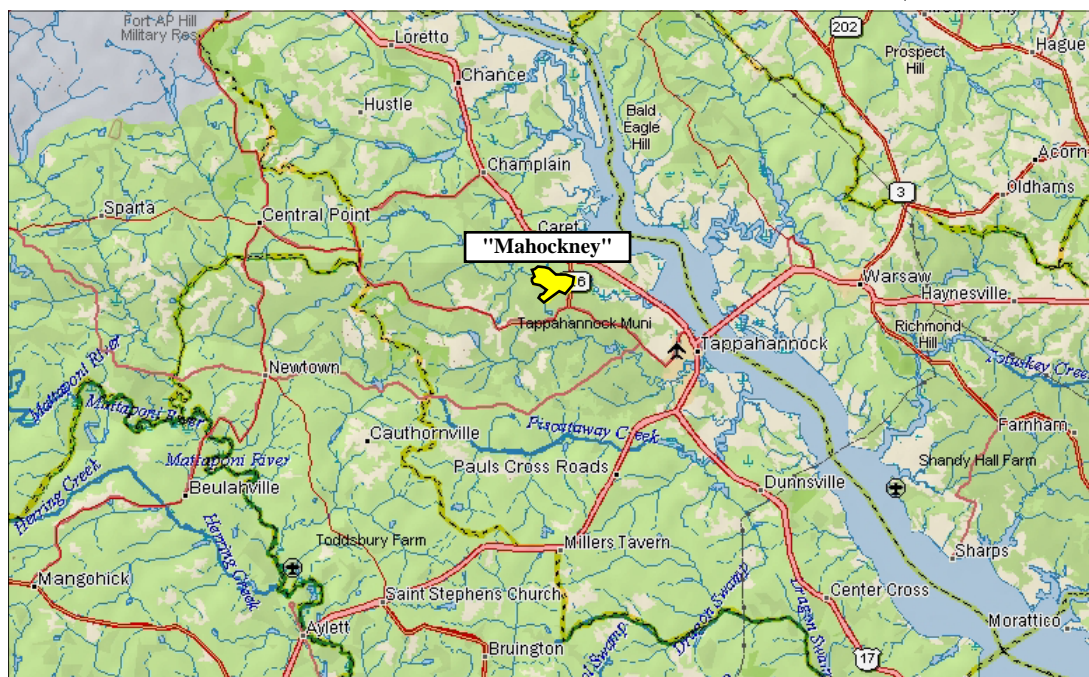


FOR SALE

567+/-ACRES - "MAHOCKNEY" - ESSEX COUNTY, VA



PROPERTY SUMMARY

- 567+/-Acres located approximately 6 miles north of Tappahannock in Essex County
- .6 miles of frontage along the west side of Warings Mill Road (SR 716)
- Extensive frontage on Mount Landing Creek
- Property comprised of 448+/-acres of merchantable timber, primarily Loblolly Pine w/ some upland hardwood (Poplar & Oak) and bottomland hardwood along the creeks and streamside management areas
- Zoned A-1 and identified as tax map parcel #25-A-42
- Excellent Timberland Investment w/Strong populations of game and excellent hunting opportunities
- From Tappahannock take Route 17 north approximately 5 miles, then left on Warings Mill Rd. (SR 617), then .9 miles to the property on the right
- Contact Agents for more information
- Offered for \$1,700,000

****PROPERTY INFORMATION ABVAILABLE AT COMMONWEALTHCOMMERCIAL.COM ,
LOOPNET.COM, LANDSOFAMERICA.COM & COSTAR.NET****

Contact:

