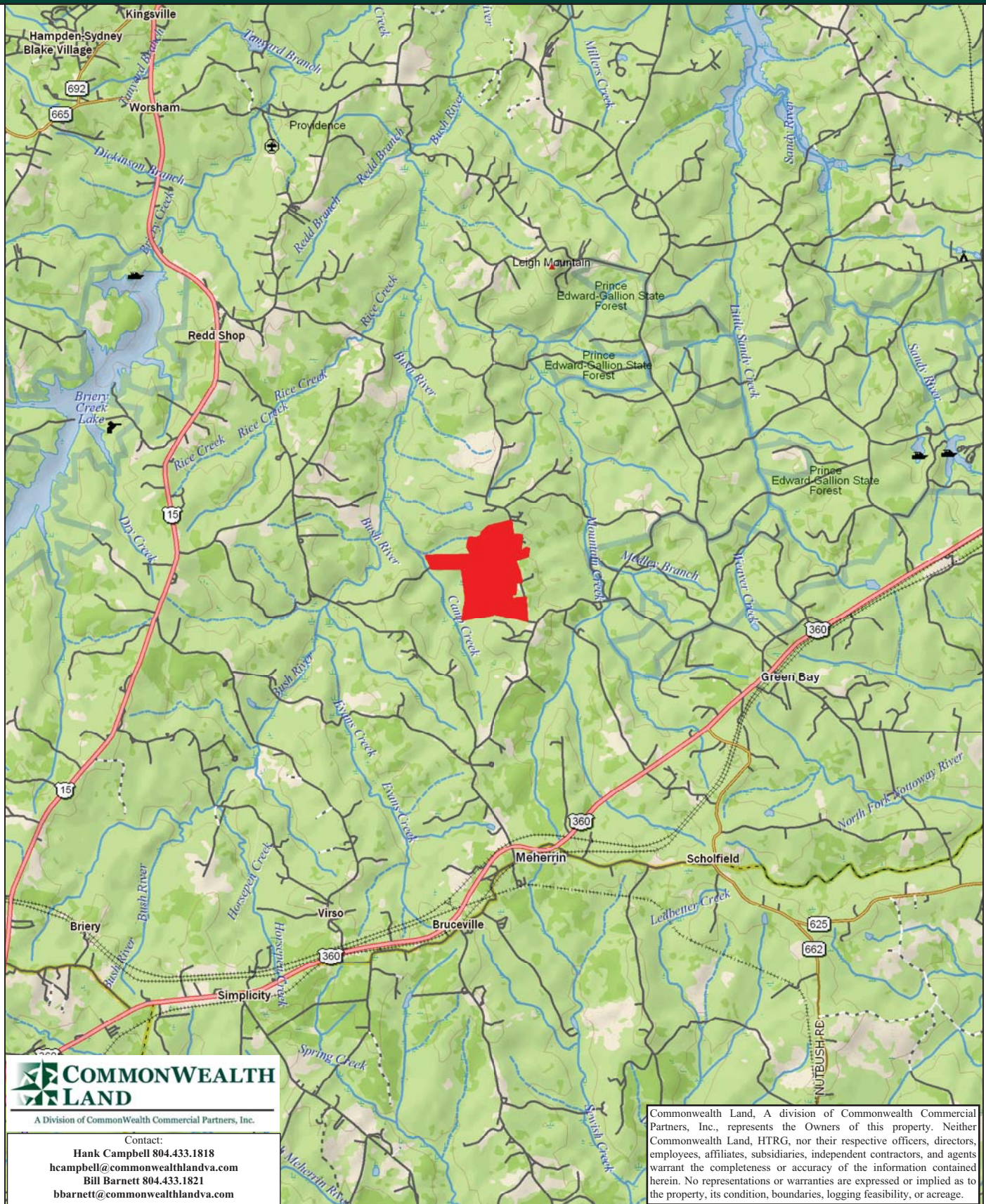


Timberland Investment Opportunity

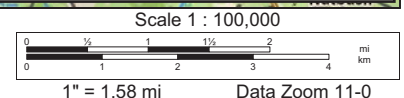
BK3208 - 480+/- Acres - Prince Edward County, VA



