

Timberland Investment Opportunity - Buckingham County

2,525+/- Acres On The James River



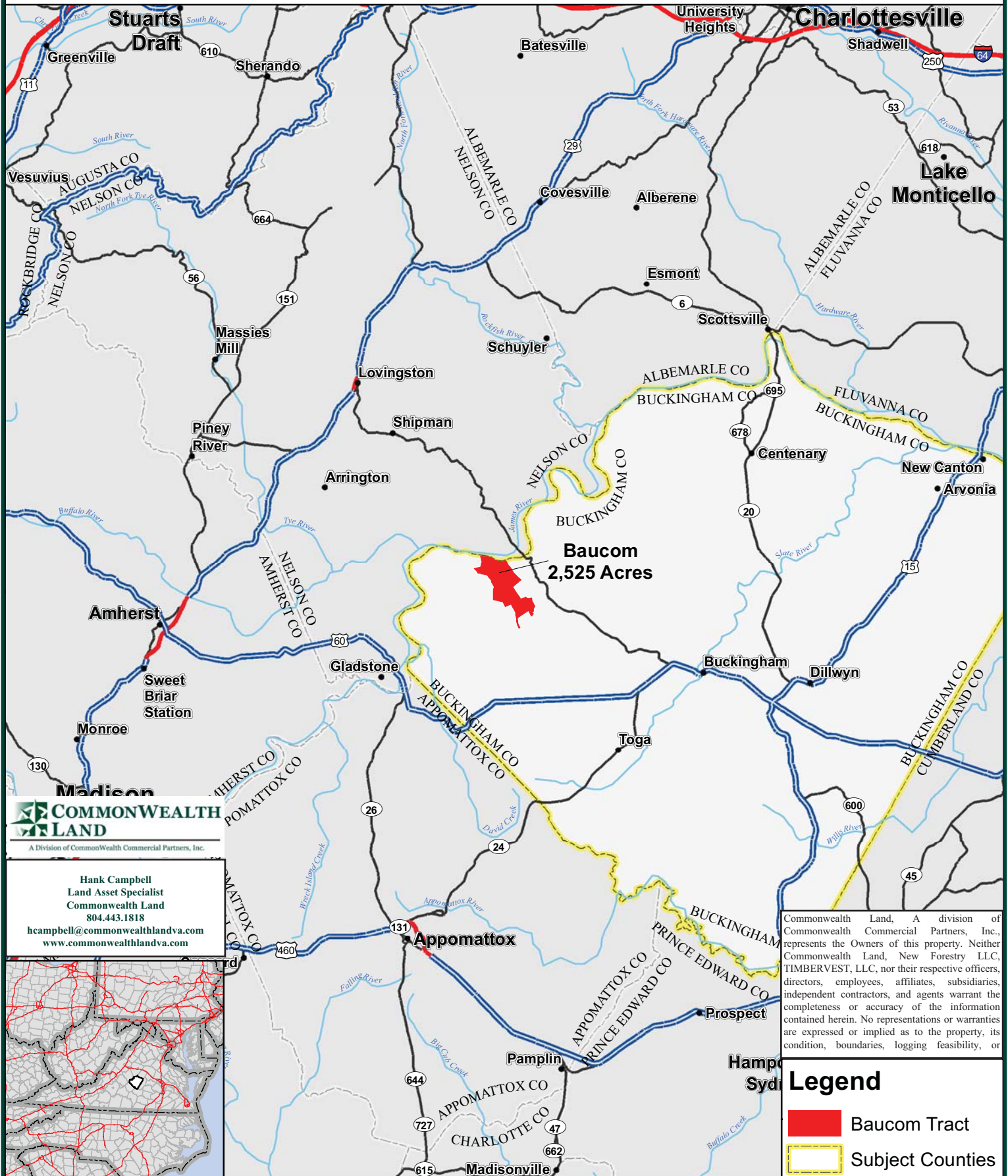
A Division of Commonwealth Commercial Partners, Inc.

7130 Glen Forest Drive, Suite 110, Richmond, VA 23226
Mailing Address: P.O. Box 71150, Richmond, VA 23255
Phone: 804.433.1818 Fax: 804.346.5901
Web Site: www.commonwealthandva.com

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Location Map

Baucom Unit - 2,525+/-Acres - Buckingham County, VA



Tract Summary Data

Baucom Unit - 2,525+/- Acres - Buckingham County, VA

***Excellent Long-Term, Large-Acreage Timberland Investment Opportunity Offering Strong Recreation Potential with Approximately 1.4 Miles of Frontage Along the South Bank of the James River and Expansive Views of the Blue Ridge Mountains to the Northwest**

***Located Just South of Wingina Approximately 10.7 Miles West of Buckingham Courthouse with 1,387' of Frontage Along the North Side of VSR604 (Willow Creek Road).**

***Rolling Site with Diverse Topography and Extensive Strong Interior Road System with High Banks Along the River**

***Converted Hardwood Tract Comprised of 1,394+/-Acres of Planted Loblolly Pine Established from 2001-2007, 511+/- Acres of Natural Upland Hardwood from 1940, 538+/-Acres of Natural Sloping Hardwood from 1940, 71+/-Acres of Natural Bottomland Hardwood from 1940 with the Remaining Balance in Non-Forested Land**

***2,625+/-Acres By Deed (D.B. 240, Page 239) Zoned A (Agricultural) and Identified as Tax Map Parcels #74-6 and #90-2**

***N37-34.583' W78-43.198'**

*** Extensive Frontage Along Kidd Creek on the Eastern Side of the Tract Offering Excellent Wildlife Habitat and Strong Populations of Deer & Turkeys**

Directions

From Richmond Take I-64 West to 288 South to the US60 West Exit and Travel Approximately 55 Miles. Take a Right on VSR56 (James River Rd.) and Travel North Approximately 7.8 Miles, then Left on VSR604 (Willow Creek Rd.) and Travel 2.2 Miles to the Entrance of the West Road on the Right.

