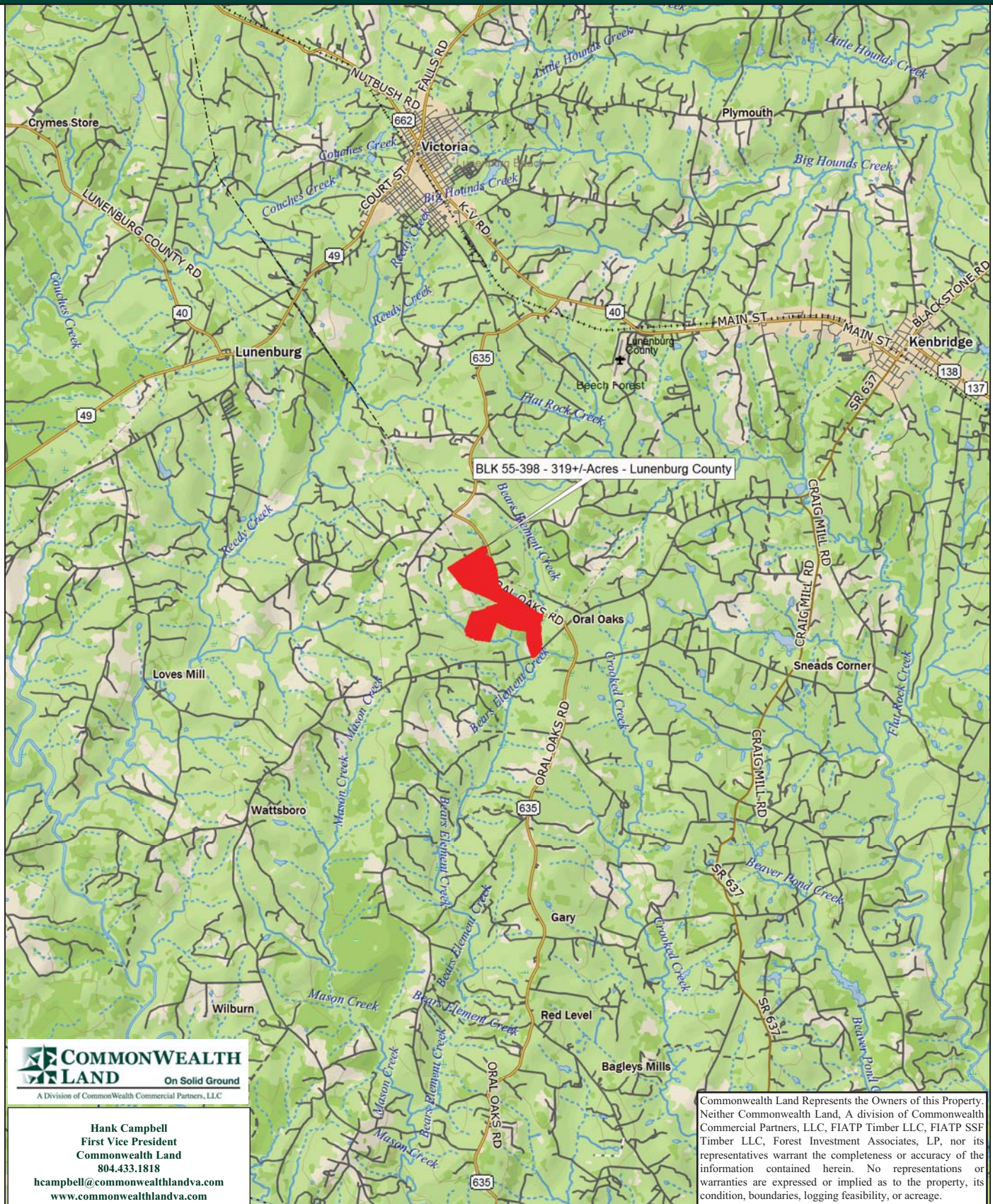


# Timberland Investment Opportunity

## Block 55-398 - 319+/- Acres - Lunenburg County, VA



**Hank Campbell**  
First Vice President  
Commonwealth Land

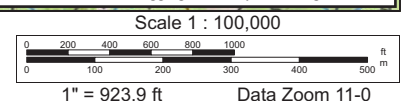
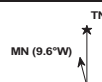
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# Tract Summary Data

