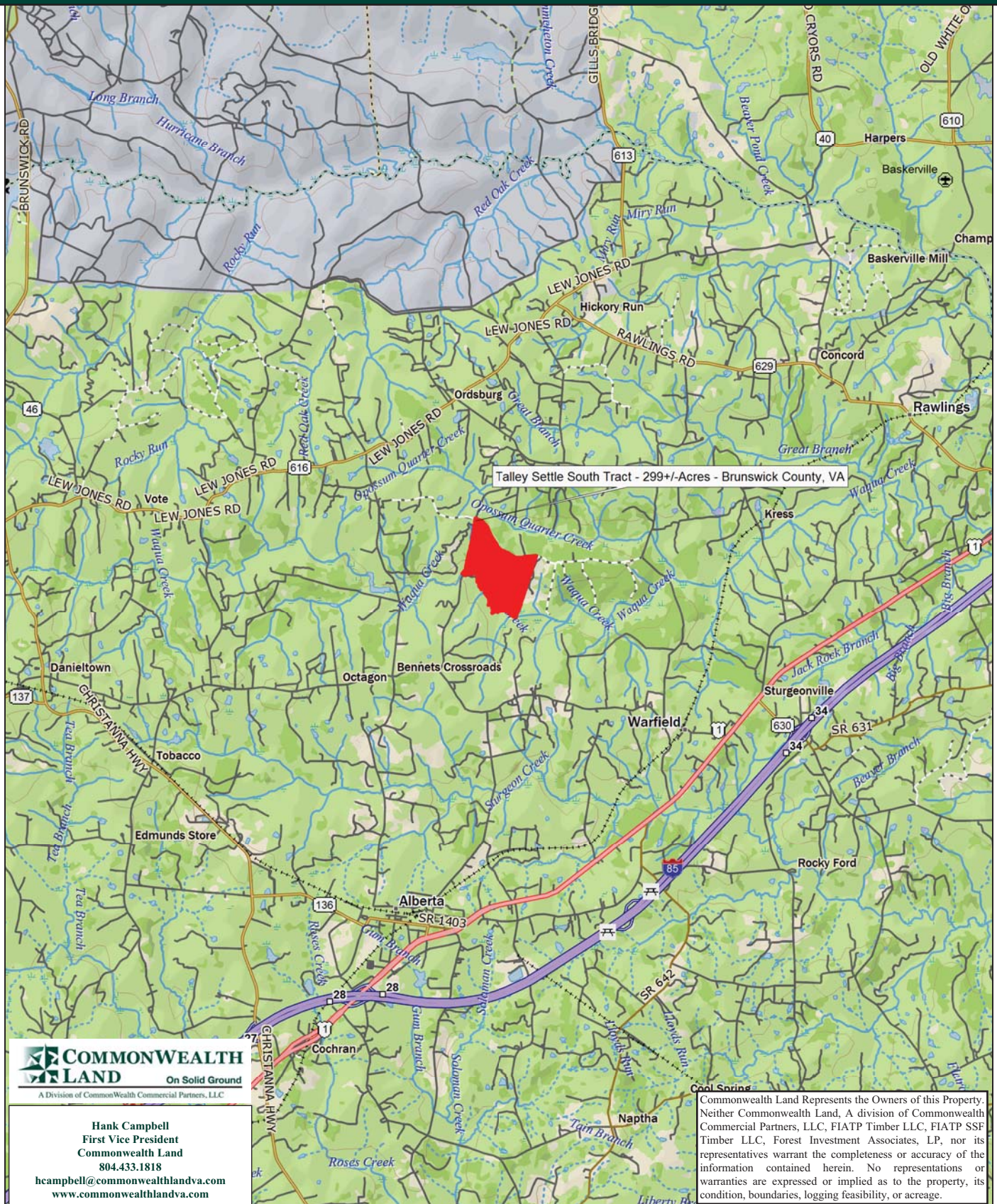


Timberland Investment Opportunity

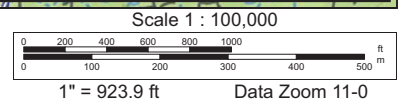
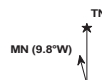
Talley Settle South Tract - 299+/- Acres - Brunswick County, VA



