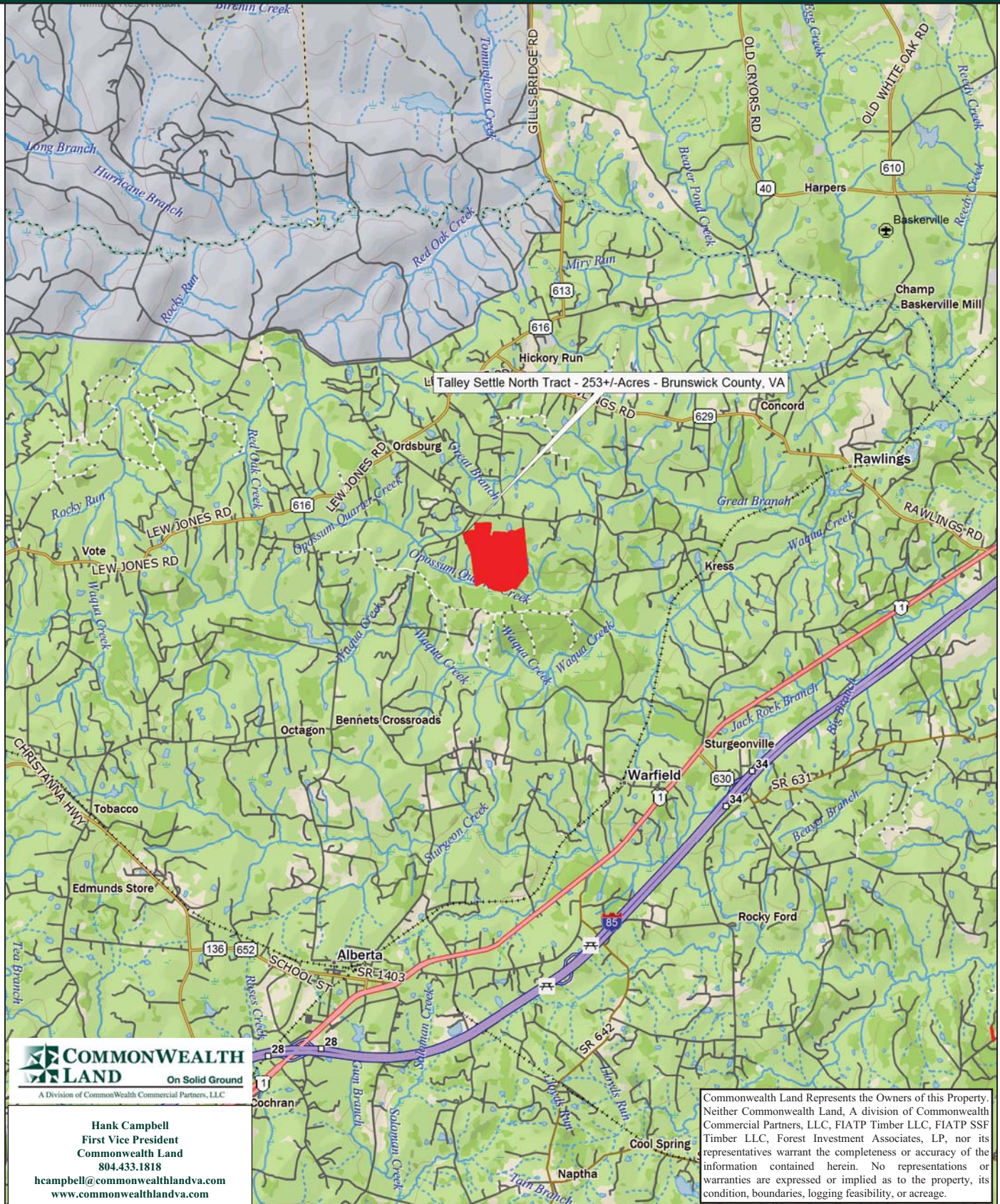


Timberland Investment Opportunity

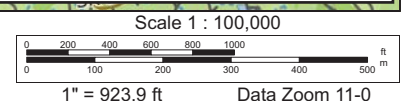
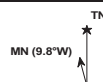
Talley Settle North Tract - 250+/- Acres - Brunswick County, VA



