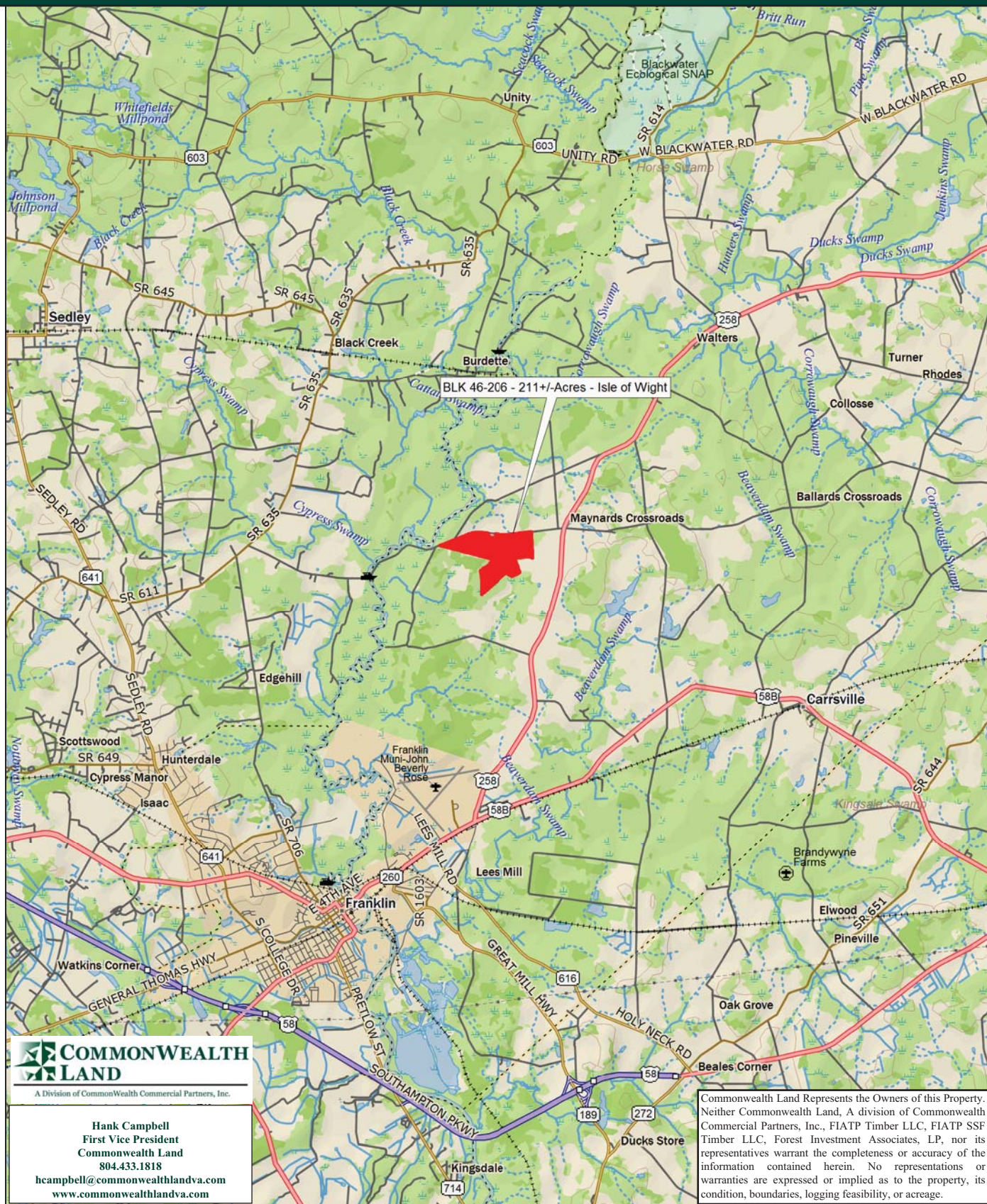


Timberland Investment Opportunity

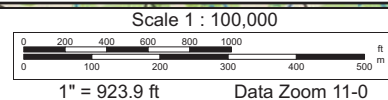
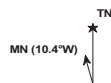
Block 46-206 - 211+/- Acres - Isle of Wight County, VA



