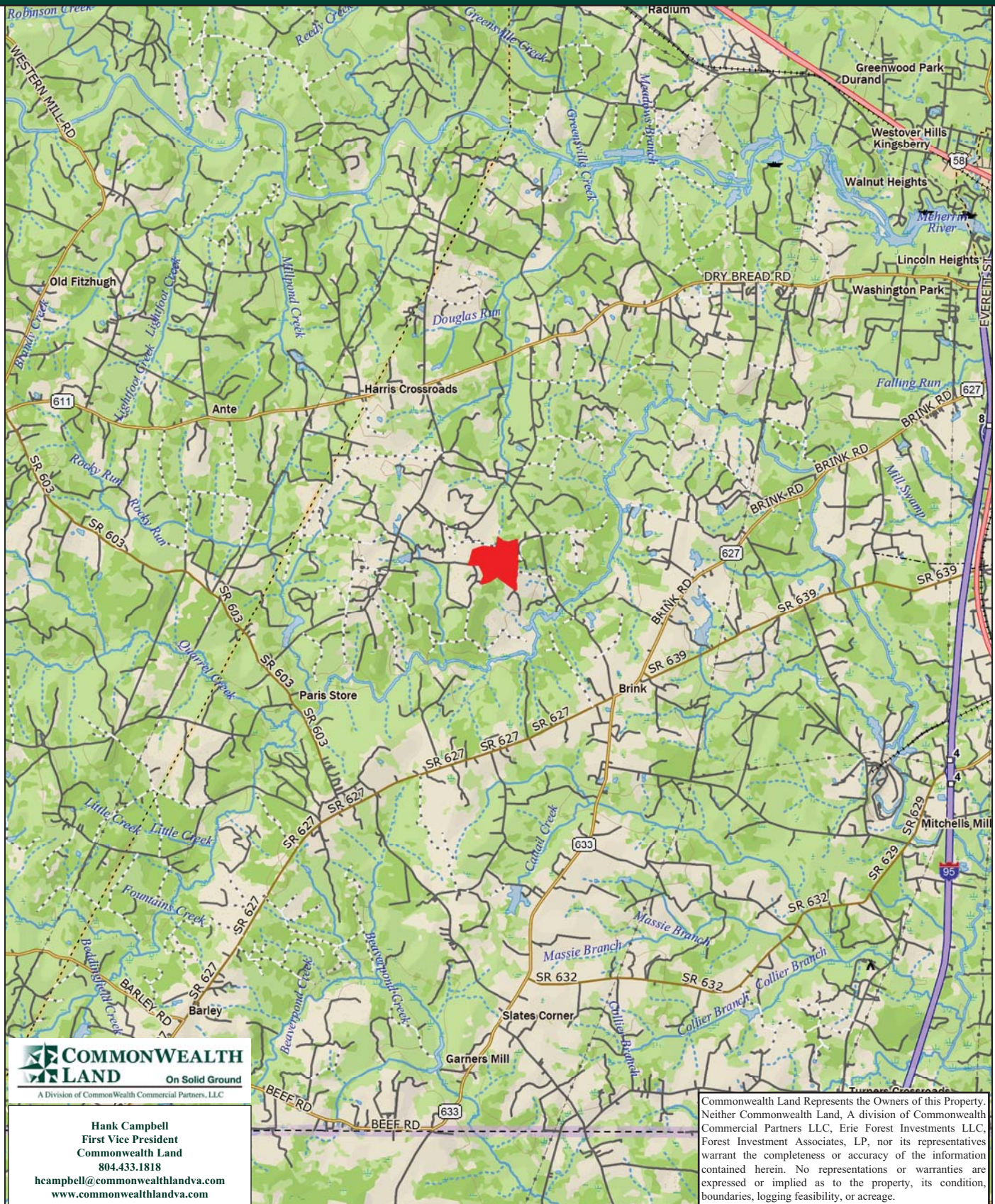


Timberland Investment Opportunity

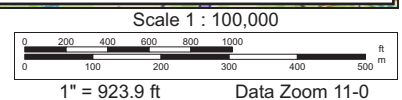
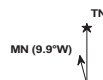
Jerry Fox Tract - 125+/- Acres - Greensville County, VA



