



Bay Tract
1,683 ± acres Marion County, MS
\$1,995/acre

Property Description: Located in Marion County, MS this is a family owned tract that has been intensively managed for both wildlife and timber production. Surrounded by a large ownership that has been managed for the past 50+ years for wildlife, this property gives the new owner the opportunity to own a turn-key property with great neighbors and exceptional wildlife populations. Consisting of both productive pine plantations and hardwood bottoms this property has excellent diversity for wildlife habitat. Numerous large food plots and a power line right of way provide ample open space for supplemental planting and wildlife forage. In addition to having access on all four sides to paved or gravel public roads the internal road network is well designed and maintained which provides all weather access throughout the ownership. There are two houses on the property that are currently leased but upon purchase the new owner could elect to remove the tenants or assume the leases. Advertised price does not include mineral rights.

By Appointment Only: To schedule an appointment to view the property, please call Chandler Graham *Phone (334)-734-1382*email cgraham@larsonmcgowin.com. Any potential purchaser exercising the privilege of examining the property does so at his (its) risk with regard to any condition on the property, whether patent or latent, known or unknown, to Seller and Seller's agent, and does release and agree to defend and indemnify Seller and Seller's agent from any and all claims for any damage or injury whatsoever, including attorneys' fees and costs, incurred in connection with or resulting from the potential purchaser's examination of or presence on the property. Further, The potential purchaser agrees to restore any damage caused by potential purchaser and shall indemnify, defend and hold harmless the Seller and Seller's Agent from and against any liability for personal injury or property damage or any other loss, cost, expense or claim, including Seller's attorneys fees and costs, caused or alleged to be caused by such potential purchaser or any invitees, representatives, employees or agents of such potential purchaser while on or about the Seller's property. The potential purchasers release and obligations of defense and indemnity provided in this paragraph shall survive the closing or termination of the Agreement of Purchase and Sale.

1400 Urban Center Drive • Suite 360 • Birmingham, Alabama 35242
(205)-977-7706 • (205) 977-7708 Fax
www.larsonmcgowinproperties.com

Branch Offices:
Greenville and Mobile, Alabama • Huntsville, Texas • Merryville, Louisiana



Representations of the Seller: Although the Seller believes the information presented in this Property Package is factual and accurate, no warranty is expressed or implied with respect to any information contained herein, including but not limited to: the timber estimate data, acreage estimates, the plotting of the boundaries on aerial photographs or maps, or any information supplied by Seller or by Larson & McGowin Properties LLC.

Inquiries: Inquiries concerning the Seller's property are to be directed to Chandler Graham *Phone (334)-734-1382*email cgraham@larsonmcgowin.com.

Brokers: **Larson & McGowin Properties LLC. is the agent of the Seller.** Brokers and agents are welcome to represent prospective buyers of the property. **Larson & McGowin Properties LLC will pay any broker representing a purchaser a real estate commission of 2% of the contracted sale price.**

