



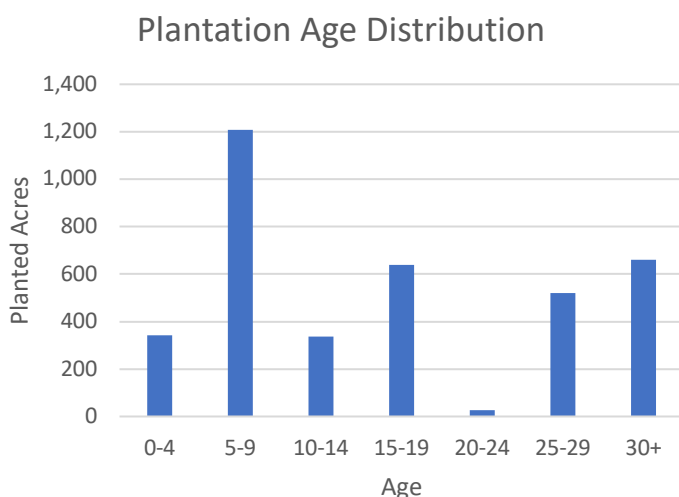
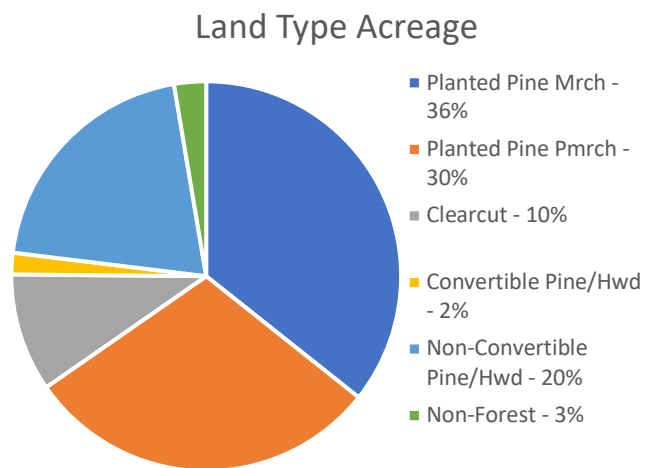
Choctaw Timberlands Myrtlewood & Oxford Units +/- 5,714 acres

Choctaw Timberlands is a 5,714-acre ownership comprised of the Myrtlewood and Oxford Units. The Myrtlewood Unit is a 3,057-acre ownership comprised of ten tracts in Choctaw, Marengo, and Sumter Counties in southwest Alabama and seven tracts in Clarke, Kemper, Lauderdale, and Neshoba Counties in southeast Mississippi. The Oxford Unit is a 2,657-acre ownership comprised of nine tracts in Lafayette, Marshall, Pontotoc, and Yalobusha Counties in northwest Mississippi. This property has been commercially managed as timberland for multiple decades. While varying by parcel, all tracts are operationally accessible through a combination of public road frontage, easements, and/or internal roads. Bids for individual units and/or the offering as a whole must be submitted by Monday, August 25, at 1:00 PM EST. The data room for the offering will open on July 10, with closing targeted for mid-October 2025.

Acreage and Site Summary

Choctaw Timberlands is a well-managed timberland property boasting a weighted average pine plantation site productivity of 74 and 77% pine upland convertibility. Approximately 46% of the convertible acres consist of merchantable pine plantations with an average age of 24. Superior CMP genetics have been sourced for 57% of the premerchantable pine plantations.

- 4,396 Convertible Acres (77% of total acres)
- 2,039 Merchantable Pine Plantation Acres
- 1,694 Premerchantable Pine Plantation Acres - (57% sourced from CMP genetics)
- 560 Clearcut Acres awaiting Reforestation



Timber Age Class and Species Summary

Choctaw Timberlands features a well-balanced age class distribution, with a weighted average pine plantation age of 16 years – demonstrating a commitment to strategic and thoughtful land management. The property offers immediate final harvest opportunities and pre-merchantable acreage reaching merchantability within three years.

