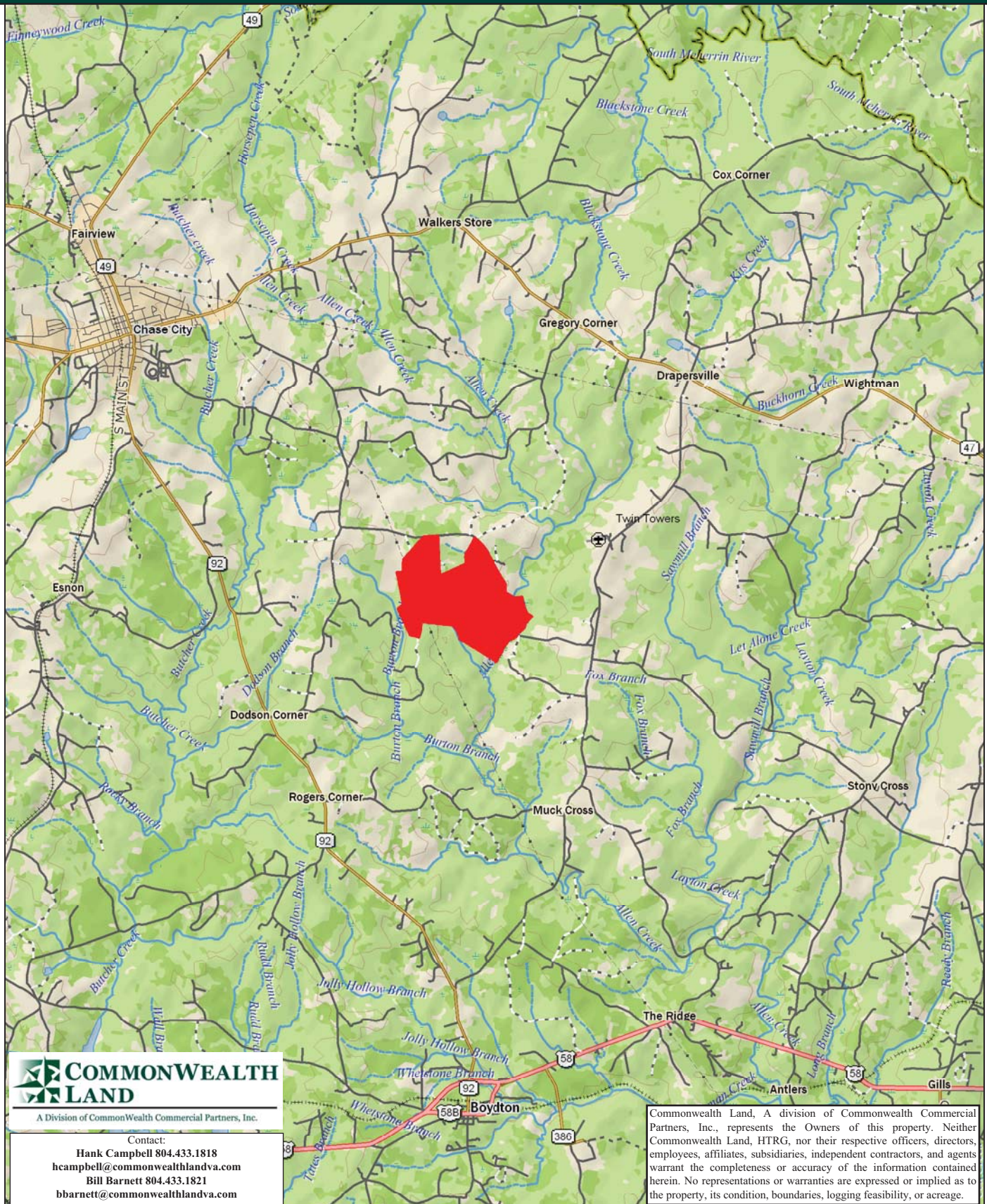


Timberland Investment Opportunity

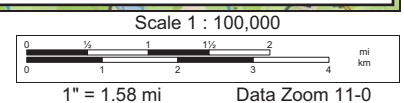
BK6332 - 805+/- Acres - Mecklenburg County, VA



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Tract Summary Data

BK6332 - 805+/- Acres - Mecklenburg County, VA

***Excellent Large-Acreage, Long-Term Timberland Investment Opportunity Offering Significant Merchantable Timber and Strong Recreation Potential**

