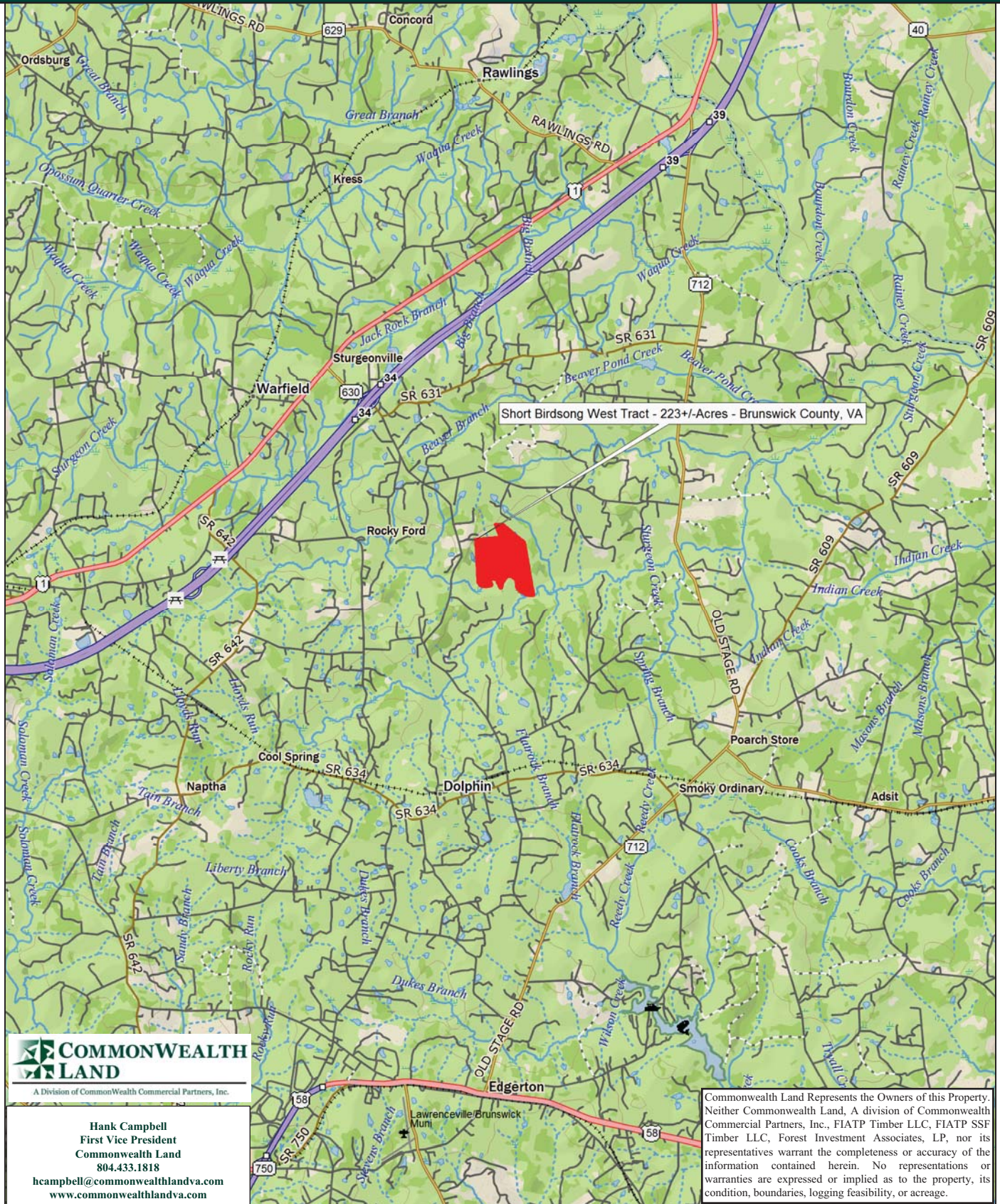


Timberland Investment Opportunity

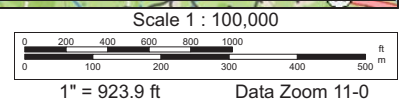
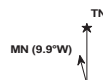
Short Birdsong West Tract - 224+/- Acres - Brunswick County, VA



