



Larson &
McGowin
P R O P E R T I E S

Central Alabama PACKAGE



OPPORTUNITY:

6,082 ± acres of long held family ownership located in Coosa and Clay County, Alabama is on the market for the first time in over 60 years. Historically managed for sawtimber through uneven age management the property offers a diverse age structure on quality sites. Approximately 3,000 acres of natural pine hardwood stands contain mature longleaf and loblolly pines with an assortment of upland hardwood species. Most of these acres are suitable for conversion to pine plantation. The remaining acreage is comprised of even age plantations in various stages of maturity with approximately 969 acres being merchantable.

The property is being offered in two packages due to the ownership structure however the properties are very complimentary of each from an age structure standpoint as well as being contiguous providing excellent access and scale for investors.

MARKET:

Located in a historically strong timber market with multiple outlets within 60 miles several of which are undergoing capacity expansions providing further liquidity to the market. Geographically the property is located approximately 50 miles south of Birmingham providing potential recreational buyers for smaller parcels and demand for recreational leasing.

BTI PACKAGE 3,025± ACRES \$5,620,000

BTI Land Classification		
Land Type	Acres	%
Pre-merchantable Pine	909	30%
Merchantable Planted Pine	280	9%
Merchantable Pine Hardwood	1,691	56%
Clear-Cut	101	3%
Non-Forest	44	1%
		3,025
Coosa County	2,836	
Clay County	189	



YATES PACKAGE 3,057 ± ACRES \$5,655,000

Yates Land Classification		
Land Type	Acres	%
Pre-merchantable Pine	901	29%
Merchantable Planted Pine	679	22%
Merchantable Pine Hardwood	1,321	43%
Clear-Cut	140	5%
Non-Forest	16	1%
		3,057
Coosa County	2,102	
Clay County	954	



**Chandler
Graham**
Qualifying Broker

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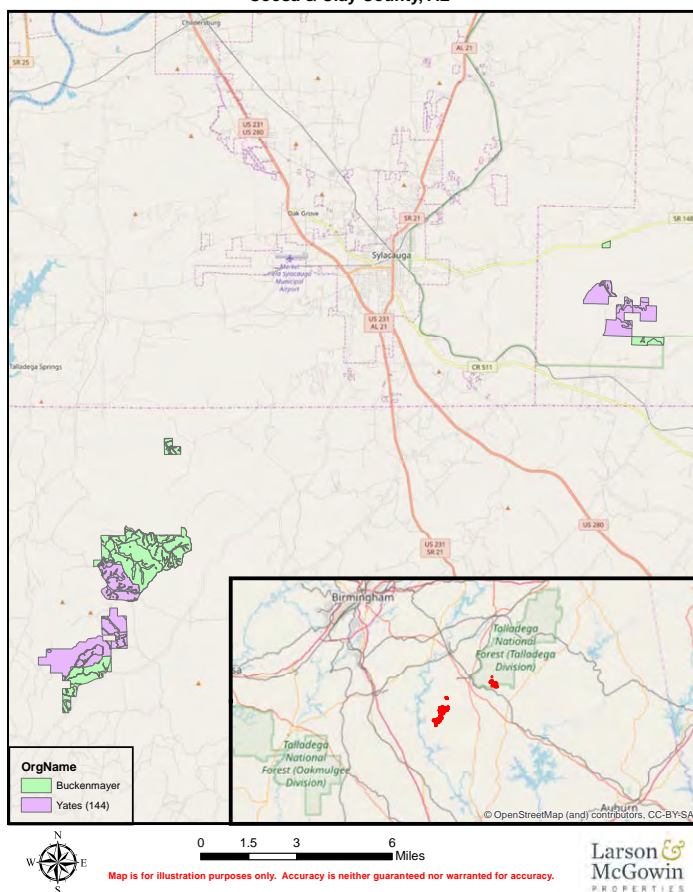
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COMBINED PACKAGE 6,082± ACRES

Overall Land Classification

Land Type	Acres	%
Pre-merchantable Pine	1,810	30%
Merchantable Planted Pine	959	16%
Merchantable Pine Hardwood	3,012	50%
Clear-Cut	241	4%
Non-Forest	61	1%
	6,083	
Coosa County	4,938	
Clay County	1,143	

BTI & A.C. Yates
Coosa & Clay County, AL



*Volumes are available upon completion of a non-disclosure agreement.

