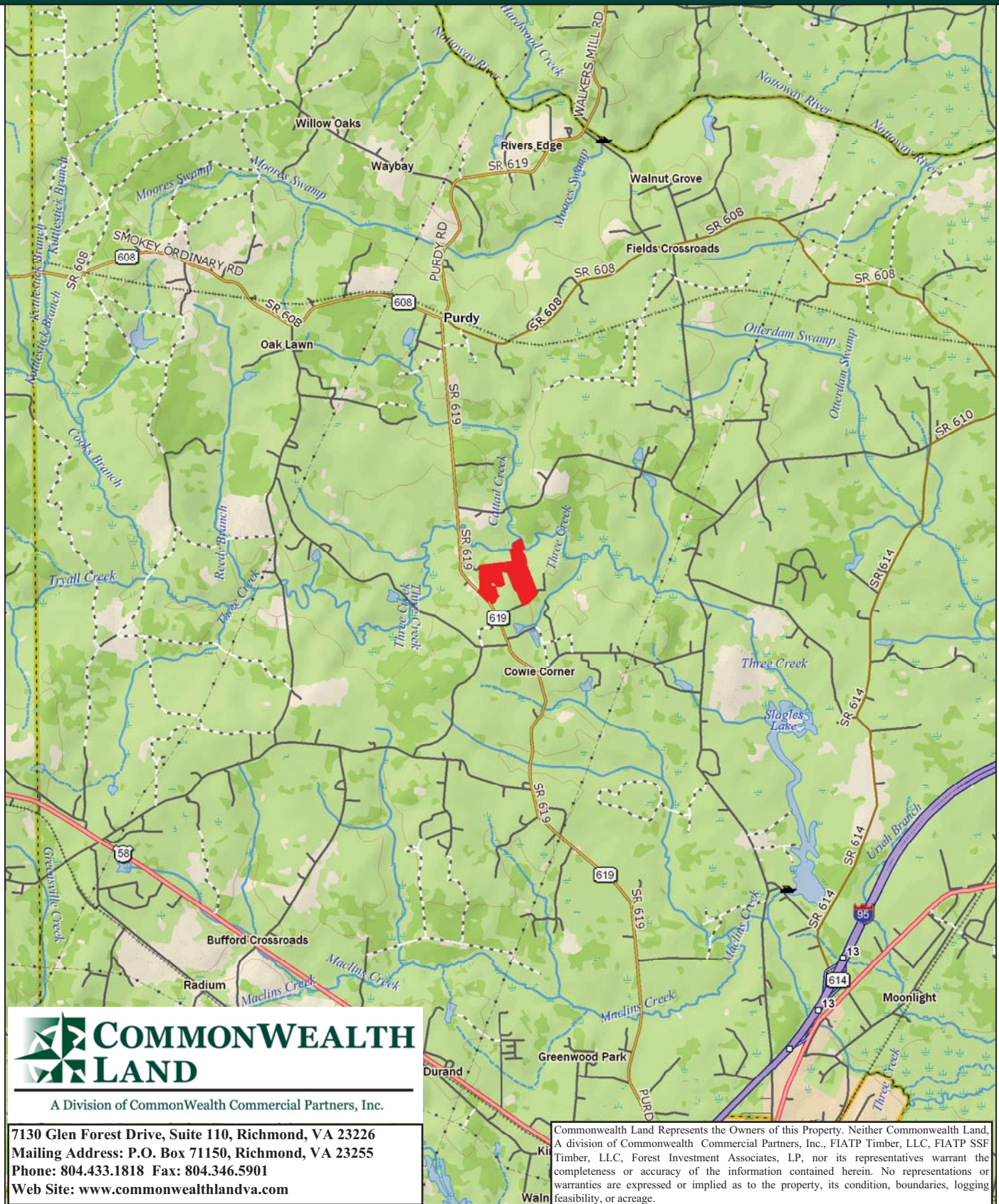


Owen East Tract- 96.5+/- Acres - Greenville County, VA



www.delorme.com

1" = 1.28 mi Data Zoom 11-3

Tract Summary Data

Owen East Tract- 96.5+/- Acres - Greensville County, VA

***Excellent Long-Term Timberland Investment Opportunity Offering Strong Recreational Potential**

***Located North of Cowie Corner with Approximately 630' of Frontage Along VSR619 (Purdy Rd.)**

***Timber Comprised Primarily of Planted Loblolly Pine with 76.5+/-Acres Established in '97 with the Remaining Balance in Mixed Bottomland Hardwood**

