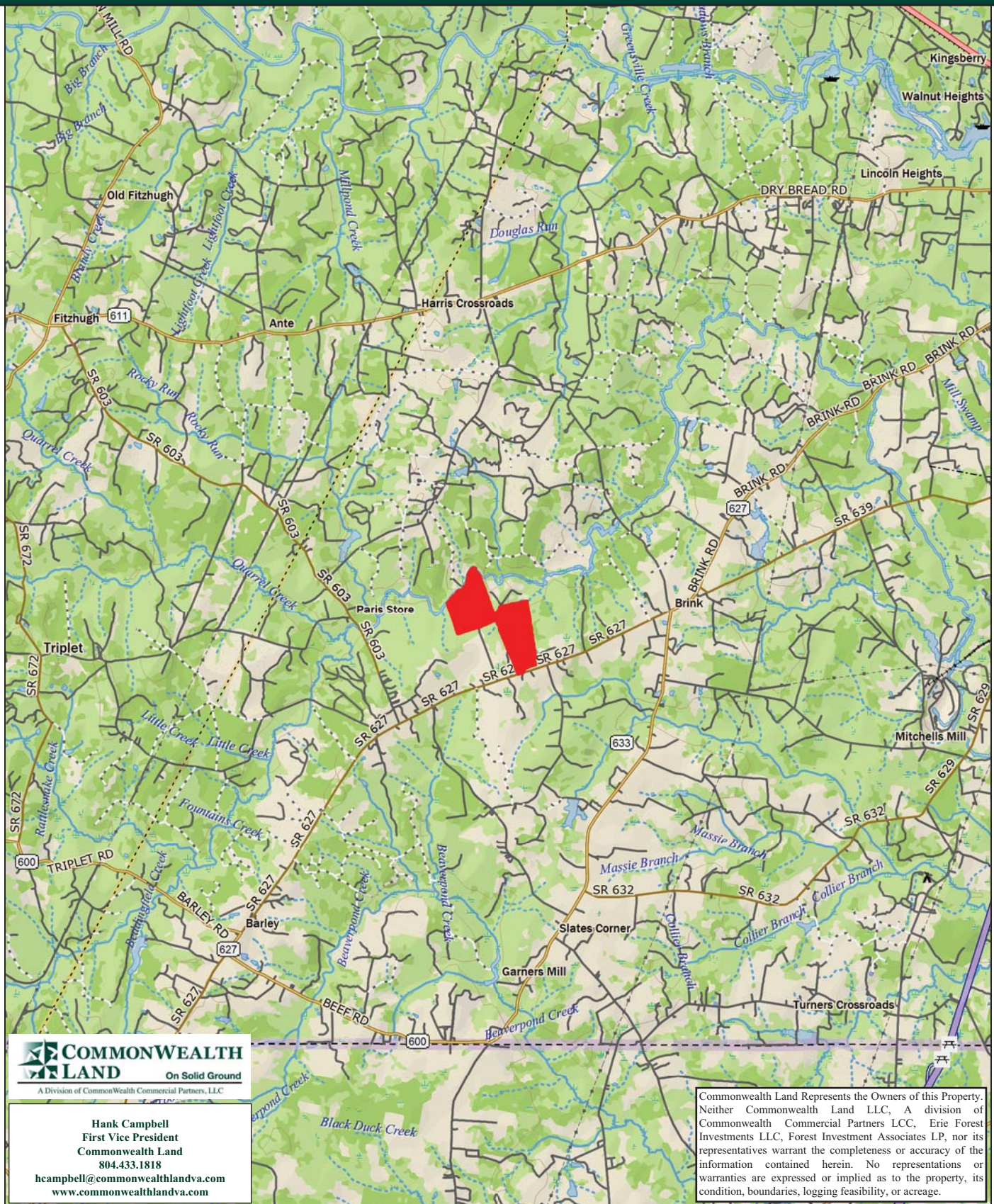


Timberland Investment Opportunity

Atkins Tract - 326+/- Acres - Greenville County, VA

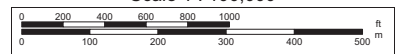


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Scale 1 : 100,000



1" = 923.9 ft

Data Zoom 11-0

Tract Summary Data

Atkins Tract - 326+/- Acres - Greensville County, VA

***Excellent timberland investment opportunity offering merchantable Loblolly pine and strong recreation potential**

***Located west of Brink approximately 6.3 miles from I-95 with frontage along VSR627 (Brink Rd.) and both sides of VSR694 (Hobbs Rd.)**

***Timber comprised primarily of planted Loblolly pine with 59.5+/-acres established in '91, 86.5+/-acres established in '99, 111.6+/-acres established in '04 with the remaining balance in branch bottom hardwood**

***Currently zoned A1 (Agricultural) and identified as Tax Map Parcels #41-44, #41-46A & #42-1C**

***N36-36.917' W77-40.458'**

***Flat to slightly rolling site with a strong internal road system and frontage along Fontaine Creek offering ideal wildlife habitat and strong populations of deer & turkeys**

***Directions - Take I-95 south from Richmond to Exit #8 (US301) and turn right on US301 and travel approximately 1.87 miles, then turn right on VSR639 (Rock Bridge Rd.) and travel 4.87 miles. Take a left on VSR627 (Brink Rd.) and travel 2.29 miles where the property begins on the right**

***Contact Broker For More Details**

***Offered For \$595,000**

Contact:

Hank Campbell

First Vice President

Commonwealth Land

Office: 804.433.1818

Fax: 804.346.5901

