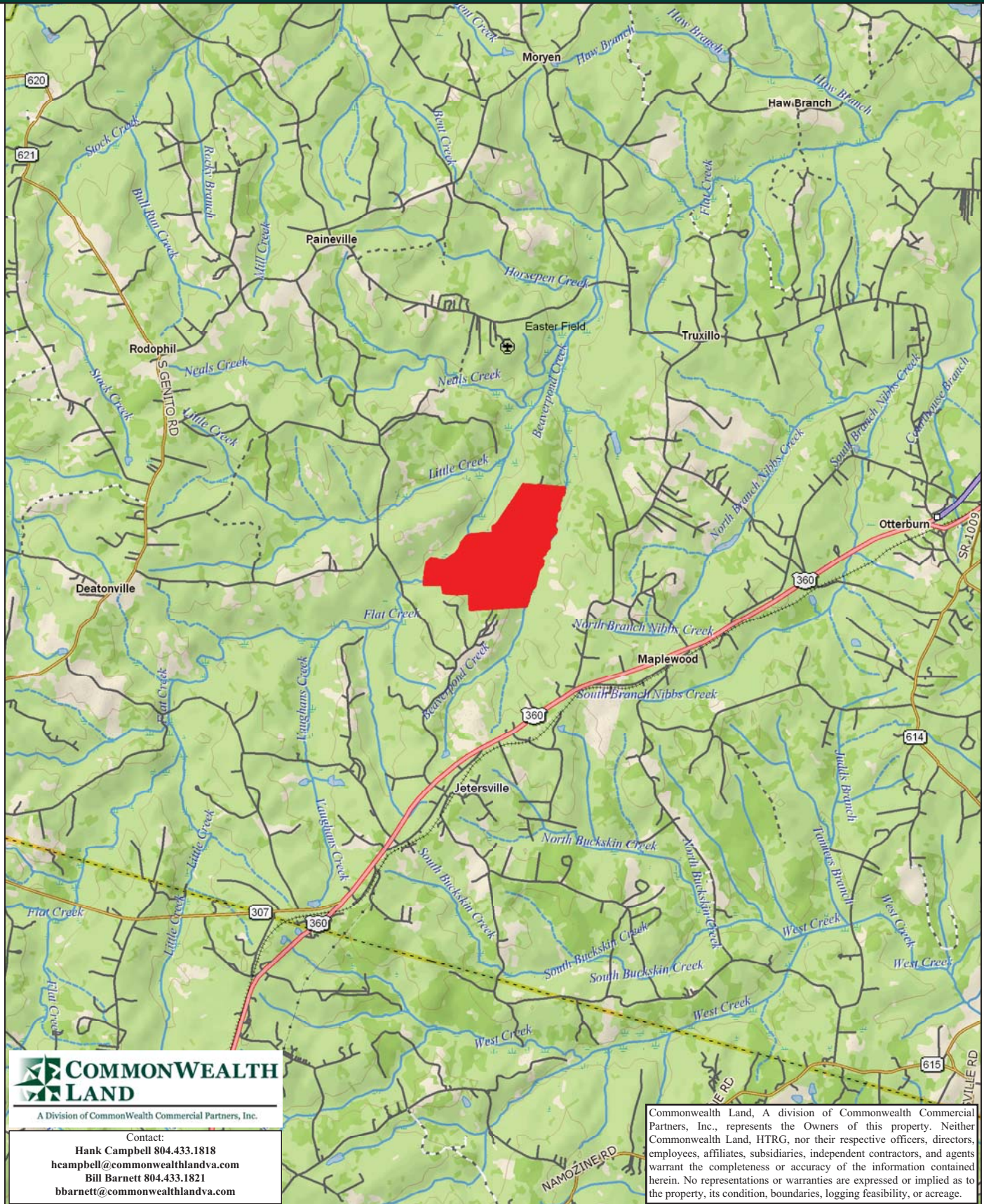


Timberland Investment Opportunity

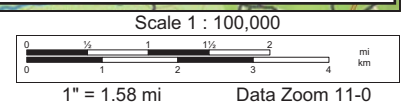
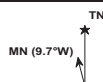
BK1106 - 815+/- Acres - Amelia County, VA