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Tract Summary Data

Talley Settle North Tract - 250+/- Acres - Brunswick County, VA

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

***Located West of Warfield and Accessed Via a Deeded Right-of-Way from VSR628 (Red Oak Road) and VSR636 (Kress Rd.)**

***Timber Comprised Primarily of Planted Loblolly Pine with 101+/-Acres Established in '99, 102+/-Acres Established in '01 with the Remaining Balance in Branch Bottom.**

***Currently Zoned A1 (Agricultural) and Identified as Tax Map Parcel #14-A-34**

***N36-56.229' W77-51.562'**

***Slightly Rolling Site with Strong Internal Road System and Frontage Along Opossum Quarter 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.). Travel 2.64 Miles and Turn Right on the Access Road to the Property.**

***Contact Broker For More Details**

***Offered For \$395,500**

Contact:

Hank Campbell

**First Vice President
Commonwealth Land**

Office: 804.433.1818

Fax: 804.346.5901

Cell: 804.334.3136

hcampbell@commonwealthlandva.com

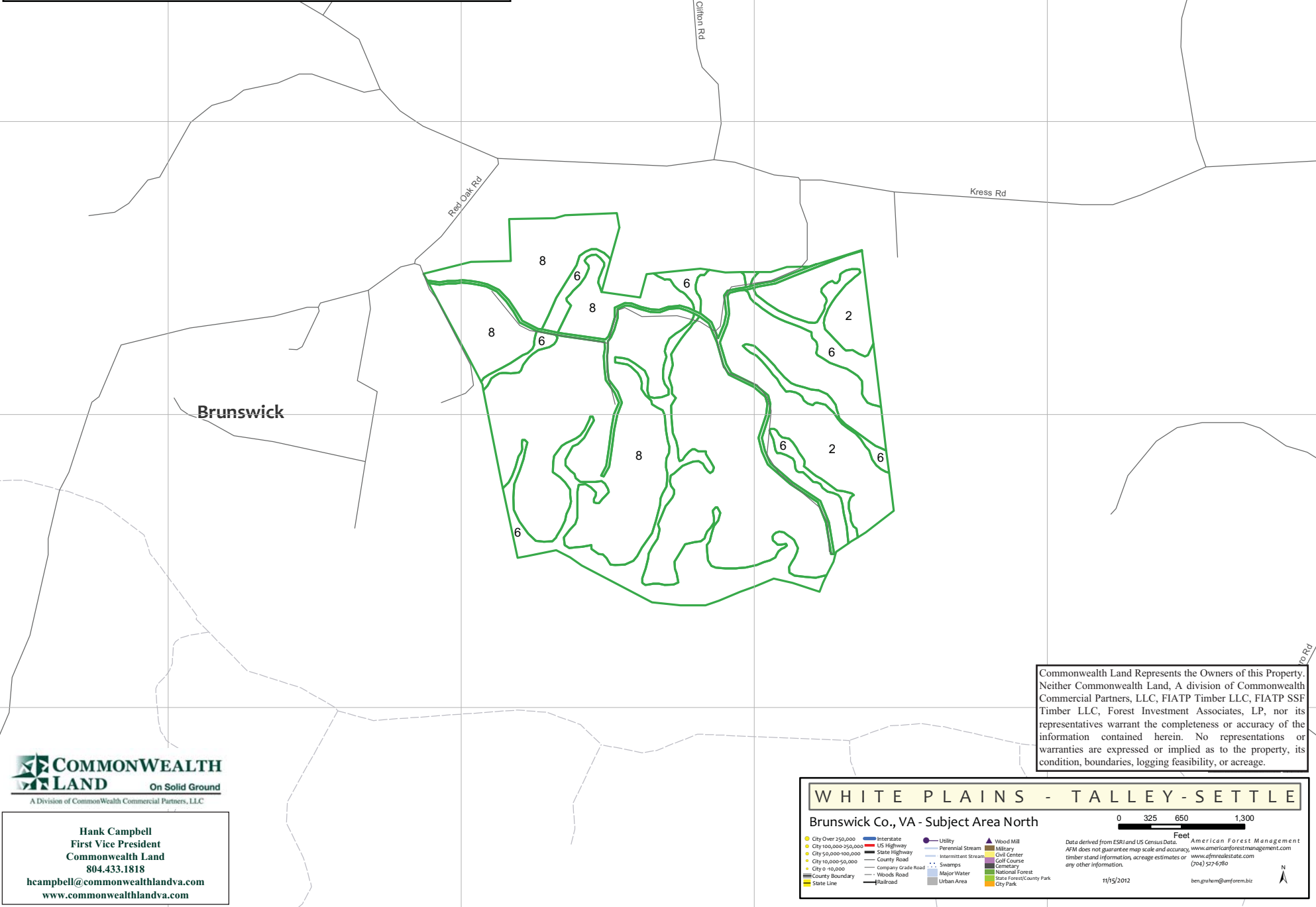
Property Information is Available at *Commonwealthlandva.com* & *LandsofAmerica.com*



