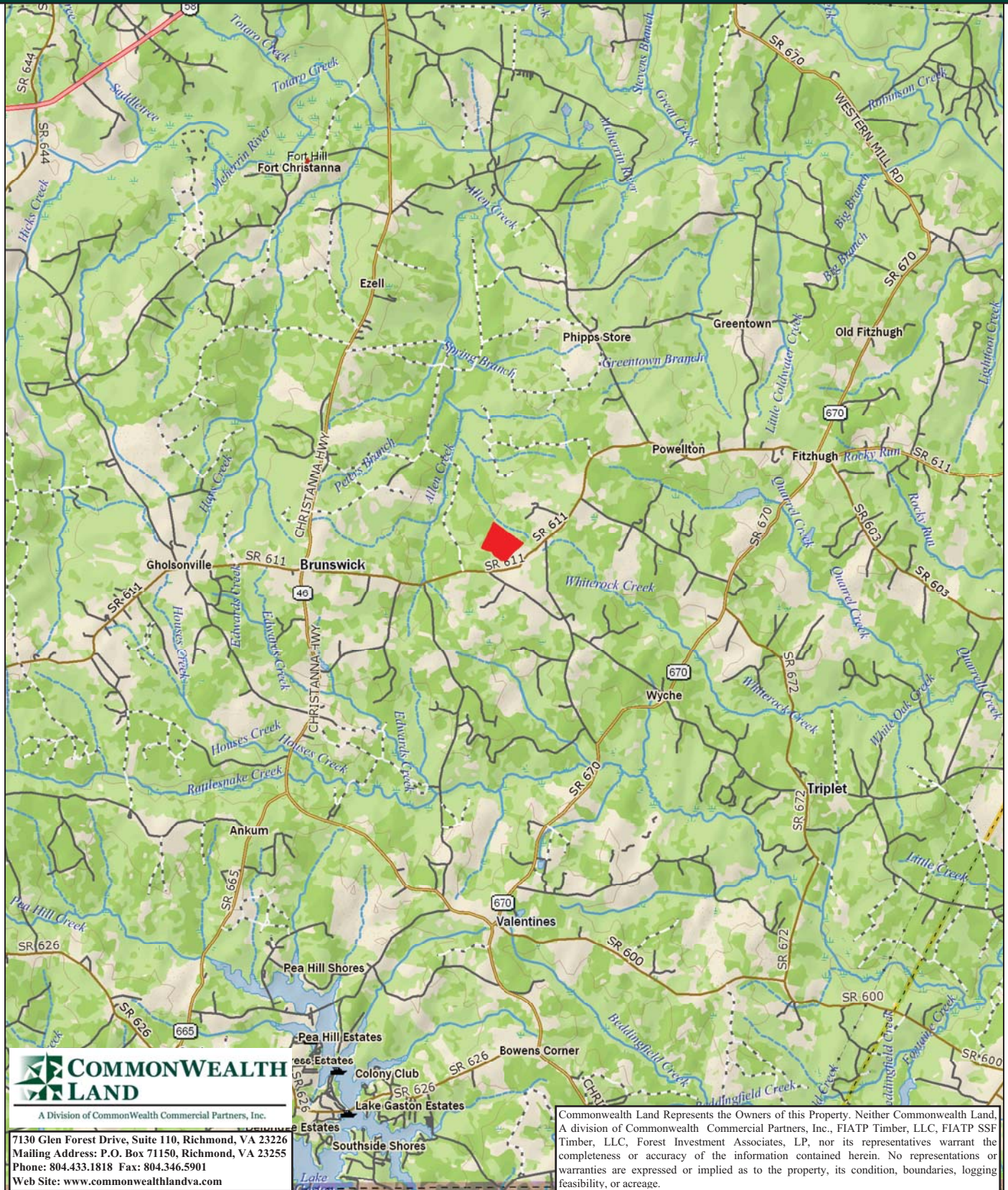


Timberland Investment Opportunity

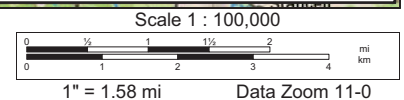
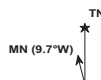
Mallinckrodt-Hammonds-Maonds South Tract - 66+/- Acres - Brunswick County, VA



