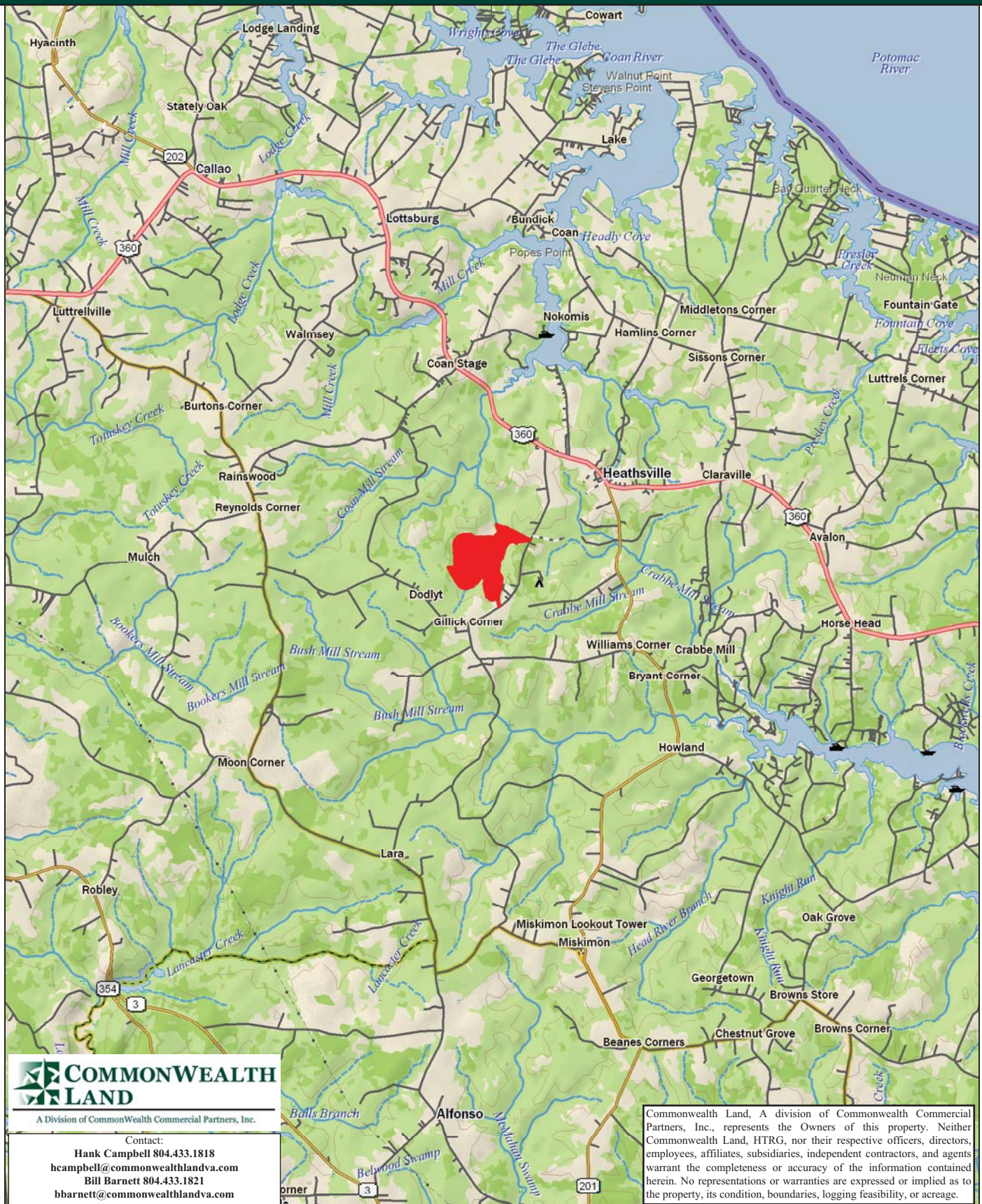


Timberland Investment Opportunity

BK2932 - 249+/- Acres - Northumberland County, VA



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www.delorme.com

Tract Summary Data

BK2932 - 249+/- Acres - Northumberland County, VA

***Excellent Long-Term Timberland Investment Opportunity Offering Merchantable Timber and Strong Recreation Potential**

***Located South of Heathsville with Frontage on VSR601 (Dodlyt Rd.)**

***Gently Rolling To Rolling Site with Well-Maintained Interior Road System**

***Timber Comprised Primarily of Planted Loblolly Pine with 160+/-Acres Established in '88, 23.8+/-Acres Established in '90 with the Remaining Balance in Mixed Hardwood**

