

Development Opportunity

Seward Brown Tract - 362+/- Acres - Greenville County, VA



A Division of Commonwealth Commercial Partners, Inc.

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Web Site: www.commonwealthlandva.com

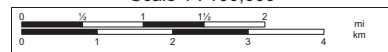
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Scale 1 : 100,000



$$1'' = 1.58 \text{ mi}$$

Data Zoom 11-0

Tract Summary Data

Seward Brown Tract - 362+/- Acres - Greensville County, VA

- *Excellent Long-Term Timberland Investment Opportunity Offering Future Development Potential with Water & Sewer Available as Well as Extensive Frontage Along An Industrial-Grade Road**
 - *Located Just West of the Town of Jarratt Approximately 3 Miles from the Jarratt Exit (#20) At I-95 with Over 4,000' of Frontage along VSR608 (Wyatt's Mill Rd.)**
 - *Level Topography with Strong Interior Road System and Frontage on Otterdam Swamp Along the Southern Boundary of the Property**
 - *Timber Comprised of 167+/-Acres of Loblolly Pine Established in 1996, 134+/-Acres of Loblolly Pine Established in 1997, 33+/-Acres of Loblolly Pine Established in 1964 with the Remaining Balance in Mixed Pine and Hardwood**
 - *Northern Portion of Tract (198+/-Acres) Currently Zoned R1B (Residential) & Southern Portion Zoned A-1 (Agricultural), Deeded Separately & Identified as Tax Map Parcel #11-55**
- *N36-49.636' W77-30.992'**
- *Gas Line Easement Crossing Property offers Excellent Wildlife Habitat for Strong Populations of Deer & Turkeys**
 - *Directions - Take I-95 South to Exit #20 (Jarratt) and Travel West to US301 on VSR639 (Jarratt Rd.), Then Take a Left on US301 and the First Right on VSR139 (Jarrat Ave.) and Travel 1.2 Miles to VSR610 (Allen Rd.), then Take a Left on VSR610 and Travel Approximately 1 Mile and Take a Right on VSR608 (Wyatt's Mill Rd.) and Travel Approximately 4,800' Where the Property Begins on the Left**

***Contact Brokers For More Details**

***Offered For \$760,000**

Contact:

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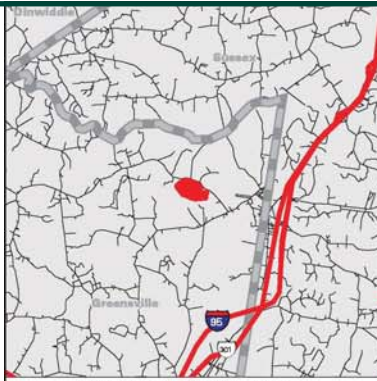
bbarnett@commonwealthlandva.com

