

Timberland Investment Opportunity

Pulley Tract - 144+/- Acres - Sussex County, VA



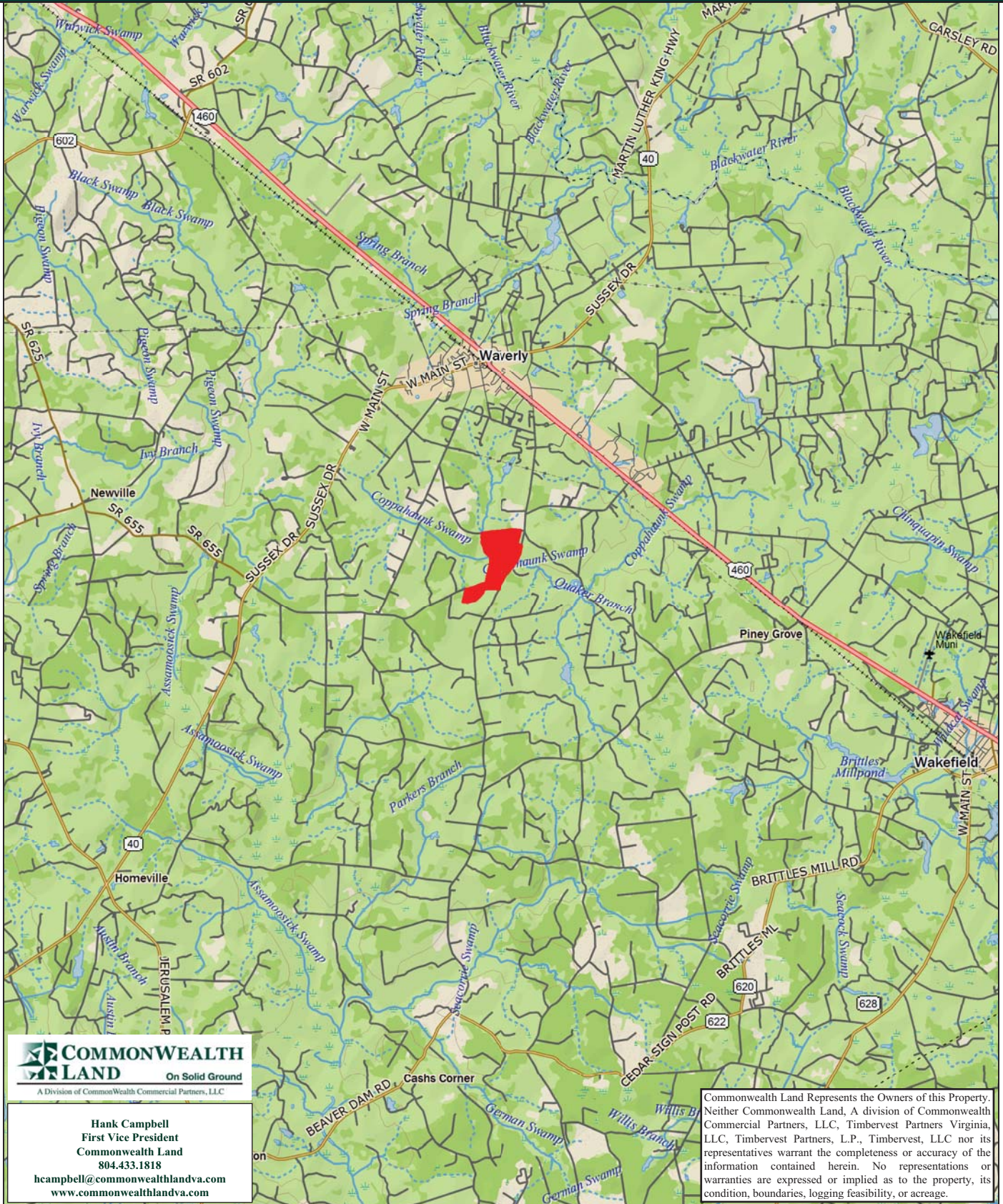
Hank Campbell
First Vice President
Commonwealth Land
804.433.1818

hcampbell@commonwealthandva.com
www.commonwealthandva.com

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Location Map

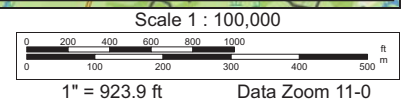
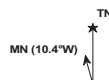
Pulley Tract 144+/- Acres - Sussex County, VA