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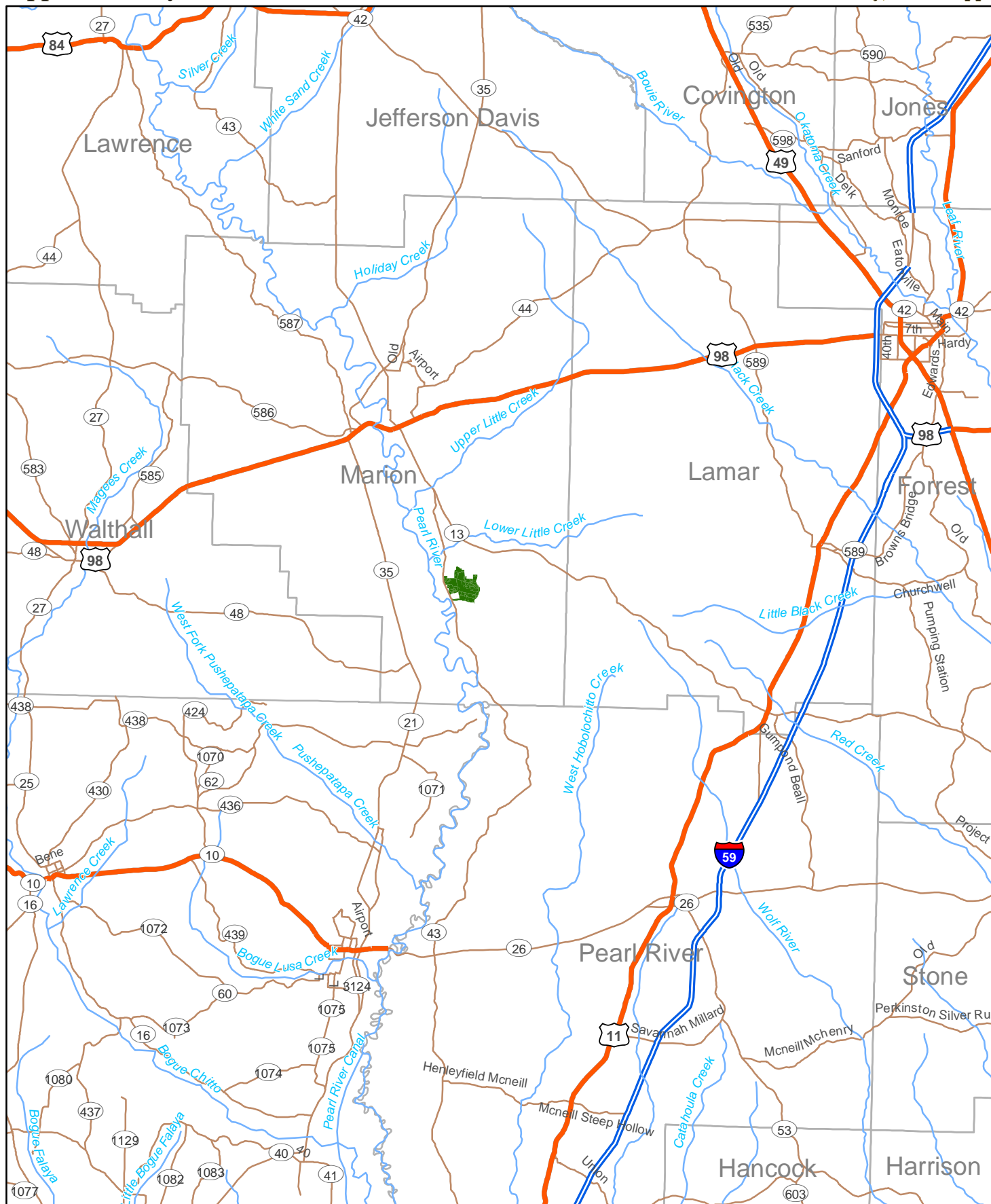
The Bay Tract 1,683 Acres ±
Marion County, Mississippi
Acres by Cover Type and Age Class

Cover/Age	Acres
Bay	863.26
BH	90.54
CYTP	41.76
FP	28.34
RD	48.01
ROW	24.76
H2O	1.38
NLB 1987	52.65
NLB1988	18.57
NLB1995	27.76
NP12	20.76
PH12	33.99
PLB12	5.86
PLB13	22.41
PLB1995	53.05
PLB 1996	66.54
PLB1999	139.57
PLB2000	31.14
PLB2001	9.78
PLB2007	81.61
PLB21	9.77
PLL2005	4.11
PSL22	7.22

*Information is deemed to be accurate however Larson & McGowin Properties does not warrant or guarantee the accuracy of this information. Buyer is advised to conduct their own due diligence.

Walker Lands, LLC. Property
Approximately 1,683 Acres

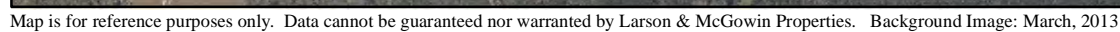
T2N, R17W, Secs. 30 & 31
T2N R18W, Secs. 25 & 36
Marion County, Mississippi



Map is for reference purposes only. Data cannot be guaranteed nor warranted by Larson & McGowin Properties.