Hank Campbell

Office: 804.433.1818

Fax: 804.346.5901

hcampbell@commonwealthcommercial.com

Bill Barnett, CCIM, ALC

Office: 804.433-1821

Fax: 804.346.5901

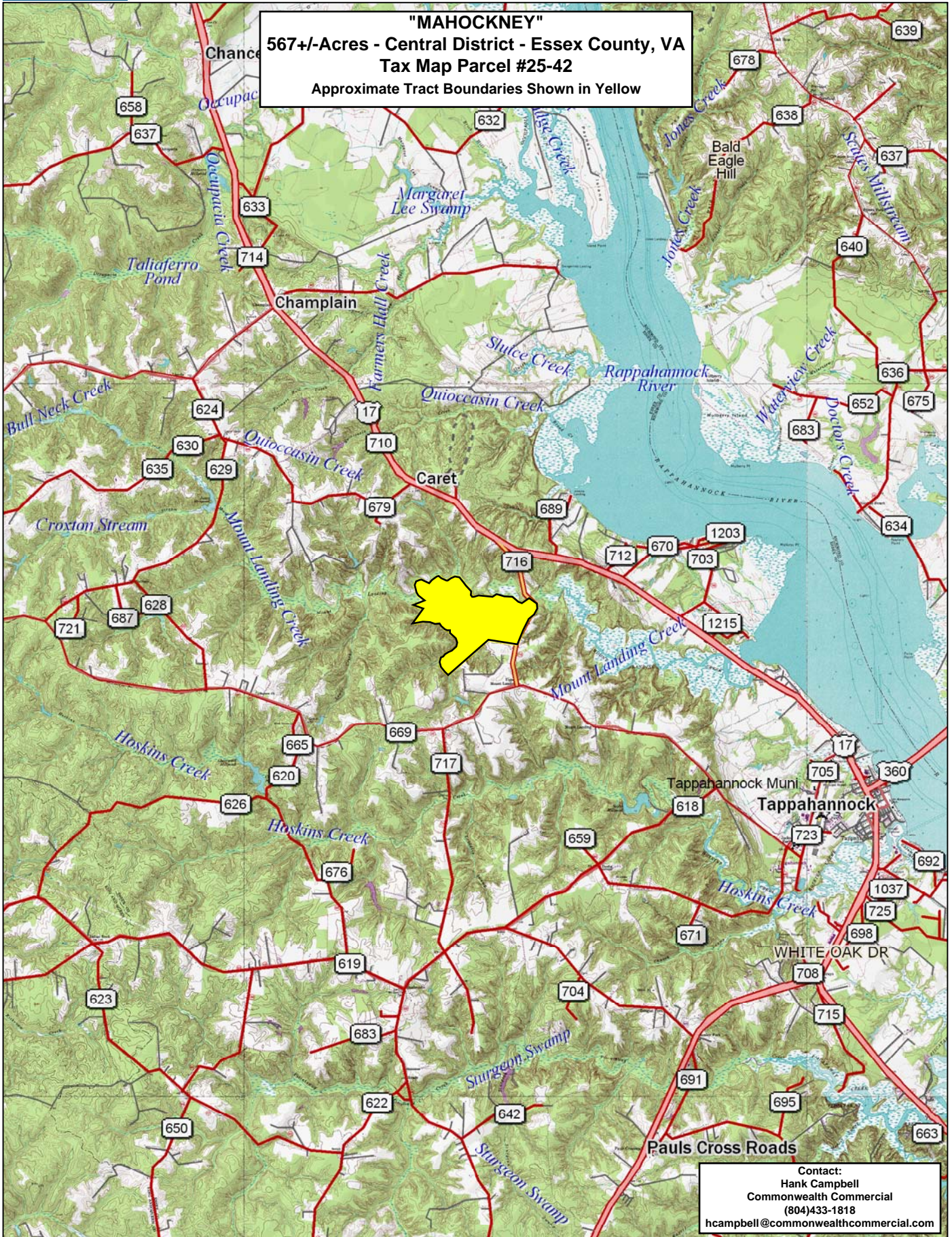
bbarnett@commonwealthcommercial.com

Commonwealth Commercial Partners, Inc. represent the Owners of this property.
Information contained within is deemed reliable, but is not guaranteed.