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Tract Summary Data

Mallinckrodt-Hammonds-Maonds South Tract - 66+/- Acres - Brunswick County, VA

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

***Located North of Powellton and Accessed Via and Easement from VSR611(Dry Bread Rd.)**

***Timber Comprised Primarily of Planted Loblolly Pine with 61.4+/-Acres Established in '85 with the Remaining Balance in Mixed Pine & Bottomland Hardwood**

***Currently Zoned A1 (Agricultural) and Identified as Tax Map Parcel #83-8**

***N36-39.031' W77-49.585'**

*** Property Level with Excellent Wildlife Habitat and Strong Populations of Deer & Turkeys**

***Directions - Take I-95 South to Exit #11B(Emporia) and Travel East on US58 to a Right on Old US58, Then Travel 3,400' to a Right on US301 and Head South for 3,655', Then Right on Brunswick Avenue and Travel 3,280' to a Left on Church Street, Then Veer to The Right on to VSR611 (Dry Bread Rd.) and Travel Approximately 16.1 Miles to the Access Road Entrance on the Right**

***Contact Brokers For More Details**

***Offered For \$140,000**

Contact:

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hcampbell@commonwealthlandva.com

Bill Barnett

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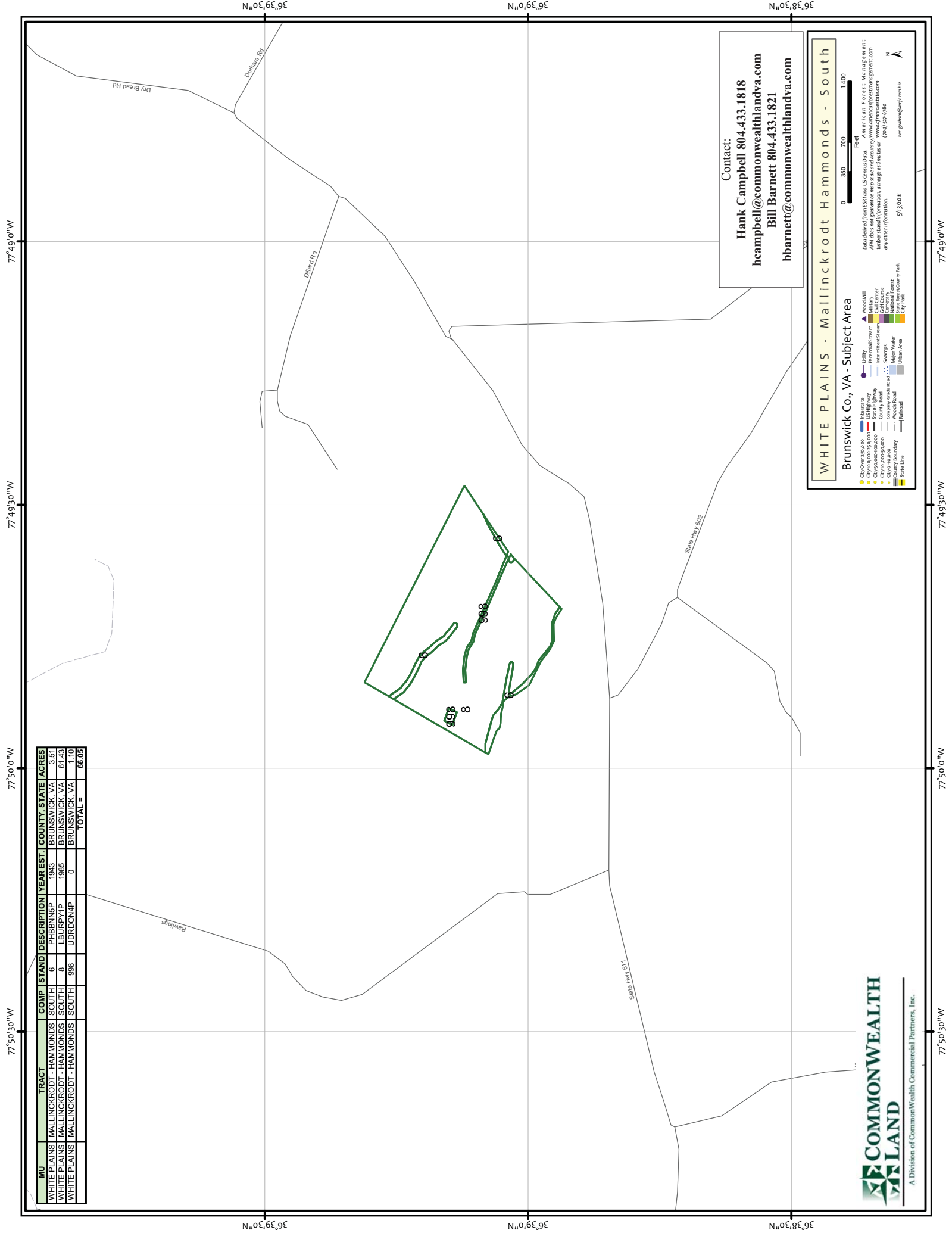
bbarnett@commonwealthlandva.com

