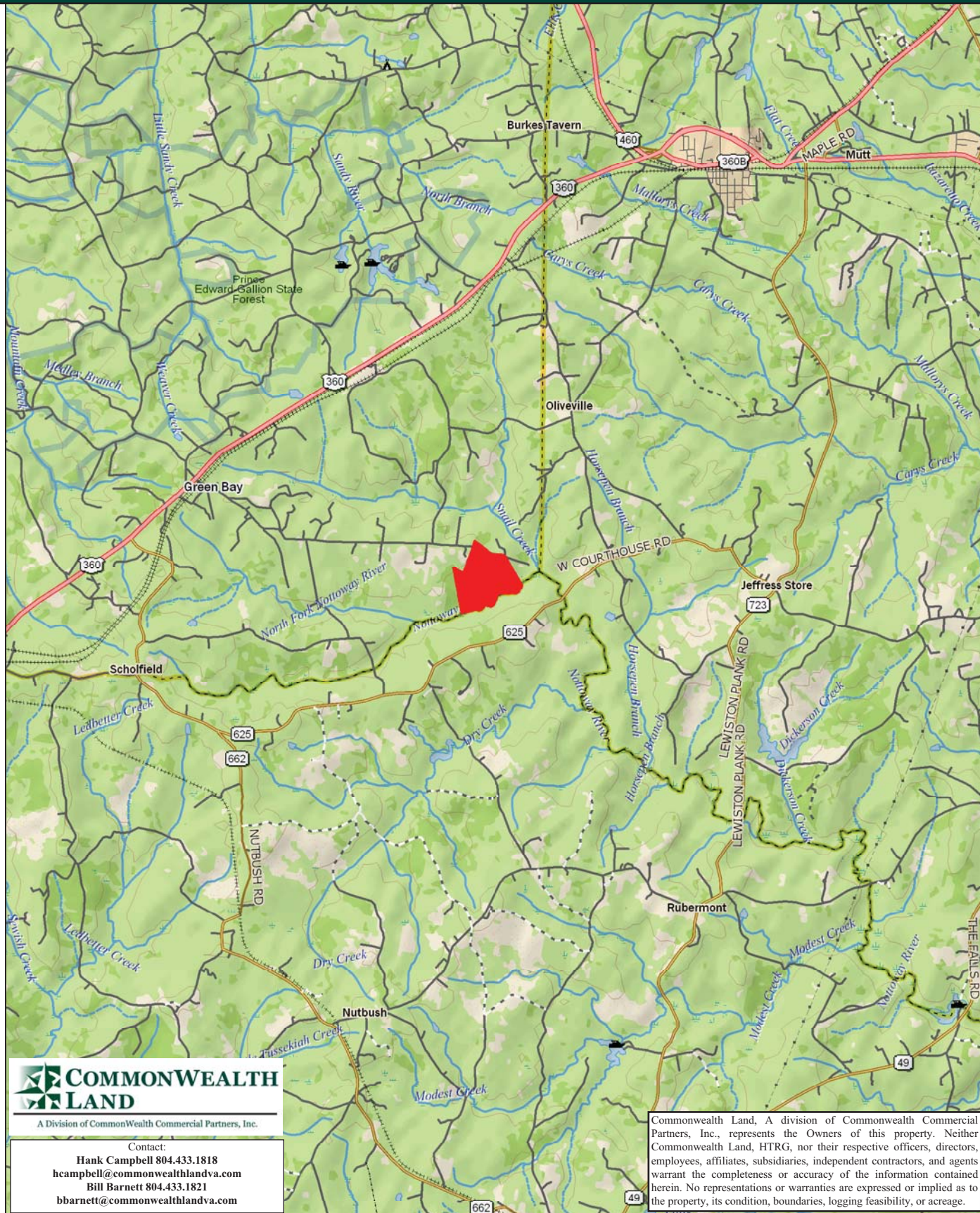


Timberland Investment Opportunity

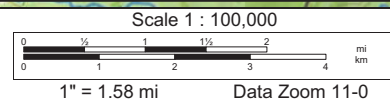
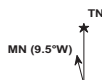
BK3233 - 249.5+/- Acres - Prince Edward County, VA



