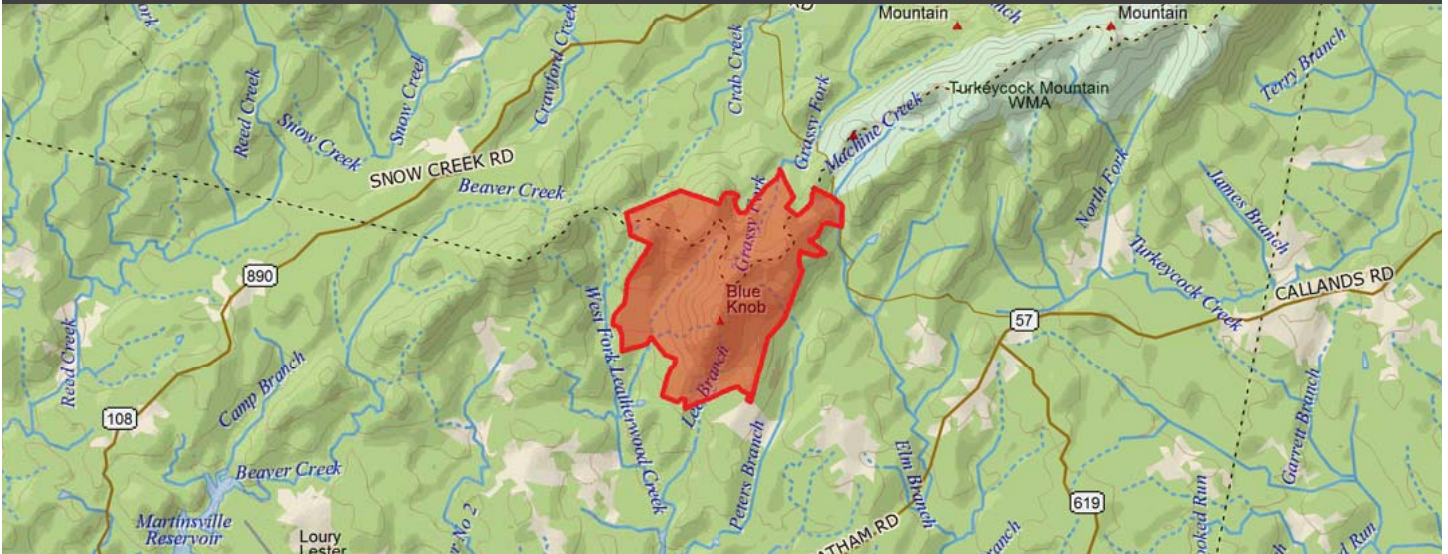




COMMONWEALTH COMMERCIAL

Comprehensive Property Solutions



FOR SALE

Blue Knob Road (SSR 628) | Martinsville, Virginia 24112



Hank Campbell

T 804-433-1818

E hcampbell@commonwealthcommercial.com

Features

- › Excellent large-acreage (2,301+/- acres) timberland investment opportunity located approximately 9 miles outside of Martinsville with 1,832+/- acres in Henry County and 397+/- acres in Franklin County
- › The property fronts VSR 628 (Blue Knob Road) in Henry and VSR 619 (Max Kendall Road) in Franklin and is comprised of 1,415+/- acres of merchantable hardwood timber and 750+/- acres of planted pine
- › Strong internal road system
- › Incredible views and ideal habitat for wildlife offering strong populations of deer, turkeys and bears
- › Price: \$4,026,750
- › Contact Broker for more details



MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060

MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255

T 804-346-4966 F 804-346-5901 COMMONWEALTHCOMMERCIAL.COM

OFFICE LOCATIONS: Richmond | Hampton Roads | Nashville | Jacksonville | Greensboro | Tampa

Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein, is deemed reliable but not guaranteed.



