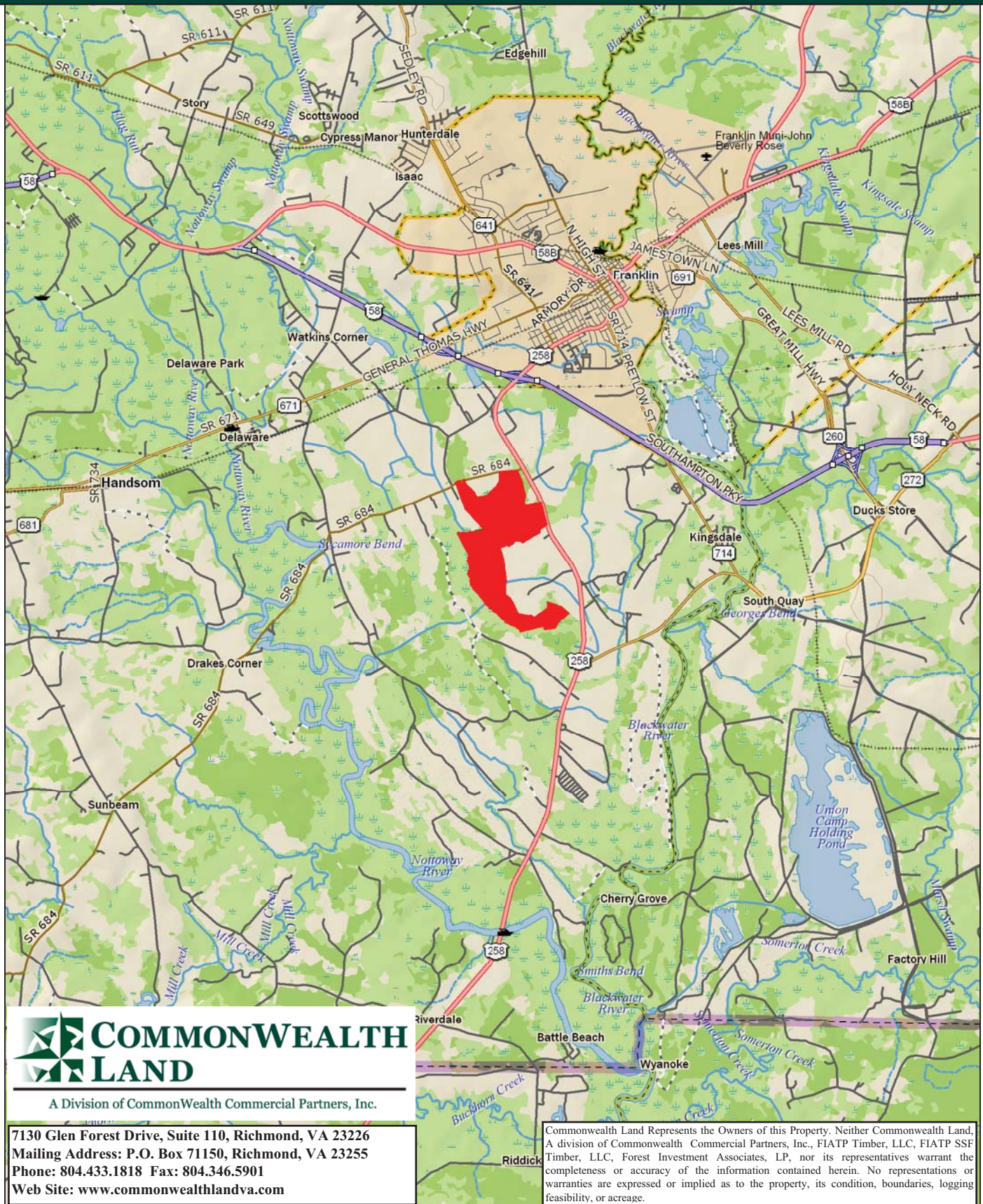


Timberland Investment Opportunity

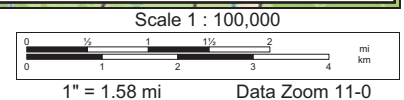
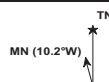
Block 85-98 - 618+/- Acres - Southampton County, VA