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Tract Summary Data

BK3233 - 249.5+/- Acres - Prince Edward County, VA

***Excellent Long-Term Timberland Investment Opportunity with Frontage Along the Nottoway River
Offering Strong Recreation Potential**

***Located East of Green Bay with Frontage at the End of VSR623**

***Gently Rolling Site with Adequate Road System**

***Timber Comprised Primarily of Planted Loblolly Pine with 31+/-Acres Established in '91, 130+/-Acres
Established in '09 with the Remaining Balance in Mixed Hardwood**

***Currently Zoned A (Agricultural) and Identified as Tax Map Parcel #118-A-(11-13)**

***N37-7.461' W78-15.216'**

*** Southern Boundary of Property Fronts Nottoway River Offering Excellent Wildlife Habitat and Strong
Populations of Deer & Turkeys**

***Directions - From 288 Travel West on US360 Through Burkeville Toward Green Bay and Take a Left on
VSR623 Just Before Green Bay and Travel 3.5 Miles to the Beginning of the Property.**

***Contact Brokers For More Details**

***Offered For \$353,000**

Contact:

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hcampbell@commonwealthlandva.com

Bill Barnett

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Property Information is Available at *Commonwealthlandva.com*



A Division of Commonwealth Commercial Partners, Inc.

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

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

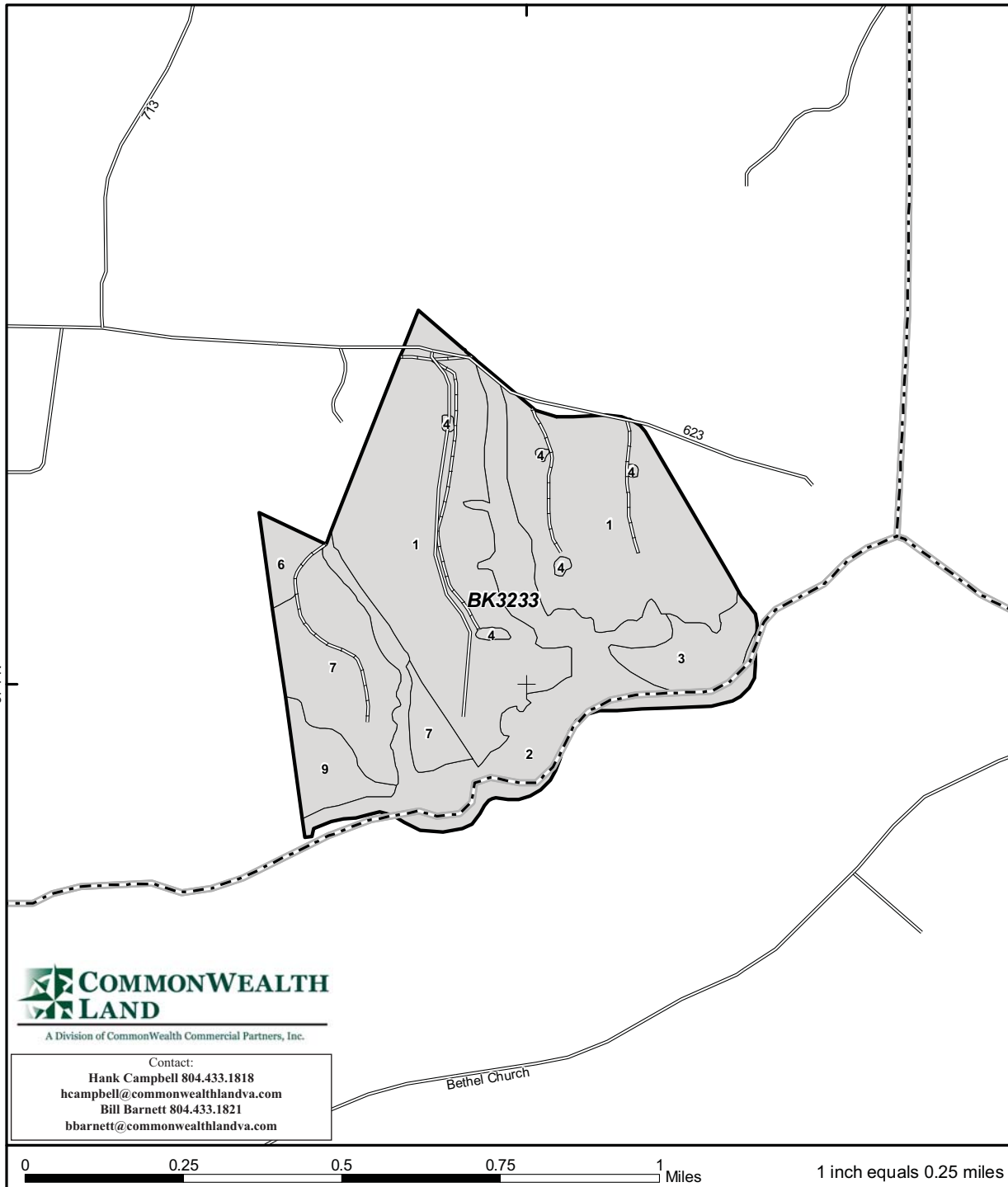
Phone: 804.433.1818 Fax: 804.346.5901

Web Site: www.commonwealthlandva.com