***Located Southeast of Chase City with Frontage Along VSR671 (Country Club Rd.)**

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

***Timber Comprised of 674+/-Acres of Planted Loblolly Pine with 133+/-Acres Established in '84, 15+/-Acres Established in '87, 395+/-Acres Established in '93 & '94, 20+/-Acres Established in '97, 78+/-Acres in '08, 20+/-Acres in '11 with the Remaining Balance in Mixed Hardwood**

***Currently Zoned A (Agricultural) and Identified as Tax Map Parcels #52-A-43, 46, 47 & #53-A-6**

***N36-45.891' W78-23.797'**

***Excellent Wildlife Habitat and Strong Populations of Deer & Turkeys**

***Directions - I-95 South of Richmond to I-85 South to South Hill, then West on VSR47 for 14 Miles, then Left on VSR660 (Old Cox Rd.) and Travel for 3.54 Miles. Take a Right on VSR671 (Country Club Rd.) and Travel 2.78 Miles to the Access Road on the Left**

***Contact Brokers For More Details**

***Offered For \$1,443,000**

Contact:

Hank Campbell

Office: 804.433.1818

Fax: 804.346.5901

Cell: 804.334.3136

hcampbell@commonwealthlandva.com

Bill Barnett

Office: 804.433.1821

Fax: 804.346.5901

Cell: 804.339.1100

bbarnett@commonwealthlandva.com

Property Information is Available at *Commonwealthlandva.com*



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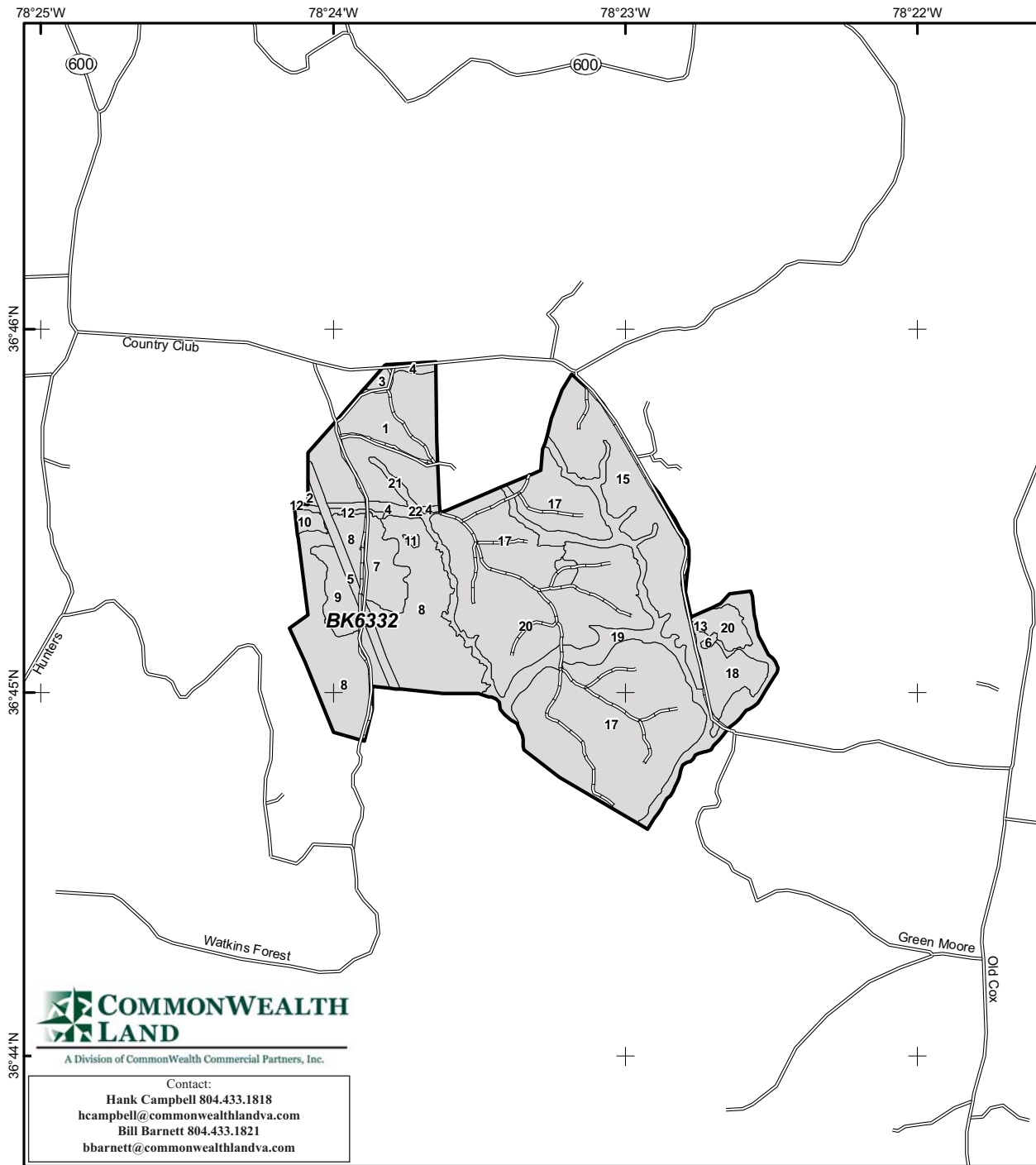
7130 Glen Forest Drive, Suite 110, Richmond, VA 23226