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Tract Summary Data

Block 85-98 - 618+/- Acres - Southampton County, VA

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

***Located Approximately 1.7 Miles South of the City of Franklin with Approximately 1,385' of Frontage along US258 (Smiths Ferry Rd.) and 1,362' of frontage along VSR684 (Sycamore Church Rd.)**

***Level Site with Ample Interior Road System**

***Timber Comprised of 64+/-Acres of Loblolly Pine Established in '85, 28+/-Acres of Loblolly Pine Established in '93, 22+/-Acres of Loblolly Pine Established in '97, 252+/-Acres of Loblolly Pine Established in '08 with the Remaining 250+/-Acre Balance in young Hardwood**

***Currently Zoned A-1 (Agricultural) and Identified as Tax Map Parcels #93-23A & 23B, #93-26**

***N36-38.212' W76-56.196'**

*** Excellent Wildlife Habitat with Strong Populations of Deer & Turkeys**

***Directions - From City of Franklin take US 258 (Smiths Ferry Rd.) South Approximately 1.7 Miles Where the Property Begins on the Right**

***Contact Brokers For More Details**

***Offered For \$835,000**

Contact:

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



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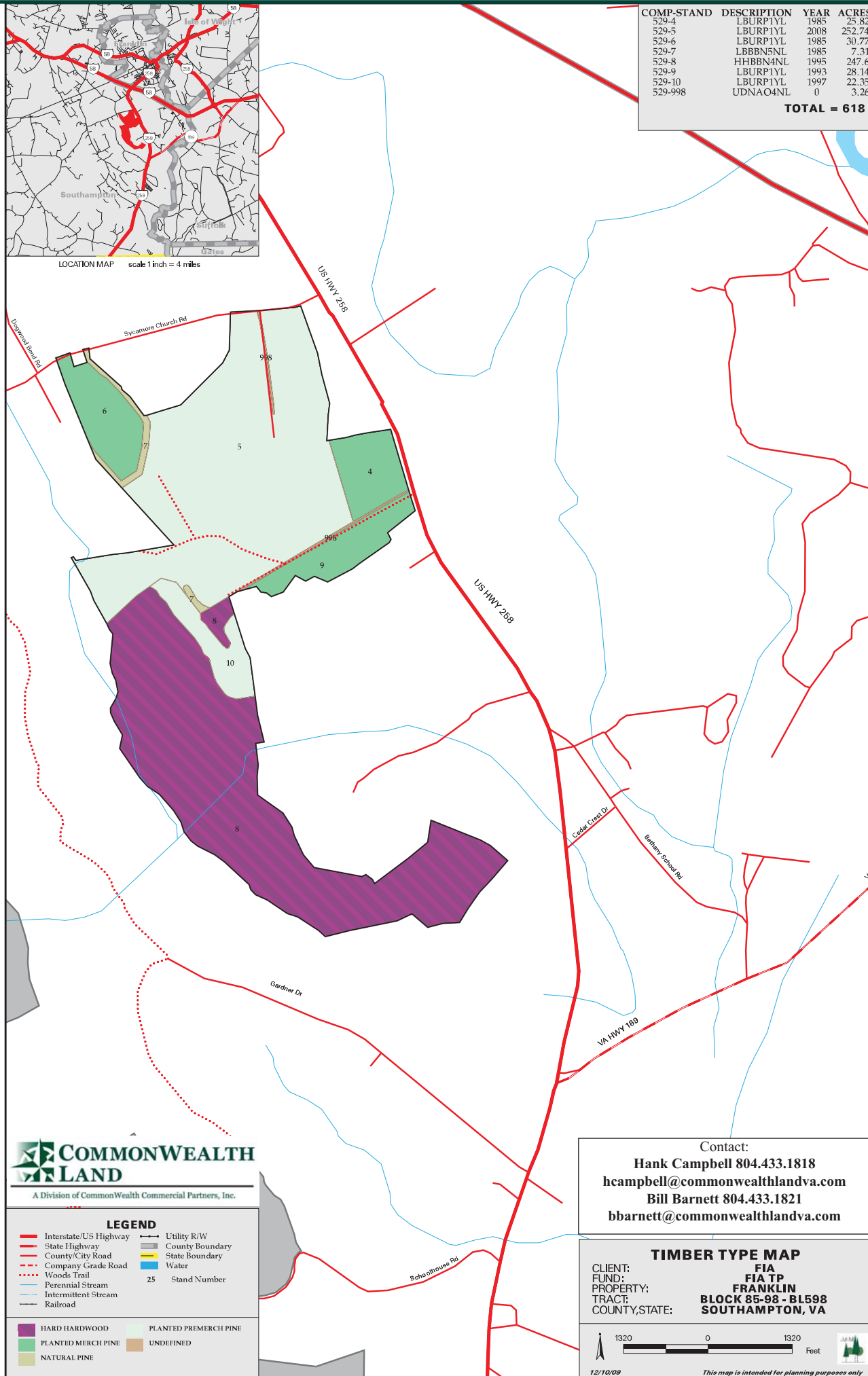
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LOCATION MAP scale 1 inch = 4 miles