From Charlottesville Travel South on US29 to Lovingson then Left on VSR56 (James River Rd.) South for 16.8 Miles, then Right on VSR604 (Willow Creek Rd.) and Travel 2.2 Miles to the Entrance Gate on the Right

***Offered For \$4,165,838.00**

***Contact Broker For More Details**

Contact:

Hank Campbell

Office: 804.433.1818

Fax: 804.346.5901

Cell: 804.334.3136

hcampbell@commonwealthlandva.com

www.commonwealthlandva.com

Property Information is Available at *Commonwealthlandva.com*



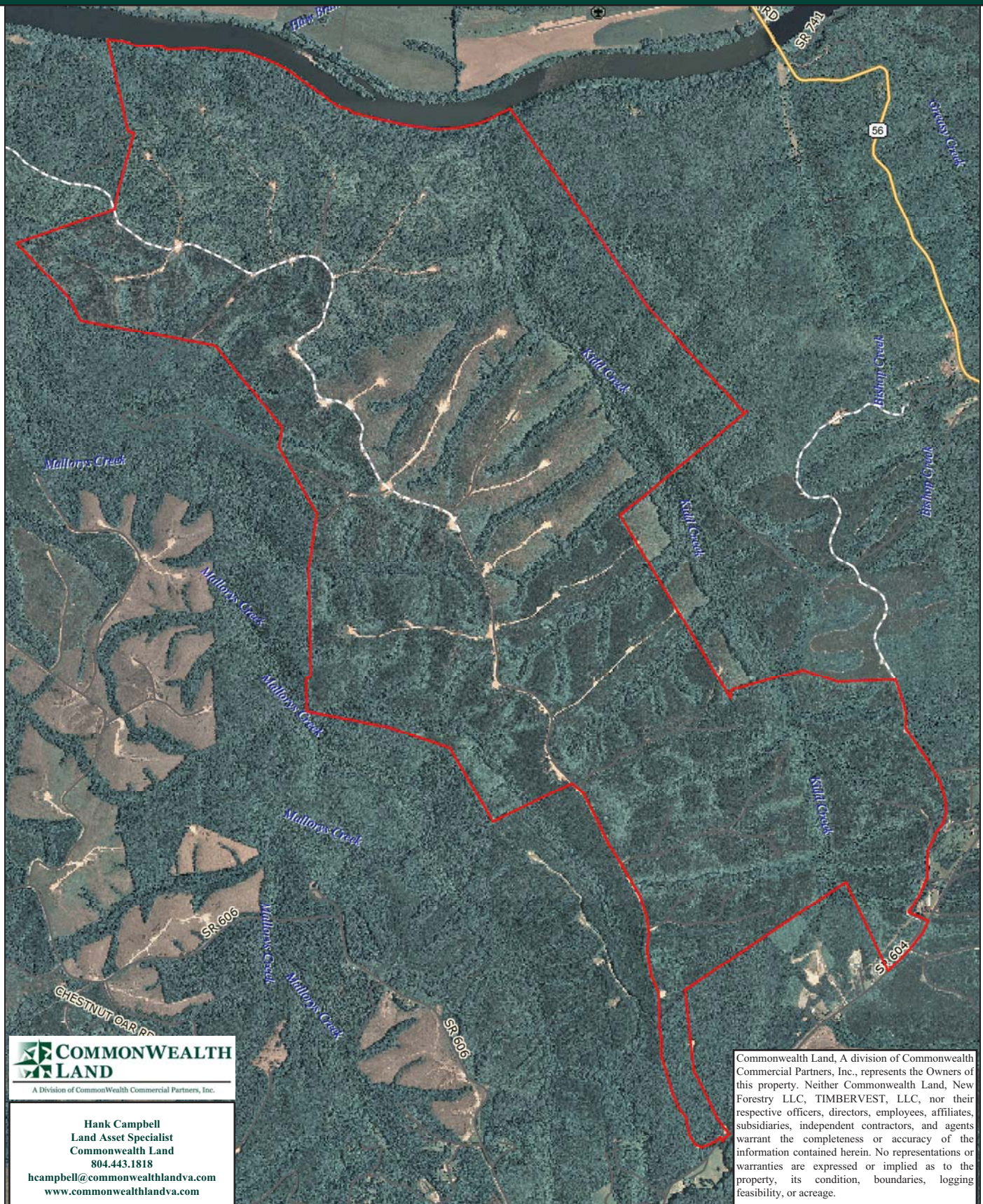
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Aerial Photograph

Baucom Unit - 2,525+/-Acres in Buckingham County, VA



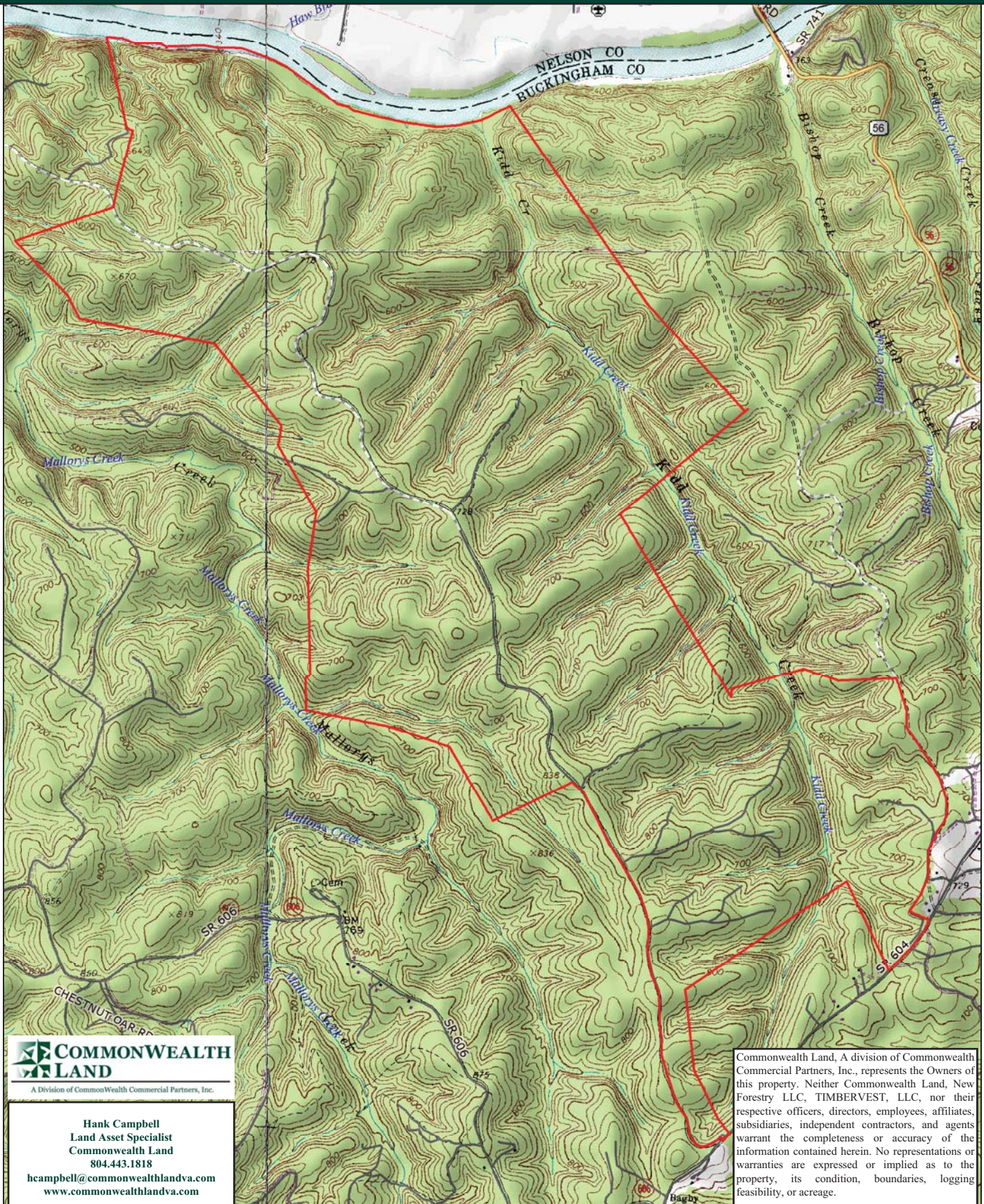
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Topographical Map

