

# Timberland Investment Opportunity

## Presson-White Tract - 343+/- Acres - Surry County, VA



A Division of Commonwealth Commercial Partners, LLC

**Hank Campbell**  
First Vice President  
Commonwealth Land  
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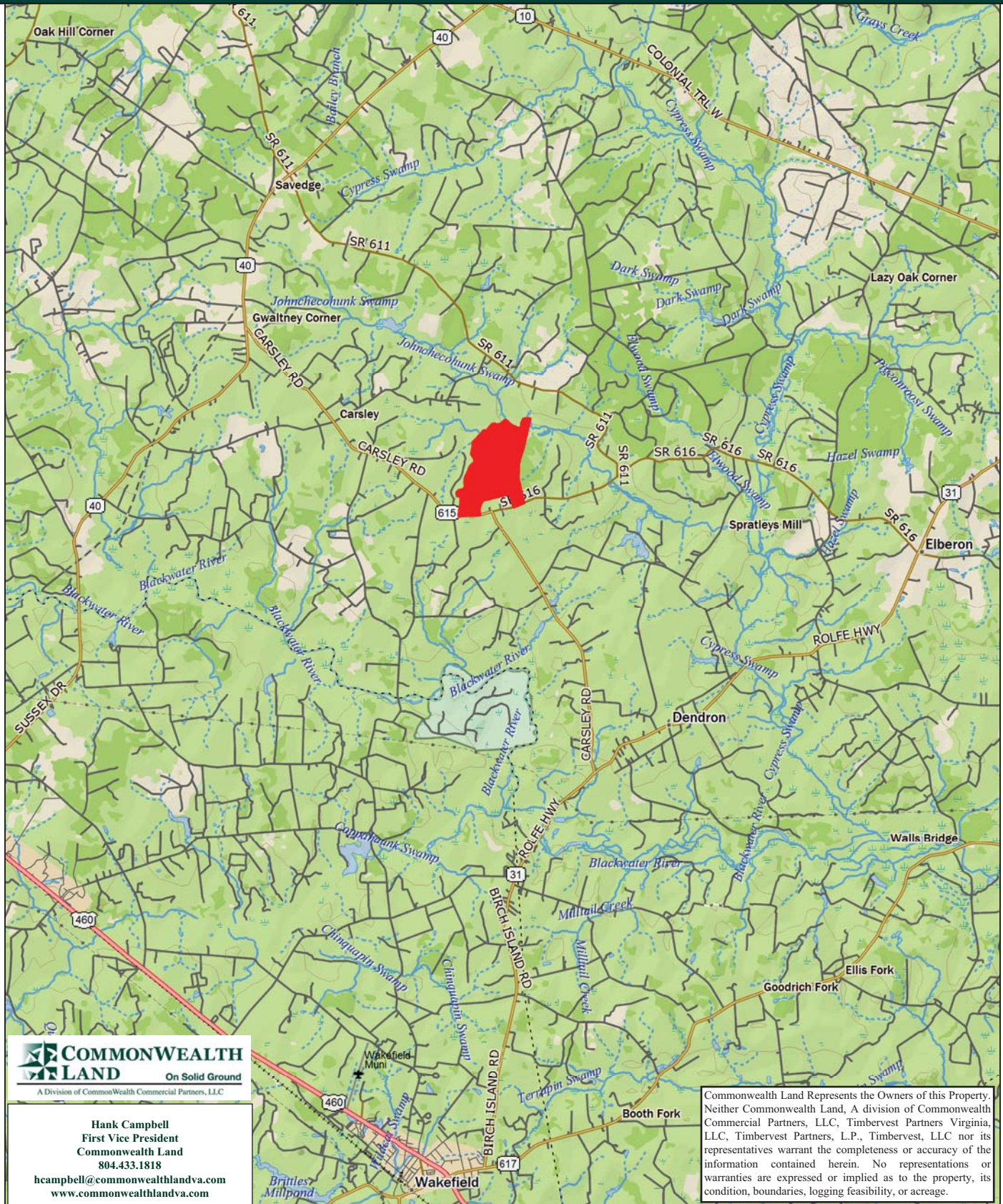
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# Location Map

