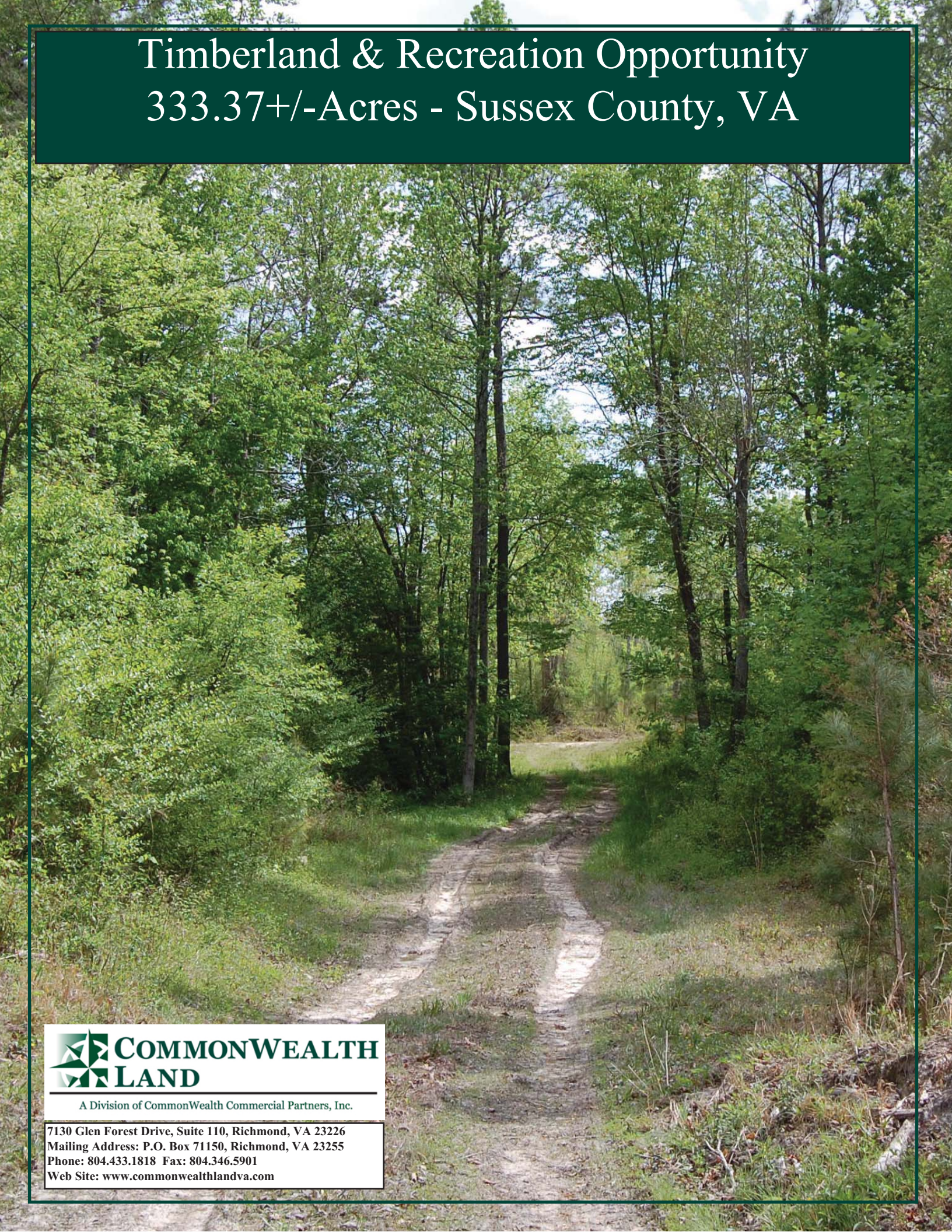
Timberland & Recreation Opportunity
333.37+/-Acres - Sussex County, VA

