



Flathead Forest Property Summary +/- 10,208 acres

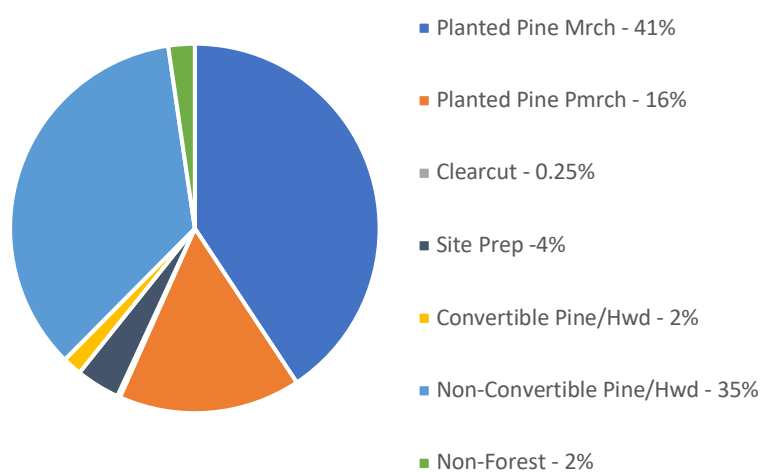
The Flathead Forest ownership is in George and Jackson Counties in southeast Mississippi. The property is comprised of eight tracts, totaling approximately 10,208 acres. The unit has been commercially managed as timberland for multiple decades. Most of the property has extensive public road frontage and good internal roads providing excellent access. Bids for this the offering must be submitted no later than Wednesday, October 15, at 1:00 PM EST. The data room for the offering will open on September 2, with closing targeted for December 15th, 2025.

Acreage and Site Summary

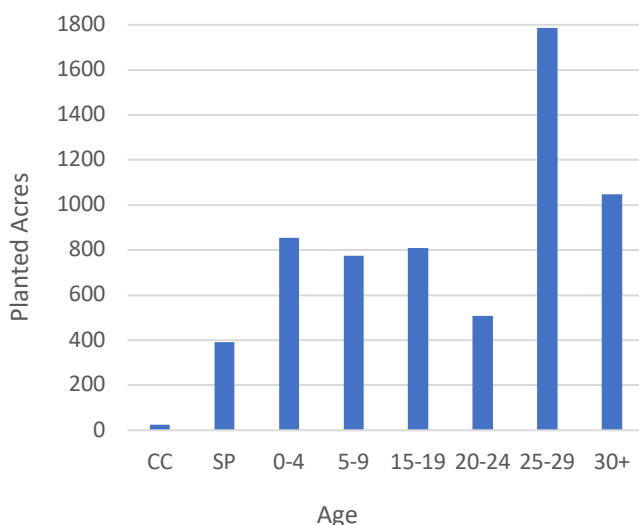
This Flathead Forest is a well-managed timberland property boasting a weighted average pine plantation site productivity of 74 and 62% pine upland convertibility. Approximately 65% of the convertible acres consist of merchantable pine plantations with an average age of 27. Approximately 63% of the premerchantable pine plantations are sourced with containerized CMP seedlings.

- 6,375 Convertible Acres (62% of total acres)
- 4,152 Merchantable Pine Plantation Acres
- 1,628 Premerchantable Pine Plantation Acres with 63% sourced from CMP genetics
- 392 Site-Prepared Acres awaiting Reforestation
- 25 Clearcut Acres

Land Type Acreage



Plantation Age Distribution



Timber Age Class and Species Summary

The Flathead Forest features an age class distribution weighted more towards merchantable stands, with 72% of the plantation acres in the merchantable age class that offers near-term cash flow. The weighted average plantation age is 21 years – demonstrating a commitment to strategic and thoughtful land management.

- 4,152 Merchantable Pine Plantation Acres with a weighted average age of 27 years
- 1,628 Premerchantable Pine Plantation Acres with a weighted average age of 4.6 years
- Pine Plantations Species: 97% Loblolly Pine, 3% Slash Pine
- 392 Acres have been site-prepared and are ready to be planted

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