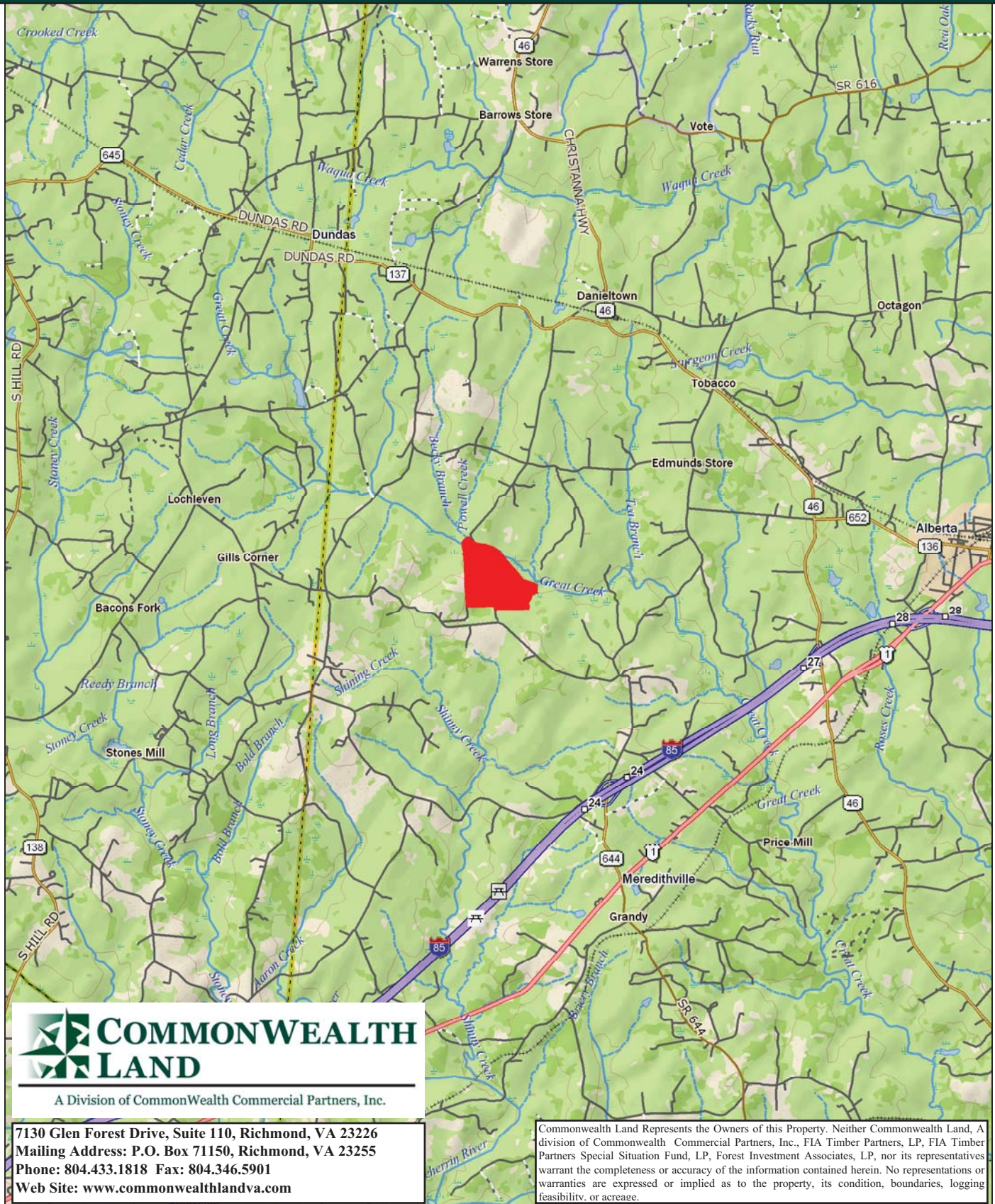


Timberland Investment Opportunity

Clary Tract - 295+/- Acres - Brunswick County, VA



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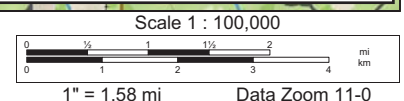
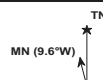
7130 Glen Forest Drive, Suite 110, Richmond, VA 23226
Mailing Address: P.O. Box 71150, Richmond, VA 23255
Phone: 804.433.1818 Fax: 804.346.5901
Web Site: www.commonwealthlandva.com