- 2,039 Merchantable Pine Plantation Acres with a weighted average age of 24
- 1,694 Premerchantable Pine Plantation Acres with a weighted average age of 6
- 1,182 Acres or 32% of the plantation acreage consists of plantations 25 years and greater
- Pine Plantations Species Mix: Loblolly (100%)

Contact: Shane Boyer (770) 584-0725 or Brian Stone (478) 737-6945



Choctaw Timberlands Myrtlewood Unit Summary +/- 3,057 acres

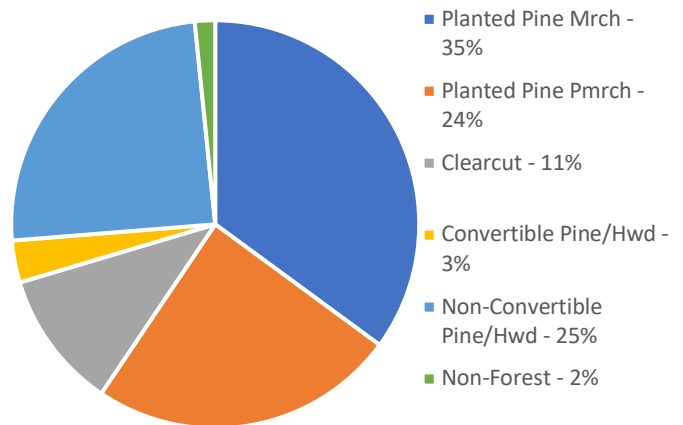
The Myrtlewood Unit is a 3,057-acre ownership comprised of ten tracts in Choctaw, Marengo, and Sumter Counties in southwest Alabama and seven tracts in Clarke, Kemper, Lauderdale, and Neshoba Counties in southeast Mississippi. The unit has been commercially managed as timberland for multiple decades. While varying by parcel, all tracts are operationally accessible through a combination of public road frontage, easements, and/or internal roads. Bids for this individual unit and/or the offering as a whole must be submitted by Monday, August 25, at 1:00 PM EST. The data room for the offering will open on July 10, with closing targeted for mid-October 2025.

Acreage and Site Summary

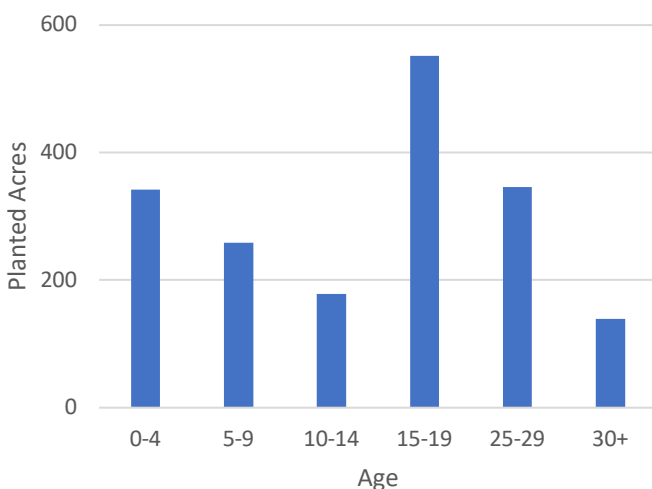
The Myrtlewood Unit is a well-managed timberland property boasting a weighted average pine plantation site productivity of 78 and 74% pine upland convertibility. Approximately 48% of the convertible acres consist of merchantable pine plantations with an average age of 22. Superior CMP genetics have been sourced for 19% of the premerchantable pine plantations.

- 2,254 Convertible Acres (74% of total acres)
- 1,072 Merchantable Pine Plantation Acres
- 745 Premerchantable Pine Plantation Acres - (19% sourced from CMP genetics)
- 335 Clearcut Acres awaiting Reforestation

Land Type Acreage



Plantation Age Distribution



Timber Age Class and Species Summary

The Myrtlewood Unit features a well-balanced age class distribution, with a weighted average pine plantation age of 15 years – demonstrating a commitment to strategic and thoughtful land management. The property offers immediate final harvest opportunities and pre-merchantable acreage reaching merchantability within three years.