***Currently Zoned A (Agricultural) and Identified as Tax Map Parcel #23-1-71 & #24-1-12B**

***N37-54.418' W76-29.268'**

***Perennial Stream (Coan Mill Stream) Enters the Northwest Portion of the Tract Offering Excellent Wildlife Habitat and Strong Populations of Deer & Turkeys**

***Directions - US360 East From I-295 Toward Tappahannock, then Cross the Rappahannock River and Continue Along US360 Through Warsaw Toward Heathsville. Take a Right on VSR601 (Dodlyt Rd.) and Travel 1.1 Miles to the Entrance Gate on the Right**

***Contact Brokers For More Details**

***Offered For \$643,000**

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Property Information is Available at *Commonwealthlandva.com*



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76°29'W

76°30'W

37°54'N

Dodys

Kirkland Groove

Bush Mill



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0

0.25

0.5

0.75

1 Miles

1 inch equals 0.25 miles

Std	Type	GrsAc	NetAc	YE
1	LB P TH	165.3	158.8	1988
2	HW N UT	19.8	19.7	1950
3	HW N UT	55	54.8	1945
5	LB P TH	25.9	23.8	1990

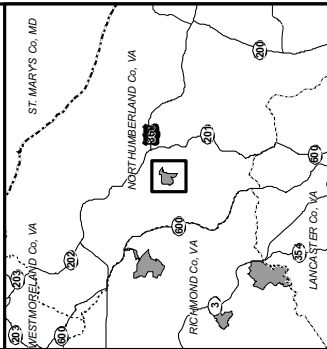
TRACT BK2932

Property: Buckingham
Northumberland Co., VA
Tract Area: 266.005 ac



- Tract Boundary
- Stand Boundary
- County Boundary
- Freeway
- Highway
- Major Road
- Local Road
- Forest Road
- Trail
- Railroad

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Sum of Parts

Conditions As Of Monday, September 19, 2011
Tract Name: BK2932

State: Virginia

County: Northumberland

Land (1)	# of Units Unit Type
Pine	202 Acres
Hardwood	55 Acres
Non-Forest	9 Acres
Timber Deed (Grantee) or Lease	0 Acres
Total Land	266 Acres

Transition Acres (2)	# of Units Unit Type
Clearcut	0 Acres
Site Prepared	0 Acres
Total Transition	0 Acres

PremERCHANTable Plantations (3)	# of Units Unit Type
Age 0 - 2012	0 Acres
Age 1 - 2011	0 Acres
Age 2 - 2010	0 Acres
Age 3 - 2009	0 Acres
Age 4 - 2008	0 Acres
Age 5 - 2007	0 Acres
Age 6 - 2006	0 Acres
Age 7 - 2005	0 Acres
Age 8 - 2004	0 Acres
Age 9 - 2003	0 Acres
Age 10 - 2002	0 Acres
Age 11 - 2001	0 Acres
Total PremERCHANTable	0 Acres

Merchantable Timber (4)	# of Units Unit Type
Pine Pole	0 Tons
Pine Sawtimber	2,654 Tons
Pine Chip-n-saw	8,333 Tons
Pine Pulpwood (5)	5,907 Tons
Hardwood Sawtimber	1,963 Tons
Hardwood Pulpwood (5)	4,038 Tons
Cypress Sawtimber	0 Tons
Cypress Pulpwood (5)	0 Tons
Total Merchantable Tons	22,895 Tons

Merchantable Timber Specifications

Pine Sawtimber (Min DBH = 11.6"; Min Length = 17 ft; Min 8" top)
Pine Chip-n-Saw (Min DBH = 8.6"; Min Length = 17 ft; Min 6" top)
Pine Pulpwood (Min DBH = 4.6"; Min Length = 12 ft; Min 3" top)
Hardwood Sawtimber (Min DBH = 11.6"; Min Length = 17 ft; Min 10" top)
Hardwood Pulpwood (Min DBH = 5.6"; Min Length = 8 ft; Min 5" top)
Cypress Sawtimber (Min DBH = 11.6"; Min Length = 16 ft; Min 10" top)
Cypress Pulpwood (Min DBH = 5.6"; Min Length = 8 ft; Min 5" top)



