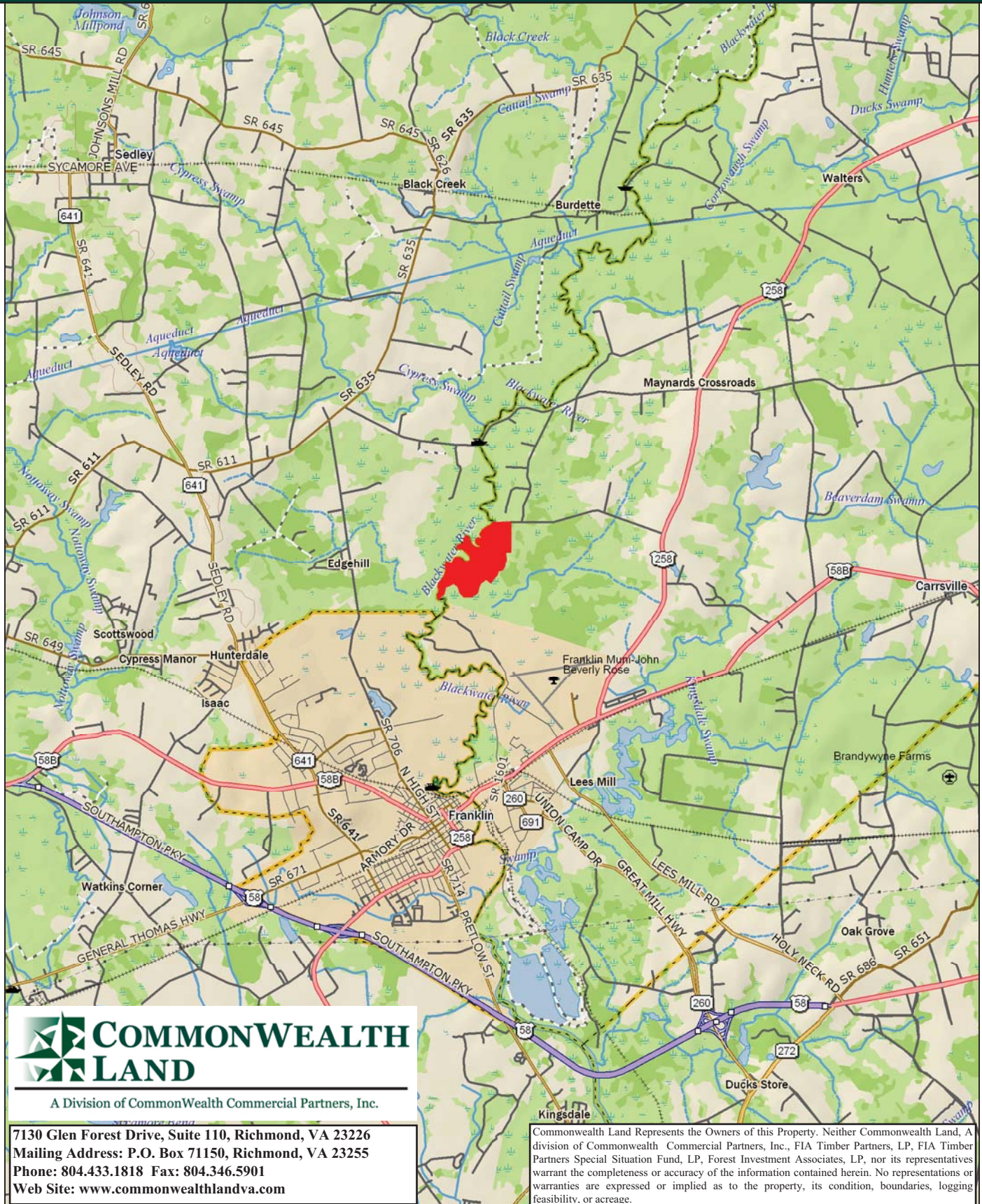


Timberland Investment Opportunity

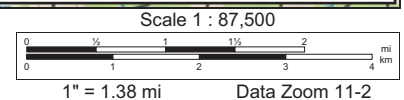
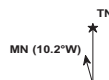
Block 46-207 West - 178+/- Acres - Isle of Wight County, VA



