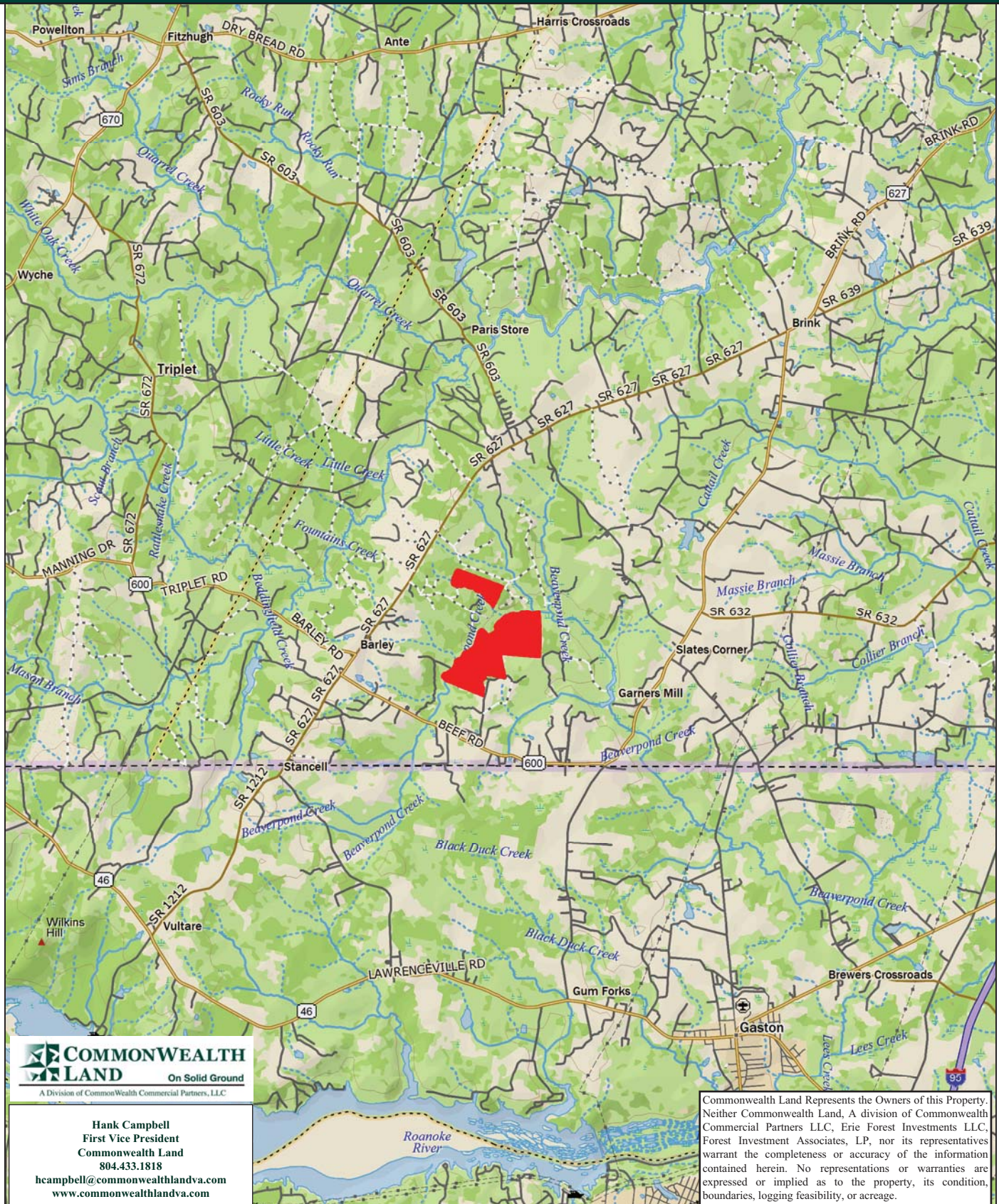


Timberland Investment Opportunity

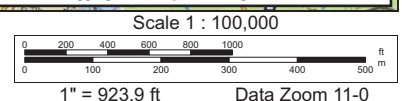
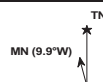
Mollie Clements Tract - 403+/- Acres - Greenville County, VA



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Tract Summary Data

Mollie Clements Tract - 403+/- Acres - Greensville County, VA

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

***Located west of Slates Corner with access from VSR600 (Beef Rd.)**

***Timber comprised primarily of planted Loblolly pine with 256+/-acres (thinned once) established in '93, 56 +/-acres established in '04 with the remaining balance of the tract in branch bottom hardwood**