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Tract Summary Data

Clary Tract - 295+/- Acres - Brunswick County, VA

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

***Located Approximately 4 Miles from the Brodnax Exit (#24) At I-85 with Over 4,000' of Frontage along VSR653 (Mount Zion Rd.)**

***Gently Rolling Topography with Excellent Interior Road System**

***Timber Comprised of 120+/-Acres of Loblolly Pine Established in 1998, 102+/-Acres of Loblolly Pine Established in 2002 with the Remaining Balance in Mixed Pine and Hardwood**

***Currently Zoned A-1 (Agricultural) and Identified as Tax Map Parcel #29-19**

***N36-51.473' W77-56.370'**

***Significant Frontage Along Great Creek with Excellent Wildlife Habitat and Strong Populations of Deer & Turkeys**

***Directions - Take I-85 South to Exit #24 (Brodnax), then Turn Right on VSR644 (Brunswick Drive) and Travel Approximately 1.4 Miles, Then Take a Left on VSR618 (Woodsdale Dr.) and Travel Approximately 2.3 Miles, Then Turn Right on VSR653 (Mount Zion Rd.) and Travel Approximately 2,400' Where the Property Begins on the Right**

***Contact Brokers For More Details**

***Offered For \$575,000**

Contact:

Hank Campbell

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hcampbell@commonwealthlandva.com

