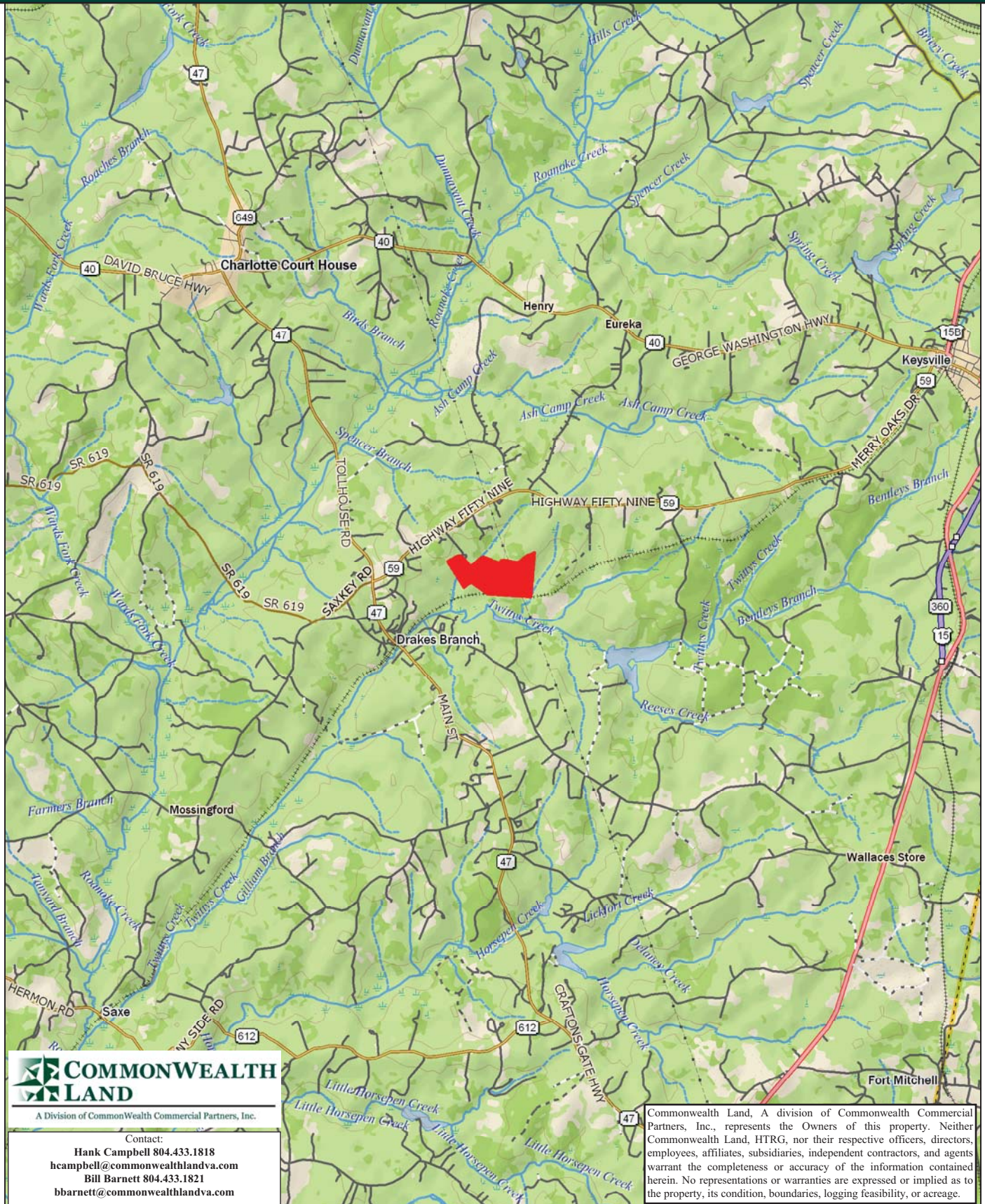


Timberland Investment Opportunity

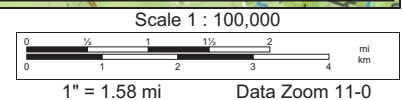
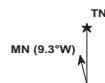
BK1419 - 220.9+/- Acres - Charlotte County, VA



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Tract Summary Data

BK1419 - 220.9+/- Acres - Charlotte County, VA

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

***Located Just North of Drakes Branch with Access Via Two 20' Deeded Easements (Whitney Lane & Shelly Lane) from VSR59 to the West**

***Gently Rolling to Rolling Site with Ample Interior Road System**

***Timber Comprised Primarily of Planted Loblolly Pine with 20+/-Acres Established in '88, 80+/-Acres Established in '08 and 76+/-Acres Currently Being Harvested with the Remaining Balance in Mixed Hardwood**

***Currently Zoned AG (Agricultural) and Identified as Tax Map Parcels #51-A-26D & #52-A-13**

***N37-0.431' W78-34.699'**

*** Utility Easement Crosses Eastern Third of Tract As Well as Frontage Along Abandoned Rail Bed Offering Excellent Wildlife Habitat and Strong Populations of Deer & Turkeys**

***Directions - From Richmond Take 360 West toward Keysville and Take the US15/US360 Business Exit South into Keysville. Then Take a Right on VSR40 and then an Immediate Left on VSR59 and Travel 6.3 Miles To a Left on Thompson and then a Left on Shelly Lane (Access Point #1), then Left Along Shelly for about .56 Miles to the Property Line. Access to the Tract is Available Through Whitney Lane (Access Point #2) as Well**

***Contact Brokers For More Details**

***Offered For \$341,000**

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Ortho Map BK1419

 Tracts
 Stands
 Clearcut w/ Reserve

1:8,000

STAND NUMBER	GROSS ACRES	YEAR EST	CAPABILITY CLASS
1	19.89	1988	Pine Capable
2	33.88	1931	Managed Bottomland
3	81.17	2008	Pine Capable
4	7.01	NF	Non-Forest
5	70.89	CC	Pine Capable
6	6.68	1979	Restricted Pine Capable
7	1.40	1978	Pine Capable

Disclaimer: All information presented is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and is submitted subject to errors, omissions, change of price or other conditions, without notice. Users of this information do so at their own risk and agree that no liability of any kind will be imposed.



