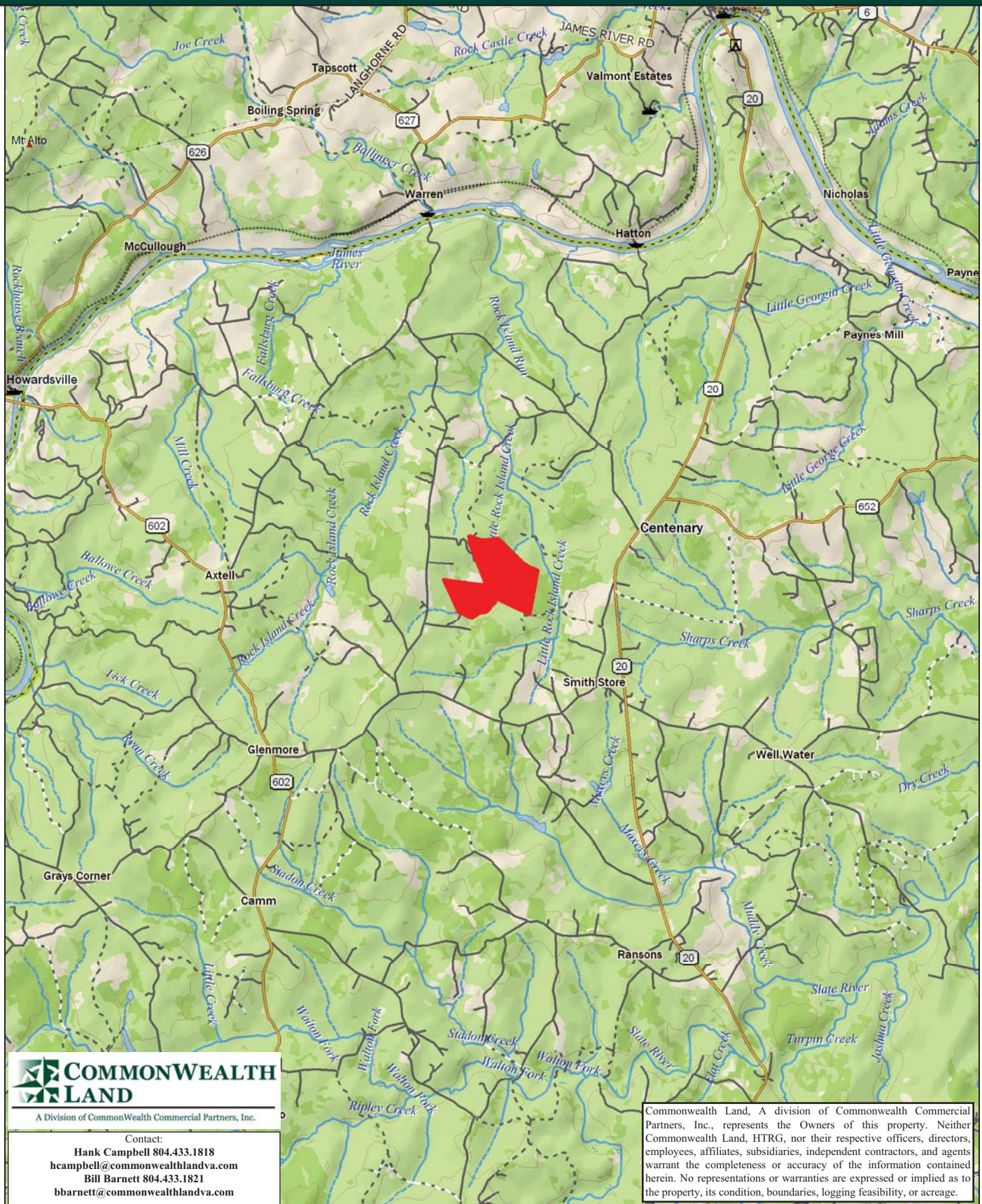


Timberland Investment Opportunity

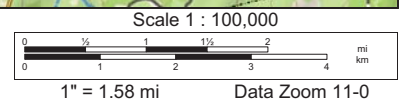
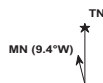
BK1217 - 377+/- Acres - Buckingham County, VA



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Tract Summary Data

BK1217 - 377+/- Acres - Buckingham County, VA

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

***Located Just West of Centenary with Deeded Access (30') from VSR723 to the West**

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

***Timber Comprised Primarily of Planted Loblolly Pine with 89+/-Acres Established in '85, 81+/-Acres Established in '98, 99+/-Acres Established in '05, 37+/-Acres Established in '06 with the Remaining Balance in Mixed Hardwood**

***Currently Zoned AG (Agricultural) and Identified as Tax Map Parcel #25-39**

***N37-42.060' W78-33.073'**

*** Perennial Stream (Little Rock Island Creek) Bisepts Tract with Excellent Wildlife Habitat and Strong Populations of Deer & Turkeys**

***Directions - Take 288 South from I-64 to VSR6 West until You Reach Scottsville, then turn Left on VSR20 South Across the James River and Travel Approximately 2.7 Miles, Then Right on VSR695 and Travel 3.3 Miles, Then Right on VSR678 and Travel 3.8 Miles. Take a Left on VSR723 and Travel 2.59 Miles where the Access Road Begins on the Left**

***Contact Brokers For More Details**

***Offered For \$857,000**

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*



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°33'W

78°32'W

BK1213

BK1217

Std	Type	GrsAc	NetAc	YE
1	LB P TH	101.3	97.1	1983
2	LB P TH	17.6	16.6	1990
3	LB P UT	94	90	1984
4	HW N UT	42.6	42	1931
6	VP N UT	8.7	8.7	1938
8	LB P TH	102	98.8	1980
98	NFU NA UT	10.8	10.4	

