

# Timberland Investment Opportunity

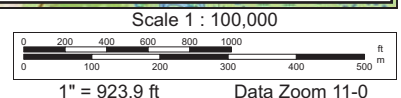
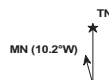
## Block 85-79 - 247+/- Acres - Southampton County, VA



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# Tract Summary Data

## Block 85-79 - 247+/- Acres - Southampton County, VA

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

**\*Located Approximately 1.5 Miles East of the Town of Boykins with Approximately 2,565' of Frontage along VSR743 (Burnt Reed Rd.)**

**\*Level Site with Ample Interior Road System**

**\*Timber Comprised of 84+/-Acres of Loblolly Pine Established in 1994, 123+/-Acres of Loblolly Pine Established in 2005 with the Remaining Balance in Mixed Hardwood**

**\*Currently Zoned A-1 (Agricultural) and Identified as Tax Map Parcel #112-8A**

**\*N36-34.491 W77-10.163**

**\* Frontage on Burnt Reed Creek and Excellent Wildlife Habitat with Strong Populations of Deer & Turkeys**

**\*Directions - Take VSR35 South into the Town of Boykins, Then Take a Left on VSR670 (Number 8 Schoolhouse Rd.) and Travel 1.45 Miles, Then Take a Right on VSR743 (Burnt Reed Rd.) and Travel Approximately 1,800' Where the Property Begins on the Left**