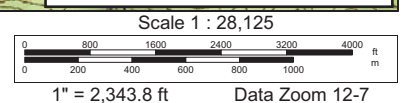
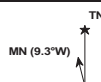
Baucom Unit - 2,525+/-Acres in Buckingham County, VA



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Timber Type Acreage

Baucom Unit - 2,525+/-Acres in Buckingham County, VA

StandAcres			LandType				
TractKey	StandOrigin	StandName	Bottomland	Slope	Upland	(blank)	Grand Total
005127	Natural	NBMH-1950	71.30				71.30
		NSMH-1940		536.67			536.67
		NSMH-1950		1.97			1.97
		NUMH-1940			511.23		511.23
	Natural Total		71.30	538.64	511.23		1,121.17
	Planted	PULB/PP-2002			10.27		10.27
		PULB-2001			206.60		206.60
		PULB-2002			210.40		210.40
		PULB-2003			285.07		285.07
		PULB-2004			178.86		178.86
		PULB-2005			223.14		223.14
		PULB-2007			280.20		280.20
		Planted Total				1,394.54	
	(blank)	Road				9.04	9.04
	(blank) Total					9.04	9.04
005127 Total			71.30	538.64	1,905.77	9.04	2,524.75
Grand Total			71.30	538.64	1,905.77	9.04	2,524.75



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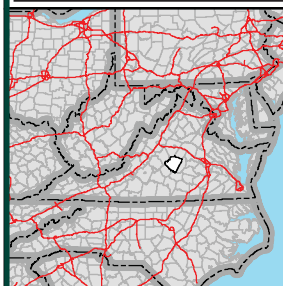
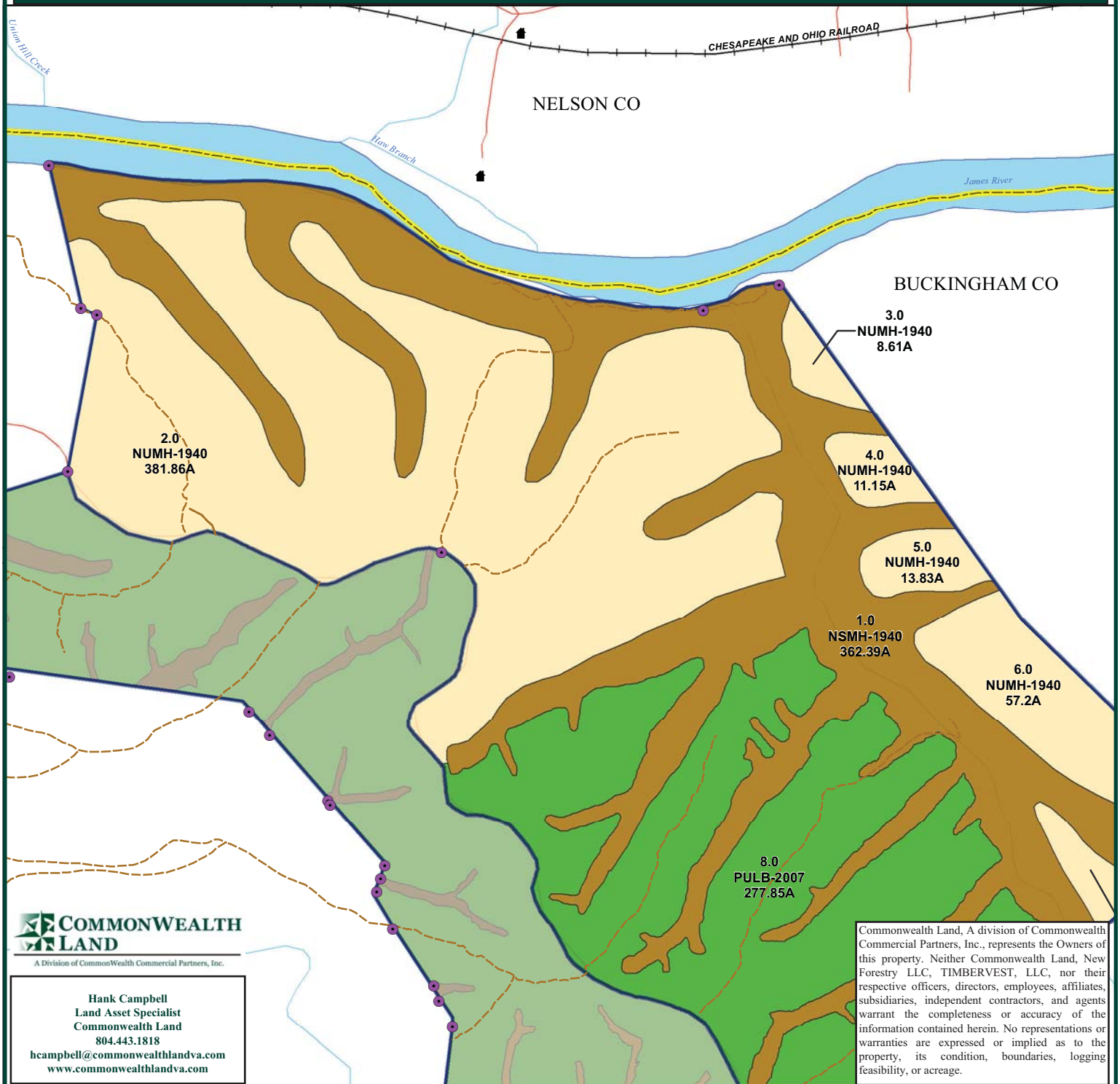
Hank Campbell
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Baucom Unit Timber Map

Compartment 1

1,123.1 Acres



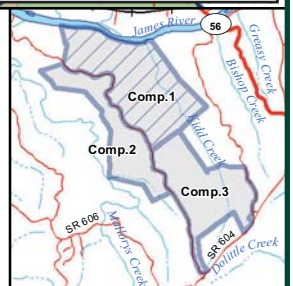
Stand Nomenclature	
Stand # Description Acres	
Stand Origin	(N) (B) (MH) (MP) - 74
Land Type	
Dominant Species	
Secondary Species	
Year of Origin	

Stand Origin Codes
P = Planted
N = Natural

Land Type Codes
B = Bottomland
L = Lowland
U = Upland
O = Old Field
S = Slope

Note:
1. Road polygons are not annotated
2. Stand type acres report restricted to compartment area of interest
3. Road data is not digitized & has been provided via ESRI data & maps 9.3.1 datasets.