Bill Barnett

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Cell: 804.339.1100

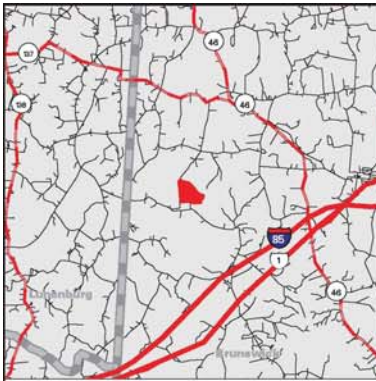
bbarnett@commonwealthlandva.com

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



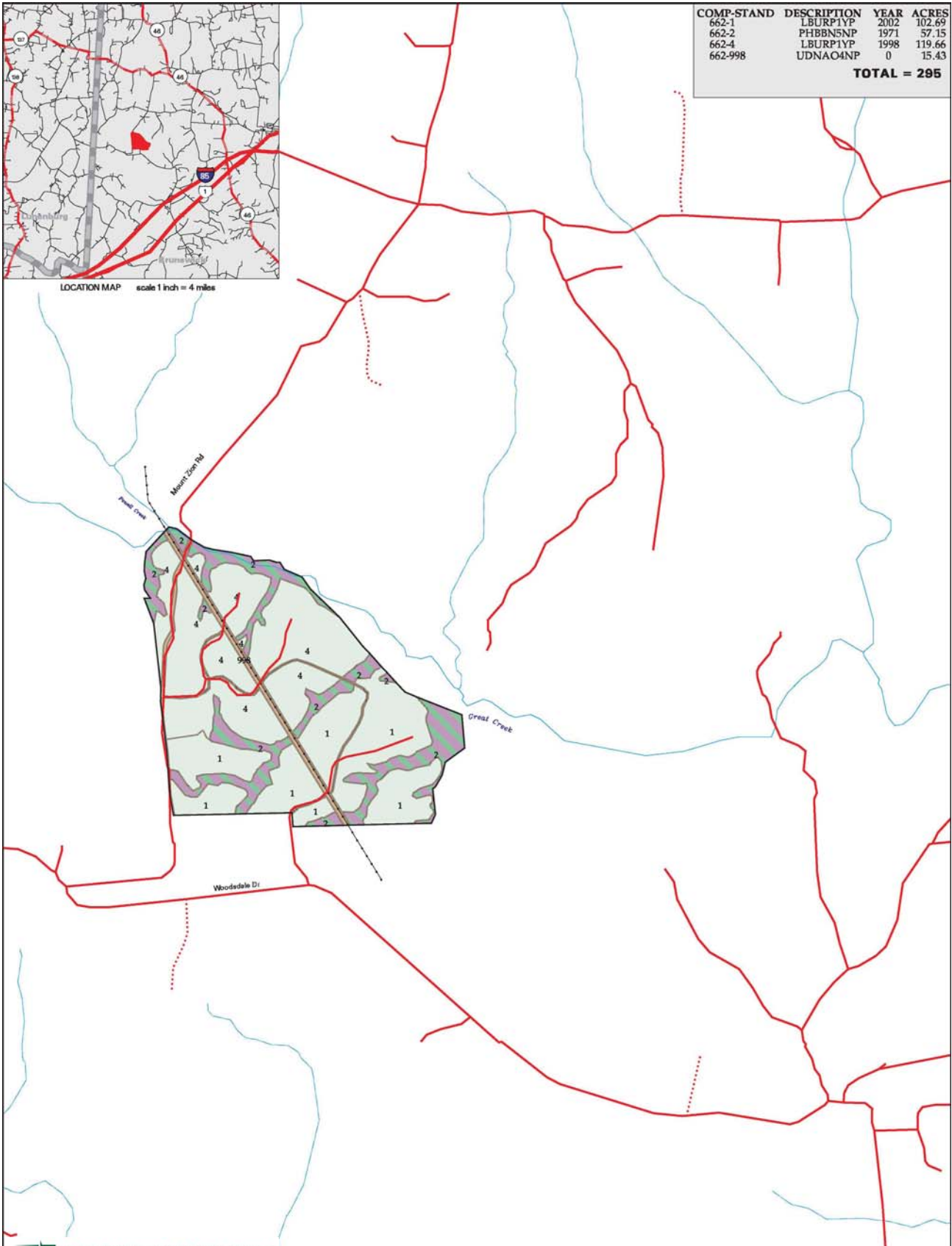
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LOCATION MAP scale 1 inch = 4 miles

COMP-STAND	DESCRIPTION	YEAR	ACRES
662-1	LBURP1YP	2002	102.69
662-2	PHBBNSNP	1971	57.15
662-4	LBURP1YP	1998	119.66
662-998	UDNAO4NP	0	15.43
TOTAL = 295			



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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	25
Intermittent Stream	
Railroad	
PINE/HARDWOOD	
PLANTED PREMIER PINE	
UNDEFINED	

Contact:
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bbarnett@commonwealthlandva.com

TIMBER TYPE MAP

CLIENT: FIA
FUND: FIA TP SSF
PROPERTY: WHITE PLAINS
TRACT: CLARY - CLARY
COUNTY, STATE: BRUNSWICK, VA

1320 0 1320 Feet

12/14/09 This map is intended for planning purposes only



Condition Summary Report

Parameters:

Client: FIA TP SSF
MU: WHITE PLAINS

Tract: CLARY (14536620)
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	222.35	75.4	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Non-Convertible	72.58	24.6	97.77	345.00	878.73	1,098.52	1,630.50	0.00	0.00
	294.93		97.77	345.00	878.73	1,098.52	1,630.50	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
2002	8	102.69	0.00	102.69
1998	12	119.66	0.00	119.66
Pre-Merchantable Total		222.35	0.00	222.35

Timber Type Summary - Acreage By Timber Type

Timber Type	Acres
Non-Forest	15.43
Pine Natural	57.15
Pine Planted	222.35
Total	294.93

Clary Tract
295+/-Acres - Brunswick County, VA
Tax Map Parcels #29-19
Approximate Tract Boundaries Shown in Red

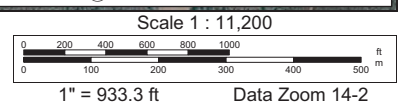
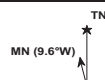


