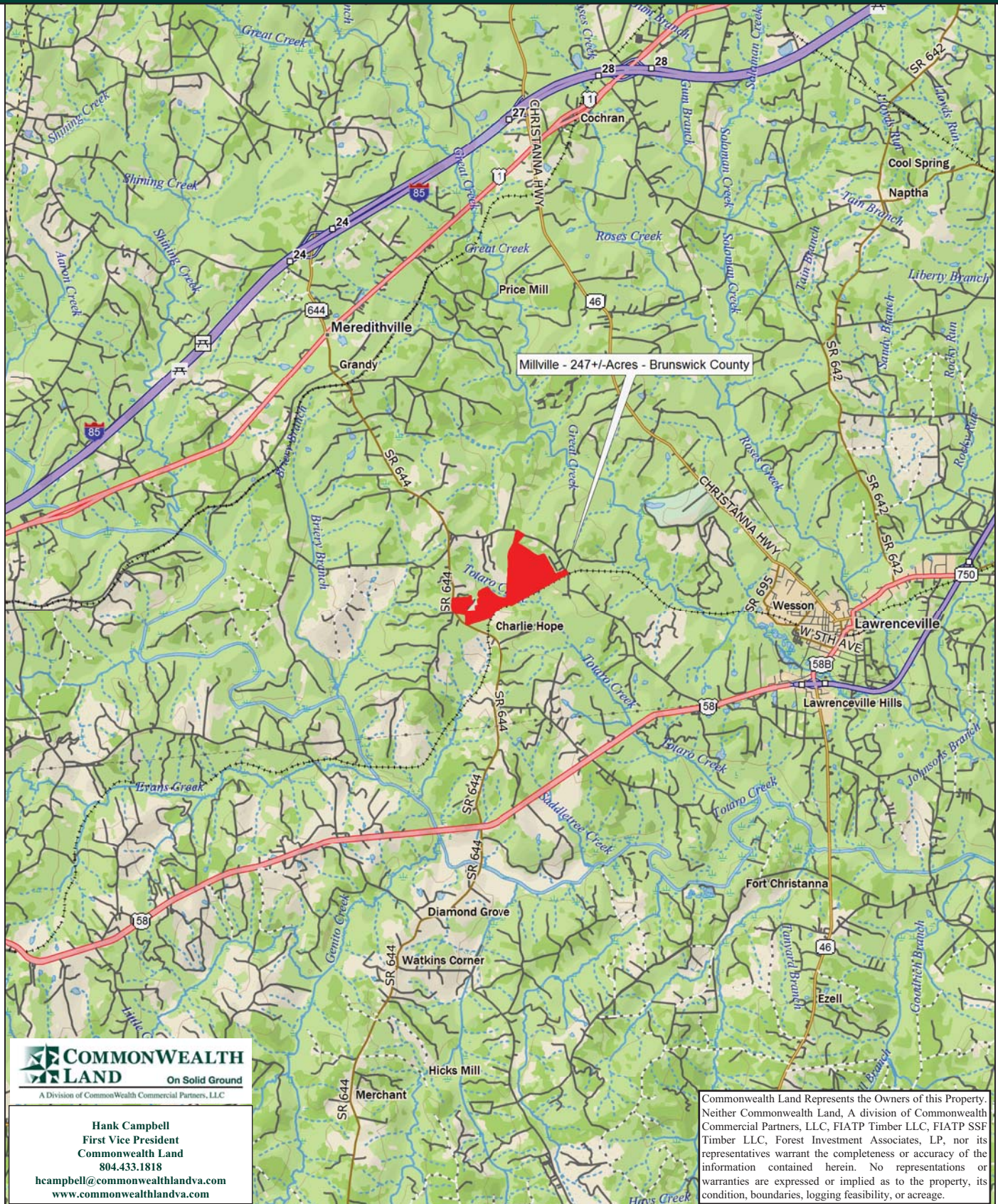


Timberland Investment Opportunity

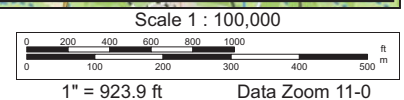
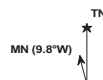
Millville Tract- 247+/- Acres - Brunswick County, VA