***Currently zoned A1 (agricultural) and identified as tax map parcels #52-3, 6 & 11**

***N36-33.611' W77-41.646'**

***Level to slightly rolling site with an adequate internal road system and frontage along Beaverpond Creek offering good wildlife habitat and strong populations of deer & turkeys**

***Directions - Take I-95 South from Richmond to the Skippers Exit (#4), then turn right on VSR632 (Massie Branch Rd.) and travel approximately 6.16 miles. Turn left on VSR633 (Pine Log Rd.) and travel approximately 2.1 miles and veer to the right onto VSR600 (Beef Rd.) and travel 1.5 miles to the access road on the right by the white frame house. The property begins approximately 4,890' from the state road**

***Contact Broker For More Details**

***Offered For \$890,000**

Contact:

Hank Campbell

First Vice President

Commonwealth Land

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Fax: 804.346.5901

Cell: 804.334.3136

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



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CLIENT: CWRU-ROCKY RUN
TRACT: MOLLIE CLEMENTS -616
GREENSVILLE, VA ACRES: 390.98



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

This product is for informational purposes and may not have been presented for or suitable for legal, engineering or survey purposes. Users should consult with the primary data source to verify the accuracy of the information.

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www.afmva.com
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STANDS

Areas : LEGEND

- HARD HARDWOOD
- LOBLOLLY PINE
- SOFT HARDWOOD
- UNDEFINED



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MOLLIE CLEMENTS -616					
STAND	YEAR	ORIGIN	DOM_S_NAME	S_T_DESC	ACRES
1	1993	PLANTED	LOBLOLLY PINE	UPLAND RIDGE	256.64
2	1944	NATURAL	HARD HARDWOOD	BRANCH BOTTOM	47.61
3	1967	NATURAL	HARD HARDWOOD	BRANCH BOTTOM	11.14
6	2012	PLANTED	LOBLOLLY PINE	UPLAND RIDGE	56.08
7	1974	NATURAL	SOFT HARDWOOD	BRANCH BOTTOM	7.93
998	0	OPEN	UNDEFINED	NOT APPLICABLE	11.59
					Total Acres = 390.98



Condition Summary Report

Parameters:

Client: CWRU
MU: ROCKY RUN

Tract: MOLLIE CLEMENTS (14536160)
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	312.70	80.0	6,799.03	10,336.09	1,292.42	1,172.75	0.00	0.00	0.00
Non-Convertible	78.27	20.0	159.67	291.00	440.98	2,905.34	126.35	0.00	0.00
	390.97		6,958.70	10,627.09	1,733.40	4,078.09	126.35	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
2012	2	56.08	0.00	56.08
Pre-Merchantable Total		56.08	0.00	56.08

Timber Type Summary - Acreage By Timber Type

Timber Type	Acres
Hardwood	66.68
Non-Forest	11.59
Pine Planted	312.70
Total	390.97

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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 9:33 am

Tract: MOLLIE CLEMENTS (14536160)

Client: CWRU

Units:

Client: CWRU			Management Unit: ROCKY RUN				Tract Code: 14536160				Tract Name: MOLLIE CLEMENTS (14536160)														
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			
616	1	LBURPY1U	256.63	1993	70	62.3	206.8	95.7	26.5	40.3	5.0	71.8	29.4	7.6	4.6	0.0	4.6	0.0	0.0	0.0	0.0	0.0			
616	2	HHBBNN5U	47.61	1944	63	70.1	11.2	10.3	0.7	2.8	4.8	8.3	201.2	76.4	47.1	0.0	47.1	0.0	0.0	0.0	0.0	0.0			
616	3	HHBBNN5U	11.14	1967	63	57.0	44.3	29.1	6.6	8.3	11.0	26.0	136.1	61.8	34.7	6.6	41.2	0.0	0.0	0.0	0.0	0.0			
616	6	LBURPY1U	56.08	2012	70	0.0	545.0	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			
616	7	SHBBNN5U	7.93	1974	69	0.0	44.3	29.1	6.6	8.3	11.0	26.0	136.1	61.8	35.0	6.7	41.7	0.0	0.0	0.0	0.0	0.0			
616	998	UDNAON4U	11.59	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			390.97				10,627.09					132.11		126.35					0.00						
							6,958.69					1,733.40		4,078.09					134.62		0.00				