- 1,072 Merchantable Pine Plantation Acres with a weighted average age of 22
- 745 Premerchantable Pine Plantation Acres with a weighted average age of 6
- 480 Acres or 22% of the plantation acreage consists of plantations 25 years and greater
- Pine Plantations Species Mix: Loblolly (100%)

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Choctaw Timberlands Oxford Unit Summary +/- 2,657 acres

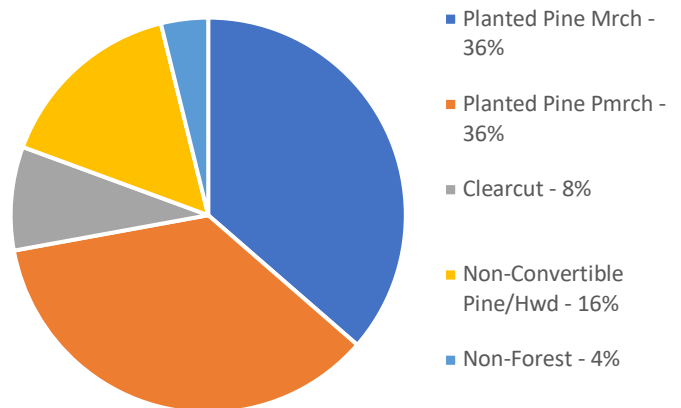
The Oxford Unit is in Lafayette, Marshall, Pontotoc, and Yalobusha Counties in northwest Mississippi. The ownership is comprised of nine tracts, totaling approximately 2,657 acres, scattered around Oxford, Mississippi. The unit has been commercially managed as timberland for multiple decades. Most of the property has public road frontage and internal roads that provide excellent access. Bids for this individual unit and/or the offering as a whole must be submitted no later than Monday, August 25 at 1:00 PM EST. The data room for the offering will open on July 10, with closing targeted for mid-October 2025.

Acreage and Site Summary

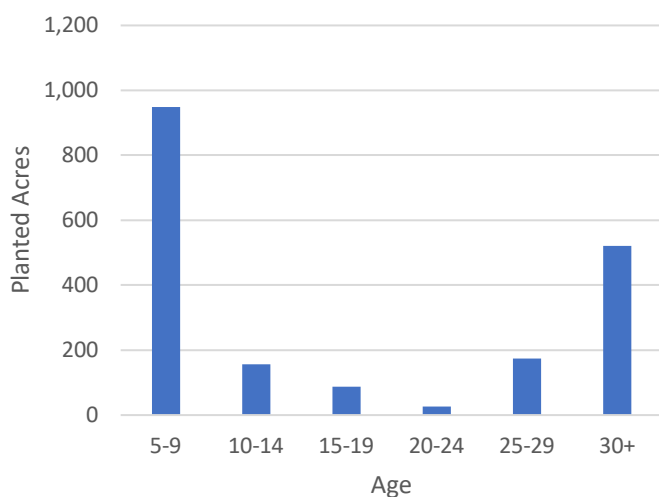
This Oxford Unit is a well-managed timberland property boasting a weighted average pine plantation site productivity of 71 and 81% pine upland convertibility. Approximately 45% of the convertible acres consist of merchantable pine plantations with an average age of 27. Superior CMP genetics have been sourced for 87% of the premerchantable pine plantations.

- 2,142 Convertible Acres (81% of total acres)
- 967 Merchantable Pine Plantation Acres
- 950 Premerchantable Pine Plantation Acres – (87% sourced from CMP genetics)
- 225 Clearcut Acres awaiting Reforestation

Land Type Acreage



Plantation Age Distribution



Timber Age Class and Species Summary

The Oxford Unit features an age class distribution of near equal parts merchantable and pre-merchantable acreage. The weighted average plantation age is 17 years – demonstrating a commitment to strategic and thoughtful land management. The property offers immediate final harvest opportunities and pre-merchantable acreage reaching merchantability within five years.

- 967 Merchantable Pine Plantation Acres with a weighted average age of 27 years
- 950 Premerchantable Pine Plantation Acres with a weighted average age of 6 years
- 87% of the Premerchantable Plantations are sourced from superior CMP genetics
- Pine Plantations Species Mix: 100% Loblolly

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