Property Information is Available at *Commonwealthlandva.com*



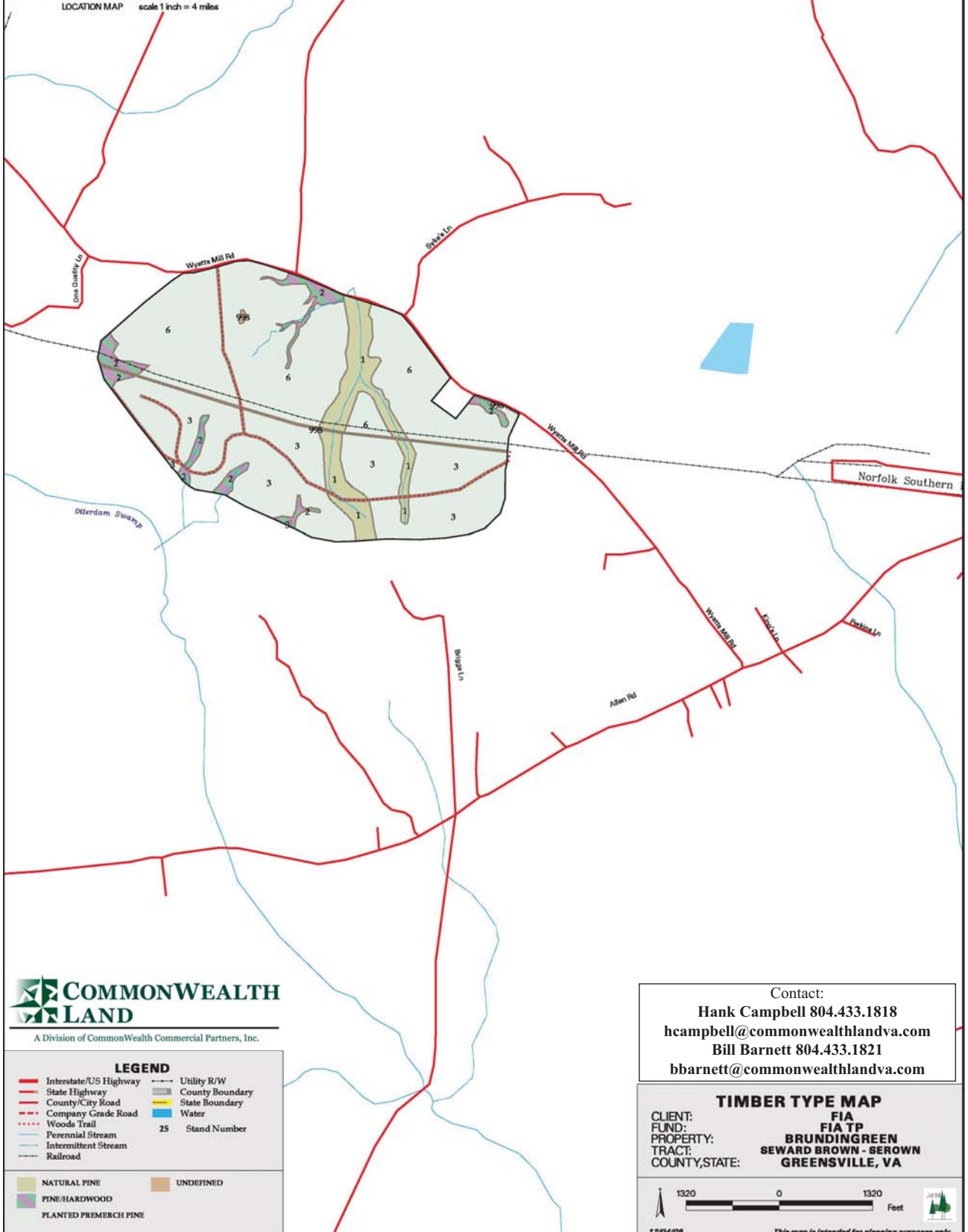
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LOCATION MAP scale 1 inch = 4 miles

COMP-STAND	DESCRIPTION	YEAR	ACRES
604-1	LBBN5NP	1964	33.49
604-2	PHBBN5NP	1958	16.86
604-3	LBURP1YU	1997	134.54
604-6	LBURP1YU	1996	167
604-998	UDNAO4NU	0	10.09
TOTAL = 362			



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

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TIMBER TYPE MAP

CLIENT: FIA
FUND: FIA TP
PROPERTY: BRUNDRINGREEN
TRACT: SEWARD BROWN - SEROWN
COUNTY,STATE: GREENSVILLE, VA

1320 0 1320 Feet

1/20/2009 This map is intended for planning purposes only.



Condition Summary Report

Parameters:

Client: FIA TP
MU: BRUNDINGREEN

Tract: SEWARD BROWN (14536040)
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	301.54	83.3	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Non-Convertible	60.44	16.7	951.54	1,577.15	2,461.52	1,131.56	145.43	0.00	0.00
	361.98		951.54	1,577.15	2,461.52	1,131.56	145.43	0.00	0.00