***Currently Zoned A1 (Agricultural) and Identified as part of Tax Map Parcel #14-56 (part)**

***N36-47.079' W77-34.832'**

*** Property Level with Excellent Wildlife Habitat and Strong Populations of Deer & Turkeys**

***Directions - Take I-95 South to Exit #20 (Jarrat), Then Right on VSR639 (Jarratt Rd.) to US301, Then Left on US301 and Immediate Right on VSR139 and Travel Approximately 1.2 Miles, Then Left on VSR610 (Allen Rd.) and Travel Approximately 5.5 Miles, Then Right on VSR613 (Meadow Bank Rd.) for 1.6 Miles, Then Right on VSR619 (Purdy Rd.) and Travel 4,640' Where the Property Begins on the Right**

***Contact Brokers For More Details**

***Offered For \$185,000**

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

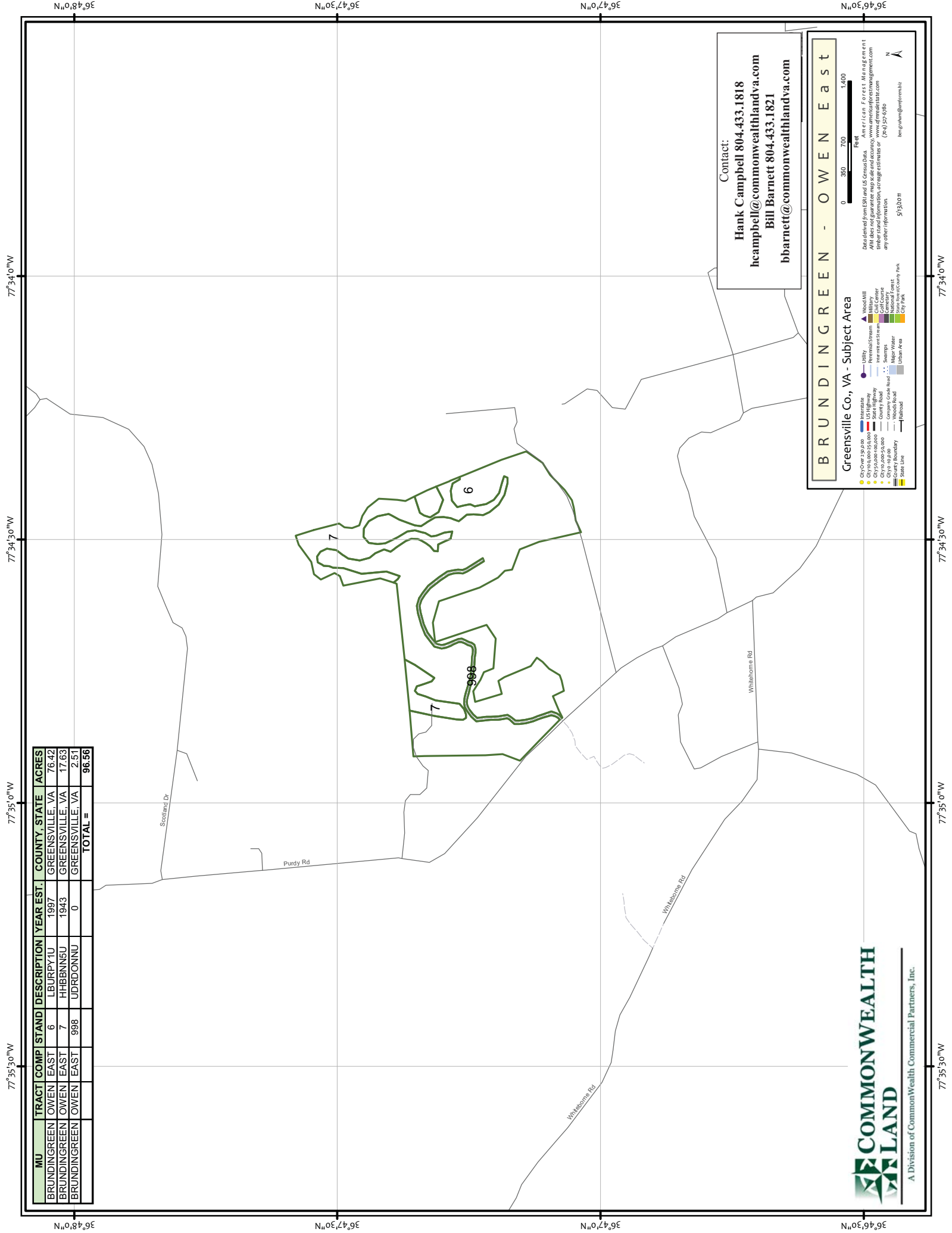
bbarnett@commonwealthlandva.com

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



A Division of Commonwealth Commercial Partners, Inc.

