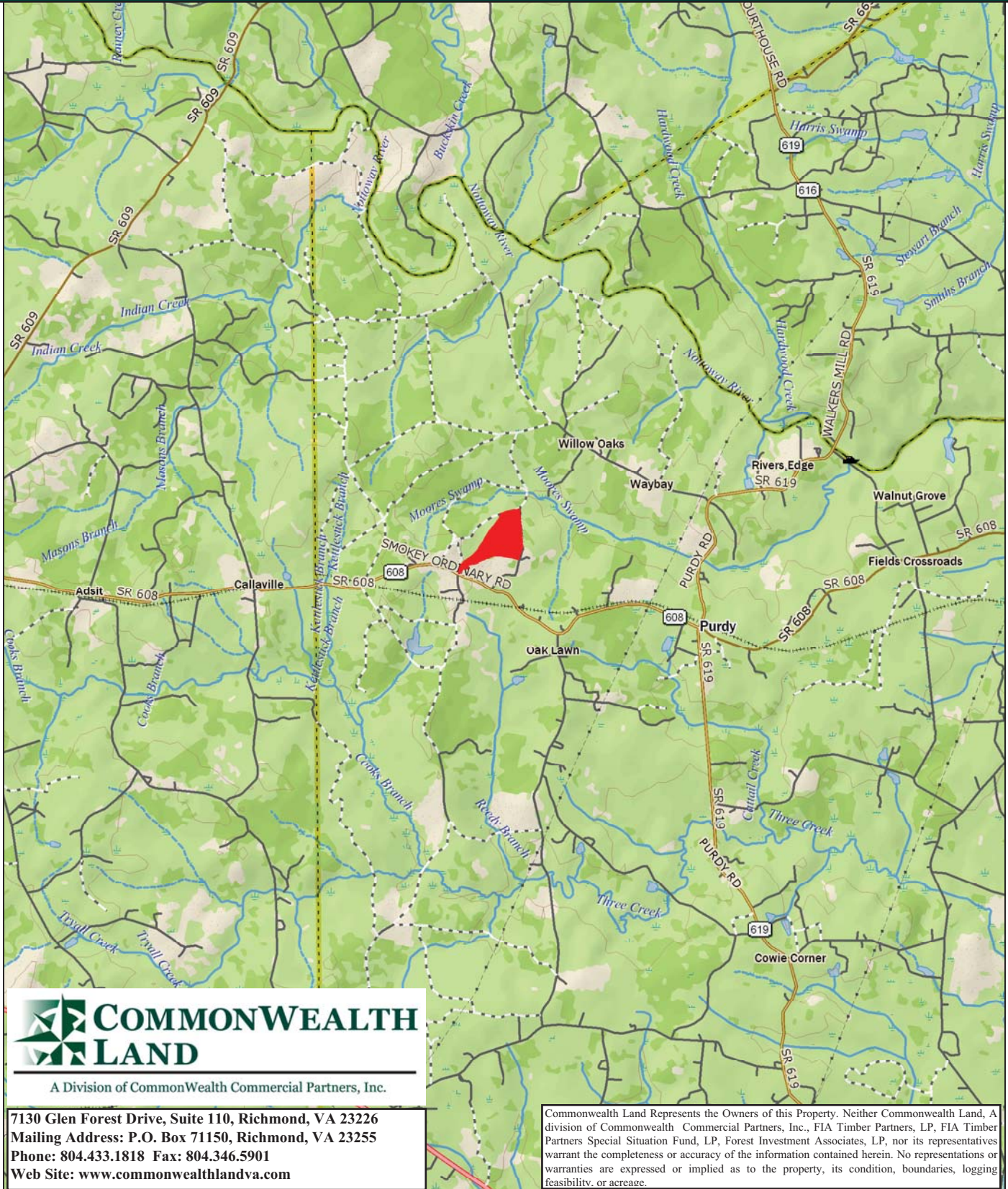


Timberland Investment Opportunity

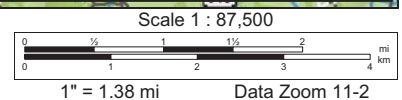
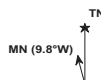
Seward Holloway West Tract - 98+/- Acres - Greenville County, VA