DISCLAIMER

Information provided is believed to be accurate but is neither warranted nor guaranteed by seller's or Larson & McGowin Properties LLC. Prospective buyers are encouraged to complete their own due diligence. The property is being purchased AS IS, WHERE IS based on Purchaser's separate evaluation.



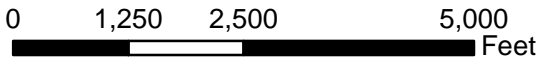
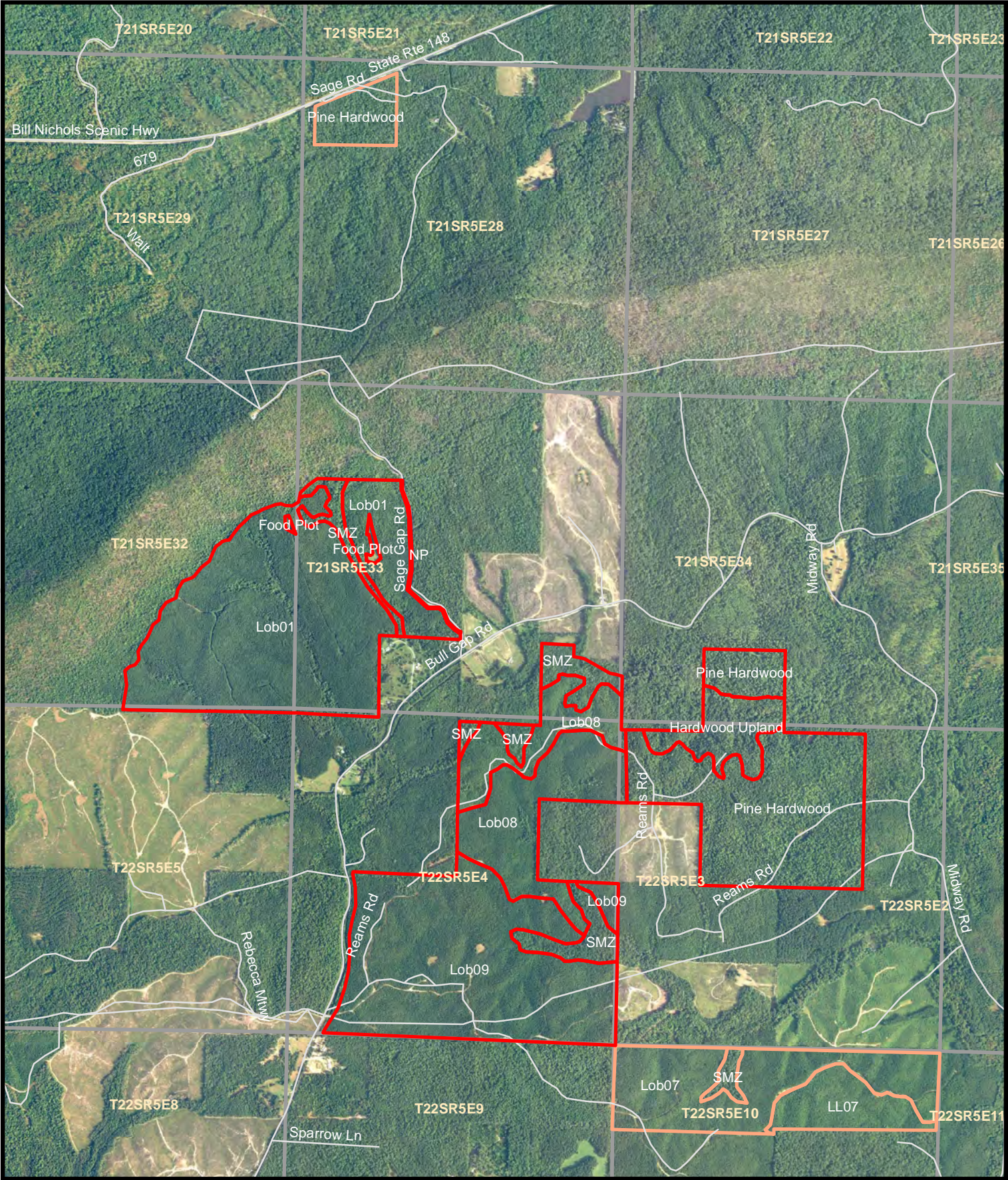
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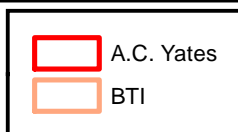
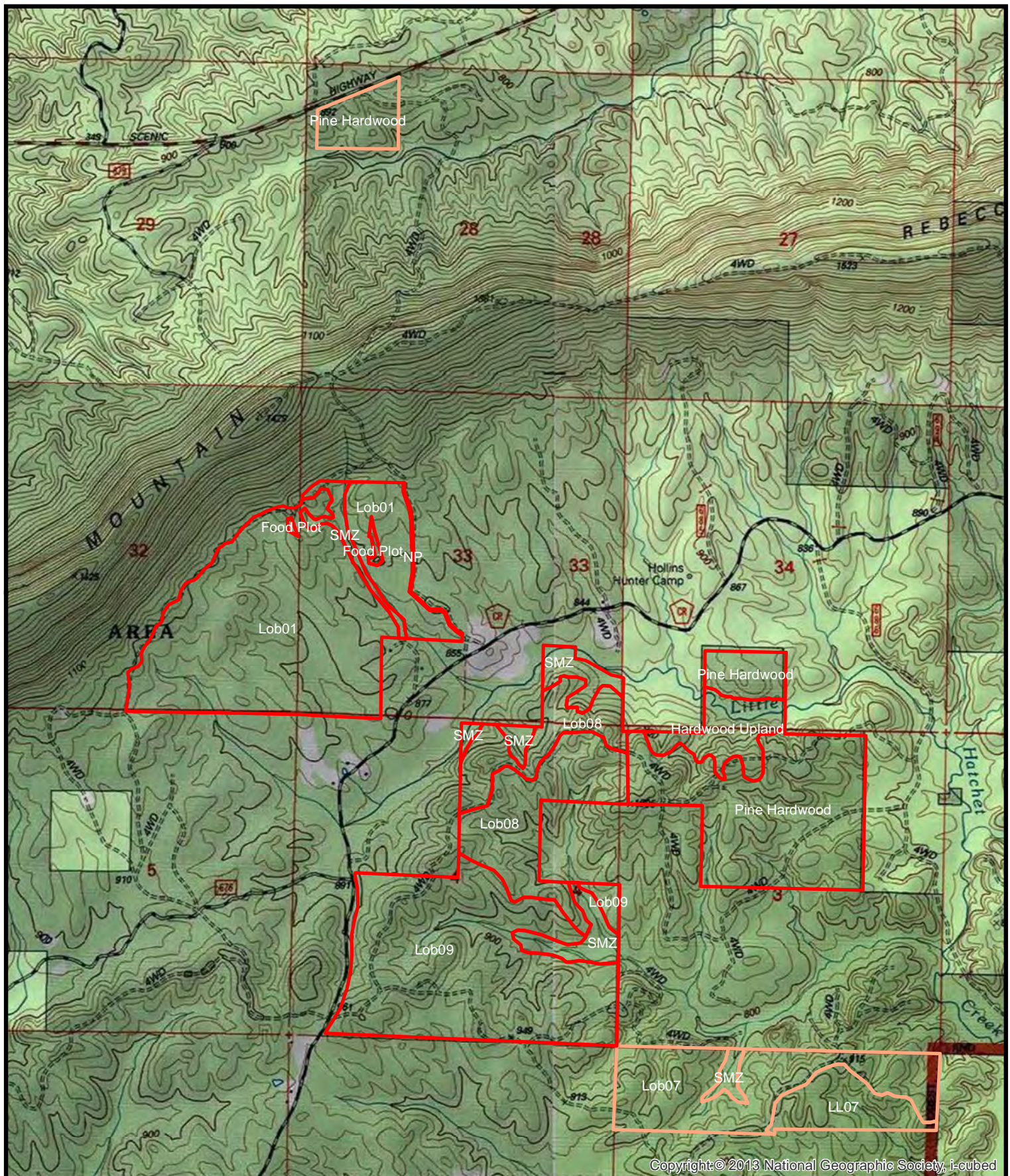
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BTI & A.C. Yates Timberlands
1,143+- Acres Clay County, AL