Block 55-398 - 319+/- Acres - Lunenburg County, VA

**\*Excellent Timberland Investment Opportunity Offering Merchantable Timber and Strong Recreational Potential**

**\*Located South of Victoria with .95 Miles of Frontage Along VSR635 (Oral Oaks Rd.) and VSR655 Plank Road.**

**\*Timber Comprised Primarily of Planted Loblolly Pine with 91.8+/-Acres Established in '91, 45+/-Acres Established in '95 and 107+/-Acres Established in '06 with the Remaining Balance of the Tract in Mixed Bottomland Hardwood**

**\*Currently Zoned A1 (Agricultural) and Identified as Tax Map Parcels #45-46, #46-34 and #57-1-1&2.**

**\*N36-55.223' W78-12.414'**

**\*Slightly Rolling Site with a Strong Internal Road System and Frontage along Two (2) Perennial Streams Offering Excellent Wildlife Habitat and Strong Populations of Deer & Turkeys**

**\*Directions - Take I-95 South from Richmond to I-85 South and Take Exit #61 and Travel West on US460 Toward Blackstone. Take US460 Business into Blackstone, Then Travel South on VSR40 (Kenbridge Rd.) to Kenbridge. Stay South on VSR639 (Craig Mill Rd.) for almost 2 Miles and Take a Right on VSR655 (Plank Rd.) and Travel 3.33 Miles. Take a Right on VSR635 (Oral Oaks Rd.) and the Property Begins on the Left Once You Cross the Creek.**

**\*Contact Broker For More Details**

**\*Offered For \$526,500**

**Contact:**

**Hank Campbell**

**First Vice President**

**Commonwealth Land**

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**Fax: 804.346.5901**

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**hcampbell@commonwealthlandva.com**

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



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CLIENT: FIA TP SSF-WHITE PLAINS  
TRACT: BLOCK 55-398-375  
LUNENBURG, VA ACRES: 319.02



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

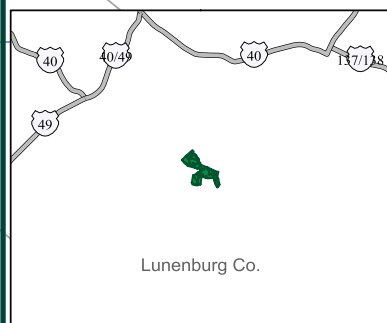
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American Forest Management  
www.americanforestmanagement.com  
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(704) 517-4700  
info@afmva.com

#### STANDS

Areas : LEGEND

- LOBLOLLY PINE
- PINE/HARDWOOD
- UNDEFINED



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BLOCK 55-398-375						
STAND	YEAR	ORIGIN	DOM. S. NAME	S. T. DESC	ACRES	
1	1991	PLANTED	LOBLOLLY PINE	UPLAND RIDGE	91.83	
3	2006	PLANTED	LOBLOLLY PINE	UPLAND RIDGE	107.50	
10	1925	NATURAL	PINE/HARDWOOD	BRANCH BOTTOM	29.52	
11	1995	PLANTED	LOBLOLLY PINE	UPLAND RIDGE	45.31	
12	1925	NATURAL	PINE/HARDWOOD	BRANCH BOTTOM	33.12	
998	0	OPEN	UNDEFINED	NOT APPLICABLE	11.73	
					Total Acres = 319.02	



