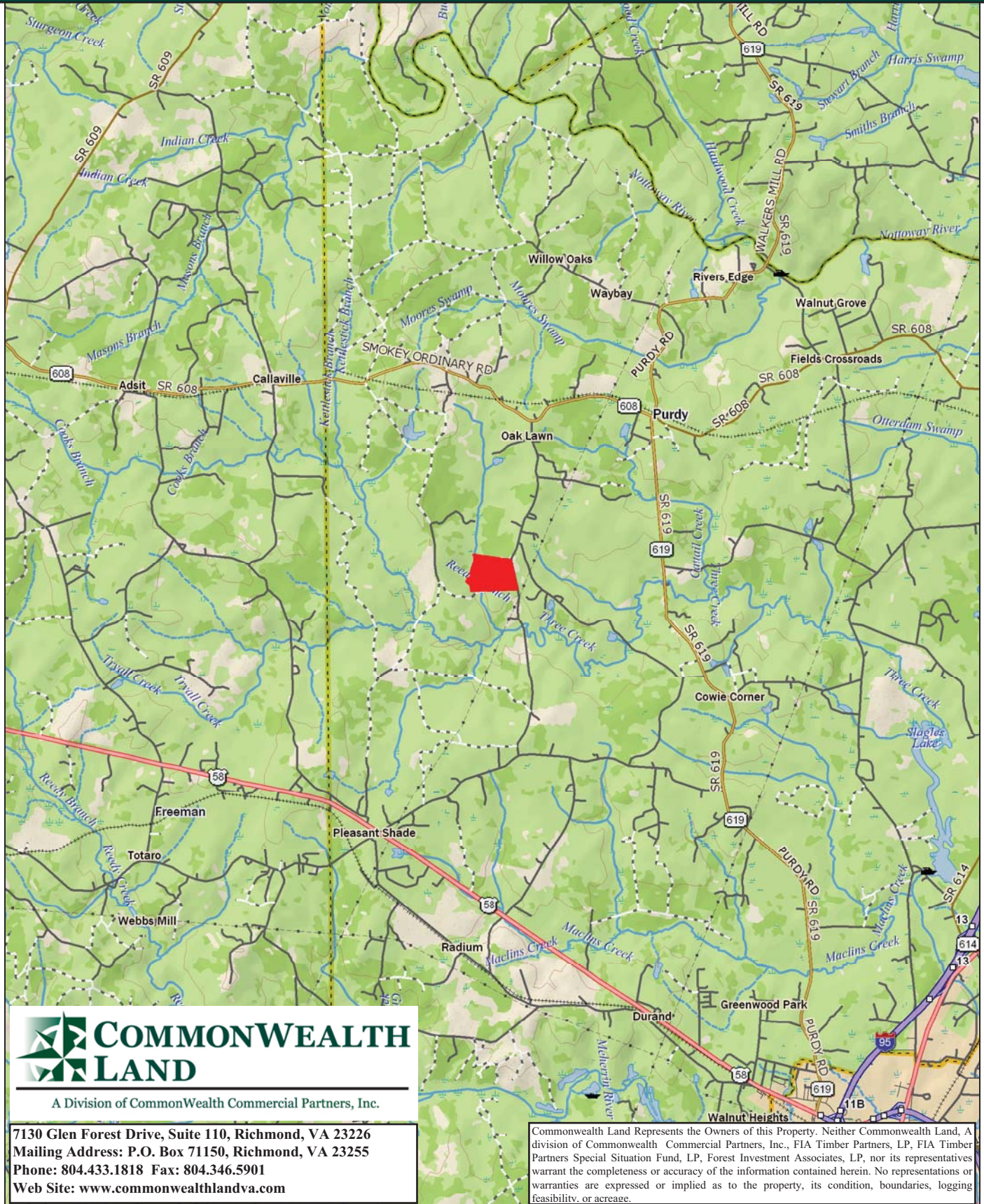


Timberland Investment Opportunity

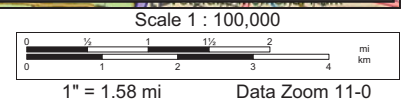
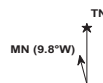
Will Maitland Tract - 125+/- Acres - Greenville County, VA



