

SFT PROPERTY



Property Description:

The SFT property offers a rare opportunity to purchase high quality timberlands in one of the strongest timber markets in the Southeast. With a long history of professional management the quality of this offering is not common. The majority of the tract is blanketed by natural stands of pine timber with the remainder comprised of managed plantations. These mature natural stands have a high component of dimensional products and being sourced from a natural stands these products can garner a premium in the open market.

Timber aside this property offers recreational opportunities just 30 minutes from Mobile or one hour from the beaches of the Gulf of Mexico . Baldwin County is one of the fastest growing counties in Alabama and offers the potential for continued substantial growth in the future.

Details:

Acreage:

2,627

Asking Price:

6,150,000

Location:

Baldwin County, AL

Features:

- Substantial Timber Volume
- Year Round Creeks
- Good Road System
- Actively Managed

Chandler Graham, Licensed Real Estate Broker
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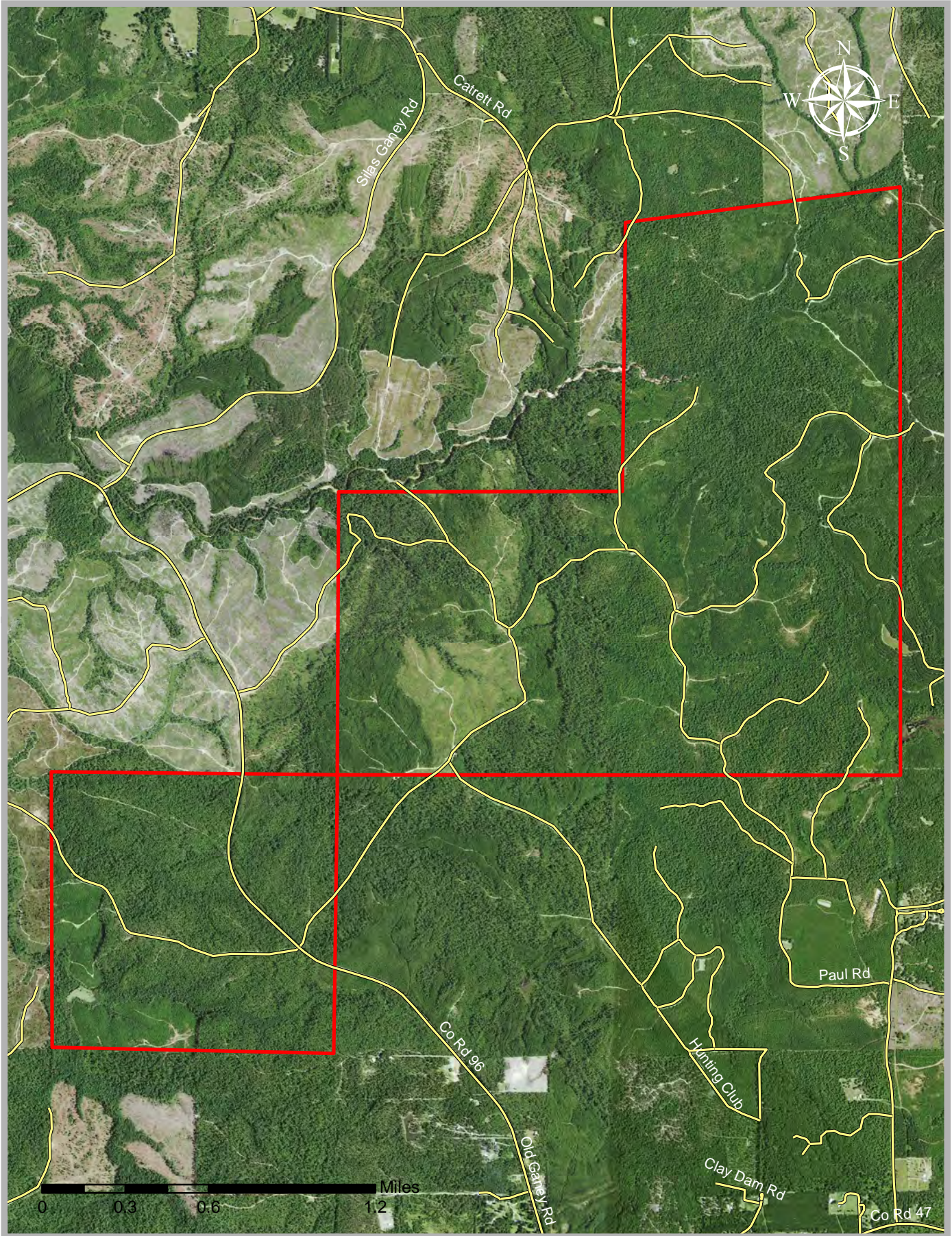
2,627 ± Acres Baldwin County, Al