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Tract Summary Data

Seward Holloway West Tract - 98+/- Acres - Greenville County, VA

***Excellent Timberland Investment Opportunity Offering Merchantable Timber and Recreational Potential**

***Located West of the Town of Jarratt Approximately 11.7 Miles from the Jarratt Exit (#20) At I-95 and is Accessed from VSR608 (Smokey Ordinary Rd.) VIA VSR605 (Wills Rd.)**

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

***Timber Comprised of 77+/-Acres of Loblolly Pine Established in 1991 with the Remaining Balance in Mixed Hardwood**

***Currently Zoned A-1 (Agricultural) and Identified as Tax Map Parcel #8-15**

***N36-50.063' W77-37.203'**

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

***Directions - Take I-95 South to Exit #20 (Jarratt) and Travel West to US301 on VSR639 (Jarratt Rd.), Then Take a Left on US301 and the First Right on VSR139 (Jarratt Ave.) and Travel 1.2 Miles to VSR610 (Allen Rd.), then Take a Left on VSR610 and Travel Approximately 1 Mile and Take a Right on VSR608 (Wyatt's Mill Rd.) and Travel Approximately 8.8 Miles, Then Take a Right on VSR605 (Wills Rd.) and Travel Approximately 2,500' Where the Property Begins on the Left**

***Contact Brokers For More Details**

***Offered For \$190,000**

Contact:

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hcampbell@commonwealthlandva.com

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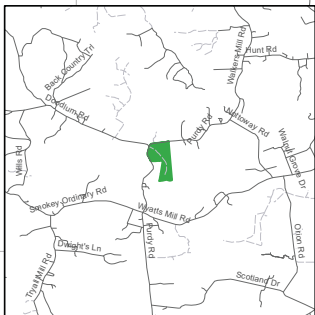
Property Information is Available at *Commonwealthlandva.com*, *LandsofAmerica.com* and *Costar.net*



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MU	TRACT	COMP	STAND DESCRIPTION	YEAR EST.	COUNTY	STATE	ACRES
BRUNDRINGGREEN	SEWARD HOLLOWAY	SEOWAY-0806	1 LBURPTU	1991	GREENSVILLE, VA		77.51
BRUNDRINGGREEN	SEWARD HOLLOWAY	SEOWAY-0806	2 SHBNNKP	1940	GREENSVILLE, VA		19.53
BRUNDRINGGREEN	SEWARD HOLLOWAY	SEOWAY-0806	998 UDNAON4J	0	GREENSVILLE, VA		1.49
TOTAL =							98.53



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BRUNDRINGGREEN - SEWARD HOLLOWAY WEST

Greenville Co., VA

- City Over 50,000

City 10,000-99,999

City 50,000-99,999

City 10,000-49,999

City 5,000-9,999

County Boundary

State Line

Interstate

US Highway

State Highway

County Road

Comprehensive Road

Woods Road

Railroad

Utility

Perennial Stream

Intermittent Stream

Swamp

Major Water

Urban Area

Wood Mill

Military

Civil Center

Golf Course

Cemetery

Recreational Forest

State Forest/County Park

City Park
- 0 330 660 1,320 Feet
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 any other information. www.afmdata.com (704) 527-6780
6/28/2010 ben.graham@amfor.com

Condition Summary Report

Client: FIA TP
MU: BRUNDINGREEN

Tract: SEWARD HOLLOWAY
Compartment: WEST

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	77.30	78.62	2,197.64	1,275.45	18.55	63.39	0.00	0.00	0.00
Non-Convertible	21.02	21.38	87.30	41.40	0.00	494.50	122.84	0.00	0.00
	98.32		2,284.94	1,316.85	18.55	557.89	122.84	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
2010	0	0.00	0.00	0.00
2009	1	0.00	0.00	0.00
2008	2	0.00	0.00	0.00
2007	3	0.00	0.00	0.00
2006	4	0.00	0.00	0.00
2005	5	0.00	0.00	0.00
2004	6	0.00	0.00	0.00
2003	7	0.00	0.00	0.00
2002	8	0.00	0.00	0.00
2001	9	0.00	0.00	0.00
2000	10	0.00	0.00	0.00
1999	11	0.00	0.00	0.00
1998	12	0.00	0.00	0.00
1997	13	0.00	0.00	0.00
1996	14	0.00	0.00	0.00
Pre-Merchantable Total		0.00	0.00	0.00

