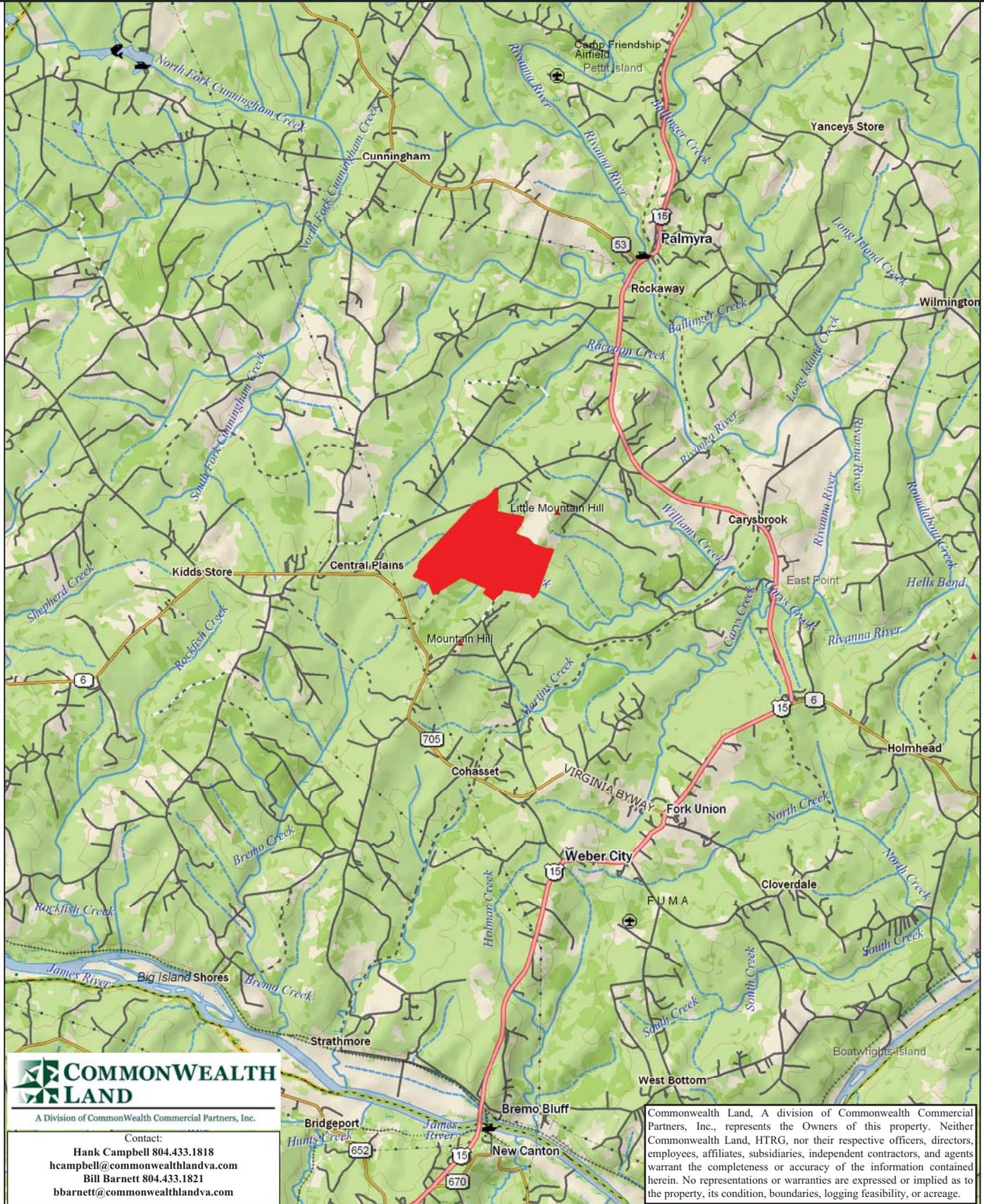


# Timberland Investment Opportunity

## BK4122 - 692+/- Acres - Fluvanna County, VA

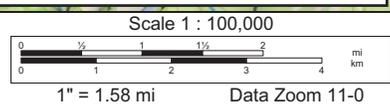
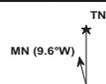