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Tract Summary Data

BK1106 - 815+/- Acres - Amelia County, VA

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

***Located Just North of Jetersville Approximately 7 miles west of the Amelia Courthouse with access from VSR678 (Cherry Row Lane)**

***Gently Rolling Site with Strong Interior Road System**

***Timber Comprised of 555+/-Acres of Planted Loblolly Pine (555+/-acres) of Various Age Classes with the Remaining Balance in Mature Mixed Hardwood**

***Currently Zoned AG (Agricultural) and Identified as Tax Map Parcels #28-38B & #39-102(part).**

***N37-19.535' W78-5.158'**

*** Eastern Boundary of Property fronts Beaverpond Creek with Excellent Wildlife Habitat and Strong Populations of Deer & Turkeys**

***Directions - Take US360 West from 288 Approximately 7 Miles West of Amelia Courthouse. Turn Right on VSR642 (Amelia Springs Road) and Travel Approximately 1.7 Miles then Right on VSR678 (Cherry Row Lane) and Travel .8 miles to Where the Property Begins.**

***Contact Brokers For More Details**

***Offered For \$1,083,000**

Contact:

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hcampbell@commonwealthlandva.com

Bill Barnett

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bbarnett@commonwealthlandva.com

Property Information is Available at *Commonwealthlandva.com*



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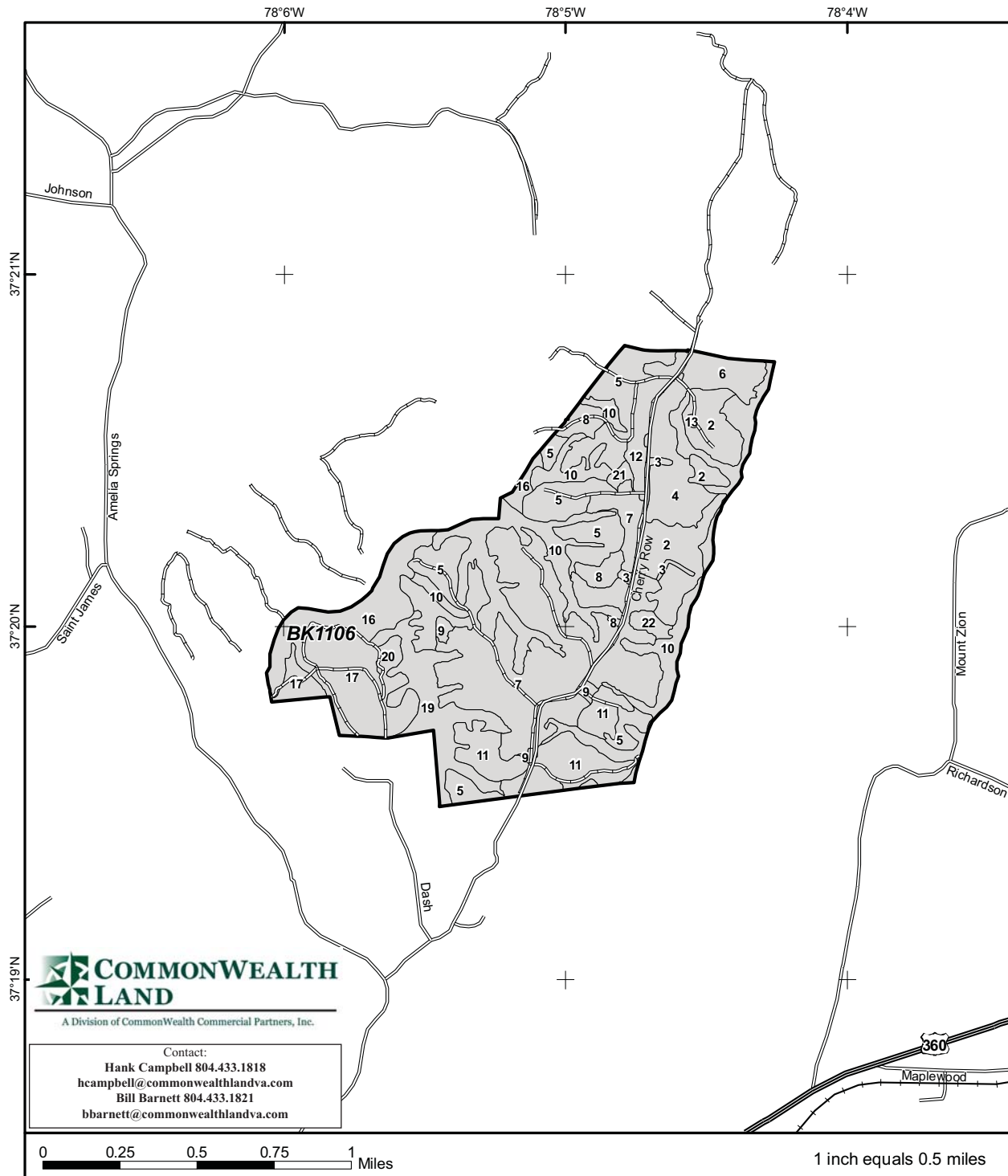
7130 Glen Forest Drive, Suite 110, Richmond, VA 23226