**\*Contact Brokers For More Details**

**\*Offered For \$330,000**

**Contact:**

**Hank Campbell**

**First Vice President**

**Commonwealth Land**

**Office: 804.433.1818**

**Fax: 804.346.5901**

**Cell: 804.334.3136**

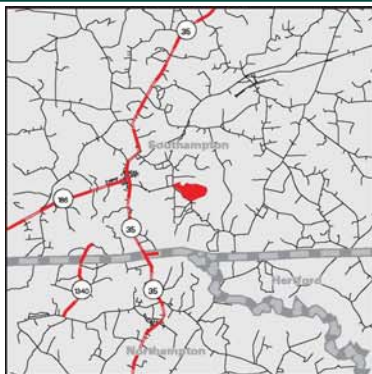
**hcampbell@commonwealthlandva.com**

**Property Information is Available at *Commonwealthlandva.com, LandsofAmerica.com and LandWatch.com***



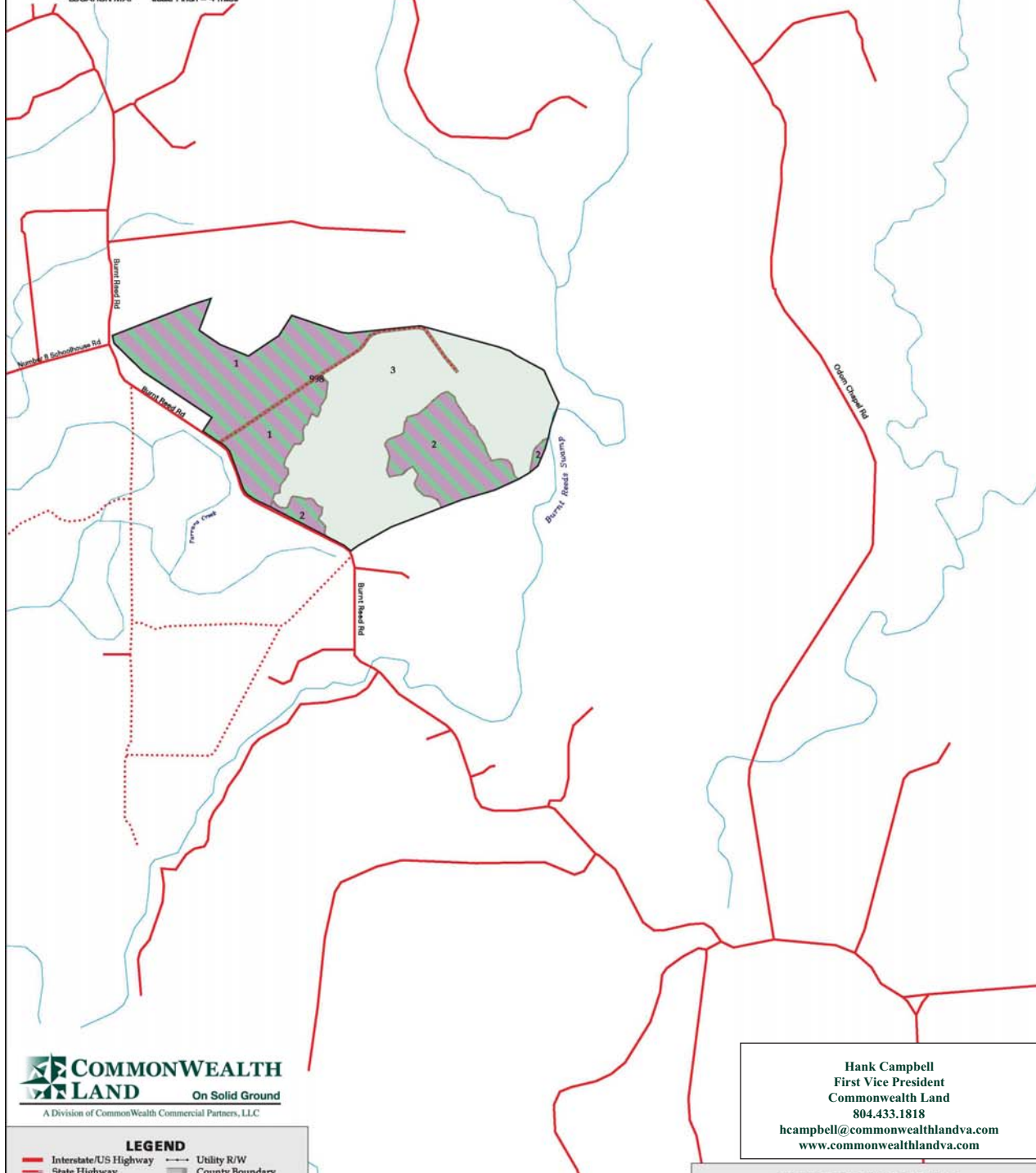
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Mailing: P.O. Box 71150, Richmond, VA 23255  
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LOCATION MAP scale 1 inch = 4 miles

| COMP-STAND         | DESCRIPTION | YEAR | ACRES  |
|--------------------|-------------|------|--------|
| 500-1              | PHBBN4NL    | 1994 | 83.9   |
| 500-2              | PHURN4NL    | 1976 | 37.05  |
| 500-3              | LBURP1YL    | 2005 | 123.47 |
| 500-998            | UDNAO4NL    | 0    | 2.34   |
| <b>TOTAL = 247</b> |             |      |        |



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| LEGEND |                       |
|--------|-----------------------|
|        | Interstate/US Highway |
|        | State Highway         |
|        | County/City Road      |
|        | Company Grade Road    |
|        | Woods Trail           |
|        | Perennial Stream      |
|        | Intermittent Stream   |
|        | Railroad              |
|        | Utility R/W           |
|        | County Boundary       |
|        | State Boundary        |
|        | Water                 |
|        | 25 Stand Number       |
|        | PINE/HARDWOOD         |
|        | PLANTED PRIMERCH PINE |
|        | UNDEFINED             |

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#### TIMBER TYPE MAP

CLIENT: FIA  
FUND: FIA TP  
PROPERTY: FRANKLIN  
TRACT: BLOCK 85-79 - BL579  
COUNTY, STATE: SOUTHAMPTON, VA



12/10/09

This map is intended for planning purposes only



# Condition Summary Report

## Parameters:

**Client:** FIA TP  
**MU:** FRANKLIN

**Tract:** BLOCK 85-79 (14535000)  
**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     | 123.47        | 50.0 | 0.00         | 0.00         | 0.00          | 0.00            | 0.00          | 0.00        | 0.00        |
| Non-Convertible | 123.29        | 50.0 | 57.38        | 81.25        | 322.57        | 1,446.00        | 549.50        | 0.00        | 0.00        |
|                 | <b>246.76</b> |      | <b>57.38</b> | <b>81.25</b> | <b>322.57</b> | <b>1,446.00</b> | <b>549.50</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<br>Established           | Stand<br>Age | Planted<br>Acres | Natural<br>Acres | Total<br>Acres |
|-------------------------------|--------------|------------------|------------------|----------------|
| 2005                          | 5            | 123.47           | 0.00             | 123.47         |
| <b>Pre-Merchantable Total</b> |              | <b>123.47</b>    | <b>0.00</b>      | <b>123.47</b>  |

