

Larson &
McGowin
PROPERTIES

Hatter TRACT

1,500± Acres In Mobile County, Alabama

\$5,500,000



The Hatter Tract is located just minutes from downtown Mobile and the fast developing commercial area of Saraland. Saraland is one of Alabama's fastest growing cities, has excellent real estate prospects, a quality school district, good infrastructure, low crime and new construction of higher value homes and subdivisions.

The property has been held by the same ownership and professionally managed as timberland by Larson & McGowin, LLC for 50 years. Longleaf pine covers the majority of the land. Some areas are recently planted loblolly pine. There is abundant wildlife including deer, turkey and bear. Clear flowing Sawmill Creek runs through the property for over a mile. The 1,500 acres is currently leased to an active, conscientious hunting club. A permitted commercial dirt sale area is a potential revenue source and has been profitable in recent years. Ownership includes a 256' wide strip of land with an access road from Radcliff Road. Beautiful views are afforded from many locations including some of the first high points west of the Mobile Delta. Broker is a partial owner of this property. **Asking price \$5,500,000**



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TIMBERLAND | HUNTING | INVESTMENT | DEVELOPMENT



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Licensed in AL, MS, TN, LA, TX, AR, GA, KY, FL, & SC

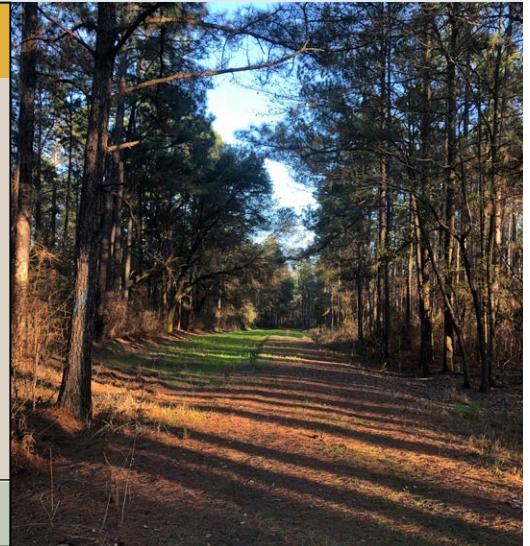
Hatter TRACT

Acreage Detail & Volume Summary Table

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Hatter Tract Acreage Detail Table

Cover Type	Est. Year	Acres*	%
Natural Longleaf Pine	NA	755	50%
Natural Pine/Hardwood Drains	NA	239	16%
Natural Pine/Hardwood Uplands	NA	52	3%
Pre-Merchantable Longleaf Plantation	2010	124	8%
Pre-Merchantable Loblolly Plantation	2019	127	8%
Pre-Merchantable Loblolly Plantation (Bedded)	2019	149	10%
Non-Forest (Roads, ROW, Water, etc.)	NA	54	4%
Total		1,500	100%



*GIS acres.

Hatter Tract Volume Summary Table

Species/Product	Volume (tons)
Pine Sawtimber	14,327
Pine Poles	2,867
Pine Chip-n-Saw	11,727
Pine Pulpwood*	27,227
Hardwood Sawtimber	1,359
Hardwood Pulpwood*	10,650
Total	68,157

