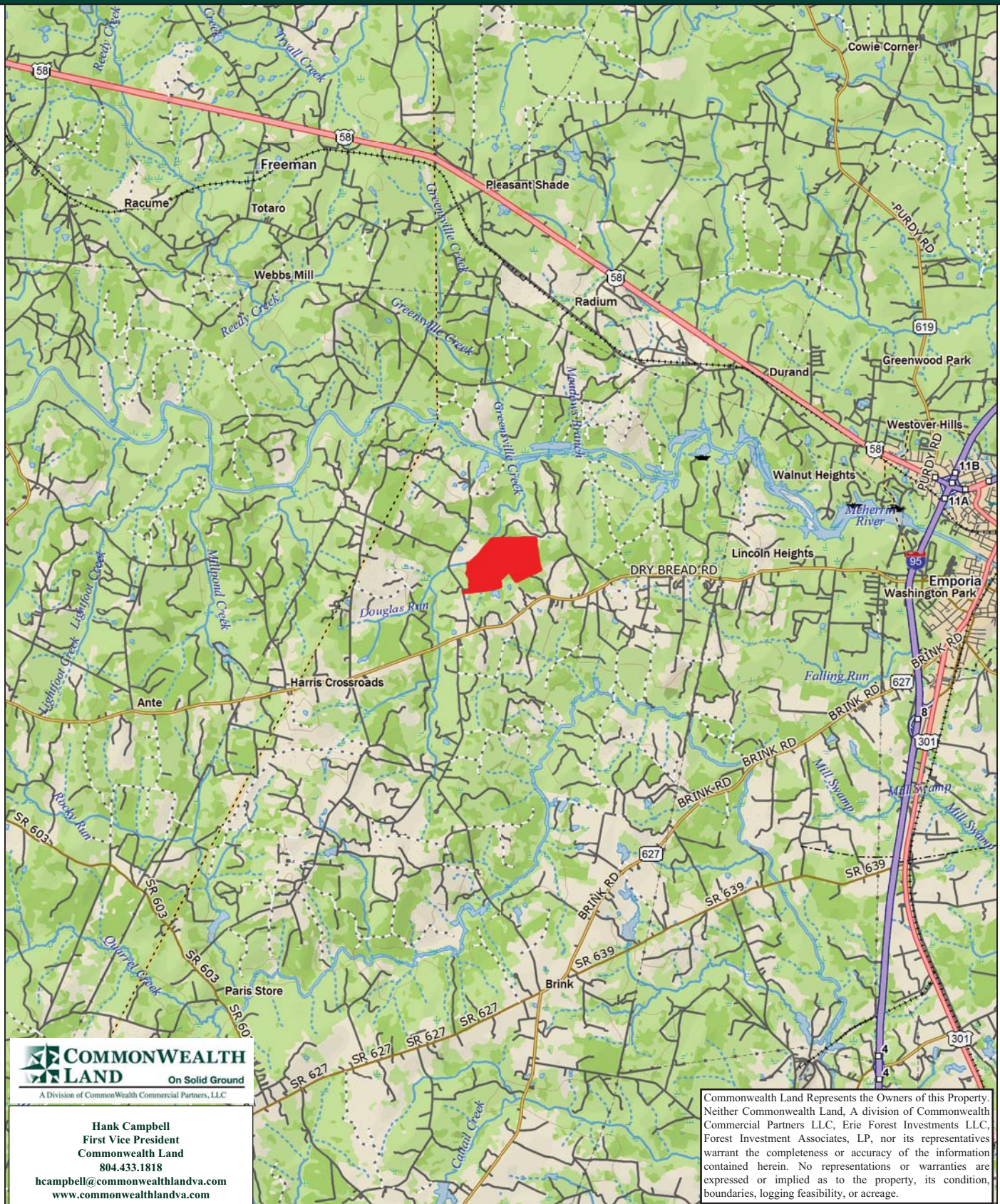


Timberland Investment Opportunity

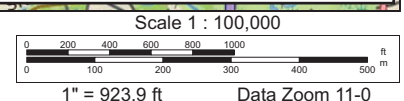
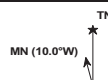
Woodruff East Tract - 233.9+/- Acres - Greenville County, VA