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Tract Summary Data

Jerry Fox Tract - 125+/- Acres - Greensville County, VA

***Excellent timberland investment opportunity offering merchantable Loblolly pine and strong recreation potential**

***Located just north of Brink with deeded access (30') from VSR633 (Independence Church Rd.)**

***Timber comprised primarily of planted Loblolly pine with 40.3+/-acres established in '86 and 81+/-acres established in '90**

***Currently zoned A1 (agricultural) and identified as tax map parcels #33-16, 19, 21 & 22**

***N36-38.359' W77-39.279'**

***Level site comprised of primarily convertible acreage with a strong internal road system offering good winter logging potential. Ideal habitat for deer and turkeys**

***Directions - Take I-95 south from Richmond to Exit #8 (US301) and take a right on US301 and travel approximately 1.87 miles, then turn right on VSR639 (Rock Bridge Rd.) and travel approximately 4.87 miles. Take a left on VSR629 (Brink Rd.) and then your first right on VSR633 (Independence Church Rd.) and travel approximately 1.65 miles to the deeded access point on the left. The property begins approximately 1,967' off the state road**

***Contact Broker For More Details**

***Offered For \$295,000**

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: JERRY FOX -610
GREENSVILLE, VA ACRES: 125.07



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

This product is for informational purposes and may not have been presented for or suitable for legal, engineering or survey purposes. Users should consult an attorney for the proper use of this product to protect the quality of the information.

American Forest Management
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STANDS
Areas : LEGEND
LOBLOLLY PINE
UNDEFINED

Greensville Co.

Prince Rd



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JERRY FOX -610				DOM_S_NAME	S_T_DESC	ACRES
STAND	YEAR	ORIGIN				
1	1990	PLANTED		LOBLOLLY PINE	UPLAND RIDGE	81.10
5	1986	PLANTED		LOBLOLLY PINE	UPLAND RIDGE	40.38
998	0	OPEN		UNDEFINED	NOT APPLICABLE	3.59
Total Acres =						125.07



Condition Summary Report

Parameters:

Client: CWRU
MU: ROCKY RUN

Tract: JERRY FOX (14536100)
Compartment: Not Specified

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	121.48	97.1	4,402.52	2,039.15	632.68	0.00	0.00	0.00	0.00
Non-Convertible	3.59	2.9	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	125.07		4,402.52	2,039.15	632.68	0.00	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
Pre-Merchantable Total				

Timber Type Summary - Acreage By Timber Type

Timber Type	Acres
Non-Forest	3.59
Pine Planted	121.48
Total	125.07



Forest Investment Associates Stand Volume Summary Report

Report: Stand Volume Summary

Management Unit: ROCKY RUN

Report Date: Wednesday, January 22, 2014 9:33 am

Tract: JERRY FOX (14536100)

Client: CWRU

Units:

Client: CWRU			Management Unit: ROCKY RUN				Tract Code: 14536100				Tract Name: JERRY FOX (14536100)															
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				
610	1	LBURPY1U	81.10	1990	58	56.1	179.2	89.9	38.1	14.6	1.8	54.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0					
610	5	LBURPY1U	40.38	1986	61	66.4	146.3	101.3	32.5	21.2	12.0	65.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0					
610	998	UDNAON4U	3.59	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			125.07				2,039.15					120.20					0.00					0.00				
							4,402.52					632.68					0.00					0.00				

Silvicultural Treatments

Comp	Std	Treated Acres	Year	Mo	Treatment	Application Type	Application Method	Application Details
610	5	40.4	2004	11	HARVEST	1st Thinning		
610	5	37.3	2005	05	FERTILIZATION	CHEMICAL	AERIAL	100 LBS/AC DAP (18-46-0); 400 LBS/AC UREA (46-0-0);
610	5	40.4	2007	03	RELEASE	CHEMICAL	BROADCAST AERIAL	