**COMMONWEALTH LAND**  
 A Division of Commonwealth Commercial Partners, Inc.

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# Tract Summary Data

## BK4122 - 692+/- Acres - Fluvanna County, VA

**\*Excellent Large-Acreage, Long-Term Timberland Investment Opportunity w/Views of the Blue Ridge Mountains Offering Significant Merchantable Timber and Strong Recreation Potential**

**\*Located Just East of Central Plains with Frontage Along VSR649 (Central Plains Rd.)**

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

**\*Timber Comprised Primarily of Planted Loblolly Pine with 505+/-Acres Established in '82, 86.5+/-Acres Established in '11 with the Remaining Balance in Mixed Hardwood**

**\*Currently Zoned A (Agricultural) and Identified as Tax Map Parcel #40-A-33**

**\*N37-48.986' W78-18.066'**

**\* Perennial Stream (Able Creek) Crosses Southeastern Third of Tract Offering Excellent Wildlife Habitat and Strong Populations of Deer & Turkeys**

**\*Directions - I-64 West from Richmond to 288 South to VSR6 West to Fork Union, then North on US15 (James Madison Hwy.) for 3.6 Miles, then Turn Left on VSR673 and Travel .4 Miles to a Left on VSR649 (Central Plains Rd.). Travel 1.7 Miles to the Access Road on the Left**

**\*Contact Brokers For More Details**

**\*Offered For \$1,671,000**

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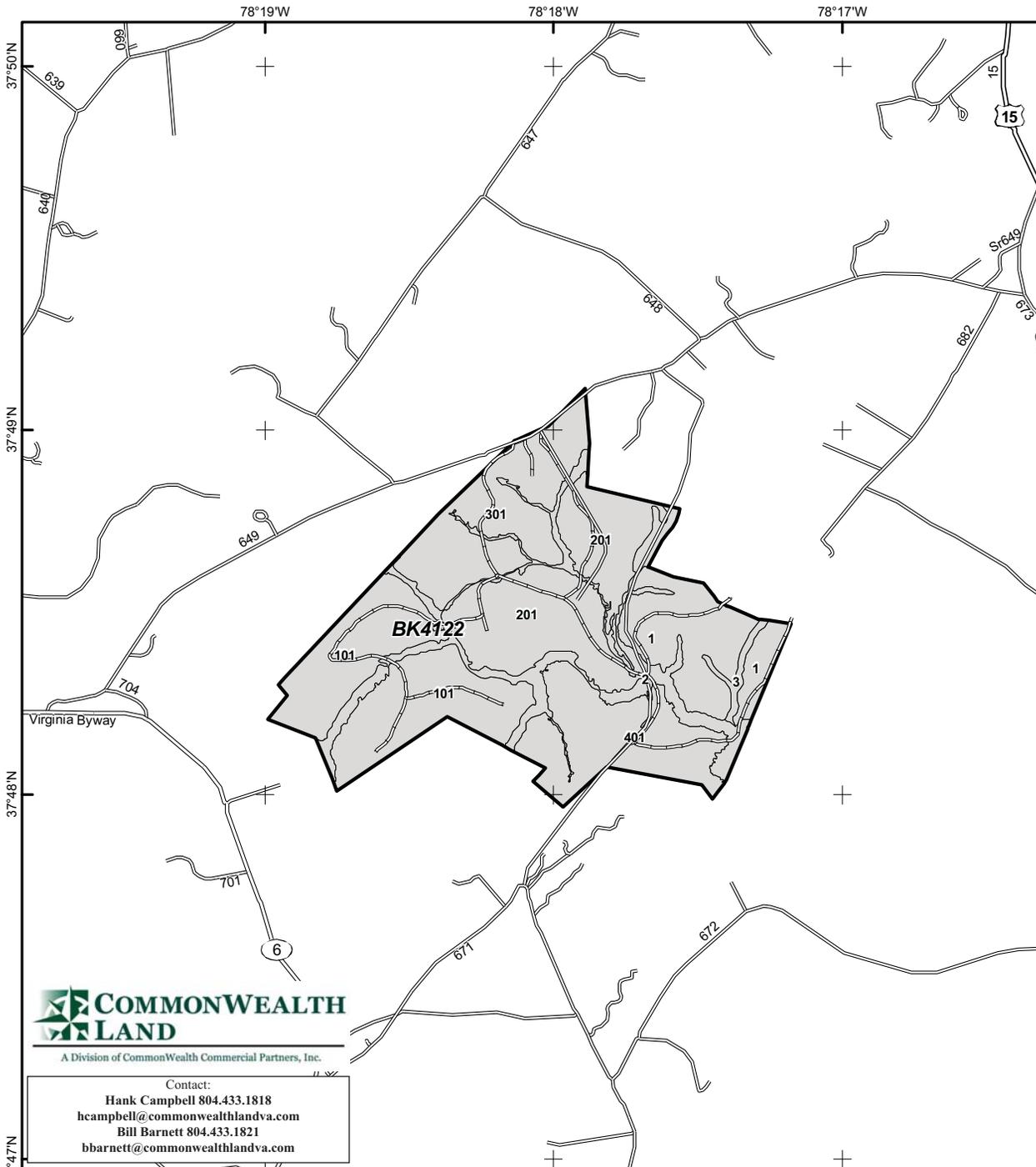
**Property Information is Available at *Commonwealthlandva.com***