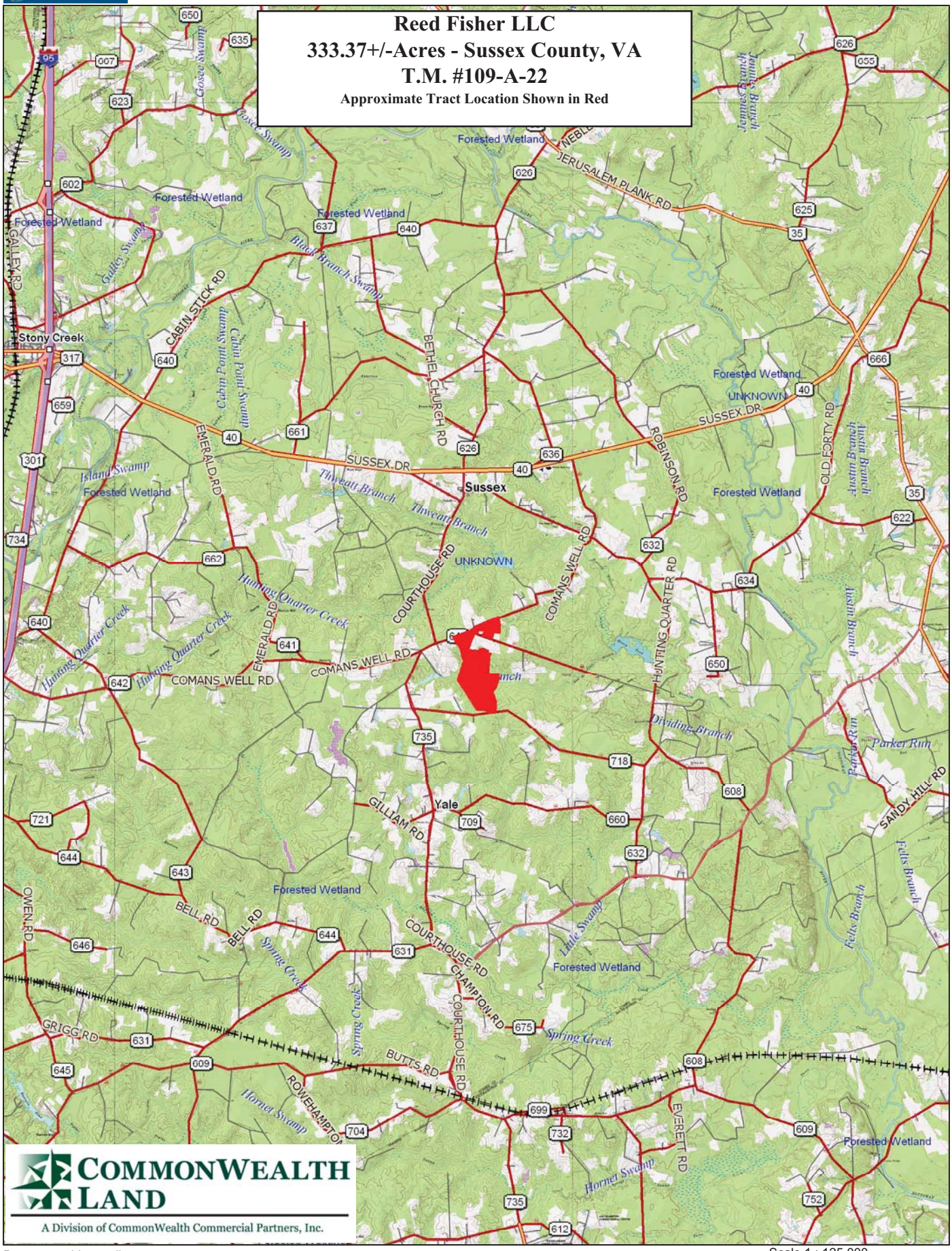


COMMONWEALTH LAND

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

Reed Fisher LLC
333.37+/-Acres - Sussex County, VA
T.M. #109-A-22
Approximate Tract Location Shown in Red



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TN
MN (10.0°W)

Scale 1 : 125,000
1" = 1.97 mi
Data Zoom 10-6

Tract Summary Data
333.37+/-Acres - Sussex County, VA

****SIGNIFICANT PRICE REVISION****

***Excellent Recreational Opportunity with Long-Term Timberland Investment Potential Located Approximately 2.5 miles South of the Sussex Courthouse and Approximately 9 Miles from the Stony Creek Exit (#31) at I-95**

