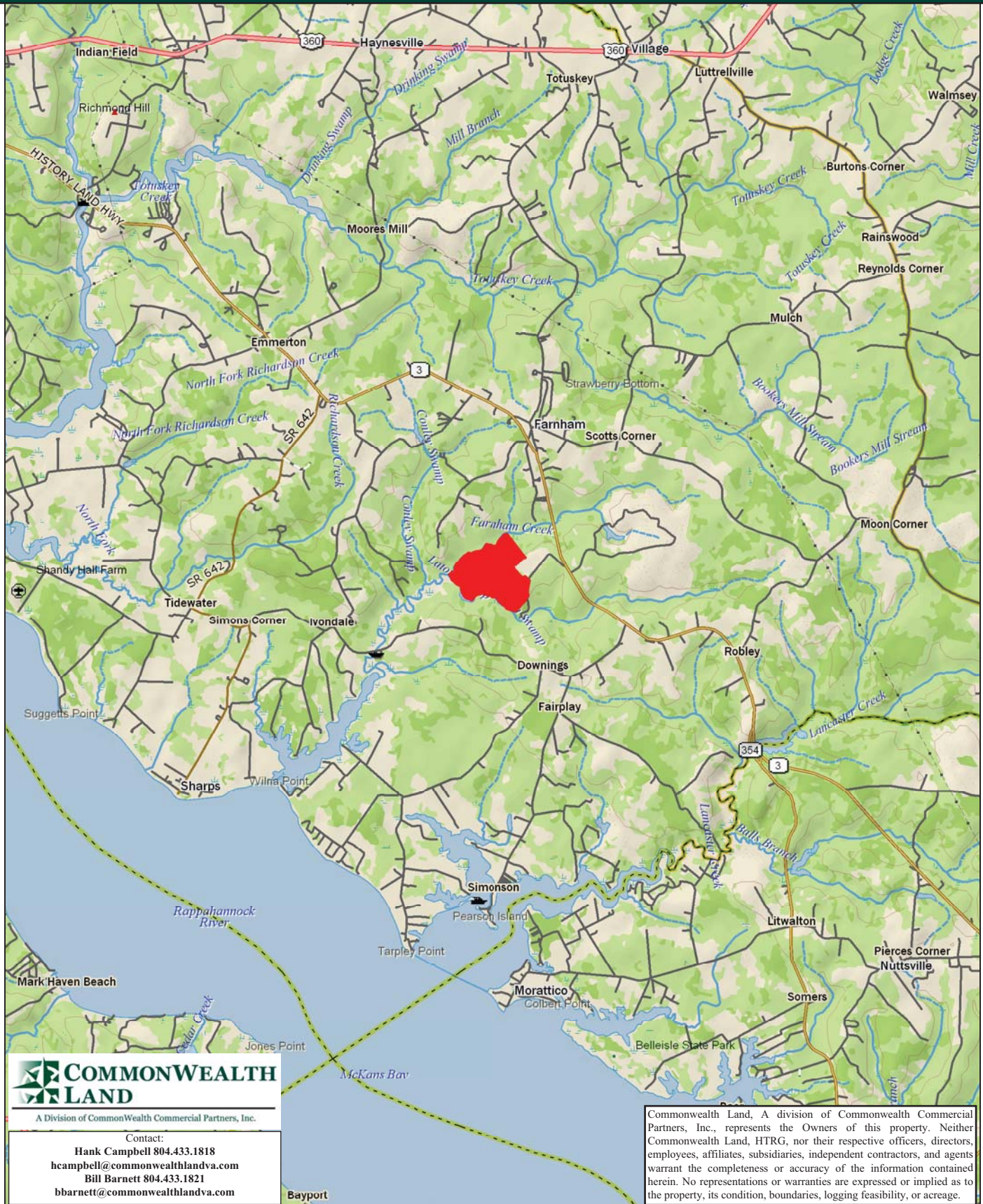


# Timberland Investment Opportunity

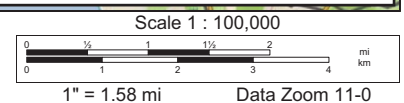
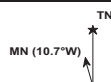
## BK3327 - 320+/- Acres - Richmond County, VA