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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A Division of Commonwealth Commercial Partners, Inc.

Contact:

Hank Campbell 804.433.1818
 hcampbell@commonwealthlandva.com
 Bill Barnett 804.433.1821
 bbarnett@commonwealthlandva.com

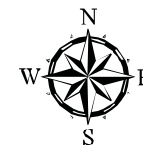
0 0.25 0.5 0.75 1 Miles

1 inch equals 0.5 miles

Std	Type	GrsAc	NetAc	YE
1	LB P TH	81.6	77.5	1994
2	HW N UT	0.9	0.9	1932
3	LB P UT	2.8	2.4	1985
4	LB P UT	8.6	8.5	1971
5	NFU NA UT	13.6	12.5	
6	HW N UT	0.9	0.9	1935
7	LB N UT	20.5	19.5	1997
8	LB P UT	132.4	130.6	1984
9	LB P UT	14.8	14.4	1987
10	LB P UT	3.8	3.8	1971
11	O-O NA UT	0.9	0.9	
12	HW N UT	2.6	2.6	1984
13	HW N UT	0.2	0.2	1935
15	LB P UT	84	78.2	2008
17	LB P TH	206.8	197.3	1993
18	LB P UT	20.8	19.9	2011
19	HW N UT	86.2	84.3	1935
20	LB P TH	120.6	115.5	1994
21	LB P UT	2.9	2.9	1994
22	LB P UT	0.4	0.4	1971

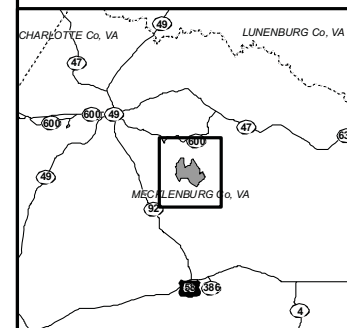
TRACT BK6332

Property: Buckingham
 Mecklenburg Co., VA
 Tract Area: 805.299 ac



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

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Sum of Parts

Conditions As Of Monday, September 19, 2011
Tract Name: BK6332

State: Virginia

County: Mecklenburg

Land (1)	# of Units Unit Type
Pine	674 Acres
Hardwood	85 Acres
Non-Forest	46 Acres
Timber Deed (Grantee) or Lease	0 Acres
Total Land	805 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	20 Acres
Age 2 - 2010	0 Acres
Age 3 - 2009	0 Acres
Age 4 - 2008	78 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	0 Acres
Total PremERCHANTable	98 Acres

Merchantable Timber (4)	# of Units Unit Type
Pine Pole	0 Tons
Pine Sawtimber	4,728 Tons
Pine Chip-n-saw	20,689 Tons
Pine Pulpwood (5)	17,325 Tons
Hardwood Sawtimber	3,132 Tons
Hardwood Pulpwood (5)	4,067 Tons
Cypress Sawtimber	0 Tons
Cypress Pulpwood (5)	0 Tons
Total Merchantable Tons	49,941 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)
Cypress Pulpwood (Min DBH = 5.6"; Min Length = 8 ft; Min 5" top)



