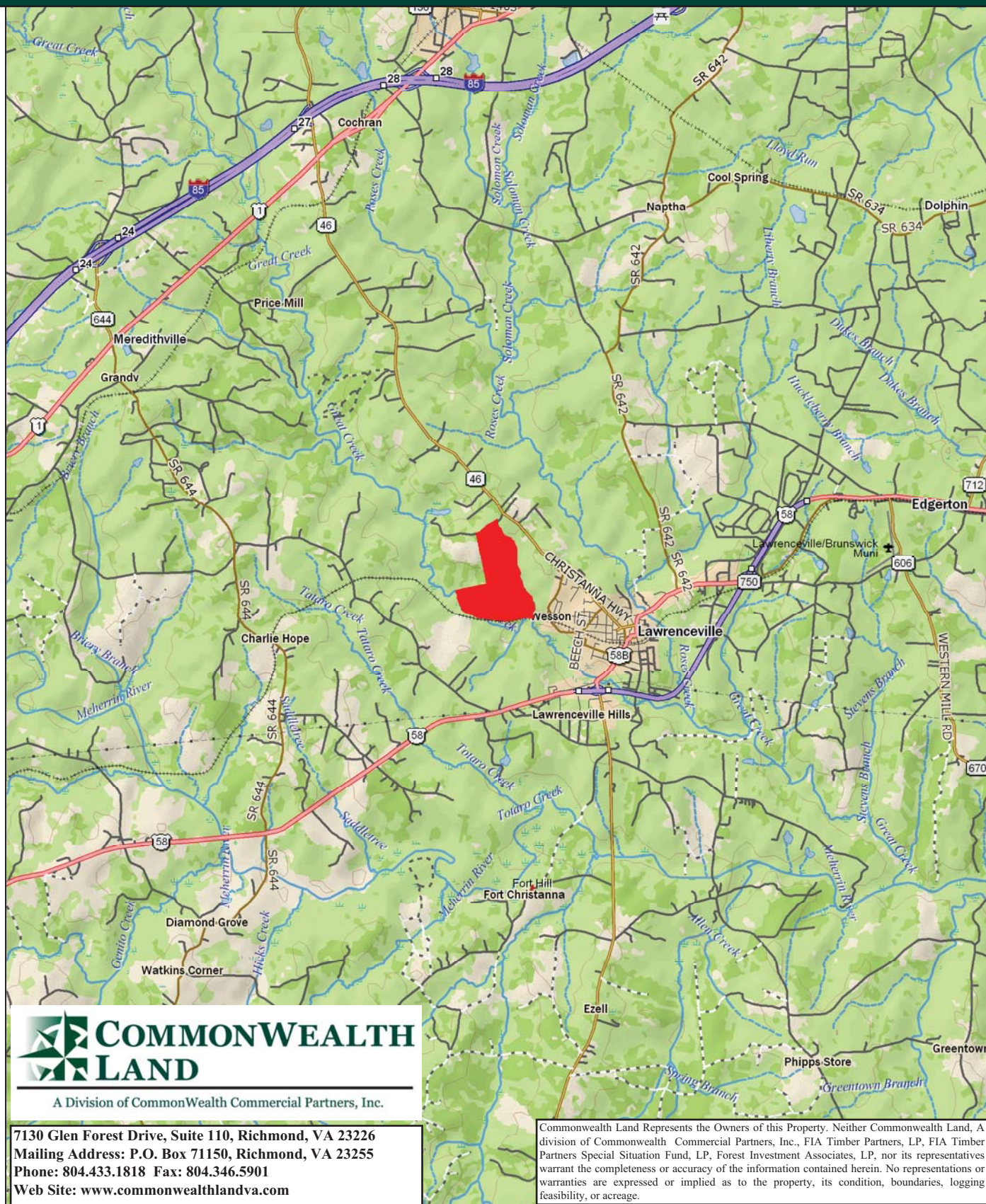


# Timberland Investment Opportunity

## Block 13-11 - 366+/- Acres - Brunswick County, VA



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# Tract Summary Data

## Block 13-11 - 366+/- Acres - Brunswick County, VA

**\*Excellent Timberland Investment Opportunity Offering Merchantable Timber and Strong Recreational Potential**

**\*Located on the Northwest Edge of the Town of Lawrenceville with Approximately 1,475' of Frontage along Park Place Just Off VSR46 (Christanna HWY)**

