



Blue Ridge Timberlands includes nine properties located in Buckingham (1,863± acres) and Nelson (830 ± acres) Counties, Virginia totaling 2,693 ± acres and ranging in size from 87 to 830 acres. The property is being offered for sale in its entirety. Offers will not be considered for individual tracts.

The acreage is comprised of:

- 2,122± acres of pine plantations
- 108± acres of recent pine cutover
- 67± acres planted in 2019
- 6± acres of natural pine/hardwood
- 353± acres of hardwood
- 37± acres of non-forest land
- Eighty-five percent of the total acreage is considered convertible to pine plantations.

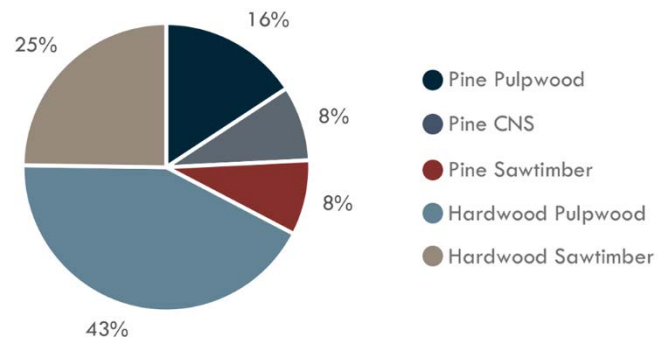
The upland acreage has a diverse age class distribution of pine plantations growing on upper piedmont soils with an average, overall site index of 68 feet (base age 25). Blue Ridge is weighted toward younger pine age classes with an average plantation age of almost 7 years.

This includes:

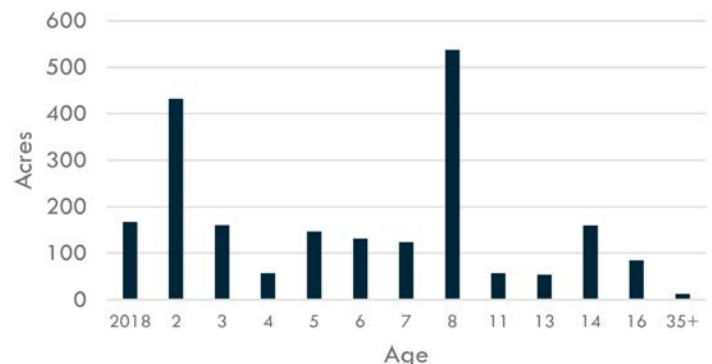
- 96± acres of merchantable pine plantations ( $\geq 15$  years of age) with an average age of approximately 18.6 years and overall site index of 69 (base age 25). The merchantable pine plantation acres carry approximately 5,824 tons of pine volume equating to an estimated 60.6± tons per acre.
- 2,026± acres of premerchantable pine plantations ( $<15$  years of age) with an average age of approximately 5.8 years and overall estimated site index of 68 (base age 25). There are 167± acres of newly planted 2018 plantations.

In total, there is almost 35,000 tons of merchantable pine and hardwood timber.

Product Distribution



Pine Plantation Age Class



\* all acres are represented as GIS acres