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includes Fee and Timber Deed (Grantor) ownership types

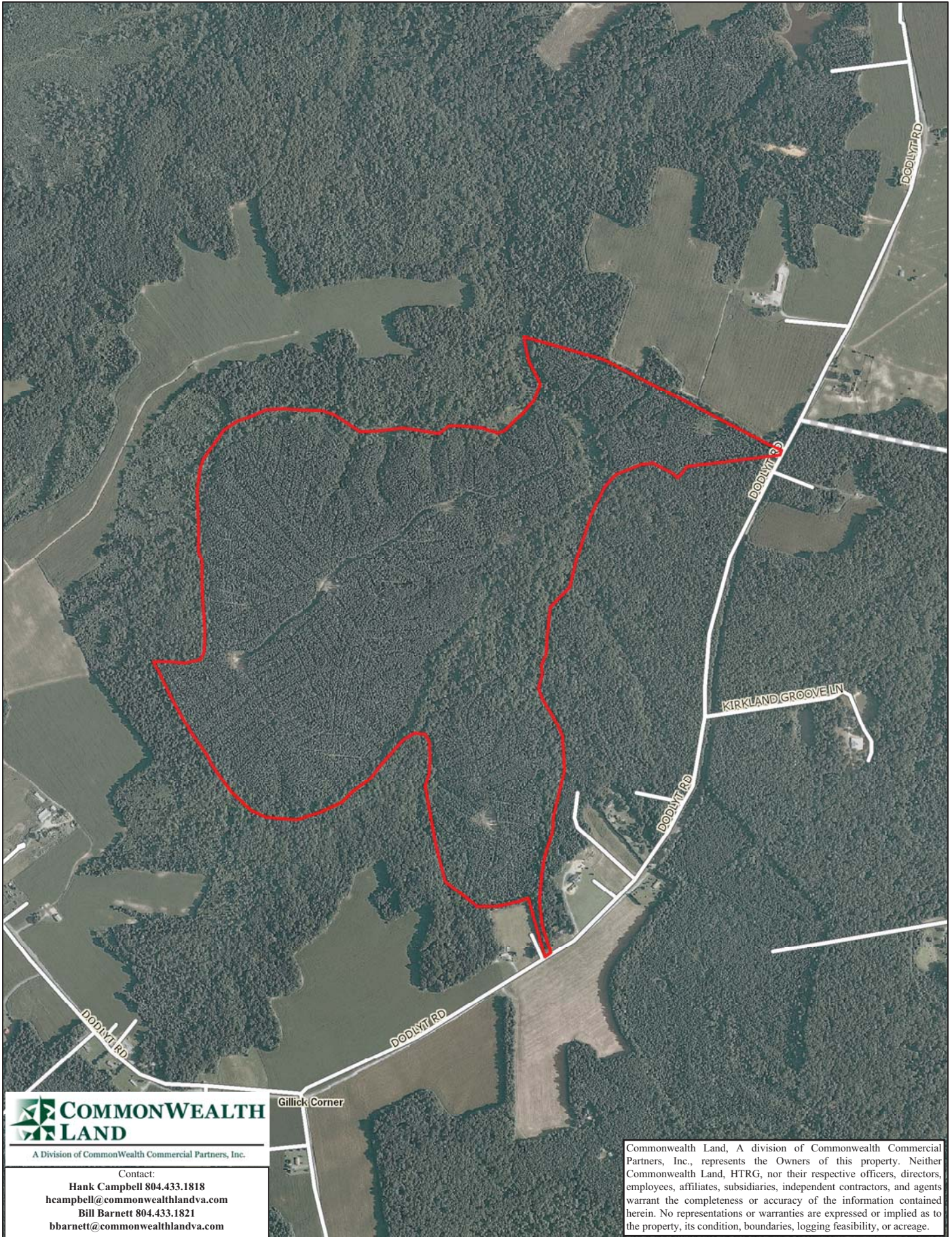
on acres includes fallow ground that will be planted