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78°15'W

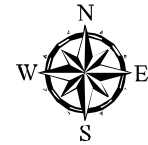
37°7'N



Std	Type	GrsAc	NetAc	YE
1	LB P UT	133.3	129	2009
2	HW N UT	56.1	56	1950
3	NF NA UT	11.8	11.8	
4	NF NA UT	1.6	1.6	
6	HW N UT	4.8	4.5	1948
7	LB P TH	32.5	31.1	1991
9	HW N UT	9.3	9.3	1956

TRACT BK3233

Property: Buckingham
Prince Edward Co., VA
Tract Area: 249.52 ac



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

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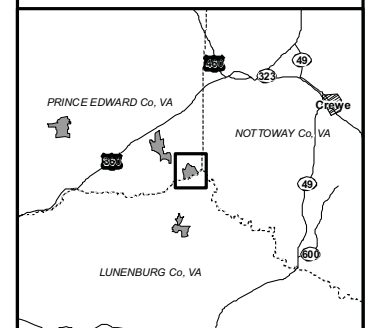
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 Bill Barnett 804.433.1821
bbarnett@commonwealthlandva.com

0 0.25 0.5 0.75 1 Miles

1 inch equals 0.25 miles



Sum of Parts

Conditions As Of Monday, September 19, 2011
Tract Name: BK3233

State: Virginia

County: Prince Edward

Land (1)	# of Units Unit Type
Pine	174 Acres
Hardwood	56 Acres
Non-Forest	20 Acres
Timber Deed (Grantee) or Lease	0 Acres
Total Land	250 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	129 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	129 Acres

Merchantable Timber (4)	# of Units Unit Type
Pine Pole	0 Tons
Pine Sawtimber	227 Tons
Pine Chip-n-saw	880 Tons
Pine Pulpwood (5)	423 Tons
Hardwood Sawtimber	1,820 Tons
Hardwood Pulpwood (5)	2,430 Tons
Cypress Sawtimber	0 Tons
Cypress Pulpwood (5)	0 Tons
Total Merchantable Tons	5,781 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)
Pulpwood (Min DBH = 5.6"; Min Length = 8 ft; Min 5" top)



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includes Fee and Timber Deed (Grantor) ownership types

