

Timberland Investment Opportunity

1,283+/-Acres - Essex County, VA

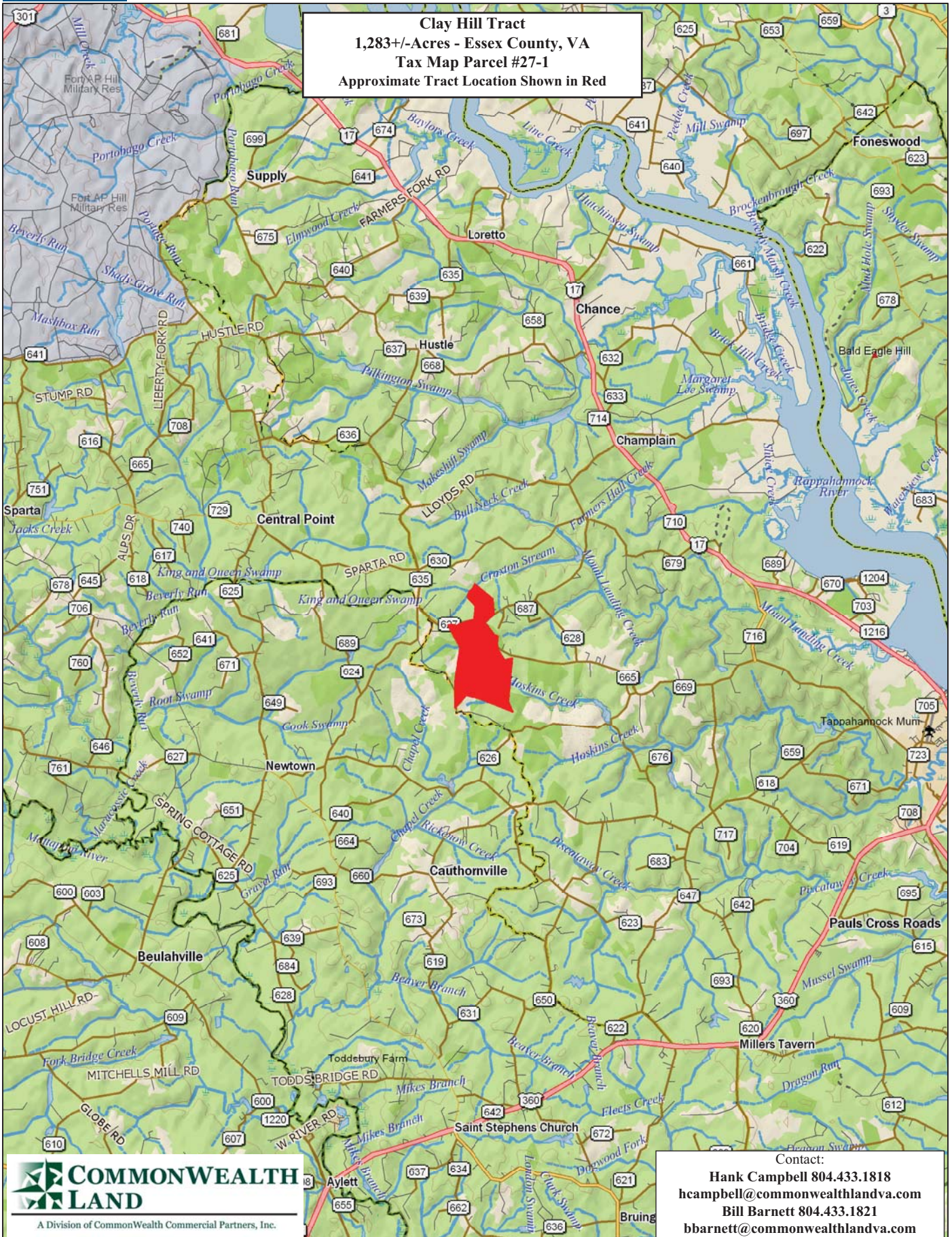


A Division of Commonwealth Commercial Partners, Inc.