Cell: 804.334.3136

hcampbell@commonwealthlandva.com

Property Information is Available at *Commonwealthlandva.com* & *LandsofAmerica.com*



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CLIENT: CWRU-ROCKY RUN
TRACT: ATKINS-614
GREENSVILLE, VA ACRES: 326.76



Map Scale 1 in = 1320 ft
Reference Scale 1:15840

American Forest Management
www.americanforestmanagement.com
www.afmusa.com
(704) 517-4700
info@afmusa.com

KEEDWELL-581

PARTISTORE

Greensville Co.

Brunswick Co.

Northampton Co.



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Greensville Co.

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STANDS

Areas : LEGEND

- HARD HARDWOOD
- LOBLOLLY PINE
- PINE/HARDWOOD
- UNDEFINED

STAND	YEAR	ORIGIN	DOM_S_NAME	S_T_DESC	ACRES
3	1983	NATURAL	PINE/HARDWOOD	BRANCH BOTTOM	8.70
4	1921	NATURAL	HARD HARDWOOD	BRANCH BOTTOM	53.02
5	1991	PLANTED	LOBLOLLY PINE	UPLAND RIDGE	28.16
7	1999	PLANTED	LOBLOLLY PINE	UPLAND RIDGE	86.56
8	2004	PLANTED	LOBLOLLY PINE	UPLAND RIDGE	69.37
9	2004	PLANTED	LOBLOLLY PINE	UPLAND RIDGE	42.39
10	1991	PLANTED	LOBLOLLY PINE	UPLAND RIDGE	33.27
998	0	OPEN	UNDEFINED	NOT APPLICABLE	5.30
Total Acres = 326.76					



Condition Summary Report

Parameters:

Client: CWRU
MU: ROCKY RUN

Tract: ATKINS (14536140)
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	259.75	79.5	2,846.50	1,445.80	31.67	449.57	0.00	0.00	0.00
Non-Convertible	67.01	20.5	174.16	97.25	170.47	2,430.24	762.98	0.00	0.00
	326.76		3,020.66	1,543.05	202.14	2,879.81	762.98	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
2004	10	111.76	0.00	111.76
Pre-Merchantable Total		111.76	0.00	111.76