7130 Glen Forest Drive, Suite 110, Richmond, VA 23226
Mailing Address: PO Box 71150, Richmond, VA 23255
Phone: 804.346.4966 Fax: 804.346.5901
Web Site: www.commonwealthcommercial.com

"MAHOCKNEY"
567+/-Acres - Central District - Essex County, VA
Tax Map Parcel #25-42
 Approximate Tract Boundaries Shown in Yellow

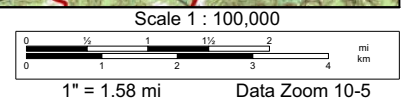
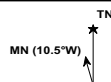


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 Hank Campbell
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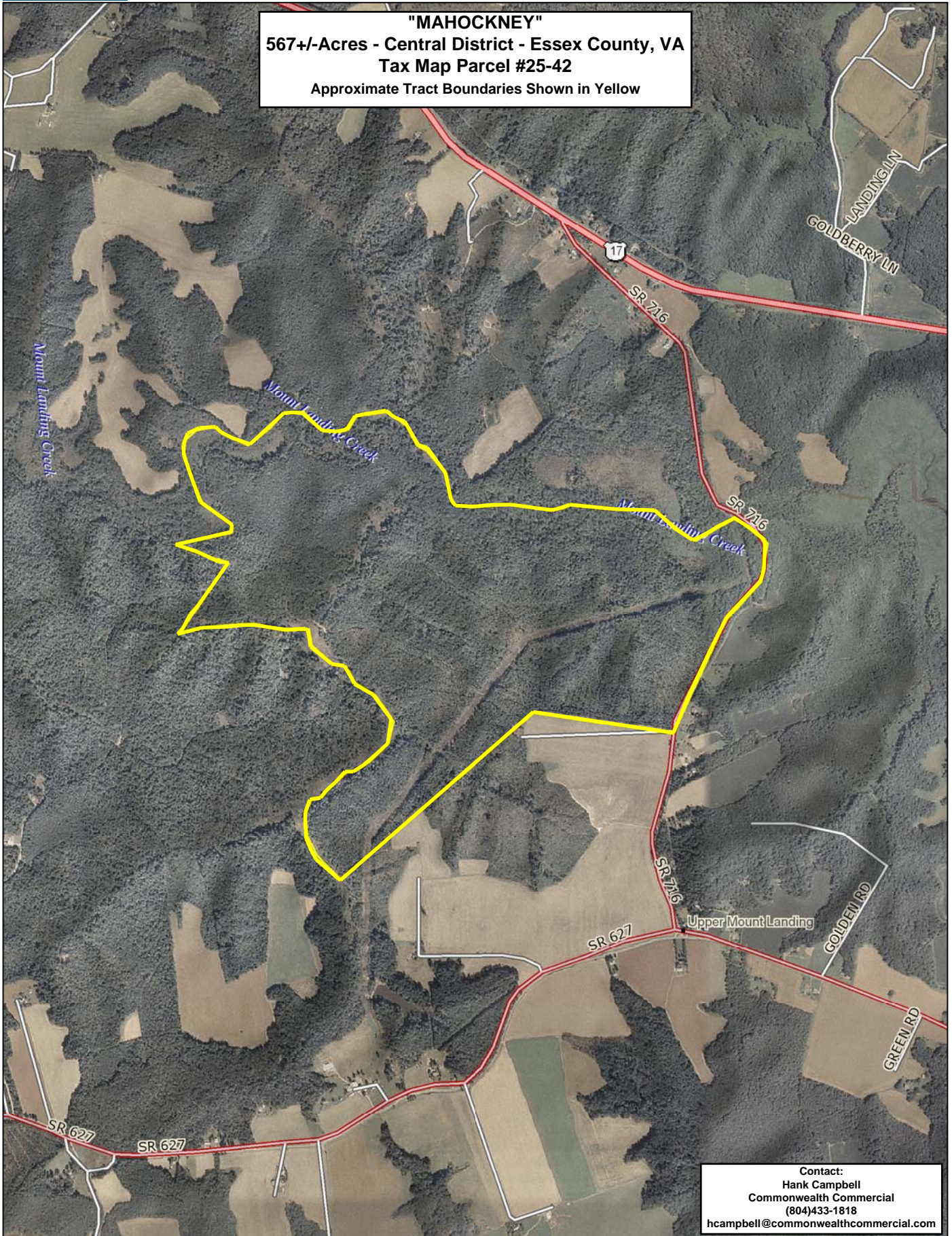
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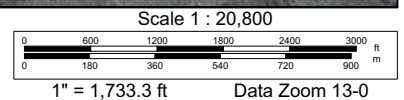
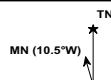
www.delorme.com