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Tract Summary Data

Pulley Tract - 144+/- Acres - Sussex County, VA

***Strong Timberland Investment Opportunity Located in Sussex County Offering Merchantable Timber Volumes and Excellent Recreation Potential**

***Located Just South of Waverly with Approximately 1,800' of Frontage along VSR621(Harrell Mill Road), VSR606(Beaver Dam Road) and both sides of VSR655(Oakdale Road)**

***The Timber on the Site is Comprised of 77+/-acres of Planted Loblolly Pine Established in '96, 23.5+/-acres of Planted Loblolly Pine established in '97, 6.5+/-acres of Natural Loblolly Pine established in '70 with the Remaining Balance in Bottomland Hardwood.**

***Level Site with Adequate Road System and frontage along the Coppahaunk Swamp Offering Excellent Wildlife Habitat and Strong Populations of Deer and Turkeys**

***Electricity and Phone Available at the State Road**

***Currently Zoned A1 (Agricultural) and Identified as Tax Map Parcels #43-A-9, 13, 14 & 16**

***N37-0.503' W77-5.243'**

***Directions - From Richmond take I-95 South to Exit #50B (US460 East) and Travel Approximately 21.4 Miles East on US460 then turn Right on VSR606(Beaver Dam Rd.) and Travel Approximately 1.65 Miles where the Property Begins on the Right**

***Contact Broker For More Details**

***Offered For \$381,706.00**

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 & LandWatch.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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TIMBERVEST