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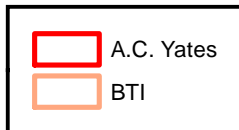
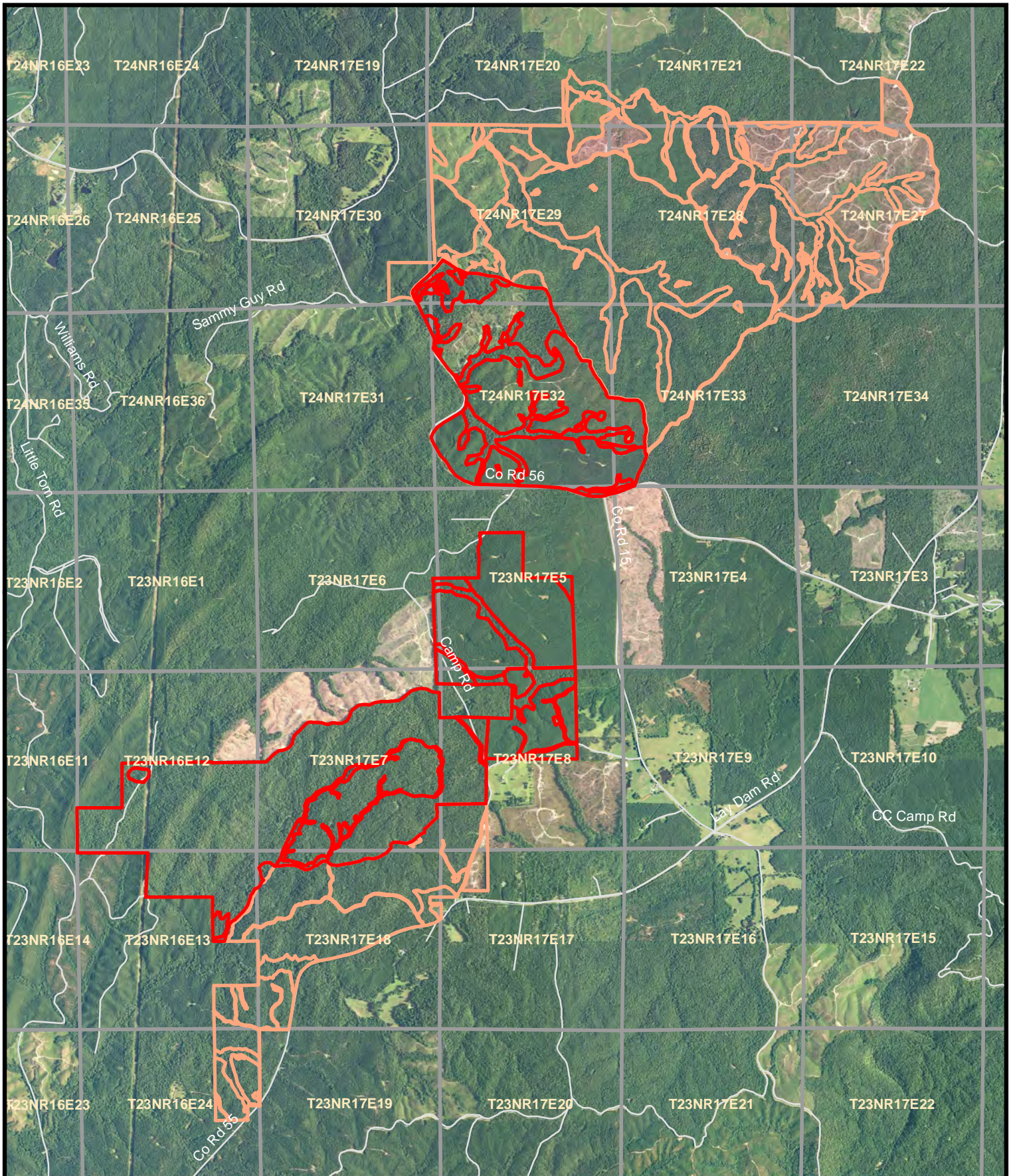
BTI & A.C. Yates Timberlands 1,143+- Acres Clay County, AL



