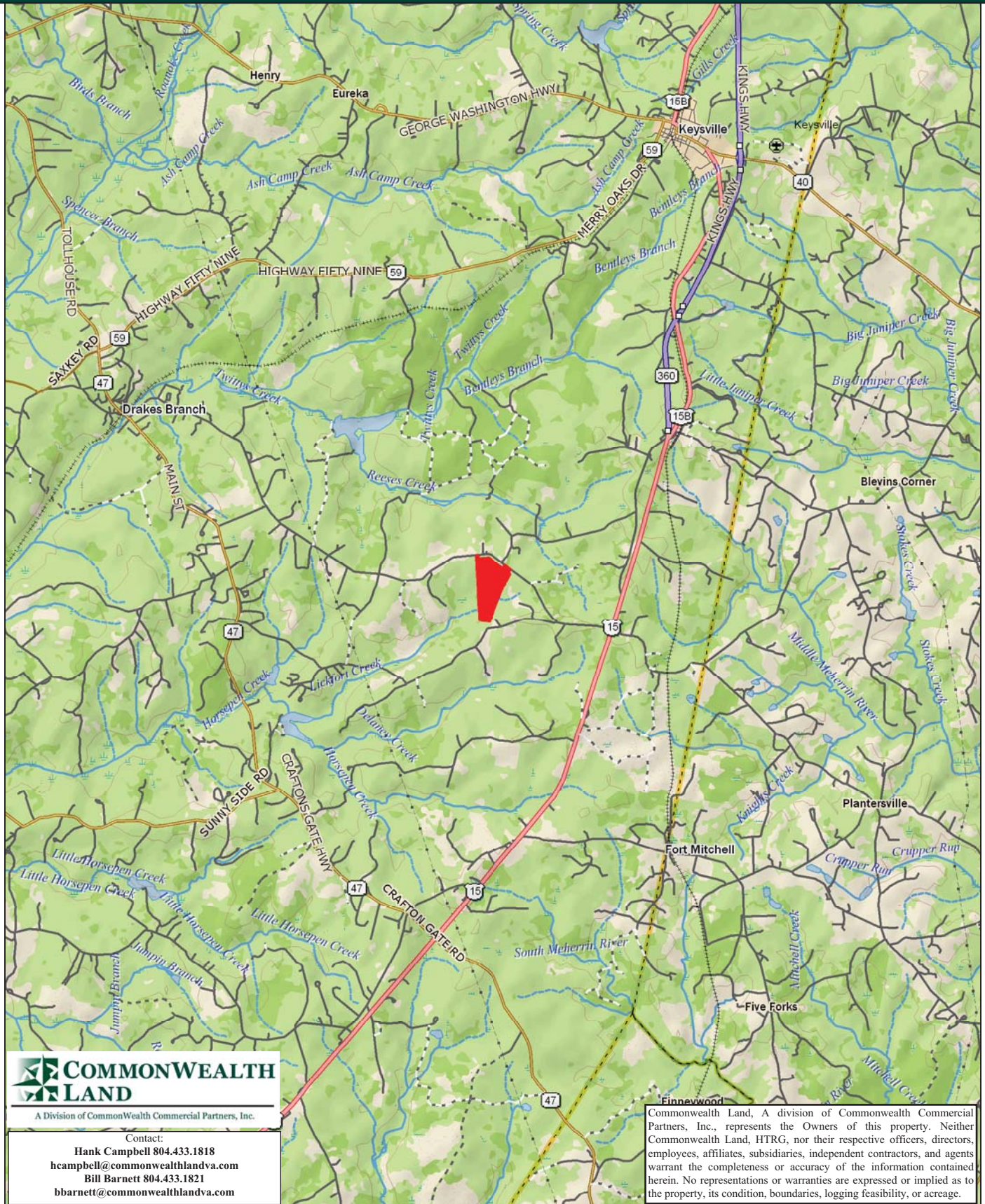


Timberland Investment Opportunity

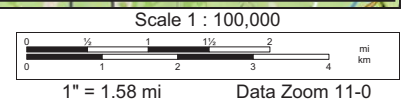
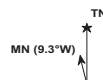
BK1443 - 112.5+/- Acres - Charlotte County, VA



Data use subject to license.

