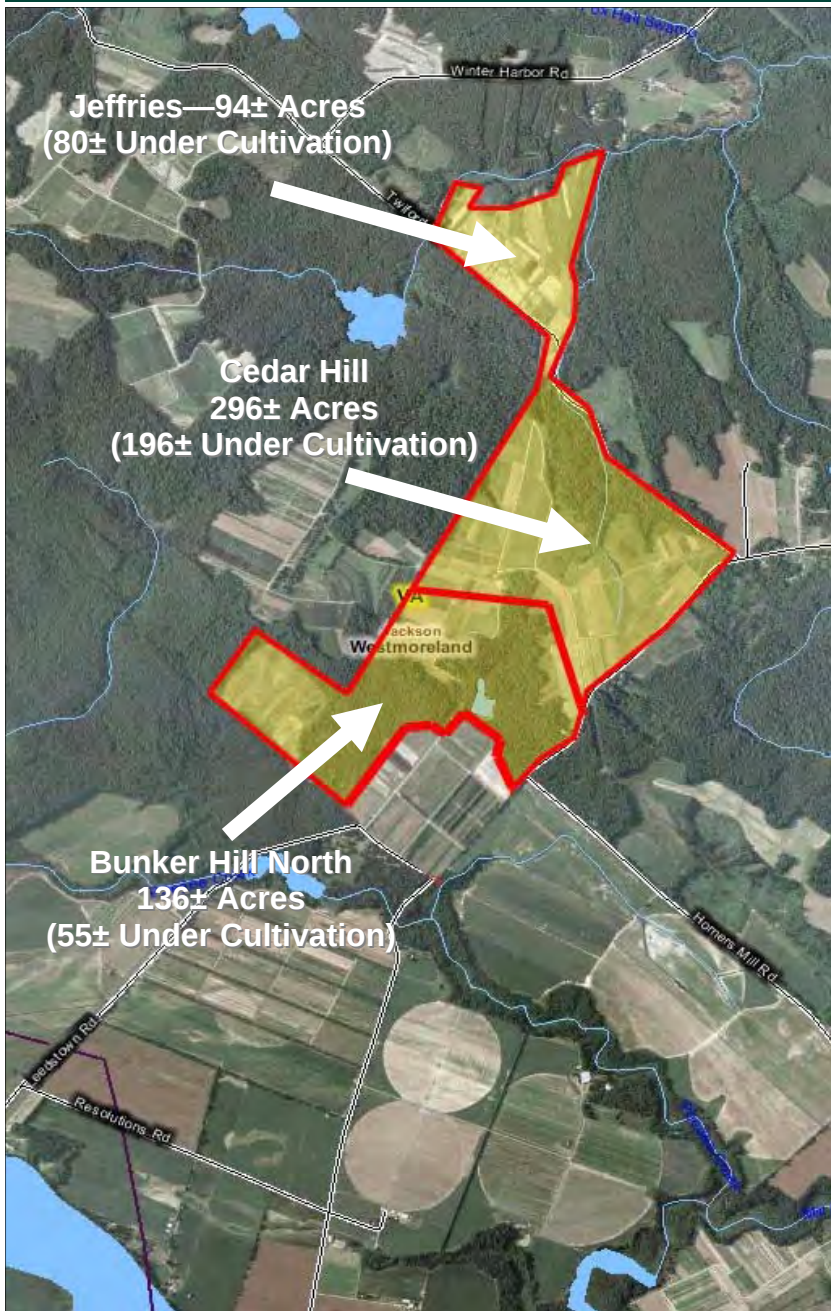


Farms at Leedstown



FOR SALE THREE FARMS

Jeffries—94± Acres
\$350,000

Cedar Hill—296± Acres
\$900,000

Bunker Hill North
136± Acres
\$460,000

330± Acres Under Cultivation



A home, timber, excellent road frontage in a wonderful agricultural and historic area. Thirty-five minutes to Fredericksburg via Route 3. Located between the Rappahannock and Potomac Rivers. A-1 Zoning.



A Division of Commonwealth Commercial Partners, Inc.

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*Property Information is Available at
CommonwealthLandVA.com and CommonwealthCommercial.com*

Commonwealth Land represents the owners of this property. Information contained within is deemed reliable but is not guaranteed.

