



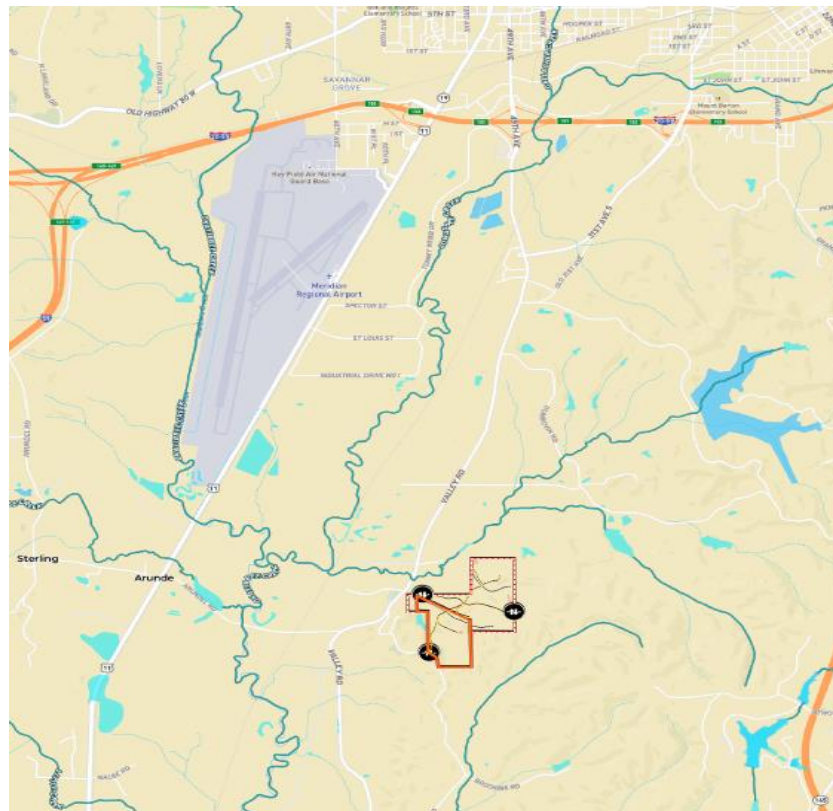
**FISH LODGE ROAD
Section 2 & 11 T5N R15E
Lauderdale County, MS**

Description: 170 acres of timberland located outside of Meridian, MS. The tract consists of thinned 25-year-old pine, hardwood along creeks and SMZs, and three-year-old hardwood and pine regeneration. The tract is well-located in central Lauderdale County and is approximately 4 miles south of Meridian and 2 miles east of MS Highway 11. The property is well maintained with a good road network and quality timber. Excellent site index. Gated access along Fish Lodge Road. Utilities available.

Interactive Map: [Fish Lodge Road 170](#)

