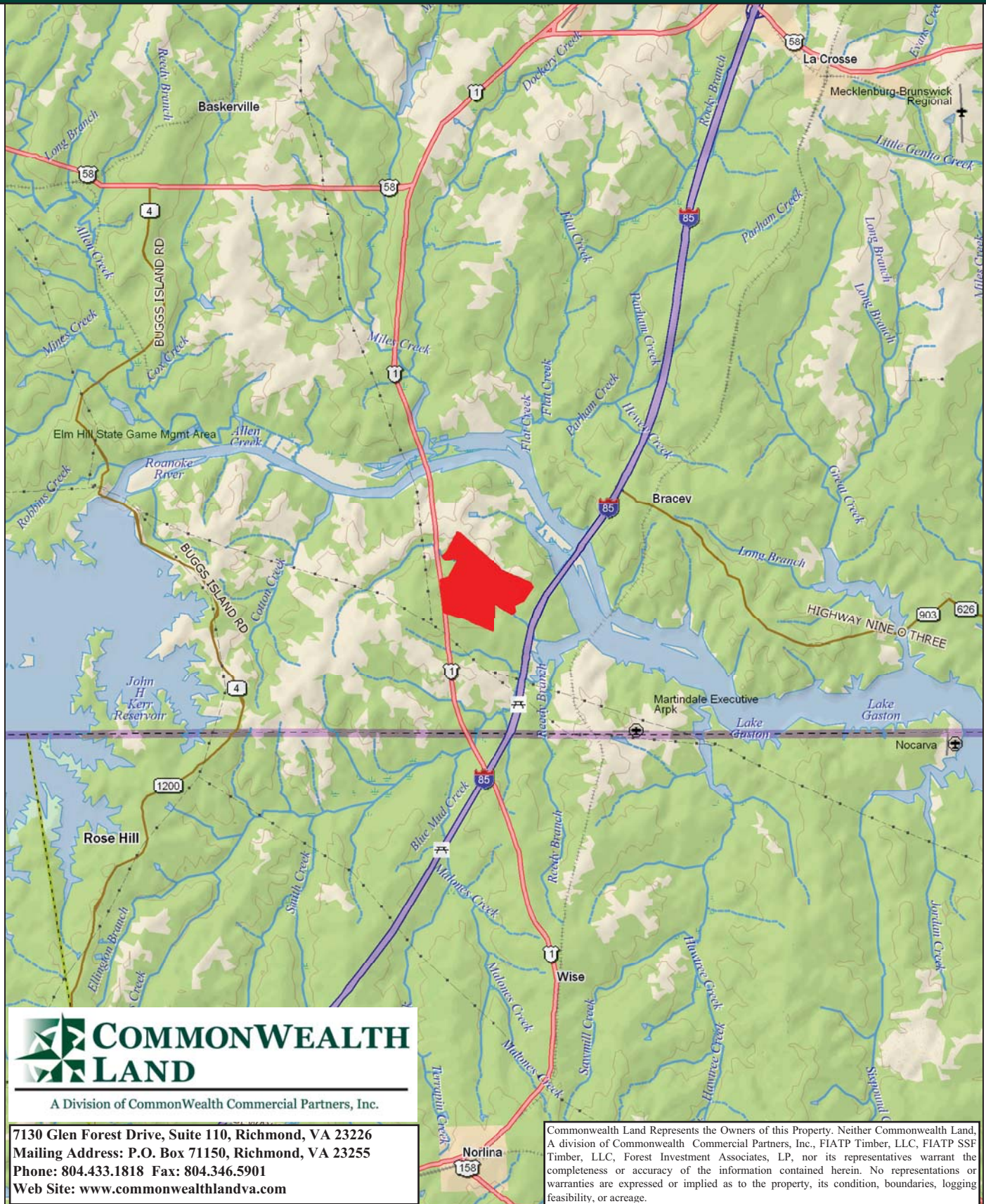


Timberland Investment Opportunity

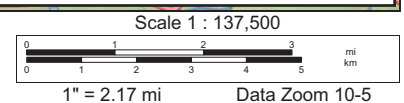
Mecklenburg #1 - 779+/- Acres - Mecklenburg County, VA



Data use subject to license.