***Approximately 4,000' of Frontage on Comans Well Road (VSR642), Approximately 1,145' of Frontage on Poole Road (VSR602), as well as Approximately 472' of Frontage on Pine Tree Road (VS718)**

***Flat Topography with Ample Interior Road System**

***Timber Comprised Primarily of Heavily Thinned Young Hardwood with Lees Branch Creek Crosses the Bottom Third of the Property**

***Zoned A-1 (Agricultural) and Identified as Tax Map Parcel #109-A-22**

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

***Convenient to Richmond and Tidewater**

***Directions - I-95 South from Richmond to the Stony Creek Exit (#31) East on VSH 40 for 5.5 miles, Then Right on Princeton Road (VSR634) and Travel Less Than a Mile. Take a Right on Courthouse Road (VSR735) and Travel 2.32 Miles, Then Left of Coman's Well Road (VSR642). The Property Begins in 1,432' on the Right.**

***Contact Broker For More Details**

***Offered For $399,000**

Contact:

Hank Campbell

Office: 804.433.1818
Fax: 804.346.5901
Cell: 804.334.3136
hcampbell@commonwealthlandva.com

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

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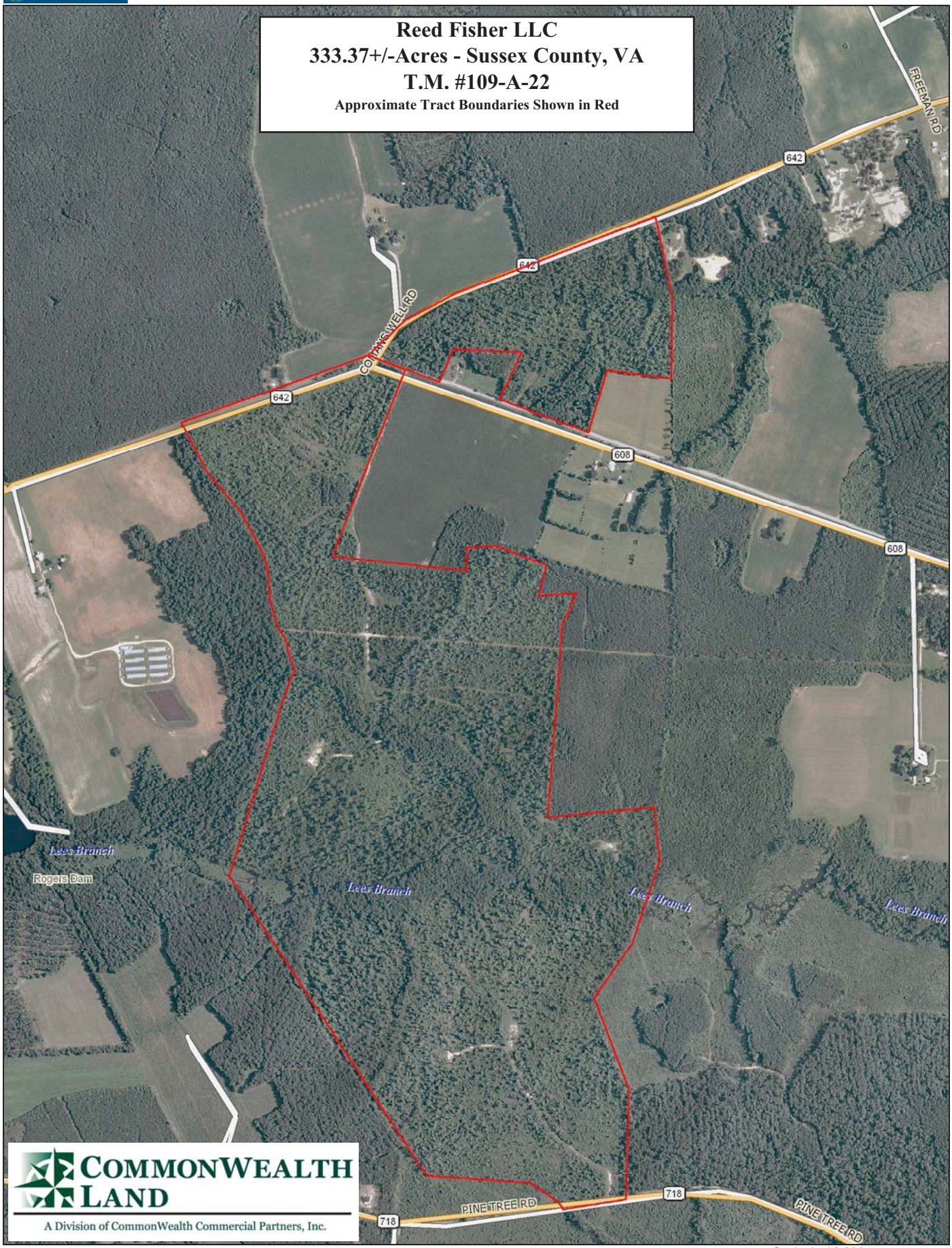
DeLORME