Land Type	% of Total	Acres
Upland	83.92%	2,205.00
Bottomland	16.08%	422.38
Total Land	100.00%	2,627.38
Est Merchantable Timber - Unrestricted Land		
Product	Units	Volume
Pine Poles	Tons	9,571
Pine Sawtimber	Tons	39,739
Pine C-N-S	Tons	5,969
*Pine Pulpwood	Tons	18,230
Hardwood Sawtimber	Tons	803
*Hardwood Pulpwood	Tons	18,095
* Includes Topwood		
Est Merchantable Timber - SMZ		
Product	Units	Volume
Pine Poles	Tons	465
Pine Sawtimber	Tons	10,613
Pine C-N-S	Tons	1,507
*Pine Pulpwood	Tons	3,886
Hardwood Sawtimber	Tons	431
*Hardwood Pulpwood	Tons	14,412
Longleaf Premerchantable Acres		
Age	% of Total	Acres
4	9.47%	85
6	5.68%	51
9	36.86%	331
11	9.58%	86
Loblolly and Slash Premerchantable Acres		
Age	% of Total	Acres
6	3.67%	33
9	31.07%	279
10	3.45%	31
13	0.22%	2
Total Premerch		898

Data provided is believed to be accurate but is not warranted or guaranteed by seller or
Larson & McGowin Properties; Valuation Date 7-21-16