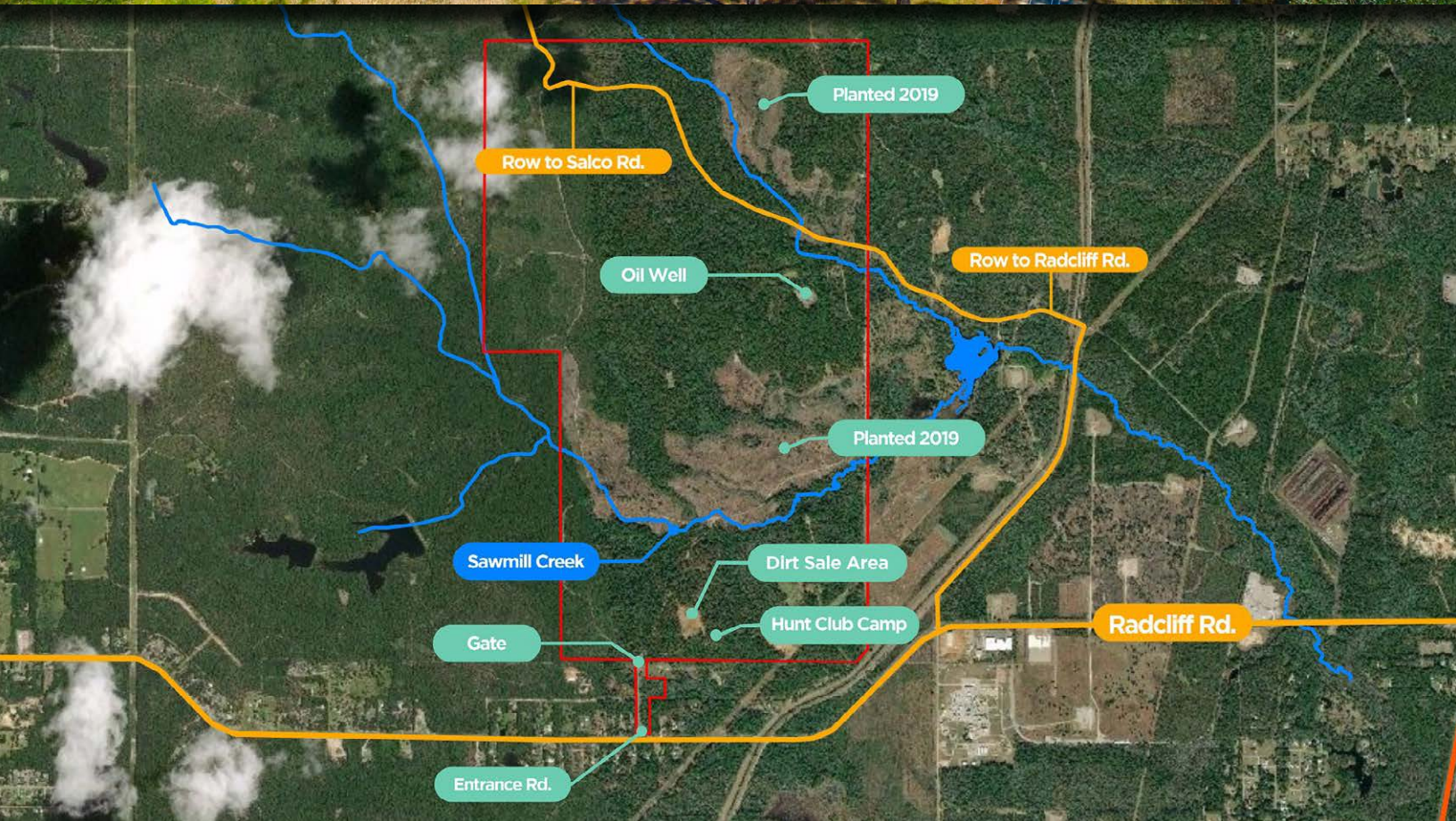


*Includes topwood.

