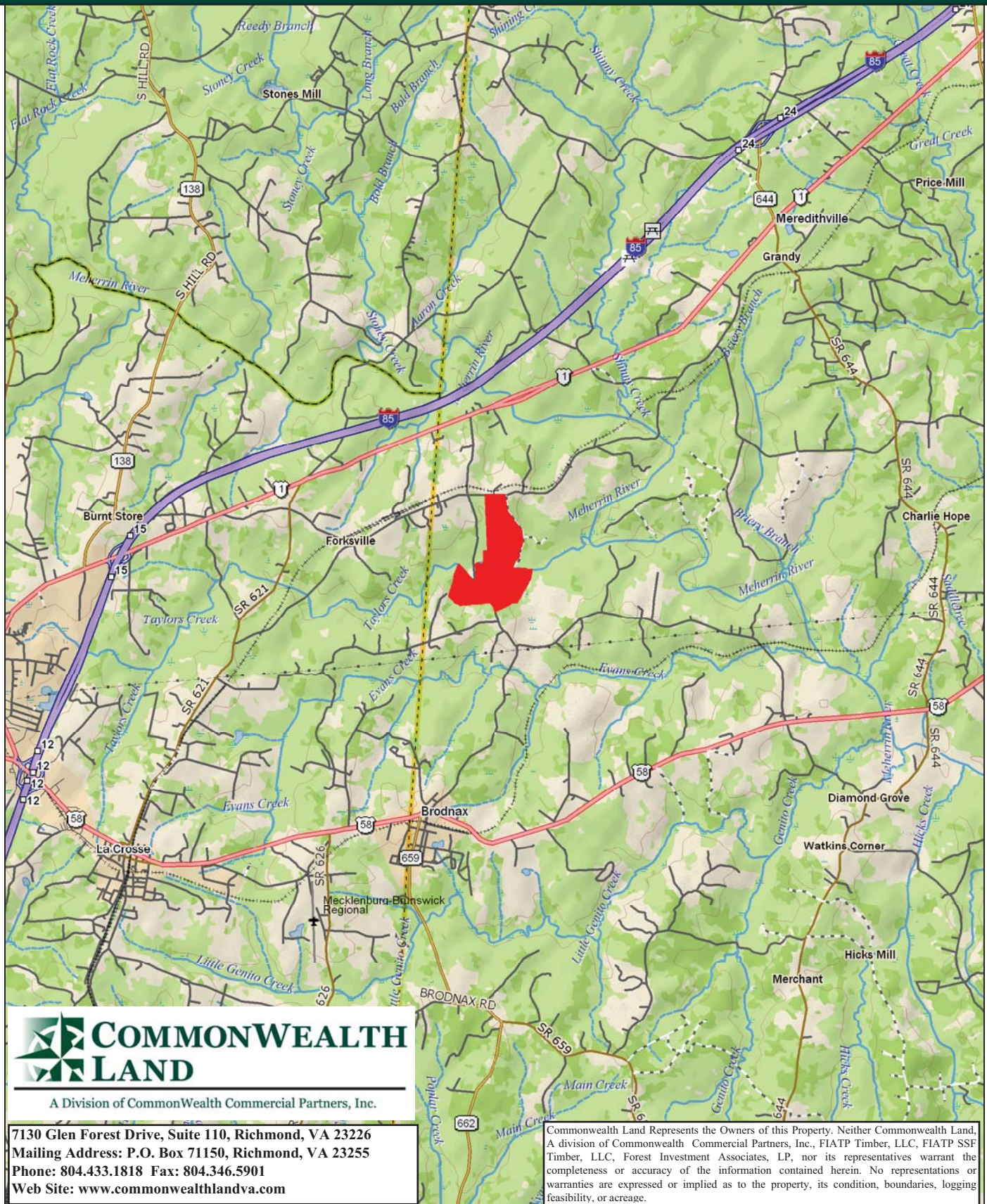


# Timberland Investment Opportunity

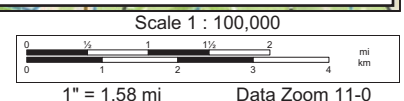
## Duggar Clary Clary - 406+/- Acres - Brunswick County, VA



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[www.delorme.com](http://www.delorme.com)



# Tract Summary Data

## Duggar Clary Tract - 406+/- Acres - Brunswick County, VA

**\*Excellent Long-Term Timberland Investment Opportunity with Strong Recreational Potential**

**\*Located Approximately 4.8 Miles East of the South Hill with Approximately 1,272' of Frontage along VSR639 (Forksville Rd.) and Approximately 3,000' of Frontage along VSR657 (Tanner Town Rd.)**

