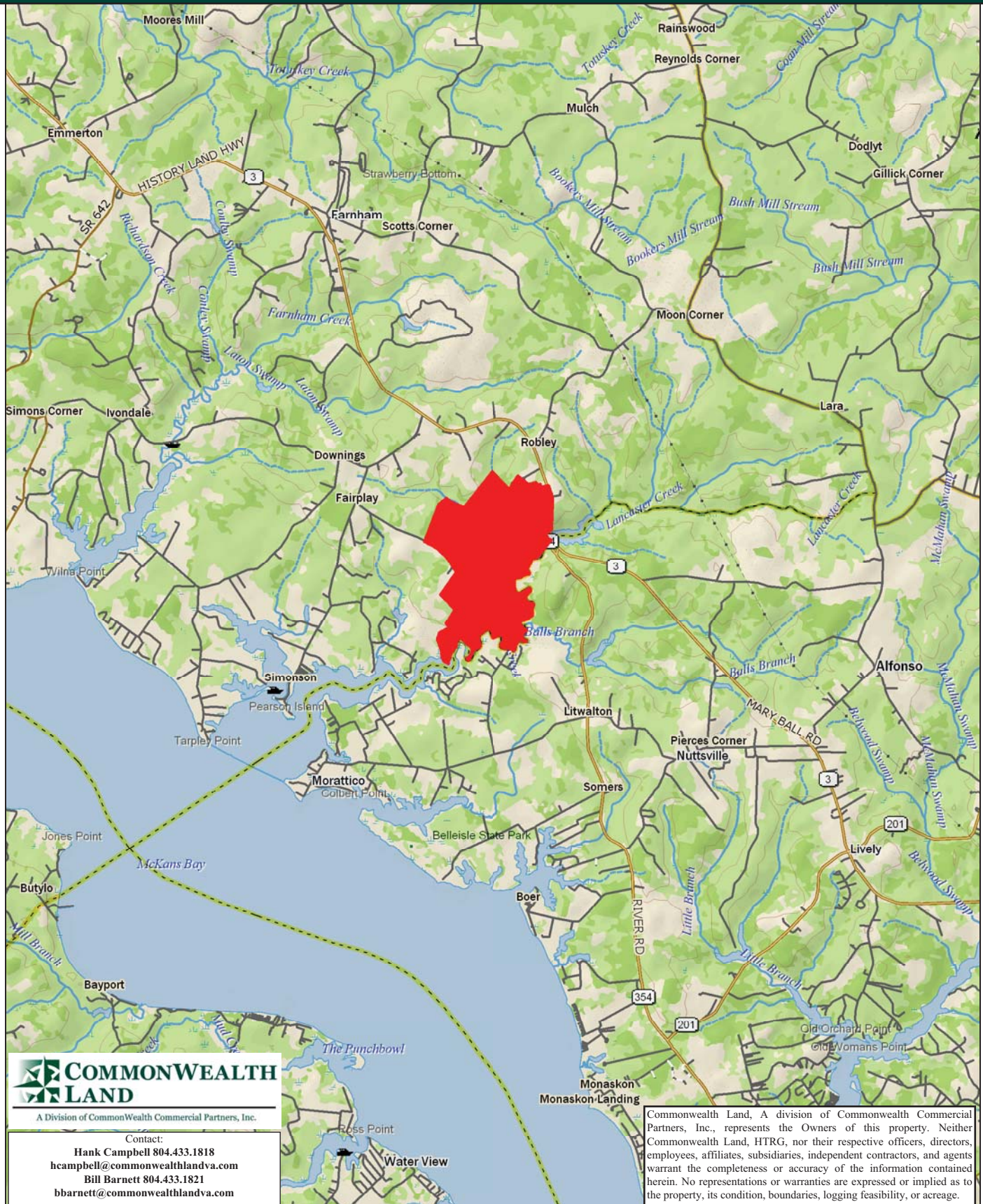


Timberland Investment Opportunity

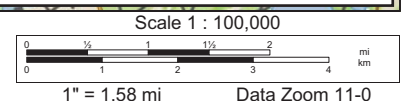
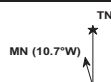
BK3323 - 1,305+/- Acres - Richmond County, VA



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Tract Summary Data

BK3323 - 1,305+/- Acres - Richmond County, VA

***Excellent Large-Acreage, Long-Term Timberland Investment Opportunity Offering Merchantable Timber and Outstanding Recreation Potential w/Significant Frontage Along Lancaster Creek**