Presson-White Tract 343+/- Acres - Surry County, VA



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# Tract Summary Data

## Presson-White Tract - 343+/- Acres - Surry County, VA

**\*Strong Timberland Investment Opportunity Located in Surry County Offering Significant Merchantable Timber Volumes as well as Excellent Recreation Potential**

**\*Located North of Wakefield Near Carsley with Approximately 1,800' of Frontage along VSR615(Carsley Road)**

**\*The Timber on the Site is Comprised of 153.8+/-acres of Planted Loblolly Pine Established in '83 (thinned), 78.3+/-acres of Natural Loblolly Pine established in '90 (thinned), 23.7+/-acres of Planted Loblolly Pine established in '95, 11+/-acres of Natural Loblolly Pine established in '73, 13+/-acres of Natural Upland Hardwood established in '50 with the Remaining Balance in Bottomland Hardwood**

**\*Level Site with Well-Maintained Internal Road System Throughout the Property as well as Frontage Along the Johnchecohunk Swamp Offering Excellent Wildlife Habitat and Strong Populations of Deer and Turkeys**

**\*Electricity and Phone Available at the State Road**

**\*Currently Zoned AR (Agricultural Rural) and Identified as Tax Map Parcels #37-30 & 30A**

**\*N37-4.821' W76-58.755'**

**\*Directions - From Richmond take I-95 South to Exit #61A (VSR10 - E. Hundred Rd.) and Travel East on VSR10 for Approximately 26 Miles. Turn Right on VSR611(Salisbury Rd.) and Travel Approximately 3.2 Miles to VSR40(Martin Luther King Hwy.) and then Turn Right and Travel 1.6 Miles. Turn Left on VSR616 (Carsley Rd.) and Travel Approximately 3.35 Miles where the Property Begins on the Left**