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Approximately 2,627 Acres



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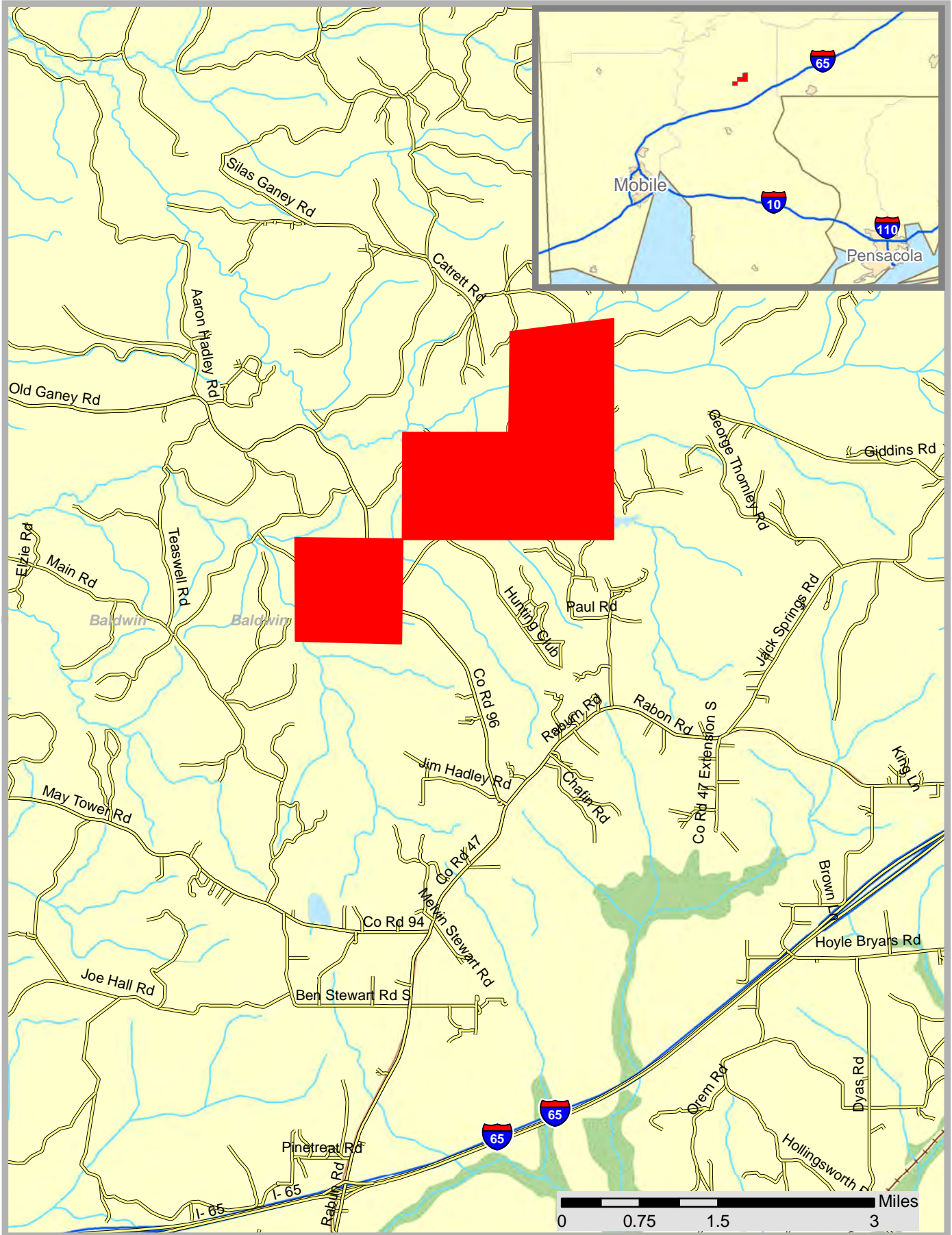
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