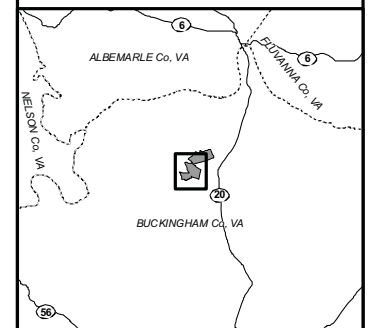
TRACT BK1217

Property: Buckingham
Buckingham Co., VA
Tract Area: 376.96 ac



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

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hcampbell@commonwealthlandva.com
 Bill Barnett 804.433.1821
bbarnett@commonwealthlandva.com

0 0.25 0.5 0.75 1 Miles

1 inch equals 0.25 miles

37°42'N

723

Sum of Parts

Conditions As Of Monday, September 19, 2011
Tract Name: BK1217

State: Virginia

County: Buckingham

Land (1)	# of Units Unit Type
Pine	311 Acres
Hardwood	42 Acres
Non-Forest	24 Acres
Timber Deed (Grantee) or Lease	0 Acres
Total Land	377 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	8,703 Tons
Pine Chip-n-saw	10,414 Tons
Pine Pulpwood (5)	5,481 Tons
Hardwood Sawtimber	1,210 Tons
Hardwood Pulpwood (5)	1,378 Tons
Cypress Sawtimber	0 Tons
Cypress Pulpwood (5)	0 Tons
Total Merchantable Tons	27,185 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)

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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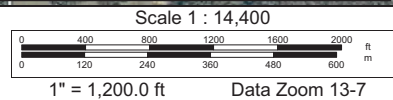
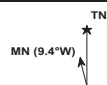
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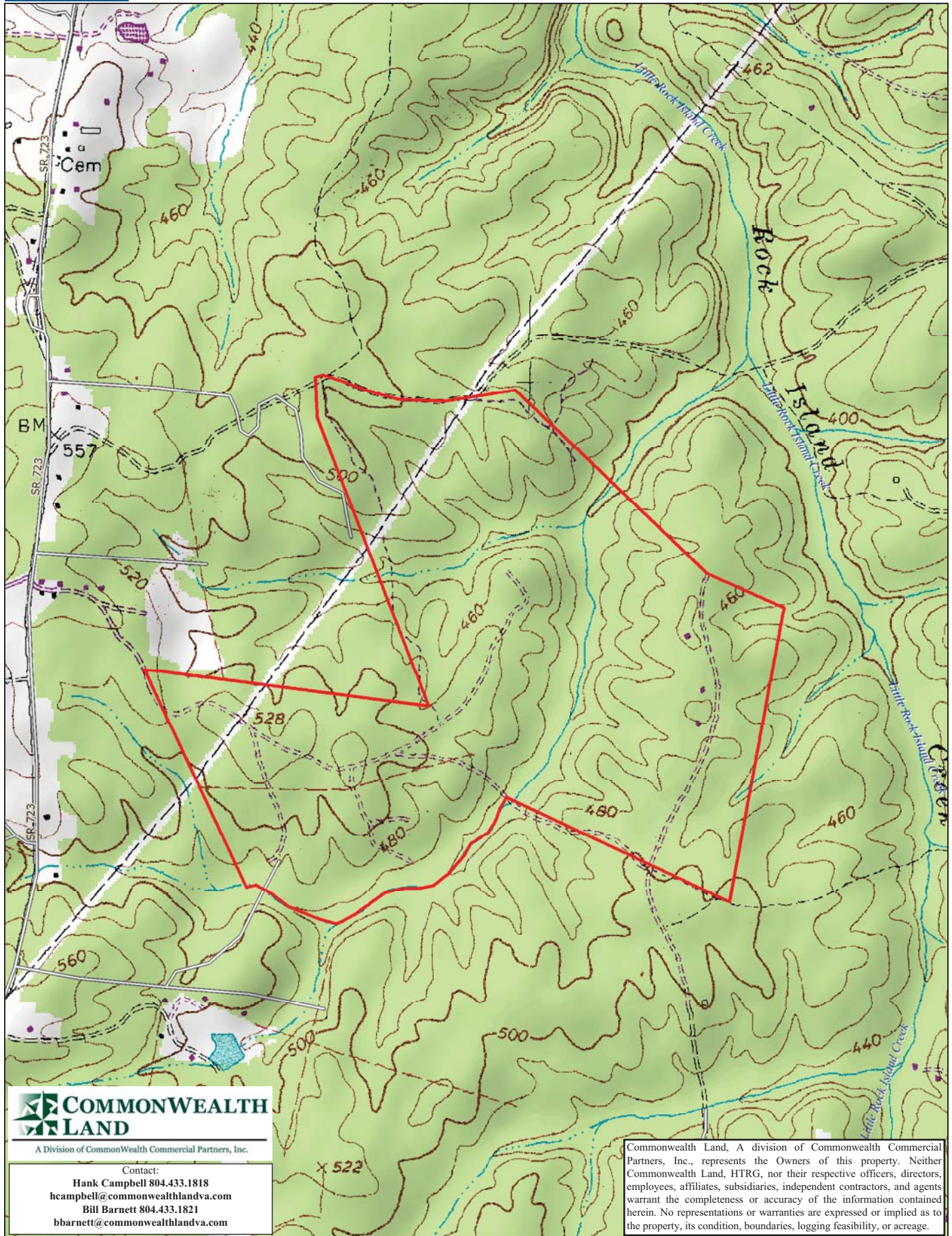


COMMONWEALTH LAND
A Division of Commonwealth Commercial Partners, Inc.

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

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