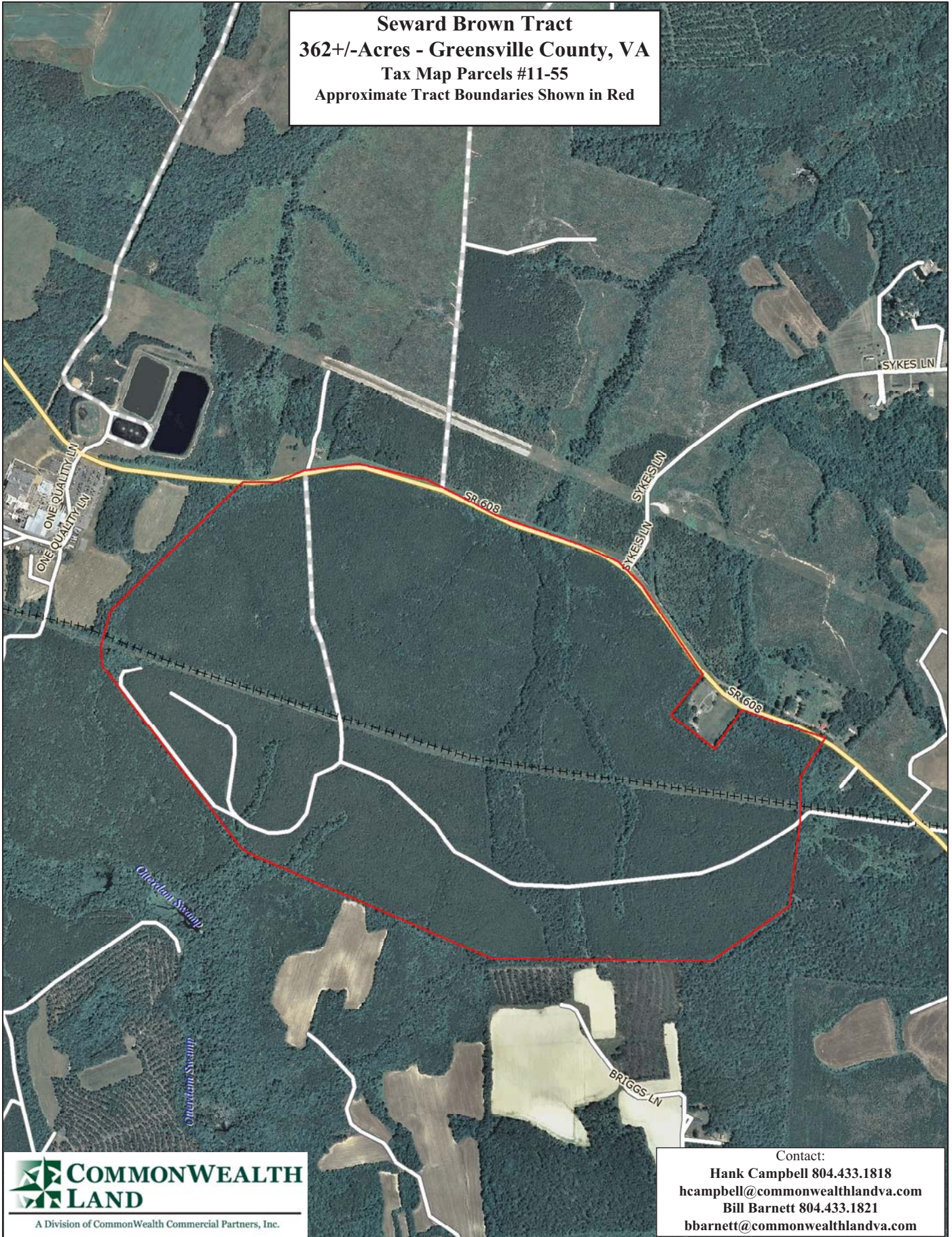
Pre-Merchantable Acreage Summary of Timbered Pine Stands Acres By Established Year and Establishment Type

Year Established	Stand Age	Planted Acres	Natural Acres	Total Acres
1997	13	134.54	0.00	134.54
1996	14	167.00	0.00	167.00
Pre-Merchantable Total		301.54	0.00	301.54

Timber Type Summary - Acreage By Timber Type

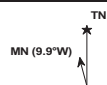
Timber Type	Acres
Non-Forest	10.08
Pine Natural	50.35
Pine Planted	301.54
Total	361.98

Seward Brown Tract
362+/-Acres - Greensville County, VA
Tax Map Parcels #11-55
Approximate Tract Boundaries Shown in Red