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Tract Summary Data

BK3208 - 480+/- Acres - Prince Edward County, VA

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

***Located West of Green Bay with Almost a Mile of Frontage Along VSR628**

***Gently Rolling Site with Strong Interior Road System**

***Timber Comprised Primarily of Planted Loblolly Pine with 93+/-Acres Established in '68, 23+/-Acres Established in '90, 90+/-Acres(Natural) in '05, 20+/-Acres(Natural) in '97, 90+/-Acres Established in '01 with the Remaining Balance in Mixed Hardwood**

***Currently Zoned A (Agricultural) and Identified as Tax Map Parcels #105-A-23 & 28**

***N37-9.482' W78-22.017'**

*** Southern Boundary of Property Fronts Intermittent Stream (Camp Creek) Offering Excellent Wildlife Habitat and Strong Populations of Deer & Turkeys**

***Directions - From 288 Travel West on US360 Through Burkeville Toward Green Bay and Take a Right on VSR694 Just Before You Reach Green Bay and Travel .9 Miles. Take a Right on VSR696 and Travel .7 Miles to a Left on VSR632 and Travel 2.42 Miles, Then Right on VSR628 and Travel Approximately 1 Mile to the Entrance Gate on the Left**

***Contact Brokers For More Details**

***Offered For \$947,000**

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hcampbell@commonwealthlandva.com

Bill Barnett

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Property Information is Available at *Commonwealthlandva.com*



