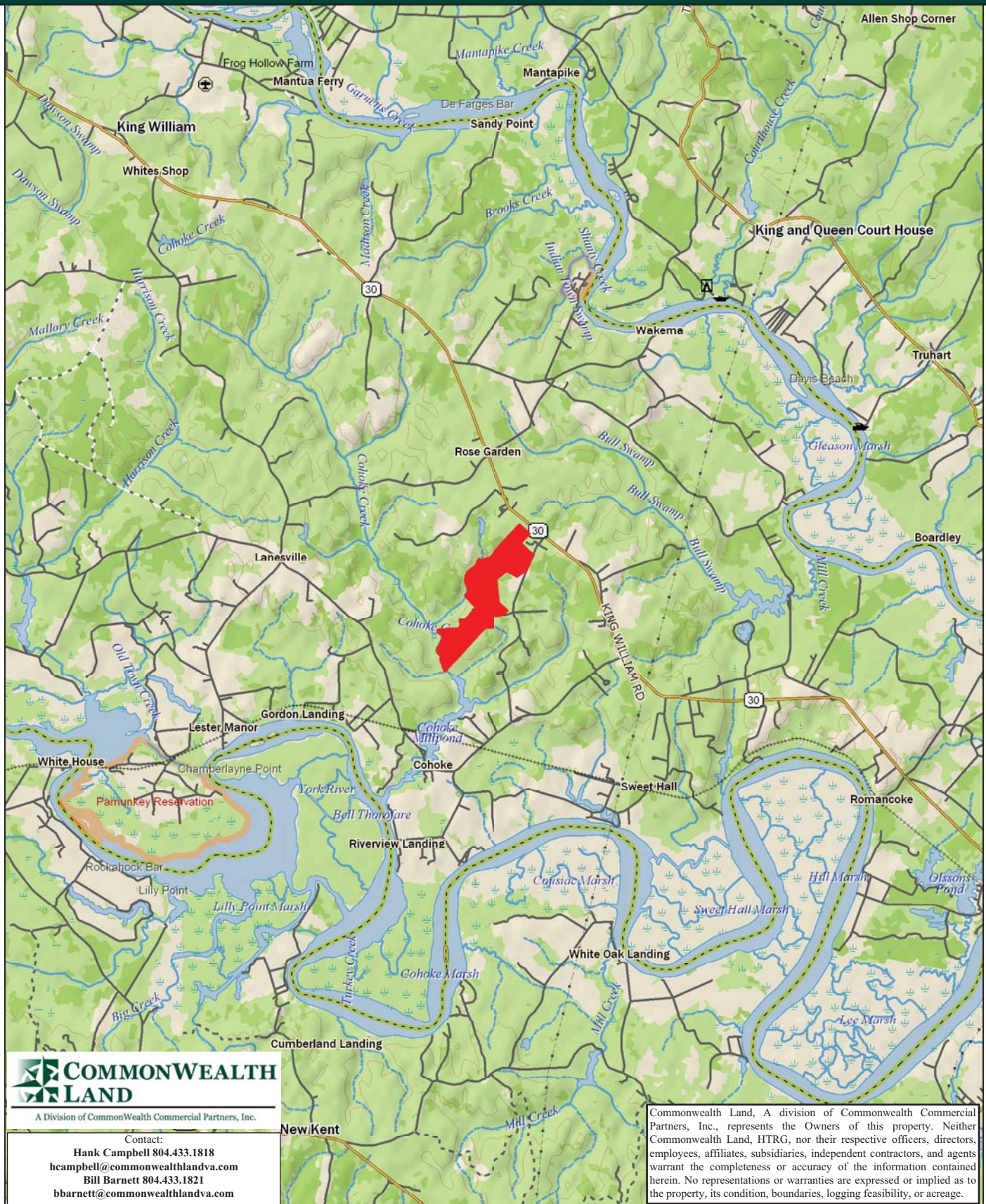


Timberland Investment Opportunity

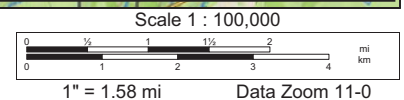
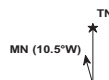
BK2218 - 341+/- Acres - King William County, VA



