



# Thigpen PLACE

**1941± acres in Montgomery County, AL**  
**\$6,000,000**

**Thigpen Place is a unique opportunity to purchase an outstanding property just mere minutes from downtown Montgomery.** Over 400 acres of rolling cattle pasture containing two 15+ acre lakes connect Woodley Road to an amazingly pristine hardwood bottom along Sandy and Catoma Creek. The timber component to this tract is truly special with large mature hardwoods covering over 1,100 acres of the property. Numerous oxbows and cypress ponds provide waterfowl opportunities in addition to the quality whitetail and turkey hunting common to the area. Offered at \$6,000,000

**Chandler  
Graham**  
Qualifying Broker

cgraham@larsonmcgowin.com  
Phone | 205.977.7706  
Mobile | 334.734.1382



**Larson &  
McGowin**  
PROPERTIES

[www.larsonmcgowinproperties.com](http://www.larsonmcgowinproperties.com)

500 Office Park | Suite 430 Birmingham, AL 35223 | Branch Offices: Greenville, Alabama | Mobile, Alabama | Merryville, Louisiana  
Licensed in AL, MS, TN, LA, TX, AR, GA, KY, FL, & SC





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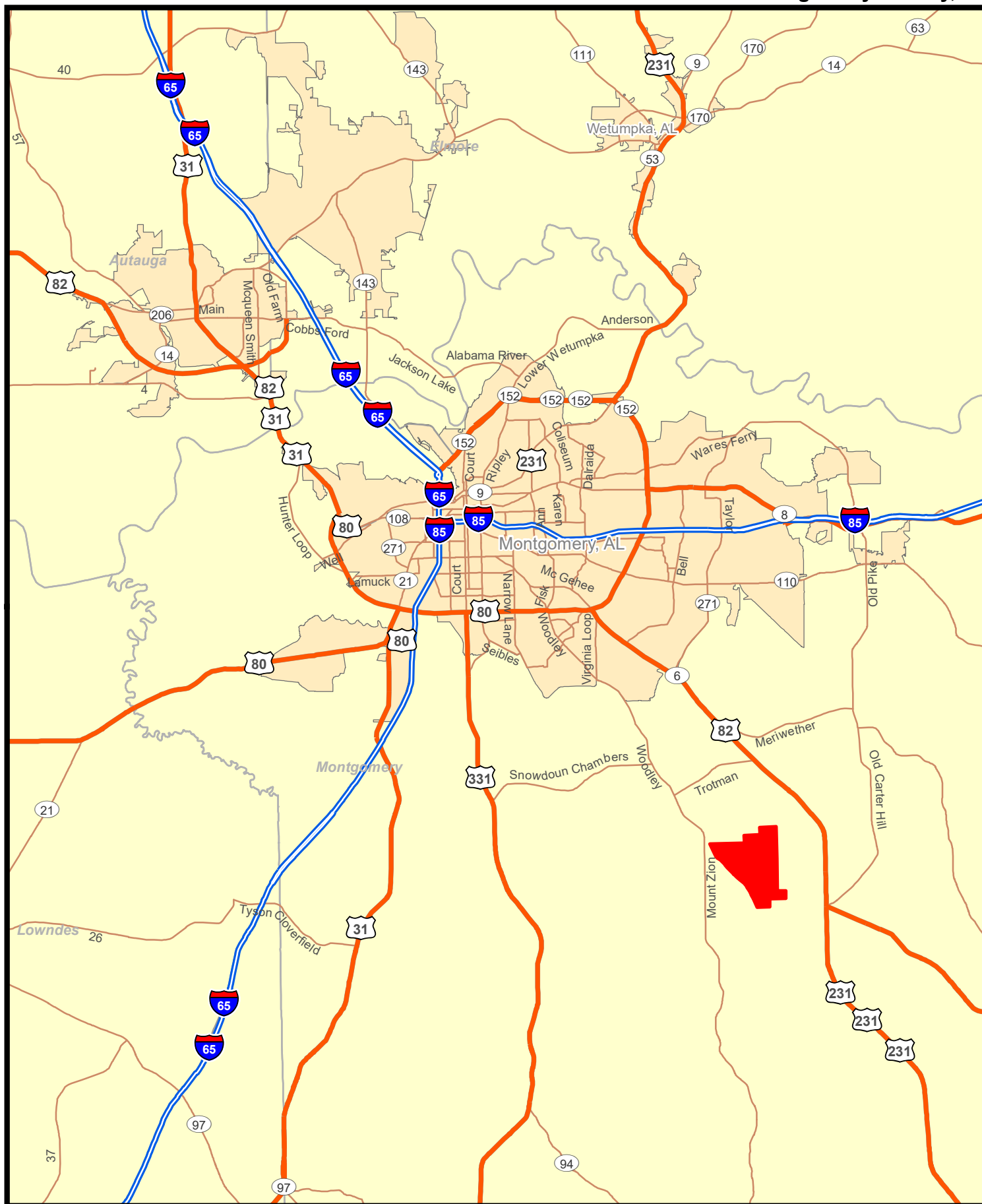
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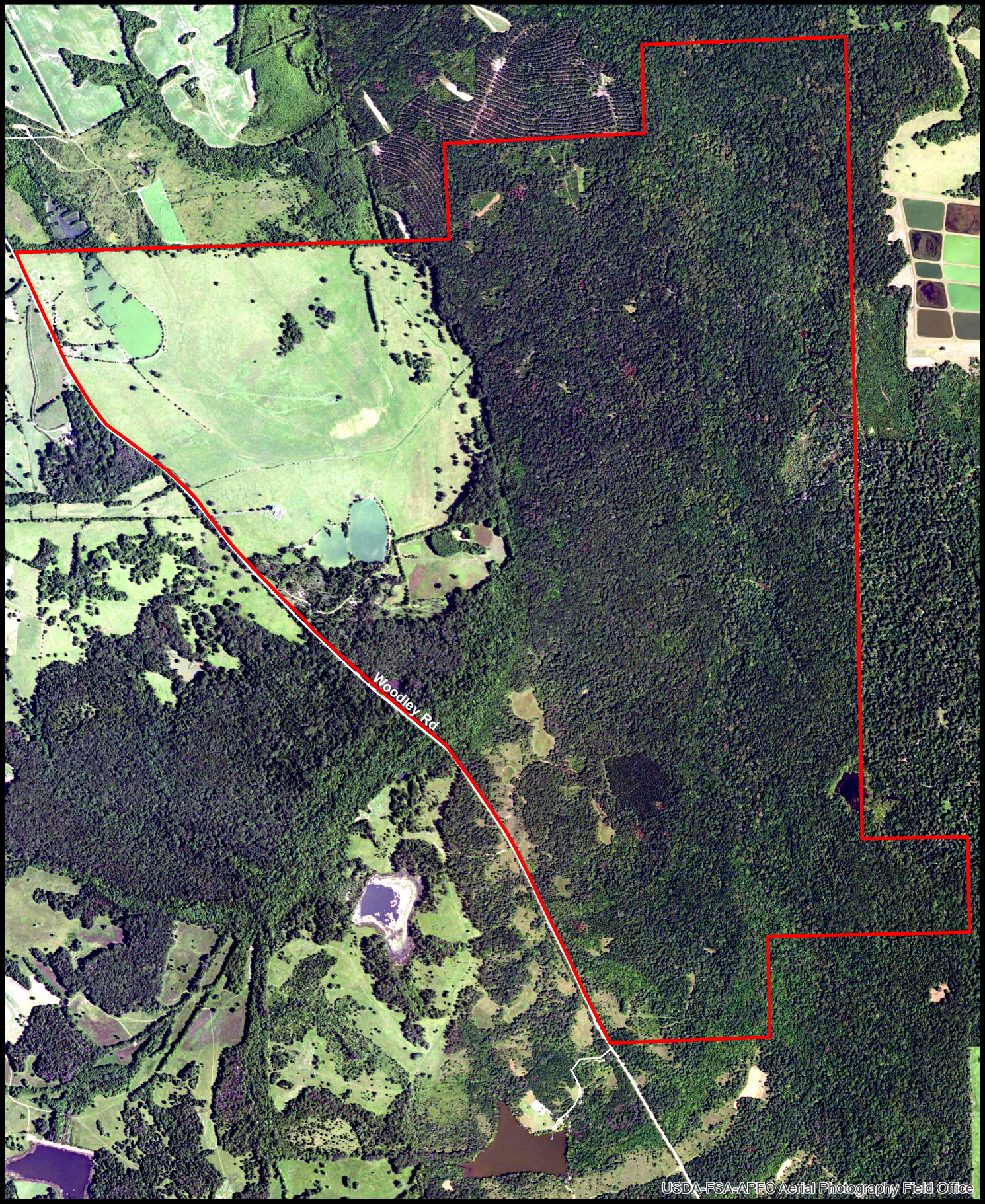
**1,941 +- Acres**  
**Montgomery County, Al**