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Tract Summary Data

Block 46-206- 211+/- Acres - Isle of Wight County, VA

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

***Located West of Maynards Crossroads with over 1 Mile of Frontage Along VSR611 (Joyners Bridge Rd.)**

***Timber Comprised of Planted Loblolly Pine with 208.5+/-Acres Established in '93 with the Remaining Balance of the Tract in Roads and Open Space.**

***Currently Zoned RAC (Rural Agricultural Conservation) and Identified as Tax Map Parcel #64-01-031**

***N36-44.450' W77-53.263'**

***Level Site with Strong Internal Road System Offering Excellent Wildlife Habitat and Strong Populations of Deer & Turkeys**

***Directions - Take I-95 South from Richmond to Exit #41 (Courtland), Then Travel South on VSR35 (Courtland Rd.) for Approximately 33 Miles into Courtland and Take a Left on VSR611 (Story Station Rd.) and Travel to the end of the Road, then Right on VSR641 (Sedley Rd.) and an Immediate Left on VSR611 (Black Creek Rd.) and Travel 1.8 Miles. Take a Right on VSR611 (Joyners Bridge Rd.) and Travel 2.4 Miles to the Property on the Right.**

***Contact Broker For More Details**

***Offered For \$375,000**

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*



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CLIENT: FIA TP-FRANKLIN
TRACT: BLOCK 46-206 -339
ISLE OF WIGHT, VA ACRES: 211.98

