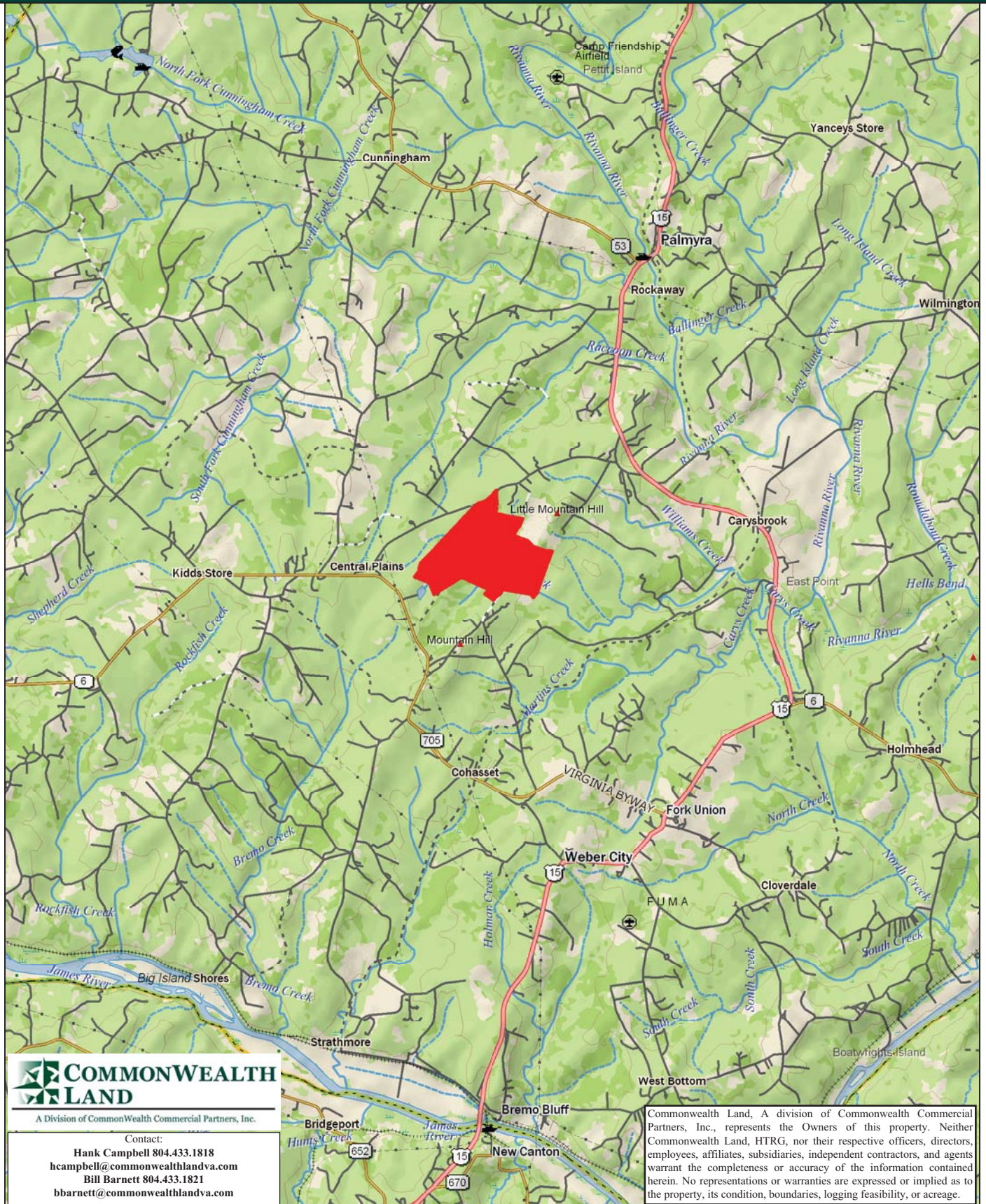


Timberland Investment Opportunity

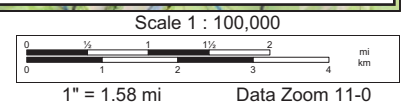
BK4122 - 692+/- Acres - Fluvanna County, VA