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Tract Summary Data

Will Maitland Tract - 125+/- Acres - Greensville County, VA

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

***Located Northwest of Emporia Approximately 8.8 Miles from the Emporia Exit (#11B) At I-95 and 3.9 Miles from US58 with Approximately 1,900' of Frontage on VSR605 (Tryall Mill Rd.)**

***Rolling Topography with Ample Interior Road System**

***Timber Comprised of 101+/-Acres of Loblolly Pine Established in 1995 with the Remaining Balance in Mixed Hardwood**

***Currently Zoned A-1 (Agricultural) and Identified as Tax Map Parcel #9-14**

***N36-47.747' W77-37.045'**

*** Frontage on Reedy Branch Creek and Excellent Wildlife Habitat with Strong Populations of Deer & Turkeys**

***Directions - Take I-95 South to Exit #11B (Emporia) Heading West on US58, Then Take a Right on VSR619 (Purdy Rd.) and Travel 4.2 Miles, Then Take Left on VSR606 (Grassy Pond Rd.) and Travel 2.53 Miles, Then Take a Right on VSR605 (Tryall Mill Rd.) and Travel Approximately 2 Miles Where the Property Begins on the Left**

***Contact Brokers For More Details**

***Offered For \$250,000**

Contact:

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hcampbell@commonwealthlandva.com

Bill Barnett

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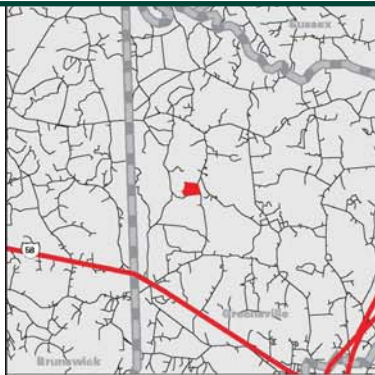
bbarnett@commonwealthlandva.com