***Located Just South of Robley with .5 Miles of Frontage Along VSR3 (History Land Hwy.) and Frontage Along VSR605 (Edge Hill Rd.)**

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

***Timber Comprised of 880+/-Acres of Planted Loblolly Pine with 85+/-Acres Established in '84, 195+/-Acres Established in '90, 115+/-Acres Established in '95, 86+/-Acres Established in '93, 63+/-Acres Established in '98, 70+/-Acres Established in '00, 25+/-Acres in '03, 130+/-Acres in '06, 45+/-Acres in '10 with the Remaining Balance in Mixed Hardwood**

***Currently Zoned A (Agricultural) and Identified as Tax Map Parcel #44-A-33**

***N37-49.535' W76-35.885'**

*** Approximately 3.6 Miles of Frontage Along Lancaster Creek and 2+/-Acre Pond on Site Offer Excellent Wildlife Habitat and Strong Populations of Deer, Turkeys & Waterfowl**

***Directions - US360 East From Richmond Through Tappahannock to Warsaw, Then Take VSR3 East Through Farnham toward Robley. Take A Right on VSR608 (Farnham Creek Rd.) and Travel .9 Miles, then Turn Left on VSR606 (Simonson Rd.) and then the First Left on VSR605 (Edge Hill Rd.). Property Begins on Left in .9 Miles**

***Contact Brokers For More Details**

***Offered For \$2,960,000**

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Property Information is Available at *Commonwealthlandva.com*



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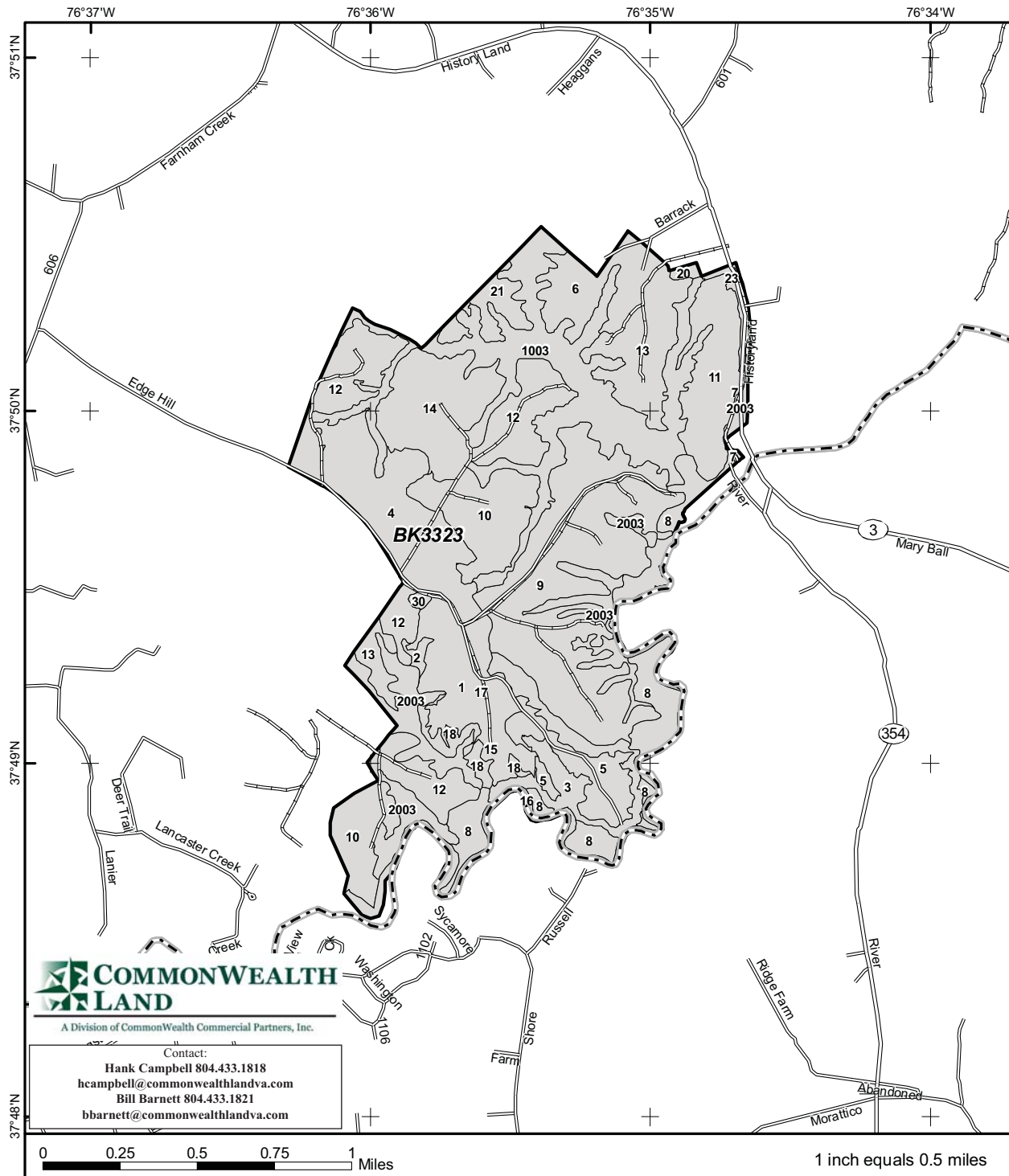
7130 Glen Forest Drive, Suite 110, Richmond, VA 23226