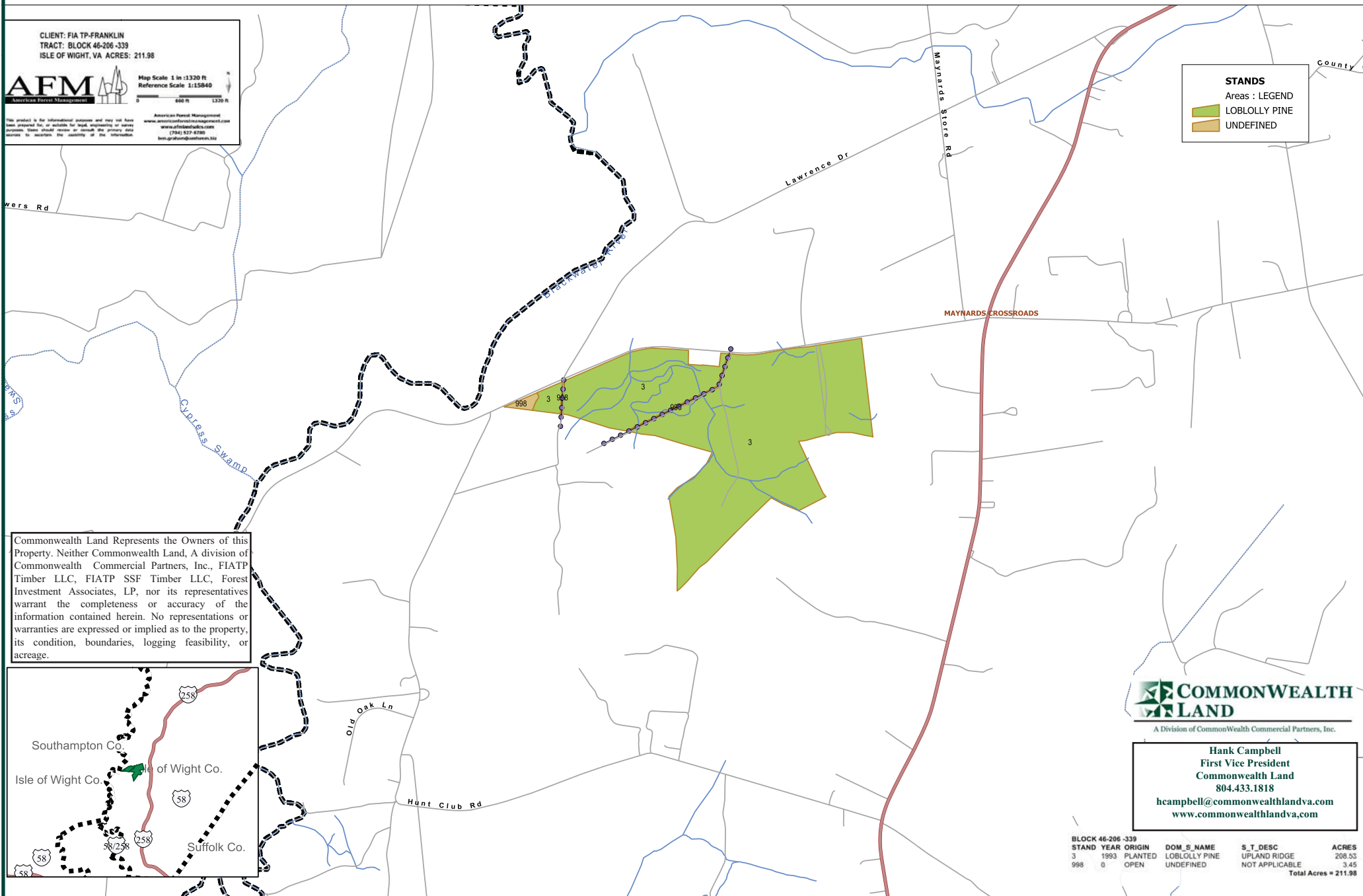


Map Scale 1 in = 1320 ft
Reference Scale 1:15840

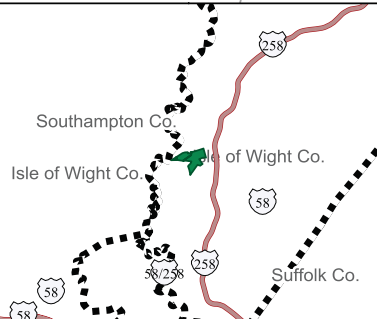
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American Forest Management
www.americanforestmanagement.com
www.afmva.com
(754) 537-4590
info@afmva.com

STANDS
Areas : LEGEND
LOBLOLLY PINE
UNDEFINED



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COMMONWEALTH LAND
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BLOCK 46-206 -339					
STAND	YEAR	ORIGIN	DOM_S_NAME	S_T_DESC	ACRES
3	1993	PLANTED	LOBLOLLY PINE	UPLAND RIDGE	208.53
998	0	OPEN	UNDEFINED	NOT APPLICABLE	3.45
					Total Acres = 211.98



Condition Summary Report

Parameters:

Client: FIA TP
MU: FRANKLIN

Tract: BLOCK 46-206 (14523390)
Compartment: Not Specified

Convertability Acreage Summary of Timbered Pine Stands Acreage and Volume (Tons) By Convertibility Class

Convertibility	Acres	%	PINE Pulp	PINE CNS	PINE Saw	HW Pulp	HW Saw	CYP Pulp	CYP Saw
Convertible	208.53	98.4	13,363.06	528.97	99.19	0.00	0.00	0.00	0.00
Non-Convertible	3.45	1.6	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	211.98		13,363.06	528.97	99.19	0.00	0.00	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
Pre-Merchantable Total				

Timber Type Summary - Acreage By Timber Type

Timber Type	Acres
Non-Forest	3.45
Pine Planted	208.53
Total	211.98



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Forest Investment Associates Stand Volume Summary Report

Report: Stand Volume Summary

Management Unit: FRANKLIN

Report Date: Friday, September 14, 2012

10:13 am

Tract: BLOCK 46-206 (14523390)

Client: FIA TP

Units:

Client: FIA TP Management Unit: FRANKLIN Tract Code: 14523390 Tract Name: BLOCK 46-206 (14523390)

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
339	3	LBURPY1L	208.53	1993	66	54.0	214.9	104.4	64.1	2.5	0.5	67.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
339	998	UDNAON4L	3.45	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			211.98							528.97		67.10					0.00				0.00	
									13,363.06		99.19				0.00		0.00			0.00	0.00	

Silvicultural Treatments

Comp	Std	Treated Acres	Year	Mo	Treatment	Application Type	Application Method	Application Details
339	3	208.5	1993	04	FERTILIZATION	CHEMICAL	AERIAL	
339	3	208.5	2012	08	HARVEST	1st 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.