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Tract Summary Data

BK2218 - 341+/- Acres - King William County, VA

***Excellent Long-Term Timberland Investment Opportunity Offering Merchantable Timber and Strong Recreation Potential**

***Located Just East of Rose Garden with Approximately 1,050' of Frontage Along VSR630 (Churchville Rd.)**

***Gently Rolling Site with Well-Maintained Interior Road System**

***Timber Comprised Primarily of Planted Loblolly Pine with 11.2+/-Acres Established in '72, 27.5+/-Acres Established in '86, 53+/-Acres Established in '88, 53+/-Acres Established in '01, 22+/-Acres Established in '09, 37+/-Acres Established in '06 with the Remaining Balance in Mixed Hardwood and Natural Pine**

***Currently Zoned AC (Agricultural Conservation) and Identified as Tax Map Parcels #48-14, #54-A-37, 40, 47, 48, 50 & 56**

***N37-36.818' W76-55.554'**

*** Western Boundary Fronts Perennial Stream (Cohoke Creek) Offering Excellent Wildlife Habitat and Strong Populations of Deer & Turkeys**

***Directions - Take US360 East From I-295 to Central Garage then Turn Right on VSR30 (King William Rd.) and Travel 15 Miles. Take a Right on VSR630 (Churchville Rd.) and Travel .41 Miles to the Access Road on the Right**

***Contact Brokers For More Details**

***Offered For \$679,000**

Contact:

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hcampbell@commonwealthlandva.com

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bbarnett@commonwealthlandva.com

Property Information is Available at *Commonwealthlandva.com*



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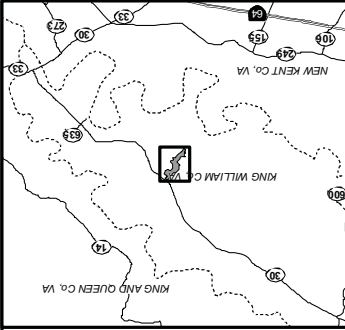
7130 Glen Forest Drive, Suite 110, Richmond, VA 23226

Mailing Address: P.O. Box 71150, Richmond, VA 23255

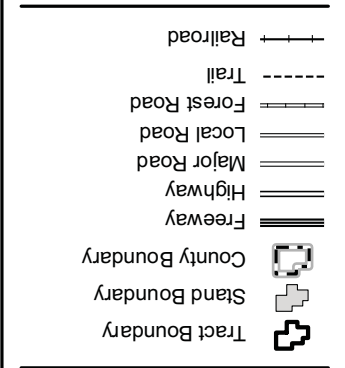
Phone: 804.433.1818 Fax: 804.346.5901

Web Site: www.commonwealthlandva.com

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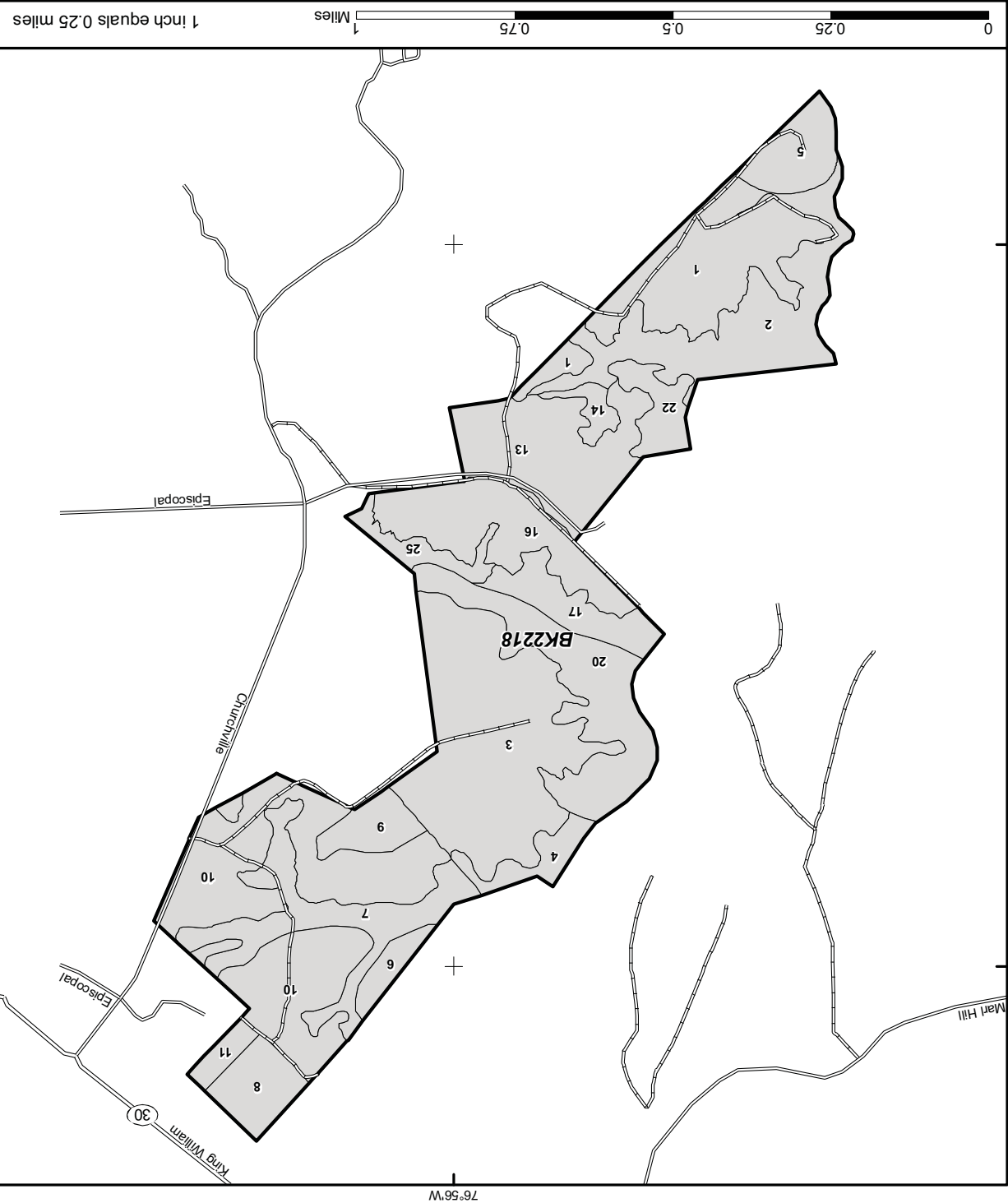