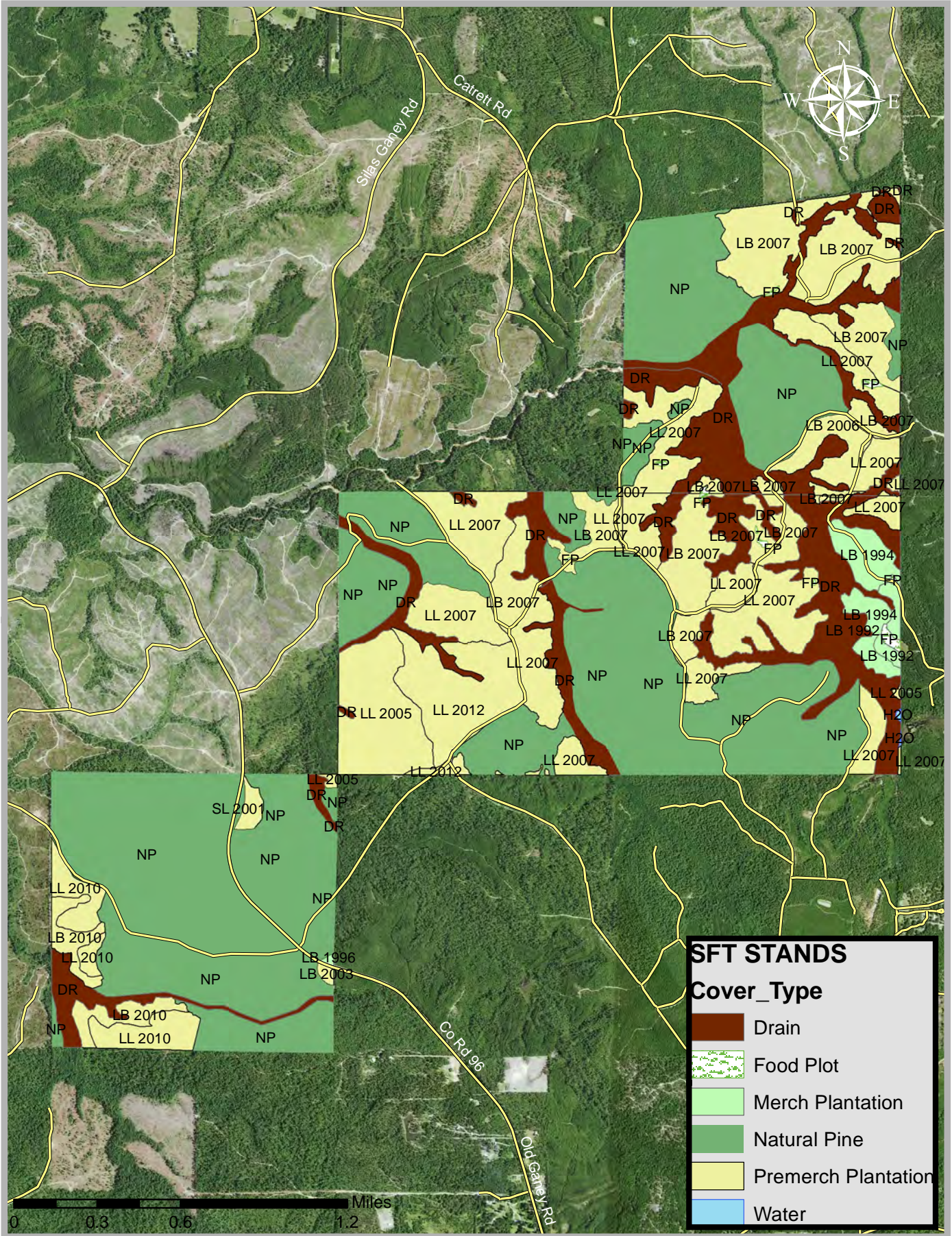
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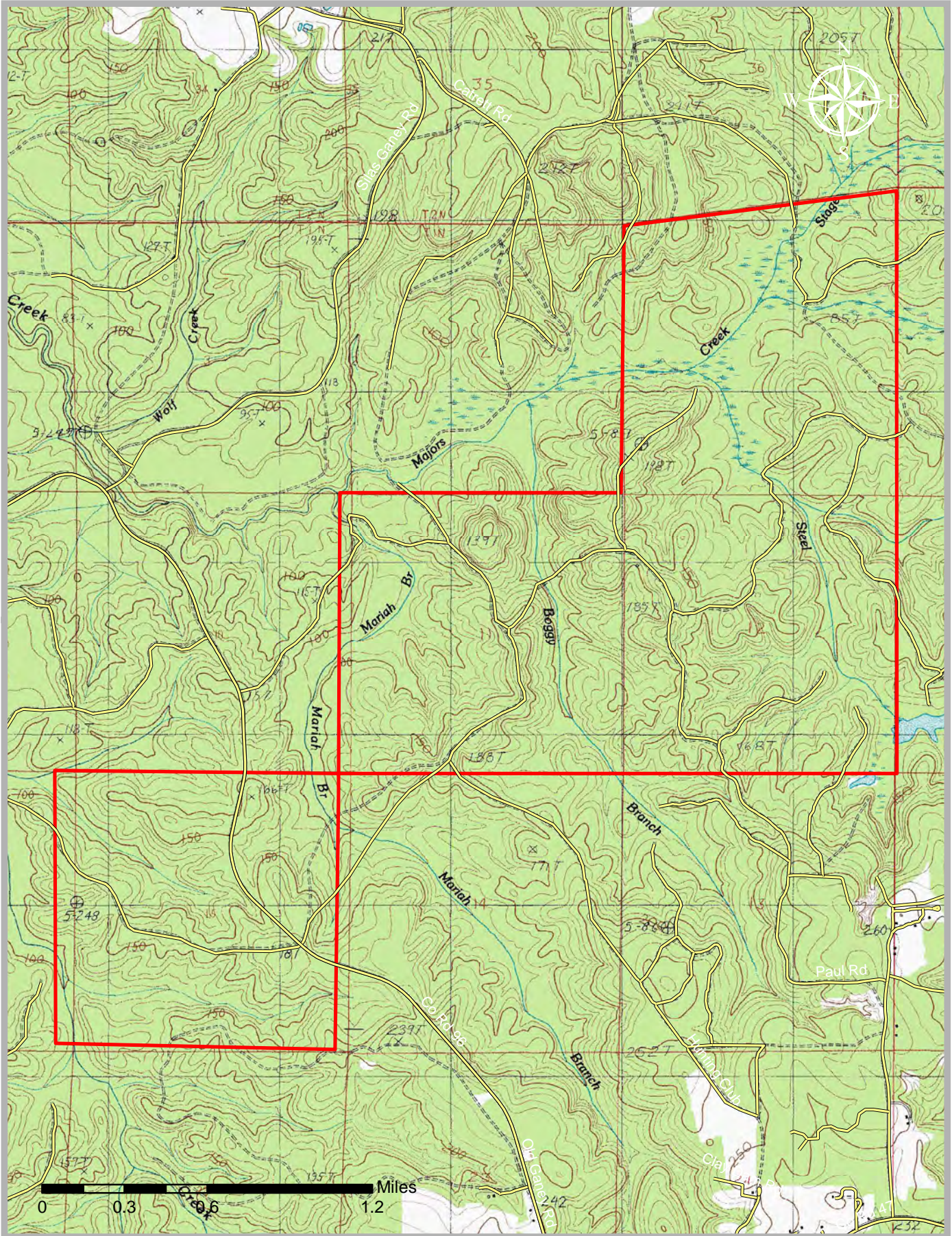


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