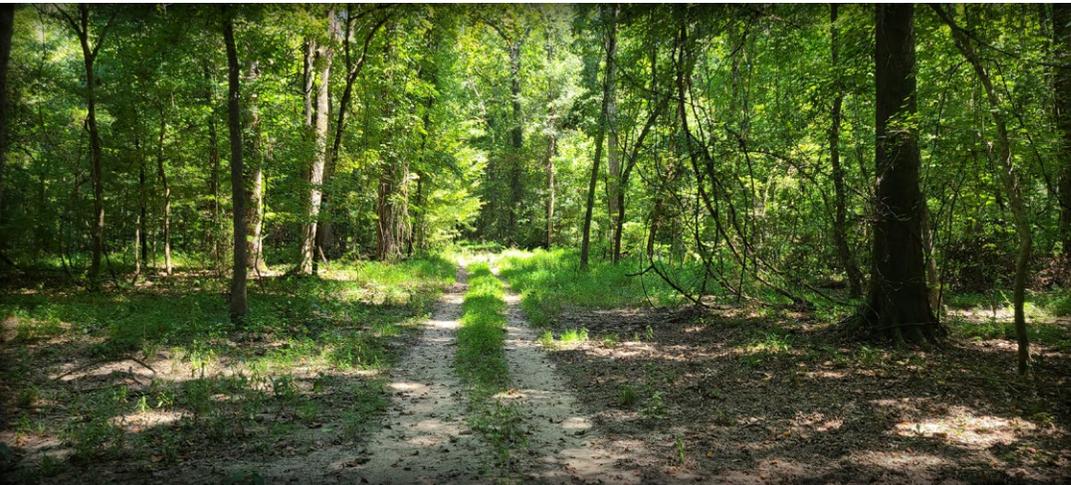


Larson & McGowin

PROPERTIES

Austill Ferry TRACT

1,030± ACRES IN WASHINGTON COUNTY, ALABAMA



Amazing opportunity to own a magnificent hardwood property. The Austill Ferry Tract is in Northern Washington County along the banks of the Tombigbee River. The mature hardwood forest covering the approximately 1,030± acre tract contains high quality species as well as numerous Cypress and Tupelo filled sloughs and ponds. Walking through this forest one can't help but think that the original forest could not have been much different than what is present today. Please visit our website for offering information.



