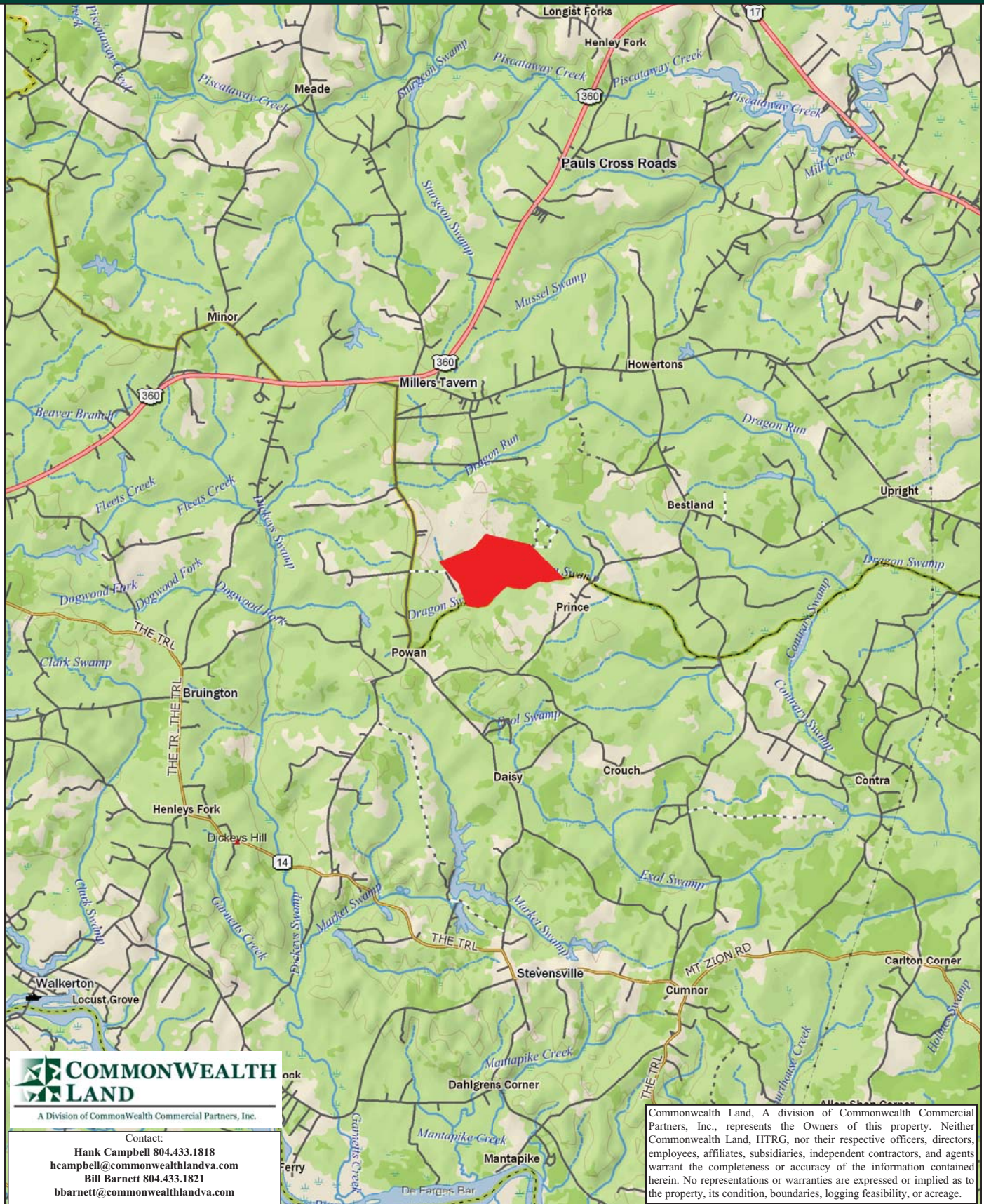


Timberland Investment Opportunity

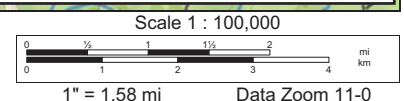
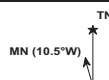
BK1825 - 395+/- Acres - Essex County, VA