**\*Contact Broker For More Details**

**\*Offered For \$755,304.00**

### Contact:

**Hank Campbell**

**First Vice President**

**Commonwealth Land**

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



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TIMBERVEST

Mapping #002540  
Accounting #011900

# Presson - White

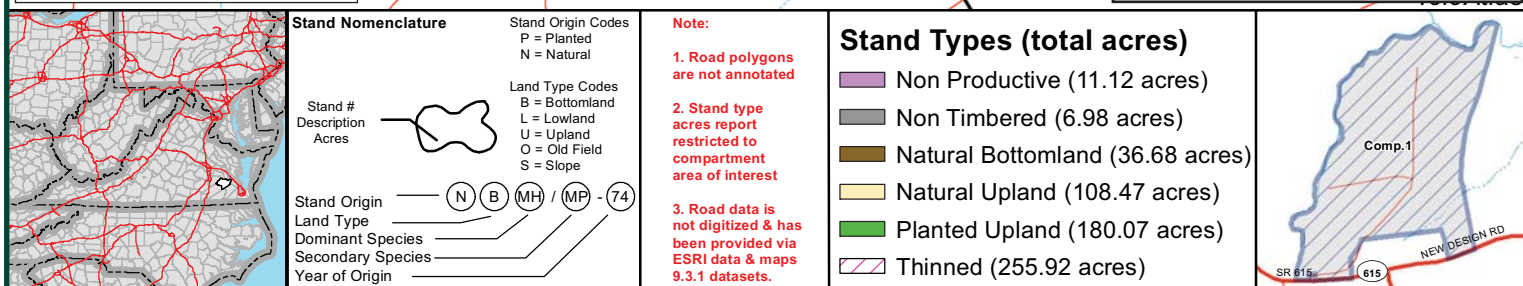
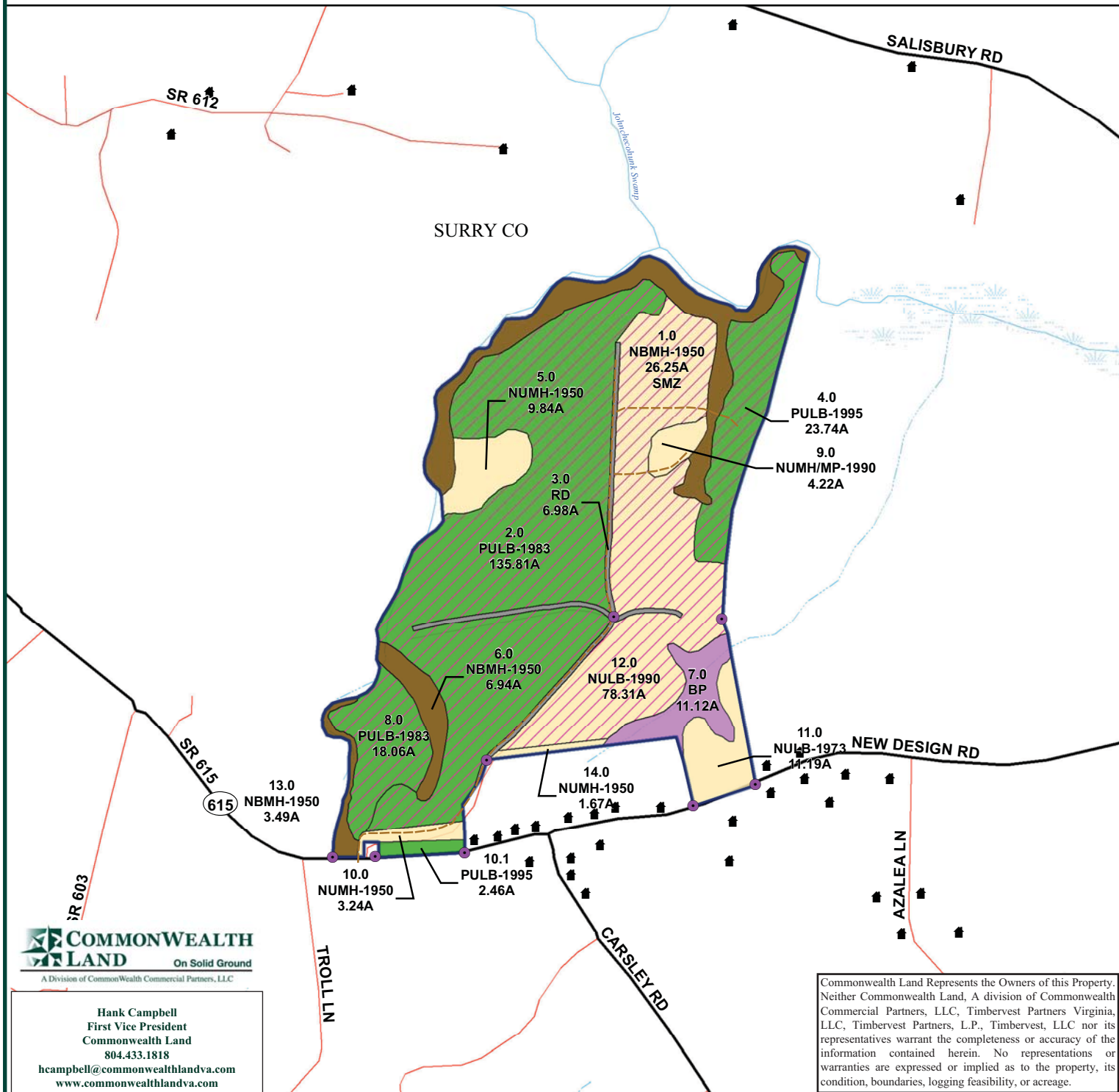
## Compartment 1

Surry County, VA  
343.32 Acres

Timbervest Partners, LP  
Countryside Purchase Unit



0 1,320 Feet



| Volume Summary  |        |               |              |          |                |                   |                   |                    |
|-----------------|--------|---------------|--------------|----------|----------------|-------------------|-------------------|--------------------|
| Tract           | Acres  | Pine Pulpwood | Pine Topwood | Pine CNS | Pine Sawtimber | Hardwood Pulpwood | Hardwood Top Wood | Hardwood Sawtimber |
| Presson - White | 343.32 | 8532.68       | 490.30       | 6675.53  | 2659.25        | 1854.91           | 641.59            | 1675.55            |

| Premerch Summary |       |
|------------------|-------|
| Tract            | Acres |
| Presson - White  | 0.00  |

| Land Type       |        |     |
|-----------------|--------|-----|
| Presson - White | 343.32 |     |
| Upland          | 288.54 | 84% |
| Bottomland      | 36.68  | 11% |
| Non-Forest      | 18.10  | 5%  |