XMap® 7

Reed Fisher LLC
333.37+/-Acres - Sussex County, VA
T.M. #109-A-22
Approximate Tract Boundaries Shown in Red



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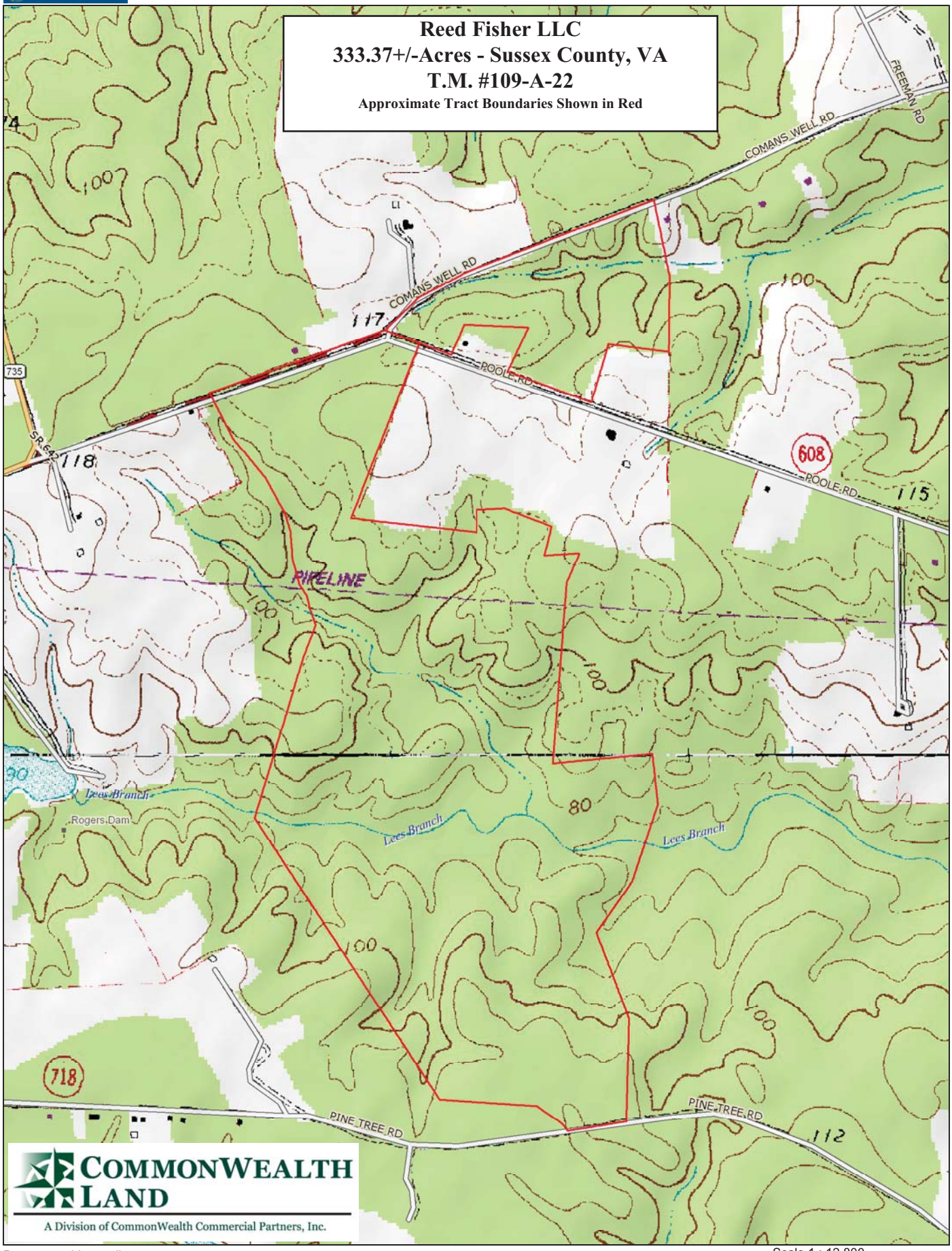
TN
MN (10.0°W)