includes Fee and Lease ownership types; Age of merchantability is age 12

includes Fee, Lease, and Timber Deed (Grantee) ownership type grown to 01/01/2012

nd volume includes topwood volume

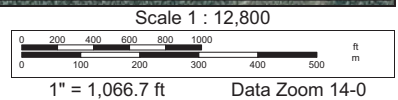
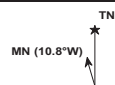
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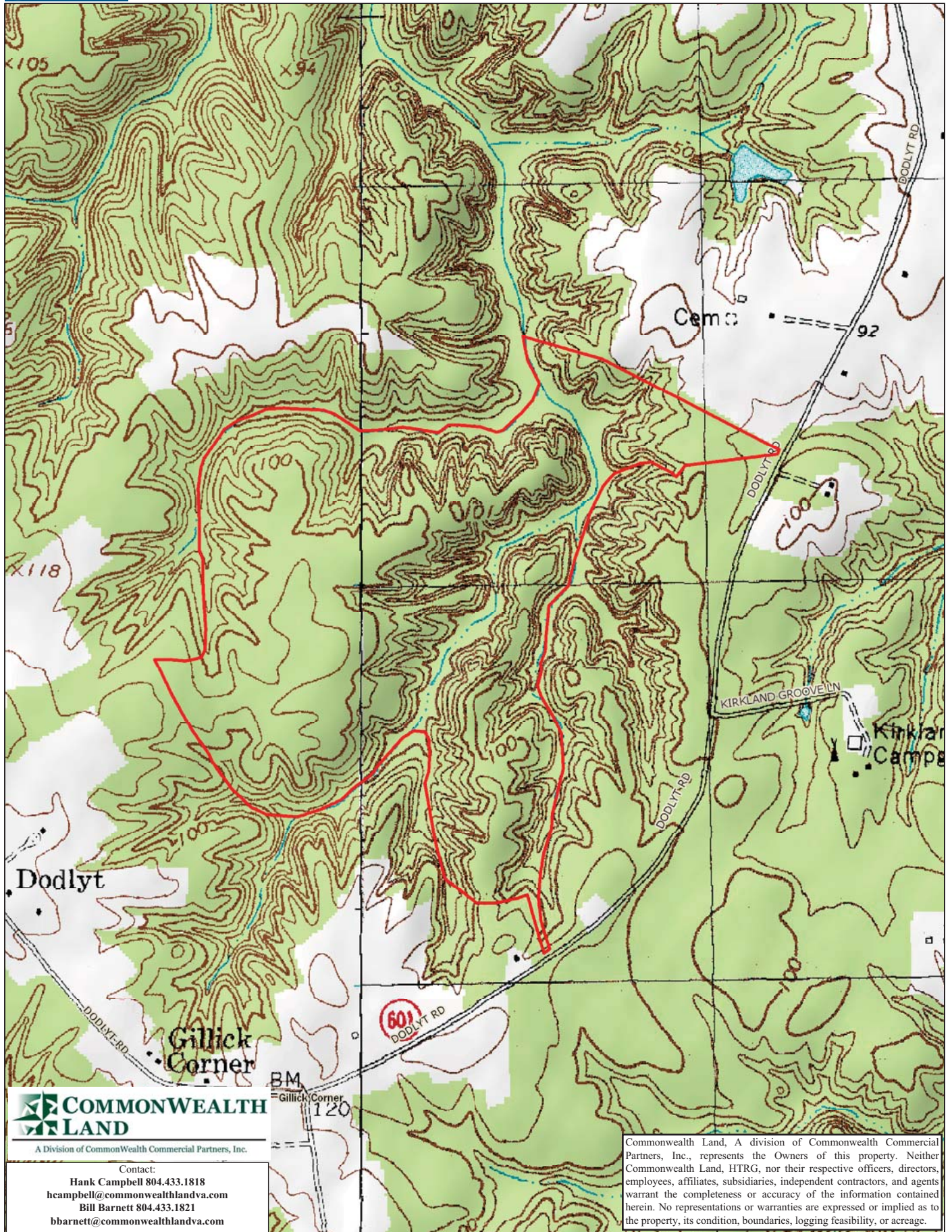


COMMONWEALTH LAND
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