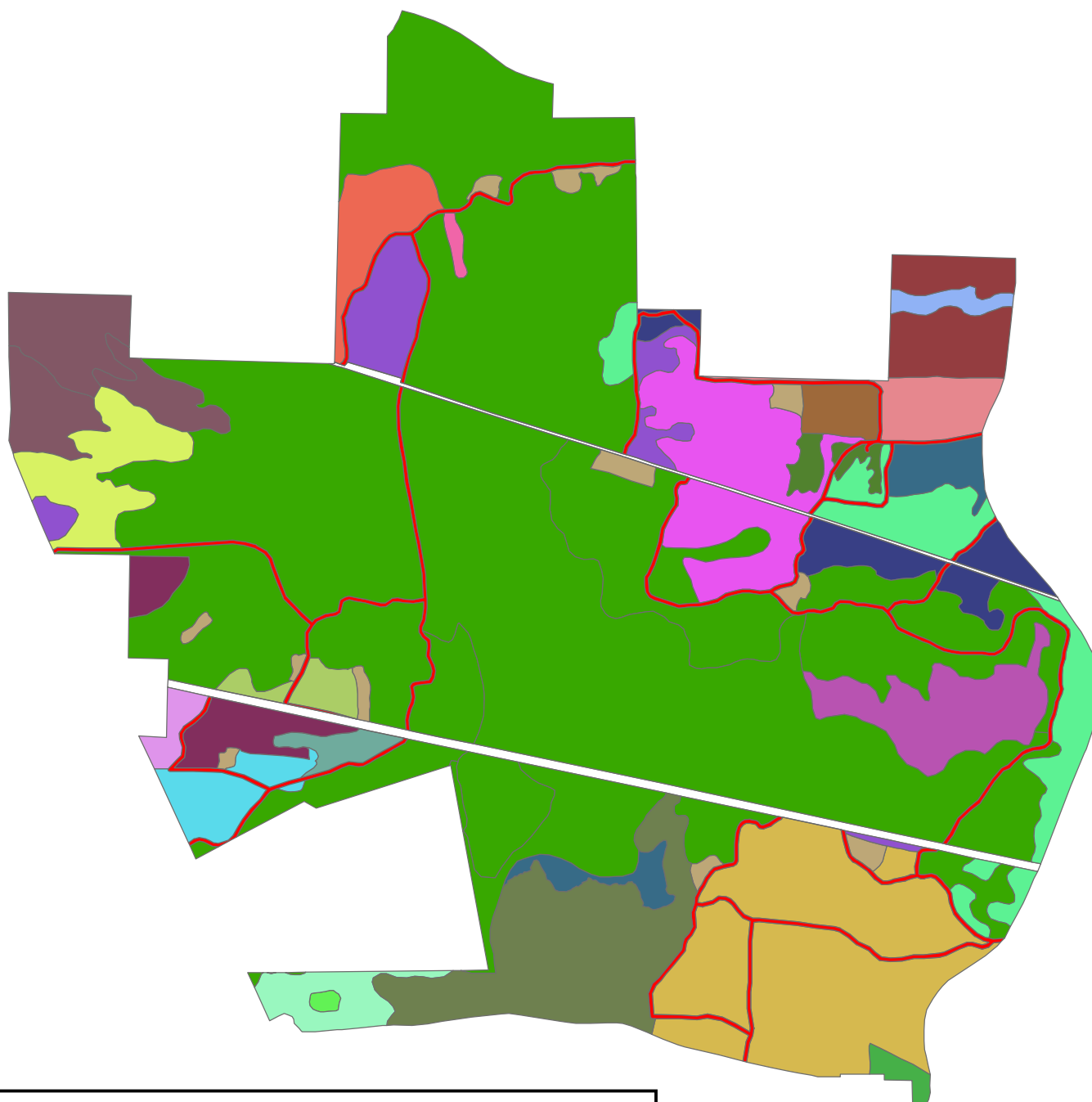


T2N, R17W, Secs. 30 & 31
T2N R18W, Secs. 25 & 36
Marion County, Mississippi



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T2N, R17W, Secs. 30 & 31
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Legend

STAND

BAY	CT13	NP12	PLB1995	PLB21
BH13	FP	Open	PLB1996	PLL2005
BH14	H2O	PH12	PLB1999	PSL22
BH2004	NLB1987	PH13	PLB2000	Road ROW
BH2	NLB1988	PLB12	PLB2001	TG14
	NLB1995	PLB13	PLB2007	Utility ROW

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