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



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Commonwealth Land Represents the Owners of this Property. Neither Commonwealth Land, A division of Commonwealth Commercial Partners, Inc., FIATP Timber, LLC, FIATP SSF Timber, LLC, Forest Investment Associates, LP, nor its representatives warrant the completeness or accuracy of the information contained herein. No representations or warranties are expressed or implied as to the property, its condition, boundaries, logging feasibility, or acreage.



MU	TRACT	COMP	STAND	DESCRIPTION	YEAR EST.	COUNTY	STATE	ACRES
WHITE PLAINS	MALLINCKRODT - HAMMONDS	SOUTH	6	PHBNN5P	1943	BRUNSWICK	VA	3.51
WHITE PLAINS	MALLINCKRODT - HAMMONDS	SOUTH	8	LBURPY1P	1985	BRUNSWICK	VA	61.43
WHITE PLAINS	MALLINCKRODT - HAMMONDS	SOUTH	988	UDRDON4P	0	BRUNSWICK	VA	1.10
TOTAL =								66.05

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WHITE PLAINS - Mallinckrodt Hammonds - South

Brunswick Co, VA - Subject Area

City Over 250,000

City 100,000-250,000

City 50,000-100,000

City 10,000-50,000

City 1,000-10,000

City 100-1,000

City 10-100

City 1-10

City 0-1

Interstate

State Highway

County Road

Utility

Perennial Stream

Intermittent Stream

Seasonal Stream

Major Water

Urban Area

City Park

County Park

State Park

State Line

Wood Mill

Millary

Watermill

Gravel Pit

Gravel Course

National Forest

State Forest

City Park

5/12/2011

1,400

0

350

700

1,400

Feet

5/12/2011

1,400

0

350

700

1,400

Feet

Map data derived from ESRI and US Census Data. American Forest Management

AFM does not guarantee map scale and accuracy. www.americanforestmanagement.com

timber stand information, acreage estimates or

any other information.

(254) 294-5486

hengram@amforem.biz

COMMONWEALTH

LAND

A Division of Commonwealth Commercial Partners, Inc.

Condition Summary Report

Client: FIATP SSF
MU: WHITE PLAINS

Tract: Mallinckrodt-Hammonds
Compartment: South

Convertability Acreage Summary of Timbered Pine Stands Acreage and Volume By Convertability Class

Convertability	Acres	%	Pine Tons			Hardwood Tons		Cypress Tons	
			Pulp	CNS	Saw	Pulp	Saw	Pulp	Saw
Convertible	61.43	93.01	187.75	2,179.71	512.02	23.32	0.00	0.00	0.00
Non-Convertible	4.62	6.99	0.00	0.00	19.83	60.87	140.12	1.18	0.00
	66.05		187.75	2,179.71	531.85	84.19	140.12	1.18	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
2011	0	0.00	0.00	0.00
2010	1	0.00	0.00	0.00
2009	2	0.00	0.00	0.00
2008	3	0.00	0.00	0.00
2007	4	0.00	0.00	0.00
2006	5	0.00	0.00	0.00
2005	6	0.00	0.00	0.00
2004	7	0.00	0.00	0.00
2003	8	0.00	0.00	0.00
2002	9	0.00	0.00	0.00
2001	10	0.00	0.00	0.00
2000	11	0.00	0.00	0.00
1999	12	0.00	0.00	0.00
1998	13	0.00	0.00	0.00
1997	14	0.00	0.00	0.00
Pre-Merchantable Total		0.00	0.00	0.00

Timber Type Summary - Acreage By Timber Type

Timber Type	Acres
Cutover	0.00
Hardwood	0.00
Natural Pine	3.52
Non-Forest	1.10
Planted Pine	61.43
Seeded Pine	0.00
Total	66.05