Silvicultural Treatments

Comp	Std	Treated Acres	Year	Mo	Treatment	Application Type	Application Method	Application Details
616	1	256.6	2008	11	HARVEST	1st Thinning		
616	6	52.6	2001	02	HARVEST	1st Thinning		
616	6	52.6	2003	04	FERTILIZATION	CHEMICAL	AERIAL	125 LBS/AC DAP (18-46-0); 386 LBS/AC UREA (46-0-0);
616	6	56.1	2011	02	HARVEST	Clearcut		
616	6	56.1	2012	02	PLANTING	HAND	HOEDAD	

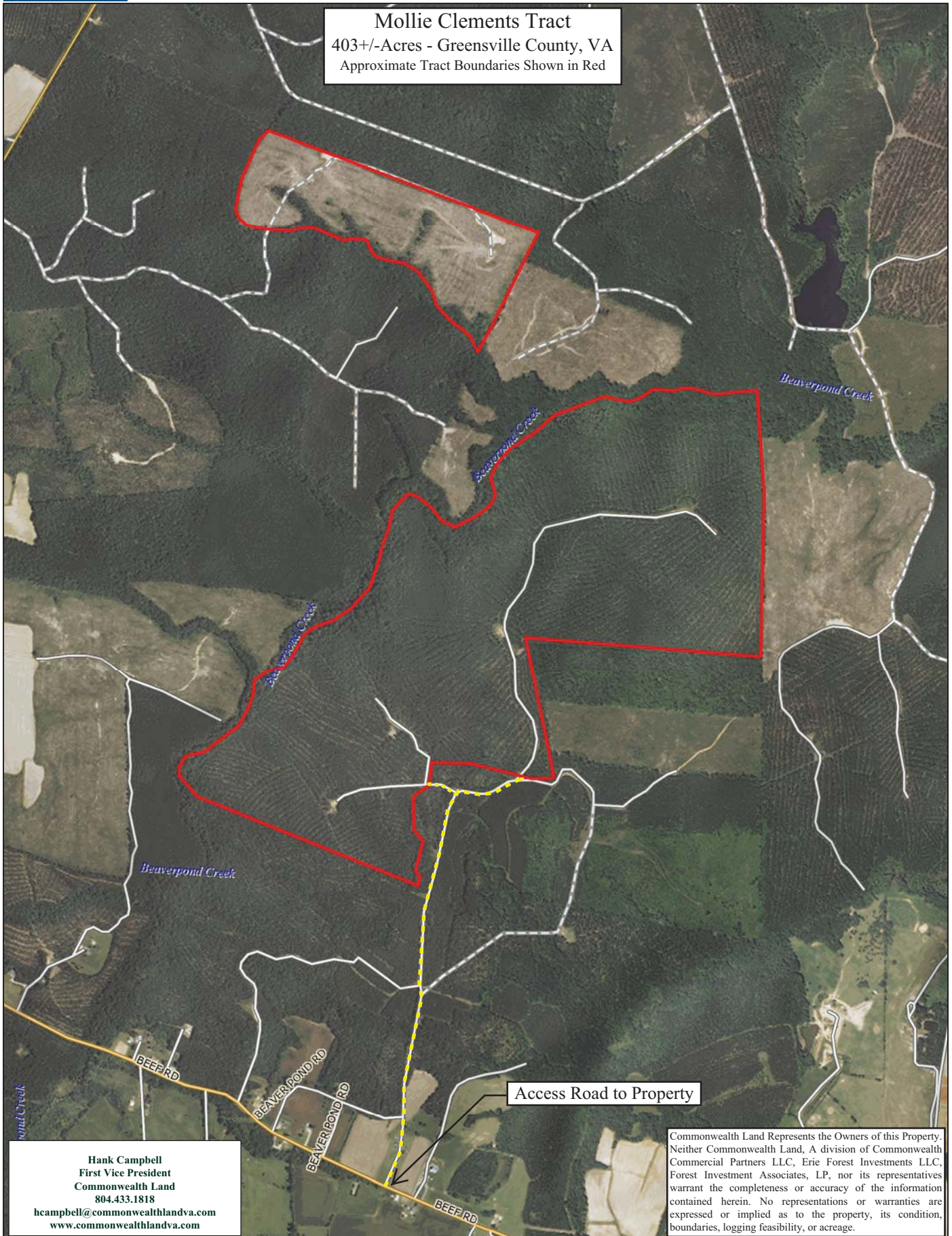
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for the stand and Pulp, CNS, Saw and Tot are per acre values. The pulp column may include topwood volume.