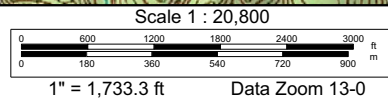
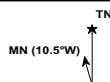
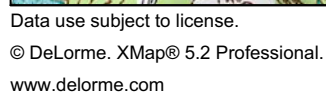


"MAHOCKNEY"
567+/- Acres - Central District - Essex County, VA
Tax Map Parcel #25-42
 Approximate Tract Boundaries Shown in Yellow



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"MAHOCKNEY" TIMBER CRUISE SKETCH

| Species | Estimated Volume |
|---------|------------------|
|---------|------------------|

| | |
|-----------------|-----------|
| Pine | 2,269 MBF |
| Poplar | 793 MBF |
| Oak | 246 MBF |
| Gum | 36 MBF |
| Hickory | 59 MBF |
| Other Hardwoods | 152 MBF |
| Total Sawtimber | 3,555 MBF |

| | |
|-------------------|-------------|
| Pine Pulpwood | 446 Cords |
| Hardwood Pulpwood | 1,255 Cords |

STREAMSIDE
MANAGEMENT
ZONE

SWAMP

MAG. N

TRUE N

TO RT. 17

Warings Mill Road
RT. 716

Power Line

Mount Landing
Creek

BLOCK "D"

BLOCK "B"

BLOCK "C"

BLOCK "A"

Cable on
Woods Road

Survey
Line

DOVE'S NEST

open

Power Line

Cut-over woods

open

Power Line

open

Warings Mill Road
Rt. 716

Mount Landing Road
Route 627

To
Mount Landing



POSITION AT
SYMBOL

LATITUDE -37-57:16.9 N
LONGITUDE -76-56:19.9 W

TIMBER CRUISE AREAS

ON LAND OF

WILLIAM TALIAFERRO ESTATE
ESSEX COUNTY, VIRGINIA

A PORTION OF "MAHOCKNEY"

ESTIMATED 448 ACRES TIMBER

1" = 1,320'

