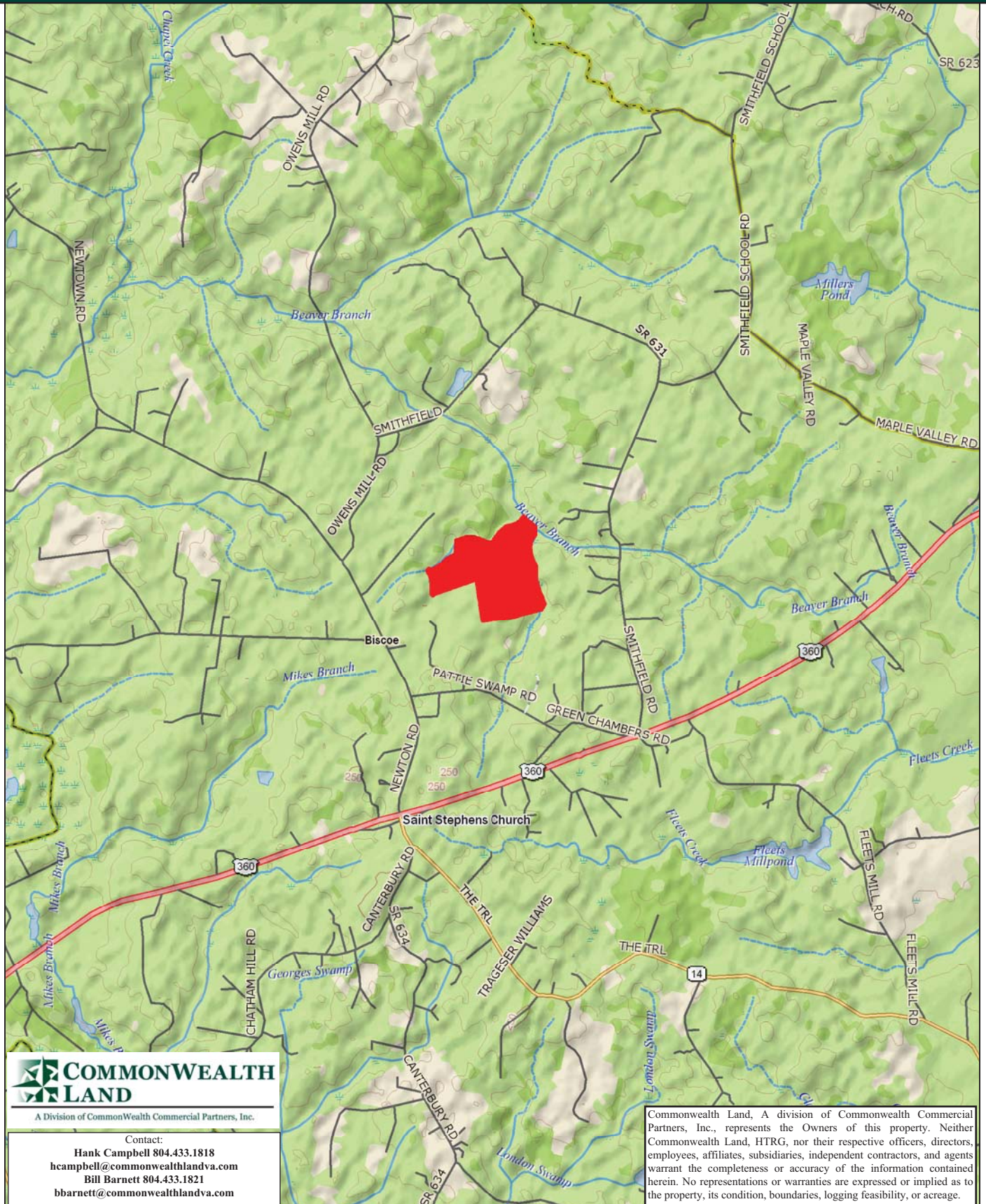


Timberland Investment Opportunity

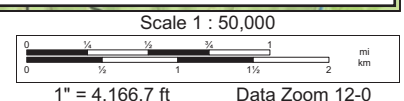
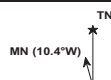
BK6617 - 150+/- Acres - King & Queen County, VA