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Tract Summary Data

BK1825 - 395+/- Acres - Essex County, VA

***Excellent Long-Term Timberland Investment Opportunity Offering Strong Recreation Potential with 1.2 Miles of Frontage along the Dragon Swamp**

***Located Just South of Millers Tavern with access from VSR620 (Powcan Rd.) to the West**

***Slightly Rolling Site with Ample Interior Road System**

***Timber Comprised Primarily of Planted Loblolly Pine with 25+/-Acres Established in '88, 90+/-Acres Established in '97, 58+/-Acres Established in '03, 140+/-Acres Established in '11 with the Remaining Balance in Mixed Hardwood**

***Currently Zoned AG (Agricultural) and Identified as Tax Map Parcels #49-A-61, 62, 62A & 63**

***N37-47.812' W76-56.080'**

*** Southern Boundary of the Property Fronts the Dragon Swamp (1.2 Miles) Offering Excellent Wildlife Habitat and Strong Populations of Deer & Turkeys**

***Directions - Take US360 East from I-295 to Saint Stephens Church, the Turn Right on VSR14 (The Trail) and Travel Approximately 4.3 Miles, Then Turn Left on VSR631 (Norwood Rd.) and Travel 2.9 Miles. Take a Left on VSR 620 (Powcan Rd.) and Travel 1.3 Miles to the Access Road on the Right**

***Contact Brokers For More Details**

***Offered For \$553,000**

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hcampbell@commonwealthlandva.com

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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

