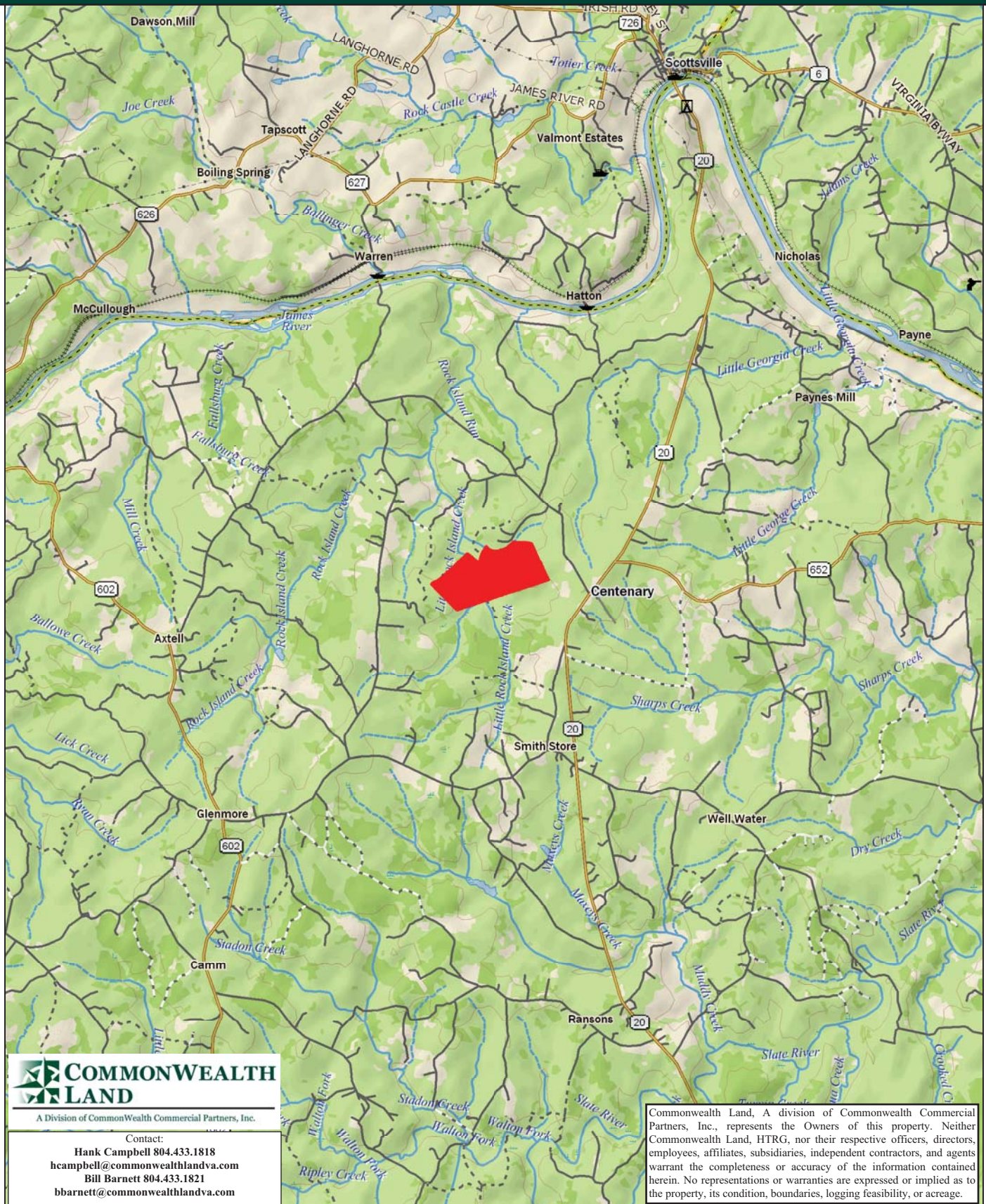


Timberland Investment Opportunity

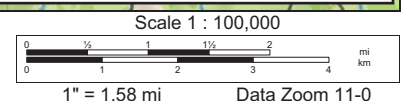
BK1213 - 385.8+/- Acres - Buckingham County, VA



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Tract Summary Data

BK1213 - 385.8+/- Acres - Buckingham County, VA

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

***Located Just West of Centenary with access from VSR678 to the East as well as Access across BK1217 to VSR723 to the South and West**