Mapping #002535
Accounting #011900

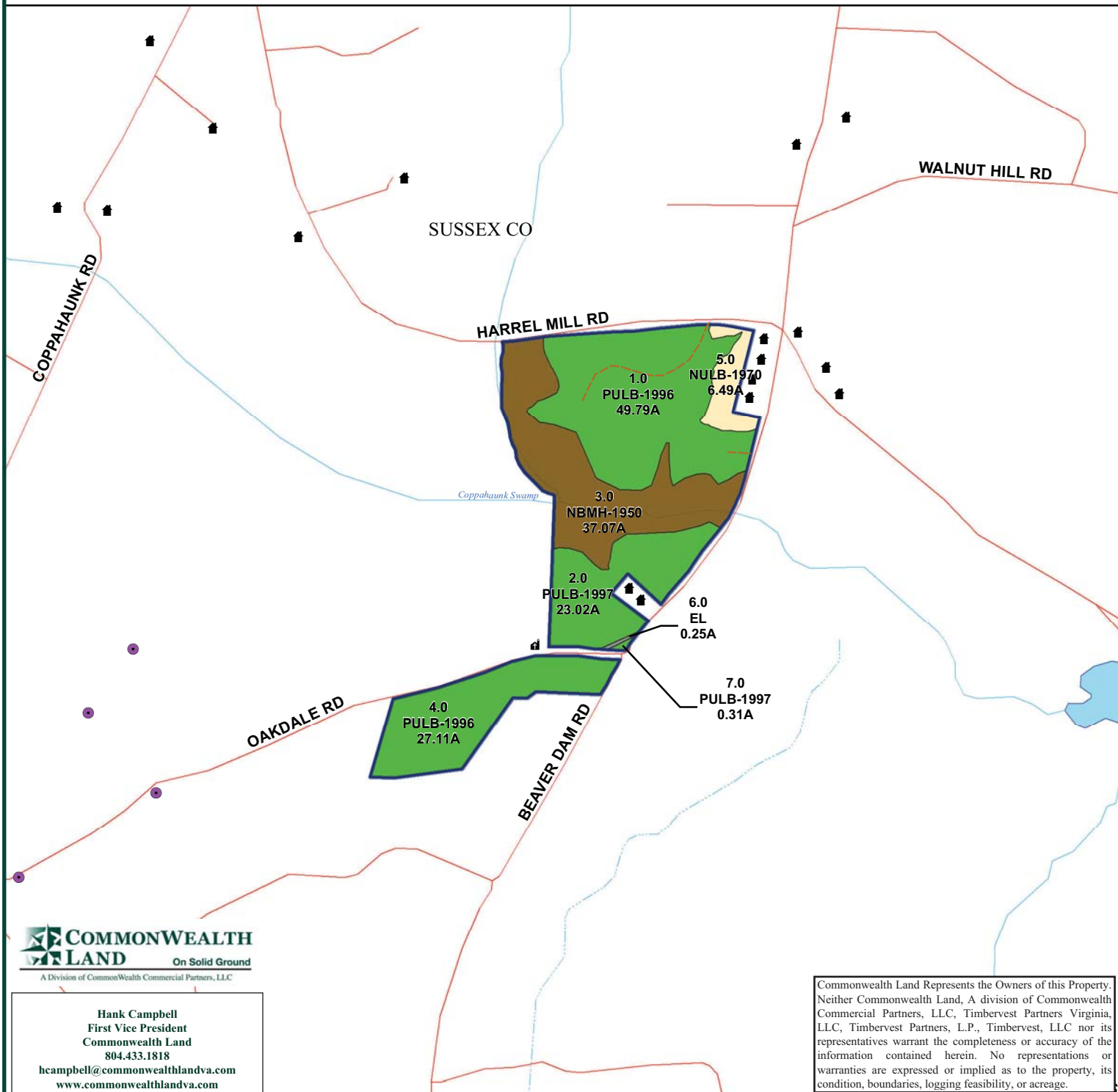
Pulley

Compartment 1
Sussex County, VA
144.04 Acres

Timbervest Partners, LP
Countryside Purchase Unit

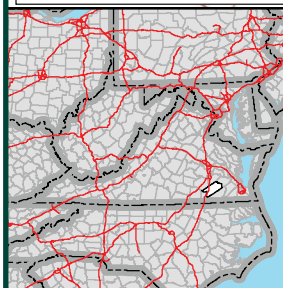


0 1,320
Feet



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Stand Nomenclature	
Stand # Description Acres	
Stand Origin	(N) (B) (MH) (MP) - 74
Land Type	
Dominant Species	
Secondary Species	
Year of Origin	

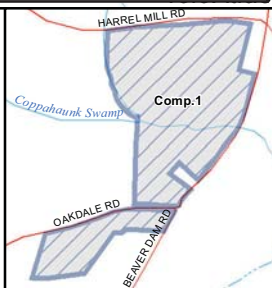
Stand Origin Codes
P = Planted
N = Natural

Land Type Codes
B = Bottomland
L = Lowland
U = Upland
O = Old Field
S = Slope

Note:

- Road polygons are not annotated
- Stand type acres report restricted to compartment area of interest
- Road data is not digitized & has been provided via ESRI data & maps 9.3.1 datasets.

Stand Types (total acres)	
	Non Timbered (0.25 acres)
	Natural Bottomland (37.07 acres)
	Natural Upland (6.49 acres)
	Planted Upland (100.23 acres)



