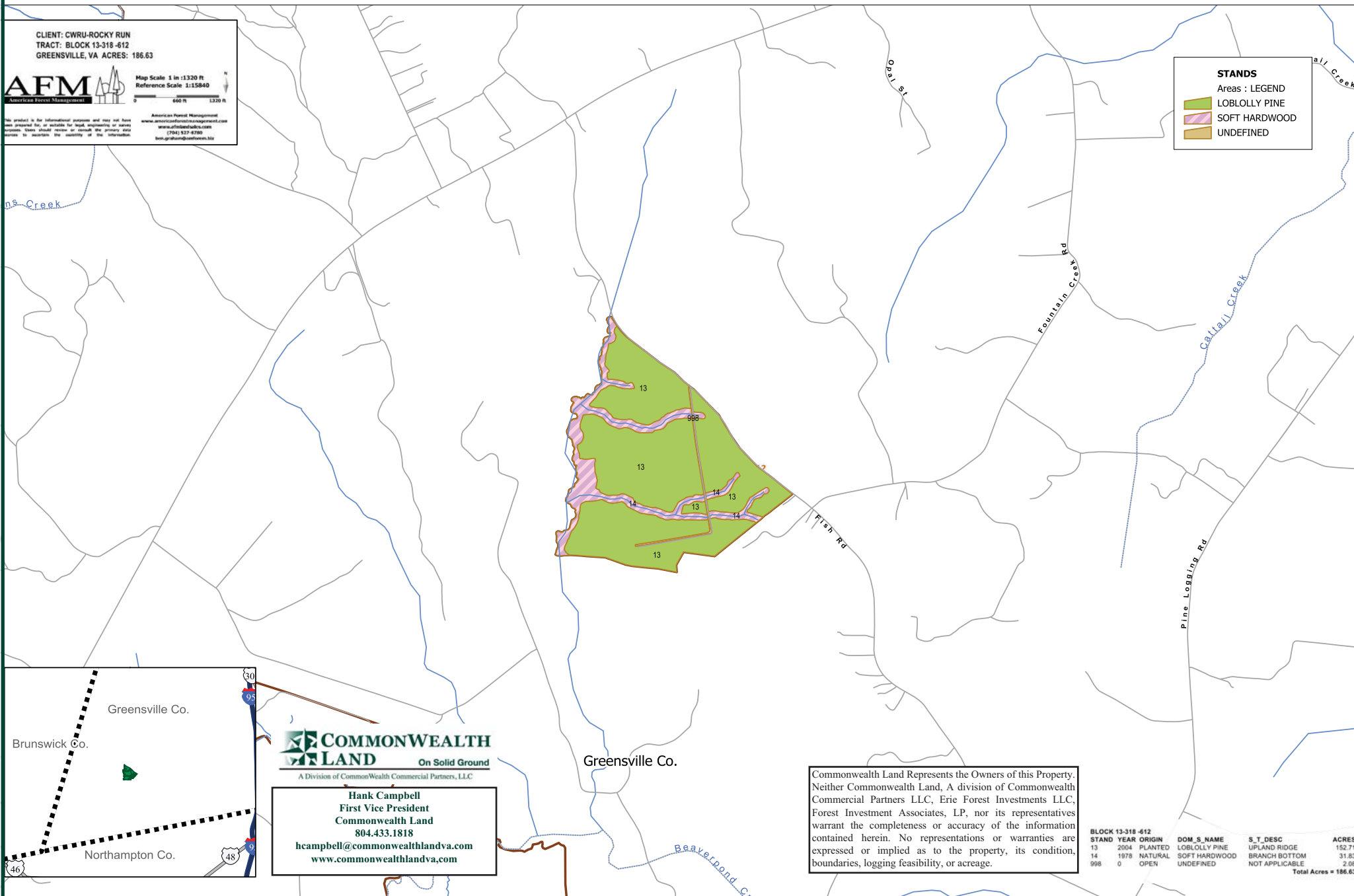
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American Forest Management
www.americanforestmanagement.com
www.afmforestry.com
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STANDS