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Clay Hill Tract
1,283+/-Acres - Essex County, VA
Tax Map Parcel #27-1
Approximate Tract Location Shown in Red



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www.delorme.com

Tract Summary Data

1,283+/-Acres - Essex County, VA

- **Exceptional large-acreage managed timberland investment opportunity offering significant merchantable timber and outstanding recreational potential**
- **Located approximately 10 miles west of Tappahannock with over 1.9 miles of state road frontage on VSR627 (Mount Landing Rd.) and VSR629 (Battery Rd.)**
- **Gently rolling topography with over 5.7 miles of manicured interior roads**
- **243+/-acres of 31-39yr. old Loblolly pine, 363+/-acres of 18-20yr. old Loblolly pine, 150 +/-acres of 2-15yr. old Loblolly pine, 341+/-acres of mixed sawtimber w/ the balance in roads, ponds, streams and swamps**
 - **1.4 miles along Hoskins Creek as well as three (3) ponds**
- **Currently in Land Use, zoned A-1(Agricultural) and identified as tax map parcel #27-1**
- **Excellent wildlife habitat with strong populations of deer and turkeys**
- **Convenient to Richmond, Washington D.C. and Tidewater**
- **Directions:** From Route 360 at St. Stephens Church, north on VSR721 (Newtown Rd.)approximately 8 miles, right on VSR635 (Bradley Farm Rd.) approximately 5.8 miles to Beazley, right on VSR627 (Mount Landing Rd.). Property begins 1 mile on right. From Tappahannock, west on VSR627 (Mount Landing Rd.) for 10.3 Miles to property on left

• **NEW PRICE \$3,200,000**

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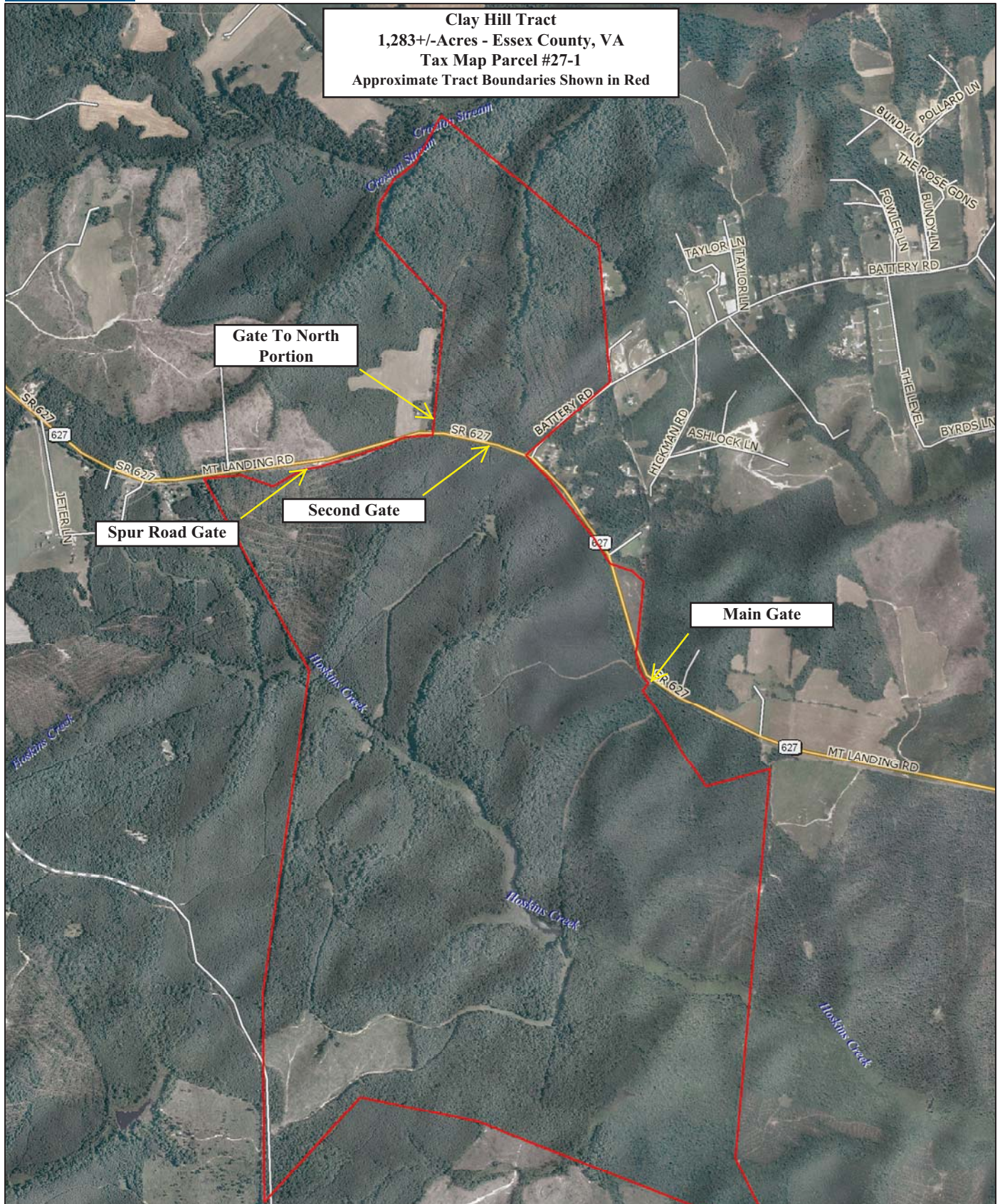
Property Information is Available at *Commonwealthlandva.com, LandsofAmerica.com, and Costar.net*