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Contact:

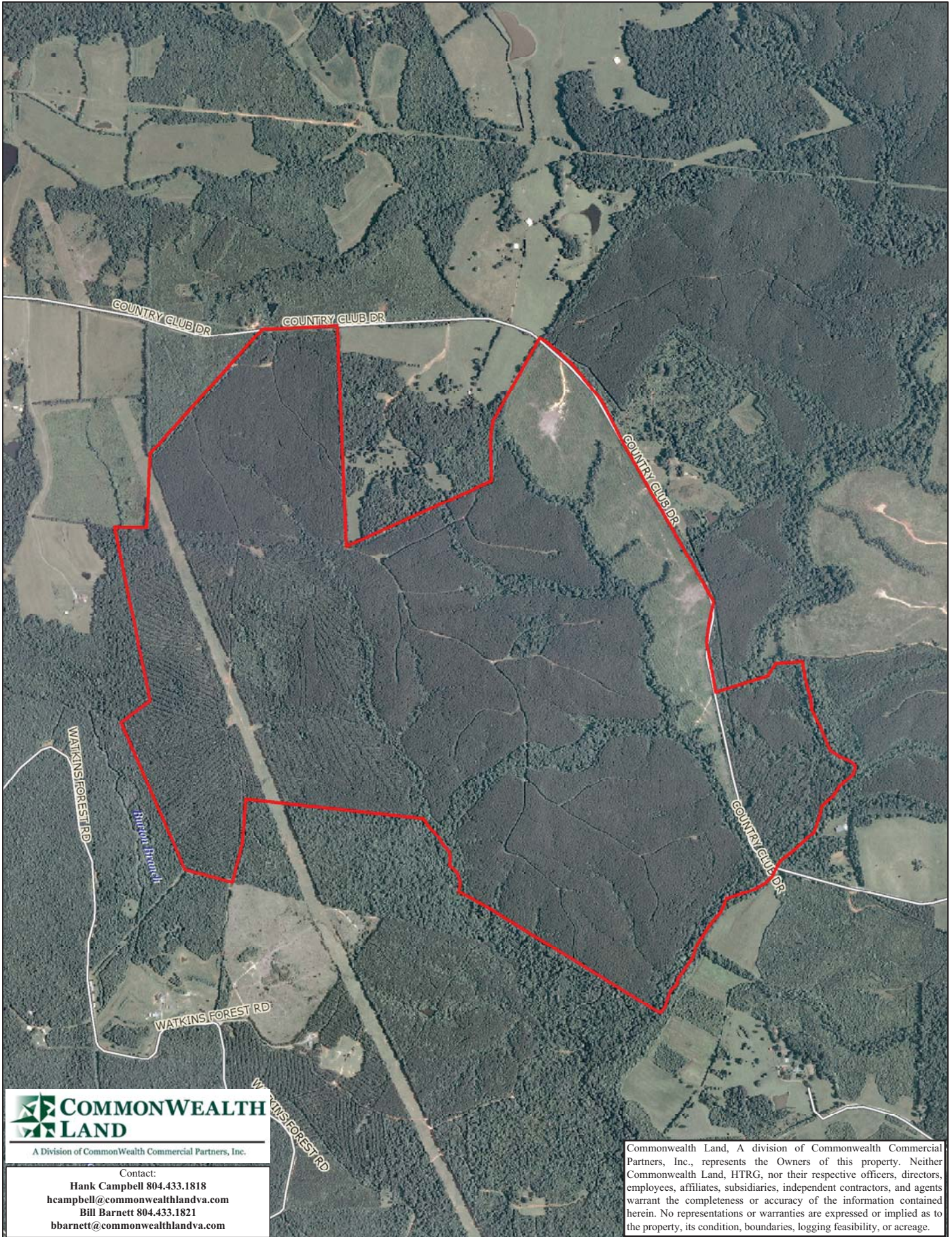
Hank Campbell 804.433.1818
hcampbell@commonwealthlandva.com
Bill Barnett 804.433.1821
bbarnett@commonwealthlandva.com

(1) Includes Fee and Timber Deed (Grantor) ownership types

(2) Includes Fee and Lease ownership types; Age of merchantability is age 12

(3) Includes Fee and Lease ownership types; Age of merchantability is age 12

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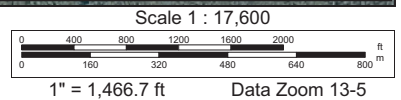
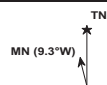


