

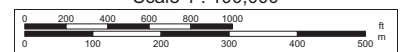
## Short Birdsong East Tract - 317+/- Acres - Brunswick County, VA



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**www.commonwealthlandva.com**

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Scale 1 : 100,000



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$$1'' = 923.9 \text{ ft}$$

Data Zoom 11-0



# Tract Summary Data

## Short Birdsong East Tract - 317+/- Acres - Brunswick County, VA

**\*Excellent Long-Term Timberland Investment Opportunity Offering Strong Recreational Potential**

**\*Located North of Smoky Ordinary with Frontage Along VSR635 (Blackbottom Road)**

**\*Timber Comprised Primarily of Planted Loblolly Pine with 243+/-Acres Established in '04 with the Remaining Balance in Branch Bottom and Mixed Hardwood.**

**\*Currently Zoned A1 (Agricultural) and Identified as Tax Map Parcel #35-A-8**

**\*N36-51.182' W77-44.472'**

**\*Slightly Rolling Site with Strong Internal Road System and Frontage Along Sturgeon 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 Left on VSR630 (Sturgeon Rd.) and Travel 1.2 Miles and Turn Left on VSR632 (Great Oaks Rd.). Travel 3 Miles and Turn Right on VSR712 Old Stage Rd.) and Travel 1.85 Miles. Take a Right on VSR635 (Blackbottom Rd.) Where the Property Begins on the Right once you Cross the Creek.**

**\*Contact Broker For More Details**

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

### **Contact:**

**Hank Campbell**

**First Vice President**

**Commonwealth Land**

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



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77°45'30"W

77°45'0"W

77°44'30"W

77°44'0"W

MU	TRACT	COMP	STAND	DESCRIPTION	YEAR	EST. ACRES
BRUNDINGGREEN	SHORT BIRDSONG	667	2	LBURPY1P	2004	41.93
BRUNDINGGREEN	SHORT BIRDSONG	667	11	LBURPY1P	2004	201.32
BRUNDINGGREEN	SHORT BIRDSONG	667	12	SHBBNN5P	1940	64.40
BRUNDINGGREEN	SHORT BIRDSONG	667	998	UDNAON4P	0	9.47
TOTAL =						317.13

Mechanic Dr

Old Stage Rd

Warner Ln

Brunswick



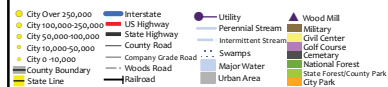
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## BRUNDINGGREEN - SHORT BIRDSONG

Brunswick Co., VA - Subject Area East



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.

11/1/2012

ben.graham@anf.com



0 330 660 1,320  
Feet

American Forest Management  
www.americanforestmanagement.com  
www.afmforestate.com  
(704) 507-6780

77°45'30"W

77°45'0"W

77°44'30"W

77°44'0"W

36°52'0"N

36°51'30"N

36°51'0"N

36°51'0"N

# Condition Summary Report

**Client:** FIA TP  
**MU:** BRUNDINGREEN

**Tract:** SHORT BIRDSONG  
**Compartment:** EAST

## 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	243.25	76.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Non-Convertible	73.87	23.29	0.00	121.40	216.34	1,047.87	784.17	0.00	0.00
	<b>317.12</b>		<b>0.00</b>	<b>121.40</b>	<b>216.34</b>	<b>1,047.87</b>	<b>784.17</b>	<b>0.00</b>	<b>0.00</b>

## 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	243.25	0.00	243.25
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	0.00	0.00	0.00
1998	14	0.00	0.00	0.00
<b>Pre-Merchantable Total</b>		<b>243.25</b>	<b>0.00</b>	<b>243.25</b>

## Timber Type Summary - Acreage By Timber Type

Timber Type	Acres
Cutover	0.00
Hardwood	64.40
Natural Pine	0.00
Non-Forest	9.47
Planted Pine	243.25
Seeded Pine	0.00
<b>Total</b>	<b>317.12</b>