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Tract Summary Data

Short Birdsong West Tract - 224+/- Acres - Brunswick County, VA

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

***Located North of Dolphin with Access from VSR630 (Sturgeon Road) to the West**

***Timber Comprised Primarily of Planted Loblolly Pine with 160+/-Acres Established in '98 with the Remaining Balance in Mixed Bottomland Hardwood.**

***Currently Zoned A1 (Agricultural) and Identified as Tax Map Parcel #34-A-5**

***N36-52.305' W77-46.769'**

***Slightly Rolling Site with Strong Internal Road System and Frontage Along Sturgeon Creek Offering Excellent Wildlife Habitat and Strong Populations of Deer & Turkeys**

***Directions - Take I-95 South from Richmond to I-85 South to Exit #34 and then Turn Left on VSR630 (Sturgeon Rd.) and Travel 2.1 Miles and Turn Left on the Access Road to the Property**

***Contact Broker For More Details**

***Offered For \$350,000**

Contact:

Hank Campbell

First Vice President

Commonwealth Land

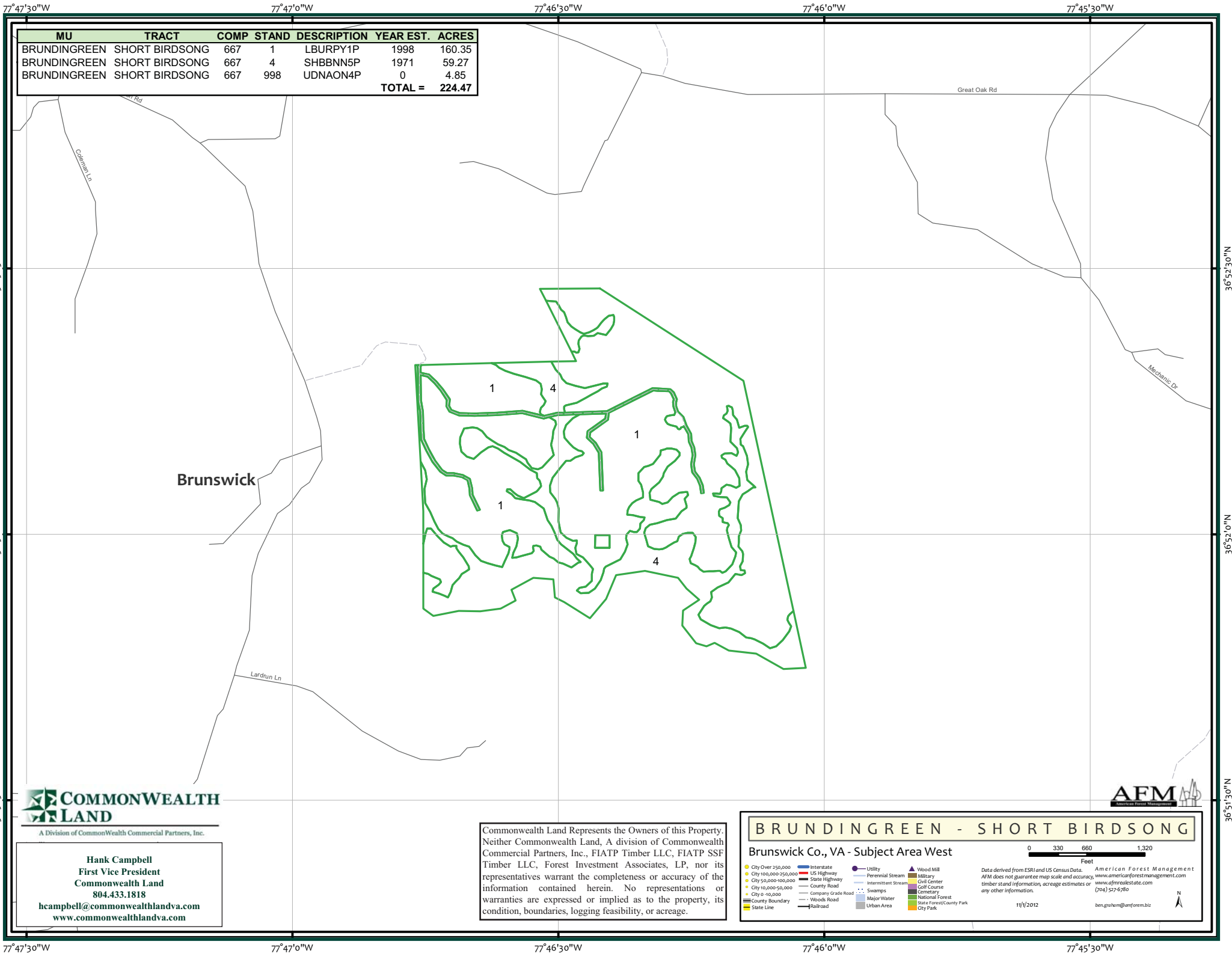
Office: 804.433.1818

Fax: 804.346.5901

Cell: 804.334.3136

hcampbell@commonwealthlandva.com

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



MU	TRACT	COMP	STAND	DESCRIPTION	YEAR EST.	ACRES
BRUNDINGREEN	SHORT BIRDSONG	667	1	LBURPY1P	1998	160.35
BRUNDINGREEN	SHORT BIRDSONG	667	4	SHBNN5P	1971	59.27
BRUNDINGREEN	SHORT BIRDSONG	667	998	UDNAON4P	0	4.85
TOTAL =						224.47



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BRUNDINGREEN - SHORT BIRDSONG

Brunswick Co., VA - Subject Area West

City Over 250,000

City 100,000-250,000

City 50,000-100,000

City 10,000-50,000

City 0-10,000

County Boundary

State Line