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Tract Summary Data

BK6617 - 150+/- Acres - King & Queen County, VA

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

***Located Just North of Saint Stephens Church with Access from VSR628 (Pattie Swamp Rd.) Via a 20' Deeded Easement Along Walnut Spring Rd.**

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

***Timber Comprised Primarily of Planted Loblolly Pine with 107+/-Acres Established in '06 with the Remaining Balance in Mixed Hardwood**

***Currently Zoned A (Agricultural) and Identified as Tax Map Parcel #32-55L-764**

***N37-49.210' W77-2.824'**

*** Northern and Western Boundary of Tract Front Perennial Stream (Beaver Creek) Offering Excellent Wildlife Habitat and Strong Populations of Deer and Turkeys**

***Directions - US360 East From Richmond Through Central Garage and Aylett to Saint Stephens Church. Take a Left on VSR721 (Newtown Rd.) and Travel .72 Miles to a Right on VSR628 (Pattie Swamp Rd.) and Travel .31 Miles to a Left on Walnut Spring Rd. Travel .5 Miles to the Entrance Gate.**

***Contact Brokers For More Details**

***Offered For \$207,000**

Contact:

Hank Campbell

Office: 804.433.1818

Fax: 804.346.5901

Cell: 804.334.3136

hcampbell@commonwealthlandva.com

Bill Barnett

Office: 804.433.1821

Fax: 804.346.5901

Cell: 804.339.1100

bbarnett@commonwealthlandva.com

Property Information is Available at *Commonwealthlandva.com*



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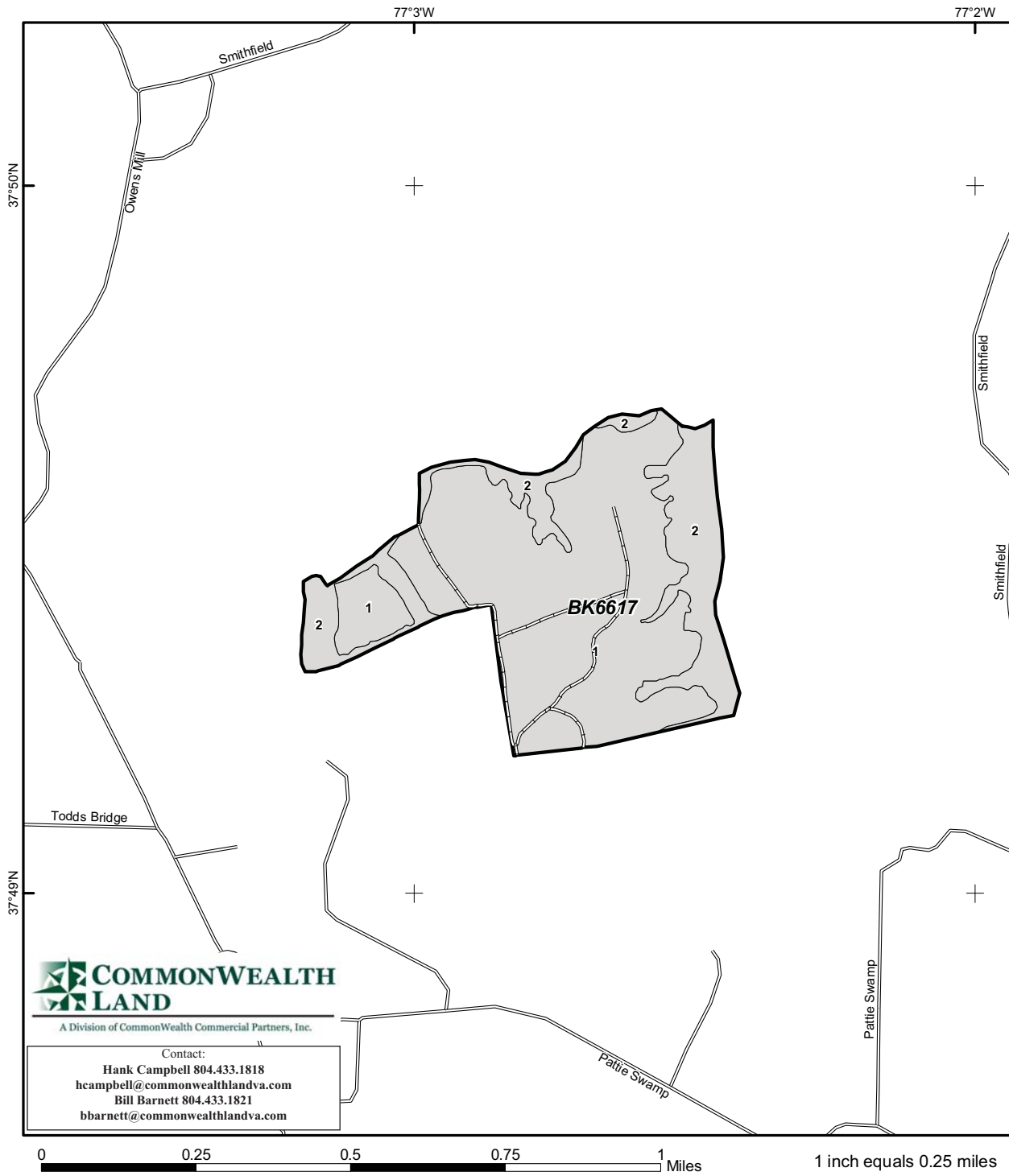
7130 Glen Forest Drive, Suite 110, Richmond, VA 23226