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



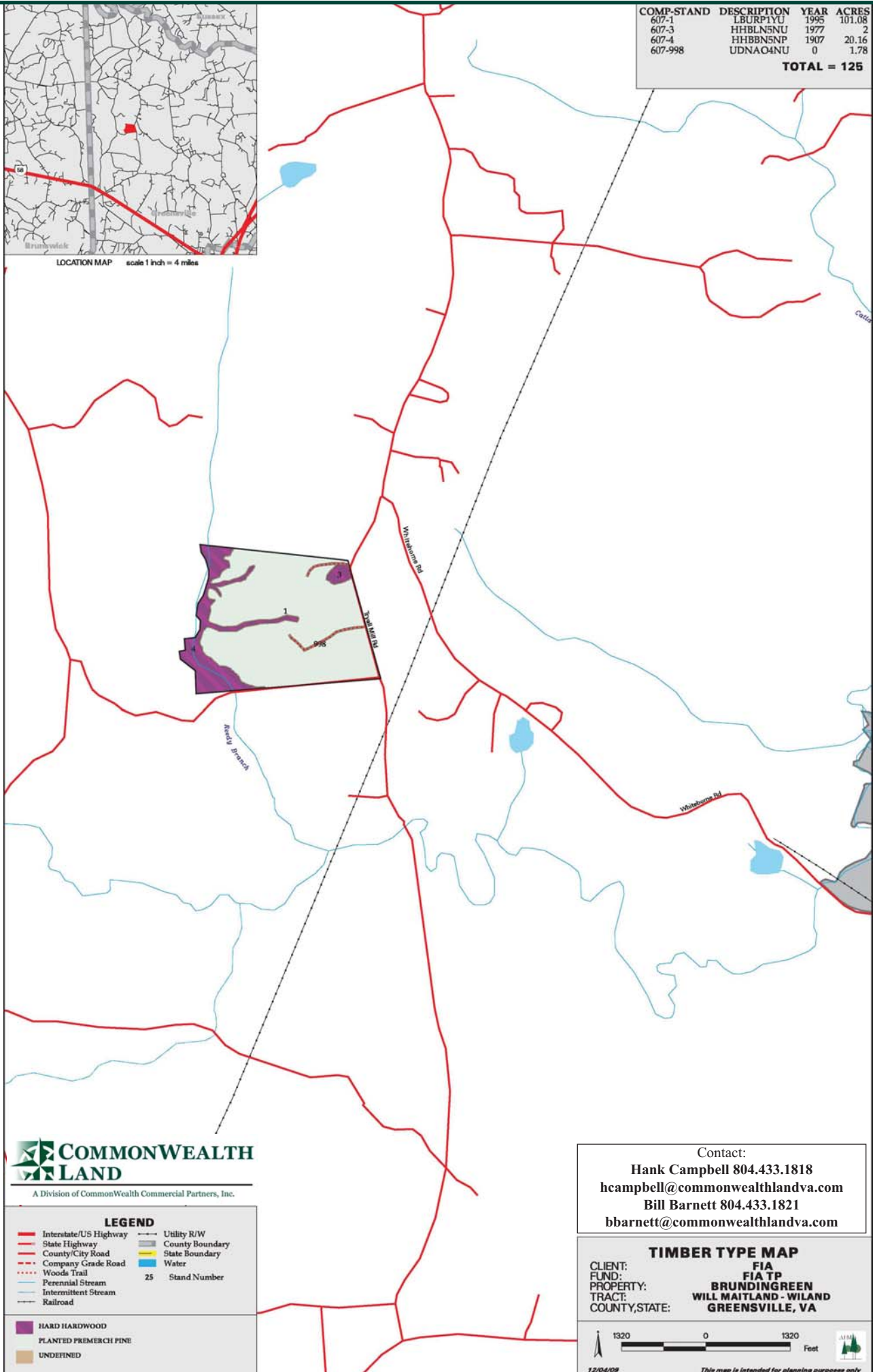
A Division of Commonwealth Commercial Partners, Inc.

Commonwealth Land Represents the Owners of this Property. Neither Commonwealth Land, A division of Commonwealth Commercial Partners, Inc., FIA Timber Partners, LP, FIA Timber Partners Special Situation Fund, LP, 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.



LOCATION MAP scale 1 inch = 4 miles

COMP-STAND	DESCRIPTION	YEAR	ACRES
607-1	LBURP1YU	1995	101.08
607-3	HHBLN5NU	1977	2
607-4	HHBBN5NP	1907	20.16
607-998	UDNAC4NU	0	1.78
TOTAL = 125			



A Division of Commonwealth Commercial Partners, Inc.

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 PREMIER PINE	
UNDEFINED	

Contact:
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TIMBER TYPE MAP

CLIENT: FIA
FUND: FIA TP
PROPERTY: BRUNDRINGREEN
TRACT: WILL MAITLAND - WILAND
COUNTY, STATE: GREENSVILLE, VA

1320 0 1320 Feet

12/04/09 This map is intended for planning purposes only.



Condition Summary Report

Parameters:

Client: FIA TP
MU: BRUNDINGREEN

Tract: WILL MAITLAND (14536070)
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	101.08	80.9	5,195.57	1,445.46	0.00	313.35	0.00	0.00	0.00
Non-Convertible	23.94	19.1	30.19	132.93	22.94	454.13	52.63	0.00	0.00
	125.02		5,225.76	1,578.39	22.94	767.48	52.63	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
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Pre-Merchantable Total

Timber Type Summary - Acreage By Timber Type

Timber Type	Acres
Hardwood	22.16
Non-Forest	1.78
Pine Planted	101.08
Total	125.02

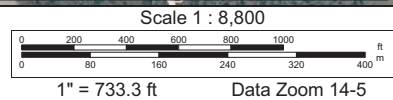
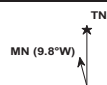
Will Maitland Tract
125+/-Acres - Greenville County, VA
Tax Map Parcels #9-14
Approximate Tract Boundaries Shown in Red