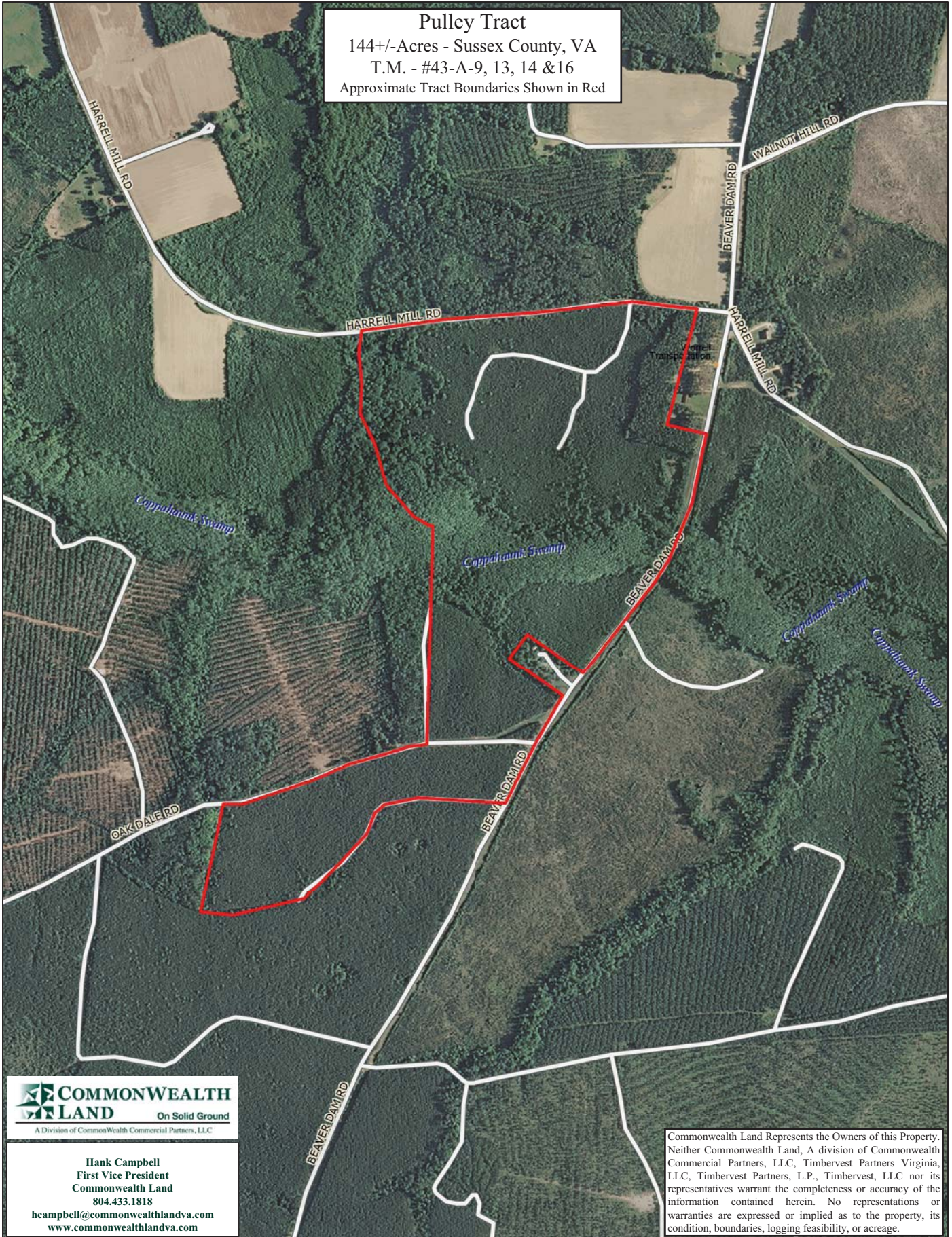
Volume Summary								
Tract	Acres	Pine Pulpwood	Pine Topwood	Pine CNS	Pine Sawtimber	Hardwood Pulpwood	Hardwood Top Wood	Hardwood Sawtimber
Pulley	144.04	6241.01	221.52	854.15	1743.05	2680.16	475.52	847.91

Premerch Summary	
Tract	Acres
Pulley	100.23
1996	76.90
1997	23.33

Land Type	
Tract	Acres
Pulley	144.04
Upland	106.72
Bottomland	37.07
Non-Forest	0.25

74%
26%
0%

Pulley Tract
 144+/- Acres - Sussex County, VA
 T.M. - #43-A-9, 13, 14 & 16
 Approximate Tract Boundaries Shown in Red