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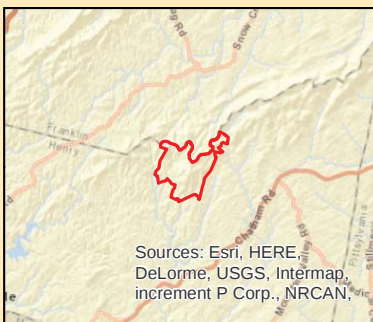
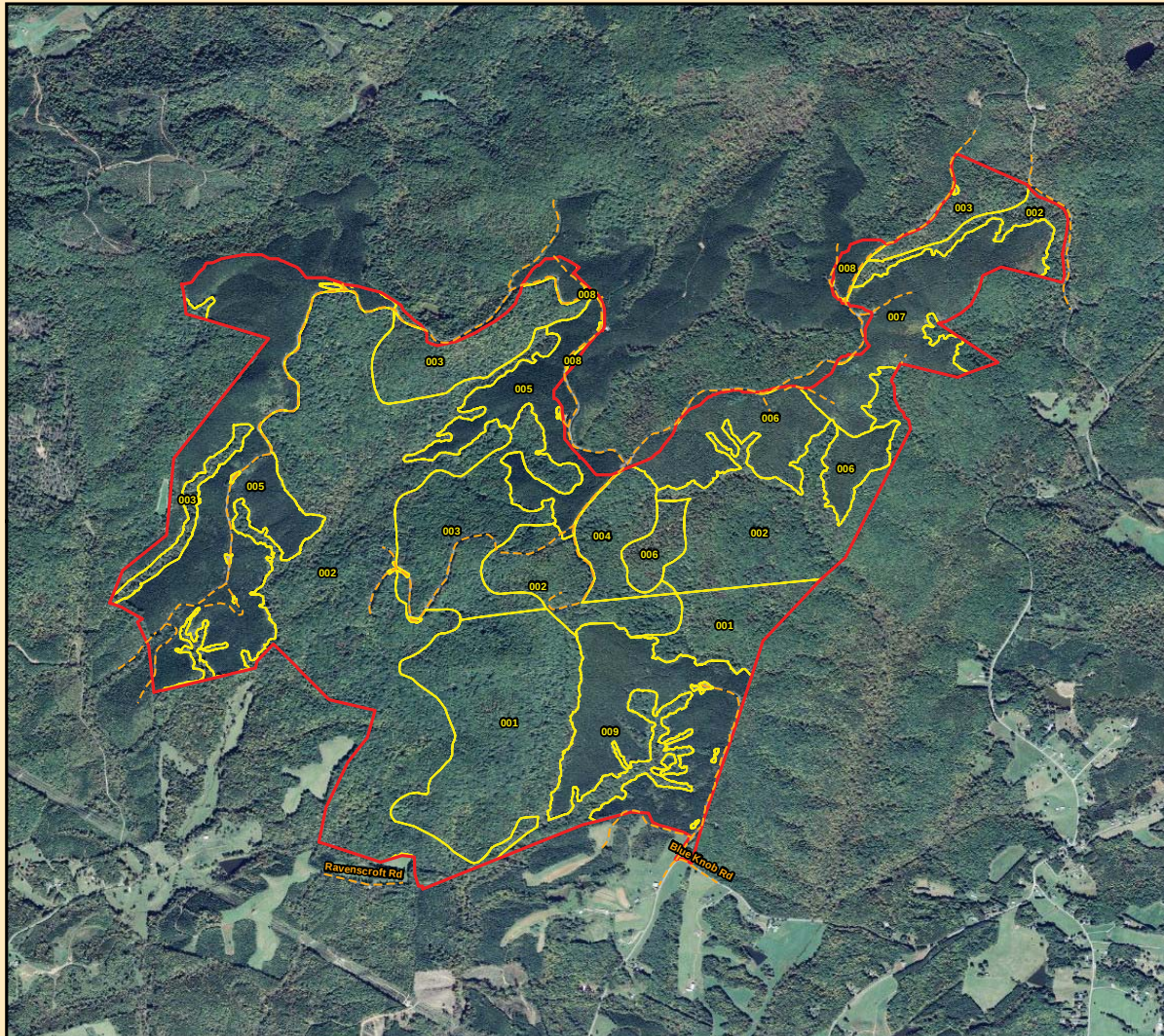
Blue Knob Road (SSR 628) | Martinsville, Virginia 24112

0 1,320 2,640 Feet
0 20 40 Chains

**Blue Knob
Dominion Woodlands, LLC
MAG-1202
Henry County, VA
+/- 1727 acres
5/17/2016**



Imagery: 2014 NAIP



ANY INFORMATION PROVIDED ABOUT THE PROPERTY BY OWNER, ITS MANAGER AND THEIR RESPECTIVE AGENTS, EMPLOYEES AND REPRESENTATIVES ARE SOLELY FOR THE CONVENIENCE OF THE PROSPECTIVE BUYER. NO PARTIES GUARANTEE OR WARRANT MAP SCALE OR ACCURACY, TIMBER STAND INFORMATION, ACREAGE ESTIMATES, NUMBER OF TREES, TIMBER VOLUMES, OR ANY OTHER INFORMATION.