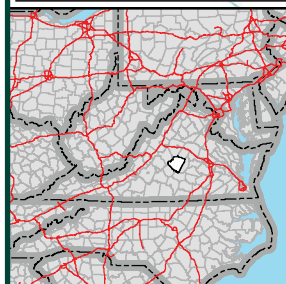
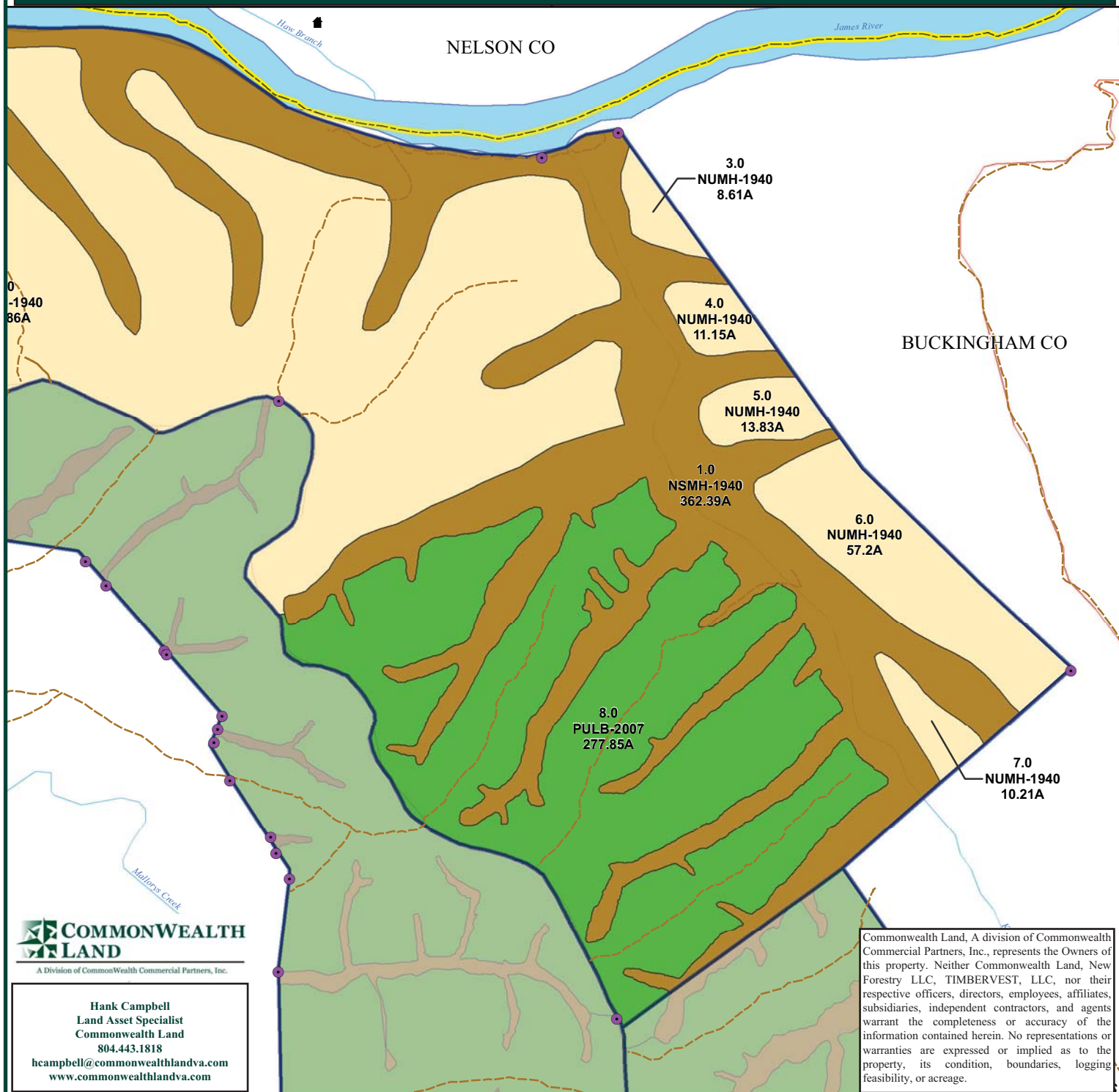
Stand Types (total acres)	
	Natural Sloping (362.39 acres)
	Non Timbered (0 acres)
	Natural Bottomland (0 acres)
	Natural Upland (482.86 acres)
	Planted Upland (277.85 acres)



Baucom Unit Timber Map

Compartment 1

1,123.1 Acres

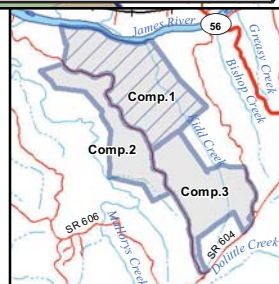


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Land Type	
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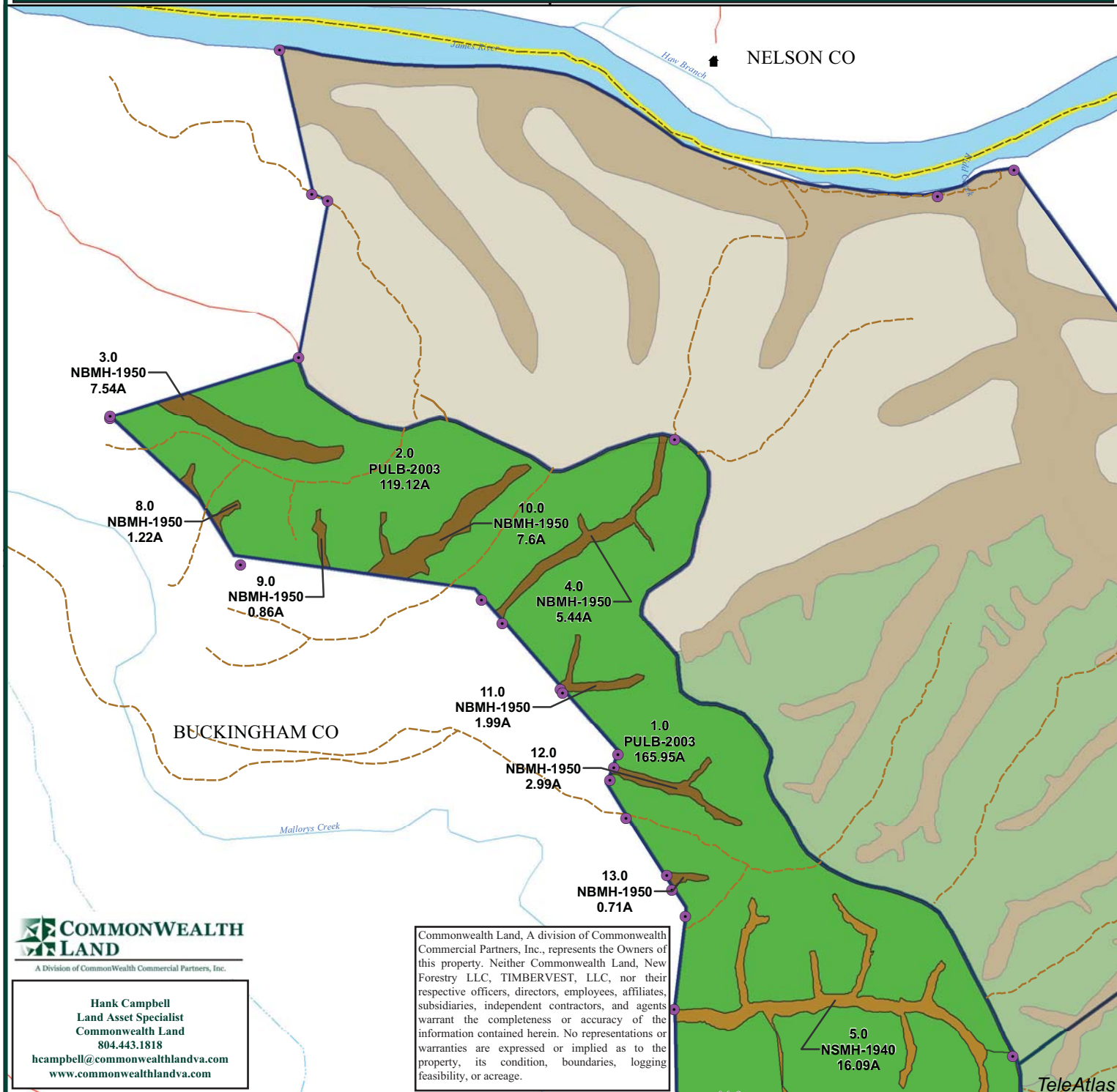
Stand Types (total acres)	
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	Natural Bottomland (0 acres)
	Natural Upland (482.86 acres)
	Planted Upland (277.85 acres)