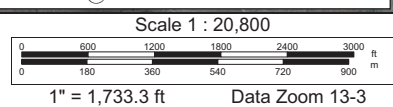
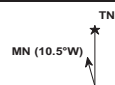
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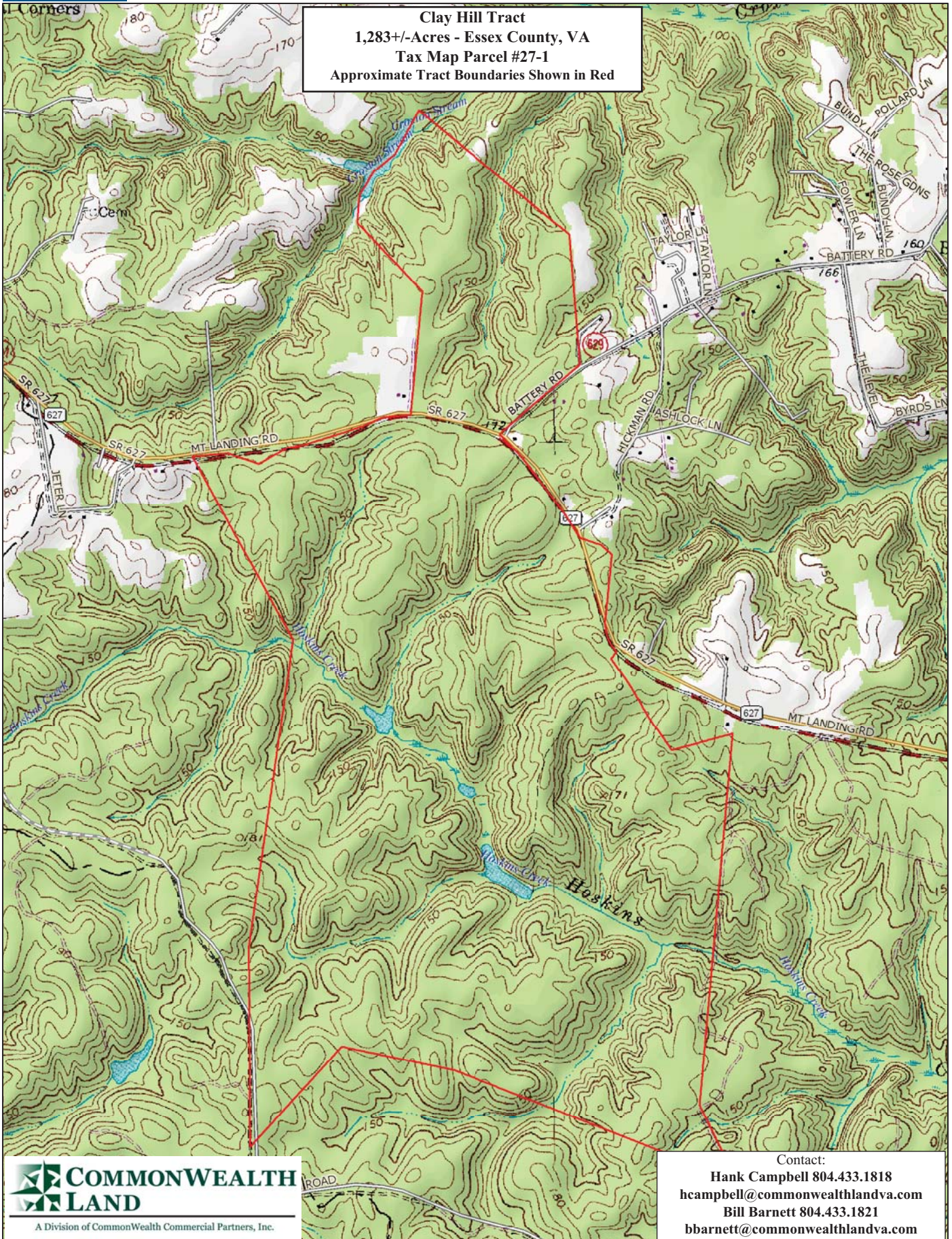
Clay Hill Tract
 1,283+/- Acres - Essex County, VA
 Tax Map Parcel #27-1
 Approximate Tract Boundaries Shown in Red