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Tract Summary Data

BK4122 - 692+/- Acres - Fluvanna County, VA

***Excellent Large-Acreage, Long-Term Timberland Investment Opportunity w/Views of the Blue Ridge Mountains Offering Significant Merchantable Timber and Strong Recreation Potential**

***Located Just East of Central Plains with Frontage Along VSR649 (Central Plains Rd.)**

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

***Timber Comprised Primarily of Planted Loblolly Pine with 505+/-Acres Established in '82, 86.5+/-Acres Established in '11 with the Remaining Balance in Mixed Hardwood**

***Currently Zoned A (Agricultural) and Identified as Tax Map Parcel #40-A-33**

***N37-48.986' W78-18.066'**

*** Perennial Stream (Able Creek) Crosses Southeastern Third of Tract Offering Excellent Wildlife Habitat and Strong Populations of Deer & Turkeys**

***Directions - I-64 West from Richmond to 288 South to VSR6 West to Fork Union, then North on US15 (James Madison Hwy.) for 3.6 Miles, then Turn Left on VSR673 and Travel .4 Miles to a Left on VSR649 (Central Plains Rd.). Travel 1.7 Miles to the Access Road on the Left**

***Contact Brokers For More Details**

***Offered For \$1,671,000**

Contact:

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Property Information is Available at *Commonwealthlandva.com*



A Division of Commonwealth Commercial Partners, Inc.

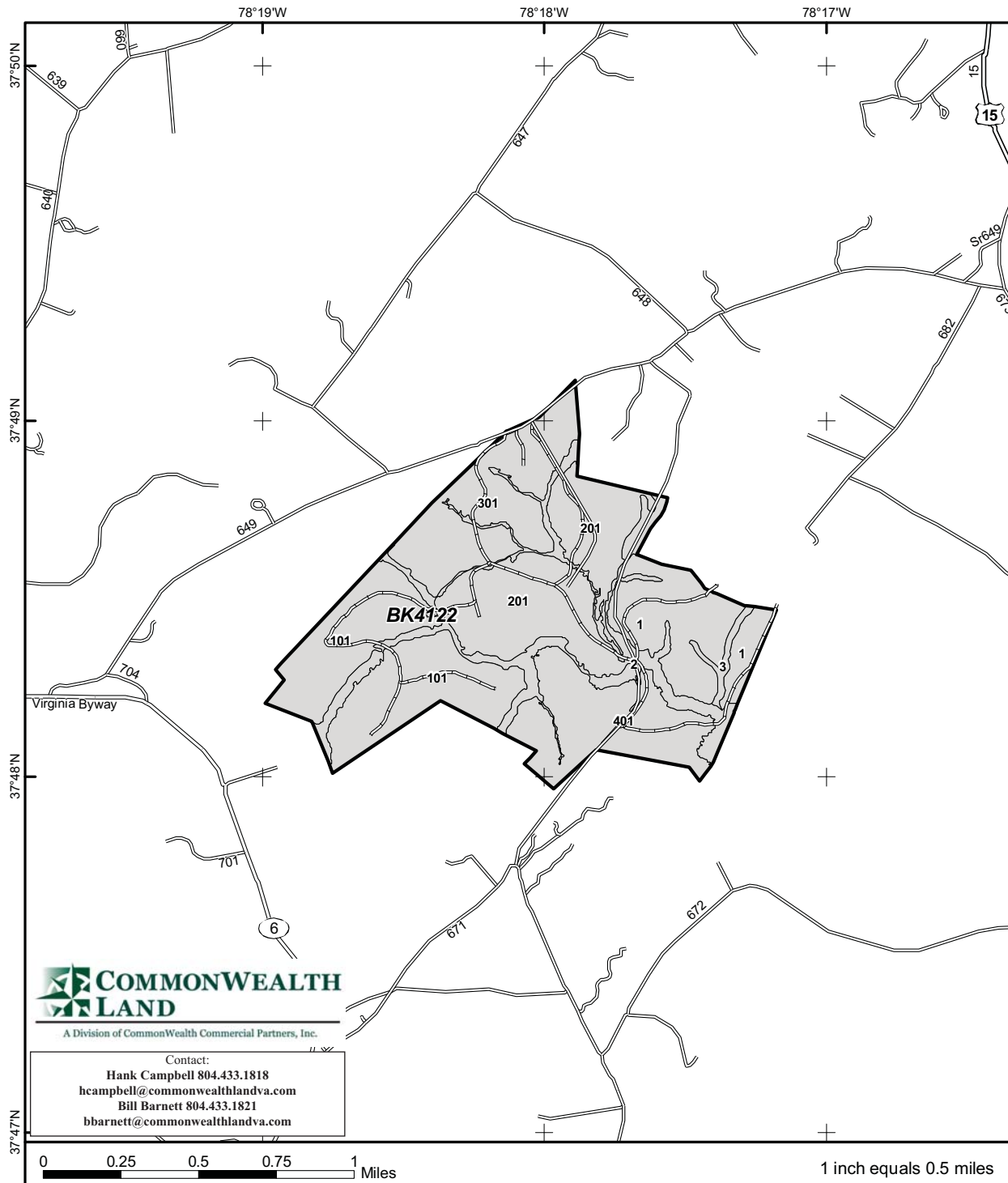
7130 Glen Forest Drive, Suite 110, Richmond, VA 23226