Map Legend

- County/Internal Roads
- Tract Boundary
- Stand Boundary

*Acres calculated in local UTM zone

**FOR SALE**

Blue Knob Road (SSR 628) | Martinsville, Virginia 24112

**Blue Knob
Dominion Woodlands, LLC
MAG-1202
Henry County, VA
+/- 1727 acres
5/17/2016**

Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
MAG-1202	001	246.14	245.81	1940	Hardwood Non-Convertible
MAG-1202	002	589.98	585.21	1940	Hardwood Non-Convertible
MAG-1202	003	204.45	202.29	1940	Hardwood Non-Convertible
MAG-1202	004	41.00	41.00	1940	Hardwood Non-Convertible
MAG-1202	005	297.13	288.47	2005	Pine Plantation
MAG-1202	006	104.43	104.22	2003	Pine Plantation
MAG-1202	007	98.92	98.41	2003	Natural Pine Convertible
MAG-1202	008	9.46	8.45	2005	Pine Plantation
MAG-1202	009	131.44	127.05	2005	Pine Plantation
MAG-1202	991	0.19	0.00	9999	NP - Field
MAG-1202	992	2.47	0.00	9999	NP - Landing
MAG-1202	995	1.28	0.00	9999	NP - Other

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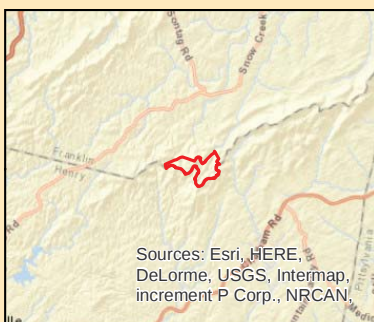
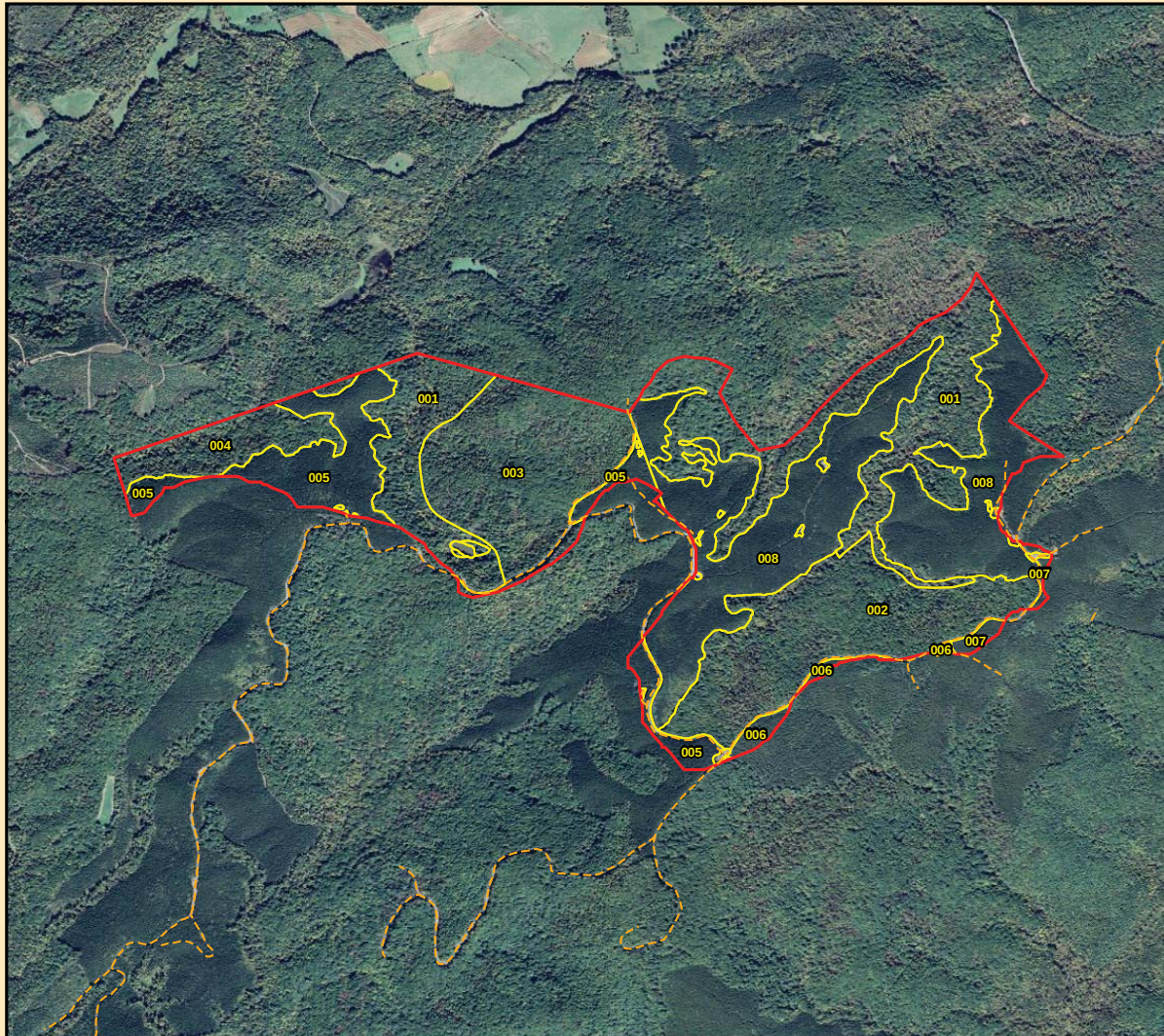
Blue Knob Road (SSR 628) | Martinsville, Virginia 24112