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PROPERTIES

BTI & A.C. Yates Timberlands
4,817+- Acres Coosa County, AL

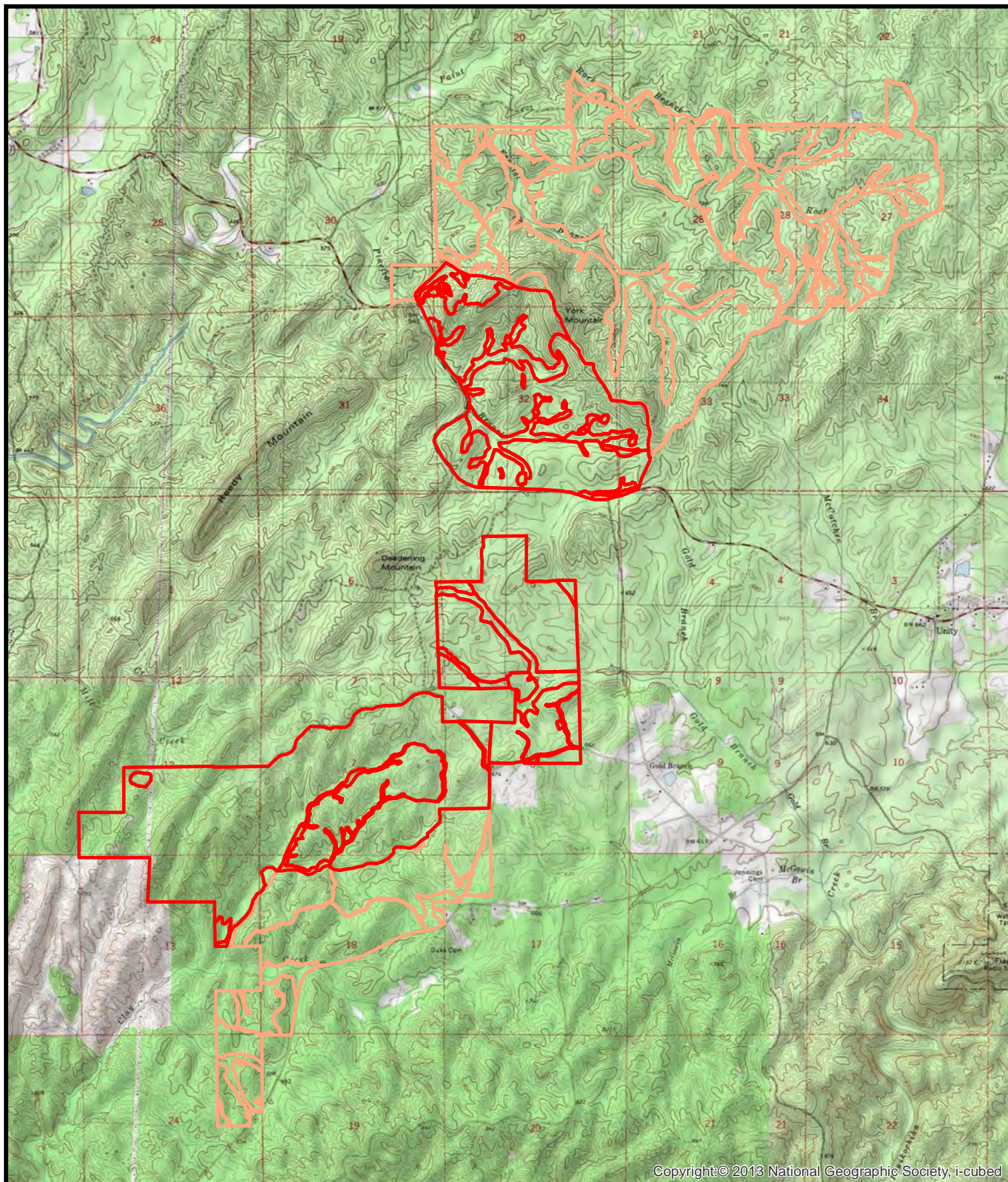


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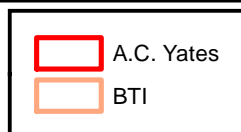
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BTI & A.C. Yates Timberlands 4,817+- Acres Coosa County, AL



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0 0.4 0.8 1.6 Miles

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