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# Tract Summary Data

## BK3327 - 320+/- Acres - Richmond County, VA

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

**\*Located Just South of Farnham with Access from VSR3 (History Land Hwy.)**

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

**\*Timber Comprised Primarily of Planted Loblolly Pine with 42+/-Acres Established in '83, 145+/-Acres Established in '99, 115+/-Acres Established in '95 with the Remaining Balance in Mixed Hardwood**

**\*Currently Zoned A (Agricultural) and Identified as Tax Map Parcel #37-A-36**

**\*N37-51.560' W76-37.576'**

**\* Northern Boundary of Tract Fronts Farnham Creek Offering Excellent Wildlife Habitat and Strong Populations of Deer &Turkeys**

**\*Directions - US360 East From Richmond Through Tappahannock to Warsaw, Then VSR3 East Through Farnham. Once You Cross Farnham Creek, Travel Approximately .5 Miles to the Access Road on the Right. The Property begins .62 Miles down the Road.**

**\*Contact Brokers For More Details**

**\*Offered For \$557,000**

### **Contact:**

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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  
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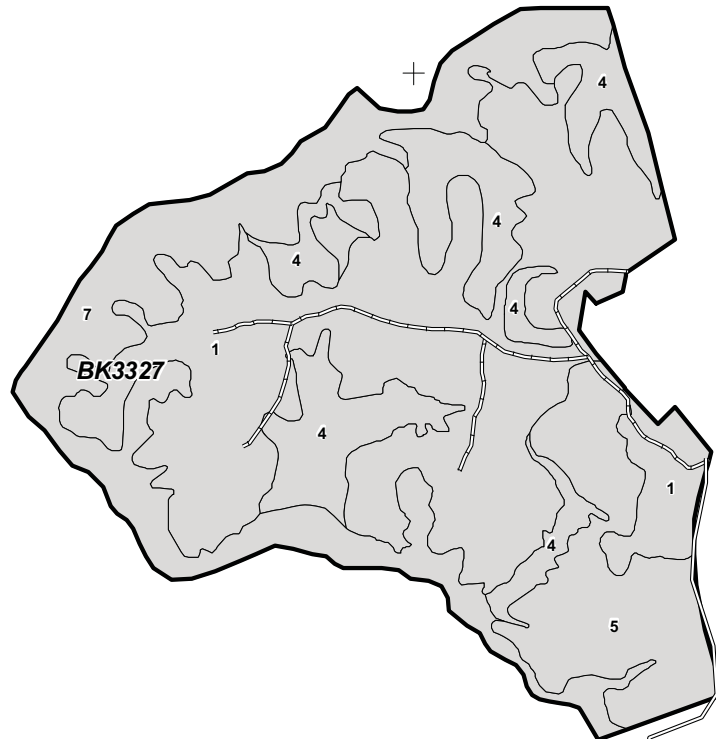


76°38'W

37°52'N

37°51'N

Box And Gourd

Union Mill  
Old Treasure  
3

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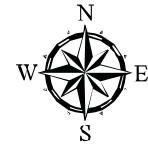
0 0.25 0.5 0.75 1 Miles

1 inch equals 0.25 miles

Std	Type	GrsAc	NetAc	YE
1	LB P UT	149.6	144.6	1999
4	HW N UT	52.1	51.9	1934
5	LB P TH	42.5	42.1	1983
7	HW N UT	76.1	76.1	1934

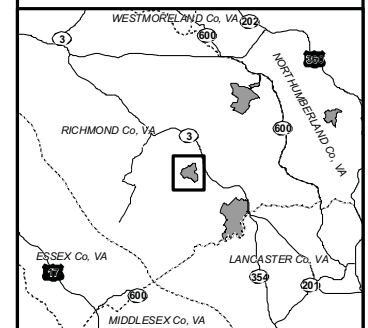
**TRACT BK3327**

Property: Buckingham  
 Richmond Co., VA  
 Tract Area: 320.252 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: BK3327

State: Virginia

County: Richmond

Land (1)	# of Units Unit Type
Pine	239 Acres
Hardwood	76 Acres
Non-Forest	5 Acres
Timber Deed (Grantee) or Lease	0 Acres
<b>Total Land</b>	<b>320 Acres</b>