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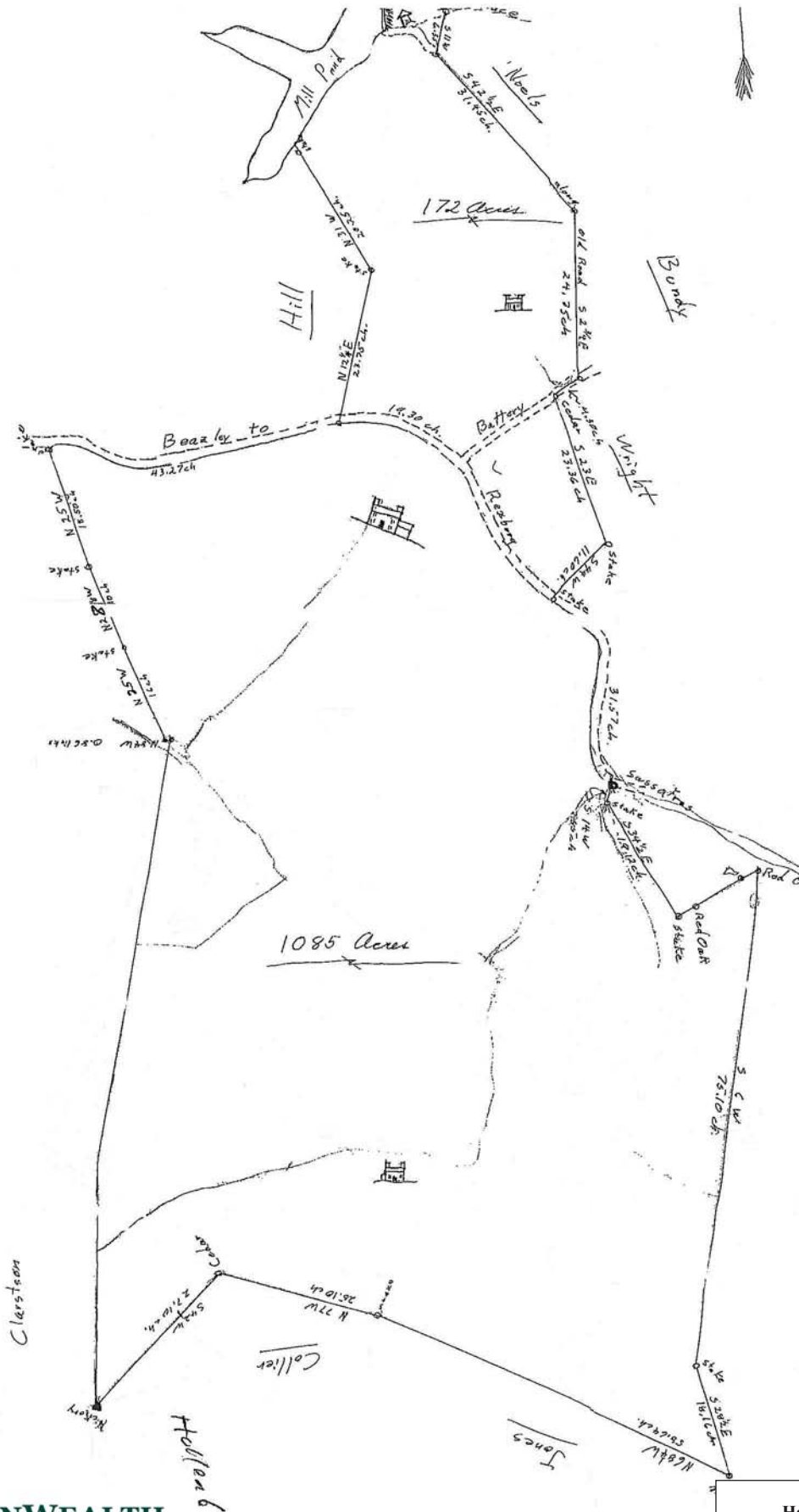
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COMMONWEALTH LAND
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1,283+/-Acres - Essex County, VA
Tax Map Parcel #27-1