**\*Flat to Rolling Topography with Ample Interior Road System**

**\*Timber Comprised of 156+/-Acres of Loblolly Pine Established in 1996, 142+/-Acres of Loblolly Pine Established in 2005 with the Remaining Balance in Mixed Hardwoods**

**\*Frontage Along Great Creek as well as an Abandoned Railroad**

**\*Currently Zoned A-1 (Agricultural) and Identified as Tax Map Parcel #51-73**

**\*N36-46.528' W77-52.764'**

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

**\*Directions - Take I-85 South to Exit #28 (Alberta), then Travel South of US 1 (Boynton Plank Rd.) for Approximately 1.2 Miles, Then Take a Left on VSR46 (Christanna Hwy) and Travel 4.9 Miles Toward the Town of Lawrenceville, Then take a Left on Park Place and Travel Approximately 100' Where the Property Begins on the Left**

**\*Contact Brokers For More Details**

**\*Offered For \$585,000**

### **Contact:**

**Hank Campbell**

**Office: 804.433.1818**

**Fax: 804.346.5901**

**Cell: 804.334.3136**

**hcampbell@commonwealthlandva.com**

**Bill Barnett**

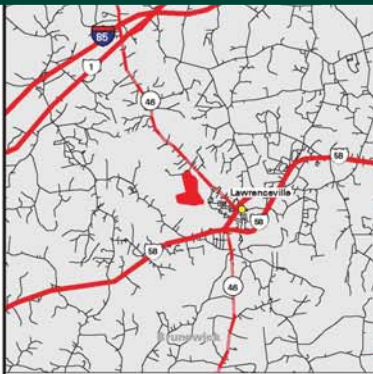
**Office: 804.433.1821**

**Fax: 804.346.5901**

**Cell: 804.339.1100**

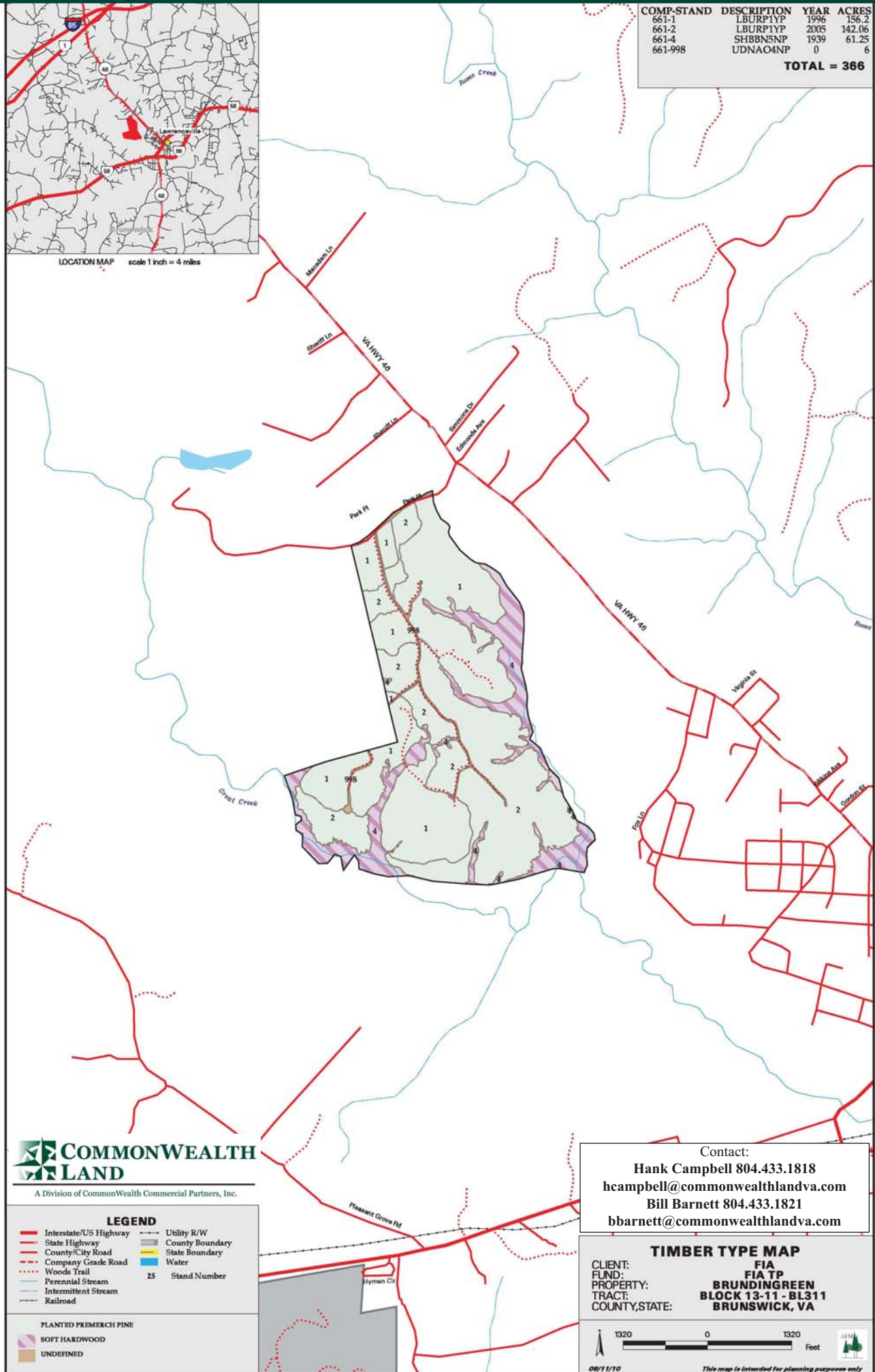
**bbarnett@commonwealthlandva.com**

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



LOCATION MAP scale 1 inch = 4 miles

COMP-STAND	DESCRIPTION	YEAR	ACRES
661-1	LBURP1YP	1996	156.2
661-2	LBURP1YP	2005	142.06
661-4	SHBBN5NP	1939	61.25
661-998	UDNAO4NP	0	6
<b>TOTAL = 366</b>			



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LEGEND	