© DeLorme. XMap® 7.

www.delorme.com



Tract Summary Data

Mecklenburg #1 - 779+/- Acres - Mecklenburg County, VA

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

***Located Just South of Lake Gaston with Approximately 2,741' of Frontage Along US1, 4,430' of Frontage Along VSR712 (Paschall Rd.) as well as Frontage Along VSR711 (Hardage Rd.)**

***Level Site with Strong Interior Road System**

***Timber Comprised Primarily of Planted Loblolly Pine with 253+/-Acres Established in '98, 136.5+/-Acres Established in '02, 188.8+/-Acres Established in '06 with the Remaining Balance in Mixed Bottomland Hardwood**

***Currently Zoned AG (Agricultural) and Identified as Tax Map Parcel #199-A-016**

***N36-34.525' W78-12.233'**

*** Perennial Stream Bisects Tract with Excellent Wildlife Habitat and Strong Populations of Deer & Turkeys**

***Directions - Take I-85 South Across the State Line and Take Exit #233, Then Head North on US1 for 2.67 Miles to Palmer Crossroads Where the Property Begins on the Right**

***Contact Brokers For More Details**

***Offered For \$1,260,000**

Contact:

Hank Campbell

Office: 804.433.1818

Fax: 804.346.5901

Cell: 804.334.3136

hcampbell@commonwealthlandva.com

Bill Barnett

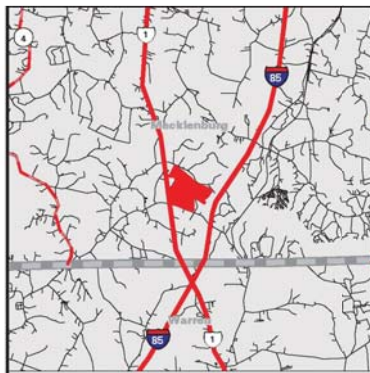
Office: 804.433.1821

Fax: 804.346.5901

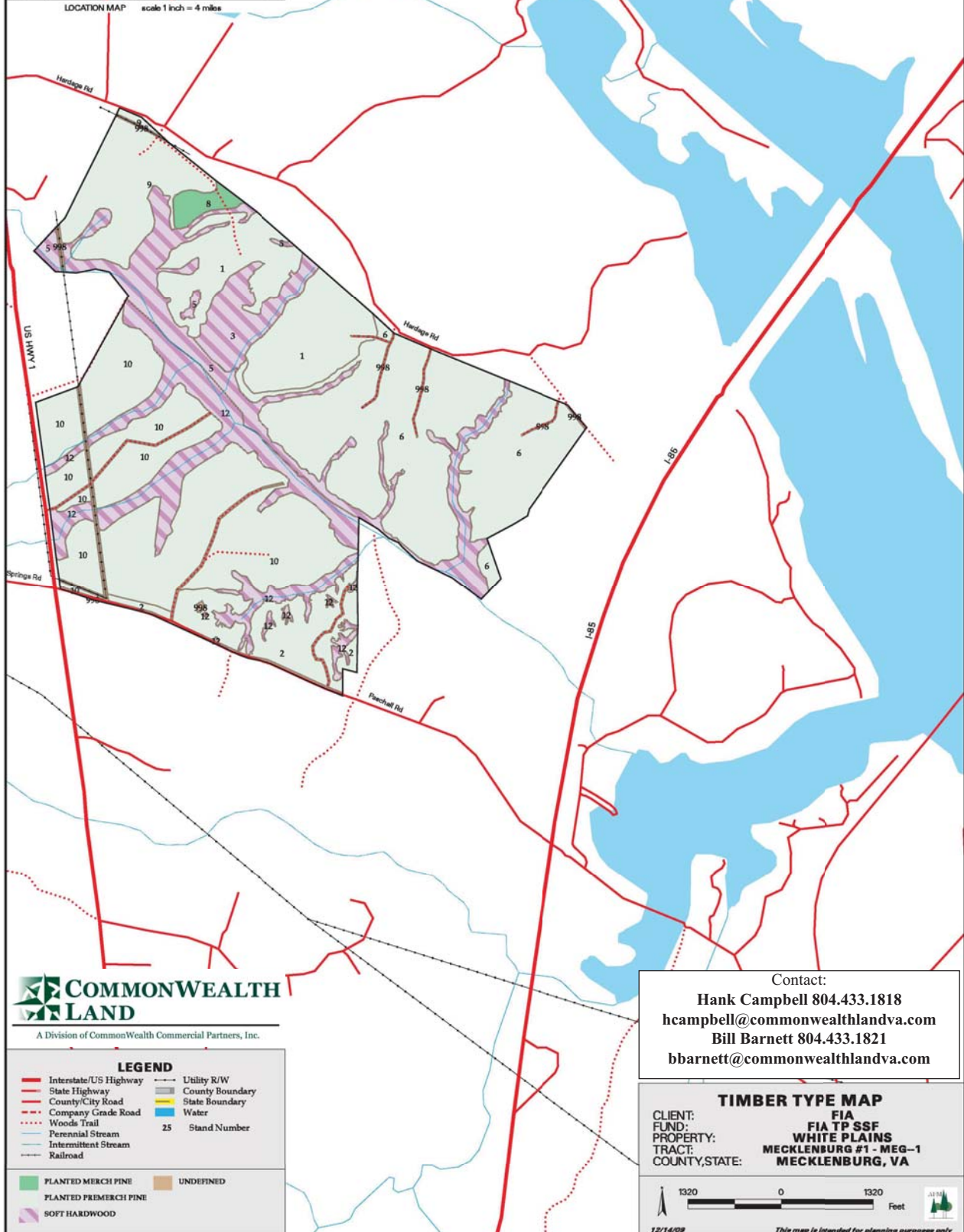
Cell: 804.339.1100

bbarnett@commonwealthlandva.com

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