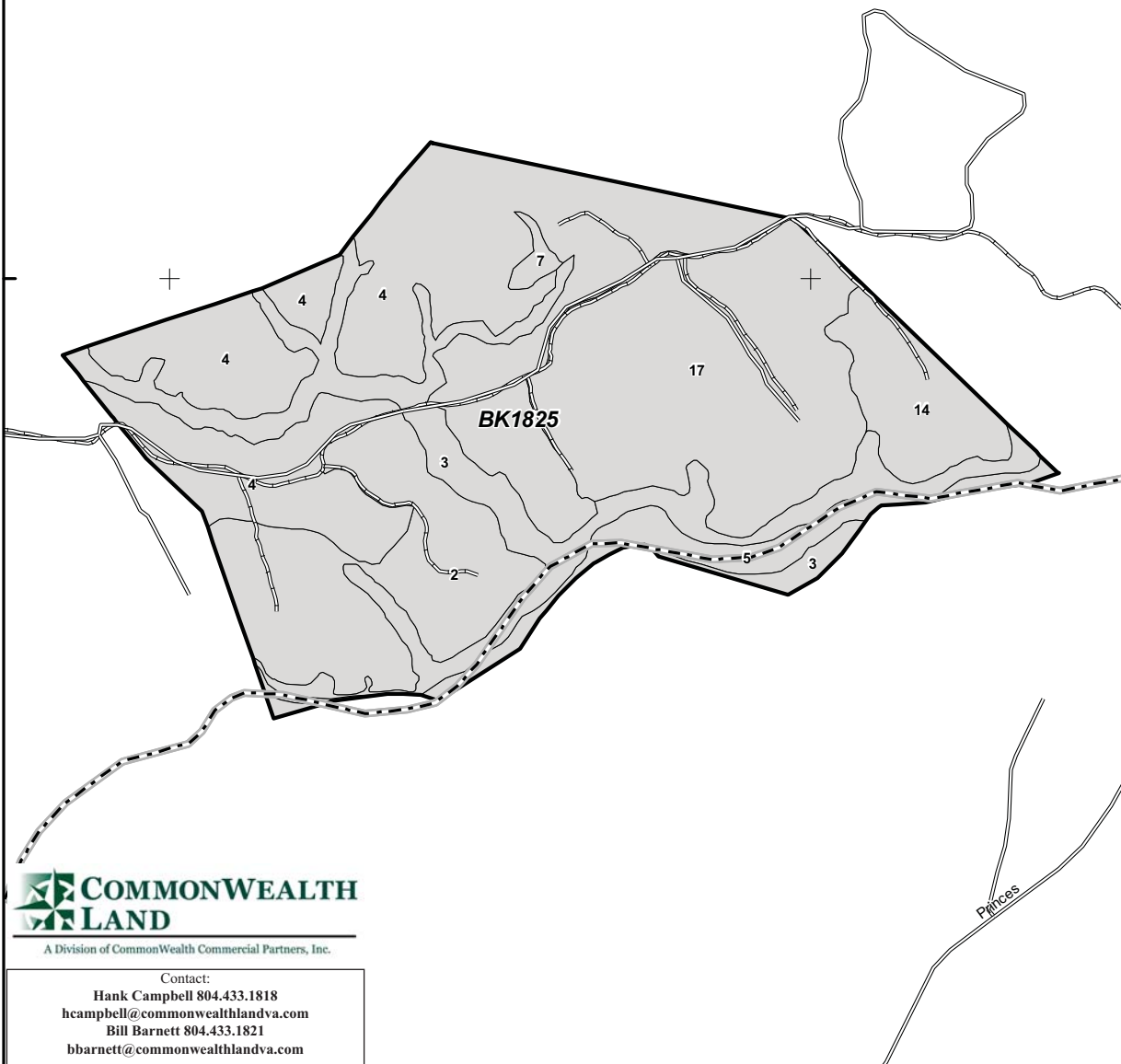
Web Site: www.commonwealthlandva.com

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76°56'W

76°55'W

37°48'N



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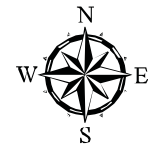
Std	Type	GrsAc	NetAc	YE
2	LB P UT	59.6	57.8	2003
3	HW N UT	59.2	59	1950
4	LB P UT	141.9	139.4	2011
5	NF NA UT	17.4	17.4	
7	LB P UT	2.2	2.2	1988
14	LB P TH	23.1	22.4	1988
17	LB P TH	92.5	89.8	1997

TRACT BK1825

Property: Buckingham

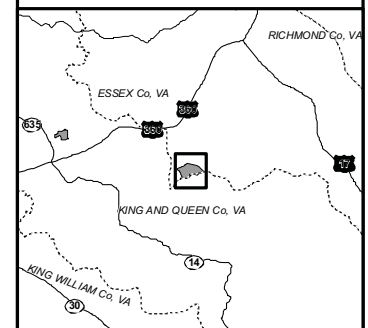
Essex Co., VA

Tract Area: 395.852 ac



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

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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: BK1825

State: Virginia

County: Essex

Land (1)	# of Units Unit Type
Pine	312 Acres
Hardwood	59 Acres
Non-Forest	25 Acres
Timber Deed (Grantee) or Lease	0 Acres
Total Land	396 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	139 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	58 Acres
Age 10 - 2002	0 Acres
Age 11 - 2001	0 Acres
Total PremERCHANTable	197 Acres

Merchantable Timber (4)	# of Units Unit Type
Pine Pole	0 Tons
Pine Sawtimber	393 Tons
Pine Chip-n-saw	1,851 Tons
Pine Pulpwood (5)	3,402 Tons
Hardwood Sawtimber	745 Tons
Hardwood Pulpwood (5)	2,035 Tons
Cypress Sawtimber	0 Tons
Cypress Pulpwood (5)	0 Tons
Total Merchantable Tons	8,427 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