	Interstate/US Highway
	State Highway
	County/City Road
	Company Grade Road
	Woods Trail
	Perennial Stream
	Intermittent Stream
	Railroad
	Utility R/W
	County Boundary
	State Boundary
	Water
	Stand Number
	PLANTED PREMIER PINE
	SOFT HARDWOOD
	UNDEFINED

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**TIMBER TYPE MAP**  
 CLIENT: FIA  
 FUND: FIA TP  
 PROPERTY: BRUNDINGREEN  
 TRACT: BLOCK 13-11 - BL311  
 COUNTY, STATE: BRUNSWICK, VA

1320 0 1320 Feet  
 08/11/10  
 This map is intended for planning purposes only



# Condition Summary Report

## Parameters:

**Client:** FIA TP  
**MU:** BRUNDINGREEN

**Tract:** BLOCK 13-11 (14536610)  
**Compartment:** BL3-11-0661

## 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	298.26	81.6	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Non-Convertible	67.26	18.4	0.00	0.00	0.00	1,442.58	1,319.09	0.00	0.00
	<b>365.51</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,442.58</b>	<b>1,319.09</b>	<b>0.00</b>	<b>0.00</b>

## 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
2005	5	142.06	0.00	142.06
1996	14	156.20	0.00	156.20
<b>Pre-Merchantable Total</b>		<b>298.26</b>	<b>0.00</b>	<b>298.26</b>

## Timber Type Summary - Acreage By Timber Type

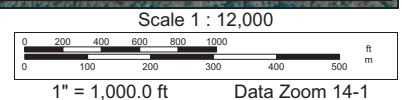
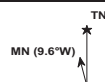
Timber Type	Acres
Hardwood	61.25
Non-Forest	6.00
Pine Planted	298.26
<b>Total</b>	<b>365.51</b>



**Block 13-11**  
**366+/-Acres - Brunswick County, VA**  
**Tax Map Parcels #51-73**  
**Approximate Tract Boundaries Shown in Red**