TRACT BK2218
Comers
Property: Buckingham
King William Co., VA
Tract Area: 341.454 ac

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Contact:
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hcampbell@commonwealthlandva.com
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Std	Type	GrAc	NetAc	YE
1	CS NA UT	29.6		
2	HW N UT	34.4	34.4	1973
3	LB P TH	53.9	53.4	1988
4	HW N UT	5.9	5.9	1900
5	HW N UT	9.7	9.7	1973
6	LB P UT	4.2	4.2	1972
7	HW N UT	23.7	23.3	1970
8	LB P UT	9.1	9	1997
9	PH N UT	6.9	6.9	1990
10	LB P UT	55.6	53.1	2001
11	LB P UT	3.1	3	1996
13	LB P TH	27.5	27.4	1986
14	HW N UT	3.1	3.1	1948
16	LB P UT	23.4	22.2	2009
17	PH N UT	10.4	10.4	1970
20	PH N UT	28.4	28.4	1937
22	LB P UT	7	7	1972
25	HW N UT	5.5	5.5	1973



37°36'N

37°37'N

76°56'W

Sum of Parts

Conditions As Of Monday, September 19, 2011
Tract Name: BK2218

State: Virginia

County: King William

Land (1)	# of Units Unit Type
Pine	216 Acres
Hardwood	121 Acres
Non-Forest	5 Acres
Timber Deed (Grantee) or Lease	0 Acres
Total Land	341 Acres

Transition Acres (2)	# of Units Unit Type
Clearcut	0 Acres
Site Prepared	30 Acres
Total Transition	30 Acres

PremERCHANTable Plantations (3)	# of Units Unit Type
Age 0 - 2012	0 Acres
Age 1 - 2011	0 Acres
Age 2 - 2010	0 Acres
Age 3 - 2009	22 Acres
Age 4 - 2008	0 Acres
Age 5 - 2007	0 Acres
Age 6 - 2006	0 Acres
Age 7 - 2005	0 Acres
Age 8 - 2004	0 Acres
Age 9 - 2003	0 Acres
Age 10 - 2002	0 Acres
Age 11 - 2001	53 Acres
Total PremERCHANTable	75 Acres

Merchantable Timber (4)	# of Units Unit Type
Pine Pole	0 Tons
Pine Sawtimber	1,931 Tons
Pine Chip-n-saw	4,699 Tons
Pine Pulpwood (5)	4,136 Tons
Hardwood Sawtimber	2,216 Tons
Hardwood Pulpwood (5)	3,885 Tons
Cypress Sawtimber	0 Tons
Cypress Pulpwood (5)	0 Tons
Total Merchantable Tons	16,866 Tons

