

The Southern Land Group, LLC

LAND AND TIMBER SALE

Pearl River County, Mississippi

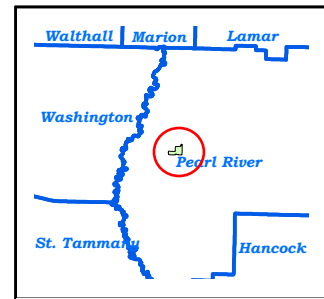
Section(s): 10, 15, 20-22, Township 03 South, Range 17 West

SLG, LLC has available for sale an approximate **1,140** acre tract of land located in western Pearl River County, Mississippi.

PRICE: \$3,625,200

TRACT DESCRIPTION:

An approximate 1,140 acres of timberland located south of Highway 26 between South Valley Road and Mitchell Road. Interior access on this tract is provided by internal roads and trails. This tract has great potential for lot development, recreational use, or timberland investment.



CONDITIONS OF SALE:

Minerals: No oil and gas mineral rights will be conveyed by Seller. Seller is reserving a 50% royalty interest in any rock, sand, gravel, and aggregate that may be produced by Purchaser.

Fiber Assignment: These tracts are subject to a fiber supply agreement with Gaylord Container Corporation giving Gaylord the right of first refusal on any pulpwood removed from the lands. Complete details of this encumbrance are available upon request.

Closing: Terms of the sale: a 5% deposit will be required upon execution of Buy-Sell Agreement, closing to take place within 30 days of agreement, cash or certified funds are required at closing. The Seller will provide a Warranty Deed to the property. The Seller is unaware of any hazardous or environmental concerns on this property. The Seller believes the title to be clear; however, if a title search reveals the need of curative work, the Seller shall have a reasonable amount of time to clear title.

INSPECTION OF THE PROPERTY:

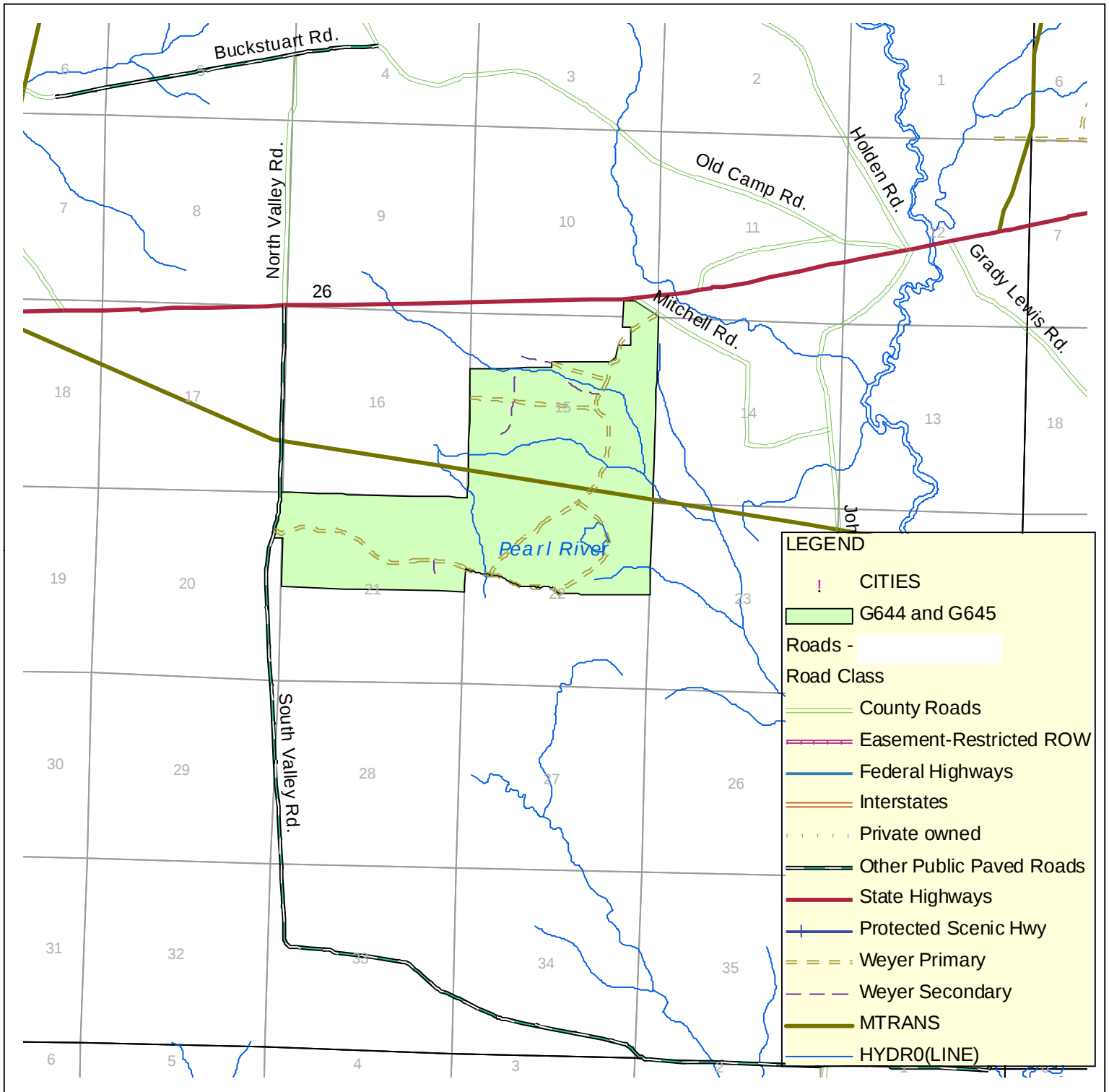
Prospective buyers may enter upon the lands for inspection at any time provided they have completed and submitted an entry permit. Entry permits are to be sent via U.S. mail to **Butch Vines 313 Telly RD PMB 16 Picayune, MS 39466**