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Sum of Parts

Conditions As Of Monday, November 30, 2011

Tract Name: BK1419

State: Virginia

County: Charlotte

Land (1)	# of Units Unit Type
Pine	176 Acres
Hardwood	34 Acres
Non-Forest	11 Acres
Timber Deed (Grantee) or Lease	0 Acres
Total Land	221 Acres

Transition Acres (2)	# of Units Unit Type
Clearcut	71 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	79 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	79 Acres

Merchantable Timber (4)	# of Units Unit Type
Pine Pole	0 Tons
Pine Sawtimber	1,711 Tons
Pine Chip-n-saw	1,234 Tons
Pine Pulpwood (5)	1,133 Tons
Hardwood Sawtimber	487 Tons
Hardwood Pulpwood (5)	809 Tons
Cypress Sawtimber	0 Tons
Cypress Pulpwood (5)	0 Tons
Total Merchantable Tons	5,374 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)
~ Sawtimber (Min DBH = 11.6"; Min Length = 16 ft; Min 10" top)
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
volume includes topwood volume

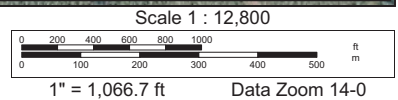
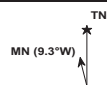
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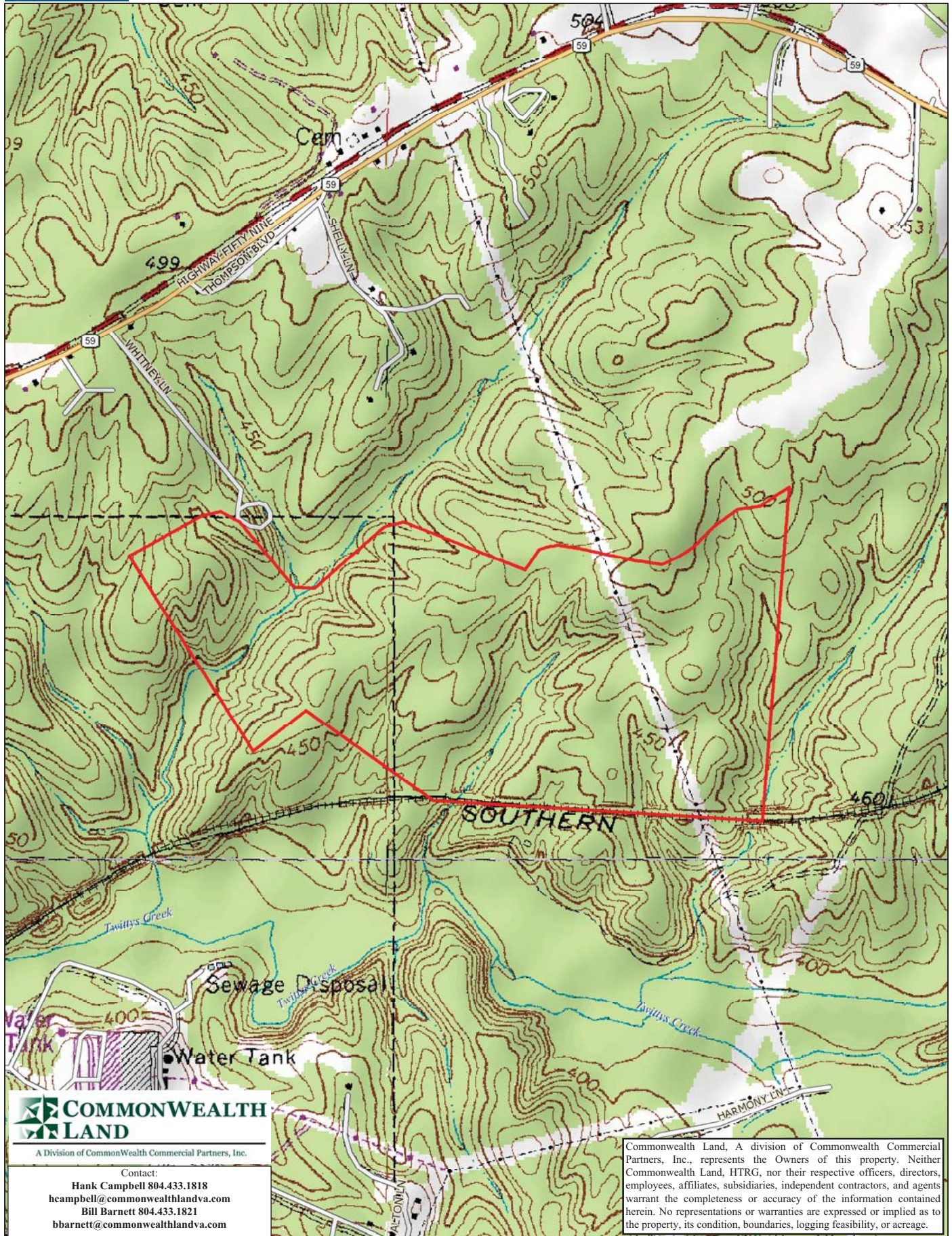


COMMONWEALTH LAND
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