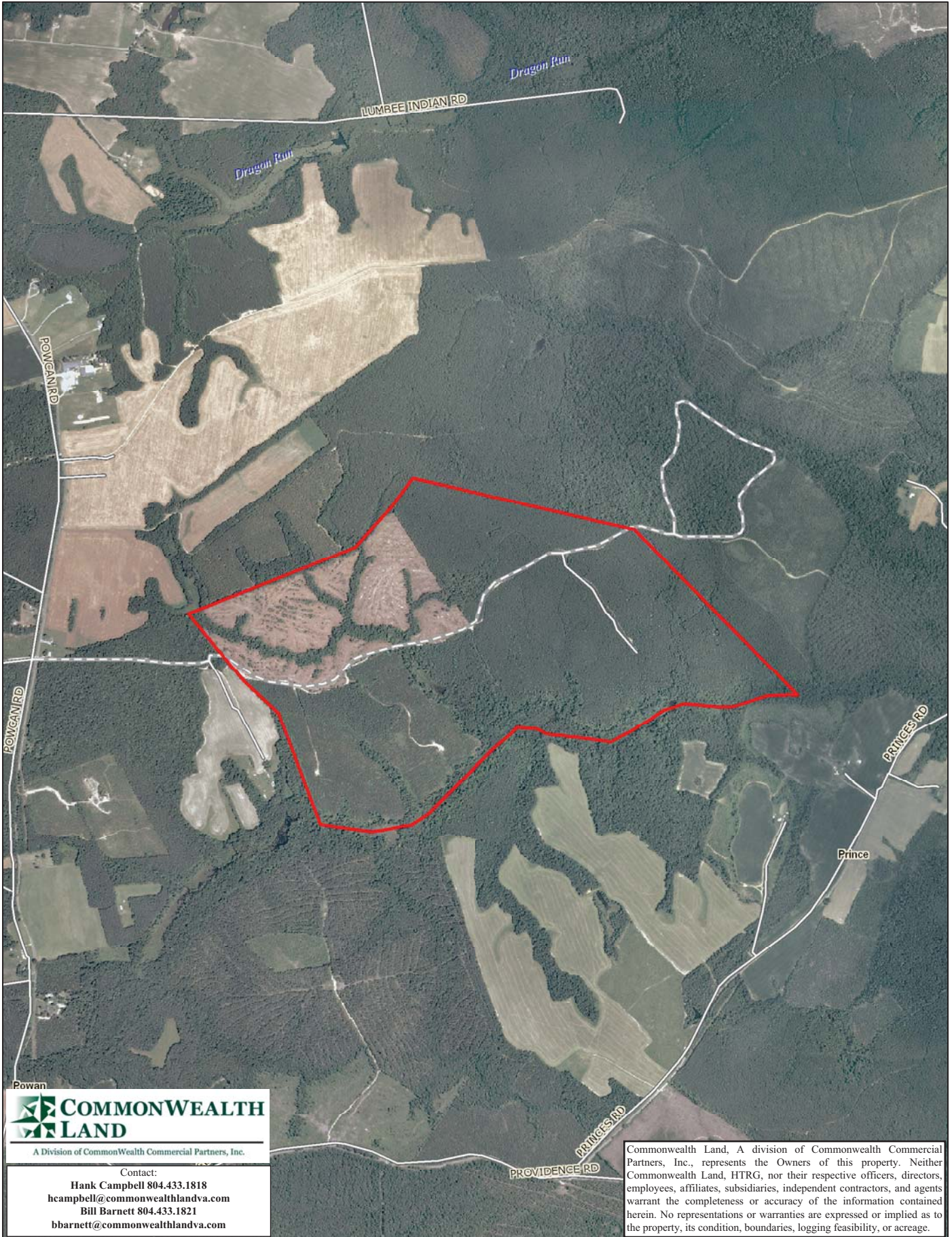


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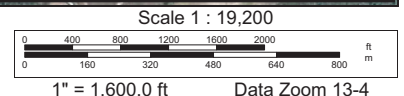
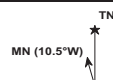