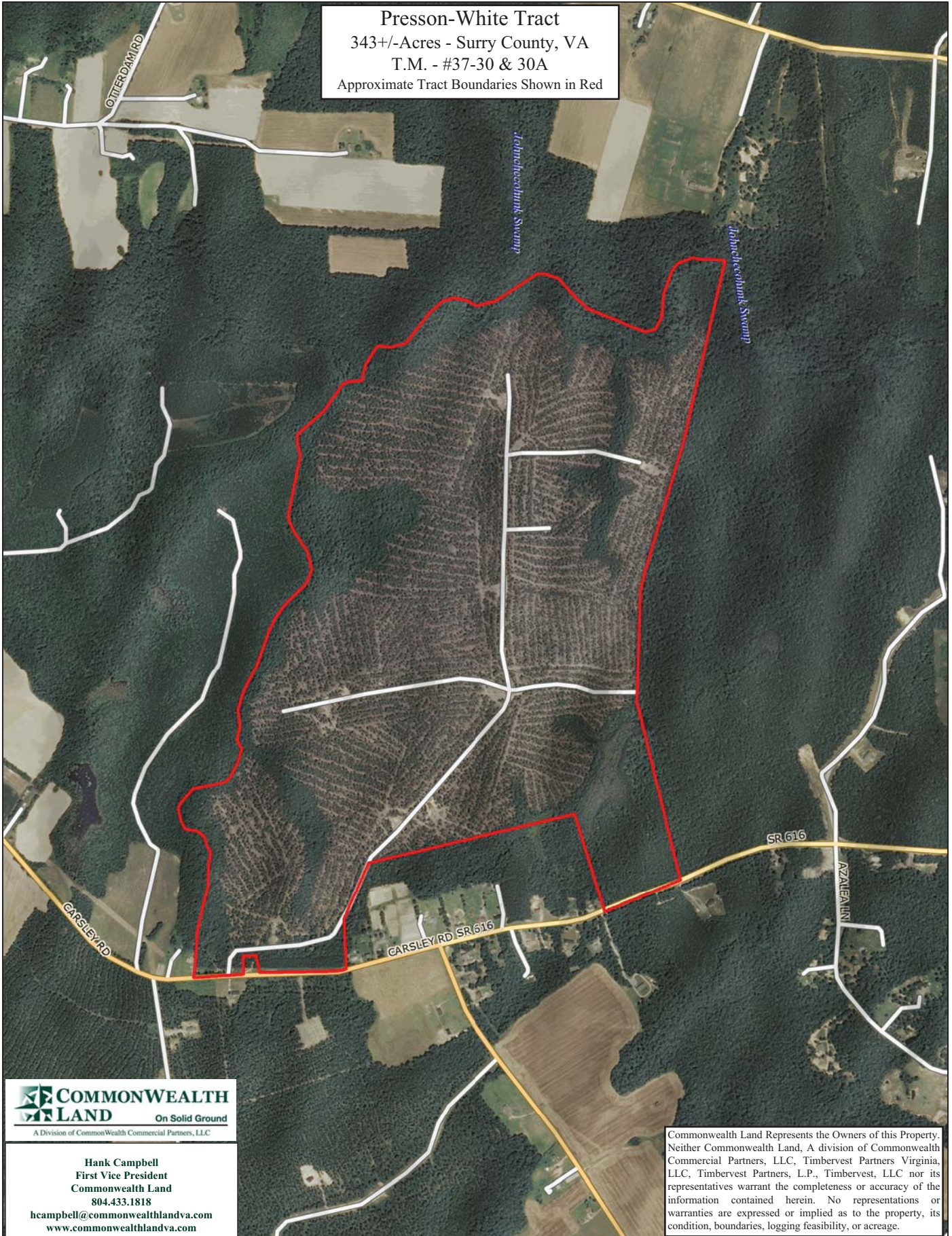


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**Presson-White Tract**  
 343+/-Acres - Surry County, VA  
 T.M. - #37-30 & 30A  
 Approximate Tract Boundaries Shown in Red