Commonwealth Land Represents the Owners of this Property. Neither Commonwealth Land, A division of Commonwealth Commercial Partners, Inc., FIATP Timber, LLC, FIATP SSF Timber, LLC, Forest Investment Associates, LP, nor its representatives 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.



MU	TRACT	COMP	STAND	DESCRIPTION	YEAR EST.	COUNTY, STATE	ACRES
BRUNDLINGGREEN	OWEN	EAST	6	LBURPY1U	1997	GREENSVILLE, VA	76.42
BRUNDLINGGREEN	OWEN	EAST	7	HHBBN5U	1943	GREENSVILLE, VA	17.63
BRUNDLINGGREEN	OWEN	EAST	998	UDRDONNU	0	GREENSVILLE, VA	2.51
TOTAL =							96.56

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

BRUNDLING GREEN - OWEN EAST

Greensville Co., VA - Subject Area

City Over 250,000

City 100,000-250,000

City 50,000-100,000

City 10,000-50,000

City 10,000 or less

Interstate

US Highway

State Highway

County Road

Company Grade Road

Unimproved Road

State Line

Utility

Perennial Stream

Intermittent Stream

Seasonal Stream

Major Water

Urban Area

Wood Mill

Millery

Nonferrous Mine

Coal Mine

Coal Course

National Forest

State Park

City Park

0

350

700

1,400

Feet

5/13/2011

hengrham@forembiz

Data derived from ESRI and US Census Data. American Forest Management
AFM does not guarantee map scale and accuracy. www.americanforestmanagement.com
Timber stand information, acreage estimates or (24) 245-5486
any other information

COMMONWEALTH

LAND

A Division of Commonwealth Commercial Partners, Inc.

Condition Summary Report

Client: FIATP
MU: BRUNDINGREEN

Tract: OWEN
Compartment: EAST

Convertability Acreage Summary of Timbered Pine Stands Acreage and Volume By Convertability Class

Convertability	Acres	%	Pine Tons			Hardwood Tons		Cypress Tons	
			Pulp	CNS	Saw	Pulp	Saw	Pulp	Saw
Convertible	76.42	79.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Non-Convertible	20.14	20.86	0.00	0.00	0.00	277.85	706.79	0.00	0.00
	96.56		0.00	0.00	0.00	277.85	706.79	0.00	0.00

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

Year Established	Stand Age	Planted Acres	Natural Acres	Total Acres
2011	0	0.00	0.00	0.00
2010	1	0.00	0.00	0.00
2009	2	0.00	0.00	0.00
2008	3	0.00	0.00	0.00
2007	4	0.00	0.00	0.00
2006	5	0.00	0.00	0.00
2005	6	0.00	0.00	0.00
2004	7	0.00	0.00	0.00
2003	8	0.00	0.00	0.00
2002	9	0.00	0.00	0.00
2001	10	0.00	0.00	0.00
2000	11	0.00	0.00	0.00
1999	12	0.00	0.00	0.00
1998	13	0.00	0.00	0.00
1997	14	76.42	0.00	76.42
Pre-Merchantable Total		76.42	0.00	76.42

Timber Type Summary - Acreage By Timber Type

Timber Type	Acres
Cutover	0.00
Hardwood	17.63
Natural Pine	0.00
Non-Forest	2.51
Planted Pine	76.42
Seeded Pine	0.00
Total	96.56



A Division of Commonwealth Commercial Partners, Inc.