Timber Type Summary - Acreage By Timber Type

Timber Type	Acres
Hardwood	53.02
Non-Forest	5.30
Pine Natural	8.70
Pine Planted	259.75
Total	326.76



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Forest Investment Associates

Stand Volume Summary Report

Report: Stand Volume Summary

Management Unit: ROCKY RUN

Report Date: Wednesday, January 22, 2014 9:31 am

Tract: ATKINS (14536140)

Client: CWRU

Units:

Client: CWRU			Management Unit: ROCKY RUN				Tract Code: 14536140				Tract Name: ATKINS (14536140)											
Comp	Std	Desc	Acres	Year	SQ	Ht	Pine					Hardwood					Cypress					
							TPA	BA	Pulp	CNS	Saw	Total	TPA	BA	Pulp	Saw	Total	TPA	BA	Pulp	Saw	Total
614	3	PHBBNN5U	8.70	1983	111	83.5	63.8	37.9	7.0	3.8	14.2	24.9	79.1	48.2	30.6	2.0	32.6	0.0	0.0	0.0	0.0	0.0
614	4	HHBBNN5U	53.02	1921	79	59.7	6.7	6.2	2.1	1.2	0.9	4.2	98.4	76.4	40.8	14.1	54.9	0.0	0.0	0.0	0.0	0.0
614	5	LBURPY1U	28.16	1991	63	59.3	284.3	89.9	44.7	11.3	0.0	56.0	50.3	19.7	13.6	0.0	13.6	0.0	0.0	0.0	0.0	0.0
614	7	LBURPY1U	86.56	1999	61	42.5	522.5	160.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
614	8	LBURPY1U	69.37	2004	60	31.0	657.1	89.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
614	9	LBURPY1U	42.39	2004	56	28.9	494.2	105.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
614	10	LBURPY1U	33.27	1991	68	64.5	277.7	111.2	47.7	33.9	0.9	82.6	10.3	3.5	2.0	0.0	2.0	0.0	0.0	0.0	0.0	0.0
614	998	UDNAON4U	5.30	0	0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Grand Total			326.76				1,543.05					167.74	762.98								0.00	
							3,020.66					202.14	2,879.81								0.00	0.00

Silvicultural Treatments

Comp	Std	Treated Acres	Year	Mo	Treatment	Application Type	Application Method	Application Details
614	7		1999	04	RELEASE	HERBACEOUS CONTROL	BROADCAST AERIAL	
614	8	0.0	2003	04	FERTILIZATION	CHEMICAL	AERIAL	386 LBS/AC UREA (46-0-0);
614	8	69.4	2003	05	SITE PREP	MECHANICAL	PILE	
614	8		2004	03	RELEASE	HERBACEOUS CONTROL	UNKNOWN	
614	8		2004	09	RELEASE	WOODY CONTROL	BROADCAST AERIAL	
614	9	42.4	2003	07	SITE PREP	HAND	CONTROL BURN	
614	9		2004	03	RELEASE	HERBACEOUS CONTROL	UNKNOWN	
614	9		2004	09	RELEASE	WOODY CONTROL	BROADCAST AERIAL	