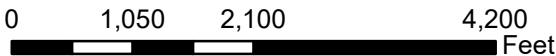


Thigpen Tract

1,941 +/- Acres  
Montgomery County, AI



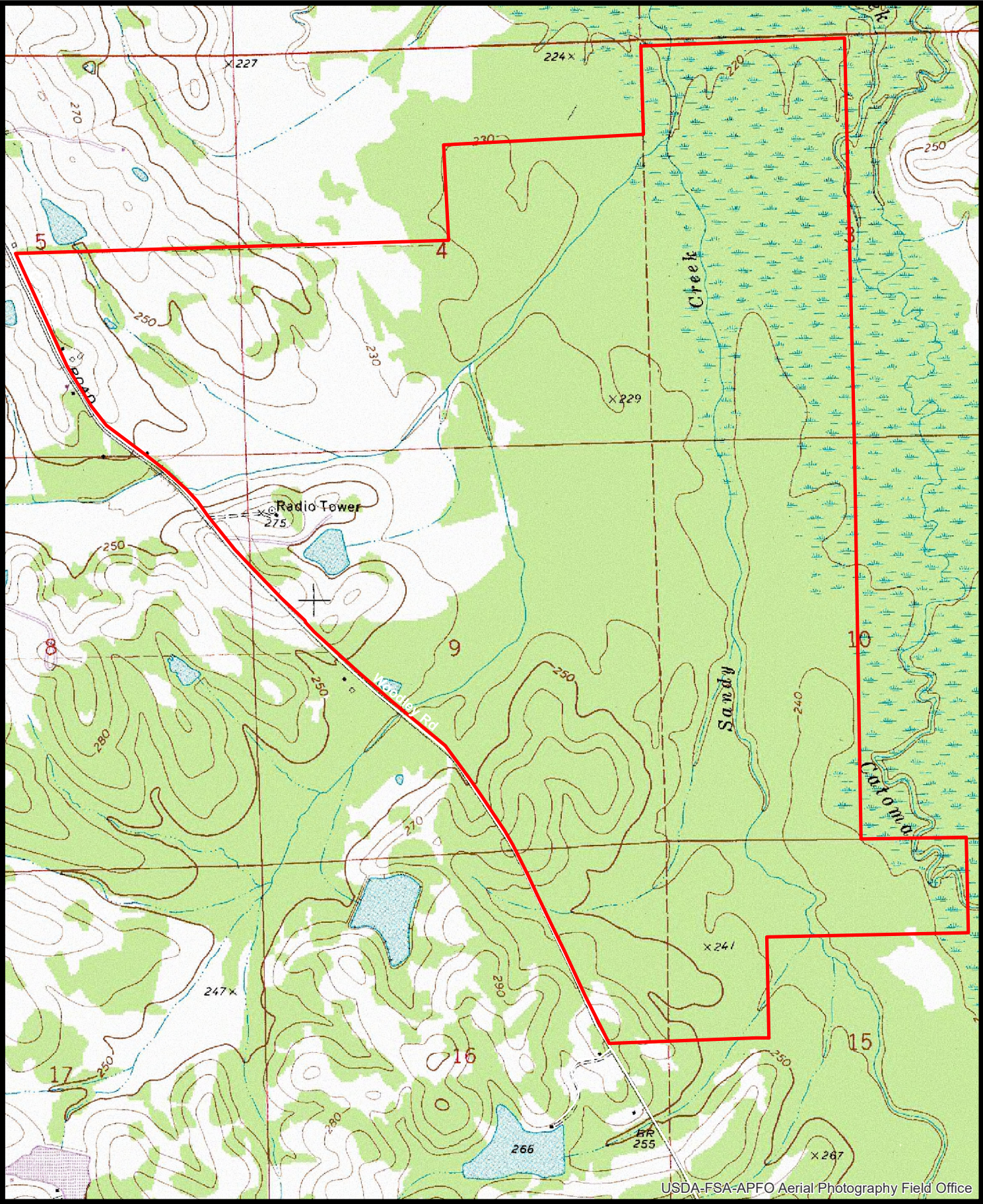
Map is for illustrative purposes only. Accuracy is not guaranteed.



