

Timberland Investment Opportunity

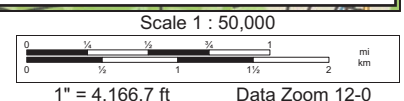
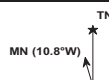
BK2504 - 38.7+/- Acres - Mathews County, VA



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Tract Summary Data

BK2504 - 38.7+/- Acres - Mathews County, VA

***Excellent Timberland Investment Opportunity Offering Significant Merchantable Timber and Recreation Potential**

***Located South of Blakes with Deeded Access from VSR198 to the East**

***Level Site with Well-Maintained Interior Road System**

***Timber Comprised Primarily of Planted Loblolly Pine with 38+/-Acres Established in '67**

***Currently Zoned A (Agricultural) and Identified as Tax Map Parcel #10-A-61**

***N37-42.817' W78-31.294'**

*** Perennial Stream (Cobbs Creek) Bounds the Northern Side of the Property Offering Excellent Wildlife Habitat and Strong Populations of Deer & Turkeys**

***Directions - I-64 East to West Point Exit (#220), then East on VSR33 through West Point to Glenns at US17. Cross US17 and Travel East on VSR198 for Approximately 17 Miles to the Access road on the Left**

***Contact Brokers For More Details**

***Offered For \$169,000**

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Property Information is Available at *Commonwealthlandva.com*



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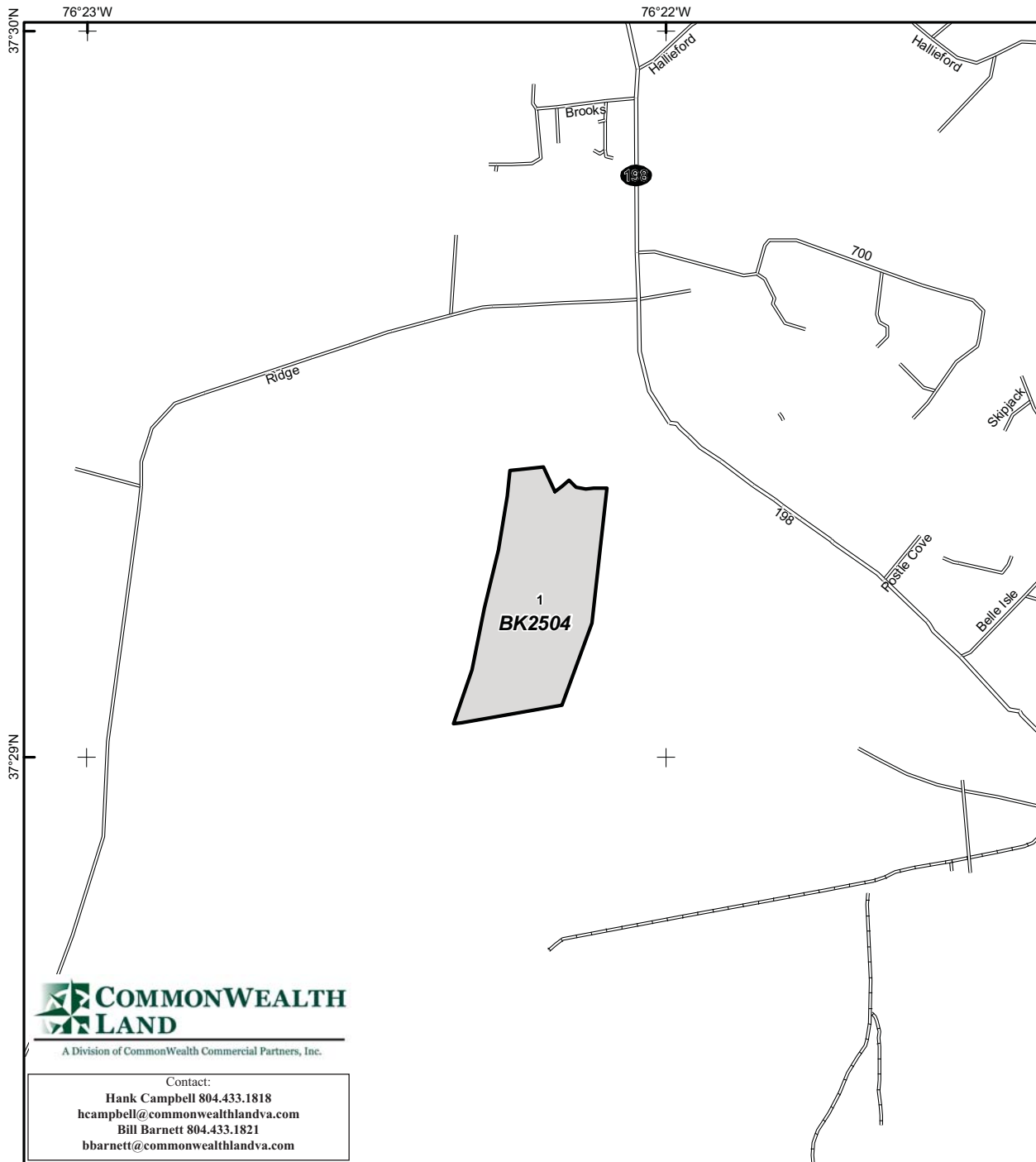
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Std	Type	GrsAc	NetAc	YE
1	LB P UT	38.7	38.7	1967