Baucom Unit Timber Map

Compartment 2

600.64 Acres



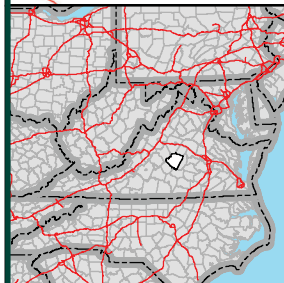
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TeleAtlas

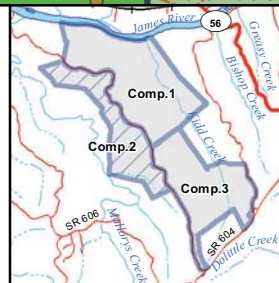


Stand Nomenclature		Stand Origin Codes
Stand #		P = Planted
Description		N = Natural
Acres		
		Land Type Codes
		B = Bottomland
		L = Lowland
		U = Upland
		O = Old Field
		S = Slope
Stand Origin	(N) (B) (MH) (MP) (74)	
Land Type		
Dominant Species		
Secondary Species		
Year of Origin		

- Note:**
1. Road polygons are not annotated
 2. Stand type acres report restricted to compartment area of interest
 3. Road data is not digitized & has been provided via ESRI data & maps 9.3.1 datasets.

Stand Types (total acres)

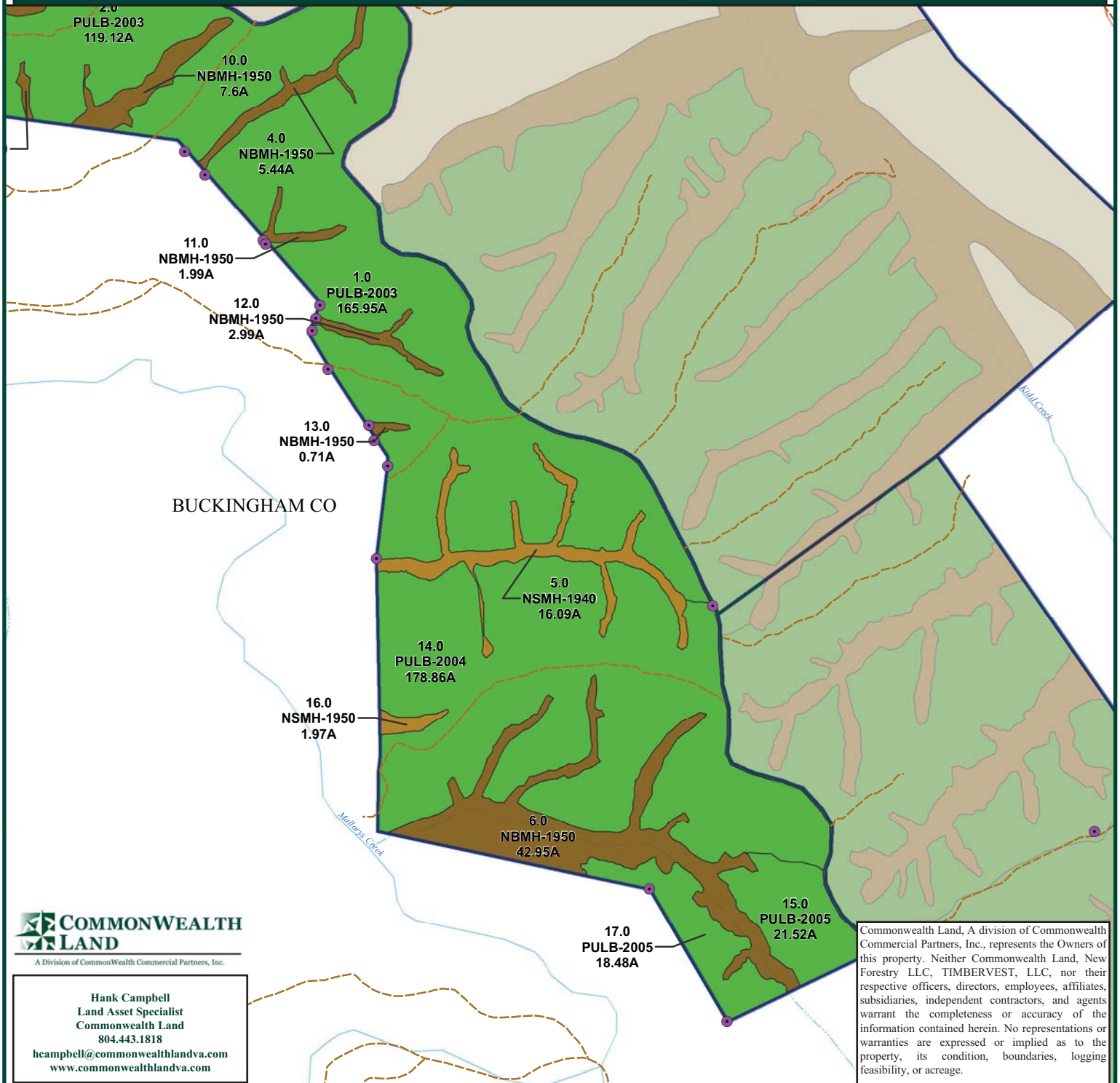
- Natural Sloping (18.06 acres)
- Non Timbered (7.35 acres)
- Natural Bottomland (71.30 acres)
- Natural Upland (0 acres)
- Planted Upland (503.93 acres)