## Timber Type Summary - Acreage By Timber Type

| Timber Type  | Acres         |
|--------------|---------------|
| Non-Forest   | 2.34          |
| Pine Natural | 120.95        |
| Pine Planted | 123.47        |
| <b>Total</b> | <b>246.76</b> |

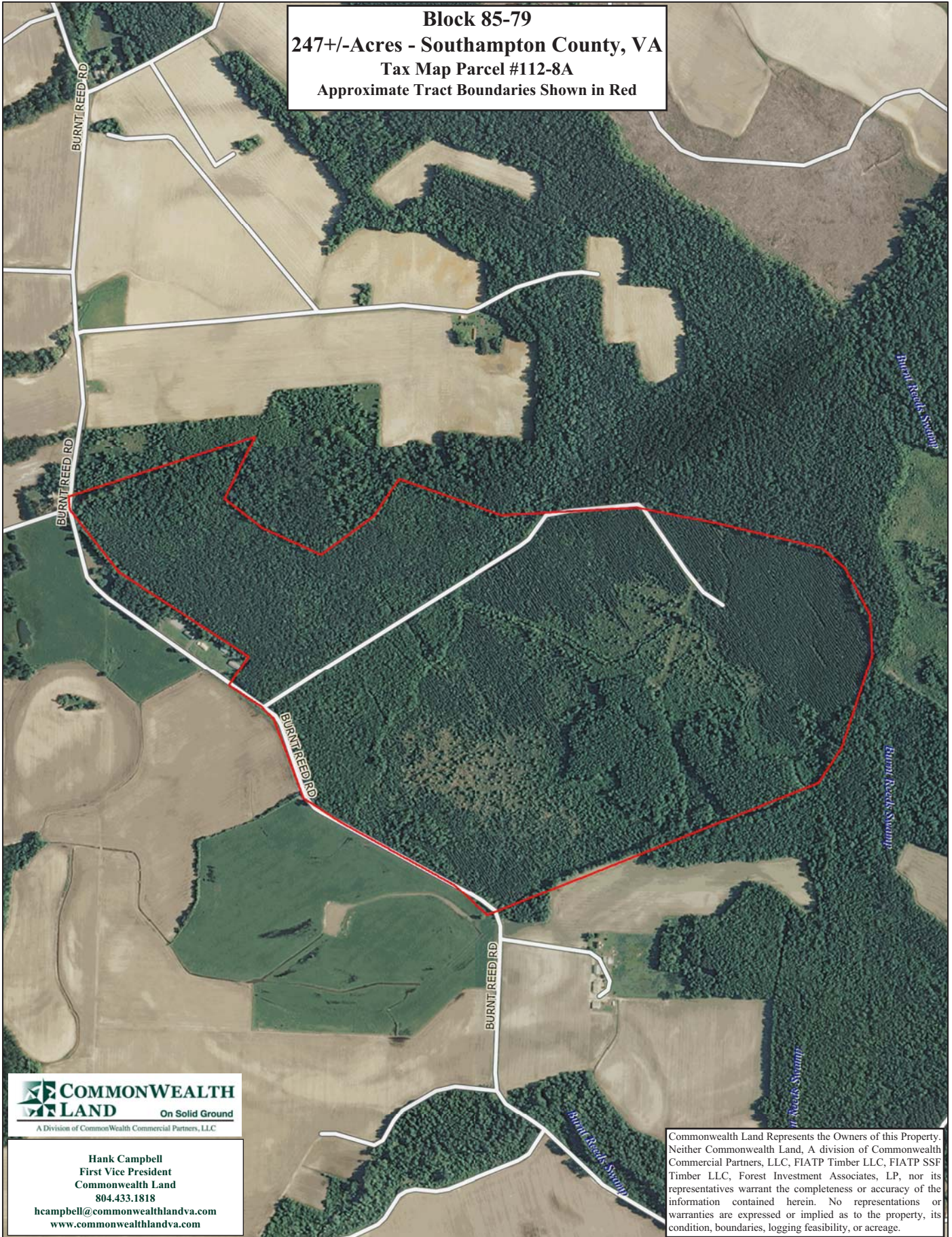


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**Tax Map Parcel #112-8A**  
**Approximate Tract Boundaries Shown in Red**