COMP-STAND	DESCRIPTION	YEAR	ACRES
529-4	LBURP1YL	1985	25.82
529-5	LBURP1YL	2008	252.74
529-6	LBURP1YL	1985	30.77
529-7	LBBBN5NL	1985	7.31
529-8	HHBBN4NL	1995	247.6
529-9	LBURP1YL	1993	28.14
529-10	LBURP1YL	1997	22.35
529-998	UDNAO4NL	0	3.26

TOTAL = 618



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LEGEND

Interstate/US Highway	Utility R/W
State Highway	County Boundary
County/City Road	State Boundary
Company Grade Road	Water
Woods Trail	Stand Number
Perennial Stream	
Intermittent Stream	
Railroad	

HARD HARDWOOD	PLANTED PREMERCH PINE
PLANTED MERCH PINE	UNDEFINED
NATURAL PINE	

Contact:

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TIMBER TYPE MAP

CLIENT: FIA
FUND: FIA TP
PROPERTY: FRANKLIN
TRACT: BLOCK 85-98 - BL598
COUNTY, STATE: SOUTHAMPTON, VA



12/10/09

This map is intended for planning purposes only



Condition Summary Report

Parameters:

Client: FIA TP
MU: FRANKLIN

Tract: BLOCK 85-98 (14535290)
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	359.82	58.2	6,871.75	5,397.39	526.97	379.83	0.00	0.00	0.00
Non-Convertible	258.17	41.8	303.55	420.26	117.54	6,273.07	0.00	0.00	0.00
	617.99		7,175.30	5,817.65	644.51	6,652.90	0.00	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
2008	2	252.74	0.00	252.74
1997	13	22.35	0.00	22.35
Pre-Merchantable Total		275.09	0.00	275.09

Timber Type Summary - Acreage By Timber Type

Timber Type	Acres
Hardwood	247.60
Non-Forest	3.26
Pine Natural	7.31
Pine Planted	359.82
Total	617.99

Block 85-98
618+/-Acres - Southampton County, VA
 Tax Map Parcels #93-23A&B, #93-26
 Approximate Tract Boundaries Shown in Red

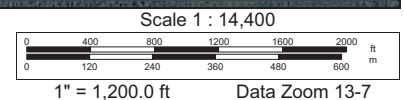
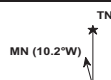