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Tract Summary Data

Woodruff East Tract - 233.9+/- Acres - Greensville County, VA

***Excellent timberland investment opportunity offering strong recreational potential**

***Located west of Emporia near Harris Crossroads with frontage along VSR633 (Jones Mill Rd.)**

***Timber comprised primarily of planted Loblolly pine with 131+/-acres established in '02, 59.7+/-acres established in '12 with the remaining balance of the tract in hardwood bottoms**

***Currently Zoned A1 (agricultural) and identified as tax map parcels #25-57E1, 58, 59 & 61**

***N36-41.125' W77-38.943'**

***Level to slightly rolling site with a strong internal road system and frontage along Douglas Run offering favorable wildlife habitat and strong populations of deer & turkeys**

***Directions - Take I-95 south from Richmond to the Emporia/US58 Business East Exit (#11) and then take a right on US58 and travel east. Take a right on US301 and travel south for 3,629' and turn right on Brunswick Avenue and travel approximately 3,789'. Turn right on Church Street which becomes VSR611 (Dry Bread Rd.) and travel approximately 5.5 miles. Turn right on VSR633 (Jones Mill Rd.) and travel 2,777' to the access road to the property on you right. The property line begins in approximately 515'.**

***Contact Broker For More Details**

***Offered For \$445,000**

Contact:

Hank Campbell

First Vice President

Commonwealth Land

Office: 804.433.1818

Fax: 804.346.5901

Cell: 804.334.3136

hcampbell@commonwealthlandva.com

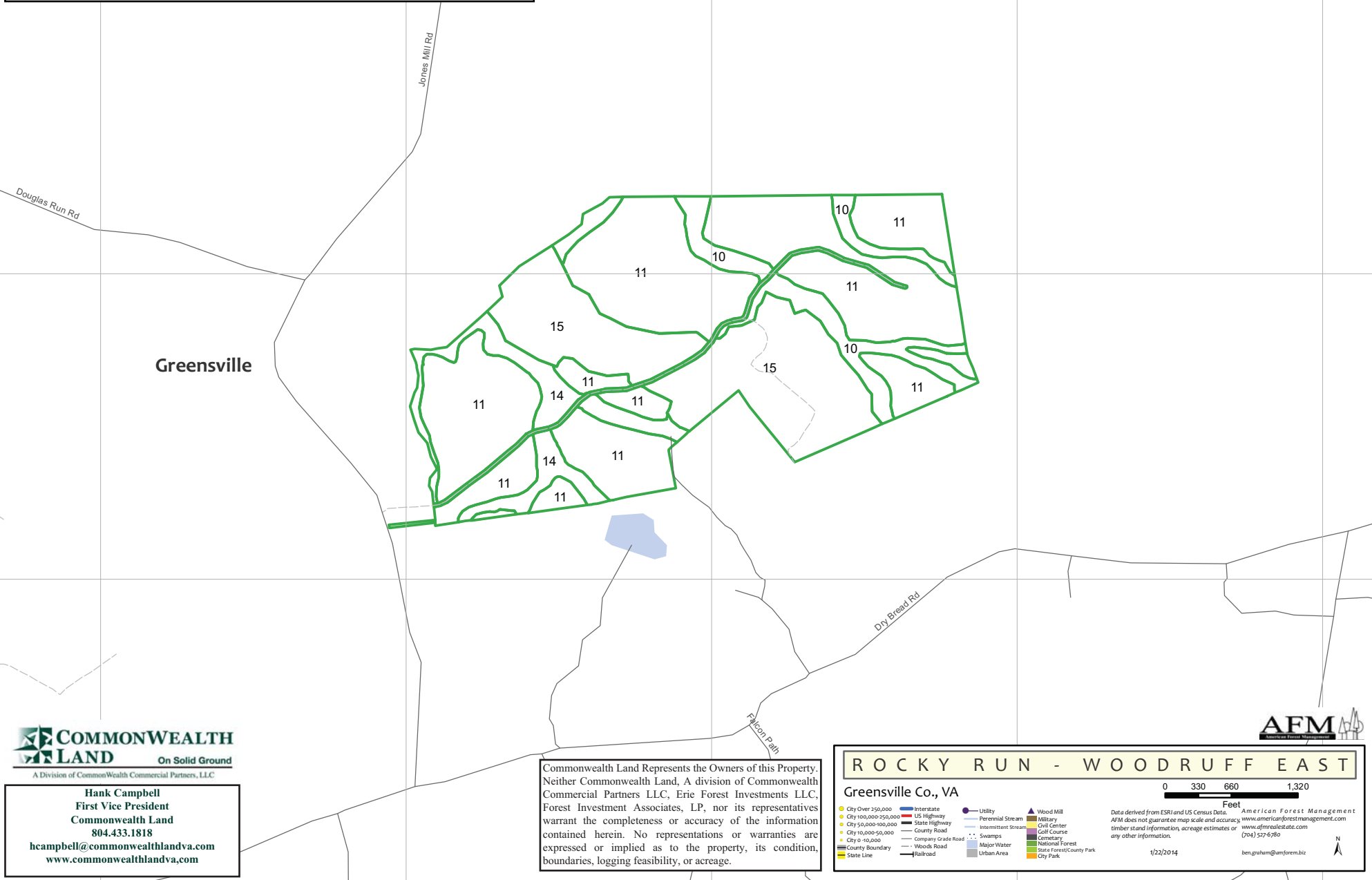
Property Information is Available at *Commonwealthlandva.com & LandsofAmerica.com*