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Std	Type	GrAc	NetAc	YE
1	LB P UT	89.7	86.5	2011
2	HW N UT	80.8	79.4	1948
3	LB P UT	6.2	6.2	1982
101	LB P TH	160.6	155.4	1982
201	LB P UT	142.5	137.4	1982
301	LB P UT	110.6	107.2	1982
401	LB P UT	101.5	98.9	1982

## TRACT BK4122

Property: Buckingham  
Fluvanna Co., VA  
Tract Area: 692.03 ac



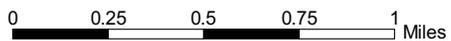
- Tract Boundary
- Stand Boundary
- County Boundary
- Freeway
- Highway
- Major Road
- Local Road
- Forest Road
- Trail
- Railroad

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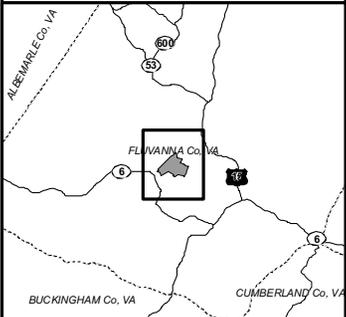


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1 inch equals 0.5 miles



# Sum of Parts

Conditions As Of Monday, September 19, 2011  
 Tract Name: BK4122

State: Virginia

County: Fluvanna

Land (1)	# of Units	Unit Type
Pine	592	Acres
Hardwood	79	Acres
Non-Forest	21	Acres
Timber Deed (Grantee) or Lease	0	Acres
<b>Total Land</b>	<b>692</b>	<b>Acres</b>

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

Premerchtable Plantations (3)	# of Units	Unit Type
Age 0 - 2012	0	Acres
Age 1 - 2011	87	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 Premerchtable</b>	<b>87</b>	<b>Acres</b>

Merchantable Timber (4)	# of Units	Unit Type
Pine Pole	0	Tons
Pine Sawtimber	11,416	Tons
Pine Chip-n-saw	19,985	Tons
Pine Pulpwood (5)	16,195	Tons
Hardwood Sawtimber	1,928	Tons
Hardwood Pulpwood (5)	5,693	Tons
Cypress Sawtimber	0	Tons
Cypress Pulpwood (5)	0	Tons
<b>Total Merchantable Tons</b>	<b>55,216</b>	<b>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)
- Cypress Pulpwood (Min DBH = 5.6"; Min Length = 8 ft; Min 5" top)