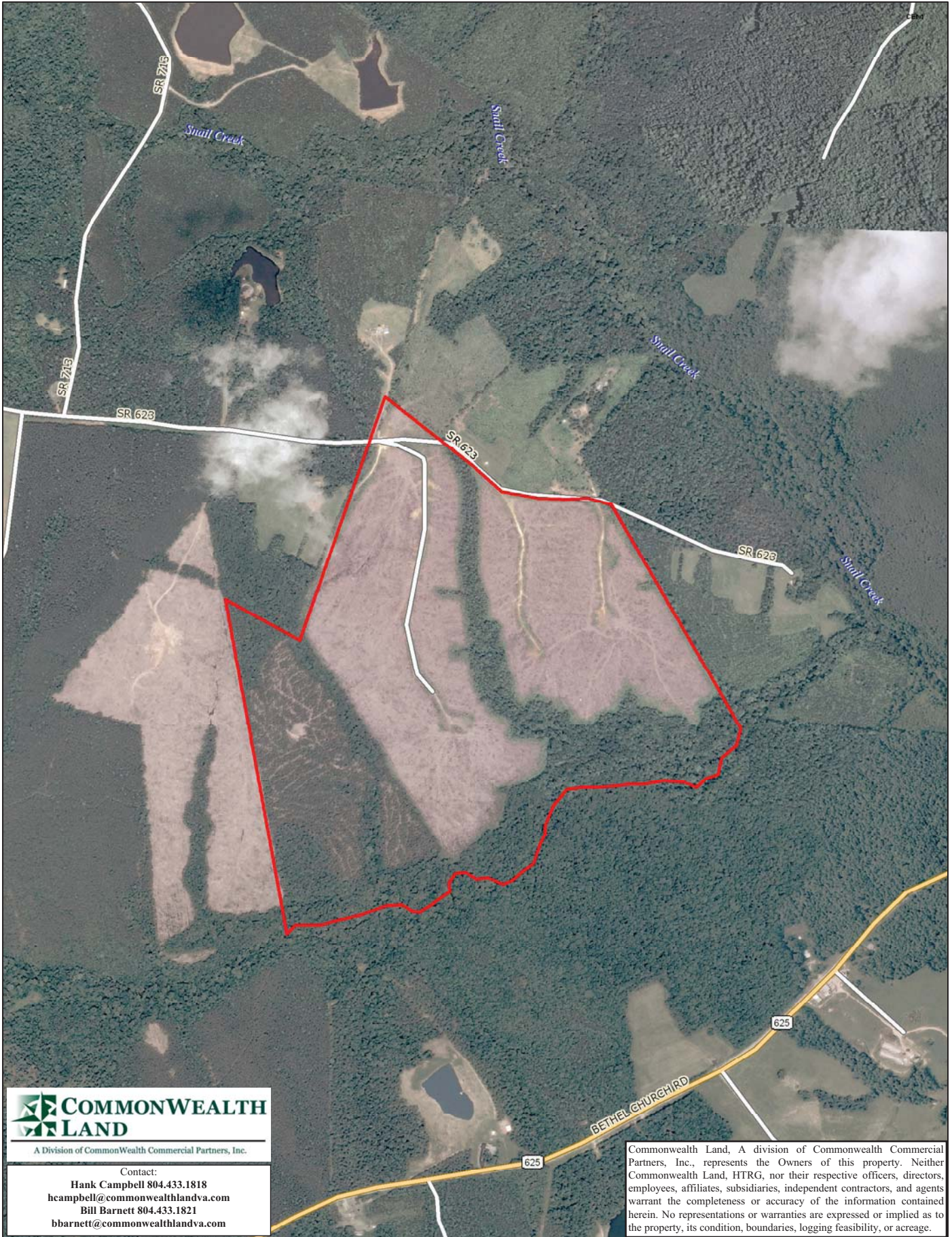
on acres includes fallow ground that will be planted