4198 Cox Road, Suite 200, Glen Allen, VA 23060
Mailing: P.O. Box 71150, Richmond, VA 23255
Phone: 804.433.1818 Fax: 804.346.5901
Web Site: www.commonwealthlandva.com

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MU	TRACT	COMP	STAND	DESCRIPTION	YEAR EST.	ACRES
ROCKY RUN	WOODRUFF	624	10	PHURNN4U	1975	19.51
ROCKY RUN	WOODRUFF	624	11	LBURPY1U	2002	131.02
ROCKY RUN	WOODRUFF	624	14	SHBBNN5U	1930	19.97
ROCKY RUN	WOODRUFF	624	15	LBURPY1U	2013	59.75
ROCKY RUN	WOODRUFF	624	998	UDNAON4U	0	3.68
TOTAL =						233.94



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

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ROCKY RUN - WOODRUFF EAST
Greenville Co., VA

0 330 660 1,320
Feet

City Over 250,000 Interstate Utility Wood Mill
 City 100,000-250,000 US Highway Perennial Stream Military
 City 50,000-100,000 State Highway Intermittent Stream Golf Center
 City 10,000-50,000 County Road Swamps Cemetery
 City 0-10,000 Company Grade Road Major Water National Forest
 County Boundary Woods Road Urban Area State Forest/County Park
 State Line Railroad City Park

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.afmrealstate.com
 (704) 502-6780
 1/22/2014 ben.graham@amforem.biz



Condition Summary Report

Parameters:

Client: CWRU
MU: ROCKY RUN

Tract: WOODRUFF (14536240)
Compartment: WORUFF-0624

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	190.77	81.5	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Non-Convertible	43.16	18.5	354.11	474.36	417.42	773.78	124.92	0.00	0.00
	233.93		354.11	474.36	417.42	773.78	124.92	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
2013	1	59.75	0.00	59.75
2002	12	131.02	0.00	131.02
Pre-Merchantable Total		190.77	0.00	190.77

Timber Type Summary - Acreage By Timber Type

Timber Type	Acres
Hardwood	19.97
Non-Forest	3.68
Pine Natural	19.51
Pine Planted	190.77
Total	233.93