***Gently Rolling Site with Strong 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 #25-40**

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

*** Perennial Stream (Little Rock Island Creek) Bisects Tract Offering 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 of VSR20 South Across the James River and Travel Approximately 2.8 Miles, then Turn Right on VSR695 and Travel 3.28 Miles. Turn Left on VSR678 and Travel .83 Miles where the Access Road Begins on the Right**

***Contact Brokers For More Details**

***Offered For \$613,000**

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

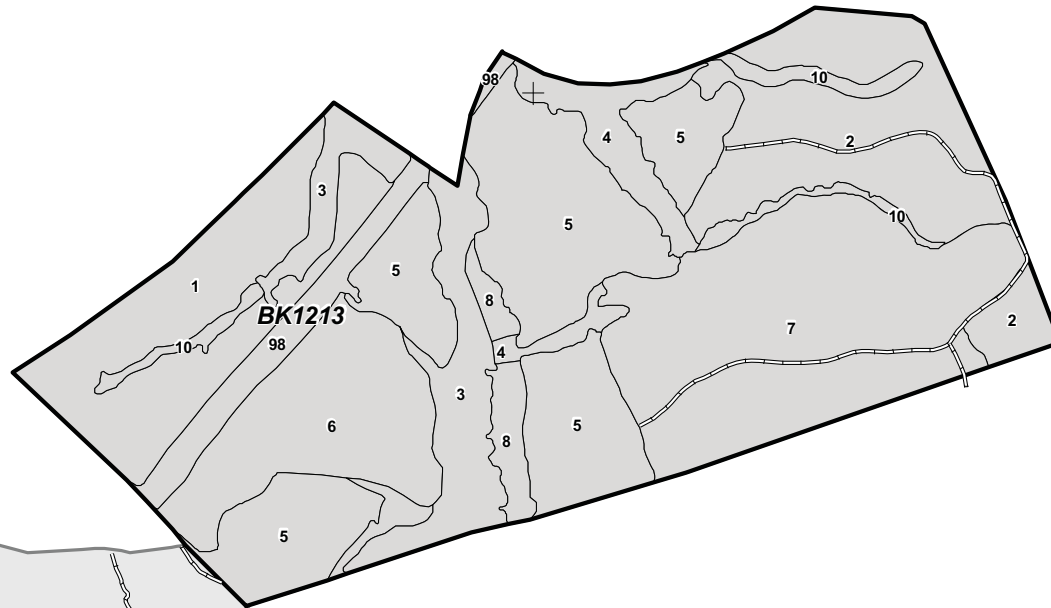
Web Site: www.commonwealthlandva.com

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78°32'W

37°43'N

37°42'N



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Bill Barnett 804.433.1821

bbarnett@commonwealthlandva.com

0 0.25 0.5 0.75 1 Miles

1 inch equals 0.25 miles

Std	Type	GrsAc	NetAc	YE
1	LB P UT	46.9	46.9	2005
2	LB P UT	54.4	52.1	2005
3	HW N UT	29.5	29.5	1950
4	HW N UT	14.3	14.3	1934
5	LB P TH	89.8	89.8	1985
6	LB P UT	37.2	37.2	2006
7	LB P UT	83.3	80.8	1998
8	HW N UT	7.8	7.8	1990
10	HW N UT	8.9	8.9	1950
98	O-O NA UT	13.7	13.7	

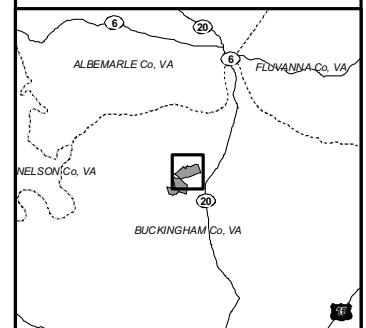
TRACT BK1213

Property: Buckingham
Buckingham Co., VA
Tract Area: 385.759 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: BK1213

State: Virginia

County: Buckingham

Land (1)	# of Units Unit Type
Pine	307 Acres
Hardwood	60 Acres
Non-Forest	18 Acres
Timber Deed (Grantee) or Lease	0 Acres
Total Land	386 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	37 Acres
Age 7 - 2005	99 Acres
Age 8 - 2004	0 Acres
Age 9 - 2003	0 Acres
Age 10 - 2002	0 Acres
Age 11 - 2001	0 Acres
Total PremERCHANTable	136 Acres