COMP-STAND	DESCRIPTION	YEAR	ACRES
351-1	LEURP1YP	2002	87.21
351-2	LEURP1YP	2002	49.23
351-3	SEBBN5NP	1978	25.9
351-5	SEBBN5NP	1978	72.81
351-6	LEURP1YP	2006	188.77
351-8	LEURP1YP	1978	7.47
351-9	LEURP1YP	1998	53.17
351-10	LEURP1YP	1998	200.19
351-12	SEBBN5NP	1942	78.4
351-998	UDNAO4NP	0	15.64
TOTAL = 779			



COMMONWEALTH LAND
 A Division of Commonwealth Commercial Partners, Inc.

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



Condition Summary Report

Parameters:

Client: FIA TP SSF

Tract: MECKLENBURG #1 (14533510)

MU: WHITE PLAINS

Compartment: Not Specified

Convertability Acreage Summary of Timbered Pine Stands Acreage and Volume (Tons) By Convertability Class

Convertability	Acres	%	PINE Pulp	PINE CNS	PINE Saw	HW Pulp	HW Saw	CYP Pulp	CYP Saw
Convertible	586.04	75.3	207.86	366.20	269.15	55.57	0.00	0.00	0.00
Non-Convertible	192.74	24.7	472.63	961.95	1,140.81	6,454.00	5,170.96	0.00	0.00
	778.78		680.49	1,328.15	1,409.96	6,509.57	5,170.96	0.00	0.00

Pre-Merchantable Acreage Summary of Timbered Pine Stands Acres By Established Year and Establishment Type

Year Established	Stand Age	Planted Acres	Natural Acres	Total Acres
2006	4	188.77	0.00	188.77
2002	8	136.44	0.00	136.44
1998	12	253.36	0.00	253.36
Pre-Merchantable Total		578.57	0.00	578.57

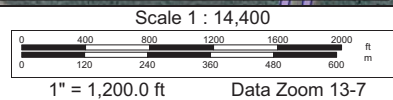
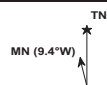
Timber Type Summary - Acreage By Timber Type

Timber Type	Acres
Hardwood	177.11
Non-Forest	15.64
Pine Planted	586.04
Total	778.78