© DeLorme. XMap® 7.

www.delorme.com



Tract Summary Data

BK1443 - 112.5+/- Acres - Charlotte County, VA

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

***Located Just West of Wallace's Store w/Frontage Along VSR623 (Westpoint Stevens Rd.) as well as Two (2) 30' Easements**

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

***Timber Comprised Primarily of Planted Loblolly Pine with 110+/-Acres Established in 1982**

***Currently Zoned AG (Agricultural) and Identified as Tax Map Parcels #65-2-6A & 6B**

***N36-58.133' W78-31.557'**

*** Small Intermittent Stream Crosses Bottom Third of Tract Offering Excellent Wildlife Habitat and Strong Populations of Deer & Turkeys**

***Directions - Take US360 West from Richmond toward Keysville, then Travel Approximately 3.5 Miles to a Right Turn on VSR 622 (Old Kings Rd.). Travel 1 mile and Take a Right on VSR639 (Towler Rd.) and Travel 1.56 Miles and Veer to the Left onto VSR636 and Travel until You Reach VSR623 (Westpoint Stevens Rd.). Take a Right and Travel .31 Miles where the Property Begins on the Left**

***Contact Brokers For More Details**

***Offered For \$417,000**

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*



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

Commonwealth Land, A division of Commonwealth Commercial Partners, Inc., represents the Owners of this property. Neither Commonwealth Land, HTRG, nor their respective officers, directors, employees, affiliates, subsidiaries, independent contractors, and agents warrant the completeness or accuracy of the information contained herein. No representations or warranties are expressed or implied as to the property, its condition, boundaries, logging feasibility, or acreage.