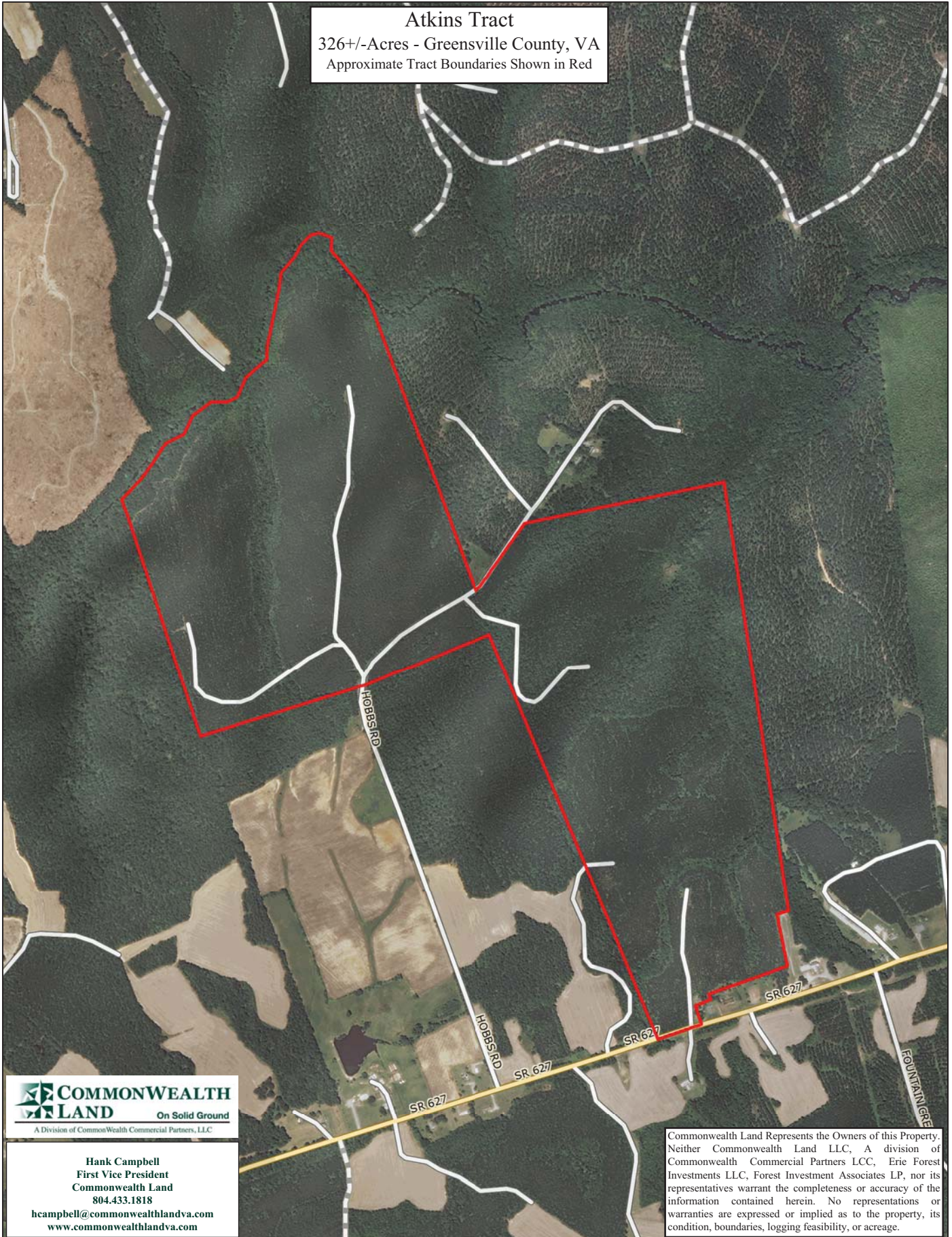


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for the stand and Pulp, CNS, Saw and Tot are per acre values. The pulp column may include topwood volume.

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Atkins Tract
326+/-Acres - Greensville County, VA
Approximate Tract Boundaries Shown in Red



COMMONWEALTH LAND
On Solid Ground
A Division of Commonwealth Commercial Partners, LLC

