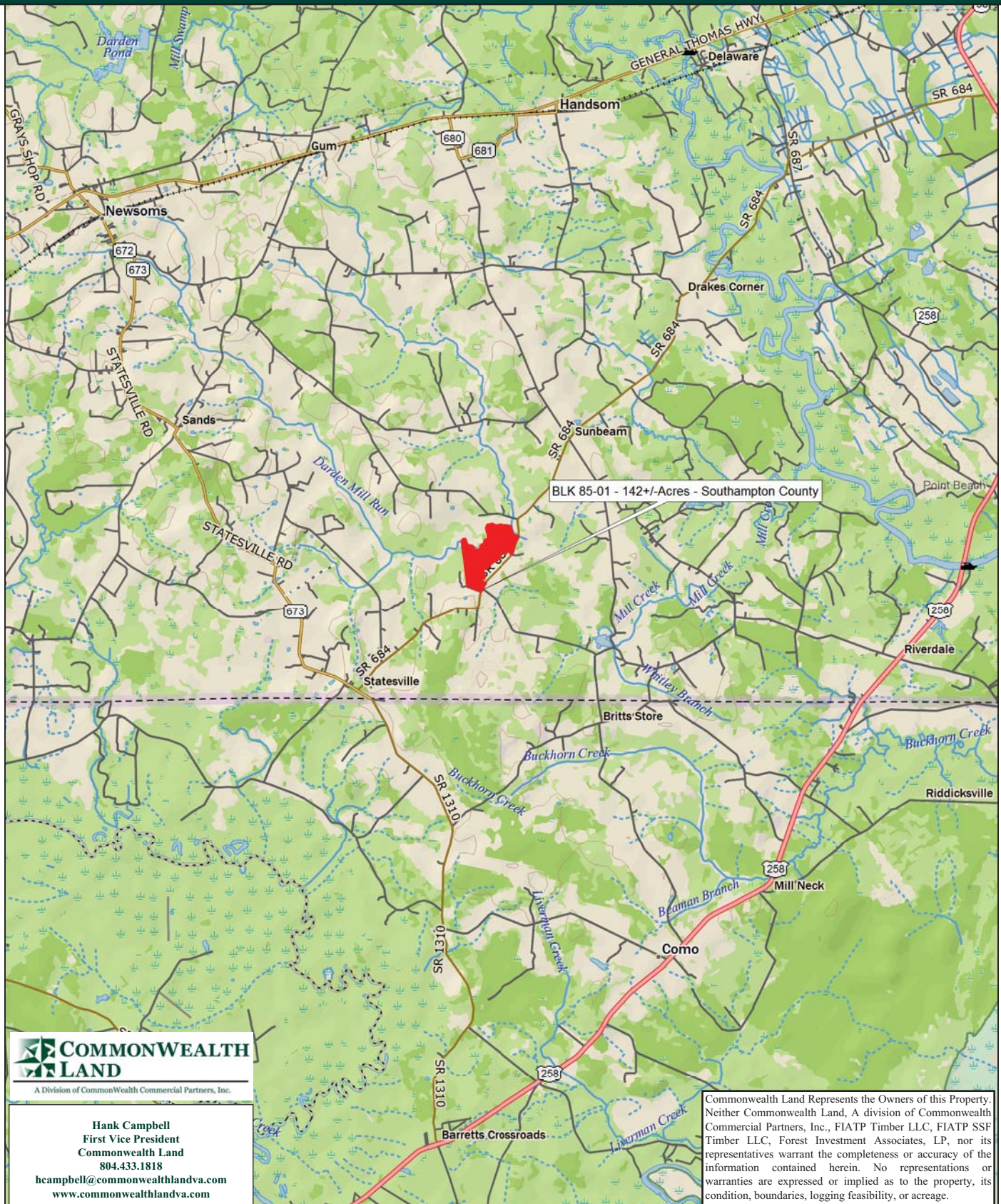


# Timberland Investment Opportunity

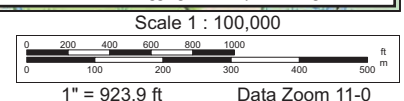
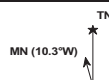
## Block 85-01 - 145+/- Acres - Southampton County, VA



Data use subject to license.