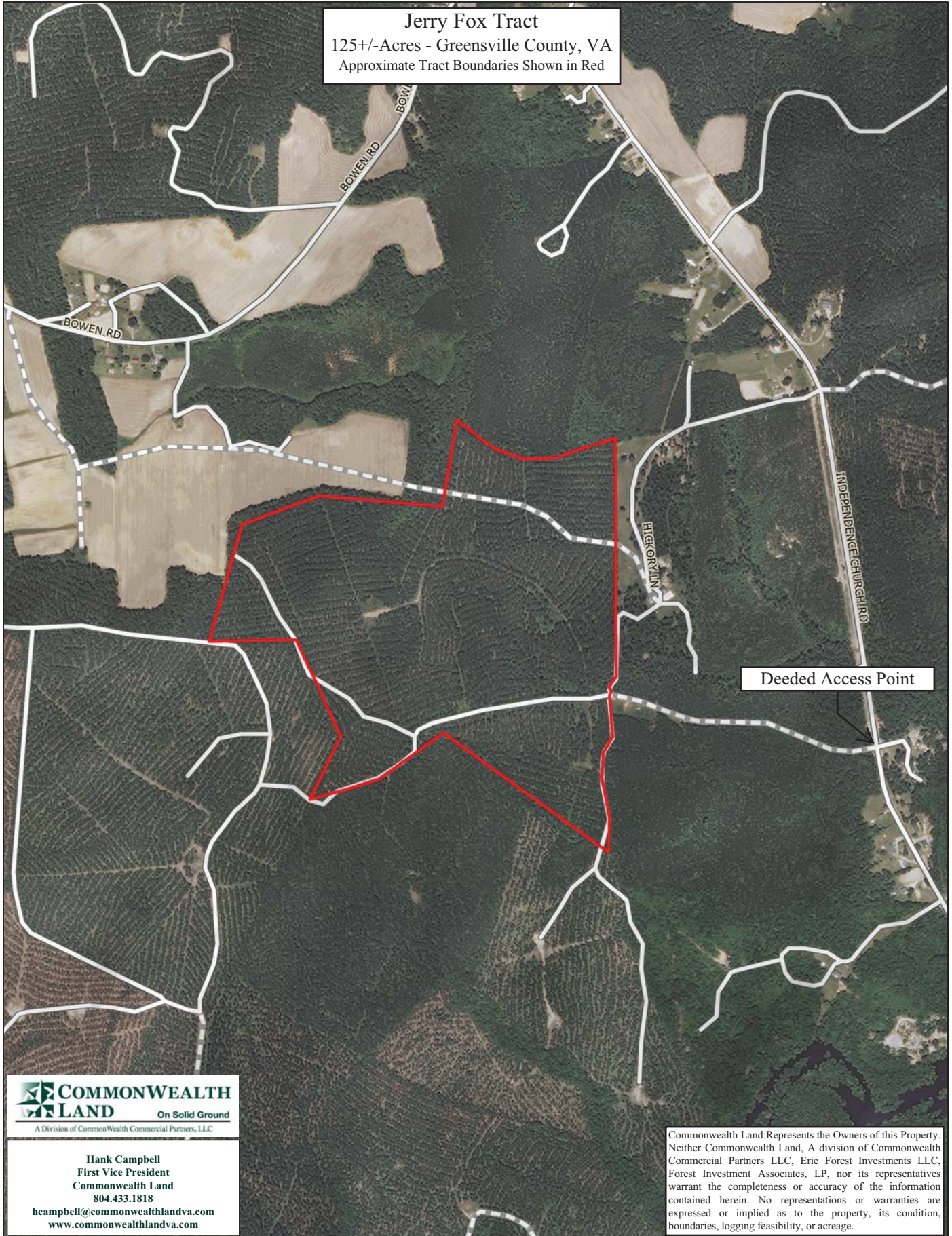
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for the stand and Pulp, CNS, Saw and Tot are per acre values. The pulp column may include topwood volume.

ary.rpt

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Jerry Fox Tract
125+/- Acres - Greenville County, VA
Approximate Tract Boundaries Shown in Red