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

Phone: 804.433.1818 Fax: 804.346.5901

Web Site: www.commonwealthlandva.com

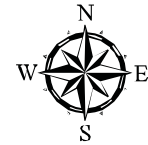
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Std	Type	GrsAc	NetAc	YE
1	LB P UT	89.7	86.5	2011
2	HW N UT	80.8	79.4	1948
3	LB P UT	6.2	6.2	1982
101	LB P TH	160.6	155.4	1982
201	LB P UT	142.5	137.4	1982
301	LB P UT	110.6	107.2	1982
401	LB P UT	101.5	98.9	1982

TRACT BK4122

Property: Buckingham
Fluvanna Co., VA
Tract Area: 692.03 ac



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

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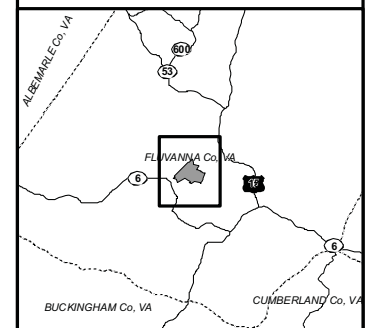
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0 0.25 0.5 0.75 1 Miles

1 inch equals 0.5 miles



Sum of Parts

Conditions As Of Monday, September 19, 2011
Tract Name: BK4122

State: Virginia

County: Fluvanna

Land (1)	# of Units Unit Type
Pine	592 Acres
Hardwood	79 Acres
Non-Forest	21 Acres
Timber Deed (Grantee) or Lease	0 Acres
Total Land	692 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	87 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	87 Acres

Merchantable Timber (4)	# of Units Unit Type
Pine Pole	0 Tons
Pine Sawtimber	11,416 Tons
Pine Chip-n-saw	19,985 Tons
Pine Pulpwood (5)	16,195 Tons
Hardwood Sawtimber	1,928 Tons
Hardwood Pulpwood (5)	5,693 Tons
Cypress Sawtimber	0 Tons
Cypress Pulpwood (5)	0 Tons
Total Merchantable Tons	55,216 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