© DeLorme. XMap® 8.

www.delorme.com





# Tract Summary Data

## Block 85-01- 145+/- Acres - Southampton County, VA

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

**\*Located Near Statesville with Frontage Along VSR684 (Monroe Rd.)**

**\*Timber Comprised of Planted Loblolly Pine with 107+/-Acres Established in '01 with the Remaining Balance of the Tract in Branch Bottom.**

**\*Currently Zoned A1 (Agricultural) and Identified as Tax Map Parcel #115-33**

**\*N36-33.783' W77-2.785'**

**\*Level Site with Good Internal Road System and Frontage along Mill Creek Offering Excellent Wildlife Habitat and Strong Populations of Deer & Turkeys**

**\*Directions - Take US58 East to Franklin and then take US258 South for 1.2 Miles. Take a Right on VSR684 (Sycamore Church Rd.) and Travel Approximately 2.4 Miles, then Take a Left on VSR684 (Monroe Rd.) and Travel 5.5 Mile Where the Property Begins on the Right.**

**\*Contact Broker For More Details**

**\*Offered For \$225,000**

### **Contact:**

**Hank Campbell**

**First Vice President**

**Commonwealth Land**

**Office: 804.433.1818**

**Fax: 804.346.5901**

**Cell: 804.334.3136**

**[hcampbell@commonwealthlandva.com](mailto:hcampbell@commonwealthlandva.com)**

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

77°3'30"W

77°3'0"W

77°2'30"W

77°2'0"W

MU	TRACT	COMP	STAND	DESCRIPTION	YEAR EST.	ACRES
FRANKLIN	BLOCK 85-01	520	4	LBURPY1L	2001	106.99
FRANKLIN	BLOCK 85-01	520	14	SHBBNN5L	1909	38.72
<b>TOTAL =</b>						<b>145.71</b>

Mary Hunt Rd

Southampton

4

14

Barries

Monroe Rd

Docty's

725



A Division of Commonwealth Commercial Partners, Inc.

**Hank Campbell**  
First Vice President  
Commonwealth Land  
804.433.1818

hcampbell@commonwealthlandva.com  
www.commonwealthlandva.com

Commonwealth Land Represents the Owners of this Property. Neither Commonwealth Land, A division of Commonwealth Commercial Partners, Inc., FIATP Timber LLC, FIATP SSF Timber LLC, Forest Investment Associates, LP, nor its representatives warrant the completeness or accuracy of the information contained herein. No representations or warranties are expressed or implied as to the property, its condition, boundaries, logging feasibility, or acreage.

FRANKLIN - BLOCK 85 - 01

Southampton Co., VA - Subject Area



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.

11/26/2012

ben.graham@amforem.biz

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



0 330 660 1,320  
Feet

77°3'30"W

77°3'0"W

77°2'30"W

77°2'0"W

36°34'30"N

36°34'0"N

36°33'30"N

# Condition Summary Report

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

**Tract:** BLOCK 85-01  
**Compartment:** SUBJECT PROPERTY

## 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	106.99	73.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Non-Convertible	38.72	26.57	137.16	115.69	592.93	1,084.38	0.00	0.00	0.00
	<b>145.71</b>		<b>137.16</b>	<b>115.69</b>	<b>592.93</b>	<b>1,084.38</b>	<b>0.00</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	0.00	0.00	0.00
2003	9	0.00	0.00	0.00
2002	10	0.00	0.00	0.00
2001	11	106.99	0.00	106.99
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>106.99</b>	<b>0.00</b>	<b>106.99</b>

## Timber Type Summary - Acreage By Timber Type

Timber Type	Acres
Cutover	0.00
Hardwood	38.72
Natural Pine	0.00
Non-Forest	0.00
Planted Pine	106.99
Seeded Pine	0.00
<b>Total</b>	<b>145.71</b>