Timber Type Summary - Acreage By Timber Type

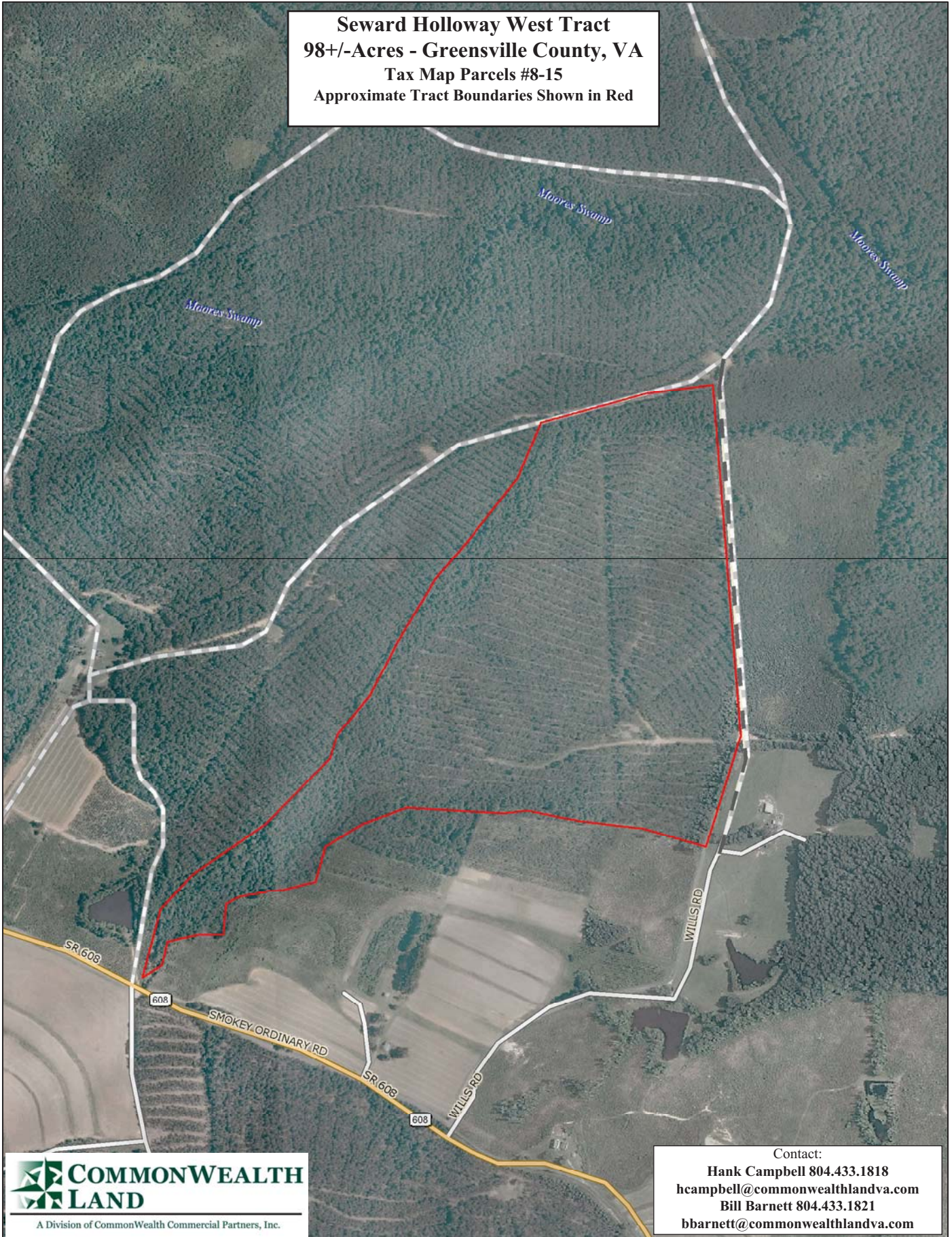
Timber Type	Acres
Cutover	0.00
Hardwood	19.53
Natural Pine	0.00
Non-Forest	1.49
Planted Pine	77.30
Seeded Pine	0.00
Total	98.32