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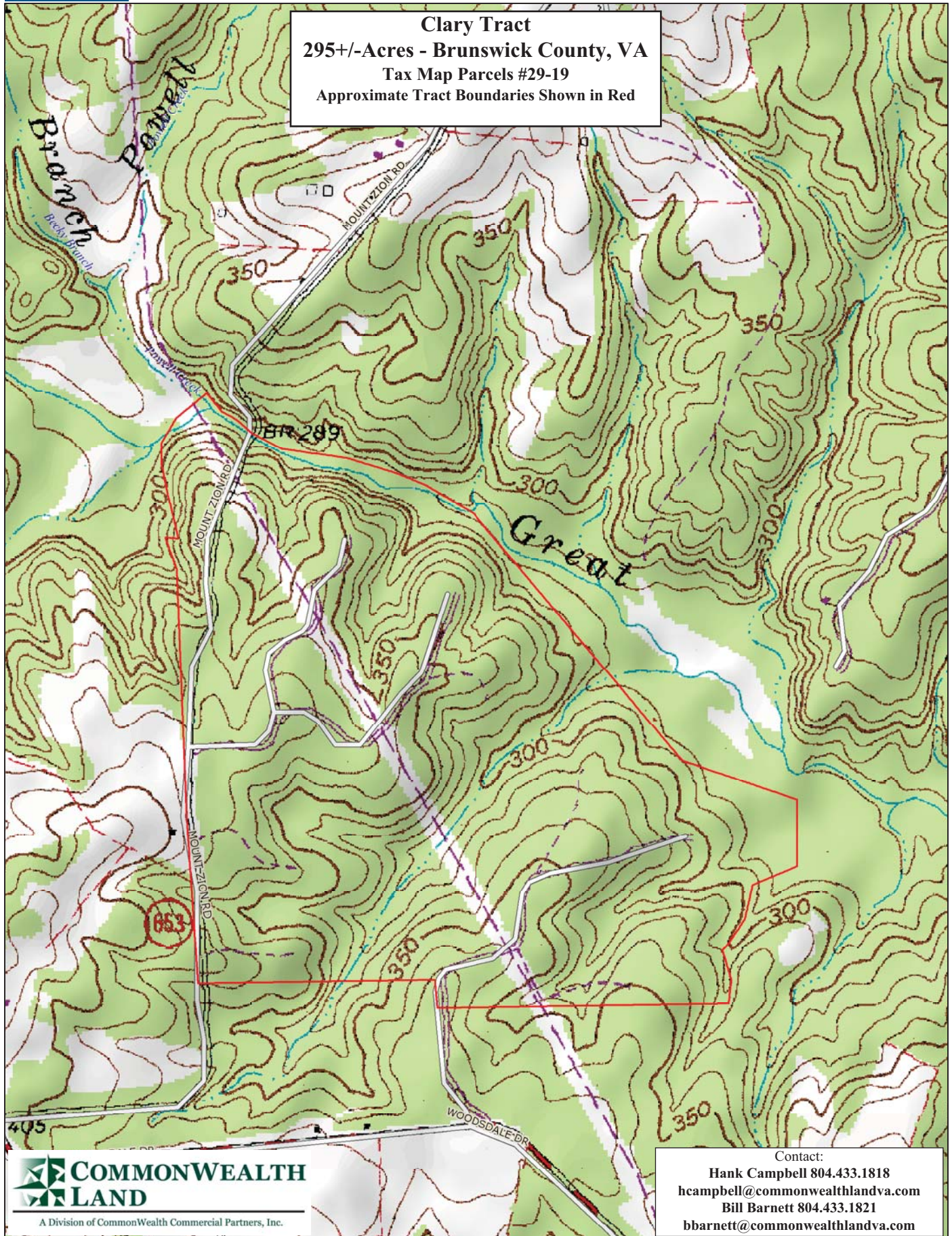
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Clary Tract
295+/-Acres - Brunswick County, VA
Tax Map Parcels #29-19
Approximate Tract Boundaries Shown in Red



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