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

Phone: 804.433.1818 Fax: 804.346.5901

Web Site: www.commonwealthlandva.com

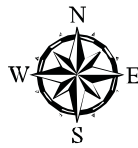
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Std	Type	GrAc	NetAc	YE
1	CC NA UT	73.8	71.4	
2	LBVP N UT	3.2	3.2	1953
3	HW N UT	43.2	43.2	1930
4	LB P UT	94.3	92.3	2006
5	LB P UT	37.1	37.1	2006
6	LB P UT	46	45.4	2010
7	NFU NA UT	1.9	0.1	
8	NF NA UT	73.8	73.8	
9	LB P TH	203.5	195.5	1990
10	LB P TH	87.8	85.9	1993
11	LB P UT	58.6	58.2	2011
12	LB P TH	119.3	114.4	1995
13	LB P UT	64.6	62.7	1998
14	LB P UT	70.4	69.5	2000
15	NF NA UT	0.2	0.1	
16	NFW NA UT	34.7	34.7	
17	NF NA UT	0.3	0.2	
18	LB P TH	13.8	13.8	1984
20	HW N UT	2.4	2.4	1930
21	LB P UT	20.1	20.1	2003
23	LB P UT	6.4	4.6	2003
30	CC NA UT	1.7	1.7	
1003	HW N UT	170.3	170	1930
2003	HW N UT	77.8	75.6	1930

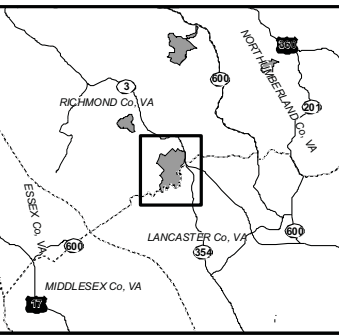
TRACT BK3323

Property: Buckingham
Richmond Co., VA
Tract Area: 1305.318 ac

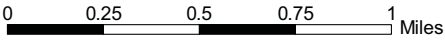


- Tract Boundary
- Stand Boundary
- County Boundary
- Freeway
- Highway
- Major Road
- Local Road
- Forest Road
- Trail
- Railroad

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1 inch equals 0.5 miles

Sum of Parts

Conditions As Of Monday, September 19, 2011
Tract Name: BK3323

State: Virginia

County: Richmond

Land (1)	# of Units Unit Type
Pine	879 Acres
Hardwood	289 Acres
Non-Forest	138 Acres
Timber Deed (Grantee) or Lease	0 Acres
Total Land	1,305 Acres

Transition Acres (2)	# of Units Unit Type
Clearcut	73 Acres
Site Prepared	0 Acres
Total Transition	73 Acres

PremERCHANTable Plantations (3)	# of Units Unit Type
Age 0 - 2012	0 Acres
Age 1 - 2011	58 Acres
Age 2 - 2010	45 Acres
Age 3 - 2009	0 Acres
Age 4 - 2008	0 Acres
Age 5 - 2007	0 Acres
Age 6 - 2006	129 Acres
Age 7 - 2005	0 Acres
Age 8 - 2004	0 Acres
Age 9 - 2003	25 Acres
Age 10 - 2002	0 Acres
Age 11 - 2001	0 Acres
Total PremERCHANTable	258 Acres

