FRC LAND COMPANY, LLC

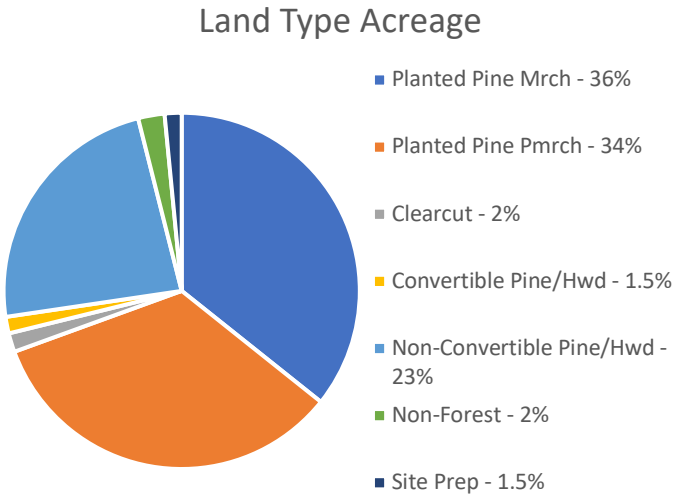
Pioneer Pines
Buckatunna and Horseshoe Units
+/- 17,769 acres

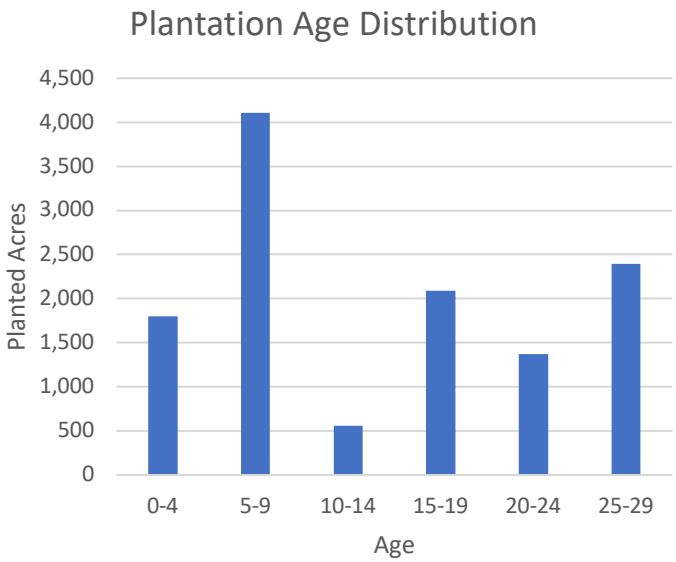
Pioneer Pines is a 17,769-acre ownership consisting of two units: Buckatunna and Horseshoe. Buckatunna is a 7,844-acre ownership comprised of six tracts in northern Choctaw and southern Sumter County, Alabama. Horseshoe is a 9,925-acre ownership comprised of multiple tracts in northern Bradley and eastern Calhoun County, Arkansas. These properties have been commercially managed as timberland for multiple decades. While varying by parcel, all tracts are operationally accessible through a combination of public roads, private roads, easements, and internal woods roads. The data room for the offering will open on Thursday, August 13. Bids for each individual unit or the offering as a whole must be submitted by Friday, September 25 at 1:00 PM EST. Transaction closing is targeted for early December 2026.

Acreage and Site Summary

Pioneer Pines consists of well-managed timberland properties boasting a weighted-average pine plantation site productivity index of 75 and 74% pine upland convertibility. Approximately 48% of the convertible acreage consists of merchantable pine plantations with an average age of 22.

- 13,213 Convertible Acres (74% of total acres)
- 6,346 Merchantable Pine Plantation Acres
- 5,994 Premerchantable Pine Plantation Acres
- 304 Clearcut Acres awaiting Site Preparation
- 274 Site-Prepared Acres awaiting Planting





Timber Age Class and Species Summary

Pioneer Pines features a well-balanced age-class distribution, with a weighted-average pine plantation age of 14 years. The property offers immediate thinning & final harvest opportunities, with roughly 44% of the convertible acreage consisting of 15+ year-old plantations. Superior CMP genetic seedlings have been sourced for 40% of the premerchantable pine plantations.

- 6,346 Merchantable Pine Plantation Acres with a weighted average age of 22
- 5,994 Premerchantable Pine Plantation Acres with a weighted average age of 5
- 2,412 Acres consists of plantations 25 years and greater
- Pine Plantations Species Mix: Loblolly (100%)
- 40% of Premerchantable Pine in CMP Seedlings

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

While information presented in this offering is believed to be accurate and substantially correct, neither the Seller nor FRC Land Co. assumes or accepts liability for accuracy. The property is being purchased AS IS, WHERE IS based on the Purchaser's own evaluation and knowledge.