TRACT BK2504

Property: Buckingham
Mathews Co., VA
Tract Area: 38.691 ac

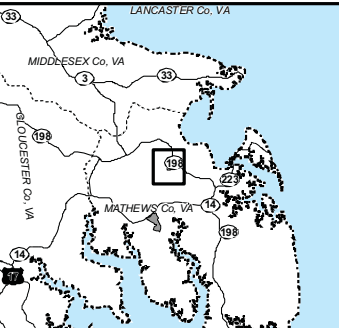
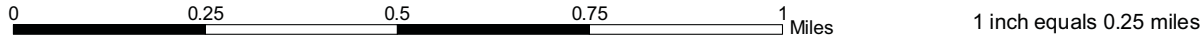


- Tract Boundary
- Stand Boundary
- County Boundary
- Freeway
- Highway
- Major Road
- Local Road
- Forest Road
- Trail
- Railroad

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Sum of Parts

Conditions As Of Monday, September 19, 2011
Tract Name: BK2504

State: Virginia

County: Mathews

Land (1)	# of Units Unit Type
Pine	39 Acres
Hardwood	0 Acres
Non-Forest	0 Acres
Timber Deed (Grantee) or Lease	0 Acres
Total Land	39 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	3,375 Tons
Pine Chip-n-saw	1,261 Tons
Pine Pulpwood (5)	1,213 Tons
Hardwood Sawtimber	104 Tons
Hardwood Pulpwood (5)	265 Tons
Cypress Sawtimber	0 Tons
Cypress Pulpwood (5)	0 Tons
Total Merchantable Tons	6,217 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

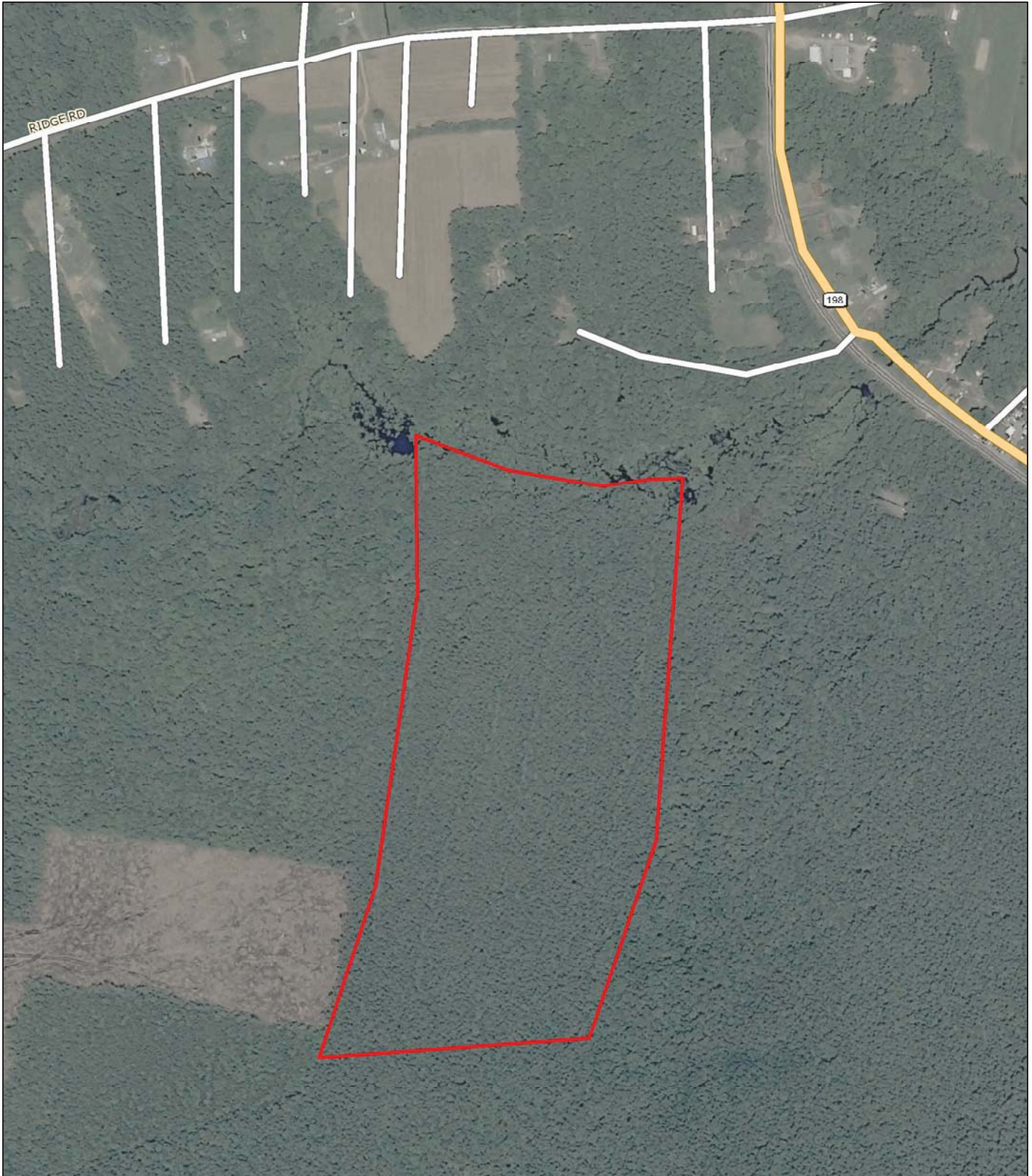
on acres includes fallow ground that will be planted