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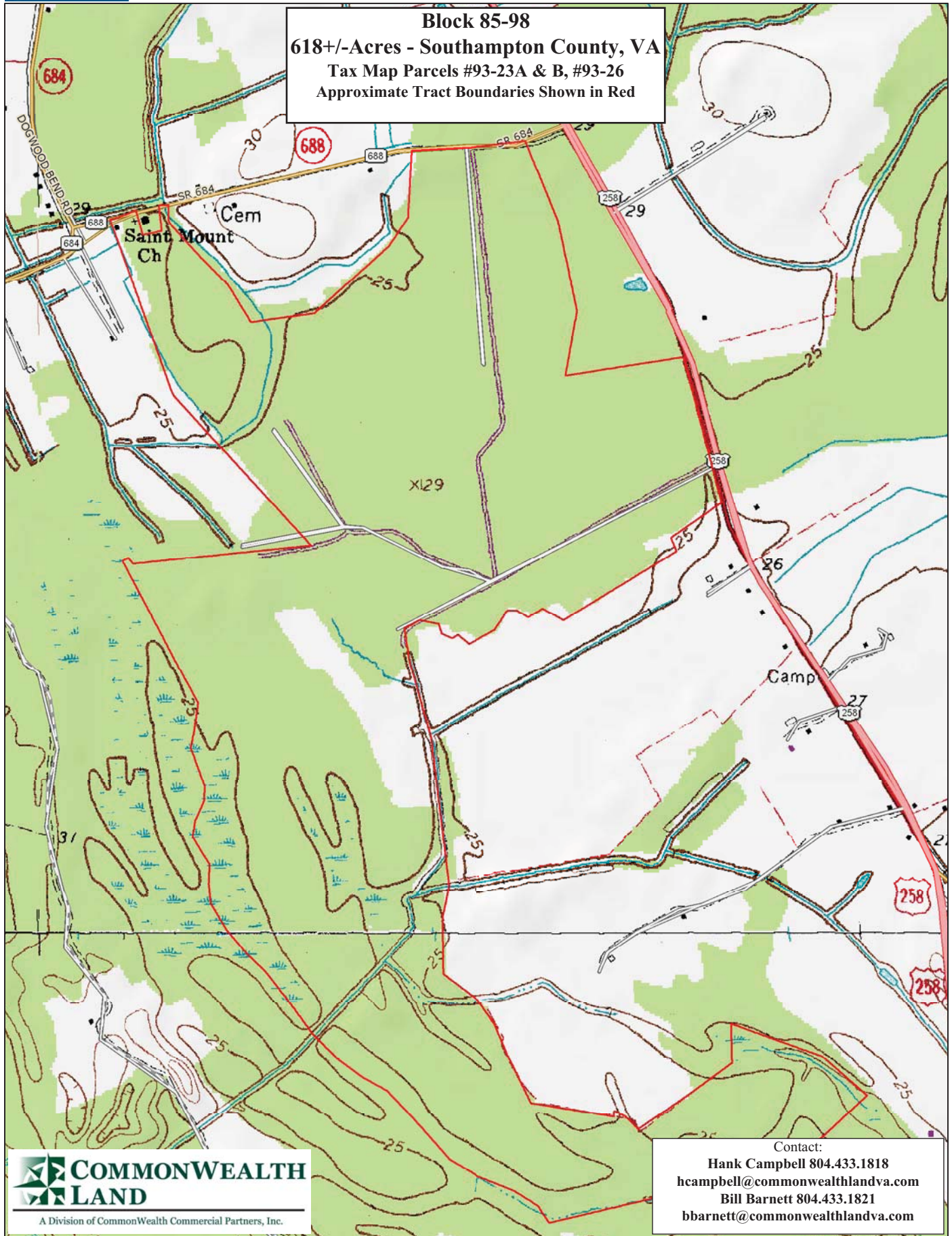
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Block 85-98
618+/-Acres - Southampton County, VA
 Tax Map Parcels #93-23A & B, #93-26
 Approximate Tract Boundaries Shown in Red



COMMONWEALTH LAND
 A Division of Commonwealth Commercial Partners, Inc.

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