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Tract Summary Data

Block 46-207 West - 178+/- Acres - Isle of Wight County, VA

***Excellent Timberland Investment Opportunity Offering Significant Merchantable Timber and Outstanding Recreational Potential with Approximately 1.7 Miles of Frontage on the Blackwater River**

***Located on the Northern Edge of Franklin Approximately 1.6 Miles from US258 Accessed Via an Easement from VSR630 (Hunt Club Rd.)**

***Level Site with Ample Interior Road System**

***Timber Comprised of 140+/-Acres of Mature Hardwood and Cypress, 26+/-Acres of Loblolly Pine Established in 2001 and 12+/- Acres of Loblolly Pine Established in 1986.**

***Currently Zoned RAC (Rural Agricultural Conservation) and Identified as Tax Map Parcel #64-01-050**

***N36-43.166' W76-54.654'**

*** Excellent Wildlife Habitat with Strong Populations of Deer, Turkeys and Waterfowl**

***Directions - From Franklin Take US58 Business and Then US258 North for Approximately 2.1 Miles, Then Left on VSR630 (Hunt Club Rd.) and Travel 1.62 Miles Where the Property Begins on the Left**

***Contact Brokers For More Details**

***Offered For \$395,000**

Contact:

Hank Campbell

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hcampbell@commonwealthlandva.com

Bill Barnett

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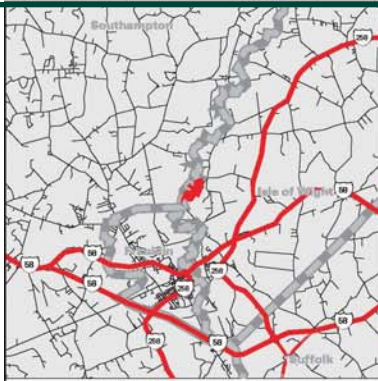
bbarnett@commonwealthlandva.com

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



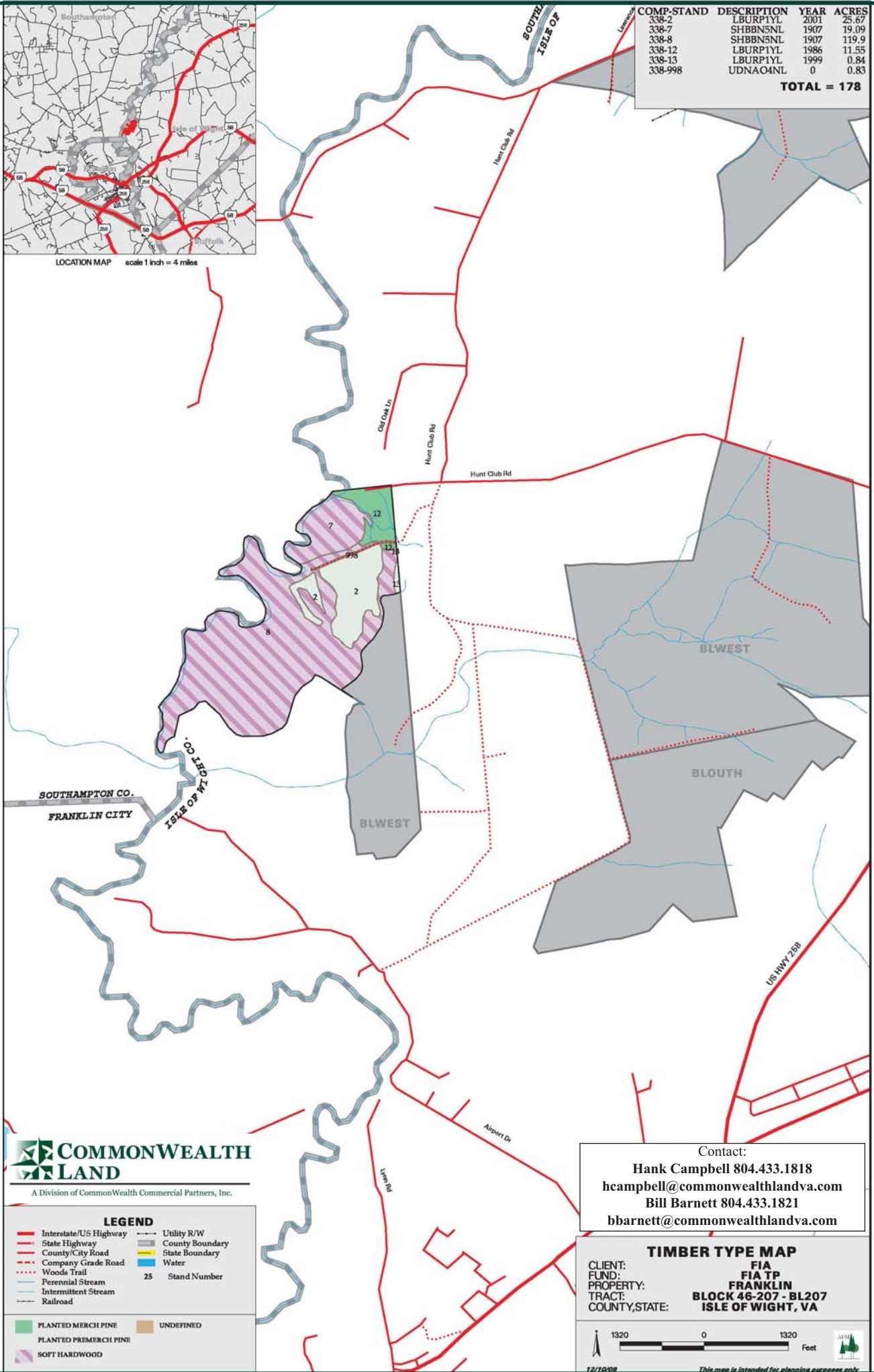
A Division of Commonwealth Commercial Partners, Inc.