0 990 1,980 Feet
0 15 30 Chains

**Blue Knob
Dominion Woodlands, LLC
MAG-1201
Franklin County, VA
+/- 574 acres
5/17/2016**



Imagery: 2014 NAIP



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Map Legend

- County/Internal Roads
- Tract Boundary
- Stand Boundary

*Acres calculated in local UTM zone

**FOR SALE**

Blue Knob Road (SSR 628) | Martinsville, Virginia 24112

**Blue Knob
Dominion Woodlands, LLC
MAG-1201
Franklin County, VA
+/- 574 acres
5/17/2016**

Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
MAG-1201	001	138.07	137.80	1940	Hardwood Non-Convertible
MAG-1201	002	93.82	91.50	1940	Hardwood Non-Convertible
MAG-1201	003	86.27	84.27	1940	Hardwood Non-Convertible
MAG-1201	004	27.25	27.25	1950	Hardwood Non-Convertible
MAG-1201	005	53.72	52.06	2005	Pine Plantation
MAG-1201	006	5.56	5.55	2003	Pine Plantation
MAG-1201	007	4.49	4.19	2003	Natural Pine Convertible
MAG-1201	008	160.65	160.12	2005	Pine Plantation
MAG-1201	914	0.76	0.00	9999	NP - Other
MAG-1201	992	1.97	0.00	9999	NP - Landing
MAG-1201	993	0.72	0.00	9999	NP - Utility
MAG-1201	995	0.42	0.00	9999	NP - Other

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Dominion Woodlands, LLC
Tract: MAG-1201, MAG-1202
Franklin Co, VA, Henry Co, VA
Data Report Pulled: 5/17/2016 by: MSF

LAND:	
Cover Type	Gross Acres
Planted Pine	762
Natural Pine	103
Natural Hardwood	1,427
Non Stocked Forest	0
Non Forest	8
TOTAL ACRES:	2,301

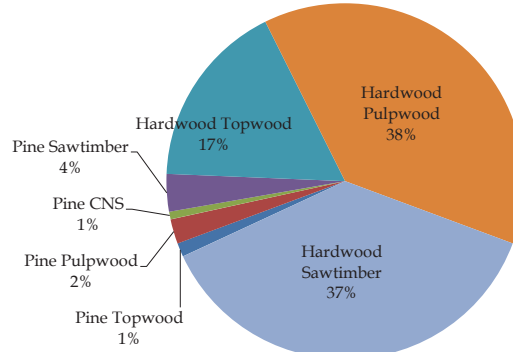
*Acres calculated in local UTM zone

MERCH. TIMBER:	
Product Class	Tons
Pine Topwood	1,421
Pine Pulpwood	2,557
Pine CNS	785
Pine Sawtimber	3,872
Hardwood Topwood	19,324
Hardwood Pulpwood	43,234
Hardwood Sawtimber	42,462
TOTAL MERCH :	113,655