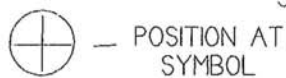
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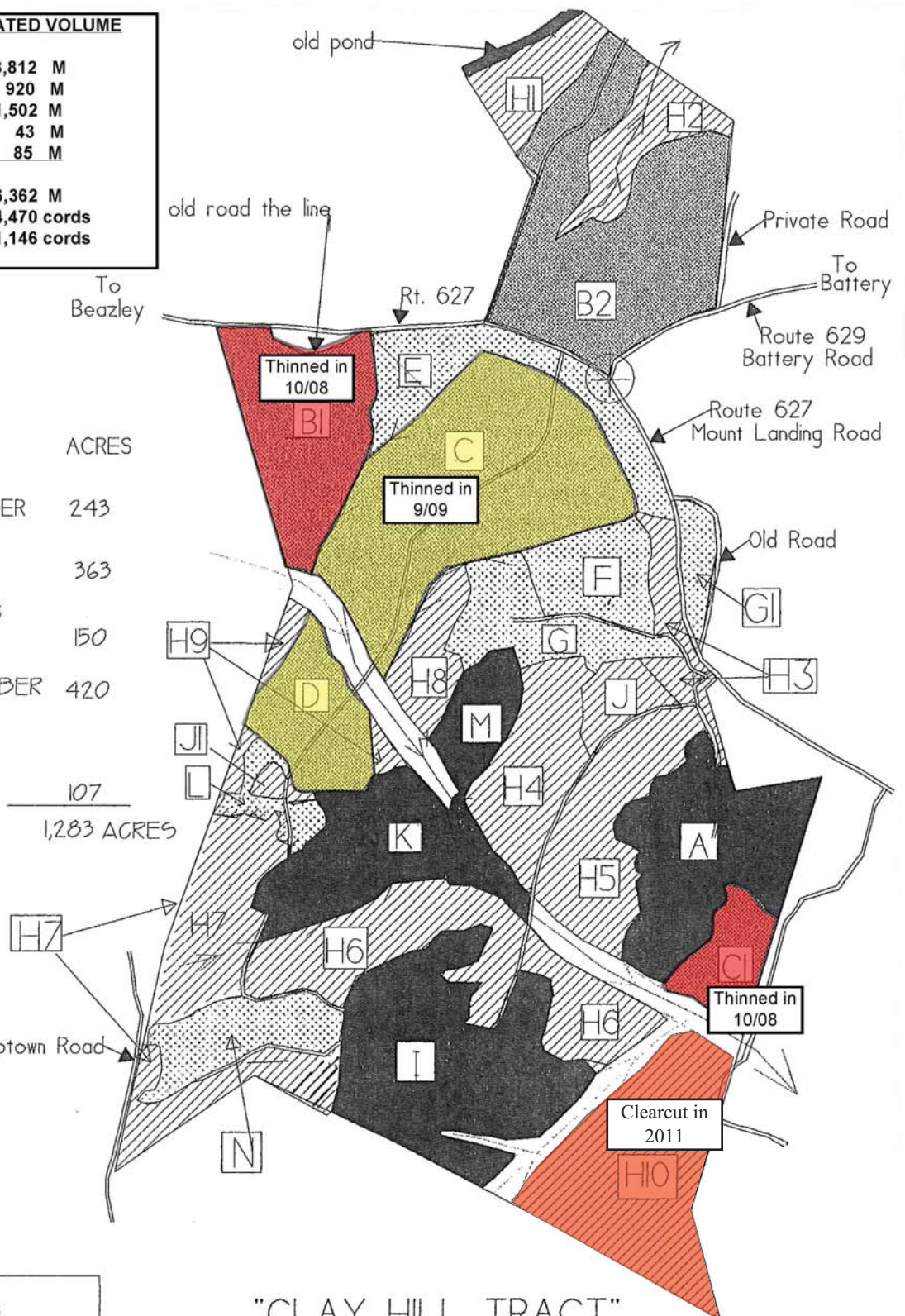
SPECIES	ESTIMATED VOLUME
Pine	3,812 M
Poplar	920 M
Oak	1,502 M
Gum	43 M
Other hardwoods	85 M
Total Sawtimber	6,362 M
Pine Pulpwood	4,470 cords
Hardwood Pulpwood	1,146 cords
*M - Thousand Board Feet	