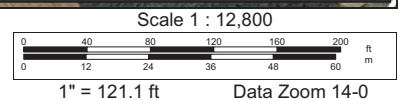
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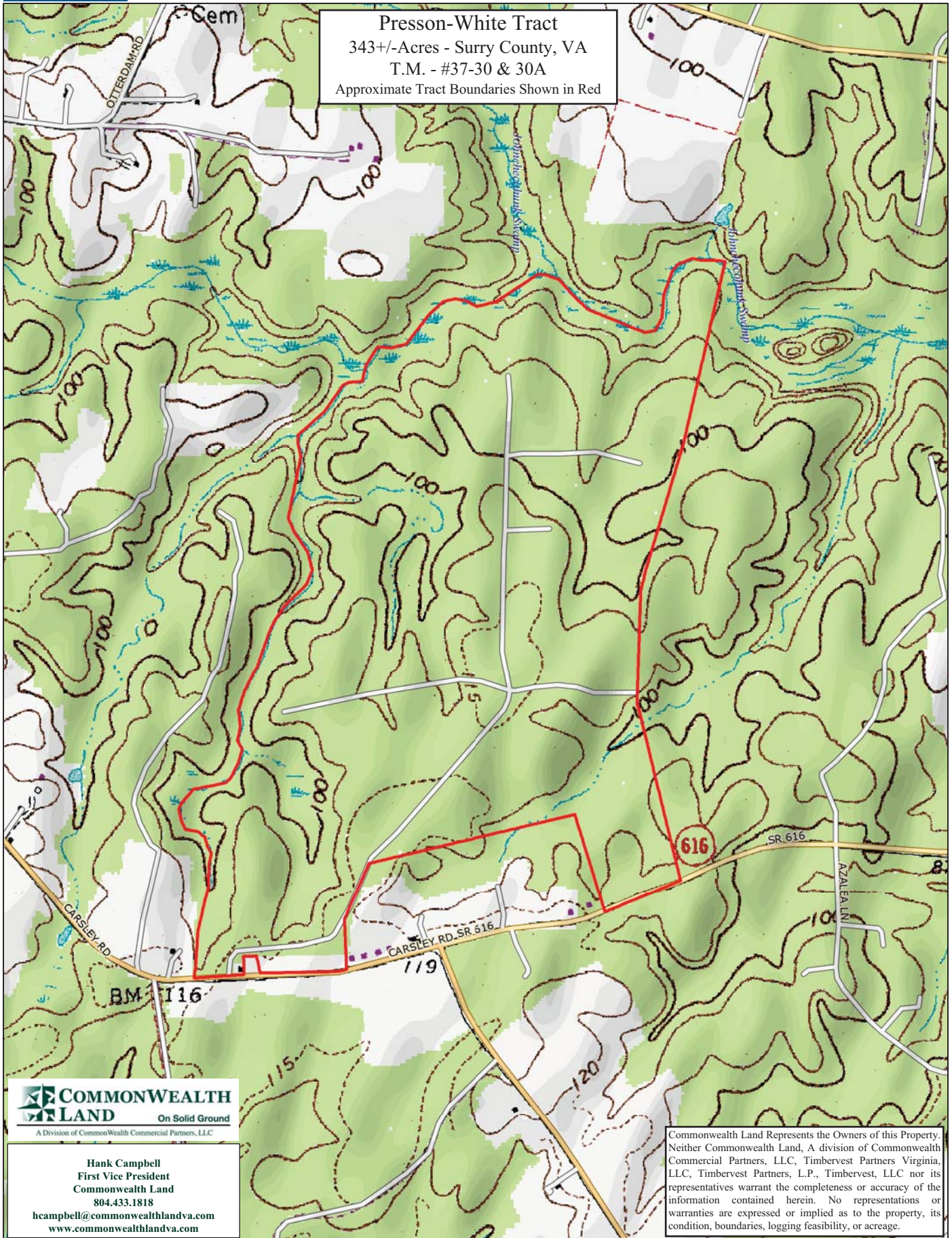
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**COMMONWEALTH LAND**  
 On Solid Ground  
 A Division of Commonwealth Commercial Partners, LLC

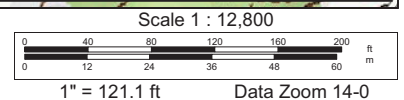
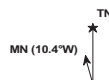
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## Presson-White Tract Photos



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