Areas : LEGEND

- LOBLOLLY PINE
- SOFT HARDWOOD
- UNDEFINED



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BLOCK 13-318-612					
STAND	YEAR	ORIGIN	DOM_S_NAME	S_T_DESC	ACRES
13	2004	PLANTED	LOBLOLLY PINE	UPLAND RIDGE	152.71
14	1978	NATURAL	SOFT HARDWOOD	BRANCH BOTTOM	31.83
998	0	OPEN	UNDEFINED	NOT APPLICABLE	2.08
Total Acres =					186.63



Condition Summary Report

Parameters:

Client: CWRU
MU: ROCKY RUN

Tract: BLOCK 13-318 (14536110)
Compartment: BL-318-0612

Convertability Acreage Summary of Timbered Pine Stands Acreage and Volume (Tons) By Convertability Class

Convertability	Acres	%	PINE Pulp	PINE CNS	PINE Saw	HW Pulp	HW Saw	CYP Pulp	CYP Saw
Convertible	152.71	81.8	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Non-Convertible	33.91	18.2	61.87	161.08	320.62	1,092.24	0.00	0.00	0.00
	186.62		61.87	161.08	320.62	1,092.24	0.00	0.00	0.00

Pre-Merchantable Acreage Summary of Timbered Pine Stands Acres By Established Year and Establishment Type

Year Established	Stand Age	Planted Acres	Natural Acres	Total Acres
2004	10	152.71	0.00	152.71
Pre-Merchantable Total		152.71	0.00	152.71

Timber Type Summary - Acreage By Timber Type

Timber Type	Acres
Hardwood	31.83
Non-Forest	2.08
Pine Planted	152.71
Total	186.62



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Forest Investment Associates Stand Volume Summary Report

Report: Stand Volume Summary

Management Unit: ROCKY RUN

Report Date: Wednesday, March 26, 2014

8:21 am

Tract: BLOCK 13-318 (14536110)

Client: CWRU

Units: Total

Client: CWRU			Management Unit: ROCKY RUN				Tract Code: 14536110				Tract Name: BLOCK 13-318 (14536110)																									
Comp	Std	Desc	Acres	Year	SQ	Ht	Pine					Hardwood					Cypress																			
							TPA	BA	Pulp	CNS	Saw	Total	TPA	BA	Pulp	Saw	Total	TPA	BA	Pulp	Saw	Total														
612	13	LBURPY1U	152.71	2004	51	26.5	650.2	48.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0															
612	14	SHBBNN5U	31.83	1978	67	57.1	26.6	27.7	61.9	161.1	320.8	543.8	78.2	41.6	1,103.0	0.0	1,103.0	0.0	0.0	0.0	0.0															
612	998	UDNAON4U	2.08	0	0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0															
Grand Total			186.62				161.12					543.79					0.00					0.00														
							61.87					320.80					1,103.02					1,103.02					0.00					0.00				

Silvicultural Treatments

Comp	Std	Treated Acres	Year	Mo	Treatment	Application Type	Application Method	Application Details
612	13	0.0	2003	04	SITE PREP	MECHANICAL	PILE	
612	13	0.0	2003	07	SITE PREP	HAND	CONTROL BURN	
612	13	0.0	2004	03	RELEASE	HERBACEOUS CONTROL	UNKNOWN	
612	13	0.0	2004	04	FERTILIZATION	CHEMICAL	AERIAL	200 LBS/AC DAP (18-46-0);
612	13	0.0	2004	09	RELEASE	WOODY CONTROL	BROADCAST AERIAL	