Merchantable Timber Specifications

Pine Sawtimber (Min DBH = 11.6"; Min Length = 17 ft; Min 8" top)
Pine Chip-n-Saw (Min DBH = 8.6"; Min Length = 17 ft; Min 6" top)
Pine Pulpwood (Min DBH = 4.6"; Min Length = 12 ft; Min 3" top)
Hardwood Sawtimber (Min DBH = 11.6"; Min Length = 17 ft; Min 10" top)
Hardwood Pulpwood (Min DBH = 5.6"; Min Length = 8 ft; Min 5" top)
Cypress Sawtimber (Min DBH = 11.6"; Min Length = 16 ft; Min 10" top)
Pulpwood (Min DBH = 5.6"; Min Length = 8 ft; Min 5" top)

includes Fee and Timber Deed (Grantor) ownership types

on acres includes fallow ground that will be planted

includes Fee and Lease ownership types; Age of merchantability is age 12

includes Fee, Lease, and Timber Deed (Grantee) ownership type grown to 01/01/2012

bd volume includes topwood volume

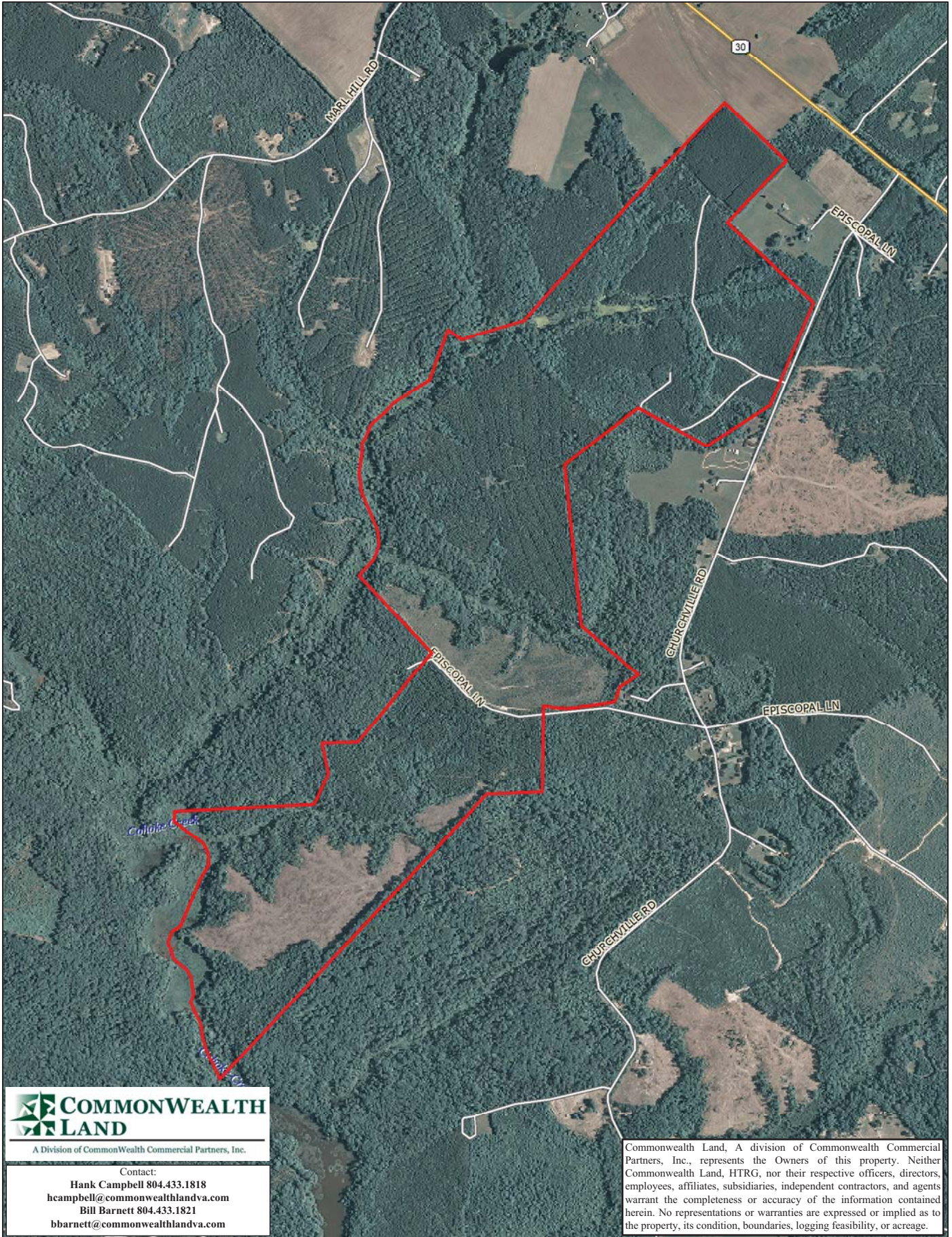


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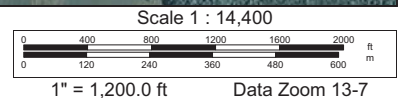
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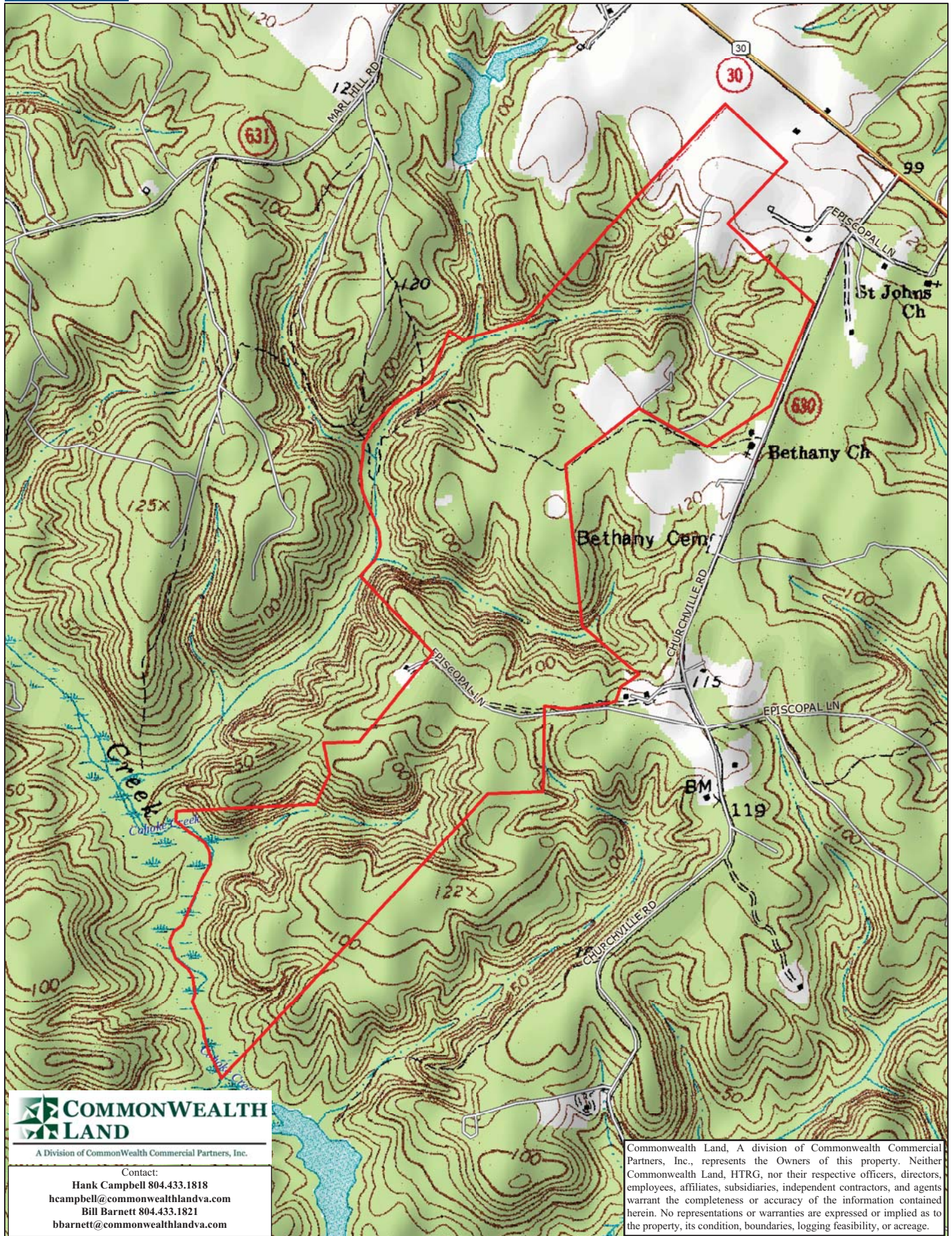


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