LEGEND	ACRES
PINE SAWTIMBER AGE 26 AND OLDER	243
PINE PULPWOOD AGE 16-25	363
PINE PLANTATIONS AGE 1-15 YEARS	150
MIXED SAWTIMBER	420
STREAMS AND SWAMPS ROADS, WILDLIFE AREAS	107

SCALE - 1:20,000
(1 INCH = 1667 FEET)



LAT 37:57:31.2 N
LONG 77:02:38.1 W



P.L.HARDY, JR.
CONSULTING FORESTER
P.O. BOX 247
TAPPAHANNOCK, VA.
AUGUST 7, 2008

"CLAY HILL TRACT"
BALL LUMBER CO., INC.
ESSEX COUNTY, VA.

1,283 ACRES

CLAY HILL TRACT - STAND TYPE ACREAGE TABLE

@ August 7, 2008

STAND	TIMBER TYPE	year age	REMARKS origin	Pine 26yrs +	Pine 16-25	Pine 1-15	mixed sawt.
A	loblolly pine	30	1978 acres>	75			
B1	loblolly pine	21	1987		61	Thinned in 10/08	
B2	loblolly pine	21	1987		111	Thinned in 9/09	
C	loblolly pine	17	1991		133		
C1	loblolly pine	17	1991		21	Thinned in 10/08	
D	loblolly pine	17	1991		37	Thinned in 9/09	
E	loblolly pine	14	1994			38	
F	loblolly pine	10	1998			25	
G	loblolly pine	8	2000			40	
H1	mixed saw	varies					21
H2	mixed saw	varies					25
H3	mixed saw	varies					18
H4	mixed saw	varies					40
H5	mixed saw	varies					52
H6	mixed saw	varies					74
H7	mixed saw	varies					63
H8	mixed saw	varies					20
H9	mixed saw	varies					10
H10	mixed saw	varies					79 Clearcut in 2011
I	loblolly pine	38	1970	98			
J	mixed saw	varies					13
J1	mixed saw	varies					5
K	loblolly pine	38	1970	50			
L	loblolly pine	10	1998			10	
M	loblolly pine	38	1970	20			
N	loblolly pine	1	2008			32	
G1	loblolly pine	3	2005			5	

TOTALS -AGE GROUPS 243 363 150 420

TOTAL TIMBER ACRES 1176

SWAMPS, STREAMS

ROADS, WILDLIFE AREAS 107

TOTAL TRACT ACREAGE 1283

This table is legend for Clay Hill type map dated August 7, 2008.