Commonwealth Land Represents the Owners of this Property. Neither Commonwealth Land, A division of Commonwealth Commercial Partners, Inc., FIA Timber Partners, LP, FIA Timber Partners Special Situation Fund, LP, 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.



LOCATION MAP scale 1 inch = 4 miles

COMP-STAND	DESCRIPTION	YEAR	ACRES
338-2	LBURP1YL	2001	25.67
338-7	SHBBN5NL	1907	19.09
338-8	SHBBN5NL	1907	119.9
338-12	LBURP1YL	1986	11.55
338-13	LBURP1YL	1999	0.84
338-998	UDNAO4NL	0	0.83
TOTAL = 178			



LEGEND	
Interstate/US Highway	Utility R/W
State Highway	County Boundary
County/City Road	State Boundary
Company Grade Road	Water
Woods Trail	Stand Number
Perennial Stream	
Intermittent Stream	
Railroad	
PLANTED MERCH PINE	UNDEFINED
PLANTED PRIMERCH PINE	
SOFT HARDWOOD	

Contact:
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TIMBER TYPE MAP

CLIENT: FIA
FUND: FIA TP
PROPERTY: FRANKLIN
TRACT: BLOCK 46-207 - BL207
COUNTY, STATE: ISLE OF WIGHT, VA

1320 0 1320 Feet

12/10/09 This map is intended for planning purposes only



Condition Summary Report

Parameters:

Client: FIA TP **Year:** 2010
MU: FRANKLIN **Quarter:** 1
Tract: BLOCK 46-207 (14523380)
Compartment: BL-207-0338

Convertability Acreage Summary of Timbered Pine Stands

Acreage and Volume By Convertability Class

FRANKLIN			Pine			Hardwood		Cypress	
			Tons			Tons		Tons	
Convertability	Acres	%	Pulp	CNS	Saw	Pulp	Saw	Pulp	Saw
Convertible	38.06	21.4	524.70	505.31	4.14	0.00	0.00	0.00	0.00
Non-Convertible	139.82	78.6	1.14	0.00	105.87	5,670.72	5,535.95	862.51	3,176.74
	177.88		525.84	505.31	110.00	5,670.72	5,535.95	862.51	3,176.74