78°31'W

78°32'W

N.89.96

N.95.78

Std	Type	GrsAc	NetAc	YE
1	LB P UT	109.3	106.8	1982
3	LB P UT	3.2	3	1982

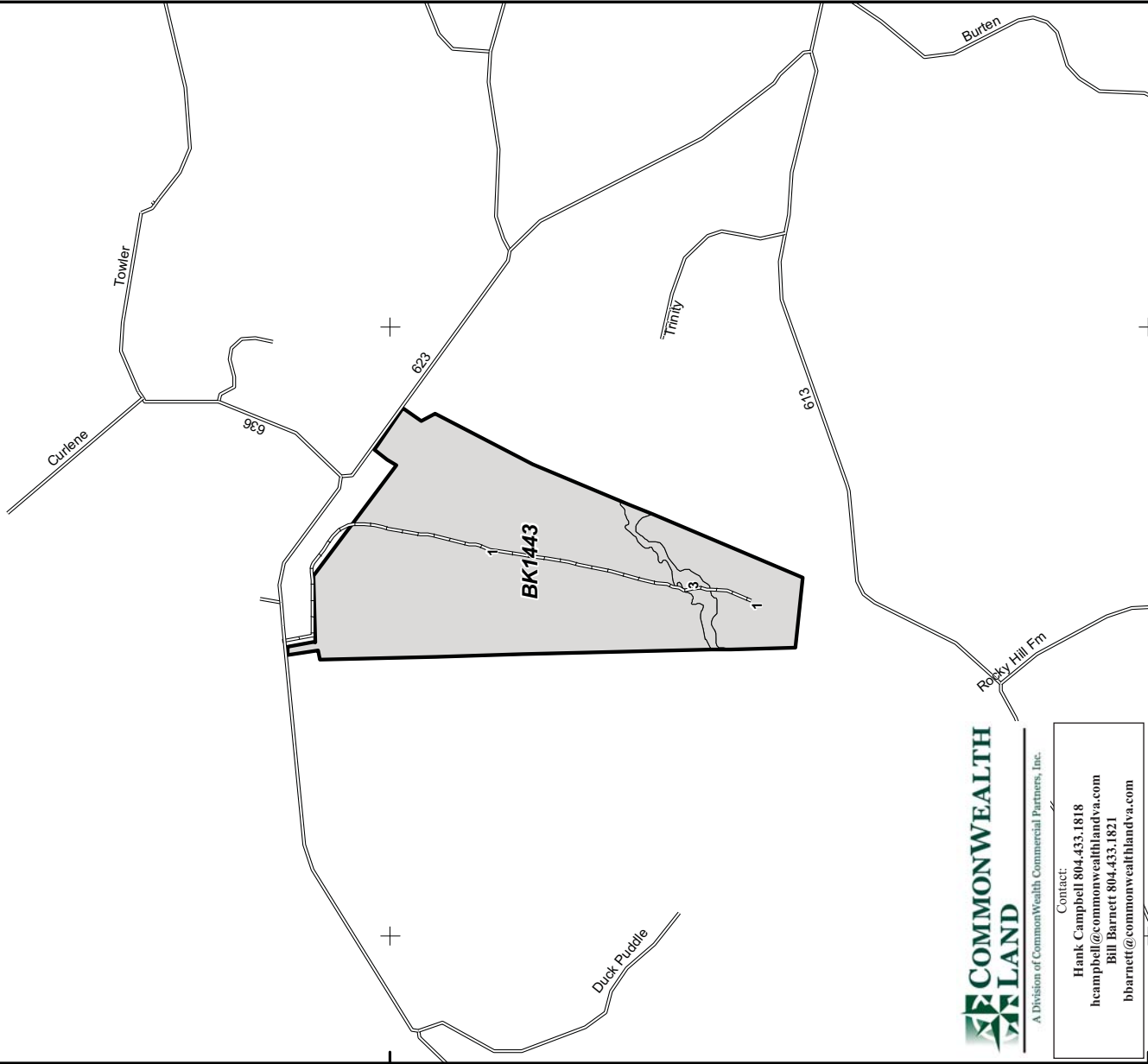
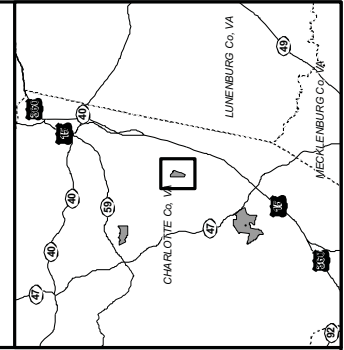
TRACT BK1443

Property: Buckingham
Charlotte Co., VA
Tract Area: 112.488 ac



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

Commonwealth Land, A division of Commonwealth Commercial Partners, Inc., represents the Owners of this property. Neither Commonwealth Land, HTRG, nor their respective officers, directors, employees, affiliates, subsidiaries, independent contractors, and agents warrant the completeness or accuracy of the information contained herein. No representations or warranties are expressed or implied as to the property, its condition, boundaries, logging feasibility, or acreage.



1 inch equals 0.25 miles

1 Miles

0.75

0.5

0.25

0



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

Sum of Parts

Conditions As Of Monday, September 19, 2011
Tract Name: BK1443

State: Virginia

County: Charlotte

Land (1)	# of Units Unit Type
Pine	110 Acres
Hardwood	0 Acres
Non-Forest	3 Acres
Timber Deed (Grantee) or Lease	0 Acres
Total Land	112 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	0 Acres
Total PremERCHANTable	0 Acres

Merchantable Timber (4)	# of Units Unit Type
Pine Pole	0 Tons
Pine Sawtimber	6,329 Tons
Pine Chip-n-saw	5,577 Tons
Pine Pulpwood (5)	1,974 Tons
Hardwood Sawtimber	0 Tons
Hardwood Pulpwood (5)	0 Tons
Cypress Sawtimber	0 Tons
Cypress Pulpwood (5)	0 Tons
Total Merchantable Tons	13,881 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

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



A Division of Commonwealth Commercial Partners, Inc.