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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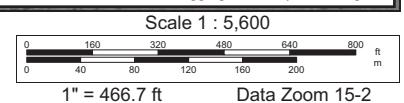
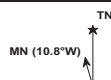
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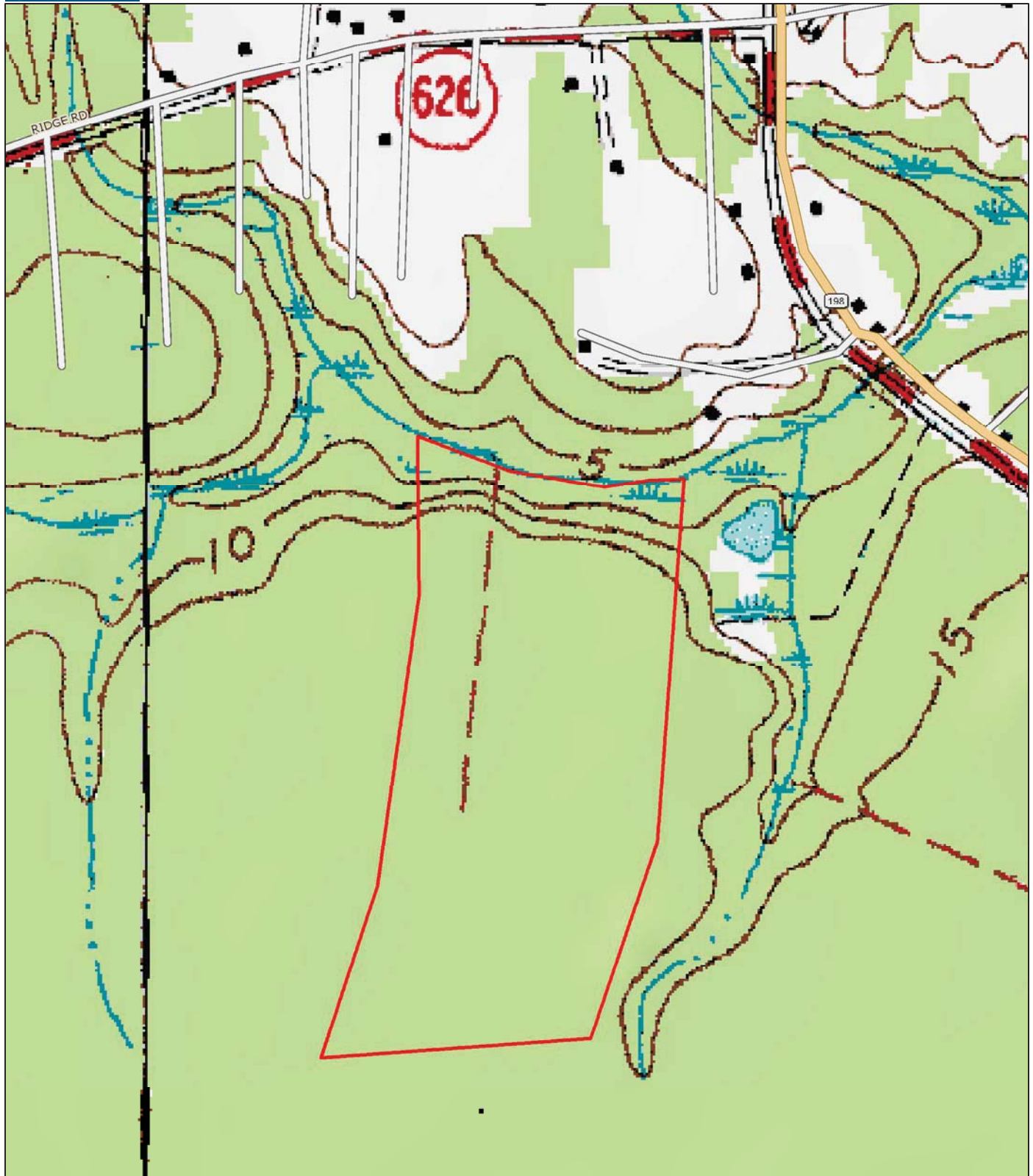
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