Interstate

US Highway

State Highway

County Road

Company Grade Road

Wooded Road

Railroad

Utility

Perennial Stream

Intermittent Stream

Swamps

Major Water

Urban Area

Wood Mill

Military

Civil Center

Golf Course

Cemetery

National Forest

State Forest/County Park

City Park

03306601,320

Feet

Data derived from ESRI and US Census Data. AFM does not guarantee map scale and accuracy, timber stand information, acreage estimates or any other information.

American Forest Management

www.americanforestmanagement.com

www.afmrealestate.com

(704) 502-6780

11/1/2012

ben.graham@amforem.biz

N

Condition Summary Report

Client: FIA TP
MU: BRUNDINGREEN

Tract: SHORT BIRDSONG
Compartment: WEST

Convertability Acreage Summary of Timbered Pine Stands

Acreage and Volume By Convertability Class

Convertability	Acres	%	Pine Tons			Hardwood Tons		Cypress Tons	
			Pulp	CNS	Saw	Pulp	Saw	Pulp	Saw
Convertible	160.35	71.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Non-Convertible	64.12	28.57	564.05	150.39	607.21	2,214.82	2,157.55	0.00	0.00
	224.47		564.05	150.39	607.21	2,214.82	2,157.55	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	0	0.00	0.00	0.00
2011	1	0.00	0.00	0.00
2010	2	0.00	0.00	0.00
2009	3	0.00	0.00	0.00
2008	4	0.00	0.00	0.00
2007	5	0.00	0.00	0.00
2006	6	0.00	0.00	0.00
2005	7	0.00	0.00	0.00
2004	8	0.00	0.00	0.00
2003	9	0.00	0.00	0.00
2002	10	0.00	0.00	0.00
2001	11	0.00	0.00	0.00
2000	12	0.00	0.00	0.00
1999	13	0.00	0.00	0.00
1998	14	160.35	0.00	160.35
Pre-Merchantable Total		160.35	0.00	160.35

Timber Type Summary - Acreage By Timber Type

Timber Type	Acres
Cutover	0.00
Hardwood	59.27
Natural Pine	0.00
Non-Forest	4.85
Planted Pine	160.35
Seeded Pine	0.00
Total	224.47