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Tract Summary Data

Talley Settle South Tract - 299+/- Acres - Brunswick County, VA

***Excellent Timberland Investment Opportunity Offering Strong Recreational Potential**

***Located West of Warfield with Frontage Along VSR628 (Red Oak Road)**

***Timber Comprised Primarily of Planted Loblolly Pine with 125+/-Acres Established in '99, 100+/-Acres Established in '04 with the Remaining Balance in Branch Bottom and Mixed Hardwood.**

***Currently Zoned A1 (Agricultural) and Identified as Tax Map Parcel #14-A-29 & 31**

***N36-55.864' W77-52.175'**

***Slightly Rolling Site with Strong Internal Road System and Frontage Along Waqua Creek Offering Excellent Wildlife Habitat and Strong Populations of Deer & Turkeys**

***Directions - Take I-95 South from Richmond to I-85 South to Exit #34 and then Turn Right on VSR630 (Sturgeon Rd.) and Travel to US 1. Take a Left on US1 and Travel South for .5 Miles and Turn Left on VSR643 (Flat Rock Rd.) and Travel 3.76 Miles, then Right on VSR628 (Red Oak Rd.) and Travel 1.2 Miles Where the Property Begins on the Right.**

***Contact Broker For More Details**

***Offered For \$485,000**

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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Web Site: www.commonwealthlandva.com

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MU	TRACT	COMP	STAND	DESCRIPTION	YEAR	EST. ACRES
WHITE PLAINS	TALLEY - SETTLE	671	10	LBURPY1P	1999	125.15
WHITE PLAINS	TALLEY - SETTLE	671	11	LBURPY1P	2004	100.65
WHITE PLAINS	TALLEY - SETTLE	671	12	SHBBNN5P	1966	57.72
WHITE PLAINS	TALLEY - SETTLE	671	998	UDNAON4P	0	15.04
TOTAL =						298.56

Brunswick



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WHITE PLAINS - TALLEY - SETTLE

Brunswick Co., VA - Subject Area South

City Over 250,000

City 100,000-250,000

City 50,000-100,000

City 10,000-50,000

City 0-10,000

County Boundary

State Line

Interstate

US Highway

State Highway

County Road

Company Grade Road

Woods Road

Railroad

Utility

Perennial Stream

Intermittent Stream

Swamps

Major Water

Urban Area

Wood Mill

Military

Civil Center

Golf Course

Cemetery

National Forest

State Forest/County Park

City Park

0 330 660 1,320

Feet

Data derived from ESRI and US Census Data.

AFM does not guarantee map scale and accuracy, timber stand information, acreage estimates or any other information.

11/15/2012

ben.graham@anfandem.biz

American Forest Management

www.americanforestmanagement.com

www.afmrealestate.com

(704) 502-6780

N

Condition Summary Report

Client: FIA TP SSF
MU: WHITE PLAINS

Tract: TALLEY-SETTLE
Compartment: SOUTH

Convertability Acreage Summary of Timbered Pine Stands Acreage and Volume By Convertability Class

Convertability	Acres	%	Pine Tons			Hardwood Tons		Cypress Tons	
			Pulp	CNS	Saw	Pulp	Saw	Pulp	Saw
Convertible	225.80	75.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Non-Convertible	72.76	24.37	381.60	615.78	821.99	2,685.41	727.76	0.00	0.00
	298.56		381.60	615.78	821.99	2,685.41	727.76	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
2012	0	0.00	0.00	0.00
2011	1	0.00	0.00	0.00
2010	2	0.00	0.00	0.00
2009	3	0.00	0.00	0.00
2008	4	0.00	0.00	0.00
2007	5	0.00	0.00	0.00
2006	6	0.00	0.00	0.00
2005	7	0.00	0.00	0.00
2004	8	100.65	0.00	100.65
2003	9	0.00	0.00	0.00
2002	10	0.00	0.00	0.00
2001	11	0.00	0.00	0.00
2000	12	0.00	0.00	0.00
1999	13	125.15	0.00	125.15
1998	14	0.00	0.00	0.00
Pre-Merchantable Total		225.80	0.00	225.80