Table of Content

1. Executive Summary

2. Maps and Aerials

- Regional, State and County Maps**
- Property Soil Maps**
- County Topo Map**
- Zoning Map**
- Oil and Gas Lease (Available Upon Request)**

3. Aerial of 526± Acres

4. Westmoreland County Tax maps

5. Ownership Summary

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Executive Summary

CURRENT USE: The Farms at Leedstown is an assemblage of three farms made several decades ago by the present owners for growing nursery stock of Ingleside Plantation Nursery. A shift from field grown stock to container inventory has greatly reduced the acreage needed. Hence, these farms are no longer essential. The owners are negotiable regarding releasing the property to a new owner/tenant or a short-term leaseback.

SUMMARY OF ASSETS: An excerpt of the National Resources Conservation Service soils inventory for these farms is included and describes the soils as predominately Pamunkey, Kempsville and other types, many of which are considered among the best for agricultural production in Tidewater Virginia.

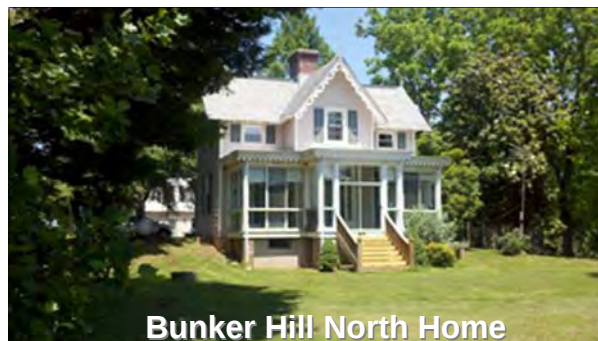
An oil and gas lease has been executed with an exploration company (copy attached). One-half of the mineral rights will be retained by the Seller.

Two blocks of timber have been cruised estimating the value of merchantable timber at approximately \$210,000.

An attractive two-story house over a basement, estimated by the county assessors office to be approximately 4,000 square feet is located on a hill on the Bunker Hill North farm. There is also a modern equipment shed located on Cedar Hill Farm.

HISTORY AND COMMUNITY: All of the farms are located in the Leedstown area of Westmoreland County, the site of the Leedstown Resolutions. The Virginia Department of Historical Resources nearby historical marker reads as follows: *"At Leadstown, seven miles south, an association was formed to resist the enforcement of the Stamp Act, February 27, 1766. The resolutions, drafted by the Revolutionary leader, Richard Henry Lee, were one of the first protests against the Stamp Act and influenced public opinion in all the Colonies."*

Today the area is intensely agricultural, primarily for row crops of corn, small grain and vegetables. A number of plantation homes are nearby, including Liberty, Wirtland, Roxbury, Walnut Hill, Ingleside and Twiford.