Pre-Merchantable Acreage Summary of Timbered Pine Stands

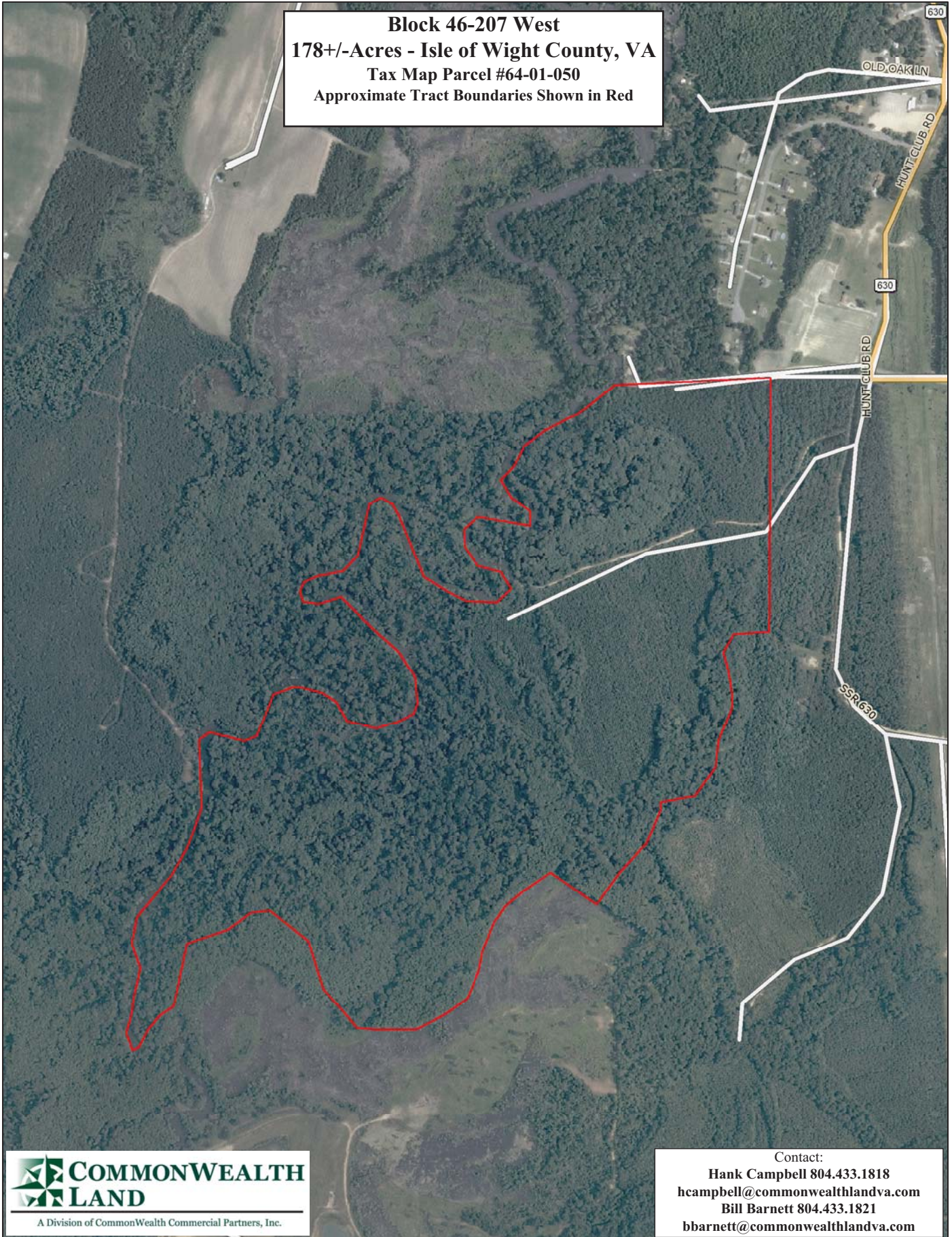
Acres By Established Year and Establishment Type

Year Established	Stand Age	Planted Acres	Natural Acres	Total Acres
2001	9	25.67	0.00	25.67
1999	11	0.84	0.00	0.84
Pre-Merchantable Total		26.51	0.00	26.51

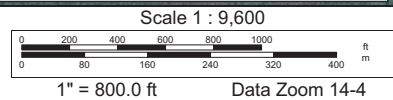
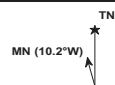
Timber Type Summary - Acreage By Timber Type

Timber Type	Acres
Hardwood	138.99
Non-Forest	0.83
Pine Planted	38.06
Total	177.88