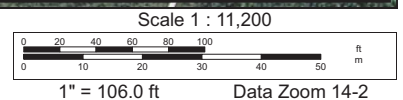
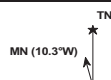
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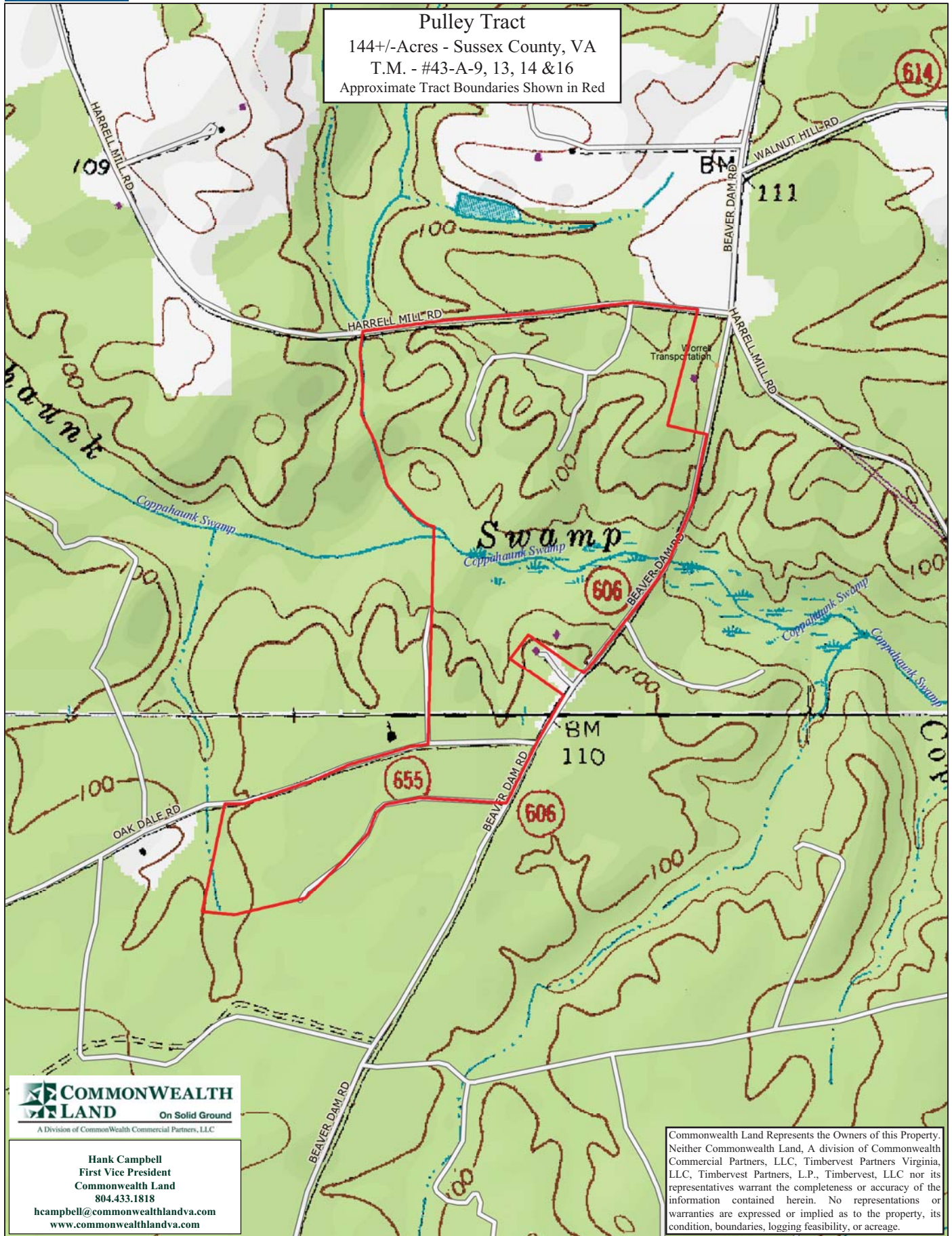
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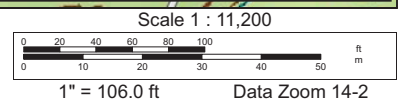
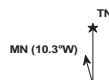
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Pulley Tract Photos



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