ood volume includes topwood volume

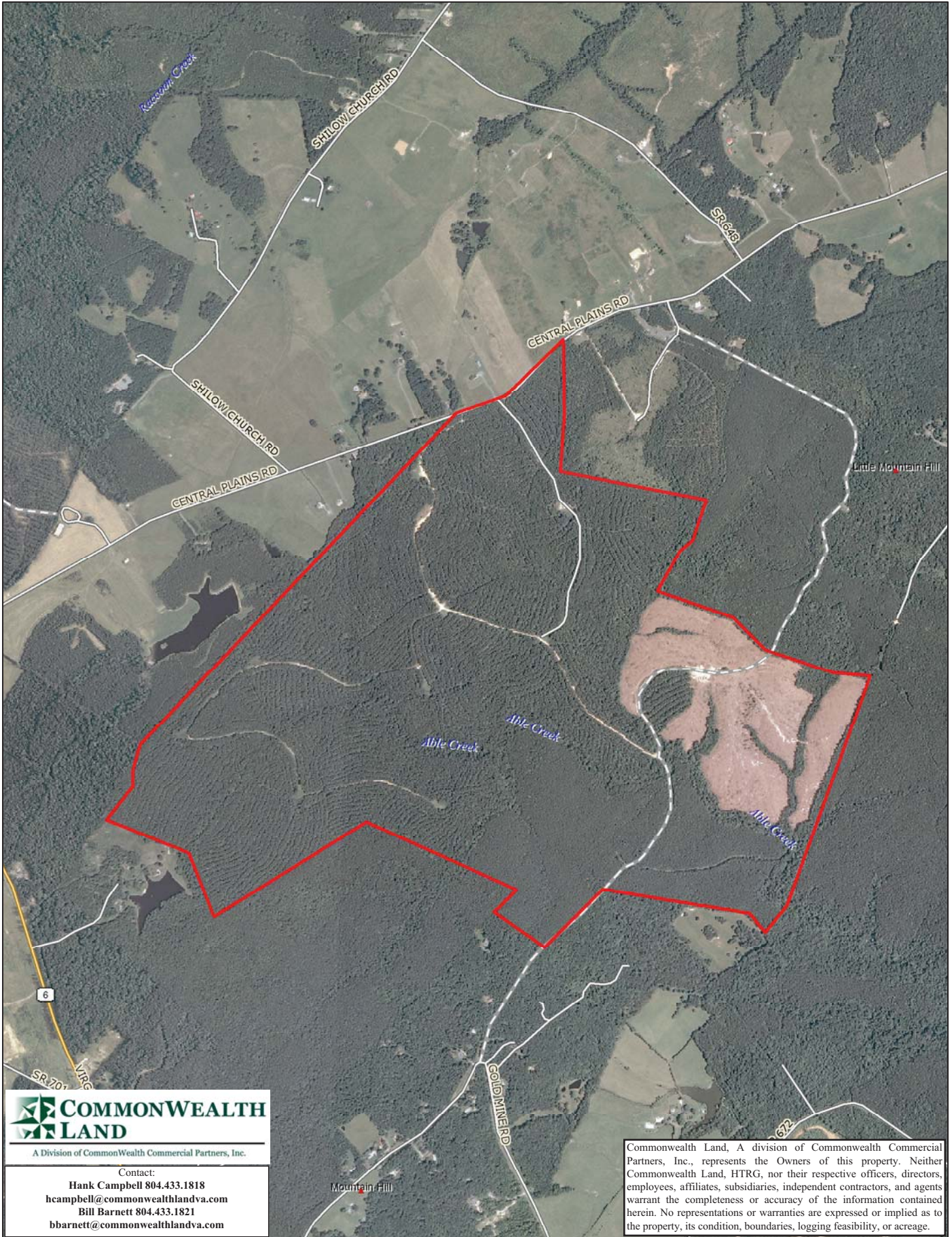


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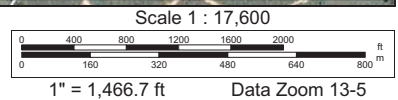