Mailing Address: P.O. Box 71150, Richmond, VA 23255

Phone: 804.433.1818 Fax: 804.346.5901

Web Site: www.commonwealthlandva.com

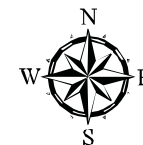
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Std	Type	GrsAc	NetAc	YE
1	LB P UT	111.6	106.6	2006
2	HH N UT	39.1	39.1	1940

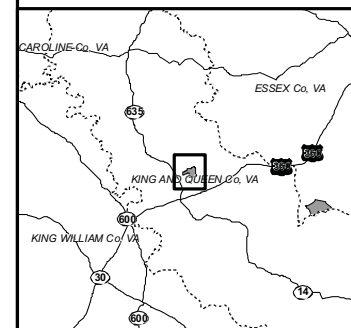
TRACT BK6617

Property: Buckingham
King and Queen Co., VA
Tract Area: 150.749 ac



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

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A Division of Commonwealth Commercial Partners, Inc.

Contact:

Hank Campbell 804.433.1818
hcampbell@commonwealthlandva.com
 Bill Barnett 804.433.1821
bbarnett@commonwealthlandva.com

Sum of Parts

Conditions As Of Monday, September 19, 2011
Tract Name: BK6617

State: Virginia

County: King and Queen

Land (1)	# of Units Unit Type
Pine	107 Acres
Hardwood	39 Acres
Non-Forest	5 Acres
Timber Deed (Grantee) or Lease	0 Acres
Total Land	151 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	107 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	107 Acres

Merchantable Timber (4)	# of Units Unit Type
Pine Pole	0 Tons
Pine Sawtimber	77 Tons
Pine Chip-n-saw	9 Tons
Pine Pulpwood (5)	8 Tons
Hardwood Sawtimber	557 Tons
Hardwood Pulpwood (5)	883 Tons
Cypress Sawtimber	0 Tons
Cypress Pulpwood (5)	0 Tons
Total Merchantable Tons	1,535 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)