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

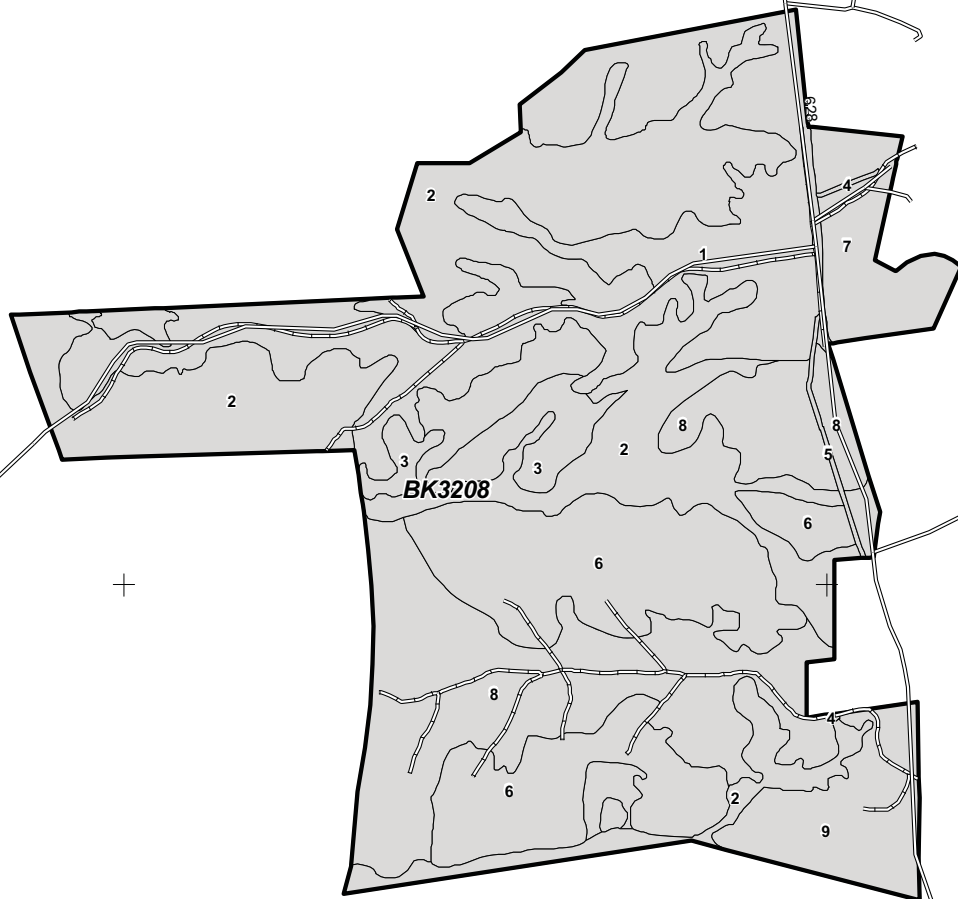
Web Site: www.commonwealthlandva.com

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78°23'W

78°22'W

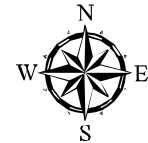
37°9'N



Std	Type	GrsAc	NetAc	YE
1	LB P UT	97.4	90.8	2001
2	HW N UT	149.3	148.1	1940
3	LB P UT	14.3	14.3	1968
4	NFU NA UT	0.4	0.3	
5	NFU NA UT	1.2	1.2	
6	LB P UT	80	78.8	1968
7	PH N UT	19.8	19.2	1997
8	PH N UT	94.9	90.3	1992
9	LB P UT	23.6	22.6	1990

TRACT BK3208

Property: Buckingham
Prince Edward Co., VA
Tract Area: 480.882 ac



- Tract Boundary
- Stand Boundary
- County Boundary
- Freeway
- Highway
- Major Road
- Local Road
- Forest Road
- Trail
- Railroad

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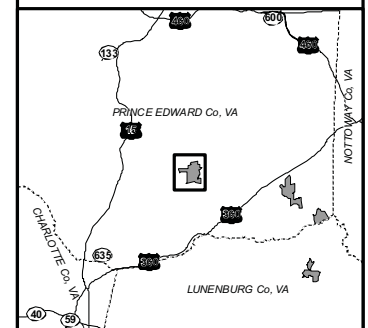
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bbarnett@commonwealthlandva.com

0 0.25 0.5 0.75 1 Miles

1 inch equals 0.25 miles



Sum of Parts

Conditions As Of Monday, September 19, 2011
Tract Name: BK3208

State: Virginia

County: Prince Edward

Land (1)	# of Units Unit Type
Pine	316 Acres
Hardwood	148 Acres
Non-Forest	17 Acres
Timber Deed (Grantee) or Lease	0 Acres
Total Land	481 Acres

Transition Acres (2)	# of Units Unit Type
Clearcut	0 Acres
Site Prepared	0 Acres
Total Transition	0 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	0 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	91 Acres
Total PremERCHANTable	91 Acres

Merchantable Timber (4)	# of Units Unit Type
Pine Pole	0 Tons
Pine Sawtimber	6,763 Tons
Pine Chip-n-saw	3,317 Tons
Pine Pulpwood (5)	5,303 Tons
Hardwood Sawtimber	3,998 Tons
Hardwood Pulpwood (5)	6,486 Tons
Cypress Sawtimber	0 Tons
Cypress Pulpwood (5)	0 Tons
Total Merchantable Tons	25,867 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)



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includes Fee and Timber Deed (Grantor) ownership types