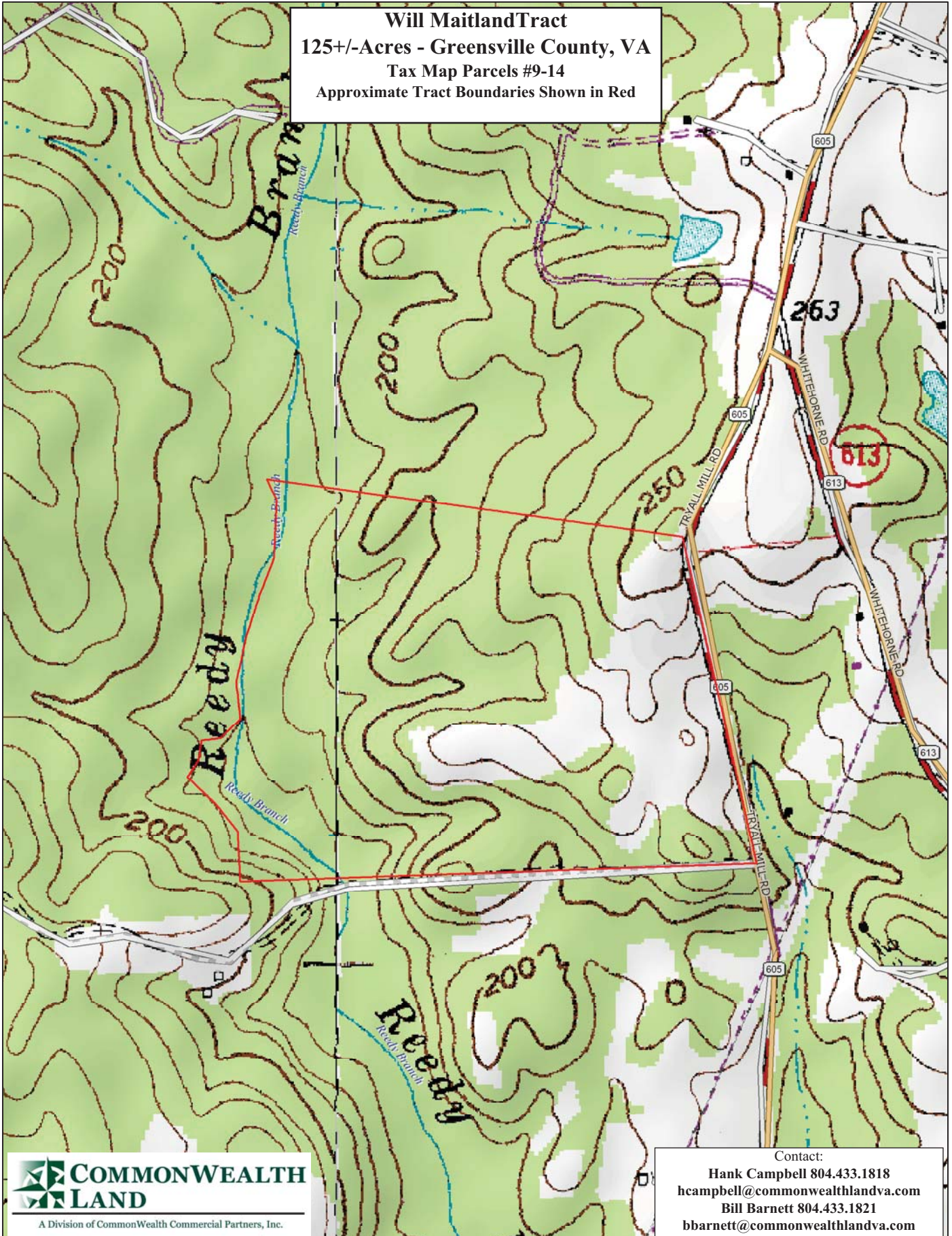
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Will Maitland Tract
125+/- Acres - Greenville County, VA
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