Interior Roads



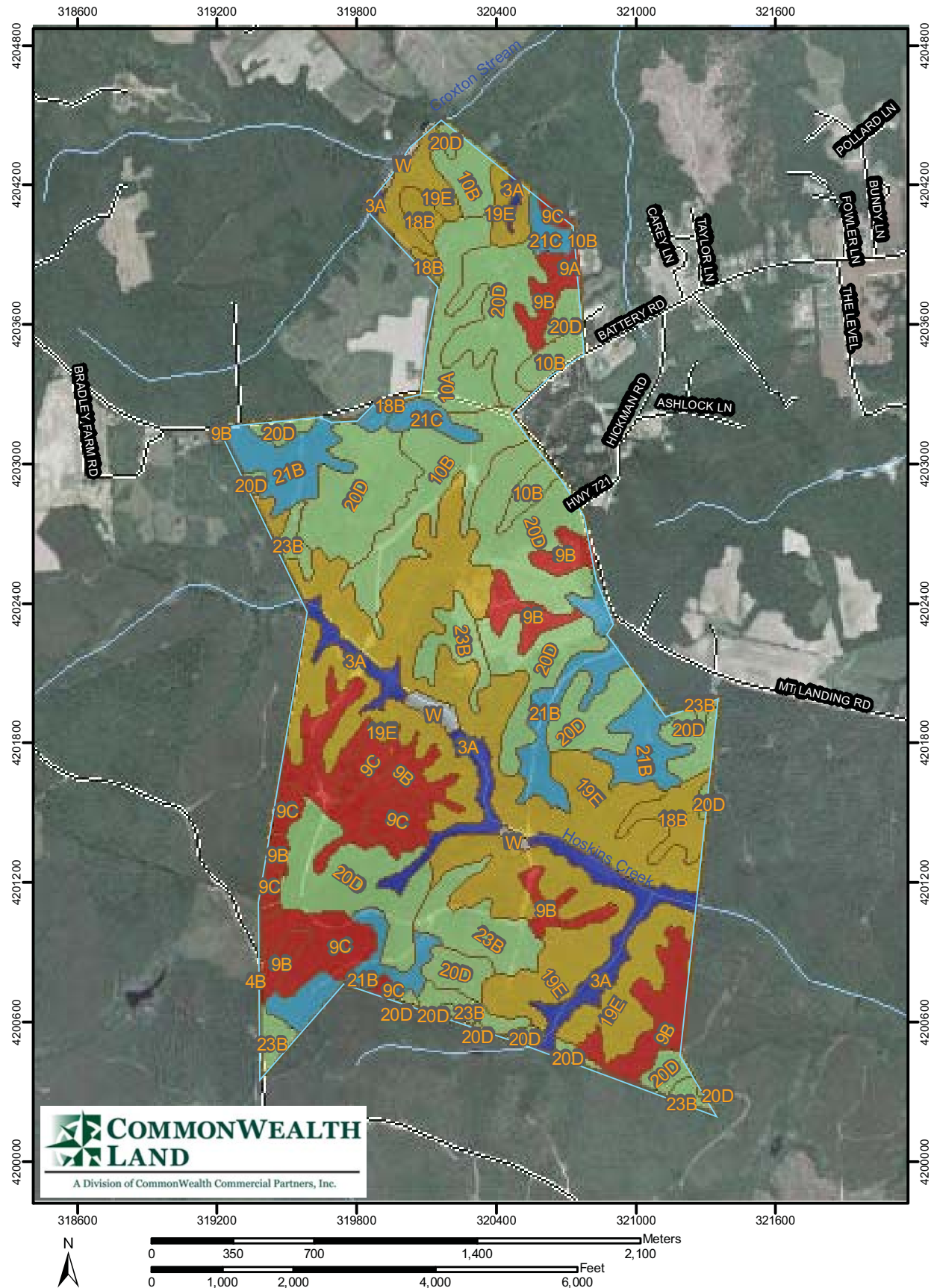
Road to Pond



Pond



Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))—Essex County, Virginia, and King and Queen County, Virginia
(Clay Hill Tract Site Index Map)