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

Phone: 804.433.1818 Fax: 804.346.5901

Web Site: www.commonwealthlandva.com

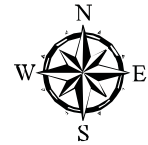
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Std	Type	GrAc	NetAc	YE
2	LB P UT	59.6	58.3	1994
3	NF NA UT	6	4.7	
4	LB P UT	35.7	34.6	1999
5	LB P UT	116.6	112.6	2004
6	LB P UT	18.9	18.5	1982
7	CC NA UT	196.3	188.9	
8	HW N UT	14.8	14.1	1989
9	O-W NA UT	4.5	4.1	
10	HW N UT	127.4	127.1	1910
11	LB P TH	50.6	48.7	1992
12	LB P UT	13.9	13.3	2001
13	O-O NA UT	0.7	0.5	
16	HW N UT	53.9	51.4	1917
17	LB P TH	47.2	44.4	1988
19	HW N UT	46.6	46.5	1900
20	HW N UT	14.8	13.8	1900
21	PH N UT	2.8	2.8	1910
22	PH N UT	5	5	1910

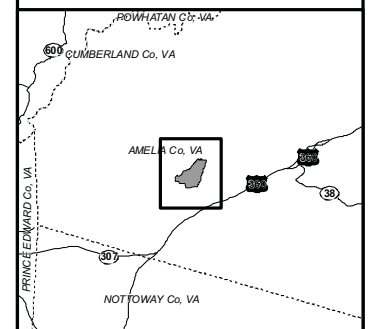
TRACT BK1106

Property: Buckingham
Amelia Co., VA
Tract Area: 815.331 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: BK1106

State: Virginia

County: Amelia

Land (1)	# of Units Unit Type
Pine	555 Acres
Hardwood	225 Acres
Non-Forest	36 Acres
Timber Deed (Grantee) or Lease	0 Acres
Total Land	815 Acres

Transition Acres (2)	# of Units Unit Type
Clearcut	189 Acres
Site Prepared	0 Acres
Total Transition	189 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	113 Acres
Age 9 - 2003	0 Acres
Age 10 - 2002	0 Acres
Age 11 - 2001	13 Acres
Total PremERCHANTable	126 Acres

Merchantable Timber (4)	# of Units Unit Type
Pine Pole	0 Tons
Pine Sawtimber	2,225 Tons
Pine Chip-n-saw	5,301 Tons
Pine Pulpwood (5)	5,971 Tons
Hardwood Sawtimber	7,916 Tons
Hardwood Pulpwood (5)	9,437 Tons
Cypress Sawtimber	0 Tons
Cypress Pulpwood (5)	0 Tons
Total Merchantable Tons	30,850 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