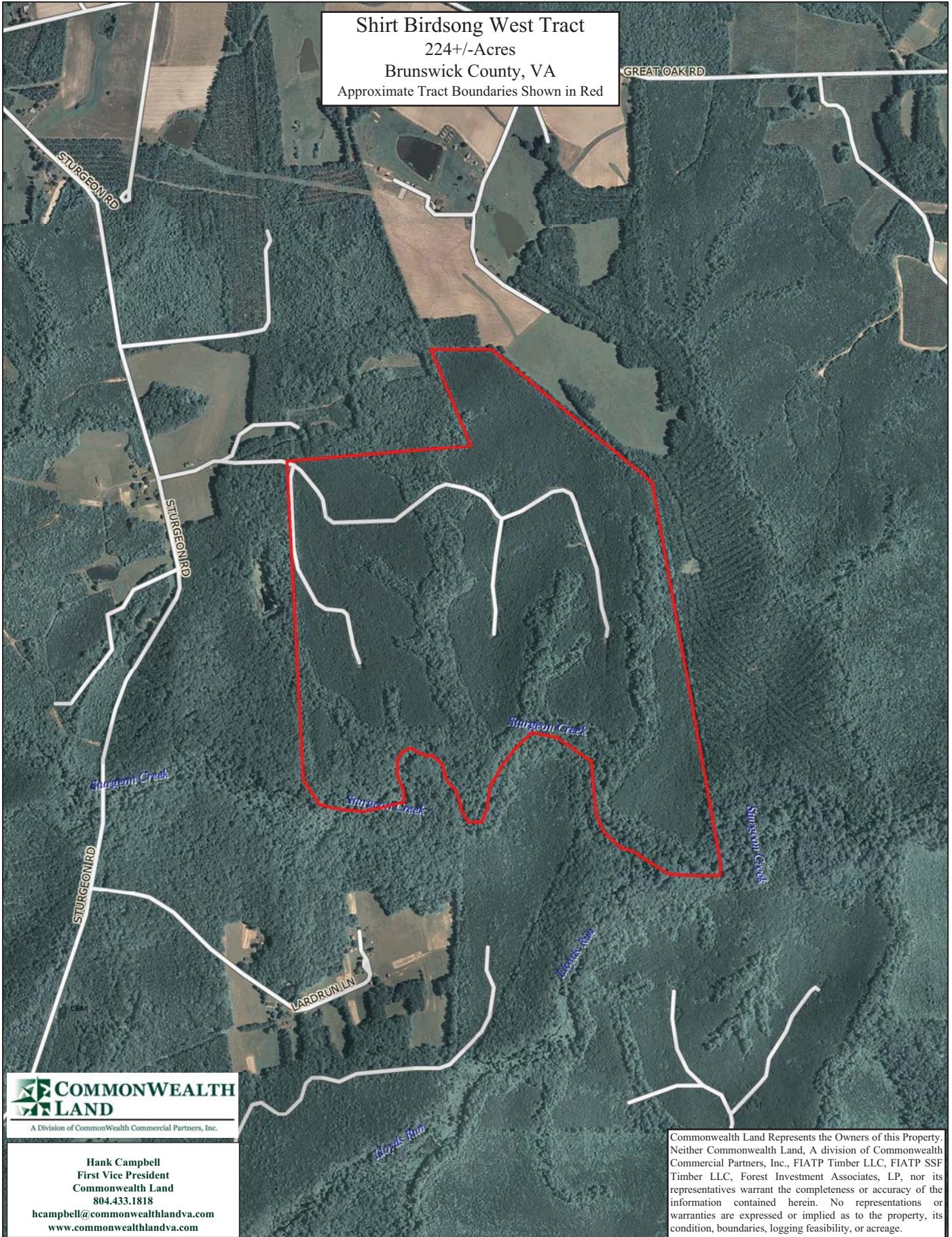


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Shirt Birdsong West Tract
224+/-Acres
Brunswick County, VA
Approximate Tract Boundaries Shown in Red