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Tract Summary Data

Millville Tract- 247+/- Acres - Brunswick County, VA

***Excellent Long-Term Timberland Investment Opportunity Offering Merchantable Timber & Strong Recreational Potential**

***Located West of Lawrenceville with Frontage Along VSR681 (Pleasant Grove Rd.) and VSR644 (Grandy Rd.).**

***Timber Comprised Primarily of Planted Loblolly Pine with 67+/-Acres Established in '96, 14+/-Acres Established in '98, 28+/-acres established in '05, 111+/- established in '11 with the Remaining Balance of the Tract in Mixed Bottomland Hardwood**

***Currently Zoned A1 (Agricultural) and Identified as Tax Map Parcels #50-A-78A, 80 & 96, #51-A -11**

***N36-45.629' W77-55.830'**

*** Fairly Level Site with frontage on Totaro Creek Offering Excellent Wildlife Habitat and Strong Populations of Deer & Turkeys**

***Directions - Take I-85 South from Petersburg to Exit #24, Then Left on VSR644 (Grandy Rd.) and Travel Approximately 4.5 Miles where the Property begins on the Left.**

***Contact Broker For More Details**

***Offered For \$379,500**

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: FIA TP-BRUNDINGREEN
TRACT: MILLVILLE-658
BRUNSWICK, VA ACRES: 247.45



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

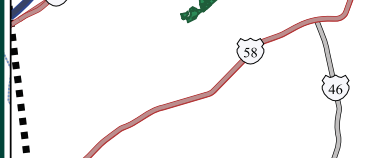
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American Forest Management
www.americanforestmanagement.com
www.afmva.com
(754) 527-4790
brundgreen@afmva.com

STANDS

Areas : LEGEND

- LOBLOLLY PINE
- SOFT HARDWOOD
- UNDEFINED



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MILLVILLE-658							
STAND	YEAR	ORIGIN	DOM_S_NAME	S_T_DESC	ACRES		
1	1998	PLANTED	LOBLOLLY PINE	UPLAND RIDGE	14.16		
2	2011	PLANTED	LOBLOLLY PINE	UPLAND RIDGE	110.90		
3	1940	NATURAL	SOFT HARDWOOD	BRANCH BOTTOM	20.10		
4	2005	PLANTED	LOBLOLLY PINE	UPLAND RIDGE	8.65		
5	1996	PLANTED	LOBLOLLY PINE	UPLAND RIDGE	67.21		
7	2005	PLANTED	LOBLOLLY PINE	UPLAND RIDGE	19.47		
998	0	OPEN	UNDEFINED	NOT APPLICABLE	6.95		
					Total Acres = 247.45		



Condition Summary Report

Parameters:

Client: FIA TP **Tract:** MILLVILLE (14536580)
MU: BRUNDINGREEN **Compartment:** MIILLE-0658

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	220.38	89.1	5,479.47	815.36	0.07	397.09	40.32	0.00	0.00
Non-Convertible	27.06	10.9	0.00	0.00	0.00	450.00	820.44	0.00	0.00
	247.44		5,479.47	815.36	0.07	847.09	860.76	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
2011	1	110.90	0.00	110.90
2005	7	28.12	0.00	28.12
1998	14	14.16	0.00	14.16
Pre-Merchantable Total		153.18	0.00	153.18

Timber Type Summary - Acreage By Timber Type

Timber Type	Acres
Hardwood	20.10
Non-Forest	6.95
Pine Planted	220.38
Total	247.44



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Forest Investment Associates Stand Volume Summary Report

Report: Stand Volume Summary

Management Unit: BRUNDINGREEN

Report Date: Monday, September 17, 2012 9:54 am

Tract: MILLVILLE (14536580)

Client: FIA TP

Units: Per Acre

Client: FIA TP Management Unit: BRUNDINGREEN Tract Code: 14536580 Tract Name: MILLVILLE (14536580)

Comp	Std	Desc	Acres	Year			Pine						Hardwood					Cypress				
				Est	SQ	Ht	TPA	BA	Pulp	CNS	Saw	Total	TPA	BA	Pulp	Saw	Total	TPA	BA	Pulp	Saw	Total
658	1	LBURPY1P	14.16	1998	62	31.6	409.3	9.3	0.0	0.0	0.0	0.0	23.2	8.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
658	2	LBURPY1P	110.90	2011	71	0.0	544.0	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		
658	3	SHBBNN4P	20.10	1940	97	104.0	0.0	0.0	0.0	0.0	0.0	0.0	281.1	122.3	22.4	40.8	63.2	0.0	0.0	0.0	0.0	
658	4	LBURPY1P	8.65	2005	70		463.0	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		
658	5	LBURPY1P	67.20	1996	70	48.4	545.6	151.2	81.5	12.1	0.0	93.7	23.6	10.5	5.9	0.6	6.5	0.0	0.0	0.0	0.0	
658	7	LBURPY1P	19.47	2005	70		463.0	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		
658	998	UDNAON4P	6.95	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 247.44