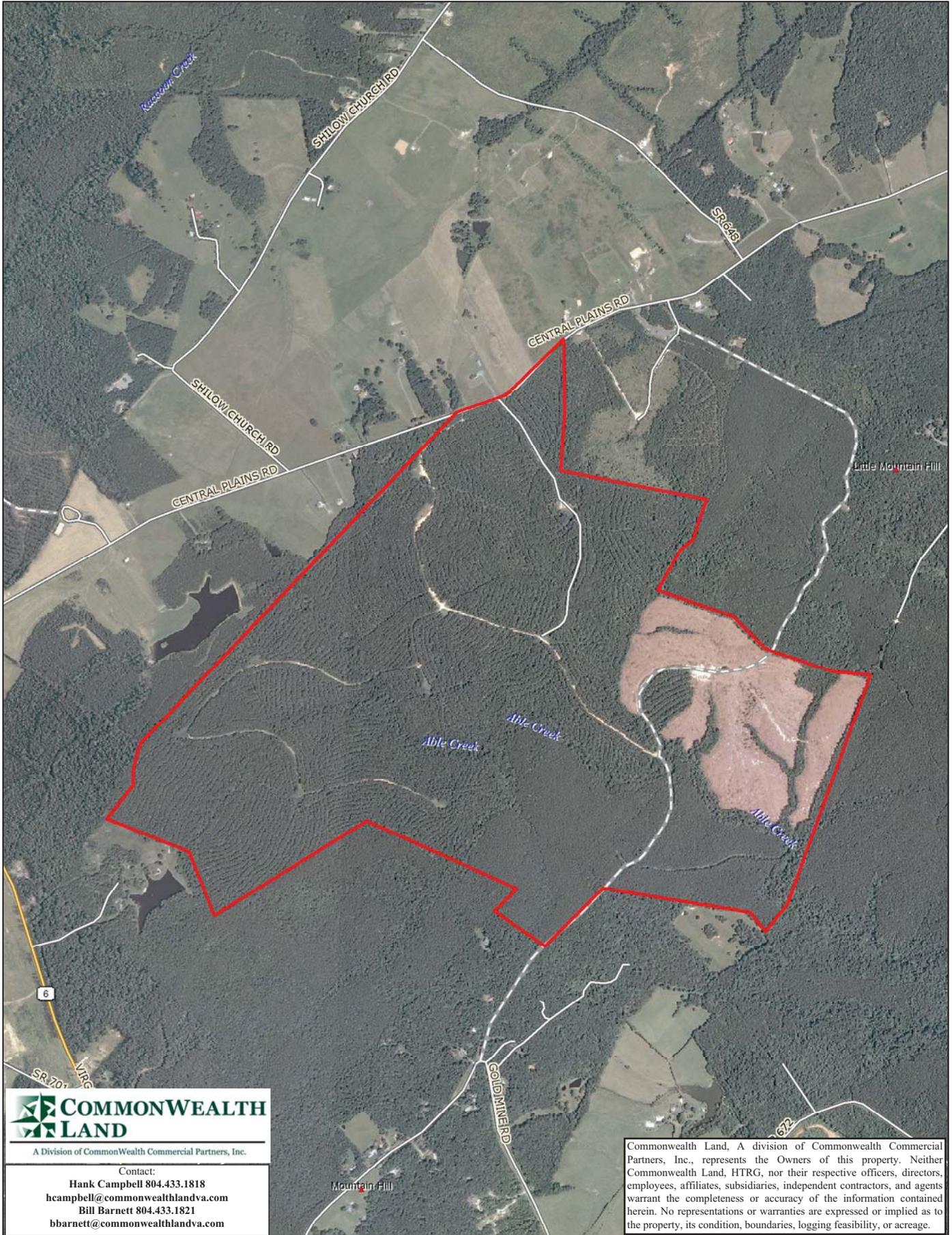


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...e includes Fee and Timber Deed (Grantor) ownership types  
 ...ion acres includes fallow ground that will be planted  
 ...e includes Fee and Lease ownership types; Age of merchantability is age 12  
 ...e includes Fee, Lease, and Timber Deed (Grantee) ownership type grown to 01/01/2012  
 ...od volume includes topwood volume