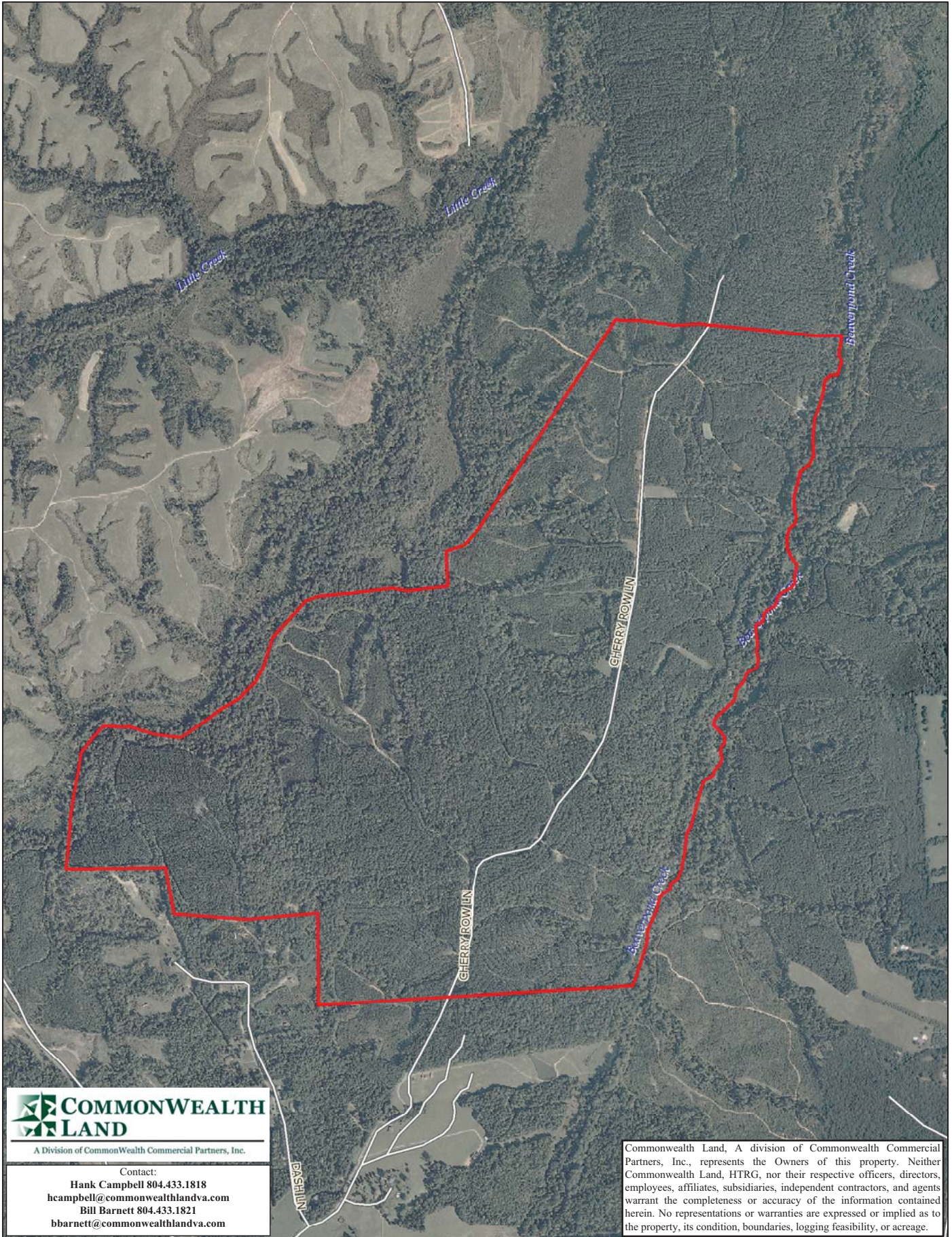
on acres includes fallow ground that will be planted