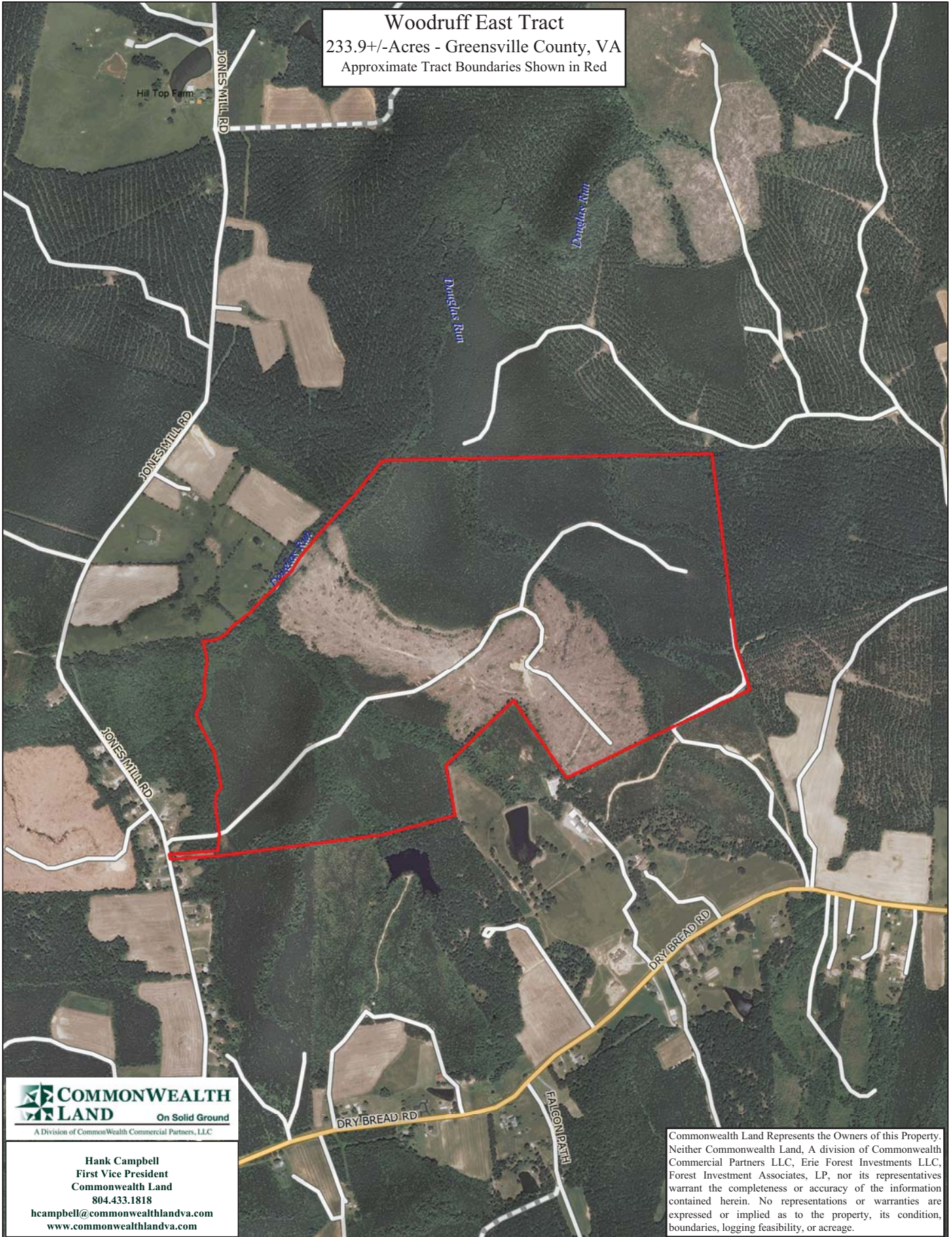


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233.9+/-Acres - Greensville County, VA
Approximate Tract Boundaries Shown in Red