Baucom Unit Timber Map

Compartment 2

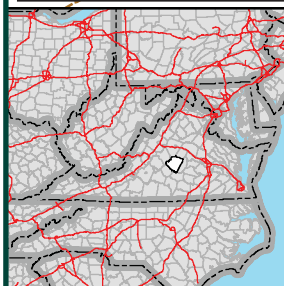
600.64 Acres



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Stand Nomenclature	
Stand # Description Acres	
Stand Origin	(N) (B) (MH) (MP) (74)
Land Type	
Dominant Species	
Secondary Species	
Year of Origin	

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Land Type Codes
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Note:

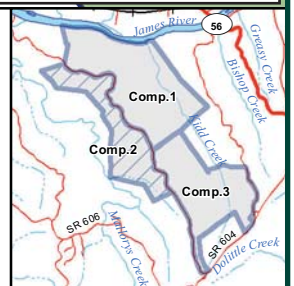
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3. Road data is not digitized & has been provided via ESRI data & maps 9.3.1 datasets.

Stand Types (total acres)

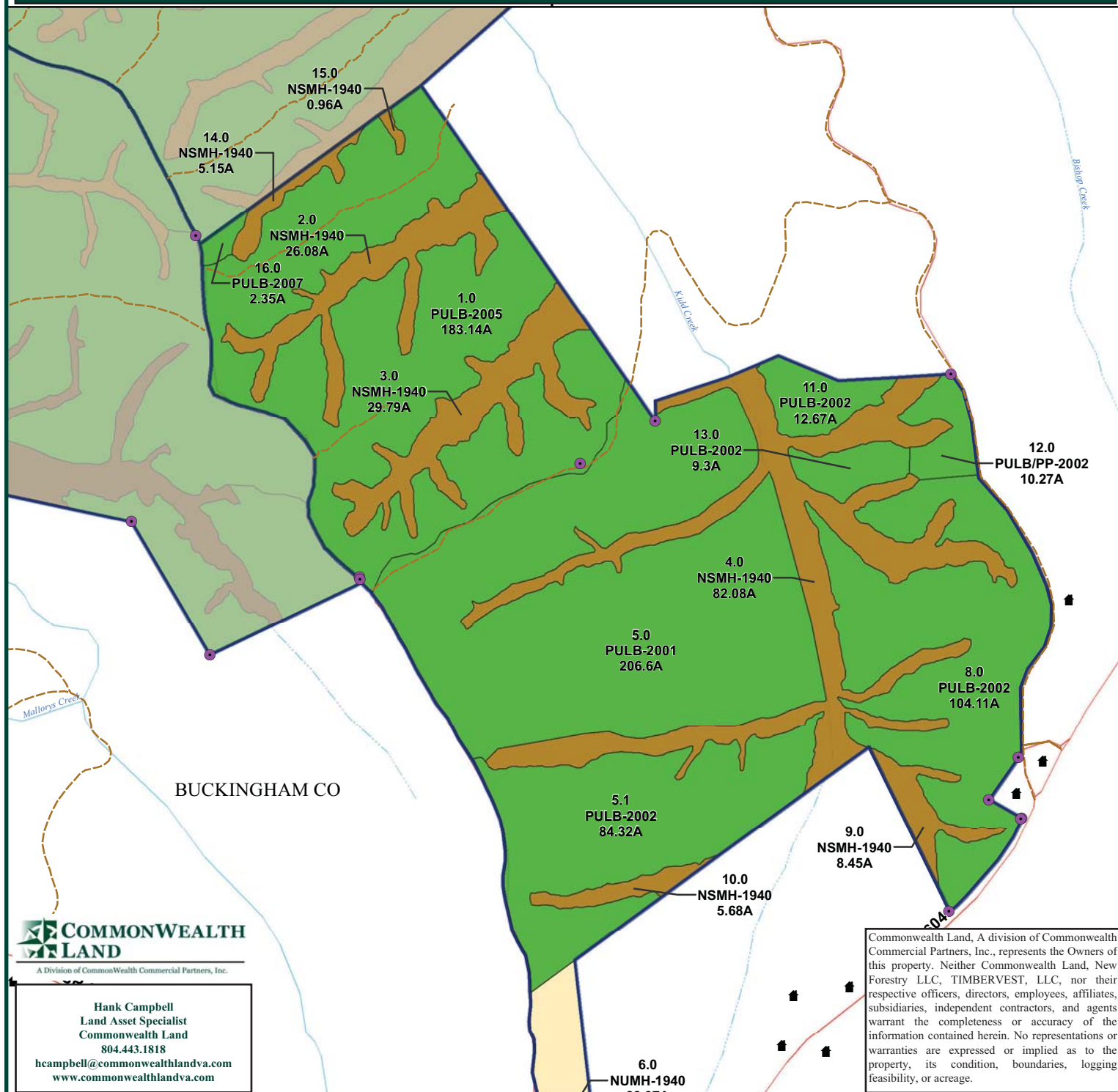
- Natural Sloping (18.06 acres)
- Non Timbered (7.35 acres)
- Natural Bottomland (71.30 acres)
- Natural Upland (0 acres)
- Planted Upland (503.93 acres)



Baucom Unit Timber Map

Compartment 3

801.01 Acres



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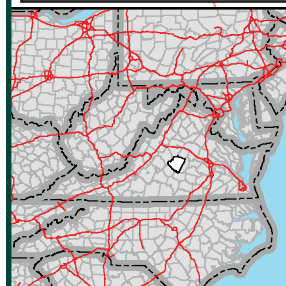
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Description		N = Natural
Acres		
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		U = Upland
		O = Old Field
		S = Slope
Stand Origin	(N) (B) (MH) (MP) - 74	
Land Type		
Dominant Species		
Secondary Species		
Year of Origin		

Note:

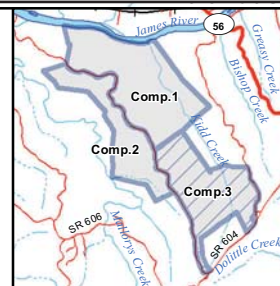
1. Road polygons are not annotated

2. Stand type acres report restricted to compartment area of interest

3. Road data is not digitized & has been provided via ESRI data & maps 9.3.1 datasets.

Stand Types (total acres)