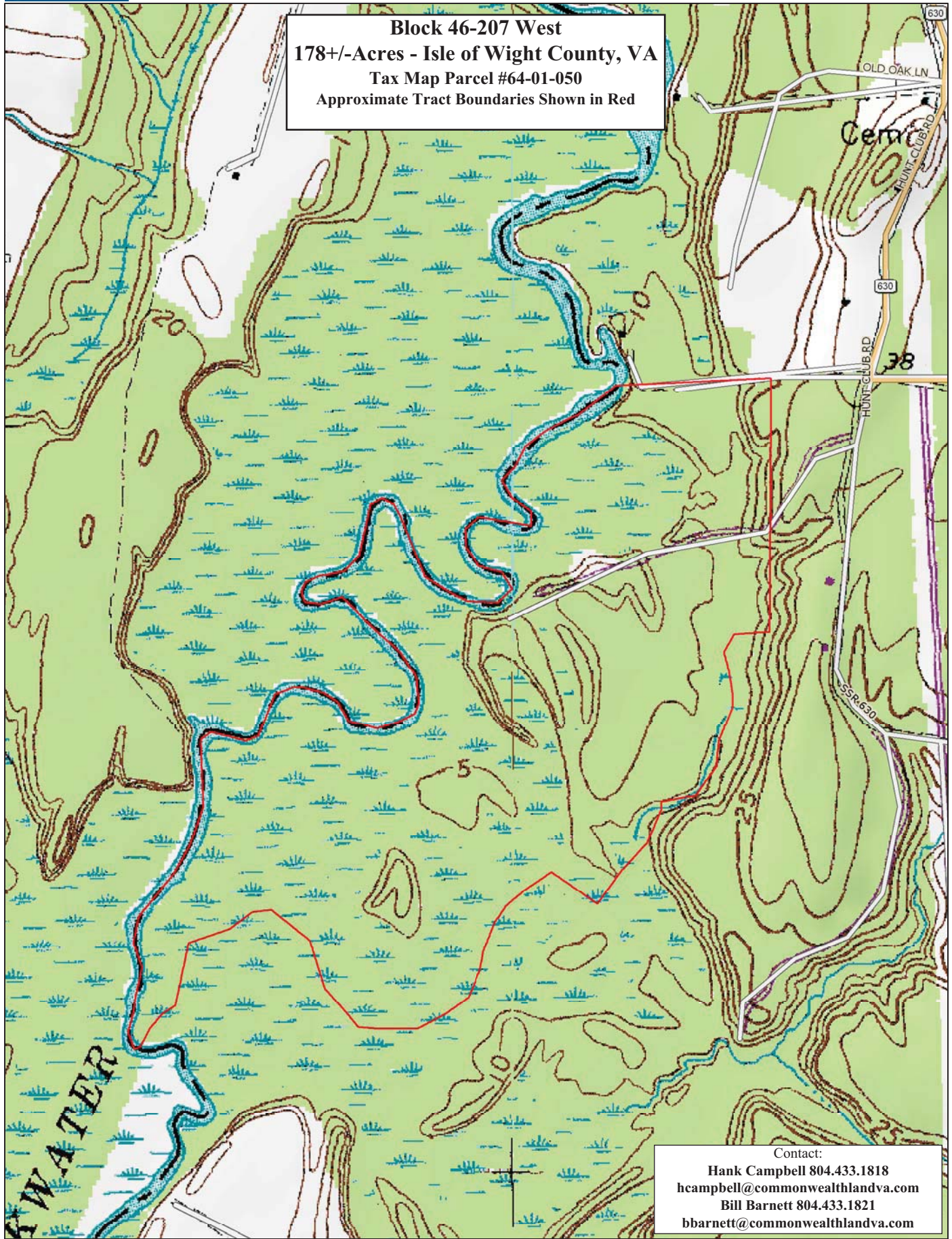
Block 46-207 West
178+/-Acres - Isle of Wight County, VA
Tax Map Parcel #64-01-050
Approximate Tract Boundaries Shown in Red



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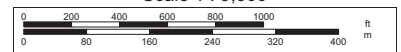


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Scale 1 : 9,600



1" = 800.0 ft

Data Zoom 14-4

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