**\*Level Site with Frontage along Taylors Creek**

**\*Timber Comprised of 143.2+/-Acres of Loblolly Pine Established in '96, 152.7+/-Acres of Loblolly Pine Established in '01 with the Remaining Balance in Mixed Pine & Hardwood**

**\*Currently Zoned A-1 (Agricultural) and Identified as Tax Map Parcels #48-30 & 36, #58-2, 40, 41, 43 & 44**

**\*N36-45.461' W78-.779'**

**\* Excellent Wildlife Habitat with Strong Populations of Deer & Turkeys**

**\*Directions - Take I-85 South to Exit #15 (Lacrosse), Then Travel North on US1 for 1.4 Miles, Then Right on VSR638 (Wilson Rd.) and Travel 1.66 Miles, Then Left on VSR639 (Forksville Rd.) and Travel 1.7 Miles Where the Property Begins on the Right**

**\*Contact Brokers For More Details**

**\*Offered For \$720,000**

### **Contact:**

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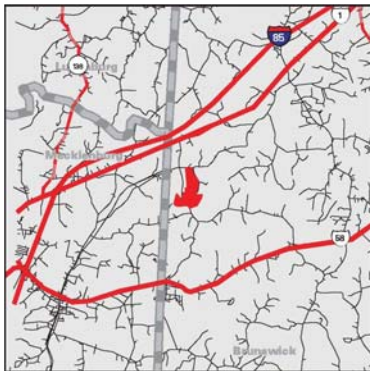
**bbarnett@commonwealthlandva.com**