Merchantable Timber (4)	# of Units Unit Type
Pine Pole	0 Tons
Pine Sawtimber	2,615 Tons
Pine Chip-n-saw	3,519 Tons
Pine Pulpwood (5)	6,811 Tons
Hardwood Sawtimber	953 Tons
Hardwood Pulpwood (5)	1,186 Tons
Cypress Sawtimber	0 Tons
Cypress Pulpwood (5)	0 Tons
Total Merchantable Tons	15,084 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

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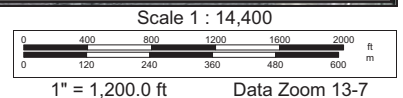
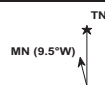
Contact:
Hank Campbell 804.433.1818
hcampbell@commonwealthlandva.com
Bill Barnett 804.433.1821
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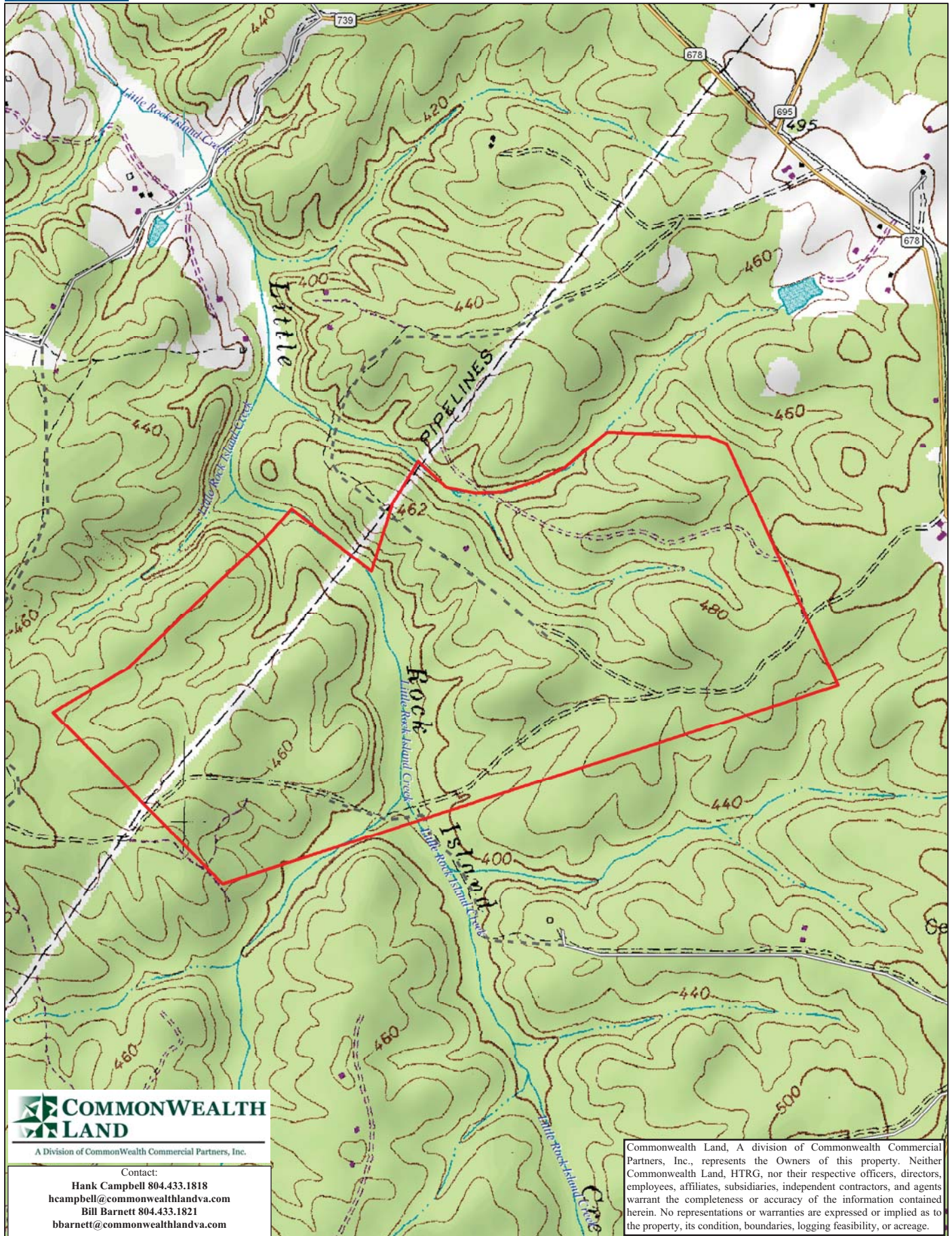
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