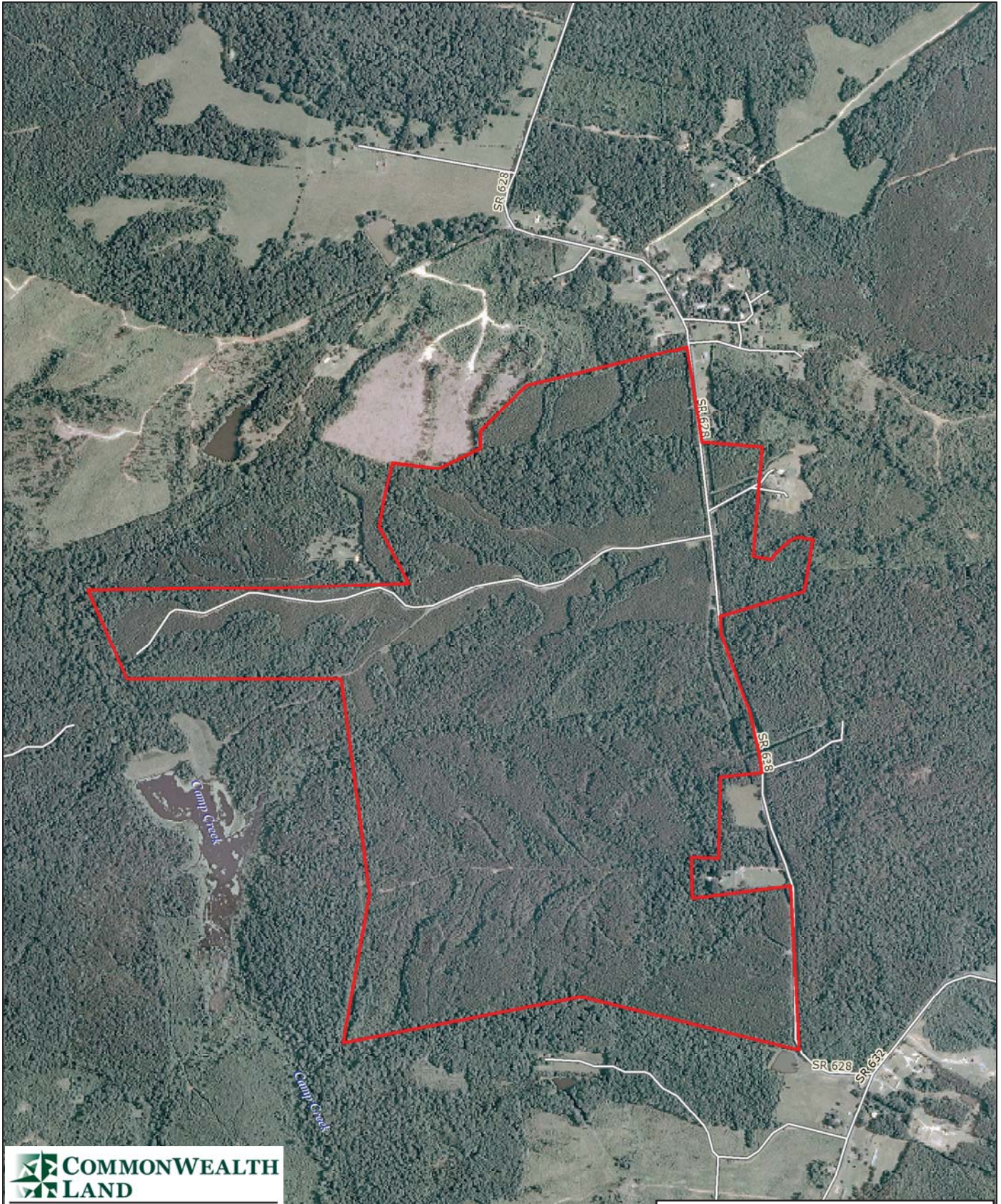
ion acres includes fallow ground that will be planted