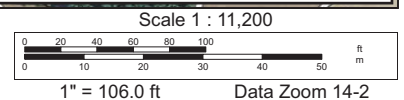
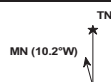
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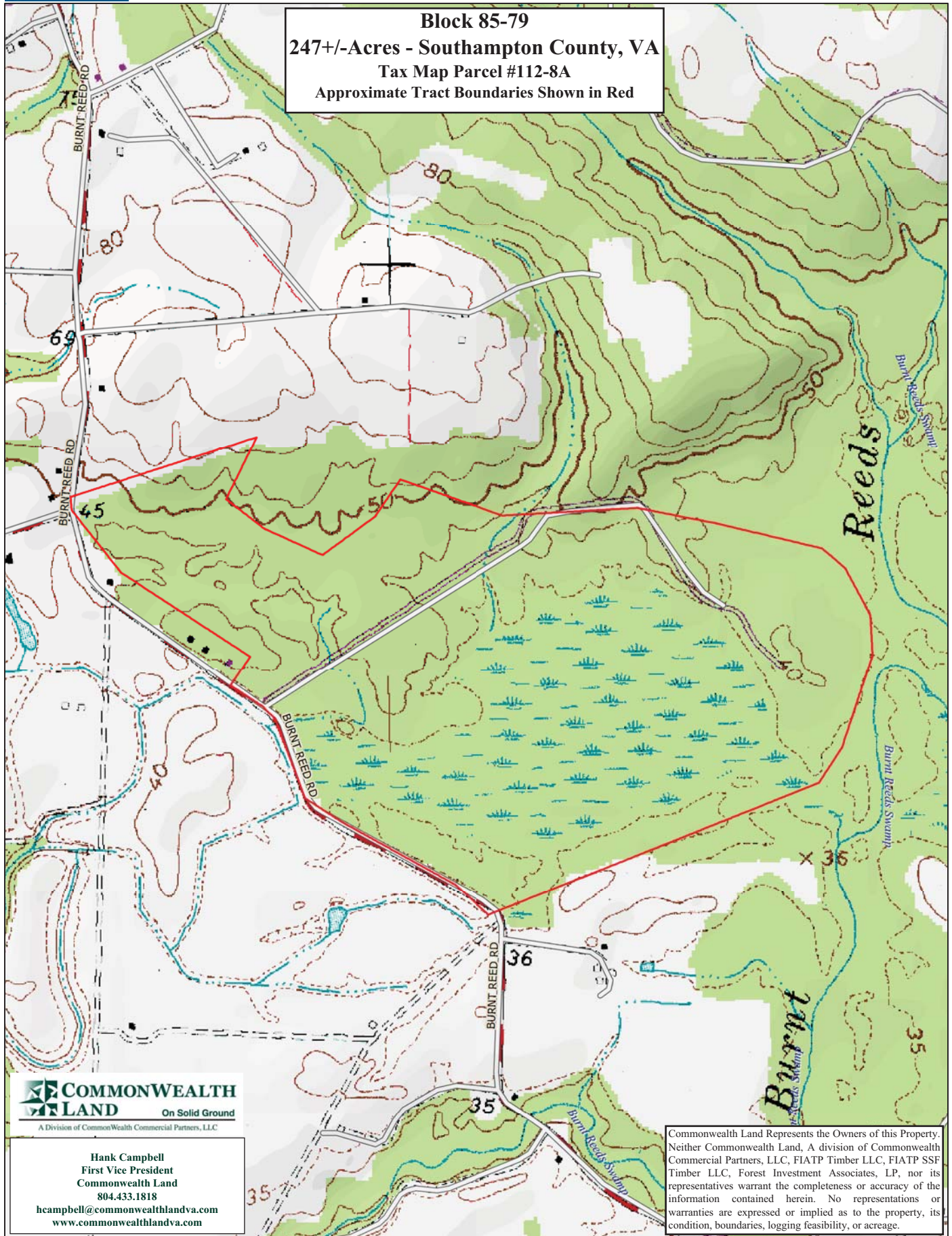
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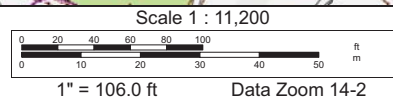
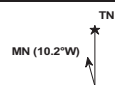
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