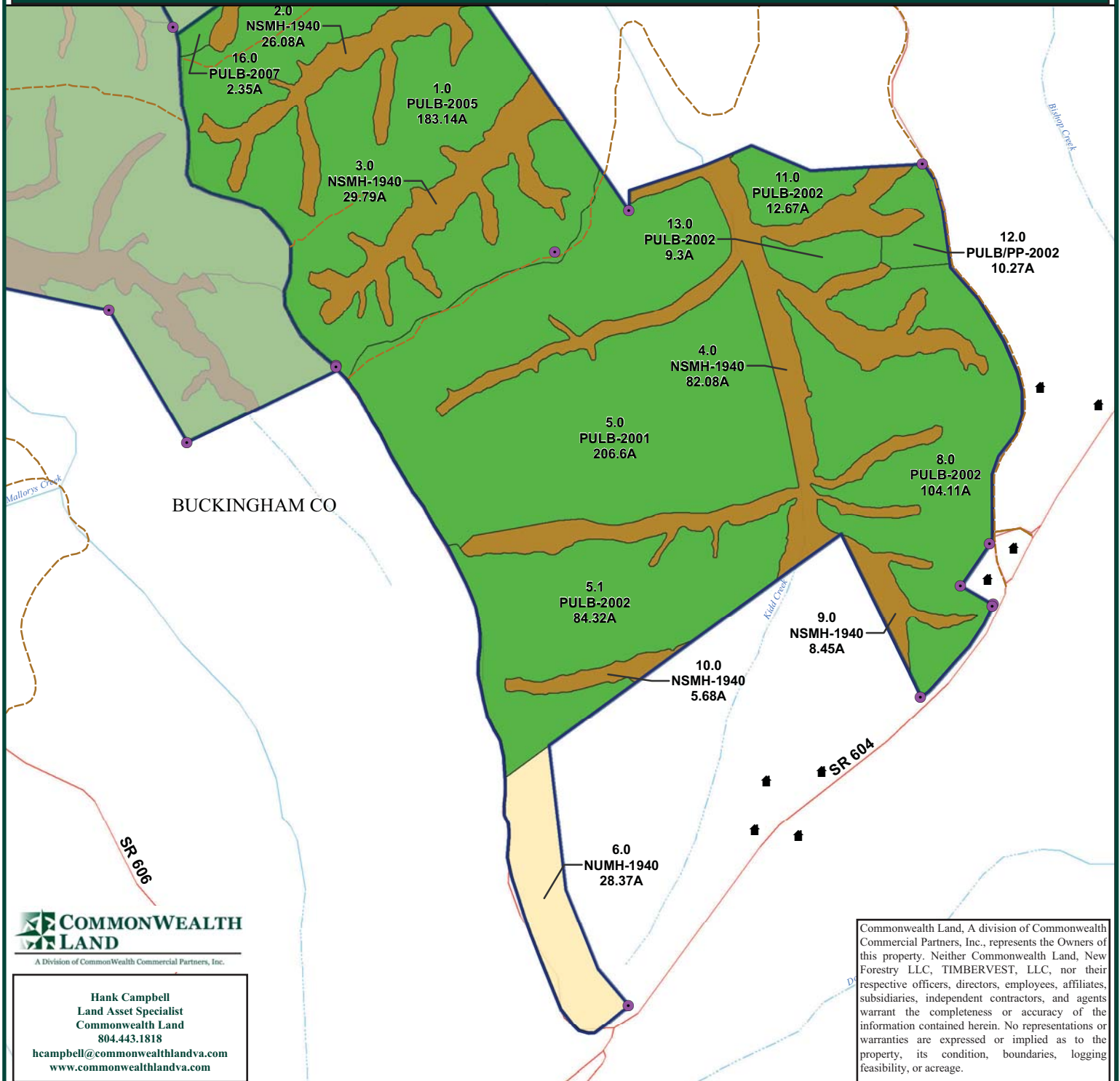
- Natural Sloping (158.19 acres)
- Non Timbered (1.69 acres)
- Natural Bottomland (0 acres)
- Natural Upland (28.37 acres)
- Planted Upland (612.76 acres)