Timber Type Summary - Acreage By Timber Type

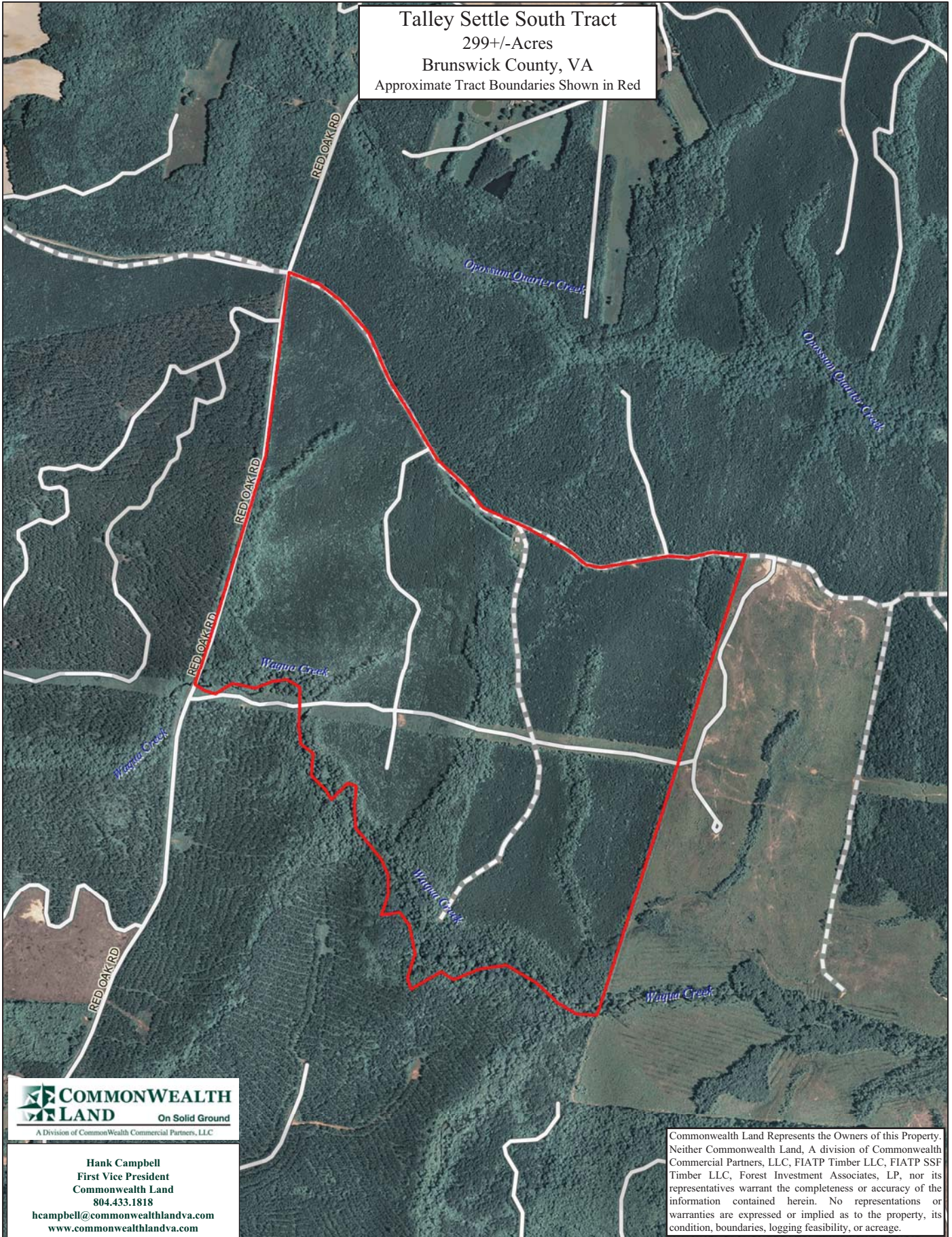
Timber Type	Acres
Cutover	0.00
Hardwood	57.72
Natural Pine	0.00
Non-Forest	15.04
Planted Pine	225.80
Seeded Pine	0.00
Total	298.56



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Talley Settle South Tract
299+/-Acres
Brunswick County, VA
Approximate Tract Boundaries Shown in Red