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

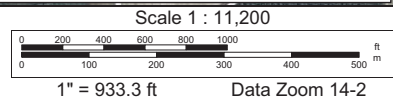
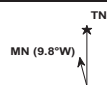
Owen East Tract
96.5+/-Acres - Greensville County, VA
Tax Map Parcel #14-56 (Part)
Approximate Tract Boundaries Shown in Red



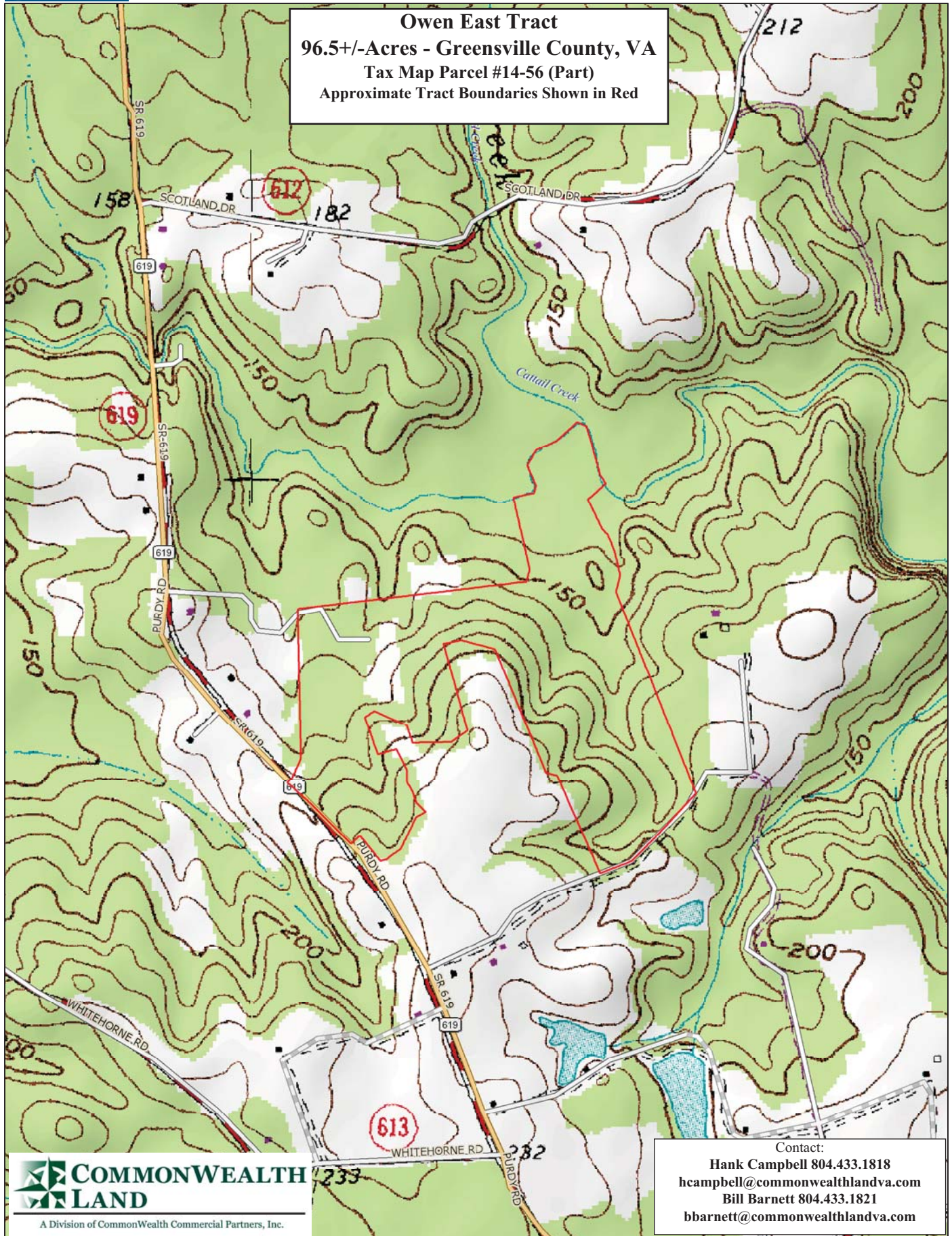
COMMONWEALTH LAND
 A Division of Commonwealth Commercial Partners, Inc.

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

Data use subject to license.
 © DeLorme. XMap® 7.
 www.delorme.com



Owen East Tract
96.5+/-Acres - Greenville County, VA
Tax Map Parcel #14-56 (Part)
Approximate Tract Boundaries Shown in Red



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

Data use subject to license.

© DeLorme. XMap® 7.

www.delorme.com