Transition Acres (2)	# of Units Unit Type
Clearcut	0 Acres
Site Prepared	0 Acres
<b>Total Transition</b>	<b>0 Acres</b>

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
<b>Total PremERCHANTable</b>	<b>0 Acres</b>

Merchantable Timber (4)	# of Units Unit Type
Pine Pole	0 Tons
Pine Sawtimber	2,036 Tons
Pine Chip-n-saw	2,625 Tons
Pine Pulpwood (5)	7,718 Tons
Hardwood Sawtimber	2,111 Tons
Hardwood Pulpwood (5)	2,585 Tons
Cypress Sawtimber	0 Tons
Cypress Pulpwood (5)	0 Tons
<b>Total Merchantable Tons</b>	<b>17,074 Tons</b>

#### 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

ion 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

od volume includes topwood volume



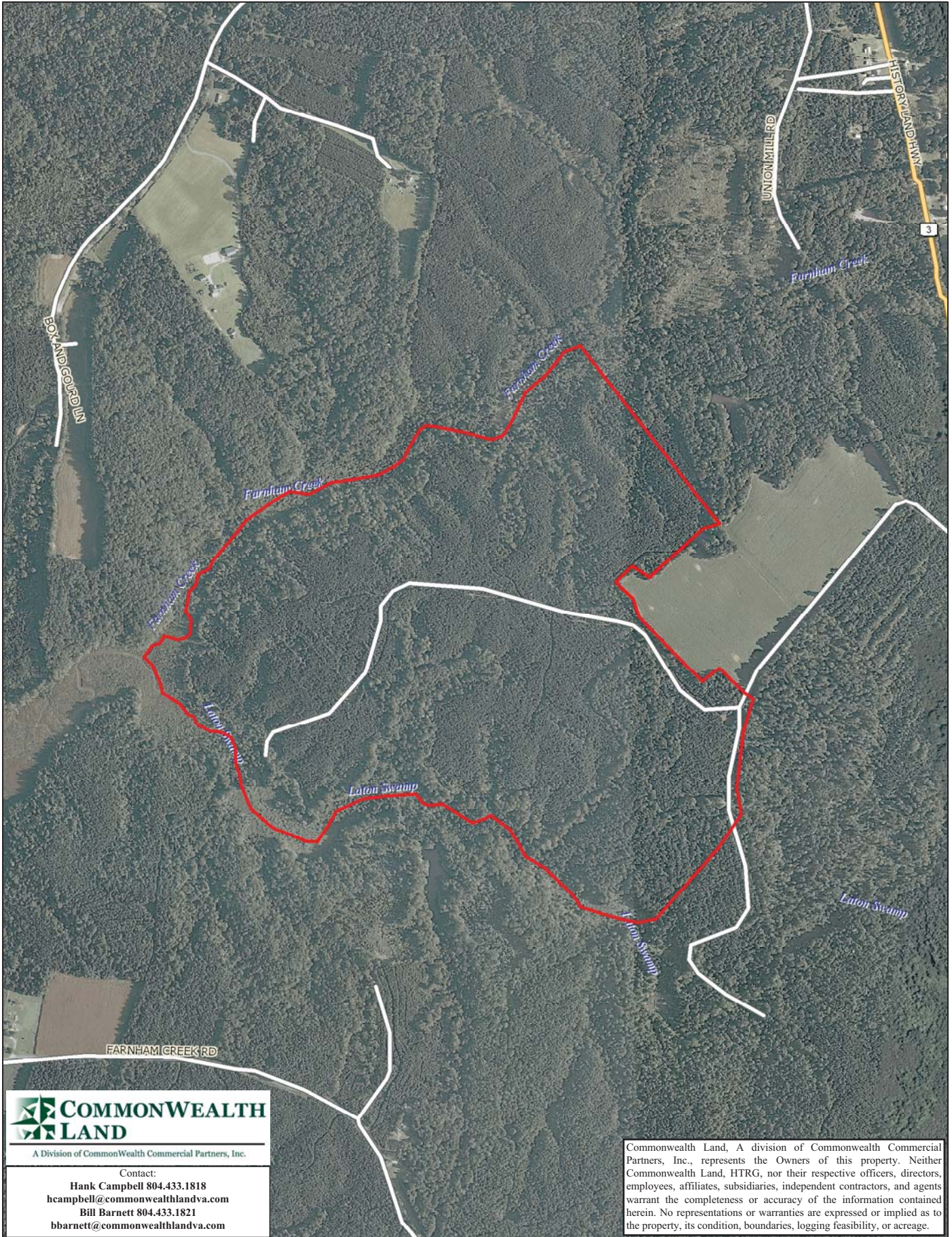
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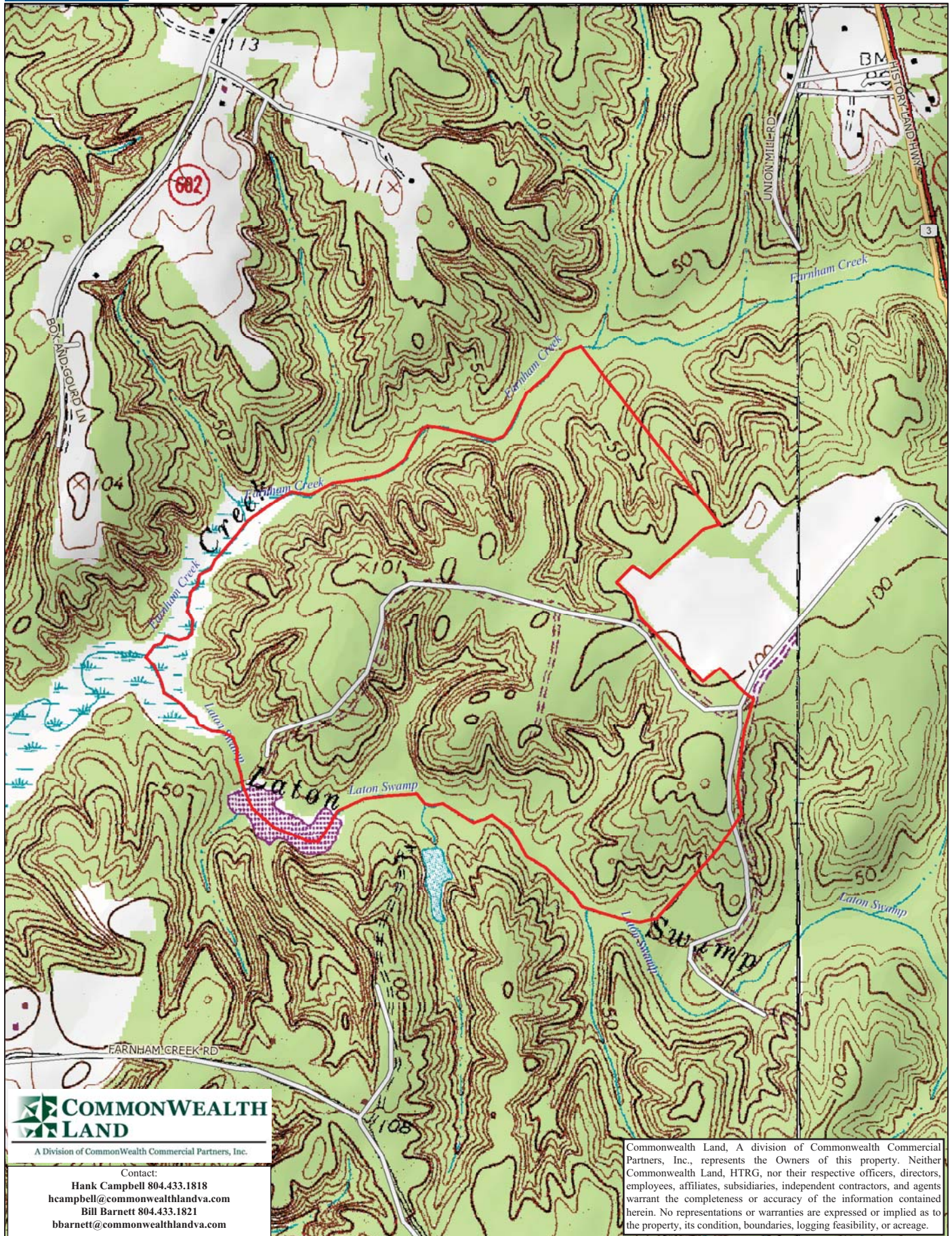


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**COMMONWEALTH LAND**  
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