ry.rpt

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Mollie Clements Tract
403+/-Acres - Greensville County, VA
Approximate Tract Boundaries Shown in Red

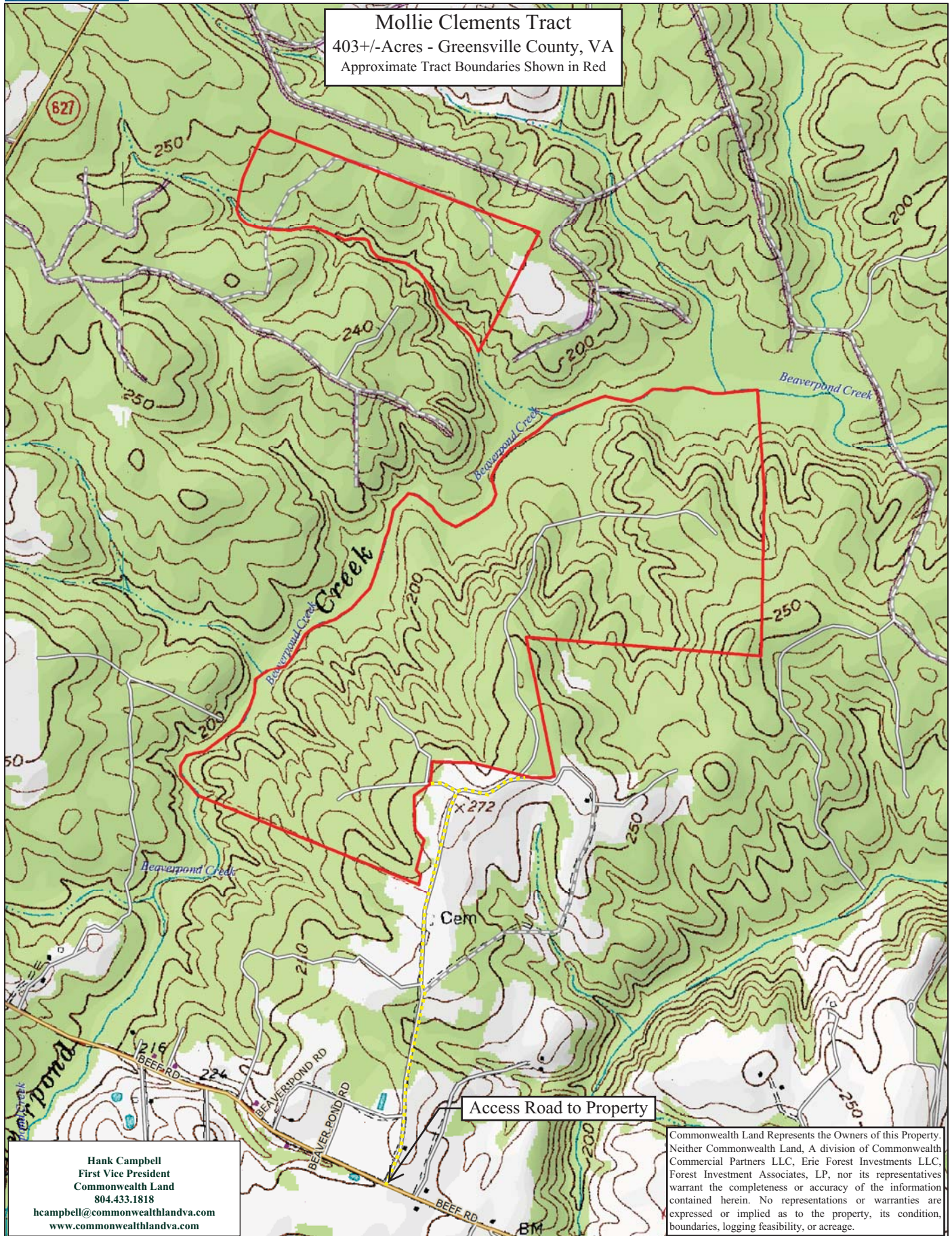


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Mollie Clements Tract
403+/-Acres - Greensville County, VA
Approximate Tract Boundaries Shown in Red



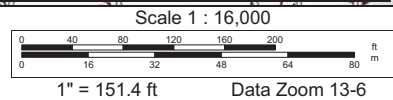
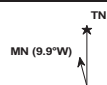
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Mollie Clements Tract Photos



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