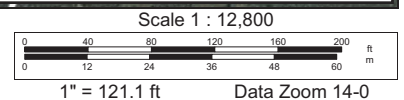
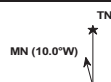
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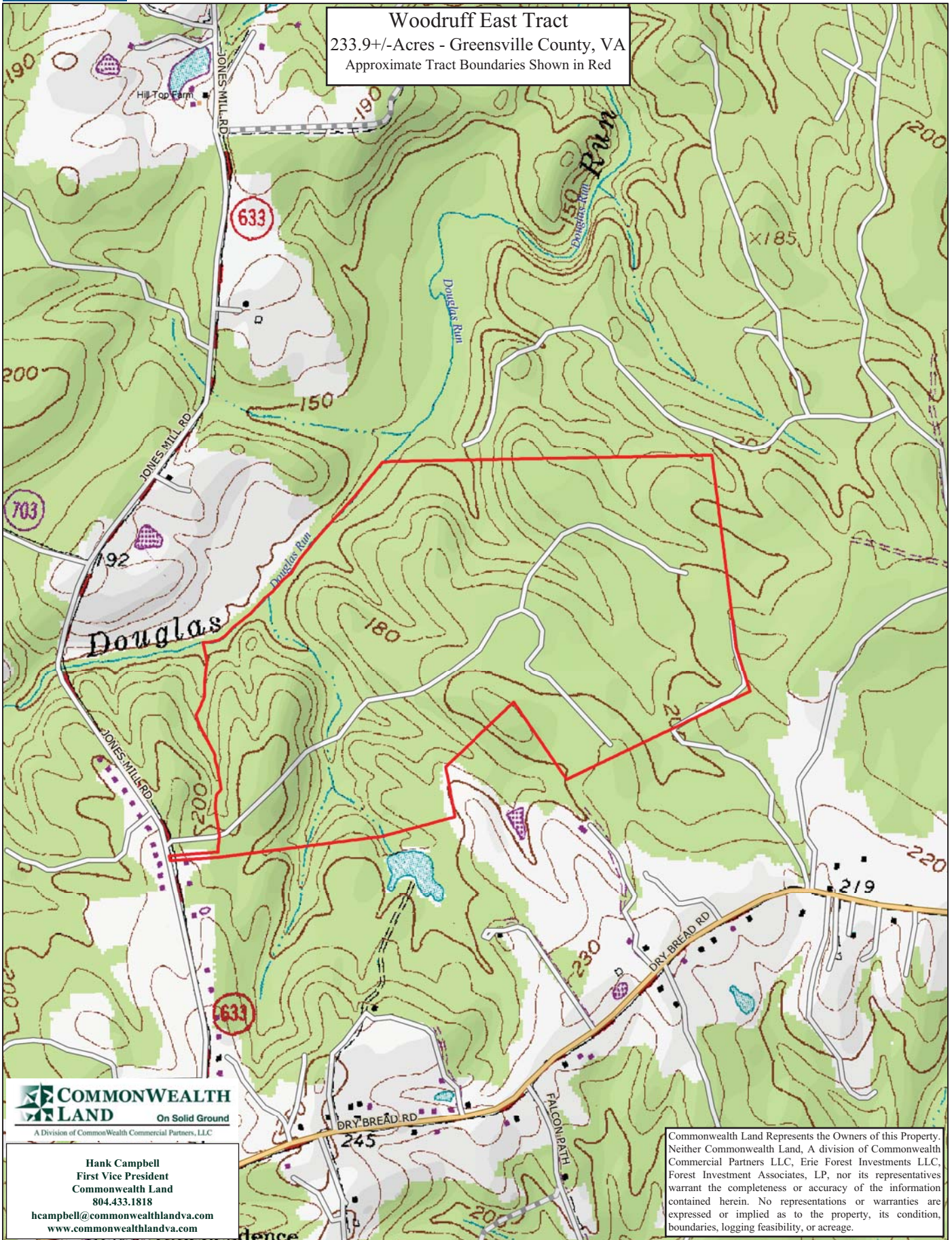
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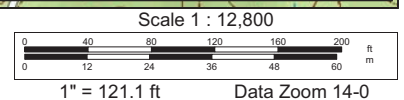
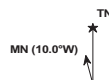
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Woodruff East Photos



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