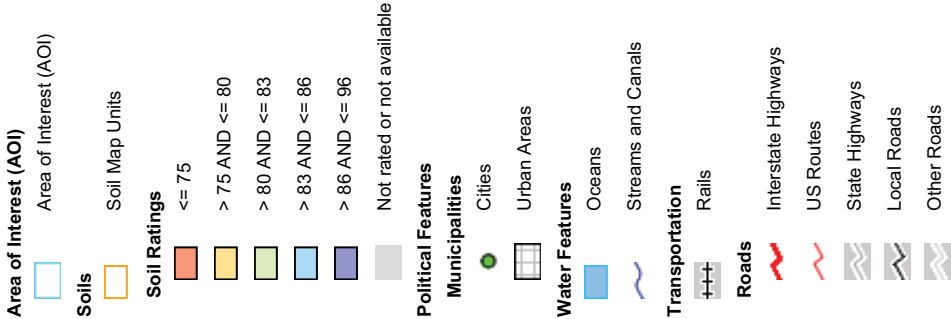


Natural Resources
Conservation Service

Web Soil Survey 2.0
National Cooperative Soil Survey

7/22/2008
Page 1 of 4

MAP LEGEND



MAP INFORMATION

Original soil survey map sheets were prepared at publication scale. Viewing scale and printing scale, however, may vary from the original. Please rely on the bar scale on each map sheet for proper map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: UTM Zone 18N

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Essex County, Virginia
Survey Area Data: Version 8, Mar 6, 2008

Soil Survey Area: King and Queen County, Virginia
Survey Area Data: Version 9, Dec 18, 2007

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Date(s) aerial images were photographed: 1994; 3/17/1994

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))

Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))— Summary by Map Unit — Essex County, Virginia				
Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
3A	Bibb sandy loam, 0 to 2 percent slopes, frequently flooded	96	58.0	4.6%
9A	Emporia sandy loam, 0 to 2 percent slopes	75	1.7	0.1%
9B	Emporia sandy loam, 2 to 6 percent slopes	75	128.3	10.2%
9C	Emporia sandy loam, 6 to 10 percent slopes	75	62.4	4.9%
10A	Kempsville sandy loam, 0 to 2 percent slopes	82	37.3	3.0%
10B	Kempsville sandy loam, 2 to 6 percent slopes	82	85.1	6.8%
18B	Rumford loamy sand, 0 to 6 percent slopes	80	27.3	2.2%
19E	Rumford and Emporia soils, 15 to 50 percent slopes	79	347.7	27.6%
20D	Rumford and Slagle soils, 6 to 15 percent slopes	83	305.5	24.2%
21B	Slagle fine sandy loam, 2 to 6 percent slopes	86	108.6	8.6%
21C	Slagle fine sandy loam, 6 to 10 percent slopes	86	16.6	1.3%
23B	Suffolk sandy loam, 2 to 6 percent slopes	82	74.3	5.9%
W	Water		8.0	0.6%
Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))— Summary by Map Unit — King and Queen County, Virginia				
Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
4B	Emporia sandy loam, 2 to 6 percent slopes	75	0.2	0.0%
Totals for Area of Interest (AOI)			1,260.9	100.0%

Description

The "site index" is the average height, in feet, that dominant and codominant trees of a given species attain in a specified number of years. The site index applies to fully stocked, even-aged, unmanaged stands.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this attribute, only the representative value is used.

Rating Options

Units of Measure: feet

Tree: loblolly pine

Site Index Base: Coile, Schumacher 1953 (690)

Aggregation Method: Weighted Average

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Interpret Nulls as Zero: Yes



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