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

bd volume includes topwood volume

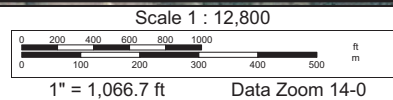
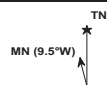
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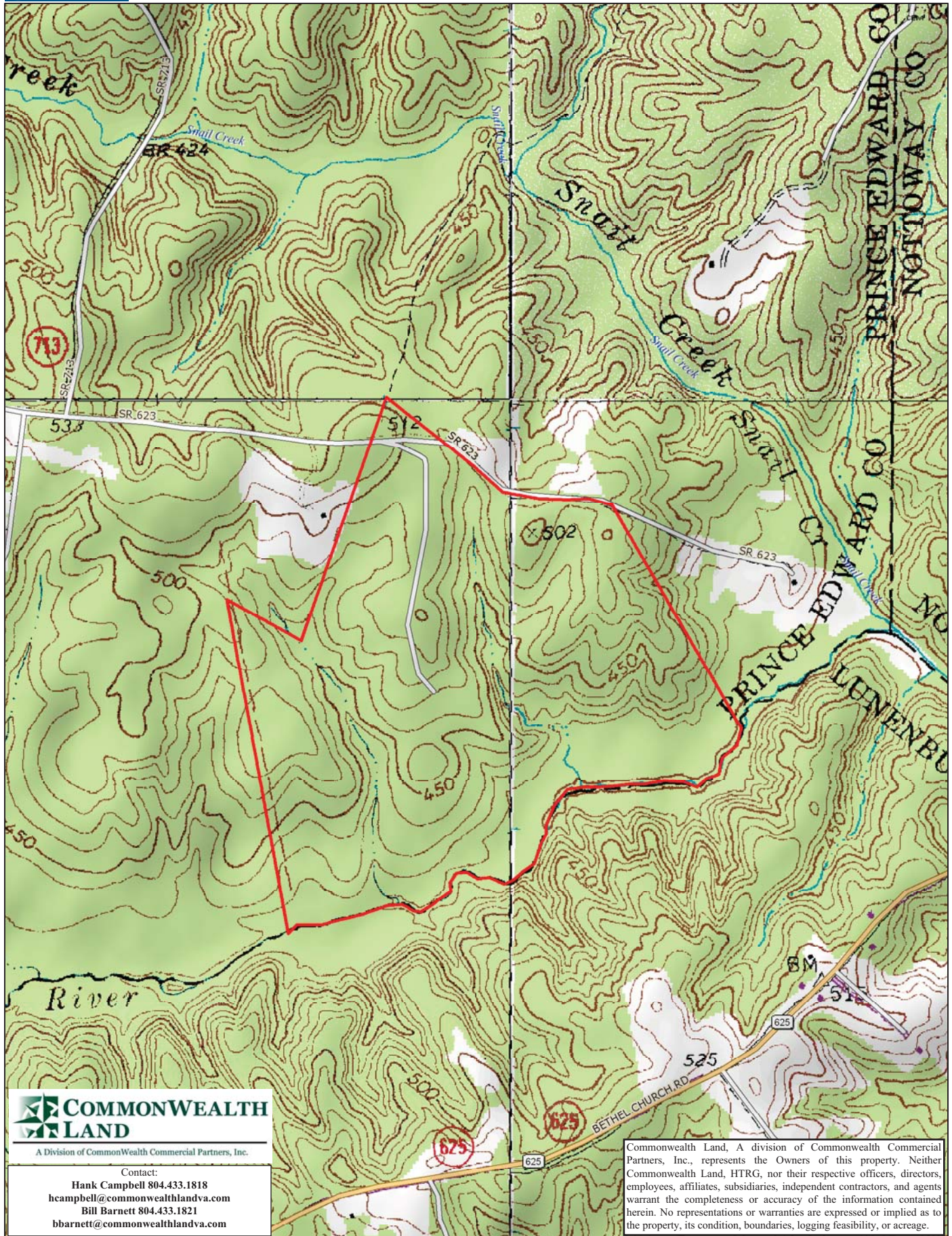


COMMONWEALTH LAND
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