**Property Information is Available at *Commonwealthlandva.com, LandsofAmerica.com and Costar.net***

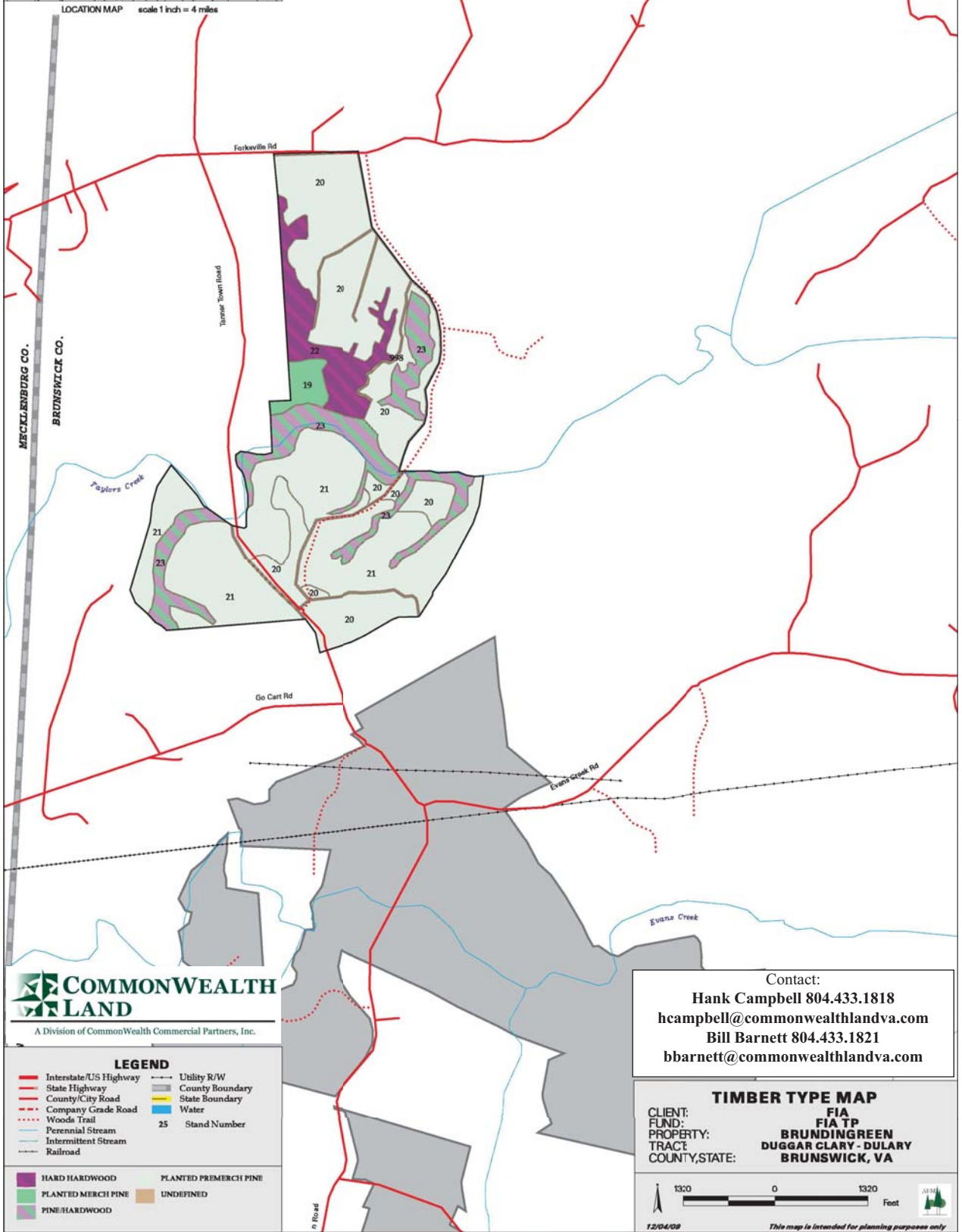


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| COMP-STAND         | DESCRIPTION | YEAR | ACRES  |
|--------------------|-------------|------|--------|
| 660-19             | LBURP1YP    | 1965 | 8.74   |
| 660-20             | LBURP1YP    | 1996 | 143.29 |
| 660-21             | LBURP1YP    | 2001 | 152.73 |
| 660-22             | HHBBSNP     | 1920 | 32.31  |
| 660-23             | PHBBSNP     | 1960 | 60.17  |
| 660-998            | UDNAC4NP    | 0    | 9.19   |
| <b>TOTAL = 406</b> |             |      |        |



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| LEGEND                 |                       |
|------------------------|-----------------------|
| Interstate/IUS Highway | Utility R/W           |
| State Highway          | County Boundary       |
| County/City Road       | State Boundary        |
| Company Grade Road     | Water                 |
| Woode Trail            | 25 Stand Number       |
| Perennial Stream       |                       |
| Intermittent Stream    |                       |
| Railroad               |                       |
| HARD HARDWOOD          | PLANTED PRIMERCH PINE |
| PLANTED MERCH PINE     | UNDEFINED             |
| PINE/HARDWOOD          |                       |

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**TIMBER TYPE MAP**  
FIA TP  
BRUNDRINGGREEN  
DUGGAR CLARY - DULARY  
BRUNSWICK, VA

CLIENT: FIA  
FUND: FIA TP  
PROPERTY: BRUNDRINGGREEN  
TRACE: DUGGAR CLARY - DULARY  
COUNTY, STATE: BRUNSWICK, VA

1320 0 1320 Feet  
12/04/09 This map is intended for planning purposes only



# Condition Summary Report

## Parameters:

**Client:** FIA TP  
**MU:** BRUNDINGREEN

**Tract:** DUGGAR CLARY (14536590)  
**Compartment:** Not Specified

## Convertability Acreage Summary of Timbered Pine Stands Acreage and Volume (Tons) By Convertability Class

| Convertability  | Acres           | %    | PINE Pulp        | PINE CNS        | PINE Saw        | HW Pulp         | HW Saw          | CYP Pulp    | CYP Saw     |
|-----------------|-----------------|------|------------------|-----------------|-----------------|-----------------|-----------------|-------------|-------------|
| Convertible     | 909.87          | 73.5 | 27,990.56        | 8,902.73        | 1,320.26        | 544.18          | 0.00            | 0.00        | 0.00        |
| Non-Convertible | 327.30          | 26.5 | 1,612.14         | 557.11          | 2,277.10        | 5,761.16        | 4,768.60        | 0.00        | 0.00        |
|                 | <b>1,237.17</b> |      | <b>29,602.70</b> | <b>9,459.84</b> | <b>3,597.36</b> | <b>6,305.34</b> | <b>4,768.60</b> | <b>0.00</b> | <b>0.00</b> |

## Pre-Merchantable Acreage Summary of Timbered Pine Stands Acres By Established Year and Establishment Type

| Year<br>Established           | Stand<br>Age | Planted<br>Acres | Natural<br>Acres | Total<br>Acres |
|-------------------------------|--------------|------------------|------------------|----------------|
| 2001                          | 9            | 152.73           | 0.00             | 152.73         |
| 1996                          | 14           | 143.29           | 0.00             | 143.29         |
| <b>Pre-Merchantable Total</b> |              | <b>296.02</b>    | <b>0.00</b>      | <b>296.02</b>  |

## Timber Type Summary - Acreage By Timber Type

| Timber Type  | Acres           |
|--------------|-----------------|
| Hardwood     | 132.84          |
| Non-Forest   | 38.57           |
| Pine Natural | 155.89          |
| Pine Planted | 909.87          |
| <b>Total</b> | <b>1,237.17</b> |

**Duggar Clary Tract**  
**406+/-Acres - Brunswick County, VA**  
 Tax Map Parcels #48-30 & 36, #58-2, 40, 41, 43 & 44  
 Approximate Tract Boundaries Shown in Red



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**Dugger Clary Tract**  
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