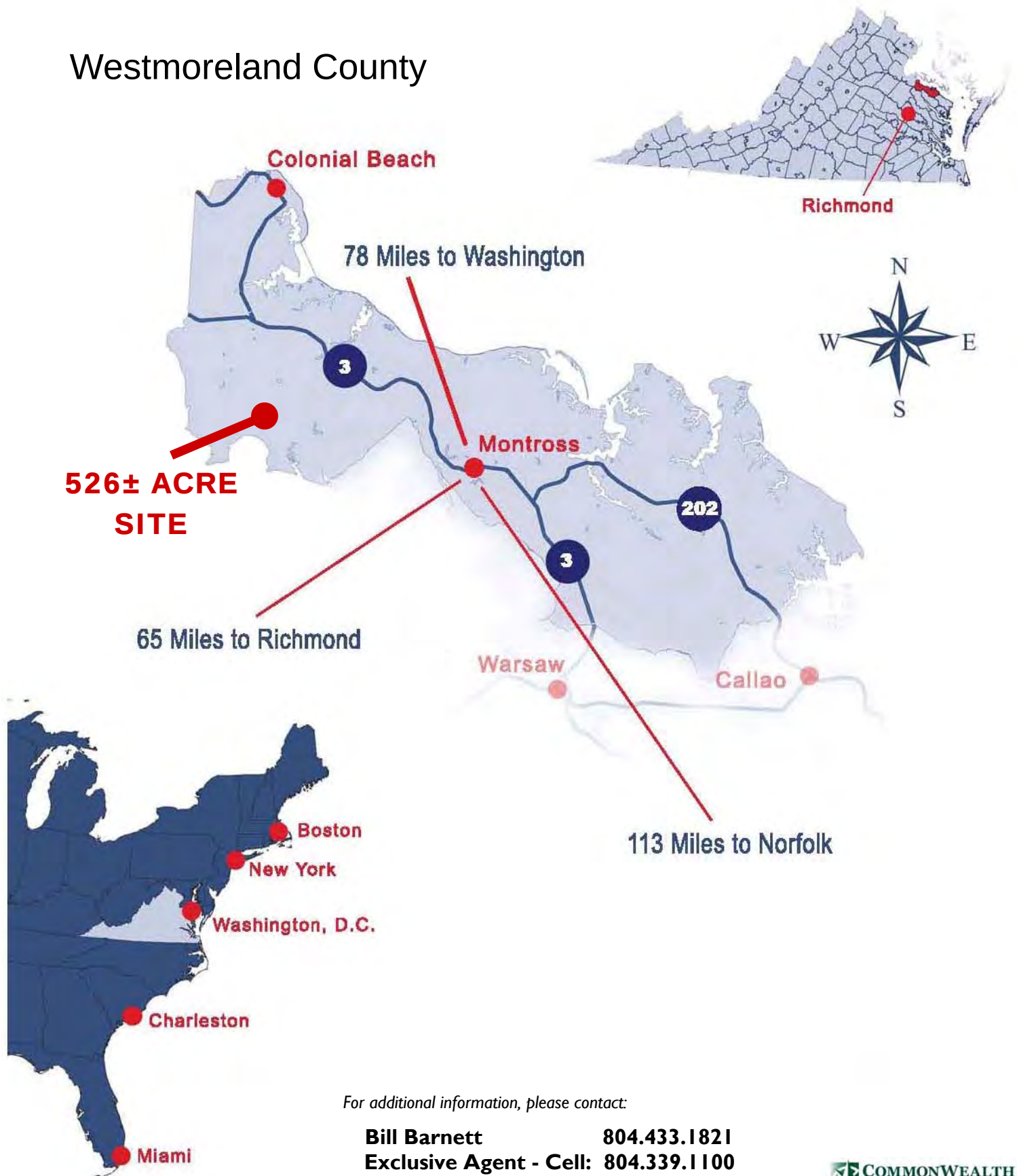
Bunker Hill North Home

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Regional & State Map

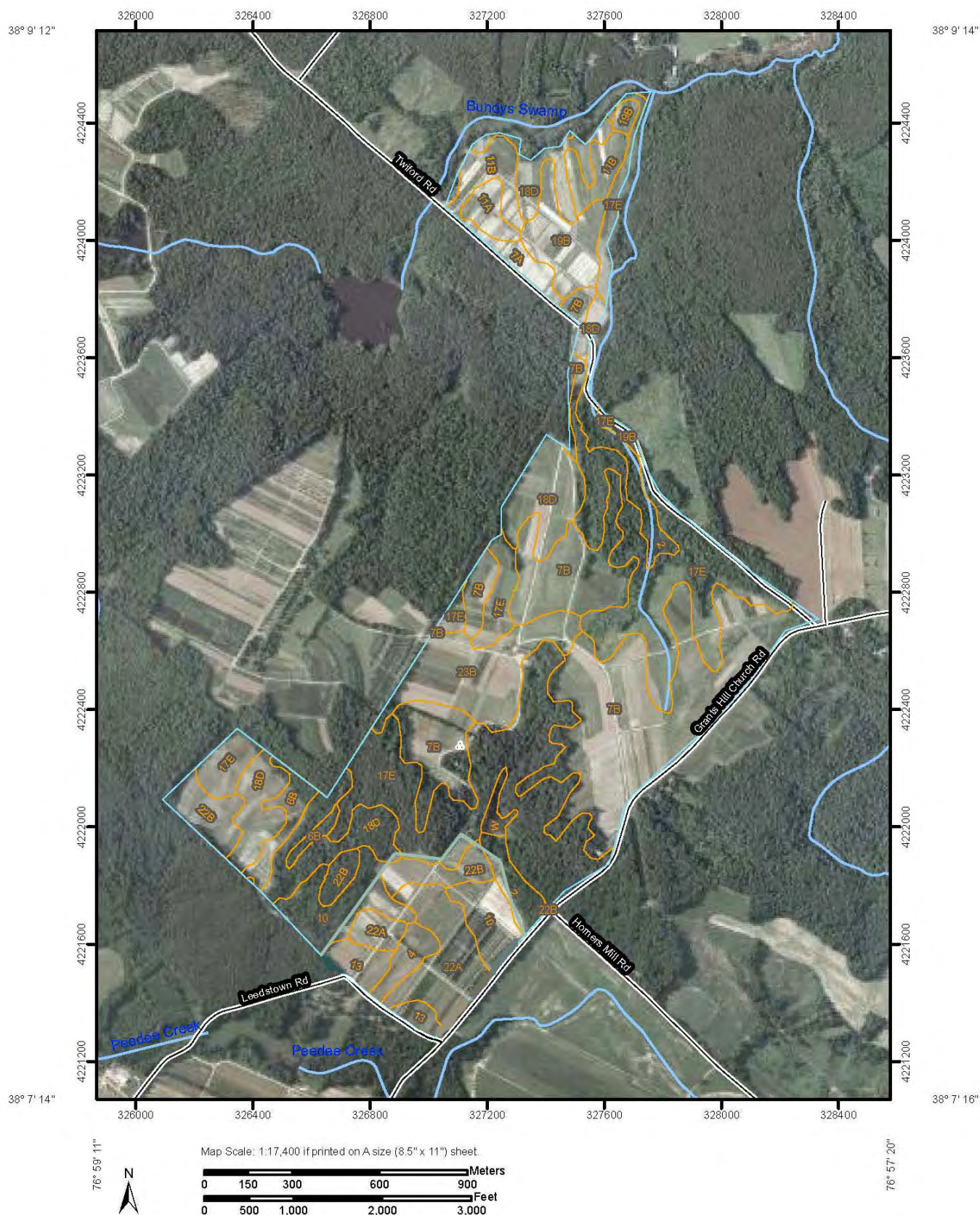
Westmoreland County



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Soil Map Bunker Hill North/Cedar Hill/Jeffries



Legend Bunker Hill North/Cedar Hill/Jeffries

MAP LEGEND

	Area of Interest (AOI)		Very Stony Spot
	Soils		Wet Spot
	Soil Map Units		Other
Special Point Features		Special Line Features	
	Blowout		Gully
	Borrow Pit		Short Steep Slope
	Clay Spot		Other
	Closed Depression	Political Features	
	Gravel Pit		Cities
	Gravelly Spot	Water Features	
	Landfill		Streams and Canals
	Lava Flow	Transportation	
	Marsh or swamp		Rails
	Mine or Quarry		Interstate Highways
	Miscellaneous Water		US Routes
	Perennial Water		Major Roads
	Rock Outcrop		Local Roads
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		
	Spoil Area		
	Stony Spot		

MAP INFORMATION

Map Scale: 1:17,400 if printed on A size (8.5" x 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: UTM Zone 18N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Westmoreland County, Virginia
Survey Area Data: Version 8, Jan 11, 2010