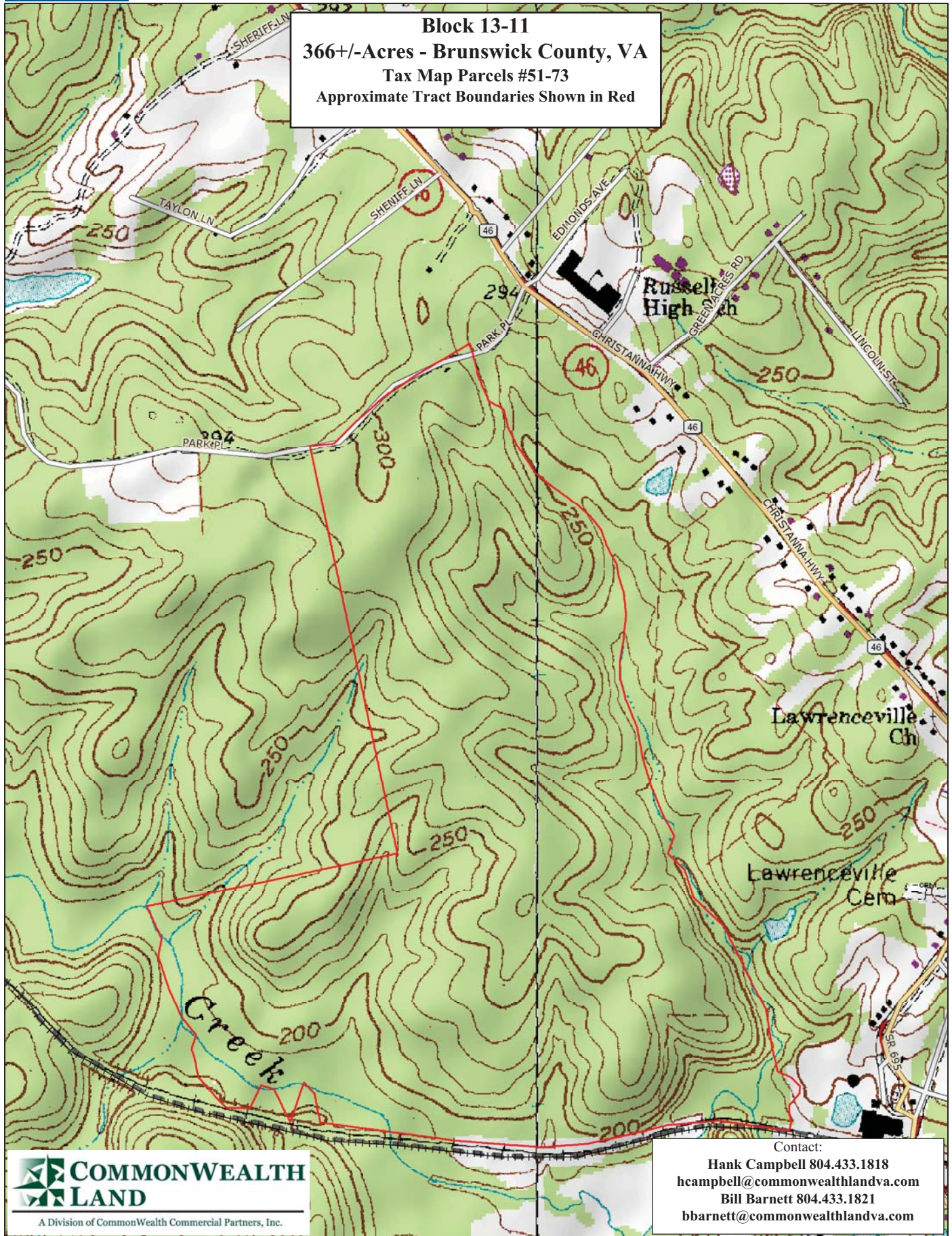


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**Block 13-11**  
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**Tax Map Parcels #51-73**  
**Approximate Tract Boundaries Shown in Red**



**COMMONWEALTH LAND**  
 A Division of Commonwealth Commercial Partners, Inc.

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