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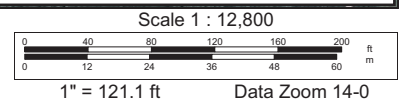
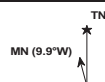
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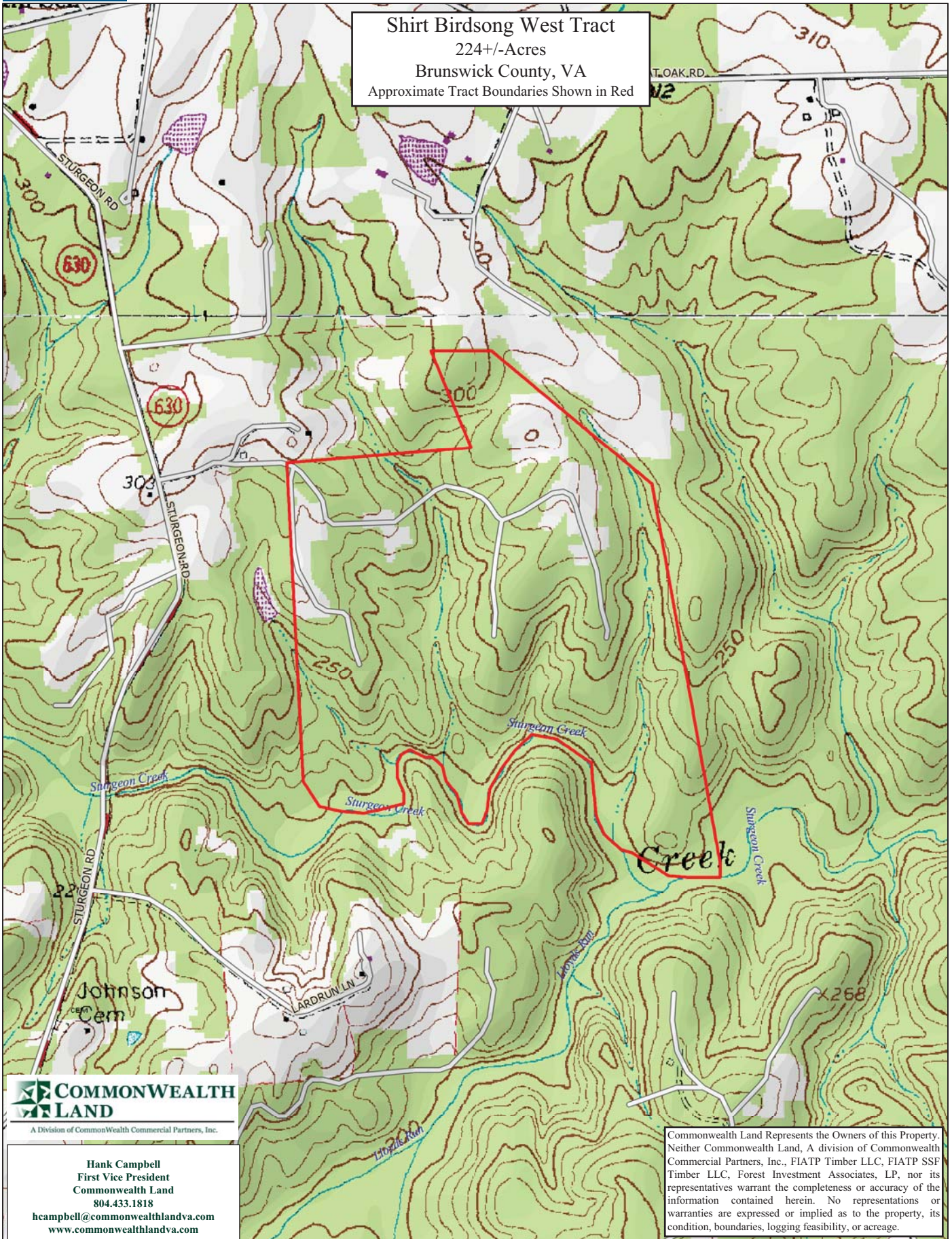
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224+/-Acres
Brunswick County, VA
Approximate Tract Boundaries Shown in Red



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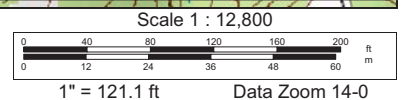
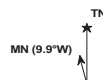
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Short Birdsong West Tract Photos



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