Merchantable Timber (4)	# of Units Unit Type
Pine Pole	0 Tons
Pine Sawtimber	5,799 Tons
Pine Chip-n-saw	10,371 Tons
Pine Pulpwood (5)	18,780 Tons
Hardwood Sawtimber	5,634 Tons
Hardwood Pulpwood (5)	8,227 Tons
Cypress Sawtimber	0 Tons
Cypress Pulpwood (5)	0 Tons
Total Merchantable Tons	48,813 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)



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includes Fee and Timber Deed (Grantor) ownership types

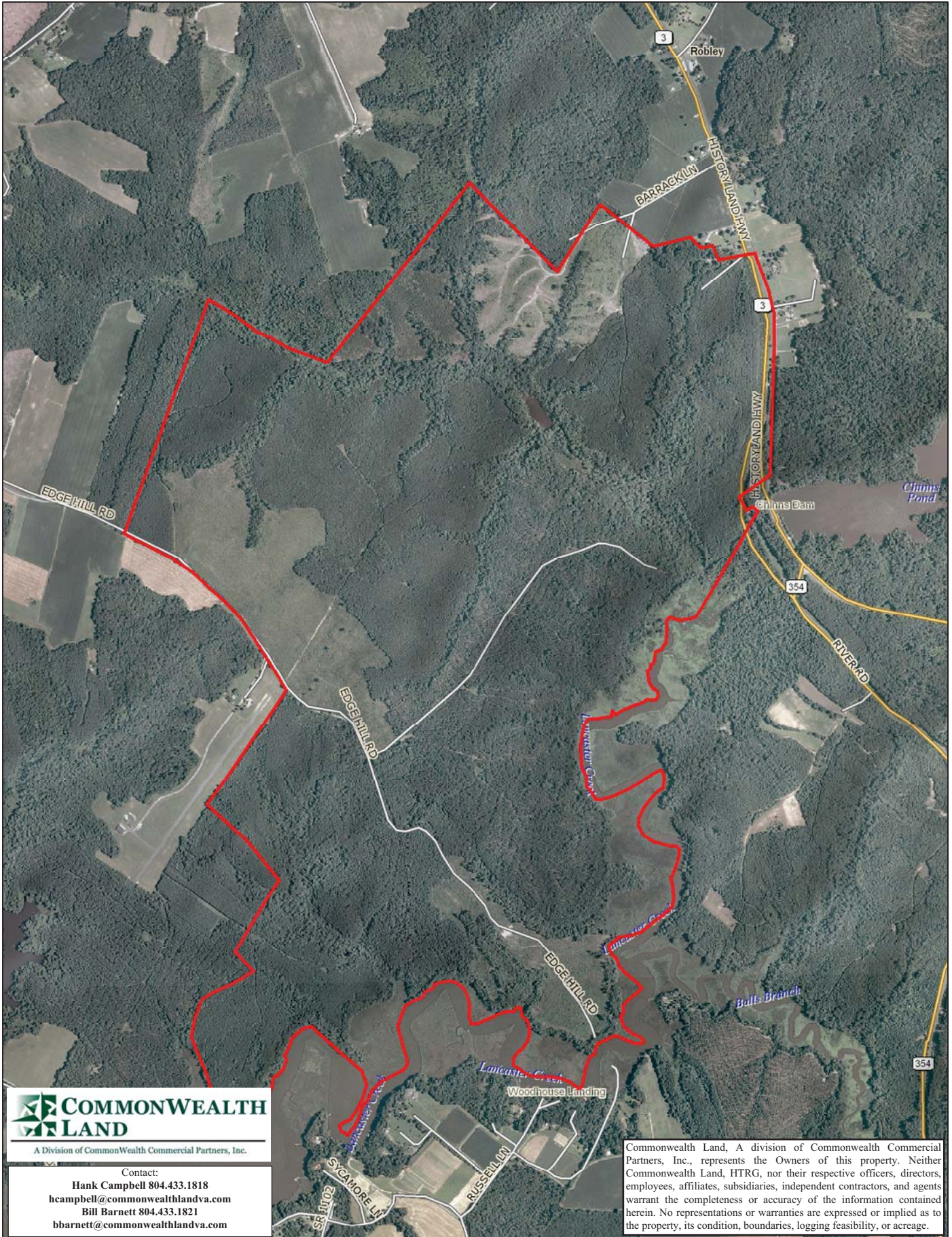
on acres includes fallow ground that will be planted