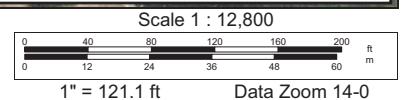
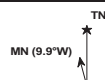
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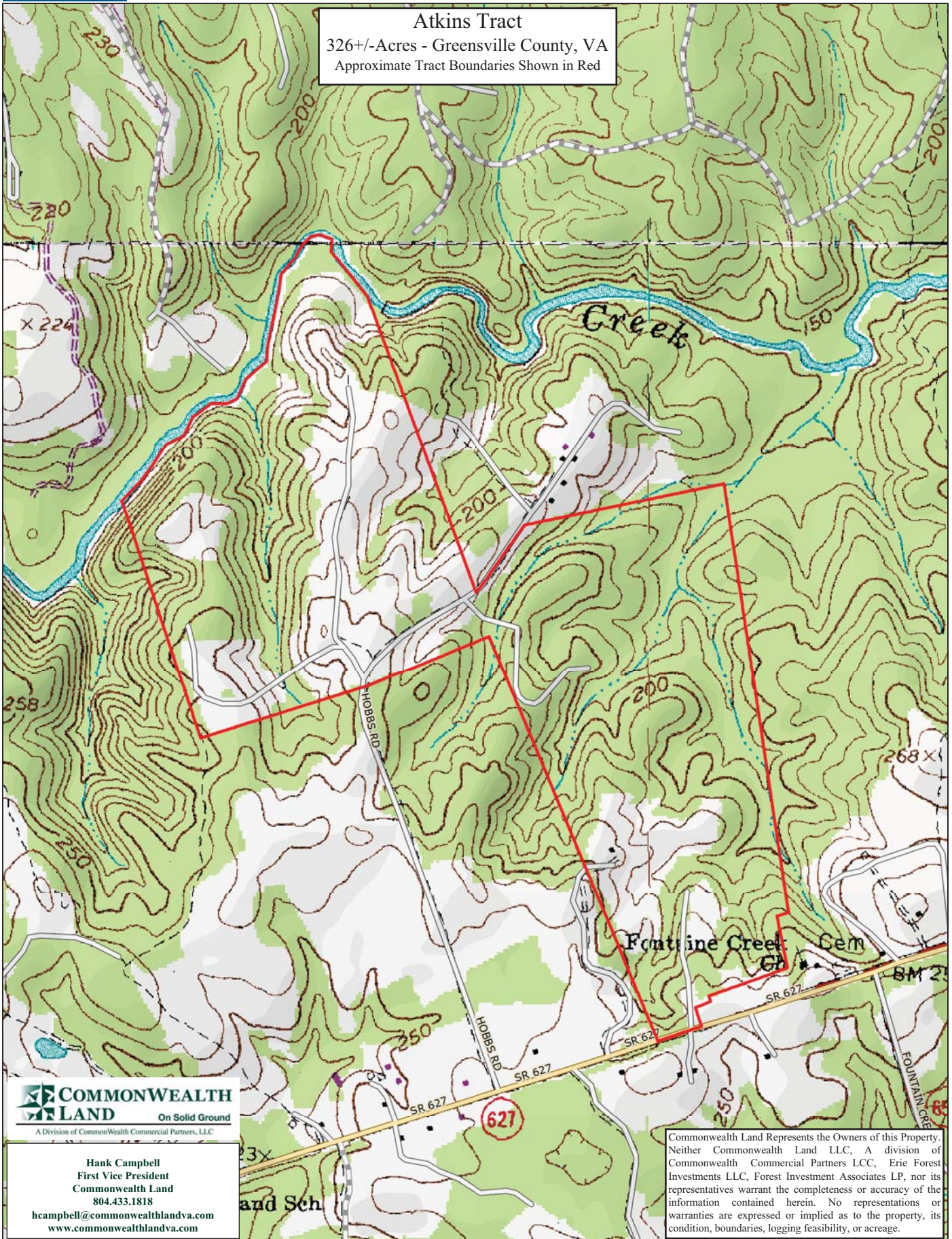
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Atkins Tract
326+/-Acres - Greensville County, VA
Approximate Tract Boundaries Shown in Red



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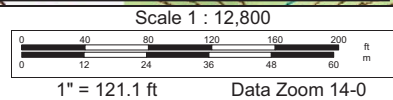
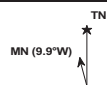
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Atkins Tract Photos



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