Based on December 2017 Timber Estimate

Larson & McGowin

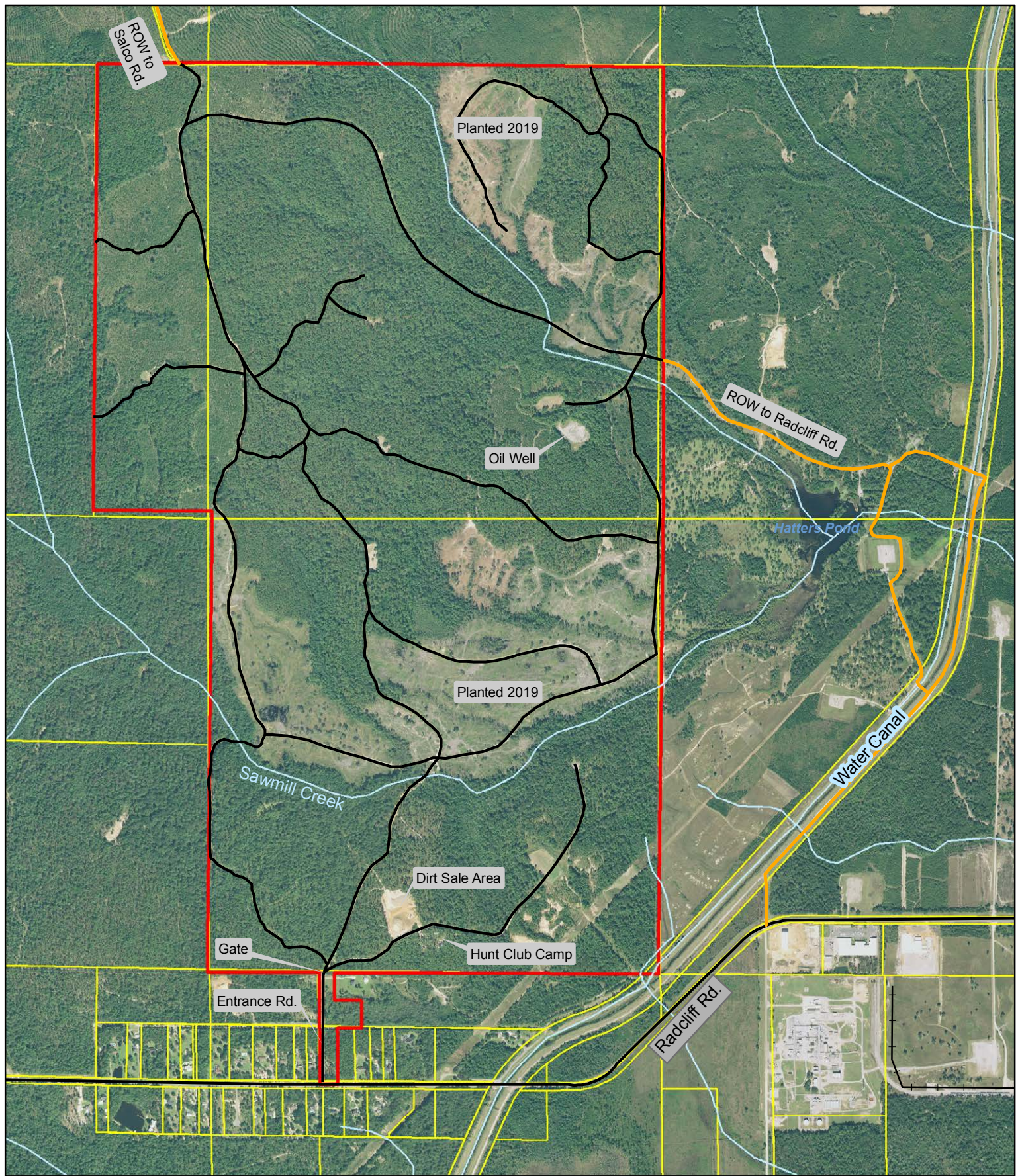
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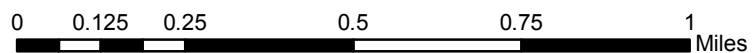
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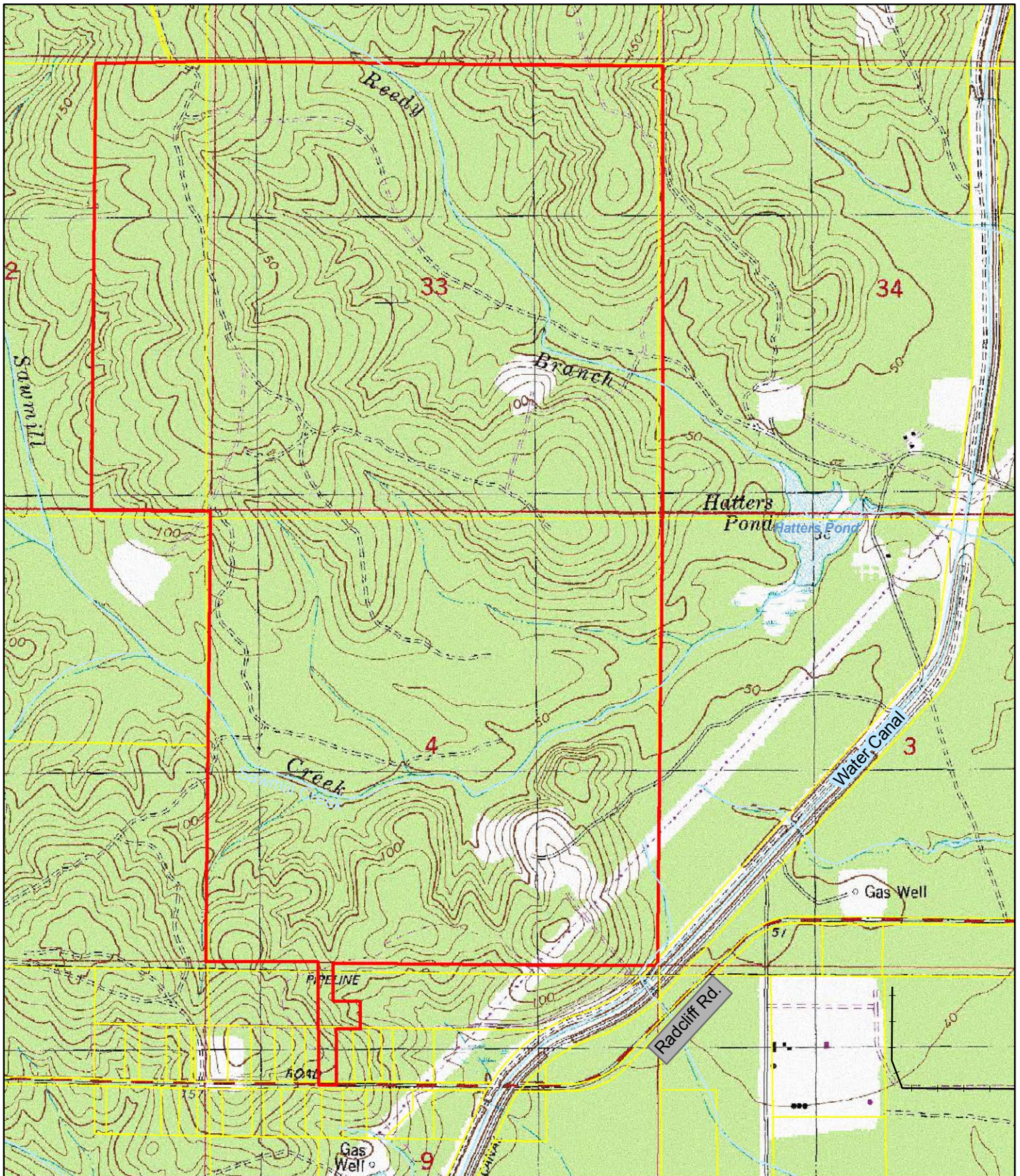
Hatter Tract

T1S, R1W - Sections 33 & 32
 T2S, R1W, Sections 4 & 9
 Mobile County, AL



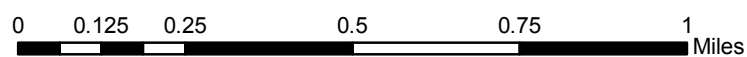
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 Map by JGL; 3/15/2019; Image Captured 2017





Hatter Tract

T1S, R1W - Sections 33 & 32
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Mobile County, AL



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