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

wood volume includes topwood volume

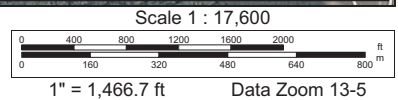
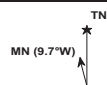
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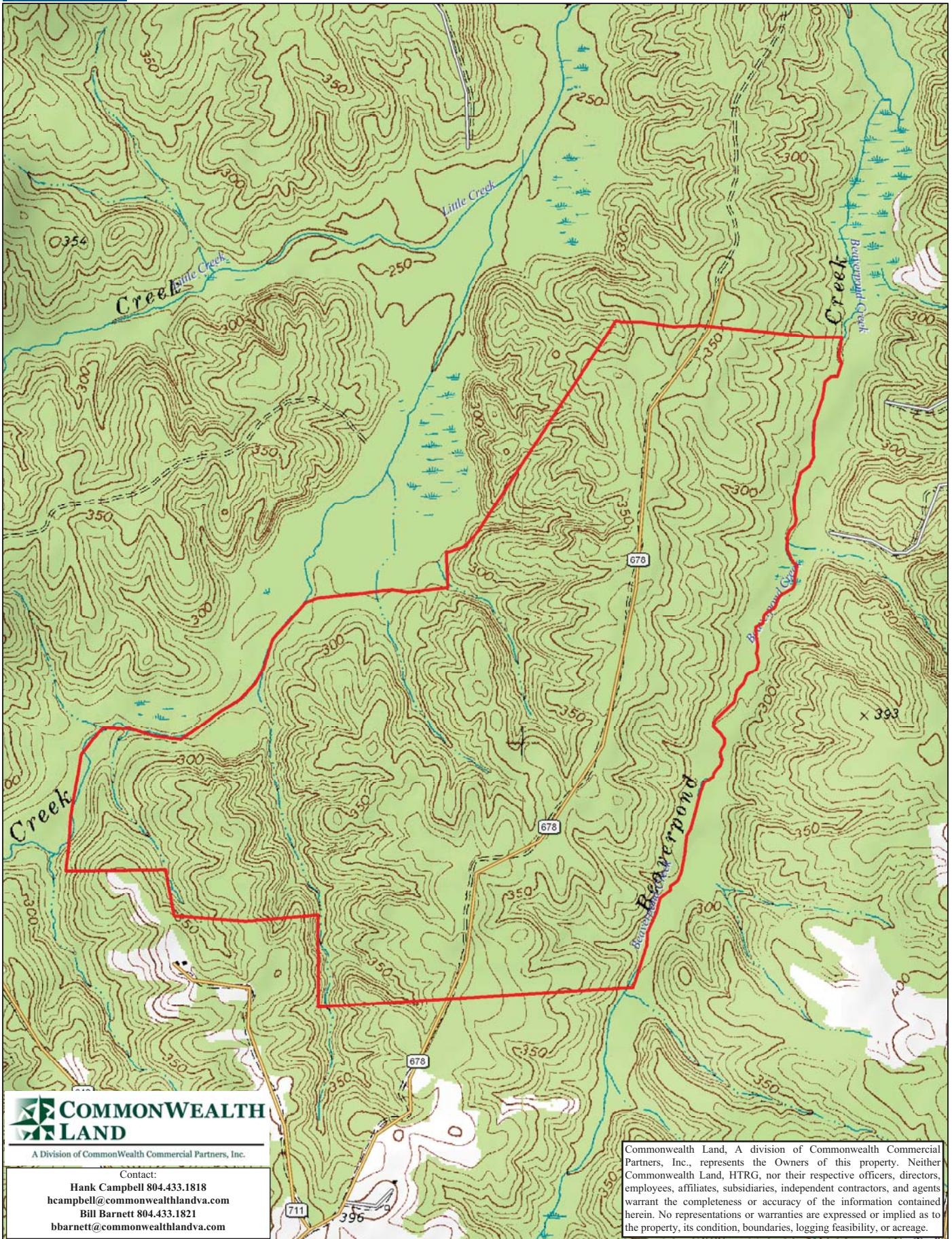


COMMONWEALTH LAND
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