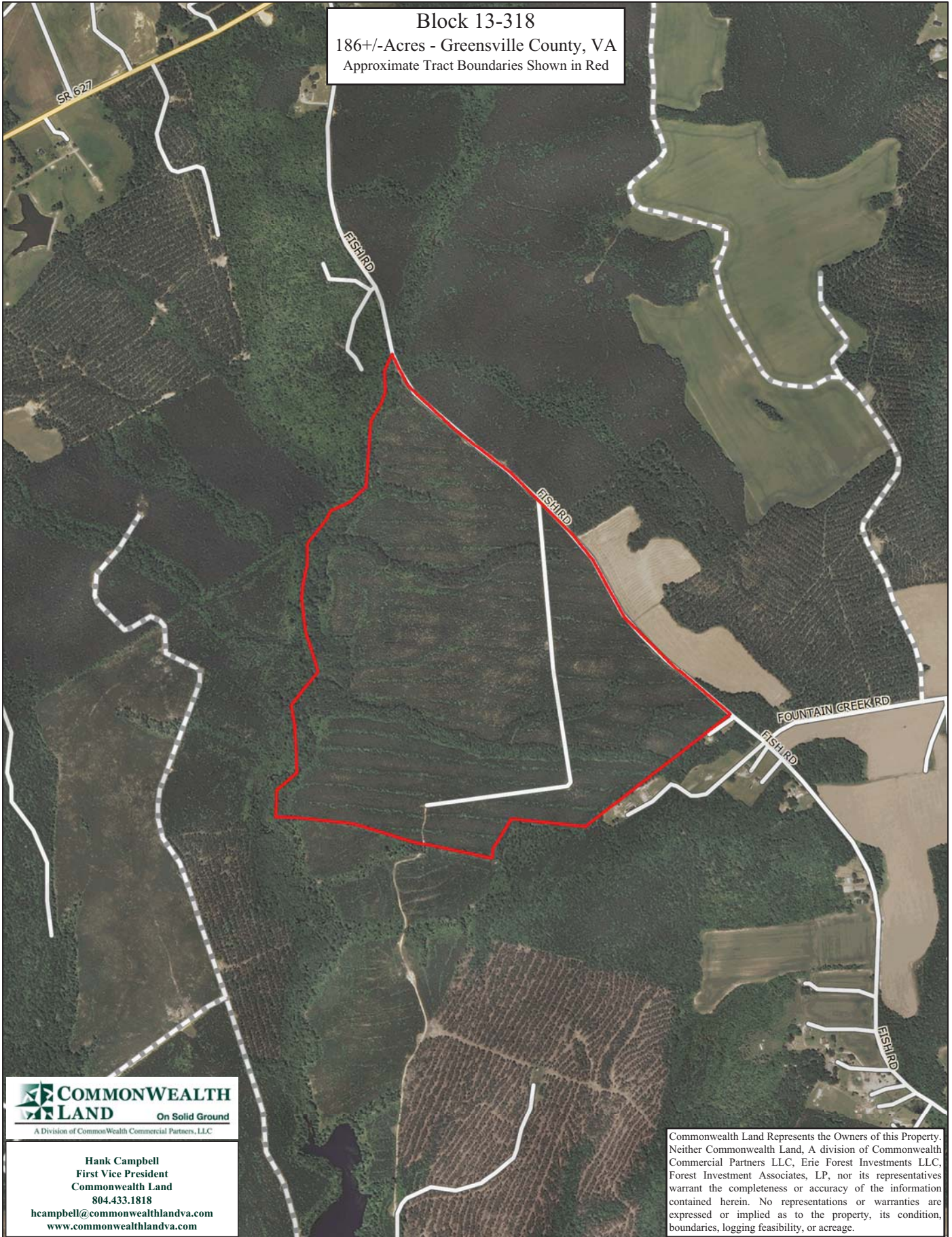
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for the stand and Pulp, CNS, Saw and Tot are stand totals. The pulp column may include topwood volume.

ry.rpt

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Block 13-318
186+/-Acres - Greenville County, VA
Approximate Tract Boundaries Shown in Red