Baucom Unit Timber Map

Compartment 3

801.01 Acres

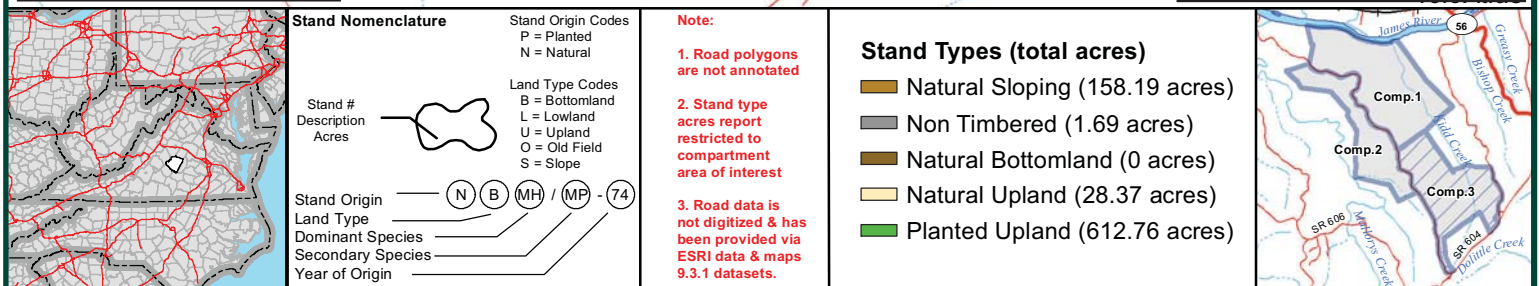


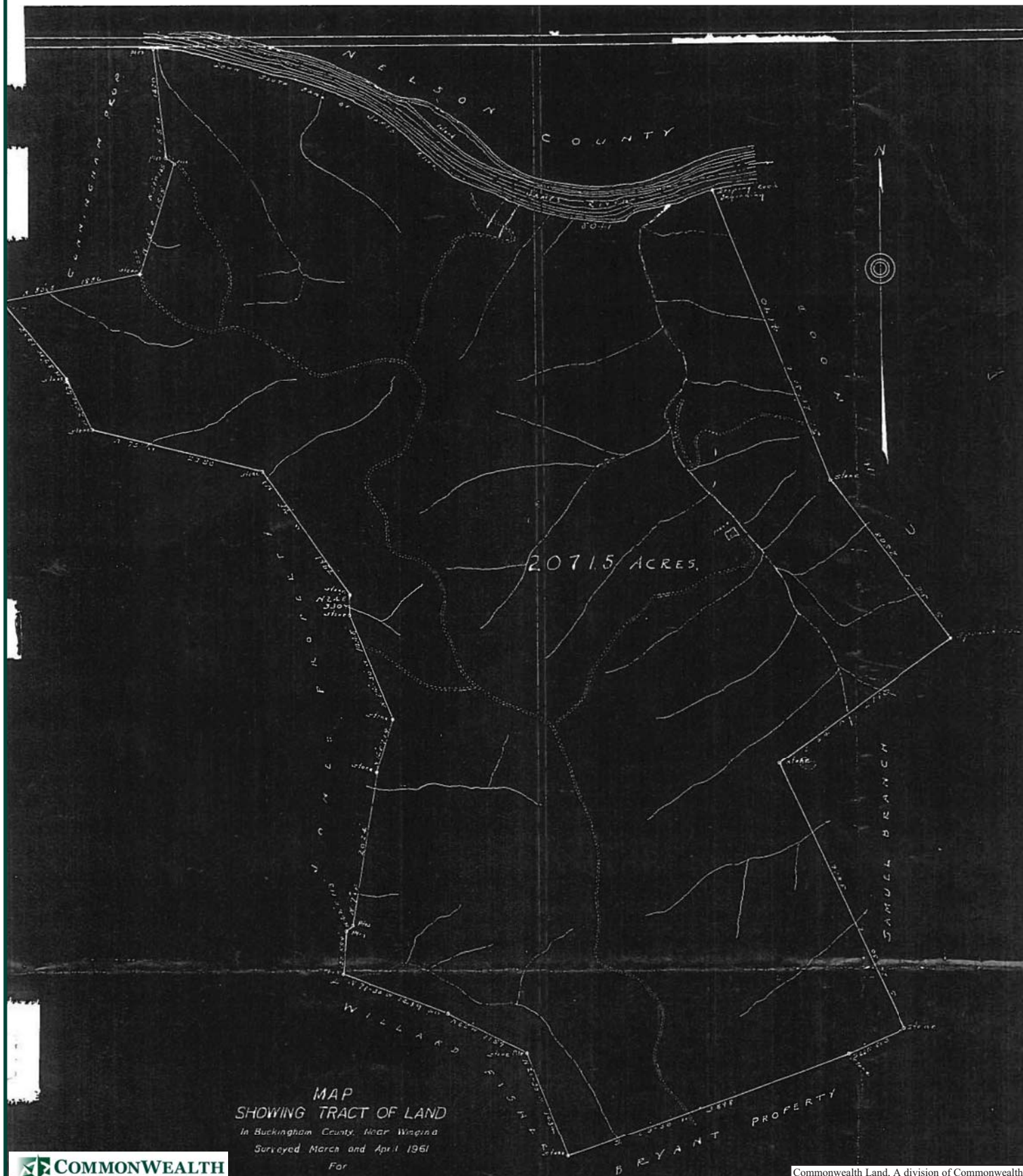
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MAP
SHOWING TRACT OF LAND

In Buckingham County, Near Wispina
Surveyed March and April 1961

For

B.L. LANG

Scale: 1" = 660' F.W. Saunders, C.L.S.

Magnetic Bearings

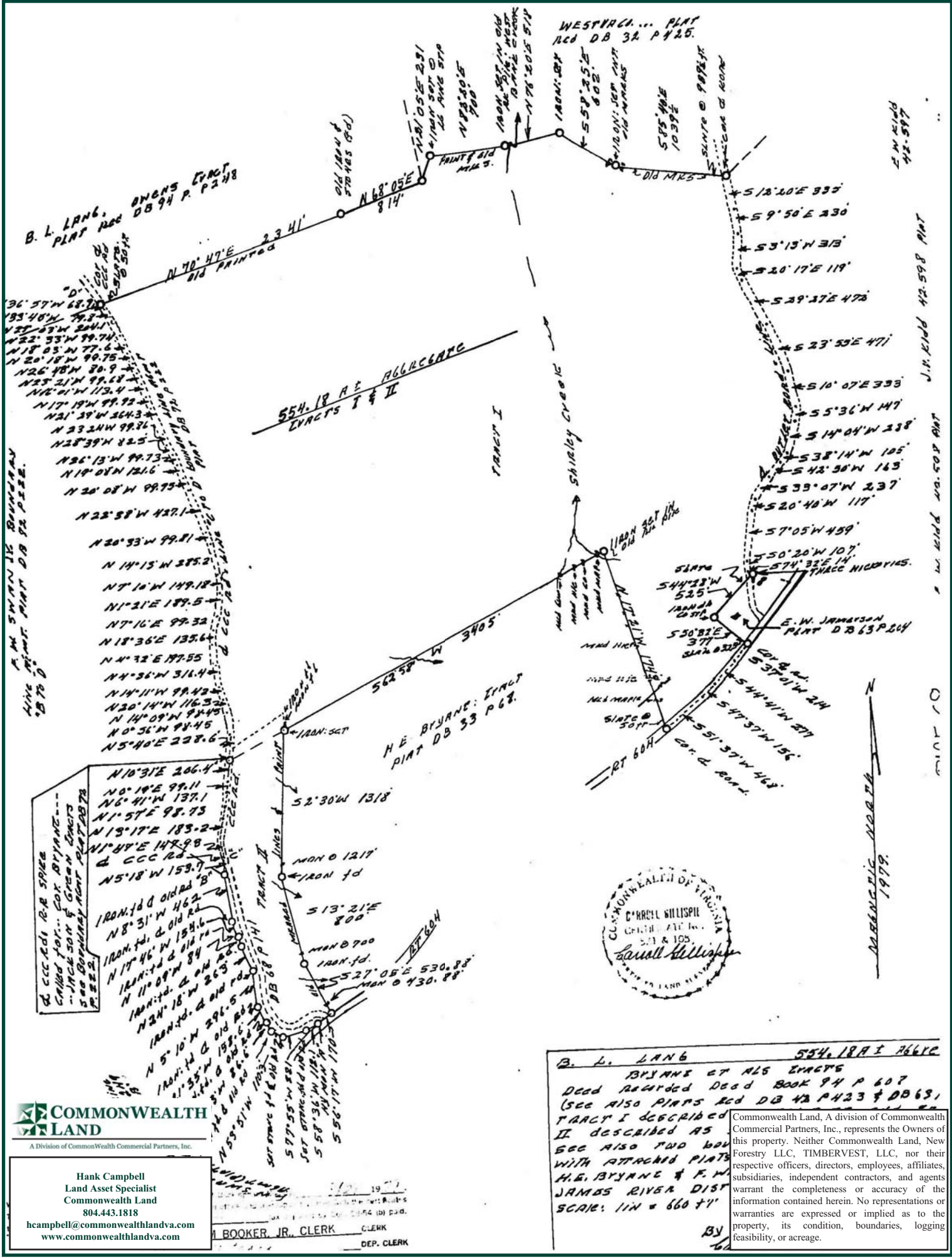


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B. L. LANG 554.18A E 166RC6ATC
BYRNES ET AL 166 ETRACTS
DEED RECORDED DEED BOOK 94 P 607
(SEE ALSO PLATS REC DB 42 P 423 & DB 63)
TRACT I DESCRIBED
II DESCRIBED AS
SEE ALSO TWO ROW
WITH ATTACHED PLATS
H.E. BYRNES & F.W.
JAMES RIVER DIST
SCALE: 1" = 660 FT

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BY 61

BOOKER, JR., CLERK
CLERK
DEP. CLERK



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