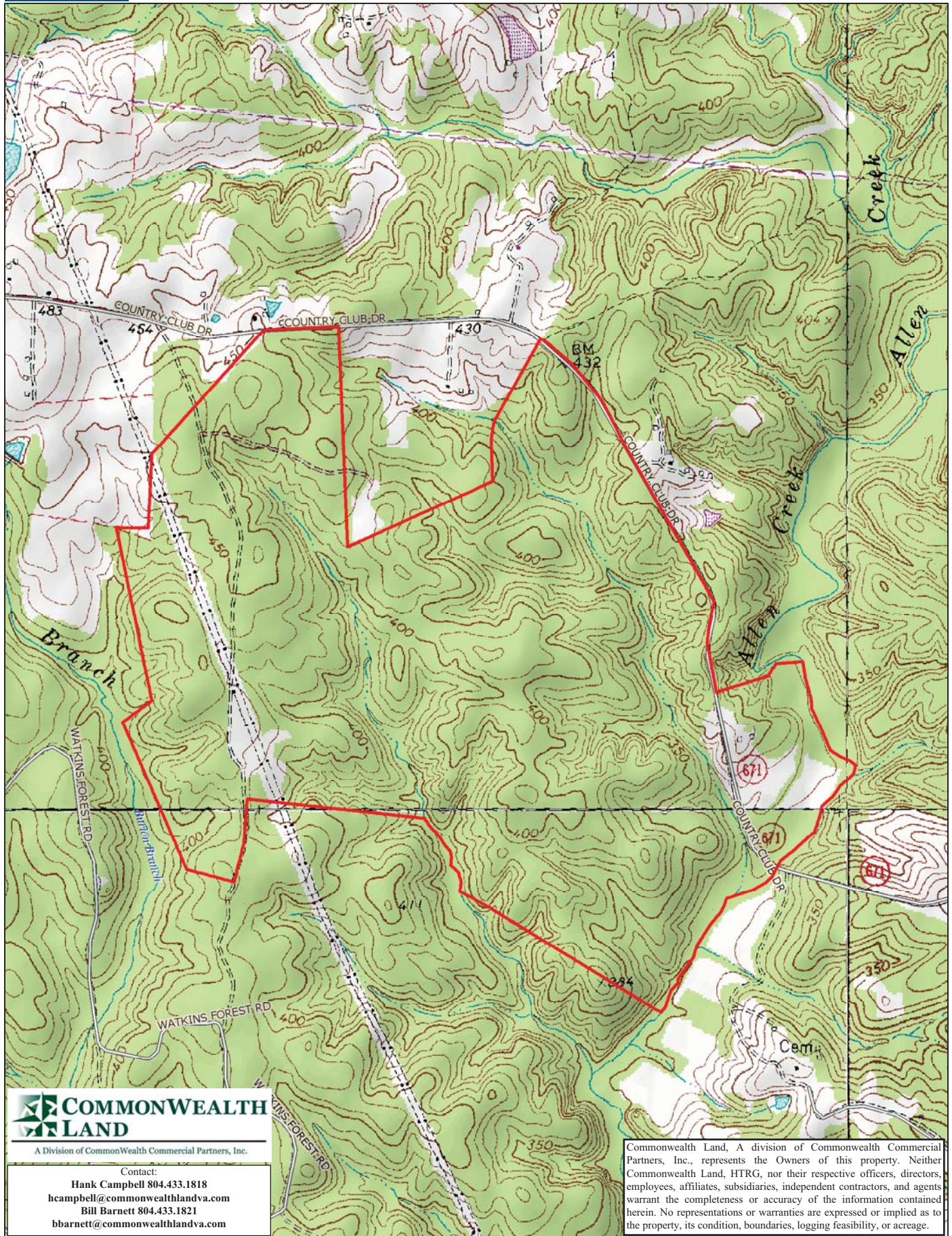
COMMONWEALTH LAND
A Division of Commonwealth Commercial Partners, Inc.

Contact:
Hank Campbell 804.433.1818
hcampbell@commonwealthlandva.com
Bill Barnett 804.433.1821
bbarnett@commonwealthlandva.com

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