# Condition Summary Report

## Parameters:

**Client:** FIA TP SSF  
**MU:** WHITE PLAINS

**Tract:** BLOCK 55-398 (14533750)  
**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	244.64	76.7	5,183.43	3,605.77	760.73	164.07	123.15	0.00	0.00
Non-Convertible	74.37	23.3	3.49	0.00	158.18	2,519.85	630.61	0.00	0.00
	<b>319.01</b>		<b>5,186.92</b>	<b>3,605.77</b>	<b>918.91</b>	<b>2,683.92</b>	<b>753.76</b>	<b>0.00</b>	<b>0.00</b>

## 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
2006	6	107.50	0.00	107.50
<b>Pre-Merchantable Total</b>		<b>107.50</b>	<b>0.00</b>	<b>107.50</b>

## Timber Type Summary - Acreage By Timber Type

Timber Type	Acres
Non-Forest	11.73
Pine Natural	62.64
Pine Planted	244.64
<b>Total</b>	<b>319.01</b>



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# Forest Investment Associates Stand Volume Summary Report

**Report:** Stand Volume Summary

**Management Unit:** WHITE PLAINS

**Report Date:** Friday, September 14, 2012

10:12 am

**Tract:** BLOCK 55-398 (14533750)

**Client:** FIA TP SSF

**Units:**

Client: FIA TP SSF Management Unit: WHITE PLAINS Tract Code: 14533750 Tract Name: BLOCK 55-398 (14533750)

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
375	1	LBURPY1P	91.83	1991	66	54.6	180.8	93.0	48.2	24.0	6.5	78.7	4.2	2.9	0.9	0.9	1.8	0.0	0.0	0.0	0.0	0.0
375	3	LBURPY1P	107.50	2006	65	0.0	500.0	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	
375	10	PHBBNN5P	29.52	1925	63	0.0	0.0	0.0	0.0	0.0	0.0	0.0	138.8	93.2	35.1	7.6	42.7	0.0	0.0	0.0	0.0	0.0
375	11	LBURPY1P	45.31	1995	83	57.4	142.3	77.8	16.7	30.9	3.6	51.2	12.1	4.5	1.8	0.9	2.7	0.0	0.0	0.0	0.0	0.0
375	12	PHBBNN5P	33.12	1925	62	80.0	1.4	2.9	0.1	0.0	4.8	4.9	163.4	122.3	44.8	12.3	57.1	0.0	0.0	0.0	0.0	0.0
375	998	UDNAON4P	11.73	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			319.01						3,605.77			134.82				753.76					0.00	
									5,186.91		918.91				2,683.92		104.27			0.00		0.00

## Silvicultural Treatments

Comp	Std	Treated Acres	Year	Mo	Treatment	Application Type	Application Method	Application Details
375	1	97.8	2003	04	FERTILIZATION	CHEMICAL	AERIAL	125 LBS/AC DAP (18-46-0); 200 LBS/AC UREA (46-0-0);
375	1	91.8	2008	03	HARVEST	1st Thinning		
375	1	91.8	2009	05	FERTILIZATION	GRANULAR CHEMICAL	AERIAL	435 LBS/AC UREA (46-0-0);
375	3	107.5	2009	08				
375	11	45.4	1998	12	FERTILIZATION	CHEMICAL	AERIAL	300 LBS/AC UREA (46-0-0);
375	11	45.4	1998	12	FERTILIZATION	CHEMICAL	AERIAL	175 LBS/AC UREA (46-0-0);
375	11	45.3	2012	05	HARVEST	2nd Thinning		