4198 Cox Road, Suite 200, Glen Allen, VA 23060
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Phone: 804.433.1818 Fax: 804.346.5901
Web Site: www.commonwealthlandva.com

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MU	TRACT	COMP	STAND	DESCRIPTION	YEAR	EST. ACRES
WHITE PLAINS	TALLEY - SETTLE	671	2	LBURPY1P	2001	102.24
WHITE PLAINS	TALLEY - SETTLE	671	6	PHBBNN5P	1973	43.33
WHITE PLAINS	TALLEY - SETTLE	671	8	LBURPY1P	1999	101.28
WHITE PLAINS	TALLEY - SETTLE	671	998	UDNAON4P	0	5.10
TOTAL =						251.94



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

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WHITE PLAINS - TALLEY - SETTLE

Brunswick Co., VA - Subject Area North

0 325 650 1,300 Feet

Data derived from ESRI and US Census Data. AFM does not guarantee map scale and accuracy. www.americanforestmanagement.com
timber stand information, acreage estimates or any other information. www.afmrealstate.com (704) 502-6780

11/15/2012 ben.graham@anfndm.biz

- 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
- Wood 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

Condition Summary Report

Client: FIA TP SSF
MU: WHITE PLAINS

Tract: TALLEY-SETTLE
Compartment: NORTH

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	203.52	80.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Non-Convertible	48.43	19.22	5.33	0.00	202.69	2,020.43	1,482.23	0.00	0.00
	251.95		5.33	0.00	202.69	2,020.43	1,482.23	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	0.00	0.00	0.00
2003	9	0.00	0.00	0.00
2002	10	0.00	0.00	0.00
2001	11	102.24	0.00	102.24
2000	12	0.00	0.00	0.00
1999	13	101.28	0.00	101.28
1998	14	0.00	0.00	0.00
Pre-Merchantable Total		203.52	0.00	203.52