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

od volume includes topwood volume



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Bill Barnett 804.433.1821

bbarnett@commonwealthlandva.com

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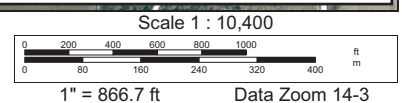
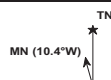
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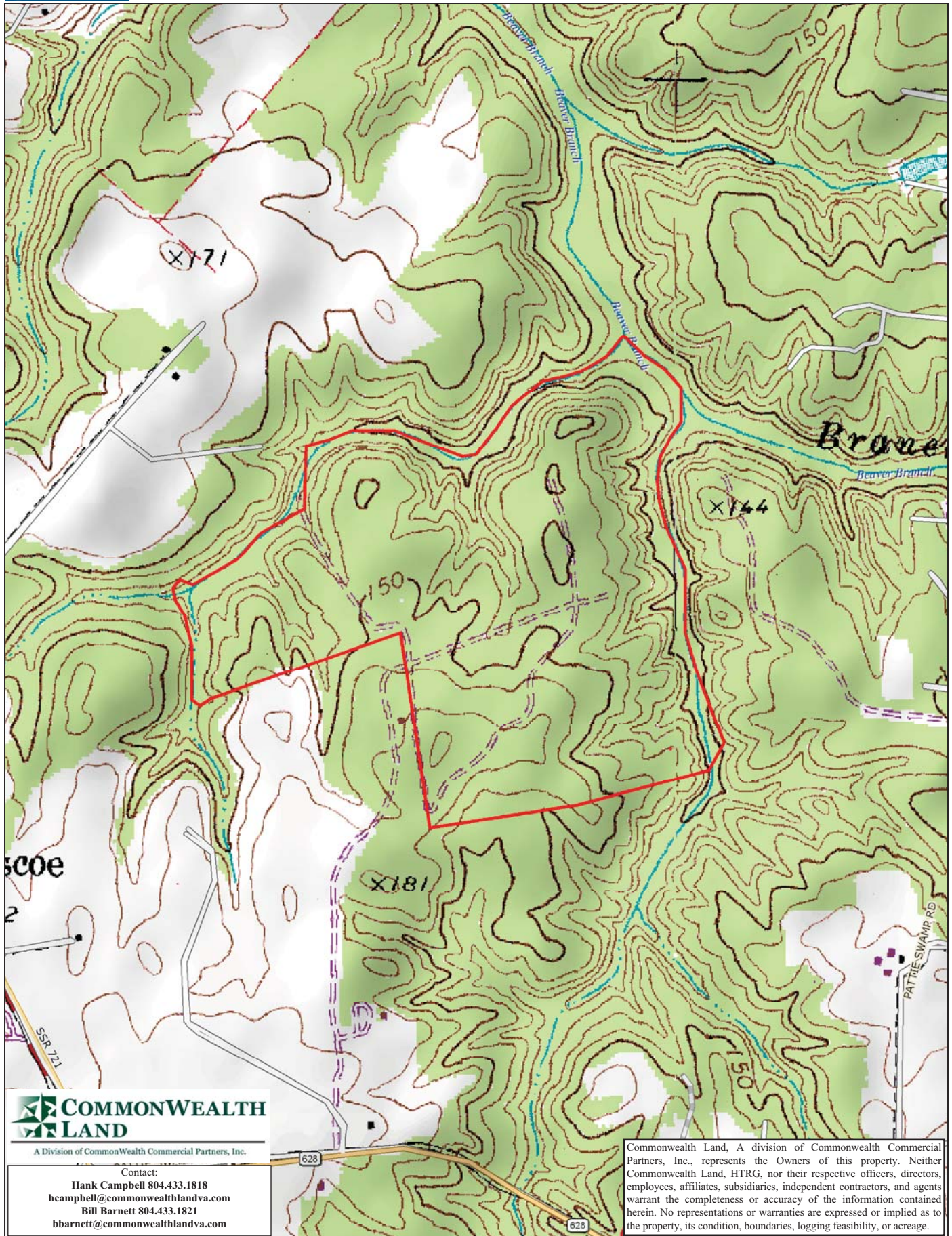
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COMMONWEALTH LAND
A Division of Commonwealth Commercial Partners, Inc.

Contact:
Hank Campbell 804.433.1818
hcampbell@commonwealthlandva.com
Bill Barnett 804.433.1821
bbarnett@commonwealthlandva.com

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