CONTACT US:

Please Contact Vines Realty and Land LLC, Butch Vines (409) 201-6815/edgar_vines@msn.com for additional information and questions regarding this property, or visit our web site for other property listings:

www.thesouthernlandgroup.com

Vicinity/Location Map

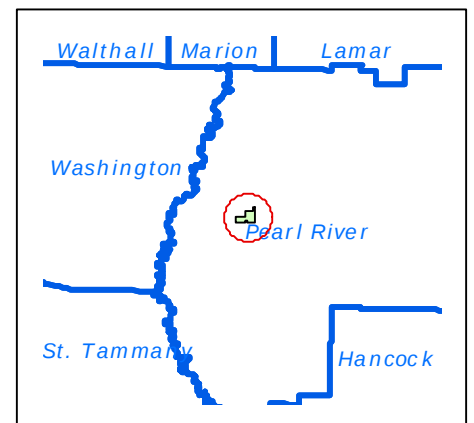


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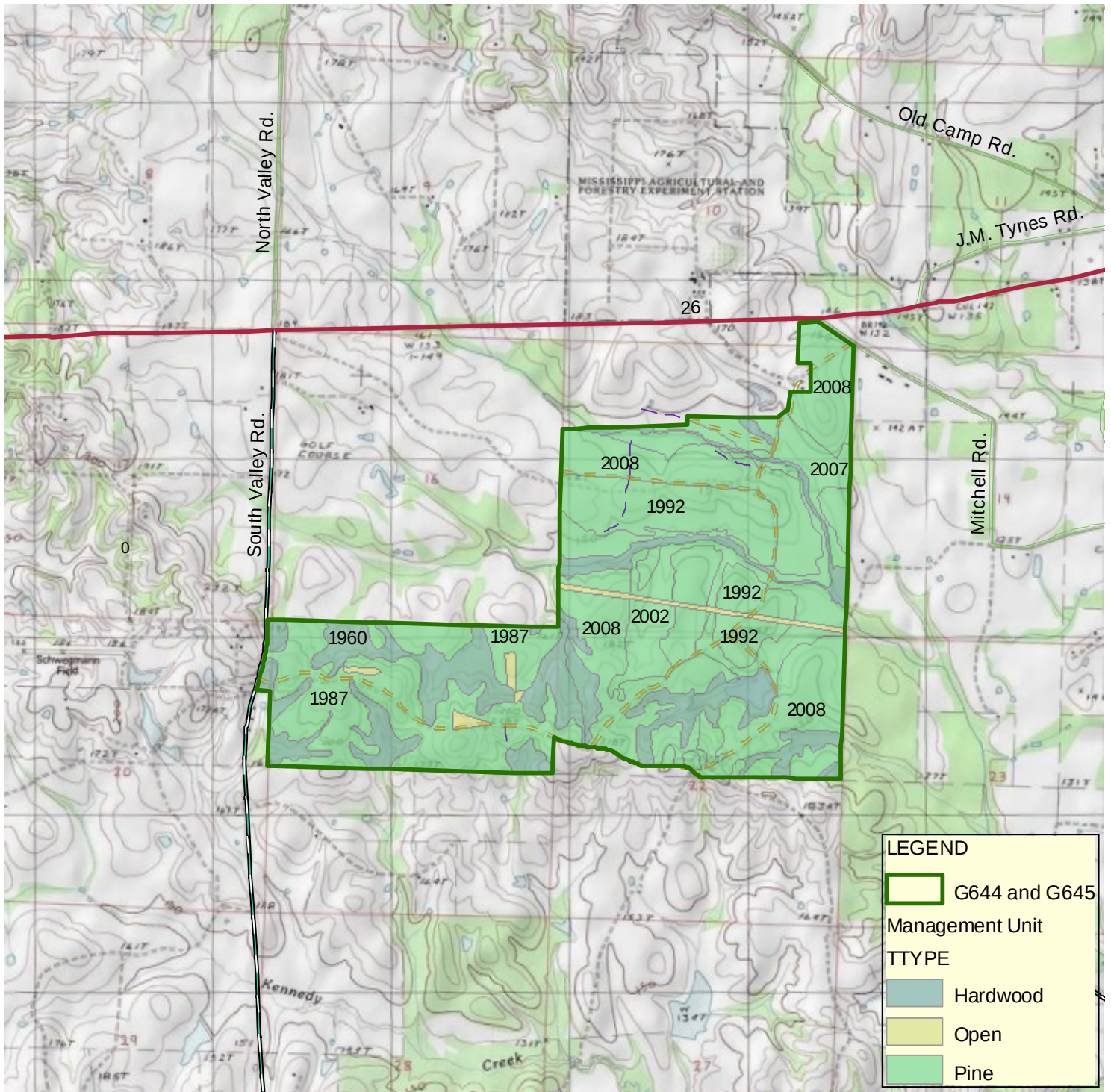
G644 and G645 Tract 1,140 Acres
 Pearl River County, Mississippi
 T03S-R17W Section (s) 10, 15, 20, 21, 22

The Southern Land Group Proprietary Data
Do Not Use as a Legal Description of Property