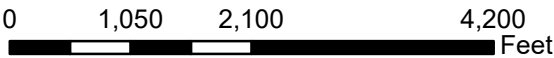


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## Volumes by Species and Product (tons)

| Species           | Sawtimber Tons | Chip-n-Saw Tons | Pulpwood Tons | Topwood Tons | Total Tons     |
|-------------------|----------------|-----------------|---------------|--------------|----------------|
| Pine              | 6,299          | 109             | 4,447         | 321          | 11,176         |
| Ash               | 201            | -               | -             | -            | 201            |
| Cherrybark Oak    | 1,391          | -               | -             | -            | 1,391          |
| Cypress           | 497            | -               | 280           | -            | 777            |
| Hickory           | 972            | -               | -             | -            | 972            |
| Misc. Hardwood    | 337            | -               | 58,184        | 6,531        | 65,053         |
| Poplar            | 1,055          | -               | -             | -            | 1,055          |
| Red Oak           | 8,521          | -               | -             | -            | 8,521          |
| Shumard Oak       | 183            | -               | -             | -            | 183            |
| Sweetgum          | 3,634          | -               | -             | -            | 3,634          |
| Sycamore          | 364            | -               | -             | -            | 364            |
| Tie Grade         | 2,092          | -               | -             | -            | 2,092          |
| Tupelo            | 139            | -               | -             | -            | 139            |
| Water Oak         | 5,622          | -               | -             | -            | 5,622          |
| White Oak         | 1,810          | -               | -             | -            | 1,810          |
| <b>Total Tons</b> | <b>33,119</b>  | <b>109</b>      | <b>62,910</b> | <b>6,852</b> | <b>102,991</b> |



## Acres by Forest Type

| Forest Type                                 | Acres        |
|---|--------------|
| Merchantable Hardwood                       | 760          |
| Pine Hardwood                               | 622          |
| Planted Pine                                | 13           |
| Natural Pre-merch                           | 45           |
| Lakes                                       | 31           |
| Pasture                                     | 405          |
| Open Non-Forested ( Food Plots, Roads etc.) | 65           |
| <b>Total</b>                                | <b>1,941</b> |

\*Information provided is believed to be accurate but is neither warranted nor guaranteed by Seller or Broker. Prospective buyers should conduct their own due diligence to verify the information.

\*\* Cruise Date March 30, 2018

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