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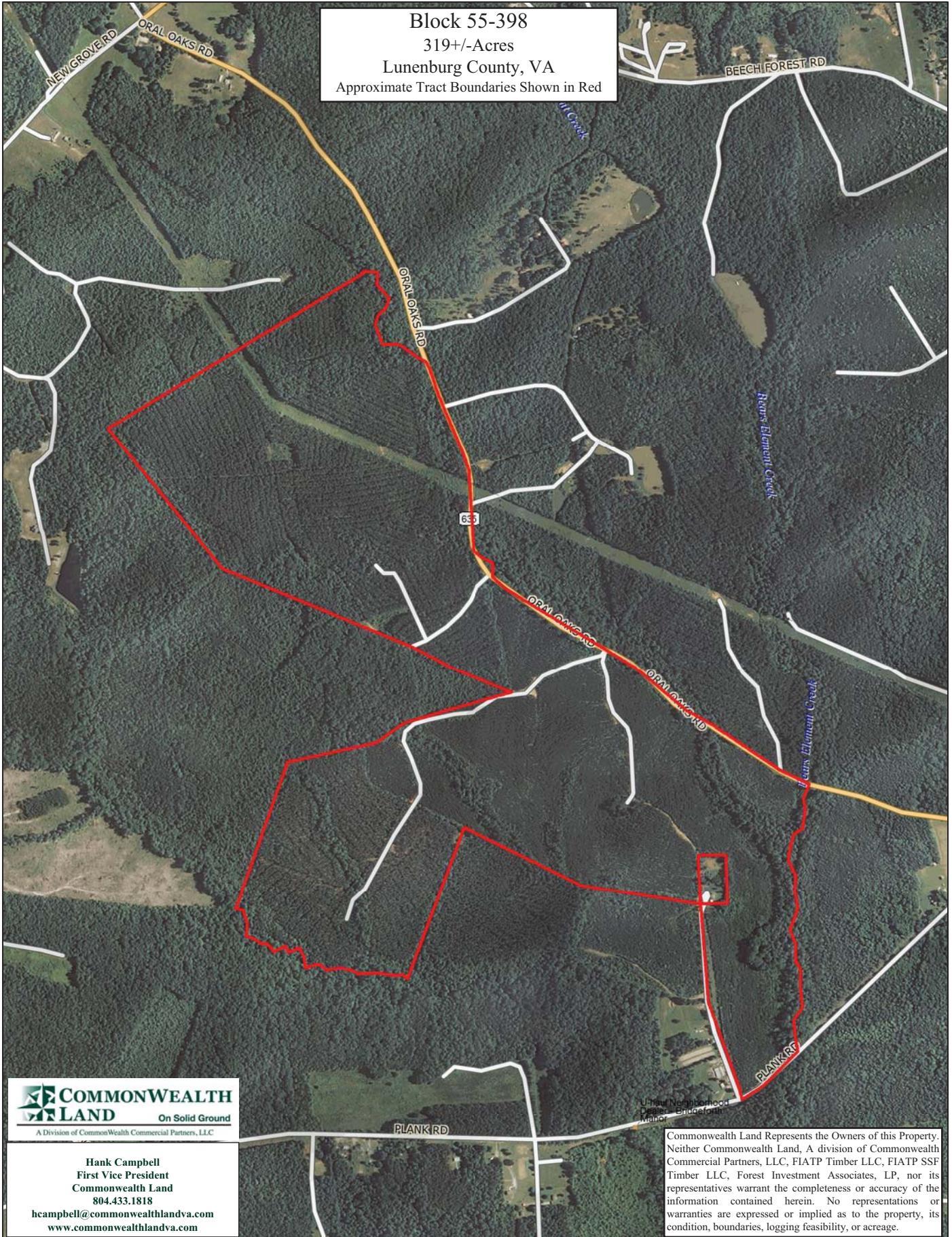
for the stand and Pulp, CNS, Saw and Tot are per acre values. The pulp column may include topwood volume.

ry.rpt

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Block 55-398  
319+/-Acres  
Lunenburg County, VA  
Approximate Tract Boundaries Shown in Red