0 1,625 3,250 6,500 9,750 13,000 Feet



Stand and Contour Map

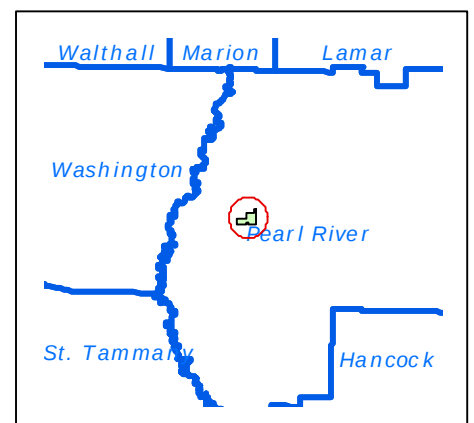


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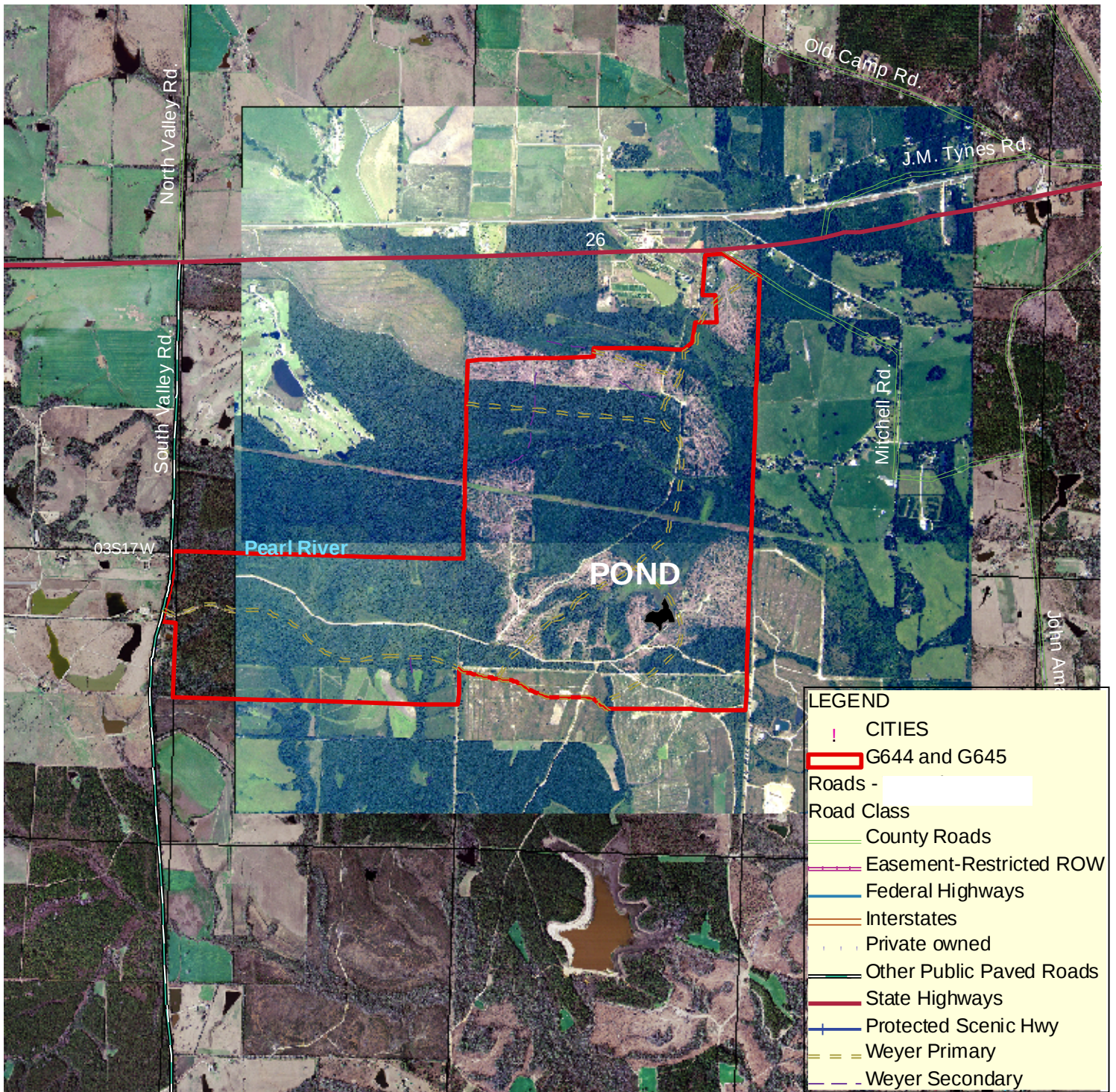
G644 and G645 Tract 1,140 Acres
 Pearl River County, Mississippi
 T03S-R17W Section (s) 10, 15, 20, 21, 22