Scale 1 : 12,000
1" = 1,000.0 ft
Data Zoom 14-1

DeLORME

XMap® 7

Reed Fisher LLC
333.37+/-Acres - Sussex County, VA
T.M. #109-A-22
Approximate Tract Boundaries Shown in Red

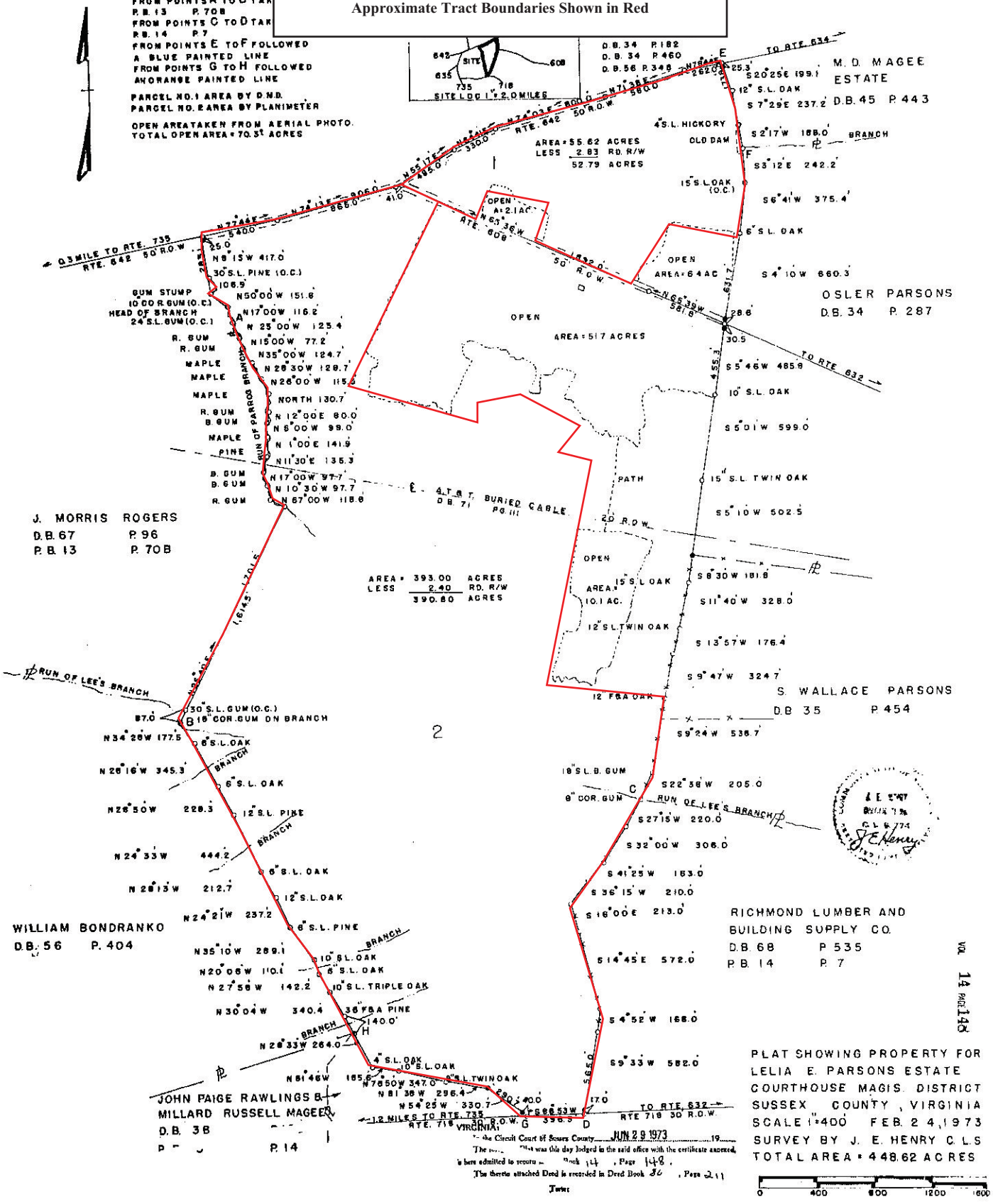


COMMONWEALTH LAND
A Division of CommonWealth Commercial Partners, Inc.

TN
MN (10.0°W)

Scale 1 : 12,800
1" = 1,066.7 ft
Data Zoom 14-0