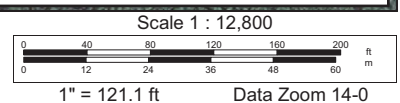
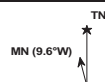
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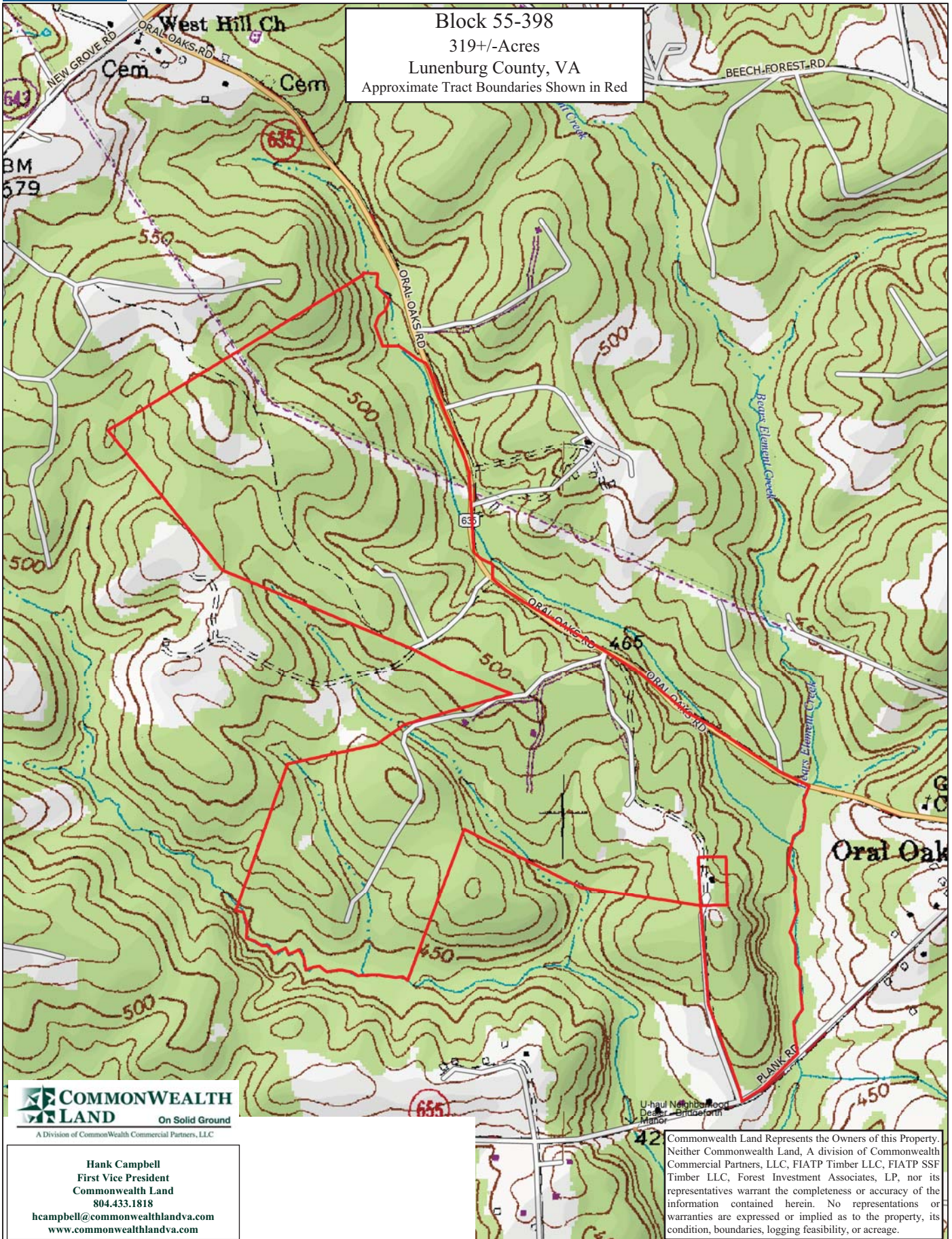
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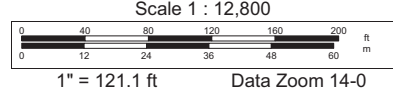
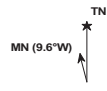




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## Block 55-398 Photos



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