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

od volume includes topwood volume

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COMMONWEALTH LAND
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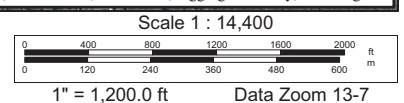
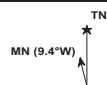
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hcampbell@commonwealthlandva.com
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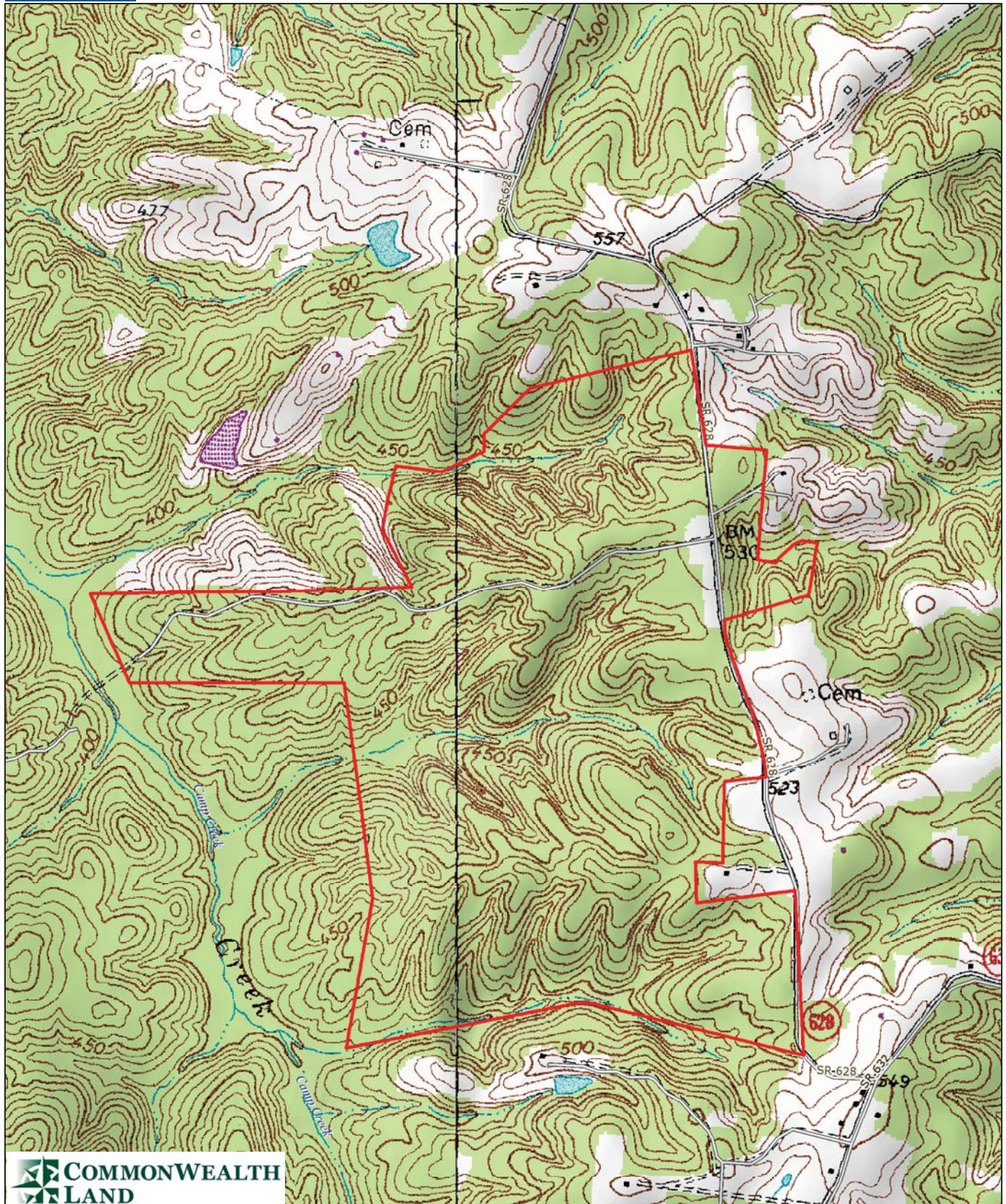
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Contact:

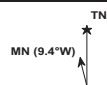
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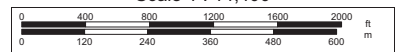
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Scale 1 : 14,400



1" = 1,200.0 ft

Data Zoom 13-7