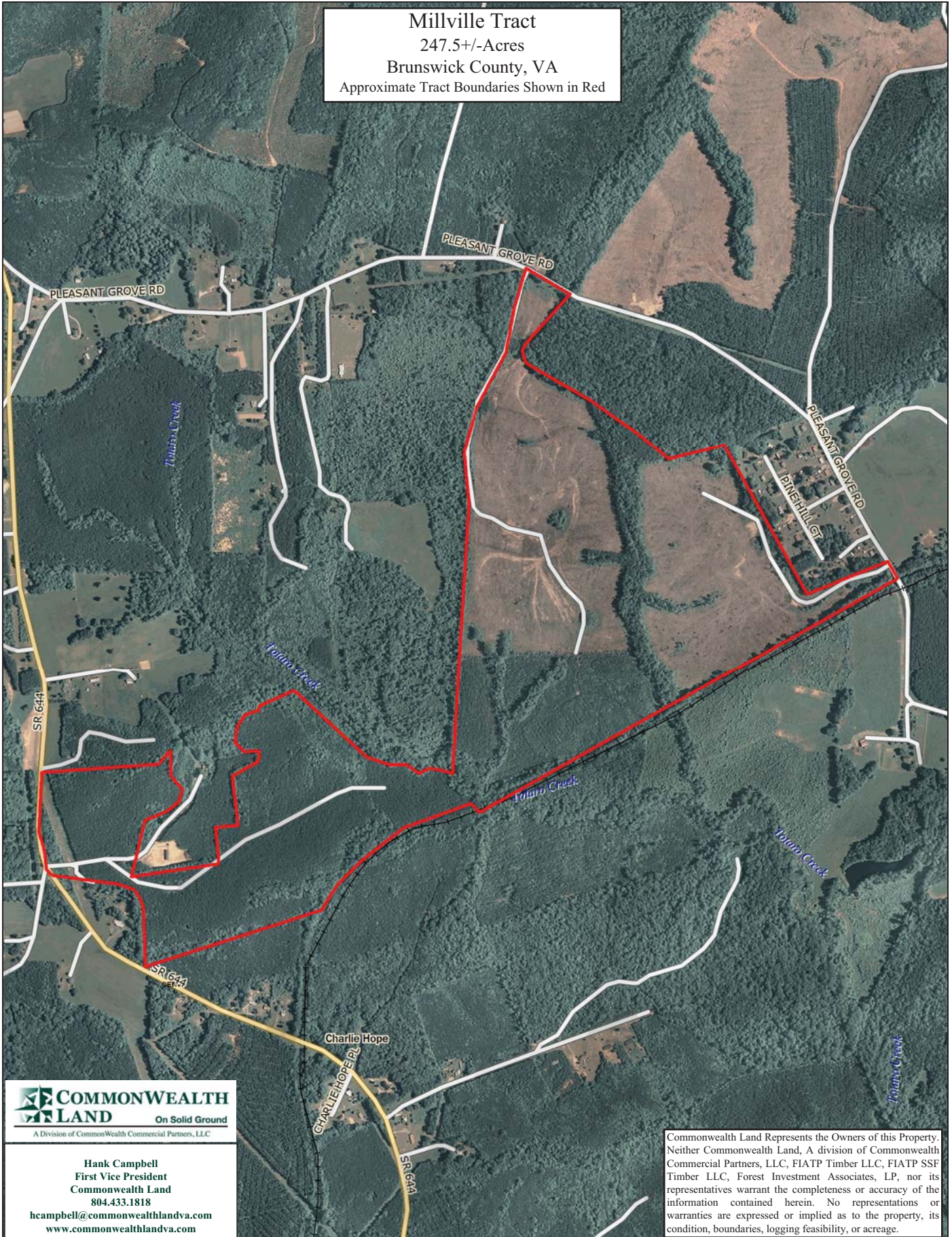


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for the stand and Pulp, CNS, Saw and Tot are per acre values. The pulp column may include topwood volume.

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Millville Tract
247.5+/-Acres
Brunswick County, VA
Approximate Tract Boundaries Shown in Red



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

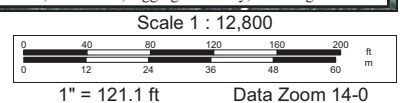
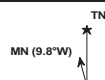
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Millville Tract Photos



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