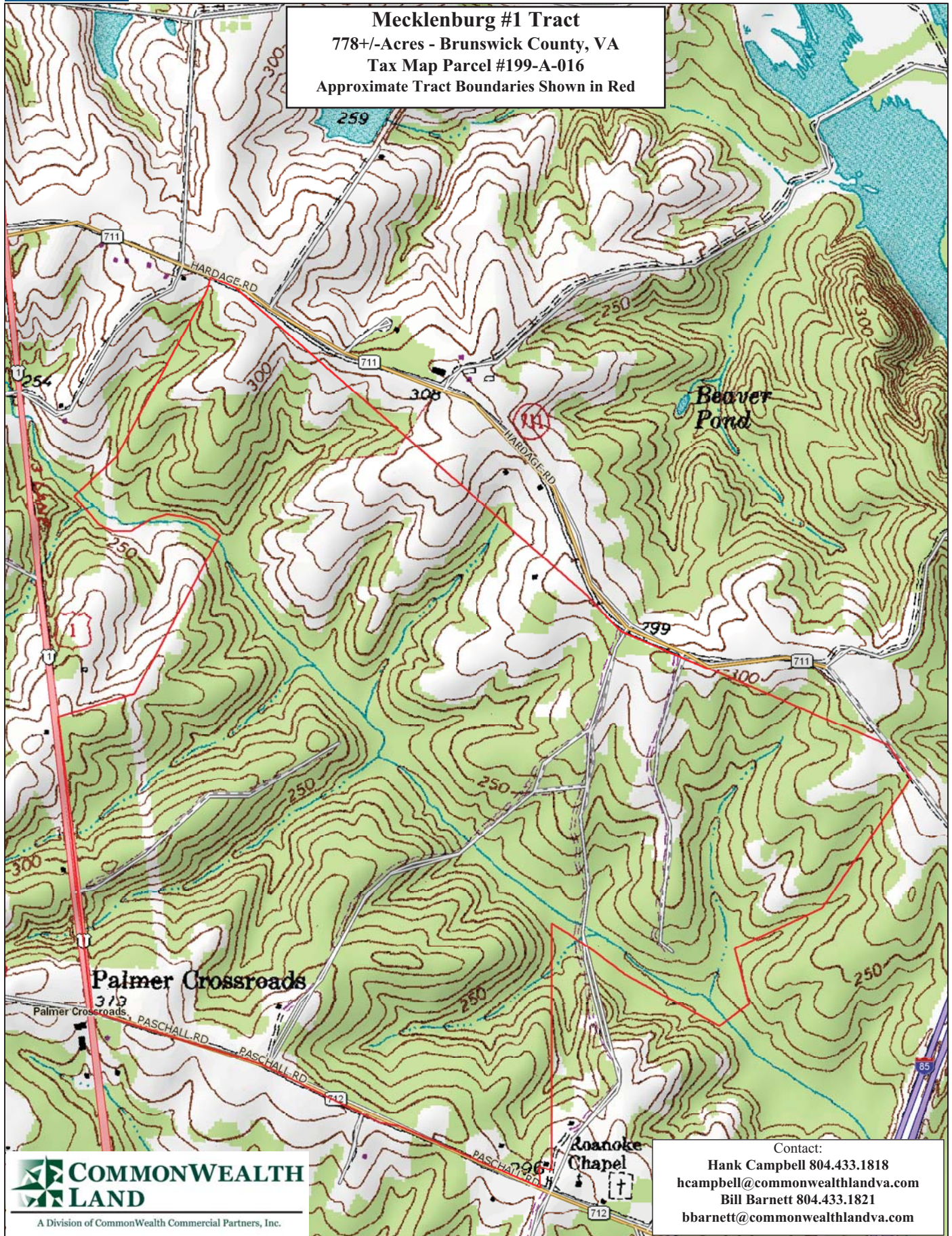
Mecklenburg #1 Tract
 778+/-Acres - Brunswick County, VA
 Tax Map Parcel #199-A-016
 Approximate Tract Boundaries Shown in Red



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



Mecklenburg #1 Tract
 778+/-Acres - Brunswick County, VA
 Tax Map Parcel #199-A-016
 Approximate Tract Boundaries Shown in Red



COMMONWEALTH LAND
 A Division of Commonwealth Commercial Partners, Inc.

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

Data use subject to license.

© DeLorme. XMap® 7.

www.delorme.com