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

and volume includes topwood volume

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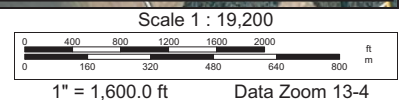
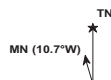
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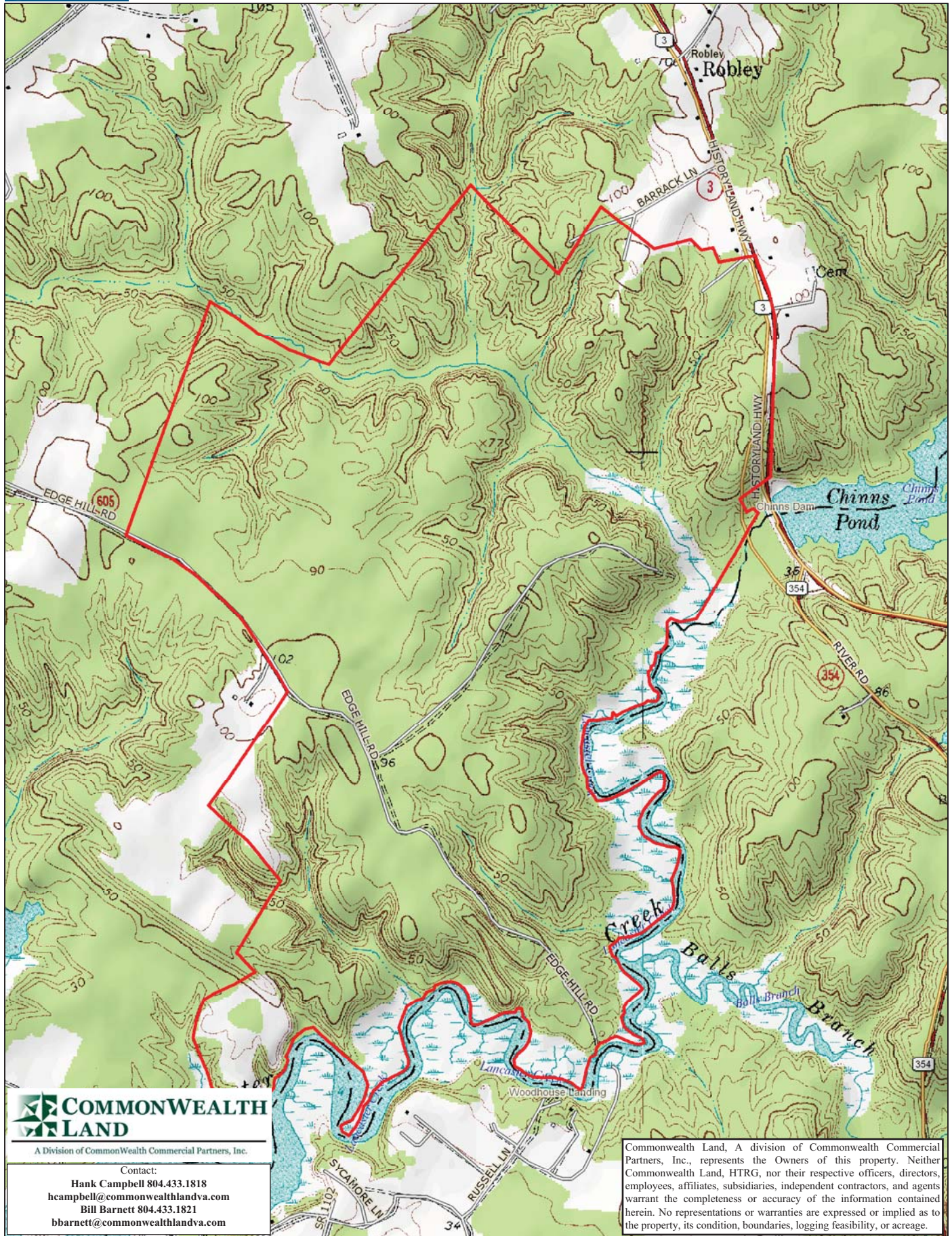
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Scale 1 : 19,200

1" = 1,600.0 ft Data Zoom 13-4



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