Timber Type Summary - Acreage By Timber Type

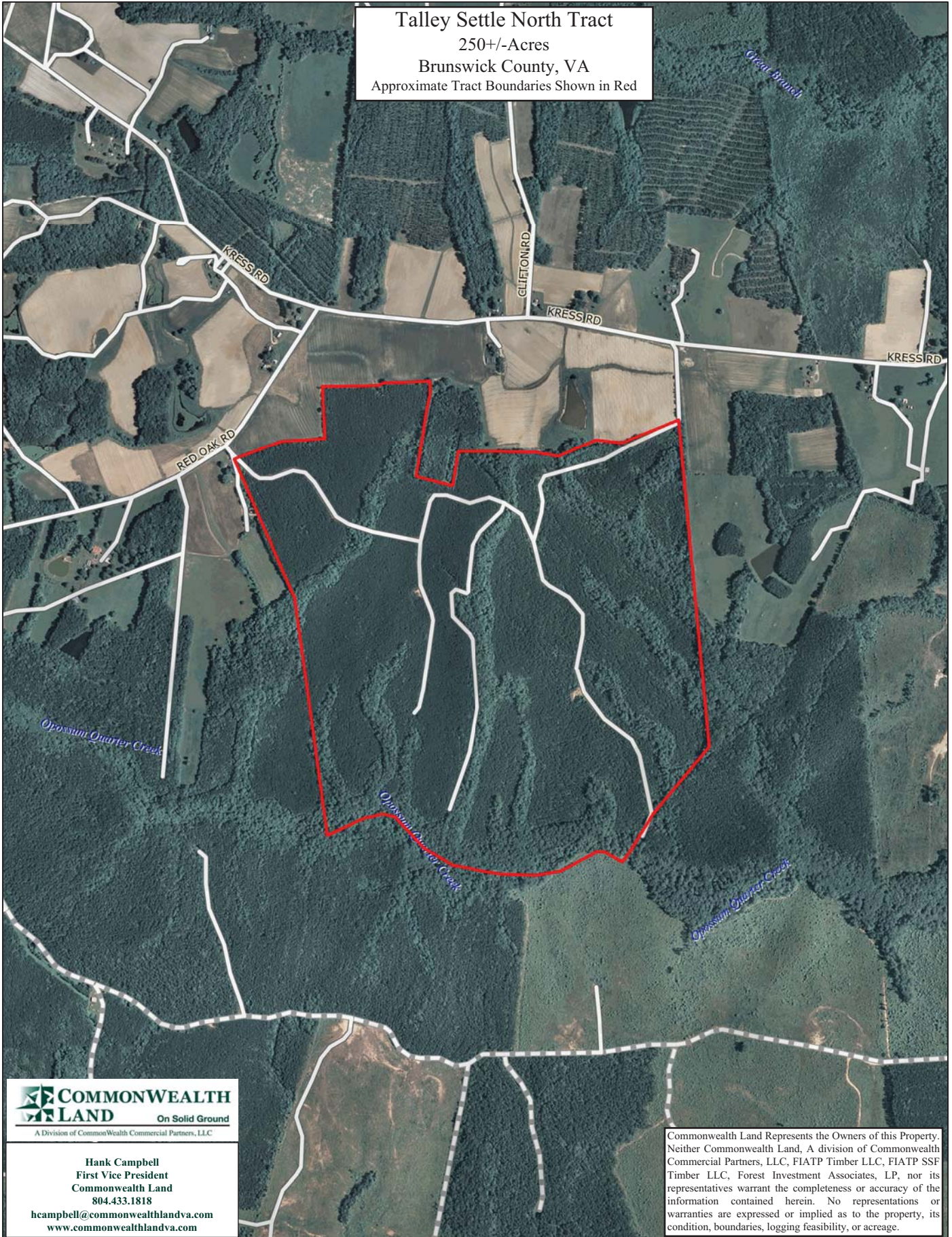
Timber Type	Acres
Cutover	0.00
Hardwood	43.33
Natural Pine	0.00
Non-Forest	5.10
Planted Pine	203.52
Seeded Pine	0.00
Total	251.95