The Southern Land Group Proprietary Data
Do Not Use as a Legal Description of Property

0 1,150 2,300 4,600 6,900 9,200 Feet



Aerial Map

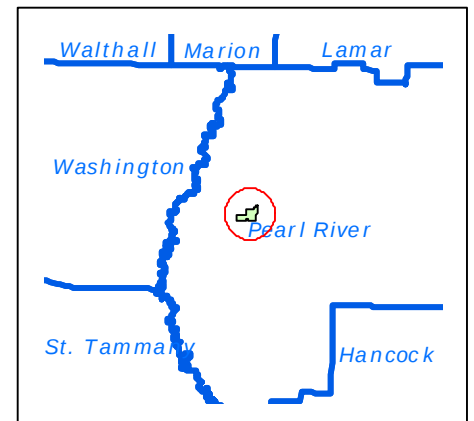


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G644 and G645 Tract 1,140 Acres
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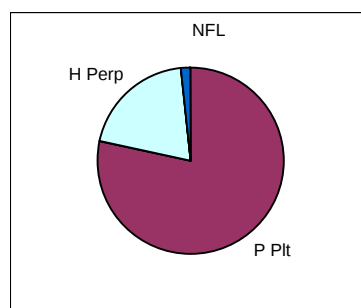
0 1,000 2,000 4,000 6,000 8,000 Feet



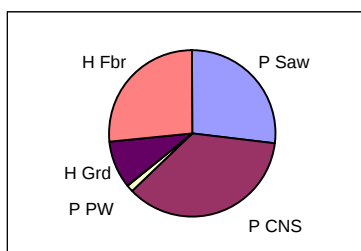
Results Summary **The Southern Land Group Land Sales**

Region	MS
State	Mississippi
County	Pearl River
Tract Name	RU G644 & G645
Contact	Butch Vines
Phone	409-201-6815
Email	edgar_vines@msn.com

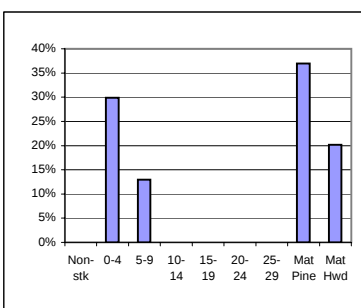
Land Distribution:	Acres	%
Pine - Nat	0	0%
- Plantation	894	78%
- Subtotal	894	78%
Hwd - Convertible	0	0%
- Perpetual	226	20%
Non-stocked	0	0%
Total Available	1120	98%
Set-aside/Inoperable	0	0%
Non-Forest Land	20	2%
TOTAL	1140	100%



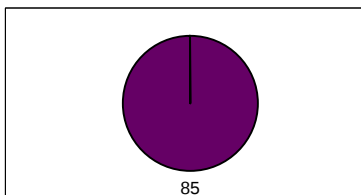
Avail. Mature Volume Mix:	Tons	%
Pine - Saw	7262	27%
- CNS	9619	36%
- PW	422	2%
- Poles/Other	0	0%
- Subtotal	17303	64%
Hwd - Grade	2405	9%
- Fiber	7208	27%
TOTAL AVAILABLE	26916	100%



Age Class Distribution:	Acres	%
Non-stocked	0	0%
0 - 4	335	30%
5 - 9	145	13%
10 - 14	0	0%
15 - 19	0	0%
20 - 24	0	0%
25 - 29	0	0%
Mature Pine Types	414	37%
Mature Hardwood Types	226	20%
TOTAL AVAILABLE	1120	100%



Site Distribution (Plt Site):	Acres	%
< 50	0	0%
50 - 59	0	0%
60 - 69	0	0%
70 - 79	0	0%
80+	1120	100%
TOTAL AVAILABLE	1120	100%



Note: Confidential evaluation material - no warranties or representations are made regarding the accuracy or completeness of this information.