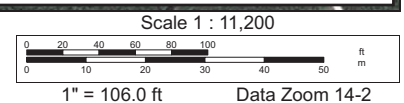
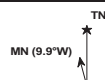
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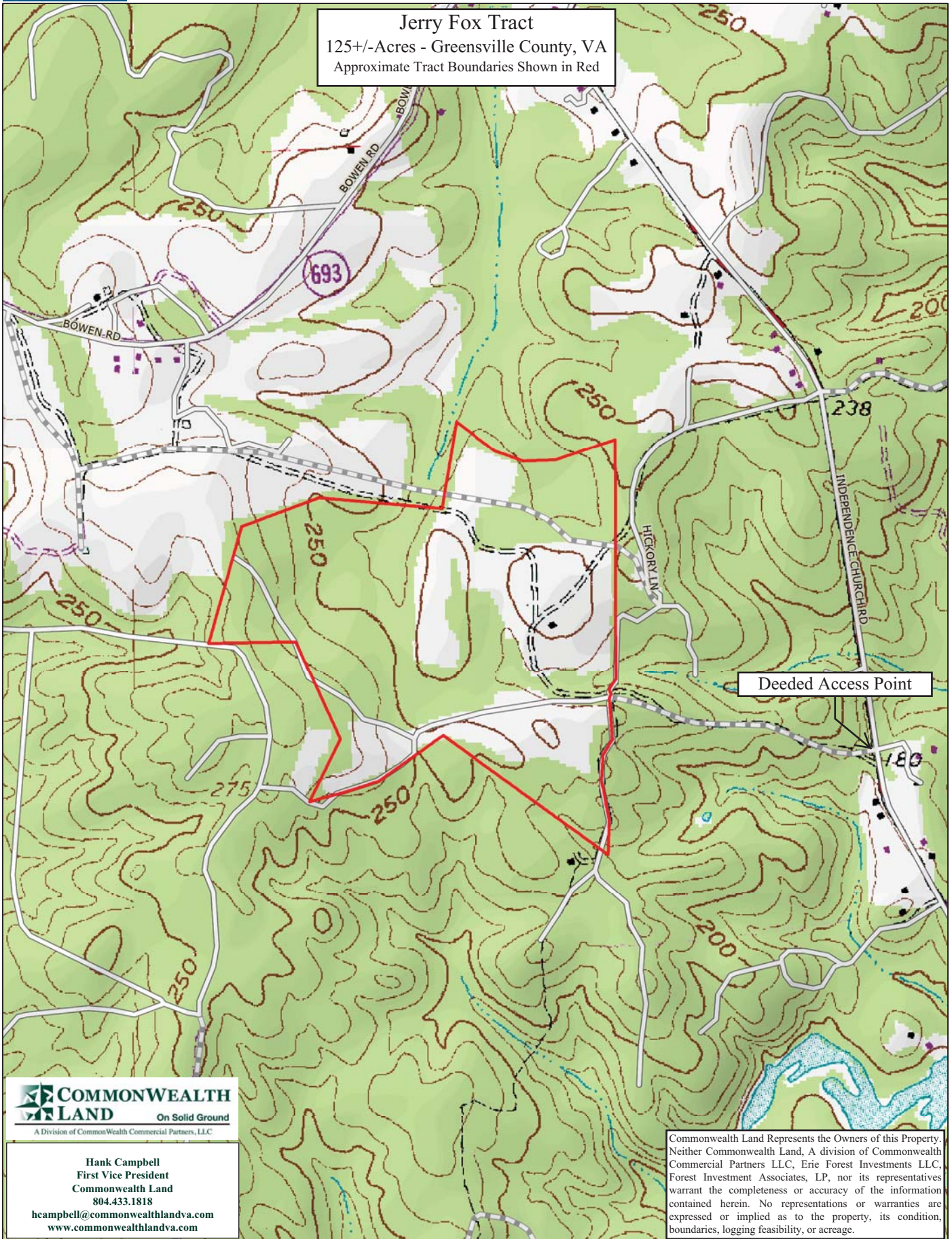
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Jerry Fox Tract
125+/- Acres - Greensville County, VA
Approximate Tract Boundaries Shown in Red



COMMONWEALTH LAND
On Solid Ground
A Division of Commonwealth Commercial Partners, LLC

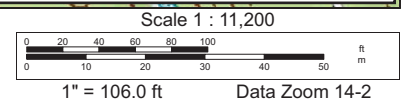
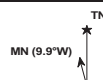
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Jerry Fox Tract Photos



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