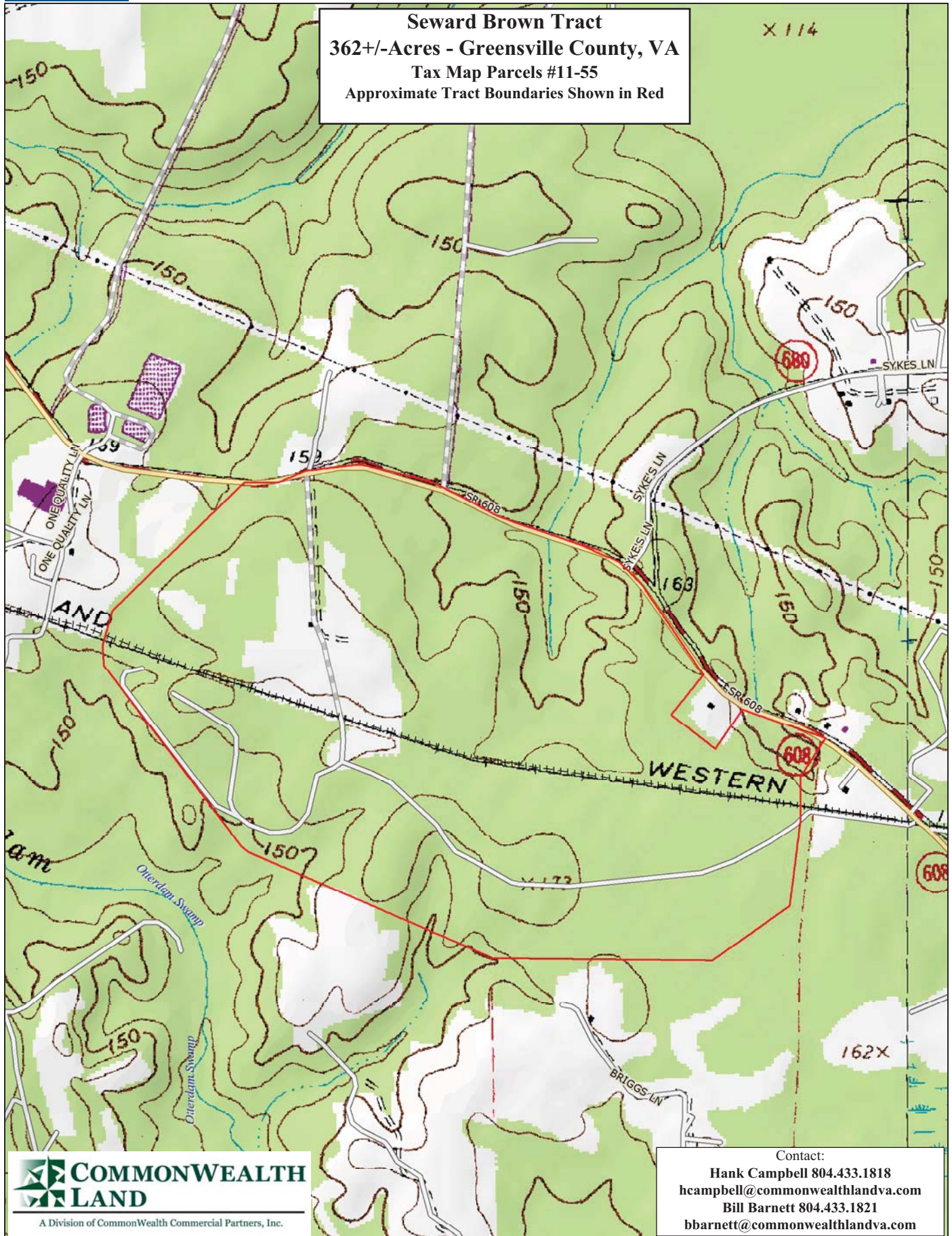
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Scale 1 : 12,800
 1" = 1,066.7 ft Data Zoom 14-0

Seward Brown Tract
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Approximate Tract Boundaries Shown in Red



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