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



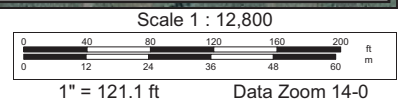
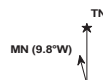
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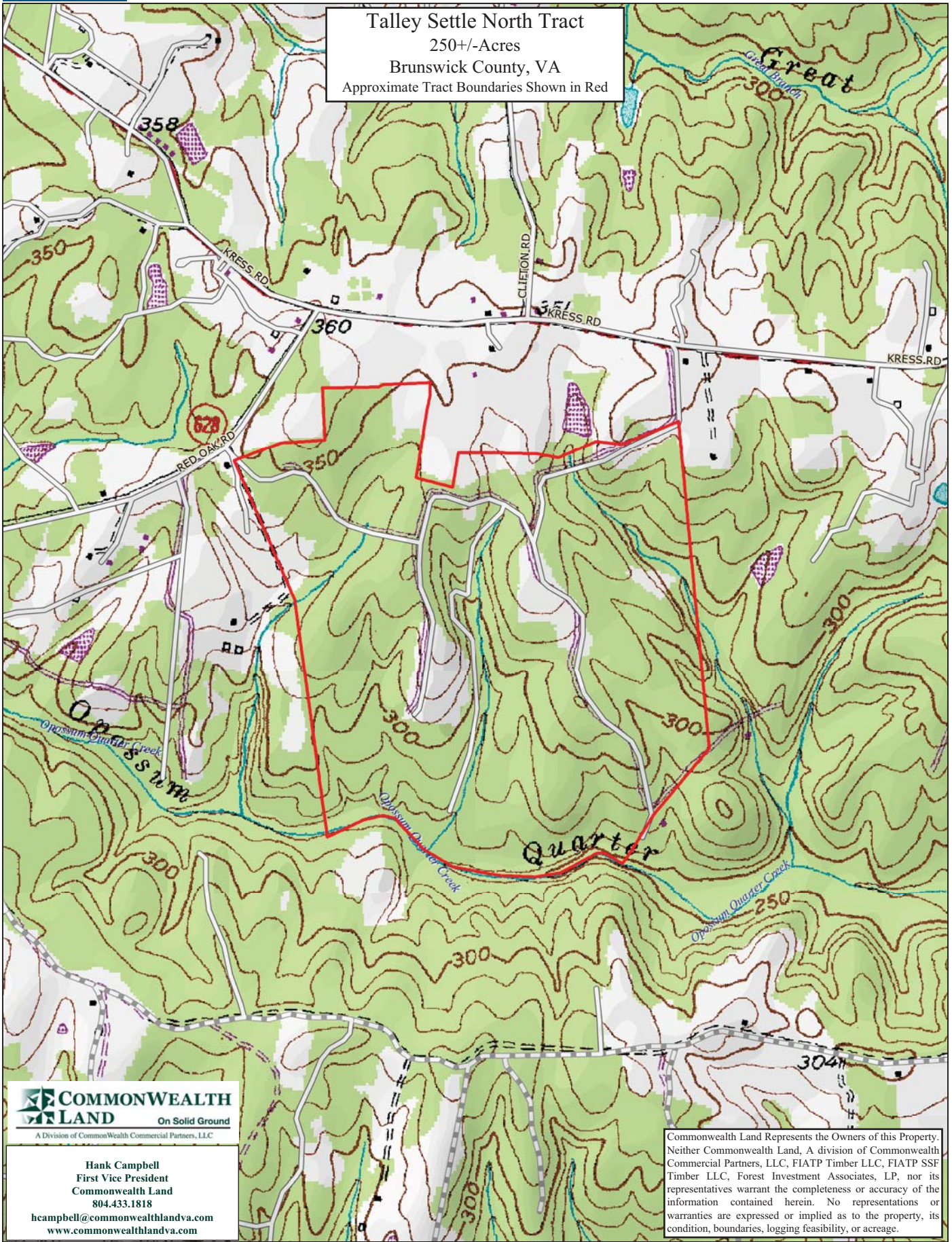
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Talley Settle North Tract
250+/- Acres
Brunswick County, VA
Approximate Tract Boundaries Shown in Red



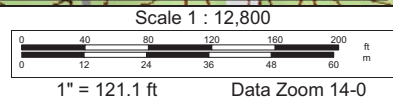
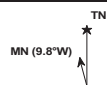
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Talley Settle North Tract Photos



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