Mallinckodt-Hammonds-Maonds South Tract
 66+/-Acres - Brunswick County, VA
 Tax Map Parcel #83-8
 Approximate Tract Boundaries Shown in Red

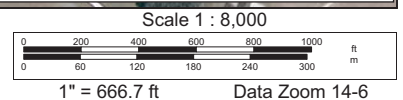
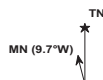


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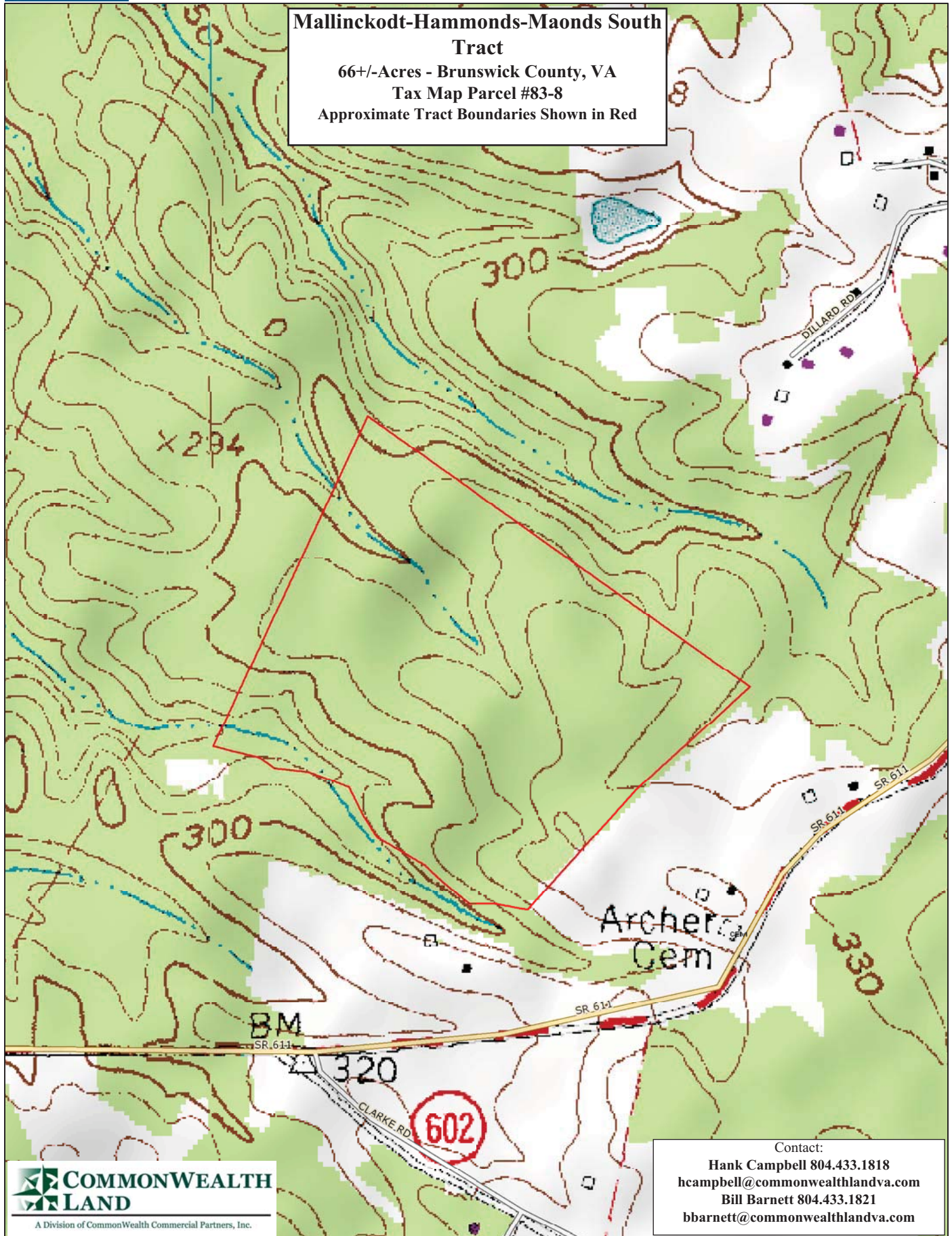
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**Mallinckodt-Hammonds-Maonds South
Tract**
66+/-Acres - Brunswick County, VA
Tax Map Parcel #83-8
Approximate Tract Boundaries Shown in Red



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