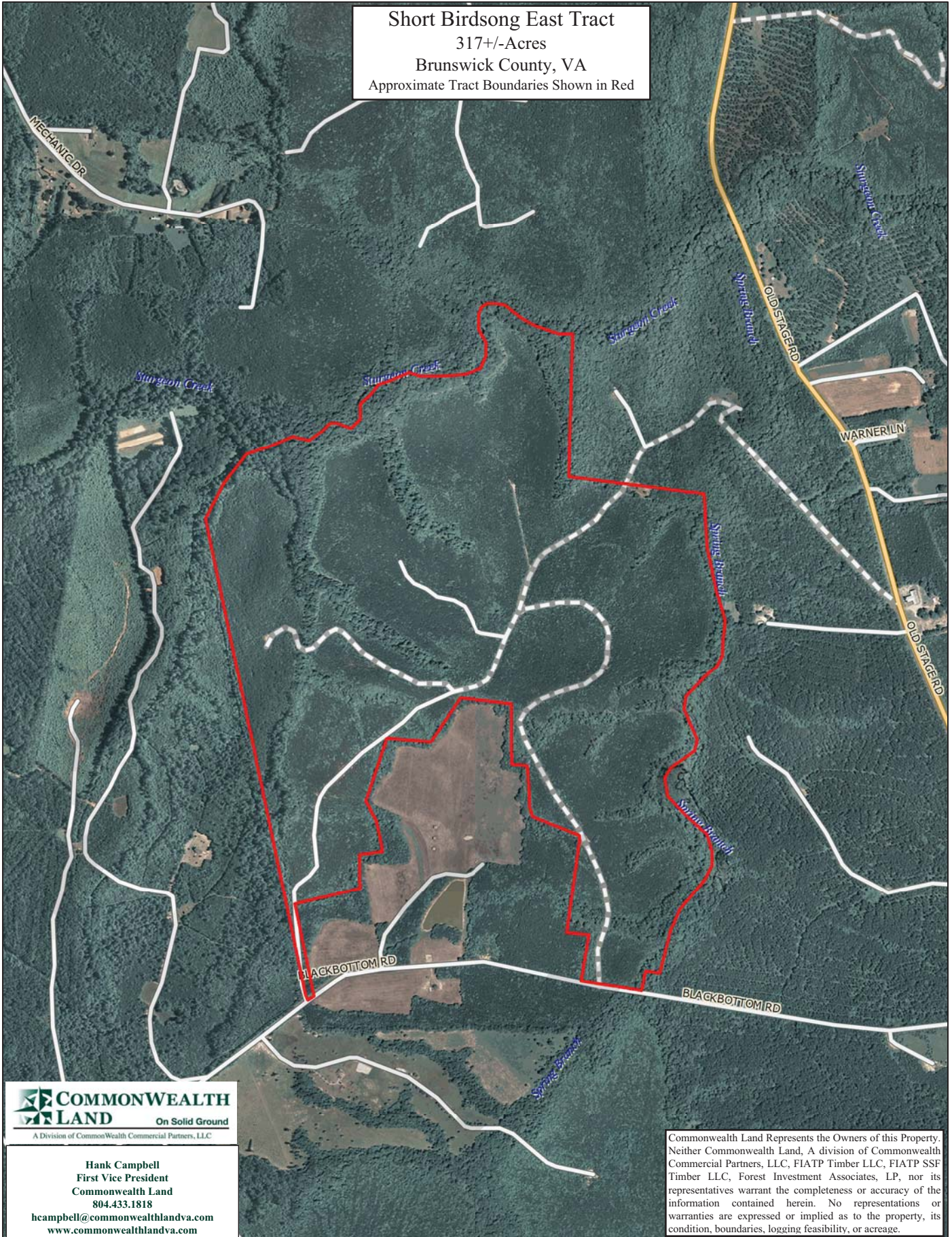


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Short Birdsong East Tract  
317+/- Acres  
Brunswick County, VA  
Approximate Tract Boundaries Shown in Red



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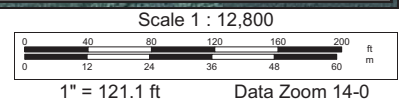
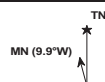
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## Short Birdsong East Tract Photos



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