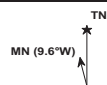
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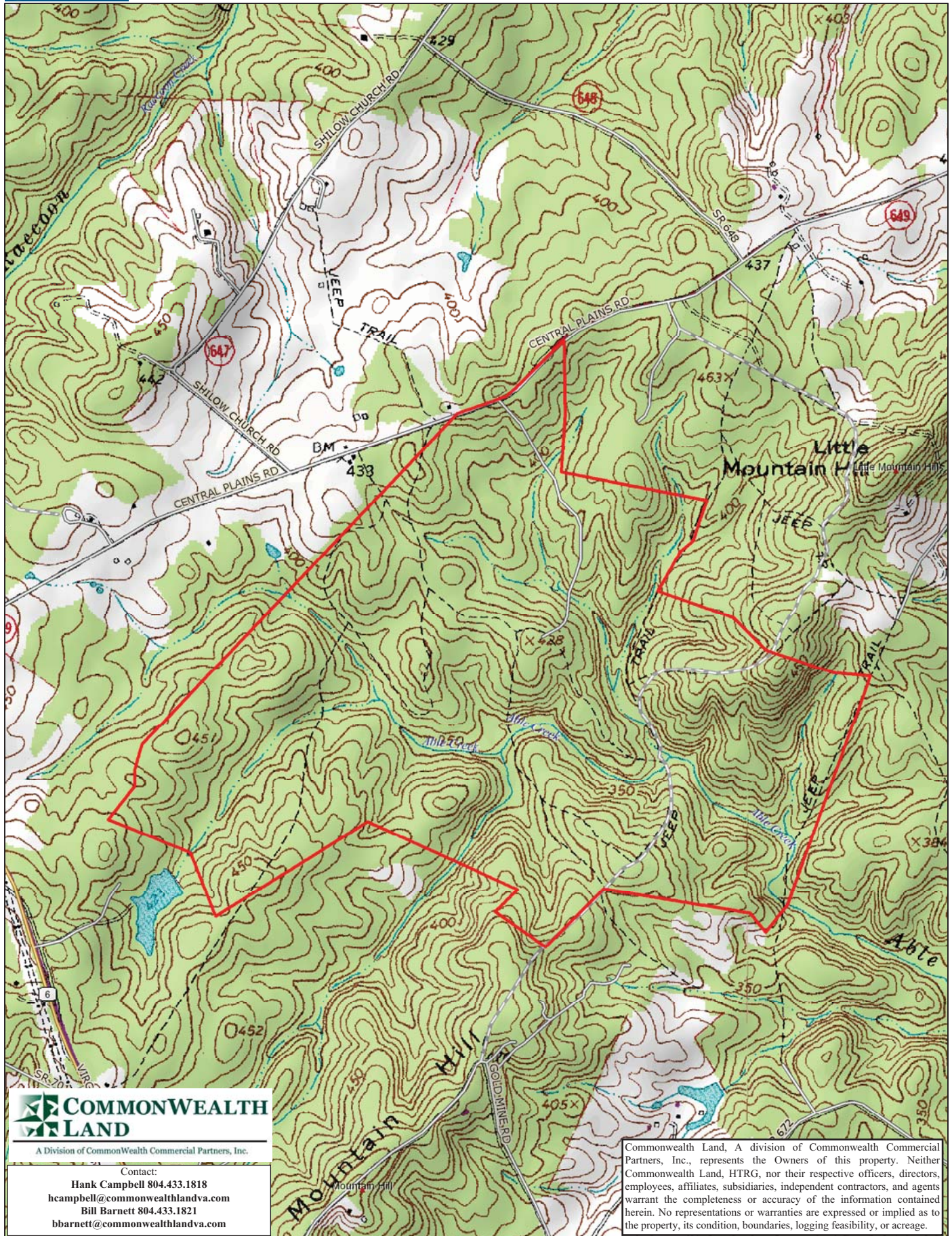


COMMONWEALTH LAND
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