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Block 46-206
211+/-Acres
Isle of Wight County, VA
Approximate Tract Boundaries Shown in Red

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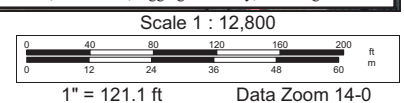
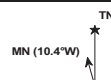
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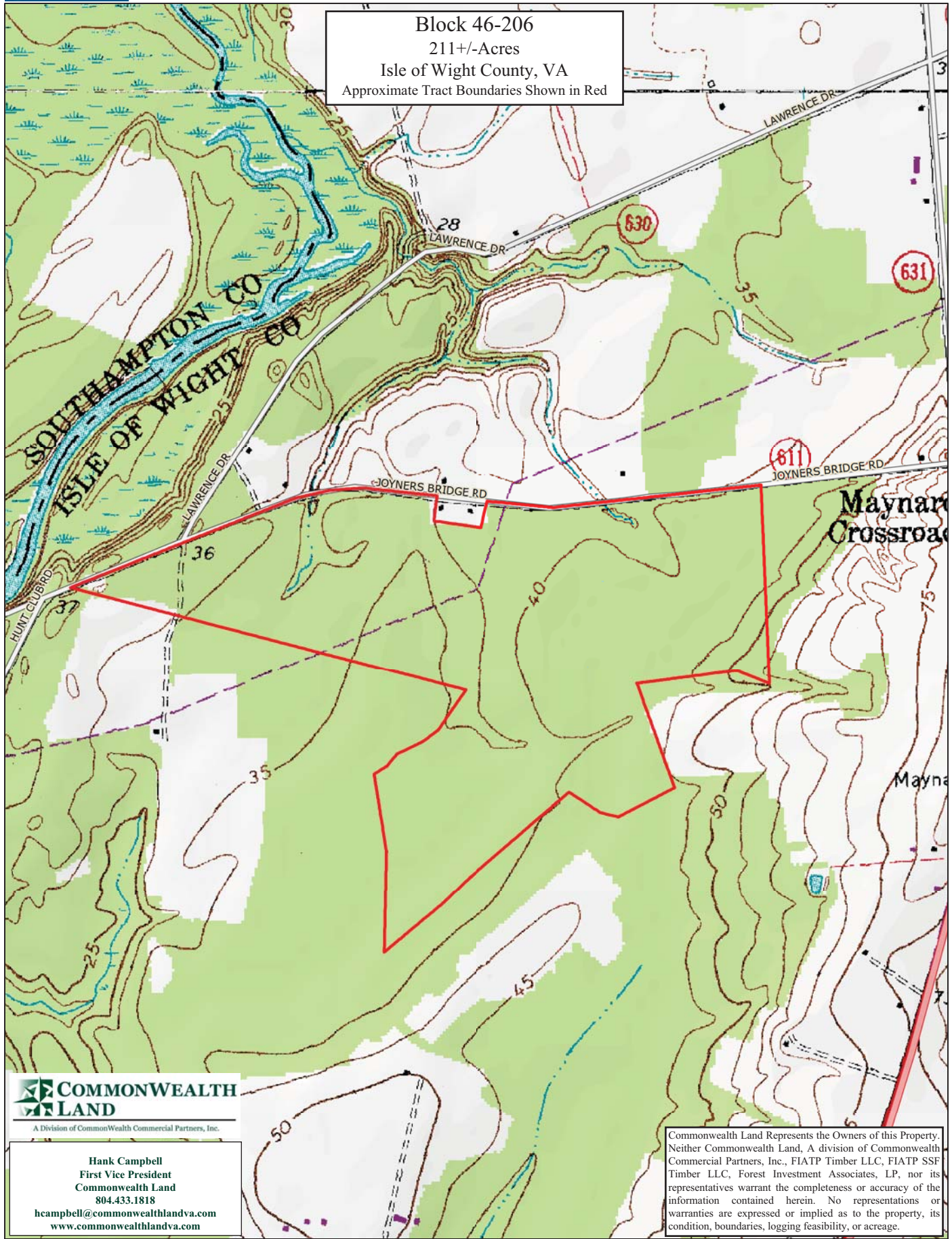
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Block 46-206
211+/-Acres
Isle of Wight County, VA
Approximate Tract Boundaries Shown in Red



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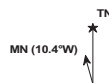
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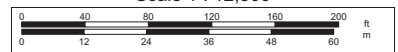
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Scale 1 : 12,800



1" = 121.1 ft

Data Zoom 14-0

Block 46-206 Photos



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