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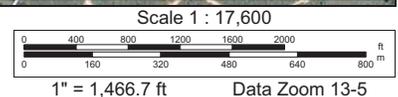
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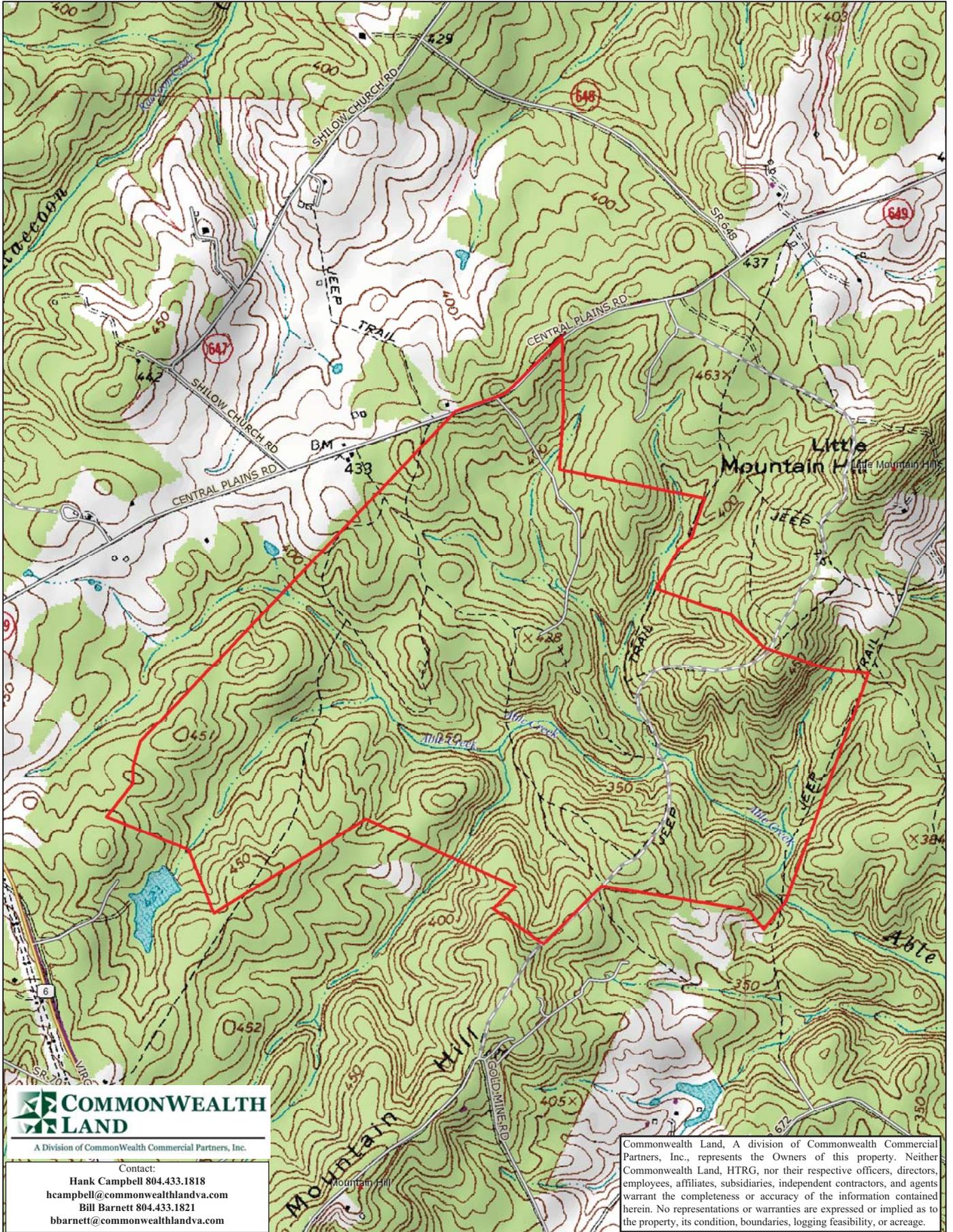
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