Reed Fisher LLC
333.37+/-Acres - Sussex County, VA
T.M. #109-A-22
Approximate Tract Boundaries Shown in Red



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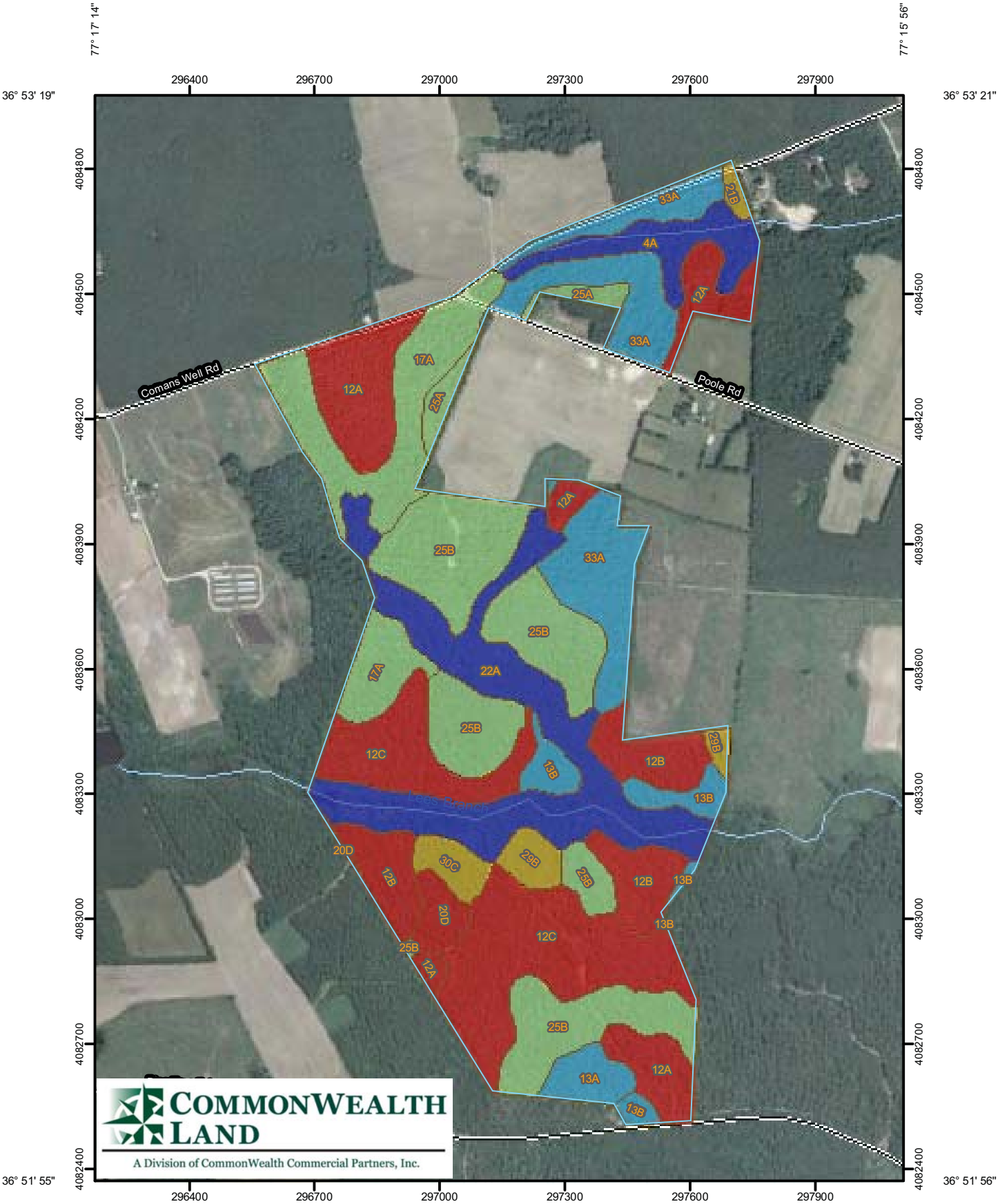
Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))—Sussex County, Virginia
("Reed Fisher Tract" - 333.37+/-Acres - Sussex County, VA)



MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Units

Soil Ratings

- <= 77
- > 77 AND <= 80
- > 80 AND <= 88
- > 88 AND <= 90
- > 90 AND <= 100
- Not rated or not available

Political Features

- Cities

Water Features

- Oceans
- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

MAP INFORMATION

Map Scale: 1:12,400 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: UTM Zone 18N NAD83

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

Soil Survey Area: Sussex County, Virginia
Survey Area Data: Version 9, Jan 26, 2010

Date(s) aerial images were photographed: 6/10/2003; 6/24/2003

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.

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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 — Sussex County, Virginia				
Map unit symbol	**Map unit name**	**Rating (feet)**	**Acres in AOI**	**Percent of AOI**
4A	Bibb and Chastain soils, 0 to 2 percent slopes, frequently flooded	100	12.9	3.8%
12A	Emporia-Slagle complex, 0 to 2 percent slopes	75	32.7	9.6%
12B	Emporia-Slagle complex, 2 to 6 percent slopes	75	24.4	7.1%
12C	Emporia-Slagle complex, 6 to 10 percent slopes	75	51.7	15.1%
13A	Eulonia fine sandy loam, 0 to 2 percent slopes	90	5.6	1.6%
13B	Eulonia fine sandy loam, 2 to 6 percent slopes	90	9.8	2.9%
17A	Myatt loam, 0 to 2 percent slopes	88	33.5	9.8%
20D	Nevarc and Emporia soils, 10 to 15 percent slopes	77	5.1	1.5%
21B	Ocilla loamy sand, 0 to 6 percent slopes	79	1.4	0.4%
22A	Roanoke loam, 0 to 2 percent slopes, frequently flooded	99	49.4	14.5%
25A	Slagle fine sandy loam, 0 to 2 percent slopes	86	5.1	1.5%
25B	Slagle fine sandy loam, 2 to 6 percent slopes	86	63.2	18.5%
29B	Uchee loamy sand, 0 to 6 percent slopes	80	5.3	1.6%
30C	Uchee-Slagle complex, 6 to 10 percent slopes	80	4.5	1.3%
33A	Yemassee fine sandy loam, 0 to 2 percent slopes	90	37.0	10.8%
Totals for Area of Interest			**341.7**	**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: Dominant Component

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The aggregation method "Dominant Component" returns the attribute value associated with the component with the highest percent composition in the map unit. If more than one component shares the highest percent composition, the corresponding "tie-break" rule determines which value should be returned. The "tie-break" rule indicates whether the lower or higher attribute value should be returned in the case of a percent composition tie.

The result returned by this aggregation method may or may not represent the dominant condition throughout the map unit.

Component Percent Cutoff: None Specified

Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.

Interpret Nulls as Zero: No

This option indicates if a null value for a component should be converted to zero before aggregation occurs. This will be done only if a map unit has at least one component where this value is not null.