Date(s) aerial images were photographed: 6/25/2003; 6/24/2003; 6/11/2003

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

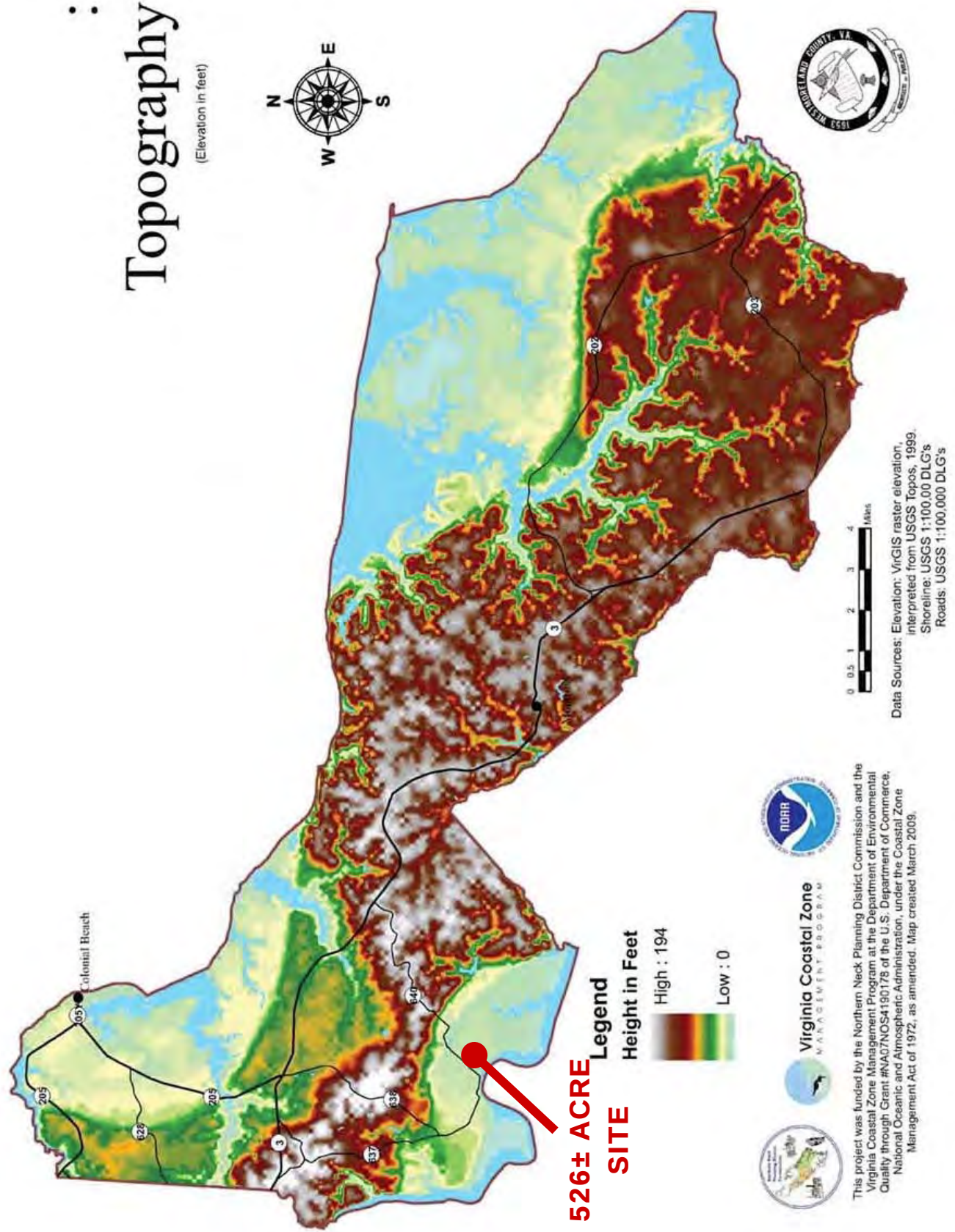
Map Unit Legend

Westmoreland County, Virginia (VA193)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Bibb and Levy soils	18.3	3.3%
4	Bojac loamy sand	6.1	1.1%
6B	Emporia loam, 2 to 6 percent slopes	9.6	1.7%
7A	Kempsville loam, 0 to 2 percent slopes	5.5	1.0%
7B	Kempsville loam, 2 to 6 percent slopes	135.8	24.5%
10	Lumbee loam	27.8	5.0%
11A	Montross silt loam, 0 to 2 percent slopes	5.7	1.0%
11B	Montross silt loam, 2 to 6 percent slopes	17.2	3.1%
13	Pamunkey fine sandy loam, wet substratum	9.5	1.7%
17E	Rumford soils, 15 to 50 percent slopes	155.8	28.1%
18D	Rumford and Tetotum soils, 6 to 15 percent slopes	61.8	11.1%
19B	Savannah loam, 2 to 6 percent slopes	20.0	3.6%
22A	Tetotum loam, 0 to 2 percent slopes	26.5	4.8%
22B	Tetotum loam, 2 to 6 percent slopes	21.5	3.9%
23B	Turbeville loam, 2 to 6 percent slopes	31.3	5.6%
W	Water	2.6	0.5%
Totals for Area of Interest		555.1	100.0%

For additional information, please contact:

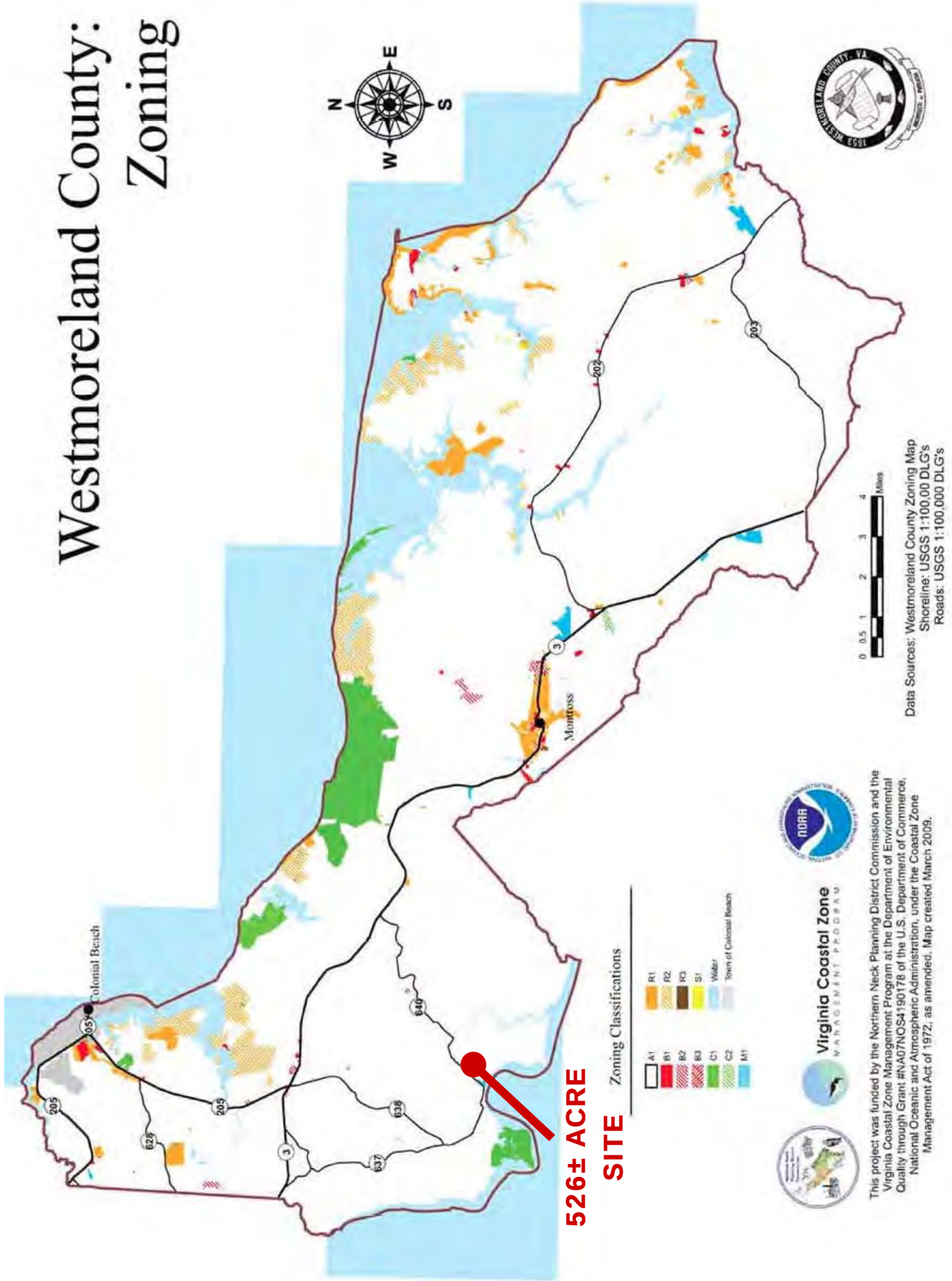
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Topo Map