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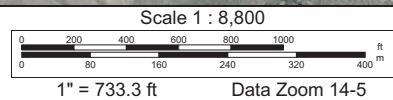
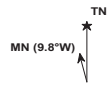
Seward Holloway West Tract
98+/-Acres - Greenville County, VA
Tax Map Parcels #8-15
Approximate Tract Boundaries Shown in Red



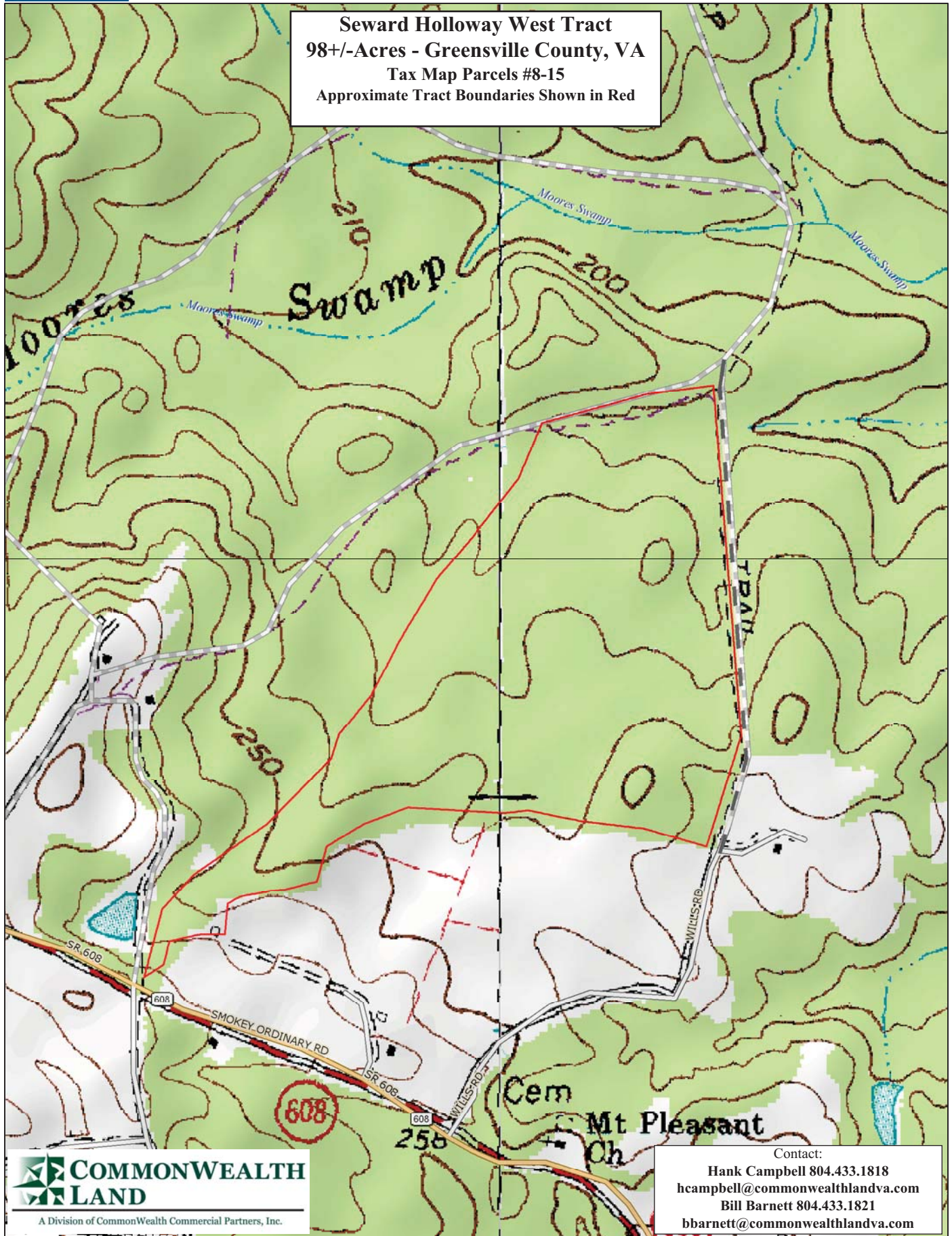
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Seward Holloway West Tract
98+/-Acres - Greensville County, VA
Tax Map Parcels #8-15
Approximate Tract Boundaries Shown in Red



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