**Chandler
Graham**
Qualifying Broker

cgraham@larsonmcgowin.com

Phone: 205.977.7706 | Mobile: 334.734.1382

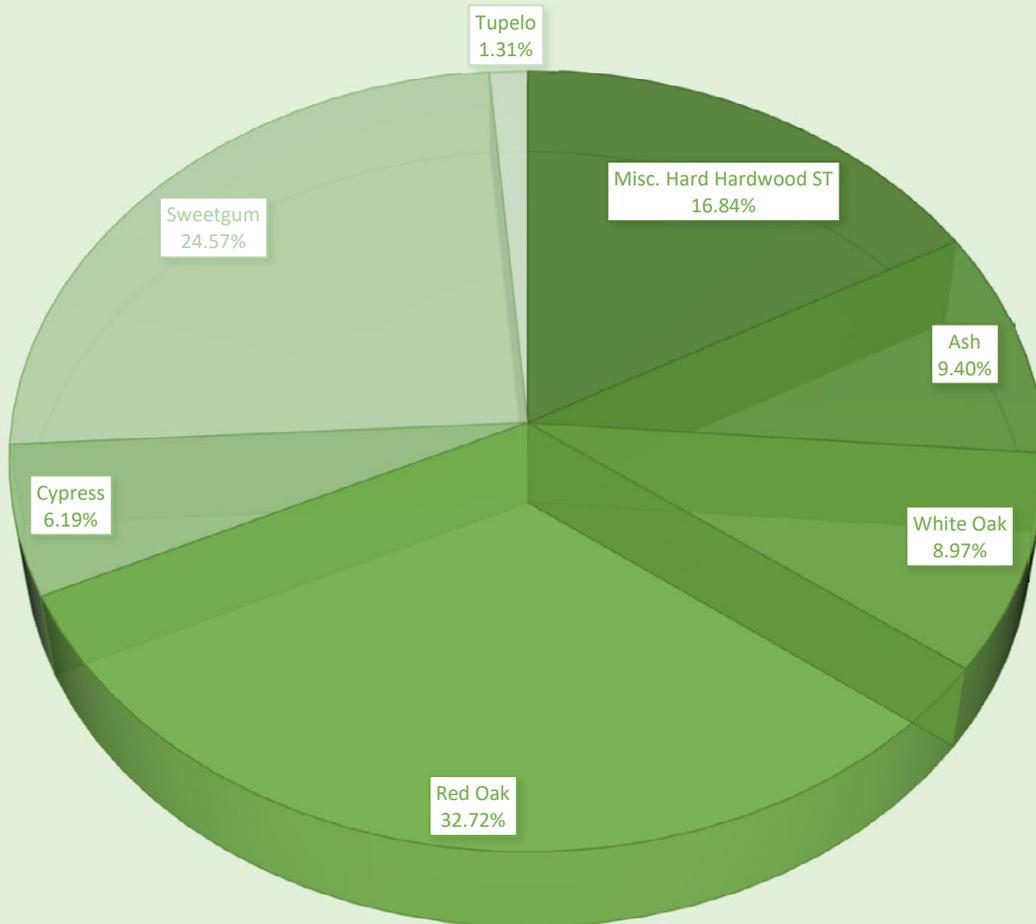
www.larsonmcgowinproperties.com

Larson & McGowin

PROPERTIES

Austill Ferry Tract

% VOLUME BY SPECIES



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Larson & McGowin PROPERTIES

Offering Instructions

Austill Ferry Tract

1,030± ACRES IN WASHINGTON COUNTY, ALABAMA

The Julian Watters Trust and Oakworth Capital Bank as Trustee for the Julian Watters Trust collectively, “Sellers” are accepting offers for the purchase and sale of approximately 1,030 acres of land located in Washington County, Alabama. The following are the procedures for viewing the property and submitting an offer.

1. **Brokers.** Sellers are represented by Larson & McGowin Properties, LLC as agent for Sellers. Larson & McGowin Properties LLC real estate broker and not as an auctioneer. No other entity or individual is authorized to accept offers on behalf of Sellers. Brokers and agents are welcome to represent prospective purchasers of Tract provided that such representation is made in writing prior to the buyer viewing the property.
2. **Information on the Tracts.** All inquiries concerning the sale process, or the Tracts should be directed to Larson & McGowin Properties, Attn: Chandler Graham, 500 Office Park Drive, Suite 430, Birmingham, Alabama 35223, (334)734-1382. Information concerning the property can be found on Larson & McGowin Properties, LLC’s website at: www.larsonmcgowinproperties.com
 - A. **Timber.** Information concerning any timber located on the Tract(s) (“Timber Information”) is available to prospective buyers upon the execution of a non disclosure agreement which can be found on the Website or can be requested from Larson & McGowin Properties. Any Timber Information provided was developed by Larson & McGowin LLC from an April 2023 timber estimate (inventory). Neither Sellers nor Larson & McGowin Properties make any representation or warranty concerning the accuracy of the Timber Information or any estimates of timber volumes contained in the Timber Information. Any and all Timber Information is provided for informational purposes only and not to be relied upon by any prospective purchasers. All prospective purchasers should inspect the Tract(s) and the timber thereon to obtain their own assessment of the condition of the Tract and any timber located thereon.
 - B. **Access.** The subject tract does not have deeded access but rather is accessed across adjoining landowners by permission. Access to the Tract will be granted pursuant to the terms and conditions contained in the Non Disclosure Agreement upon execution of said agreement.
3. **Offering Price.** The subject tract is being offered for sale at a price of \$3,150,000. Prospective buyers may submit an offer at any time however Seller will not be responding to any offer prior to October 18, 2023.



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