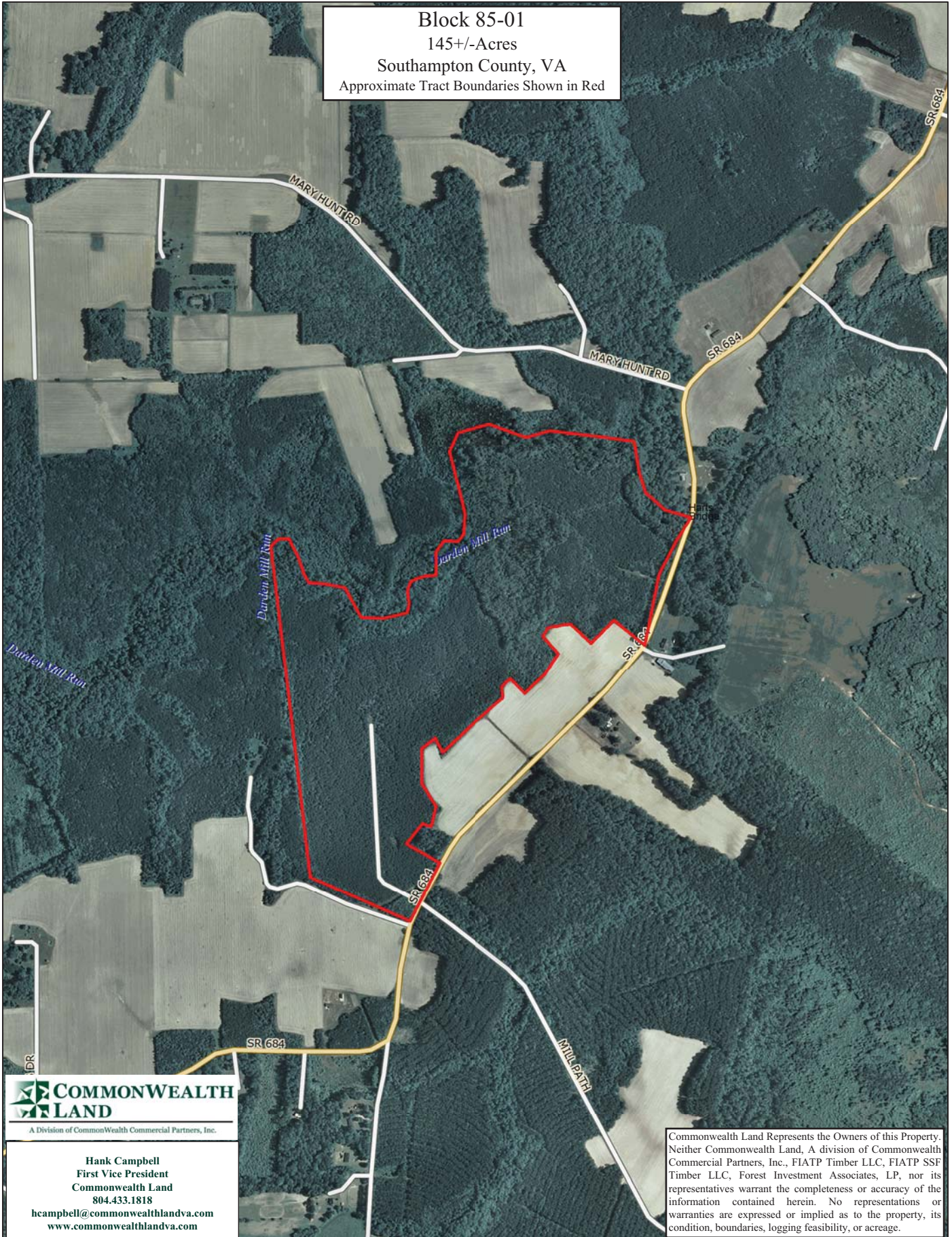
A Division of Commonwealth Commercial Partners, Inc.

Hank Campbell  
First Vice President  
Commonwealth Land  
804.433.1818  
hcampbell@commonwealthlandva.com  
www.commonwealthlandva.com

Commonwealth Land Represents the Owners of this Property. Neither Commonwealth Land, A division of Commonwealth Commercial Partners, Inc., FIATP Timber LLC, FIATP SSF Timber LLC, Forest Investment Associates, LP, nor its representatives warrant the completeness or accuracy of the information contained herein. No representations or warranties are expressed or implied as to the property, its condition, boundaries, logging feasibility, or acreage.



Block 85-01  
145+/-Acres  
Southampton County, VA  
Approximate Tract Boundaries Shown in Red