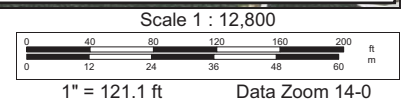
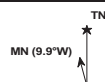
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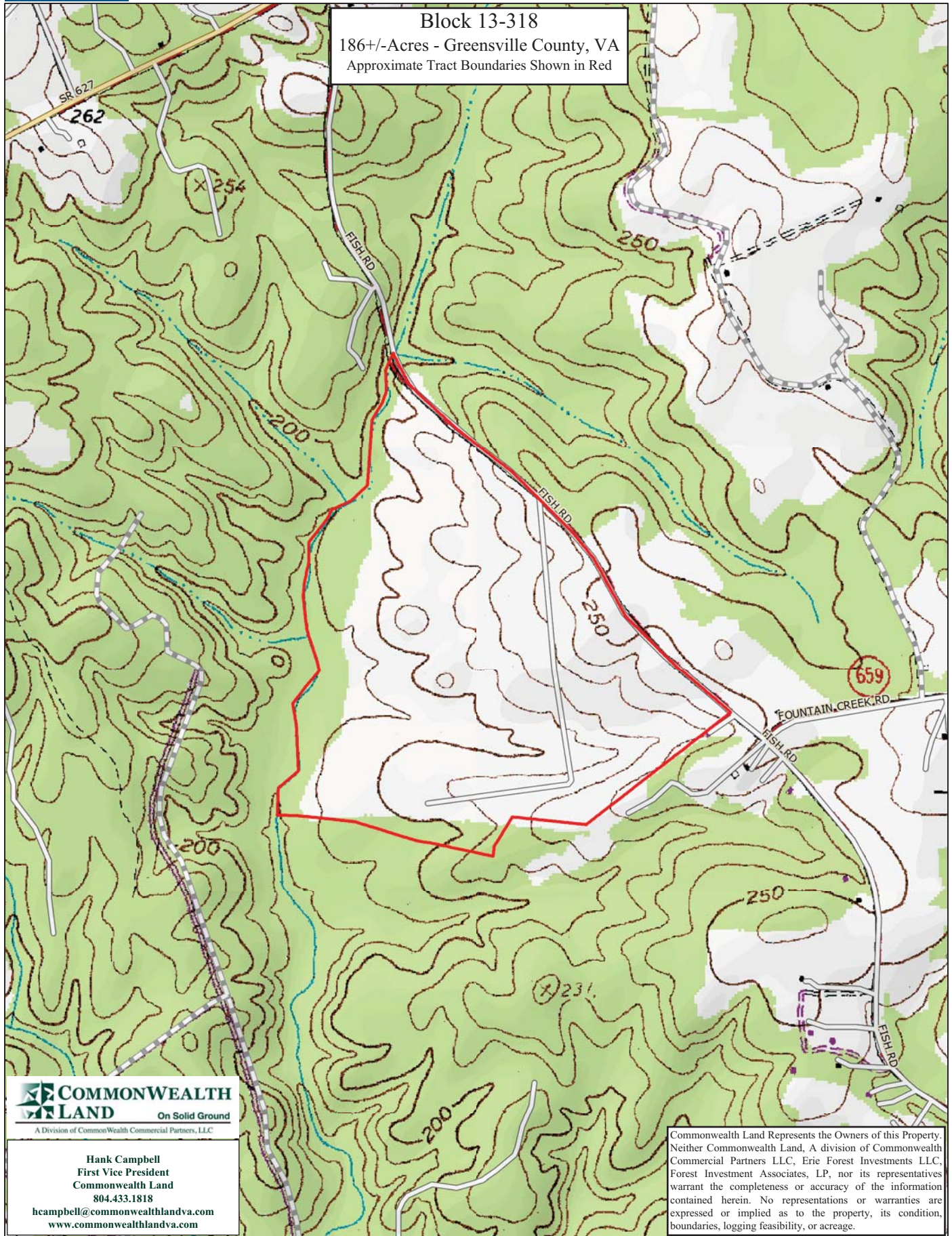
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Block 13-318 Photos



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