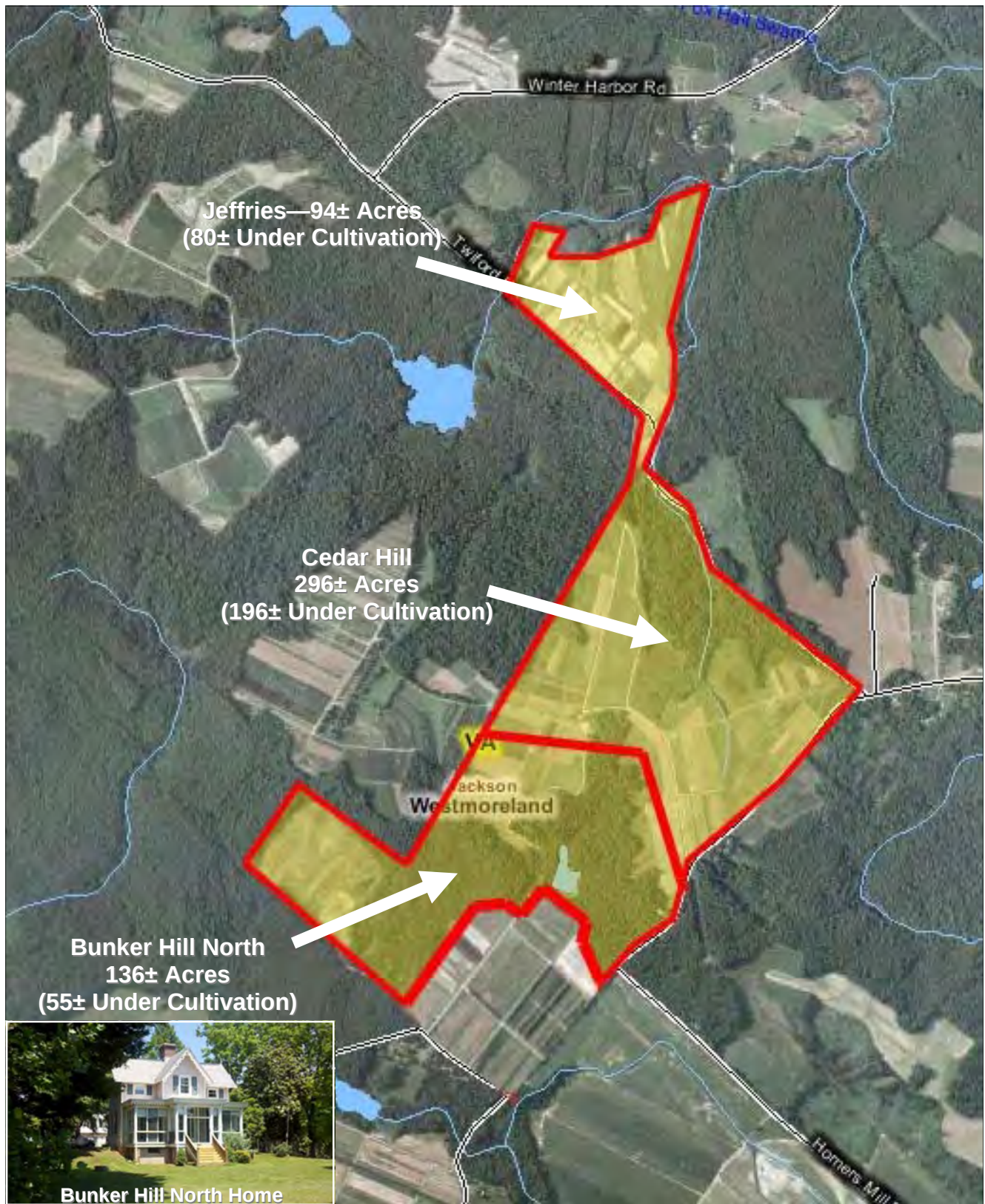


Zoning Map

Westmoreland County: Zoning



Aerial of 526± Acres

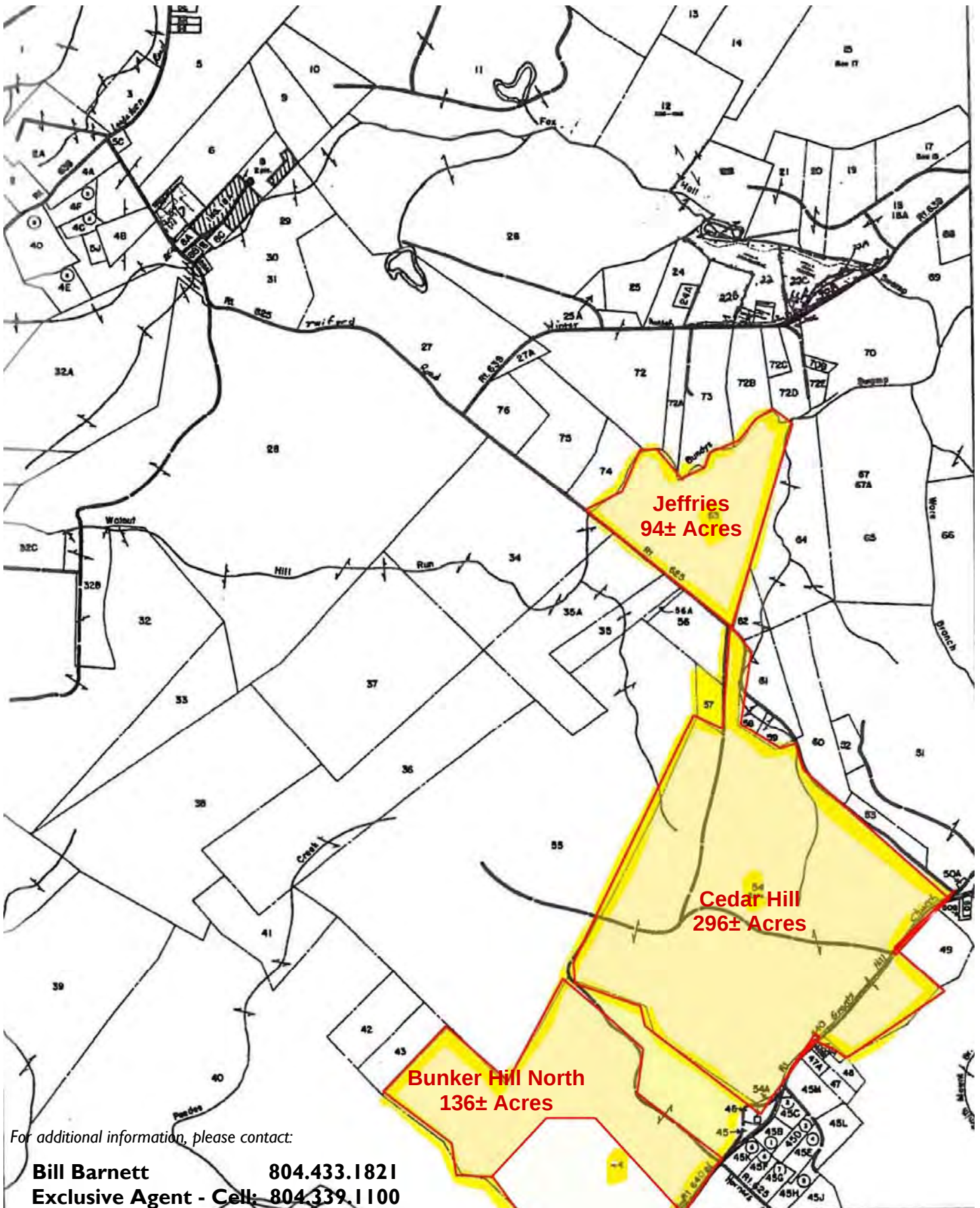


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COMMONWEALTH
LAND
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Westmoreland County Tax Map



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Ownership Summary

FARM NAME: Bunker Hill North
OWNER: Ingleside Plantation, Inc.
TAX MAP: 18-44 Westmoreland County
DEED BOOK: 286, page 768
ACRES: Open and Tillable — 55±
Woodland 81±
Total 136±
Cruise Value of Timber = \$99,138
FEATURES: One lake of 1.5± Acres.



Bunker Hill North Home

FARM NAME: Cedar Hill (2 Tracts)
OWNER: Liberty Farm Corp.
TAX MAP: Tract #1—18-57 and Tract #2—18-54
DEED BOOK: 382, page 140
ACRES: Tract #1 Open: 3, Woodland: 3.25 = 6.25
Tract #2 Open: 195.5, Woodland: 94.0 = 289.50
Total 295.75



FEATURES: Cruise Value of Timber = \$110,938
A 4" artesian well with tank filling station. A newly constructed metal building for lime and fertilizer storage-county assess = \$15,800. A 6" PVC buried irrigation H₂O lines with risers for traveling gun hookups.

FARM NAME: Jeffries
OWNER: Liberty Farm Corp.
TAX MAP: 18-63 Westmoreland County
DEED BOOK: 318, page 277
ACRES: Open 80
Woodland 14
Total 94



FEATURES: Small H₂O hole with unlimited H₂O supply. 6" PVC buried irrigation line with risers for traveling guns.

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