Contact:

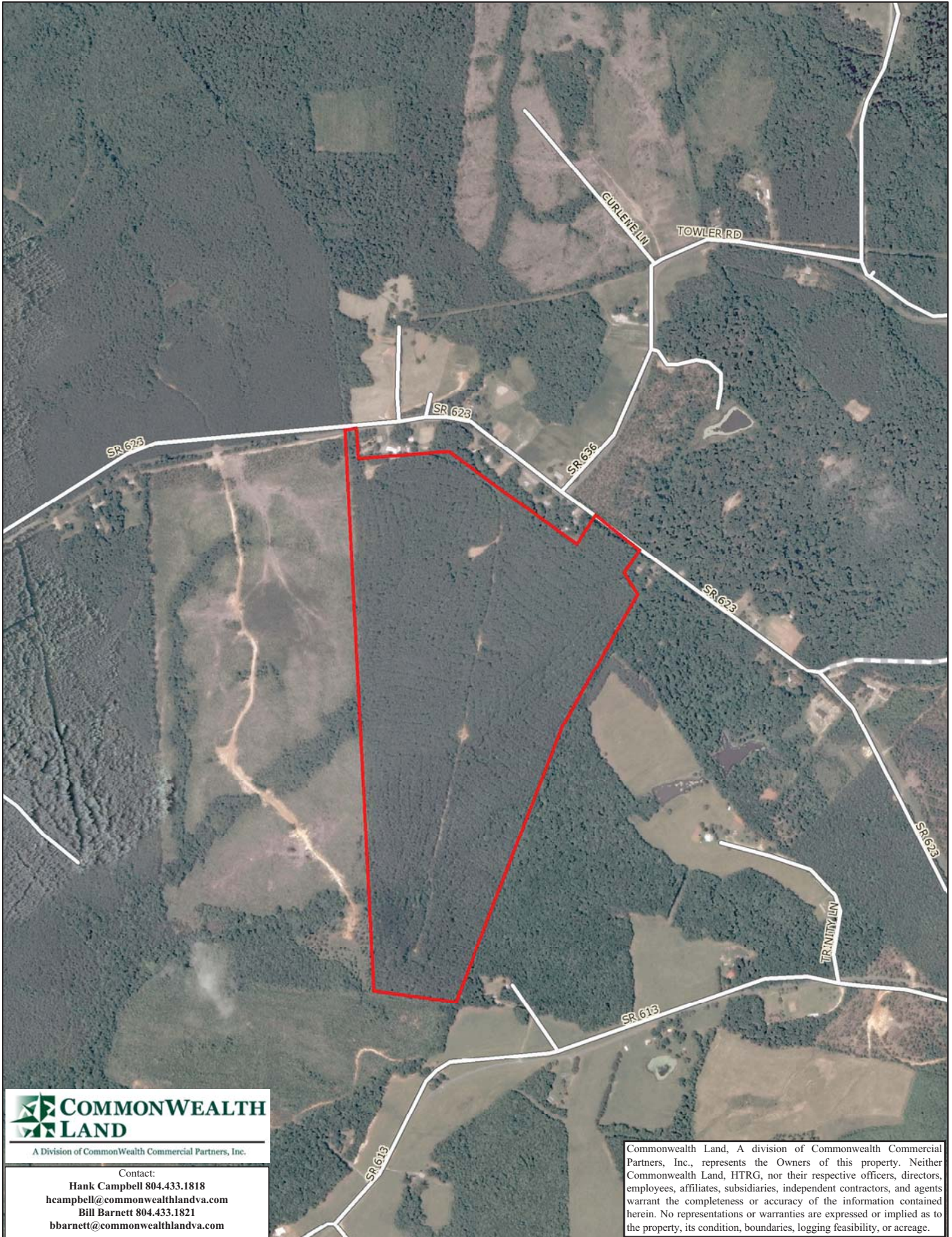
Hank Campbell 804.433.1818

hcampbell@commonwealthlandva.com

Bill Barnett 804.433.1821

bbarnett@commonwealthlandva.com

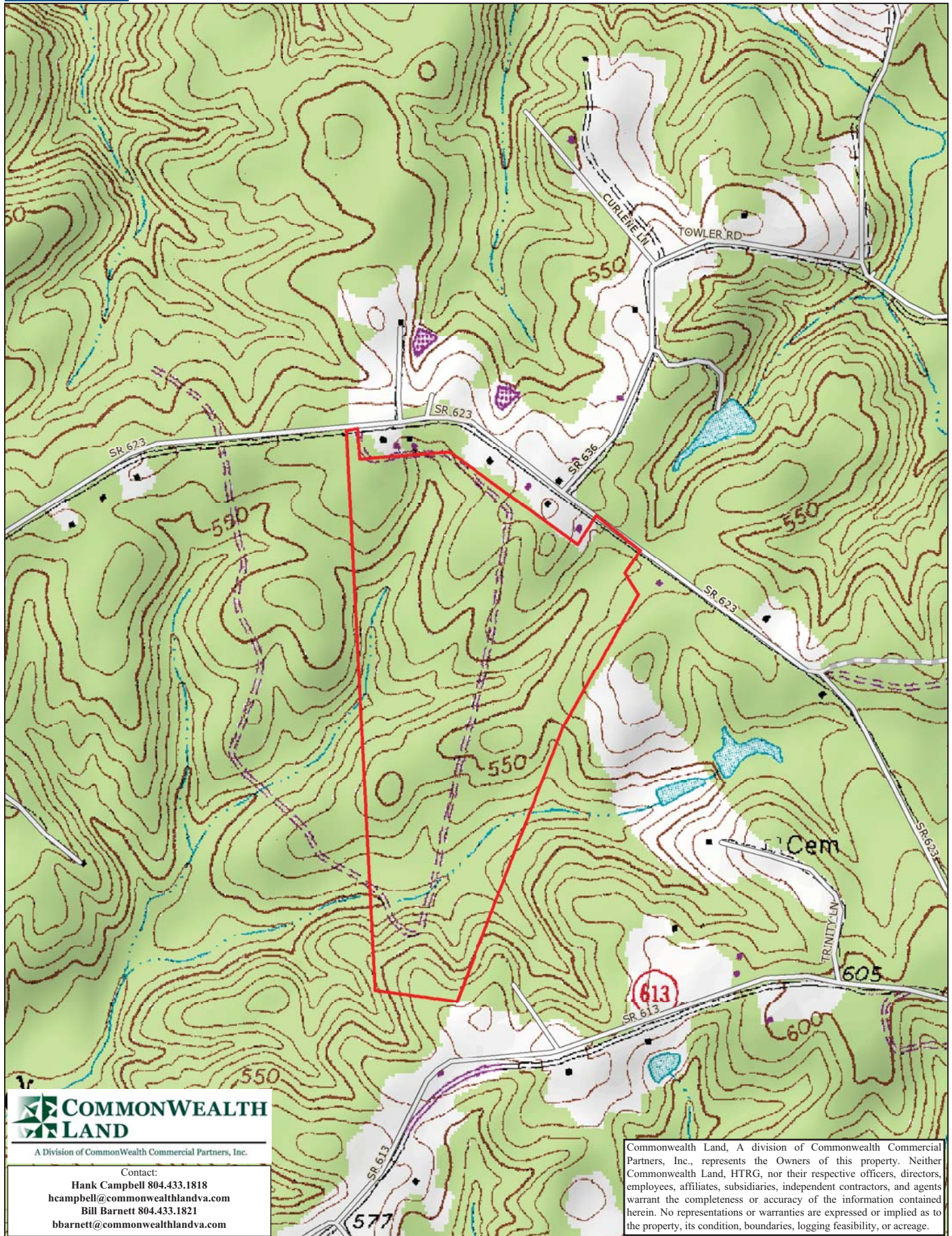
Commonwealth Land, A division of Commonwealth Commercial Partners, Inc., represents the Owners of this property. Neither Commonwealth Land, HTRG, nor their respective officers, directors, employees, affiliates, subsidiaries, independent contractors, and agents warrant the completeness or accuracy of the information contained herein. No representations or warranties are expressed or implied as to the property, its condition, boundaries, logging feasibility, or acreage.



Data use subject to license.

© DeLorme. XMap® 7.

www.delorme.com



Data use subject to license.

© DeLorme. XMap® 7.

www.delorme.com