1/2

0

1/2 Mile

P.L. HARDY, JR.
CONSULTING FORESTER
P.O. BOX 247
TAPPAHANNOCK, VA. 22560
PHONE: 804 443-2666

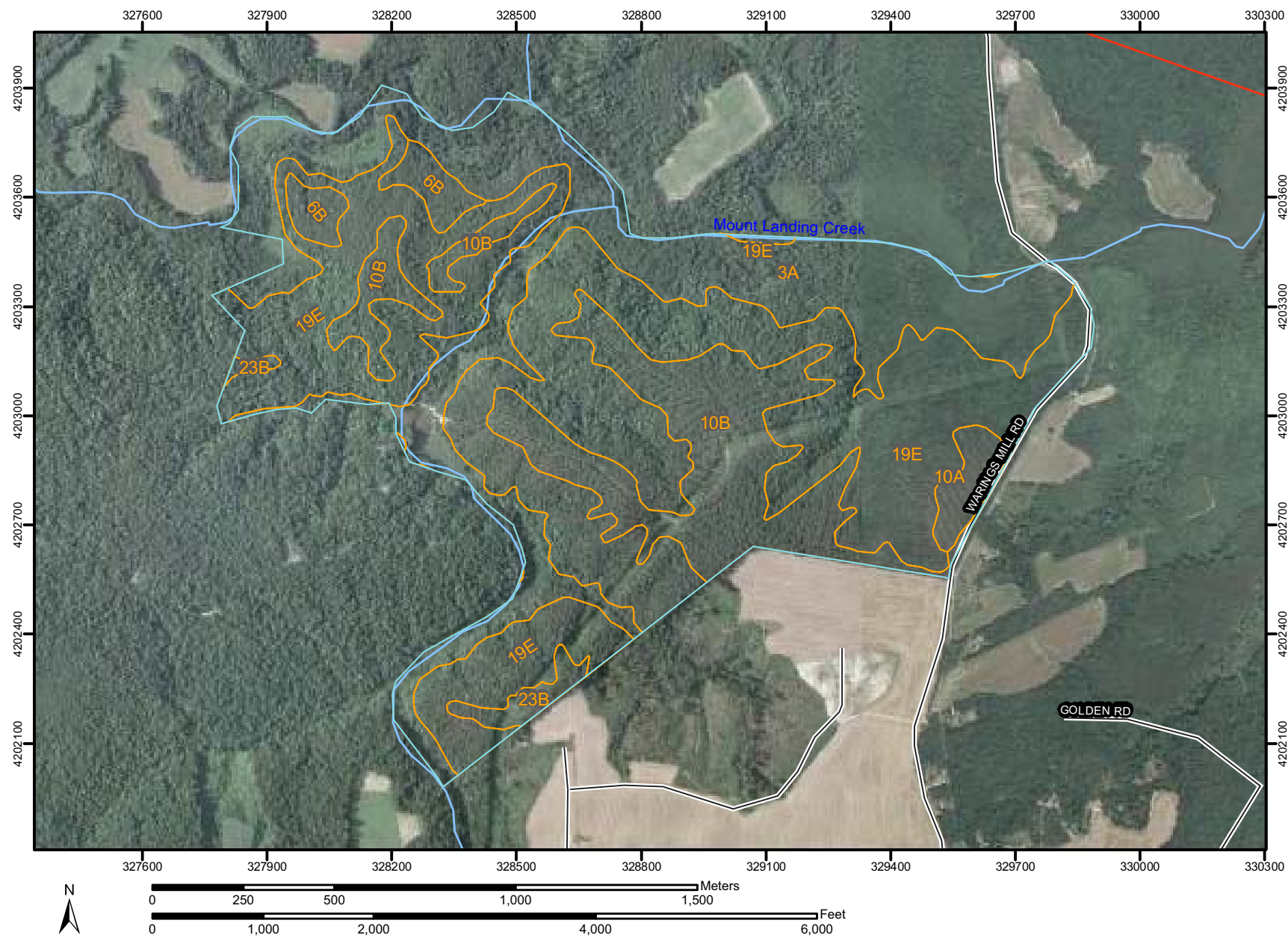
NOVEMBER 8, 2006

JN10061

INFORMATION CONTAINED IN THIS MAP IS NOT
GUARANTEED FOR COMPLETENESS OR ACCURACY

Contact:
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(804)433-1818
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Soil Map—Essex County, Virginia
(Mahockney - 567+/-Acres - Essex County, VA)



Natural Resources
Conservation Service


Web Soil Survey 2.0
National Cooperative Soil Survey

2/12/2008
Page 1 of 3

Soil Map–Essex County, Virginia
(Mahockney - 567+/-Acres - Essex County, VA)

MAP LEGEND






















Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Units

Special Point Features

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot



Very Stony Spot



Wet Spot



Other

Special Line Features



Gully



Short Steep Slope



Other

Political Features

Municipalities



Cities



Urban Areas

Water Features



Oceans



Streams and Canals

Transportation



Rails

Roads



Interstate Highways



US Routes



State Highways



Local Roads



Other Roads

MAP INFORMATION

Original soil survey map sheets were prepared at publication scale. Viewing scale and printing scale, however, may vary from the original. Please rely on the bar scale on each map sheet for proper map measurements.

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

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

Soil Survey Area: Essex County, Virginia
Survey Area Data: Version 7, Dec 18, 2007

Date(s) aerial images were photographed: 1994

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.



Map Unit Legend

| Essex County, Virginia (VA057) | | | |
|-----------------------------------|--|--------------|----------------|
| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
| 3A | Bibb sandy loam, 0 to 2 percent slopes, frequently flooded | 159.2 | 28.6% |
| 6B | Catpoint loamy sand, 0 to 6 percent slopes | 12.8 | 2.3% |
| 10A | Kempsville sandy loam, 0 to 2 percent slopes | 9.2 | 1.7% |
| 10B | Kempsville sandy loam, 2 to 6 percent slopes | 94.5 | 17.0% |
| 19E | Rumford and Emporia soils, 15 to 50 percent slopes | 272.7 | 49.1% |
| 23B | Suffolk sandy loam, 2 to 6 percent slopes | 7.6 | 1.4% |
| Totals for Area of Interest (AOI) | | 555.9 | 100.0% |