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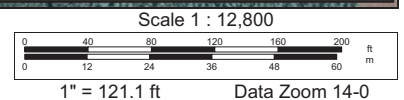
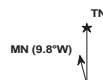
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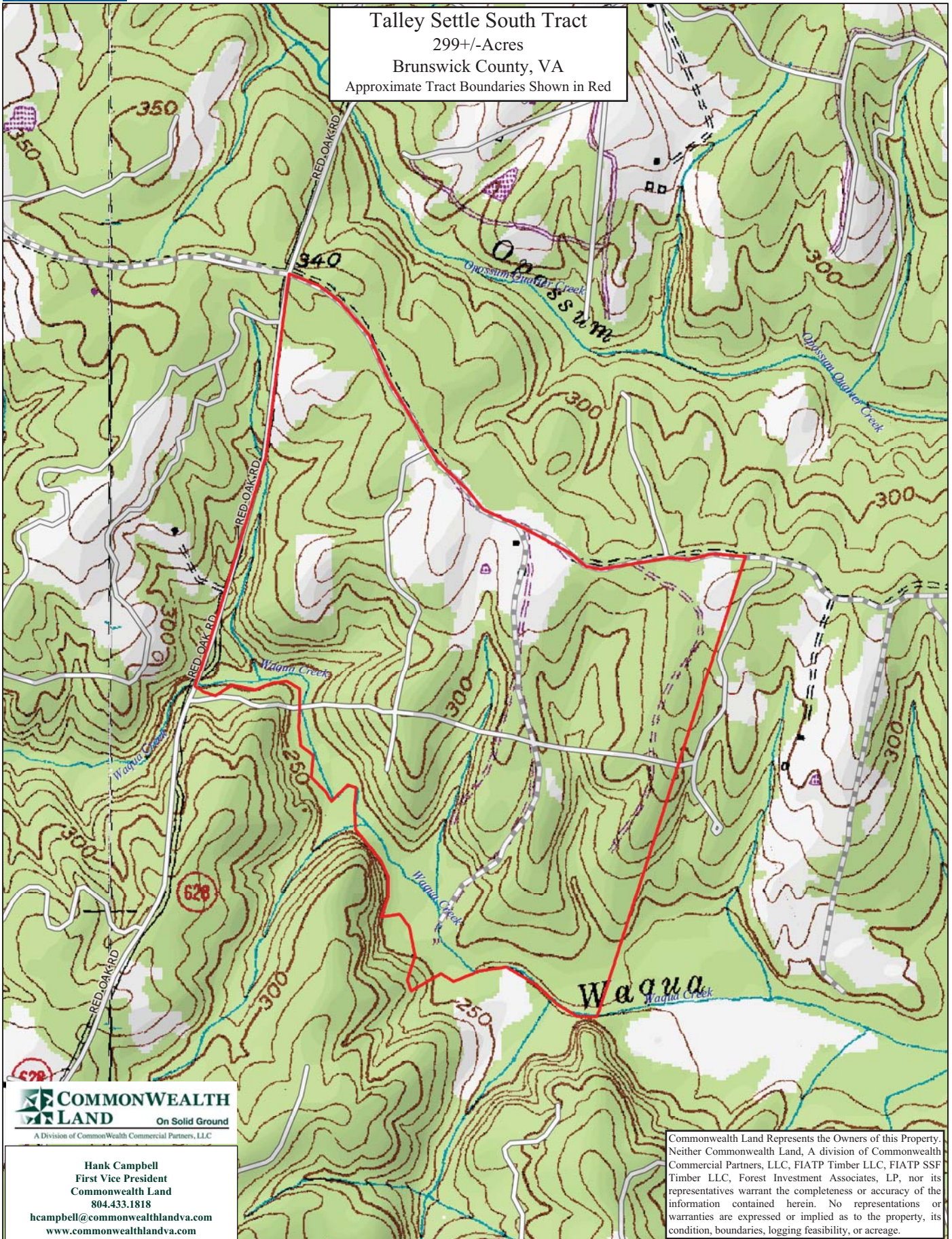
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Brunswick County, VA
Approximate Tract Boundaries Shown in Red



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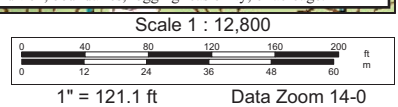
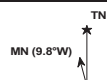
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Talley Settle South Tract Photos



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