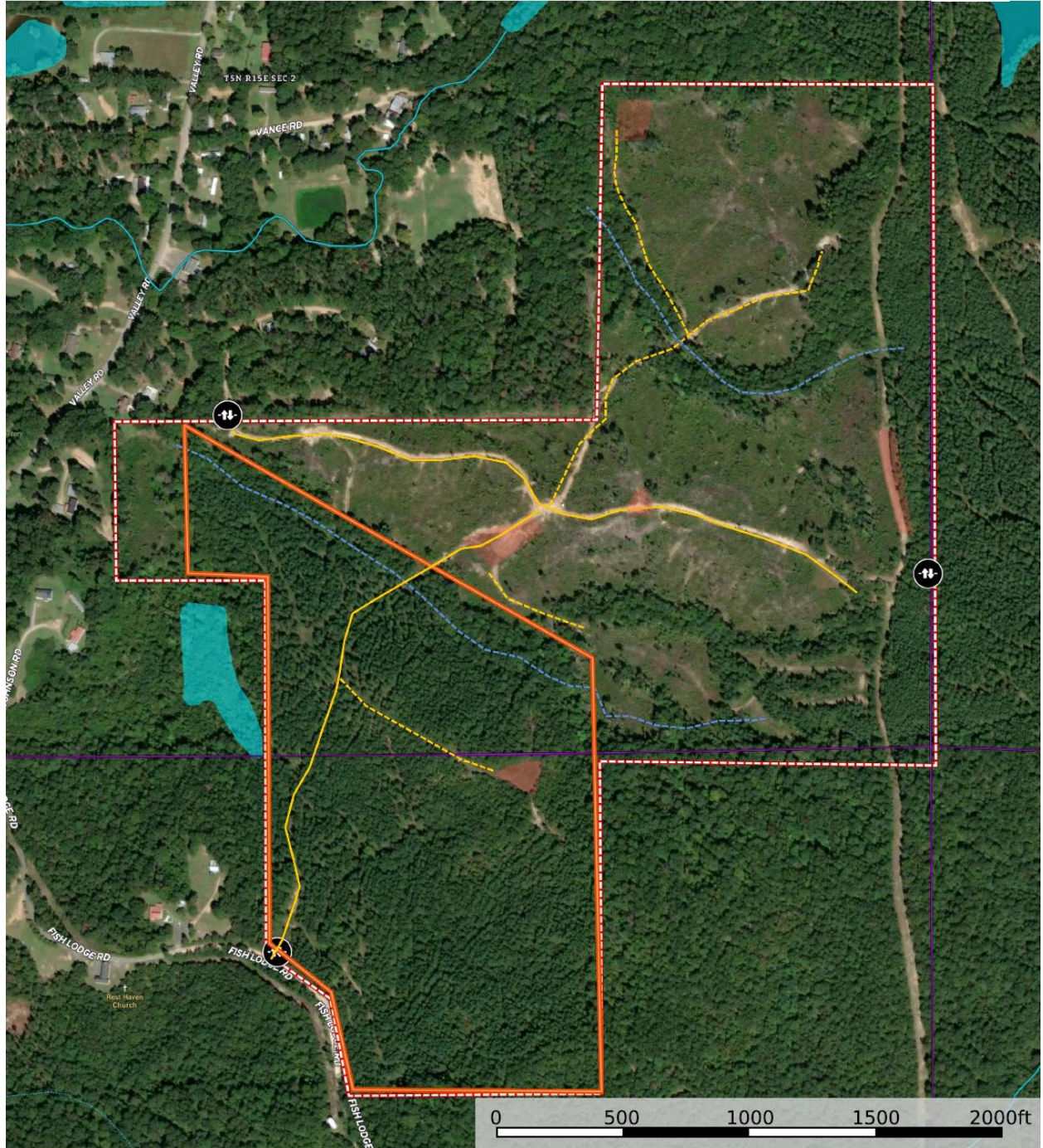
Land Cover

25-year-old pine:	60 acres
Hardwood SMZ:	10 acres
Pine & HW Regen:	95 acres
Food plot and Roads:	5 acres
Taxes:	\$586



Fish Lodge Road

Lauderdale County, Mississippi, 170 AC +/-



Gate
 Stream
 Road / Trail
 Primary Road
 Food Plot
 25y PPL
 Boundary
 Stream, Intermittent
 River/Creek
 Water Body



Tew Forest Management, LLC

February 6, 2023

Joe Mallard
MS Land and Timber

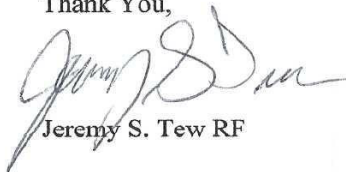
Subject: Fish Lodge Rd tract timber valuation

A timber valuation was performed on the Fish Lodge Rd tract in Lauderdale County, Mississippi. The stand consists of partially thinned planed Loblolly pines. 59, tenth acre plots were installed on a 2 chain by 5 chain grid at one plot per acre across the tract. The value range of the timber is \$49,000-\$59,000. The total current market value of the timber is \$53,773.42 as shown in the Summary Value Report. Also attached are five summary reports detailing volume and a map of the property.

Estimated timber volumes cannot be guaranteed due to variations in mill specifications, timber harvesting and utilization practices. Unit values are also subject to supply and demand market conditions.

We certainly do appreciate the opportunity to represent you in and look forward to being your consulting forester in the future.

Thank You,



Jeremy S. Tew RF

Purchase Price: \$340,000

Contact: Joe R. Mallard 601.927.8222 or jmallard@mslandandtimber.com

This property is owned by a broker affiliate.