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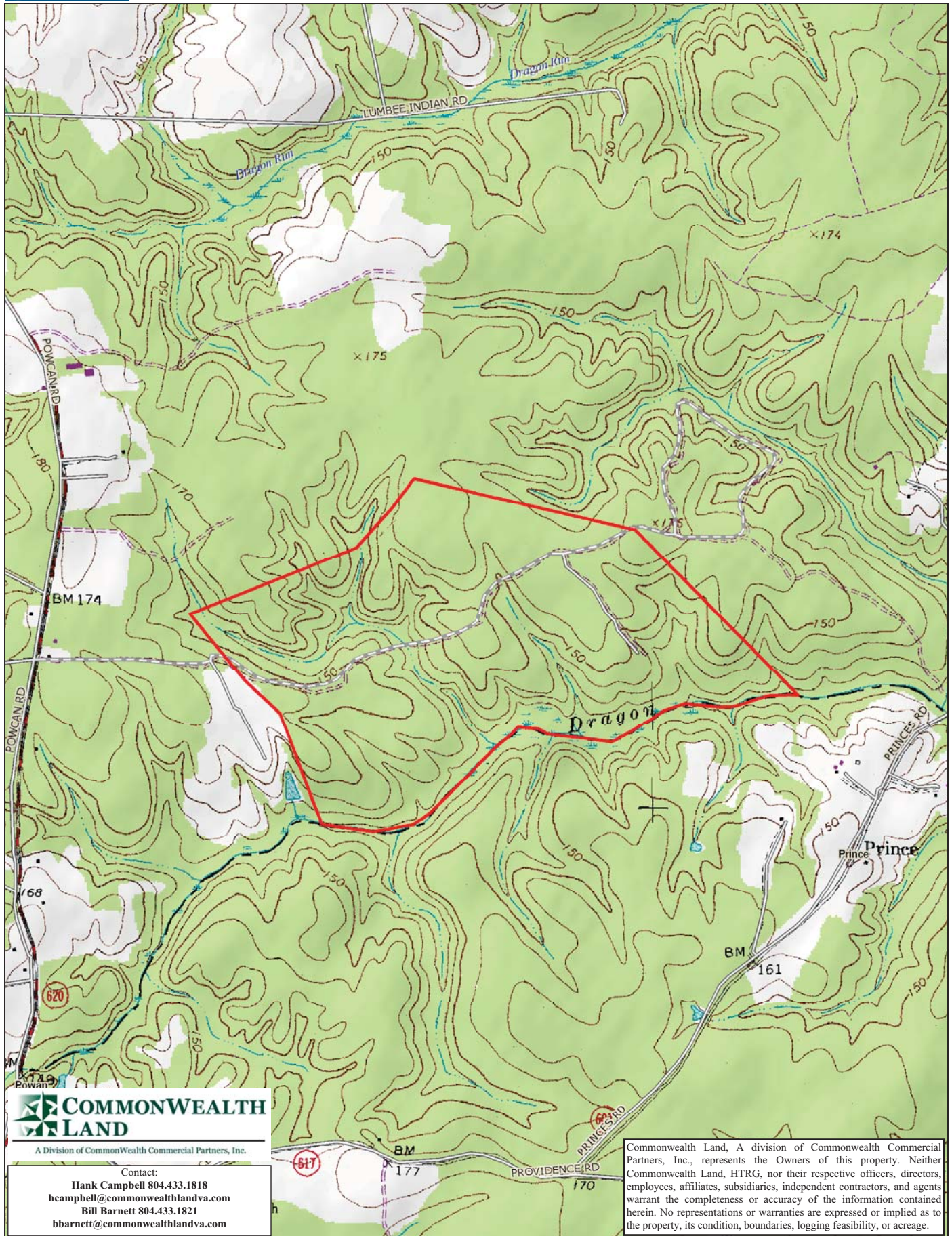


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COMMONWEALTH LAND
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