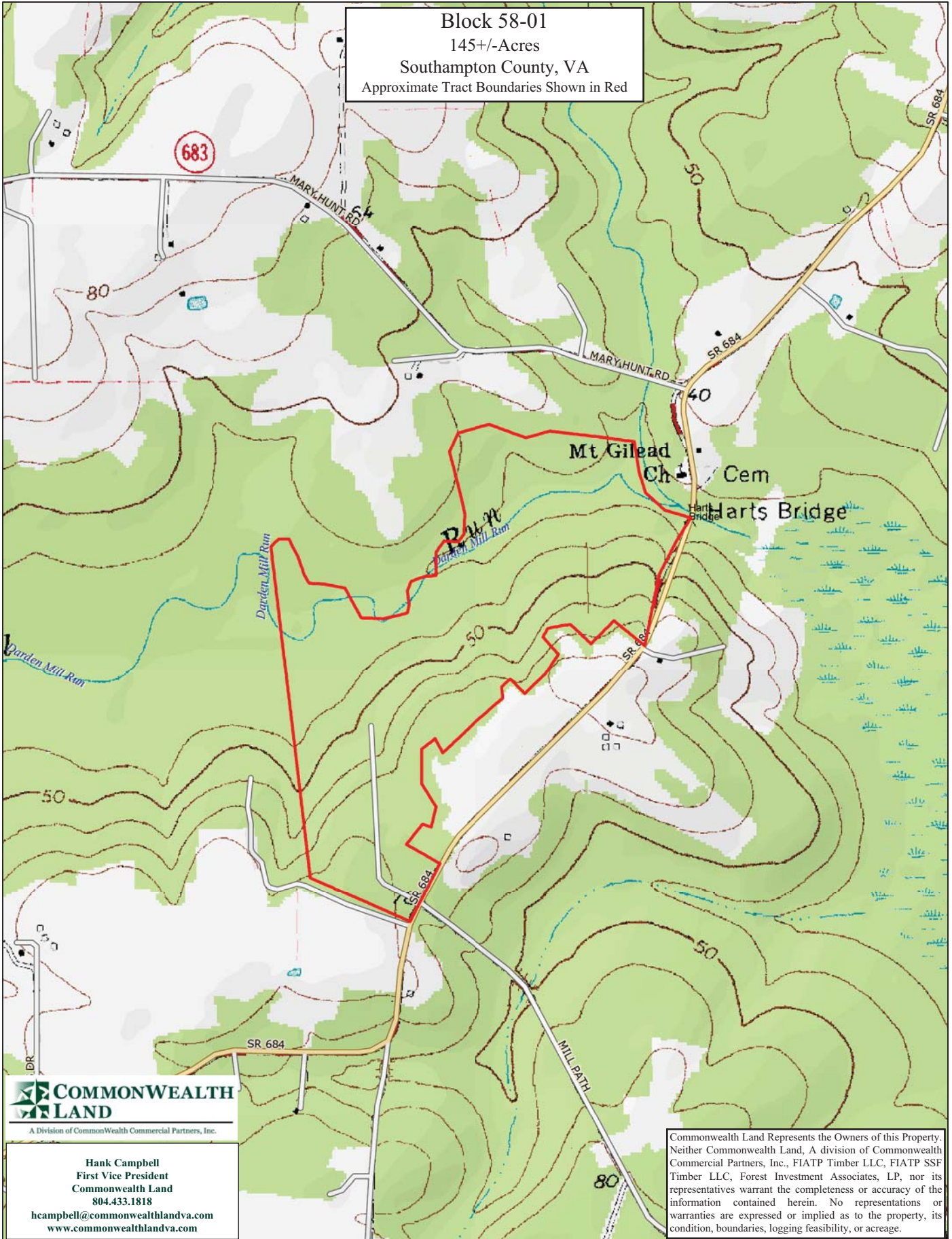


**COMMONWEALTH LAND**  
A Division of Commonwealth Commercial Partners, Inc.

**Hank Campbell**  
First Vice President  
Commonwealth Land  
804.433.1818  
hcampbell@commonwealthlandva.com  
www.commonwealthlandva.com

Commonwealth Land Represents the Owners of this Property. Neither Commonwealth Land, A division of Commonwealth Commercial Partners, Inc., FIATP Timber LLC, FIATP SSF Timber LLC, Forest Investment Associates, LP, nor its representatives warrant the completeness or accuracy of the information contained herein. No representations or warranties are expressed or implied as to the property, its condition, boundaries, logging feasibility, or acreage.

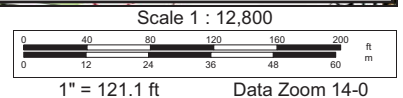
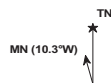




Data use subject to license.

© DeLorme. XMap® 8.

www.delorme.com





## Block 58-01 Photos



A Division of Commonwealth Commercial Partners, Inc.

**Hank Campbell**  
First Vice President  
Commonwealth Land  
804.433.1818

[hcampbell@commonwealthlandva.com](mailto:hcampbell@commonwealthlandva.com)  
[www.commonwealthlandva.com](http://www.commonwealthlandva.com)

Commonwealth Land Represents the Owners of this Property. Neither Commonwealth Land, A division of Commonwealth Commercial Partners, Inc., FIATP Timber LLC, FIATP SSF Timber LLC, Forest Investment Associates, LP, nor its representatives warrant the completeness or accuracy of the information contained herein. No representations or warranties are expressed or implied as to the property, its condition, boundaries, logging feasibility, or acreage.