*Merchantable Timber includes volumes from stands aged 15 and older

PREMERCH PINE:	
Age	Net Acres
0	0
1	0
2	0
3	0
4	0
5	0
6	0
7	0
8	0
9	0
10	0
11	636
12	0
13	212
14	0
Total Premerch	849

Pine & Hwd Merchantable Product Tons



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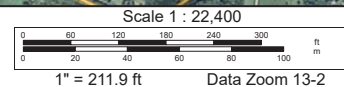
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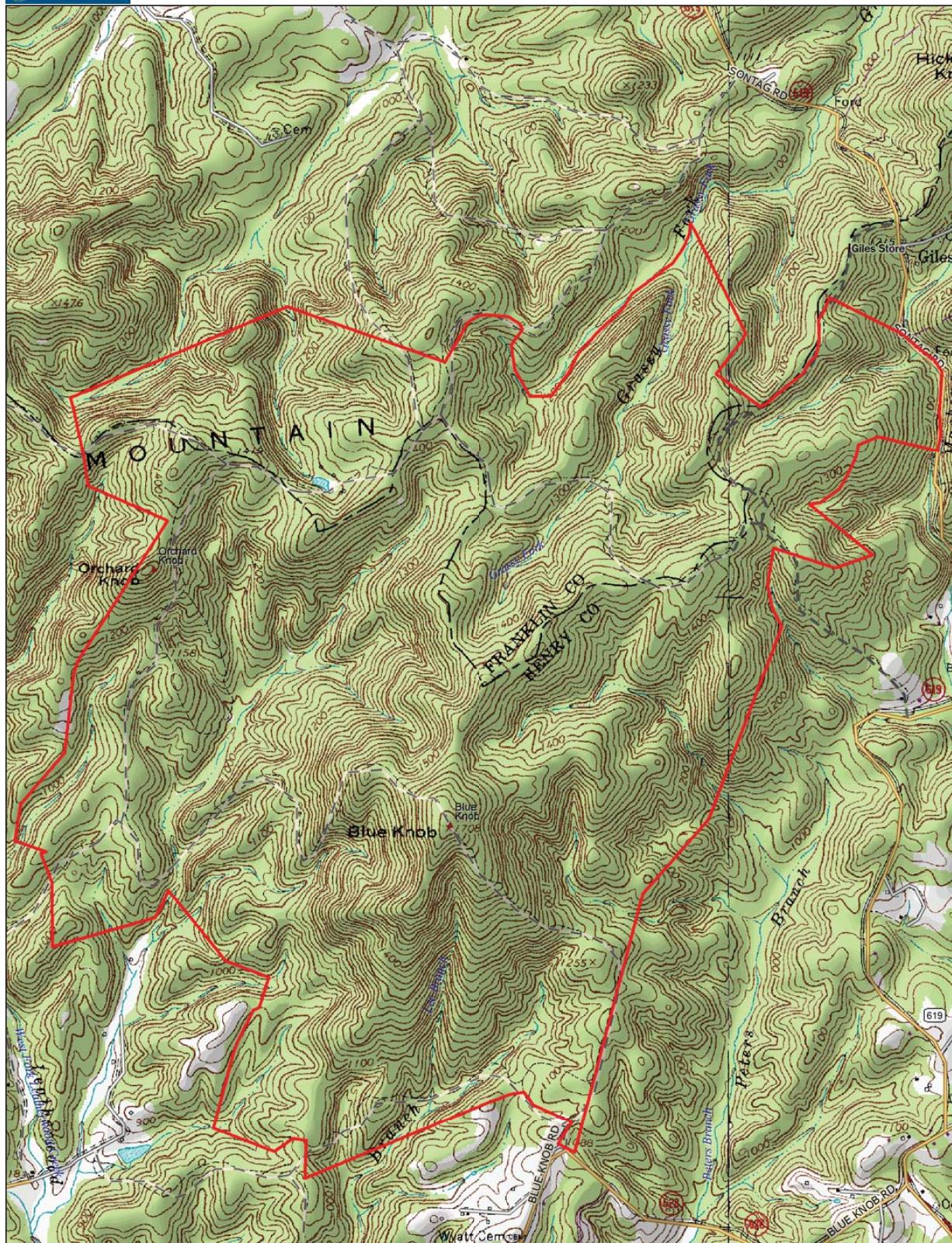


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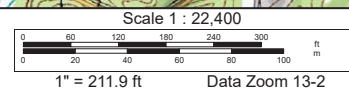
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