FRC LAND COMPANY, LLC

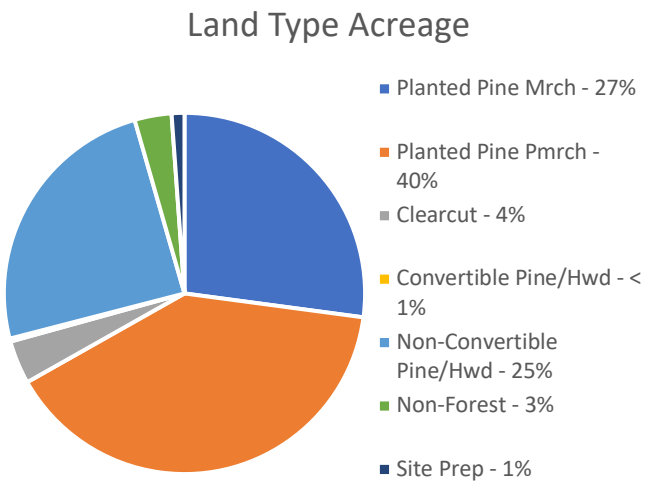
Pioneer Pines
Buckatunna Unit Summary
+/- 7,844 acres

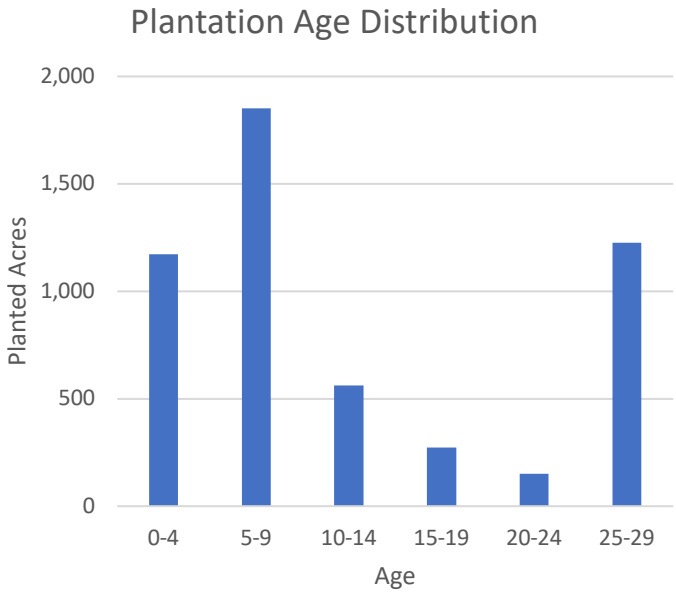
Buckatunna is a 7,844-acre ownership comprised of six tracts in northern Choctaw and southern Sumter County in southwest Alabama. The unit has been commercially managed as timberland for multiple decades. While varying by parcel, all tracts are operationally accessible through a combination of public roads, private roads, easements, and internal woods roads. The data room for the offering will open on Thursday, August 13. Bids for each individual unit or the offering as a whole must be submitted by Friday, September 25 at 1:00 PM EST. Transaction closing is targeted for early December 2026.

Acreage and Site Summary

Buckatunna is a well-managed timberland property boasting a weighted-average pine plantation site productivity index of 75 and 72% pine upland convertibility. Approximately 37% of the convertible acres consist of merchantable pine plantations with an average age of 22.

- 5,680 Convertible Acres (72% of total acres)
- 2,127 Merchantable Pine Plantation Acres
- 3,115 Premerchantable Pine Plantation Acres
- 304 Clearcut Acres awaiting Site Preparation
- 90 Site-Prepared Acres awaiting Planting





Timber Age Class and Species Summary

Buckatunna features a well-balanced age-class distribution, with a weighted-average pine plantation age of 12 years. The property offers immediate final harvest opportunities, with roughly 24% of the convertible acreage consisting of 25+ year-old plantations. Superior CMP genetics have been sourced for 41% of the premerchantable pine plantations.

- 2,127 Merchantable Pine Plantation Acres with a weighted average age of 22
- 3,115 Premerchantable Pine Plantation Acres with a weighted average age of 5
- 1,234 Acres or 24% of the plantation acreage consists of plantations 25 years and greater
- Pine Plantations Species Mix: Loblolly (100%)
- 41% of Premerchantable Pine in CMP Seedlings

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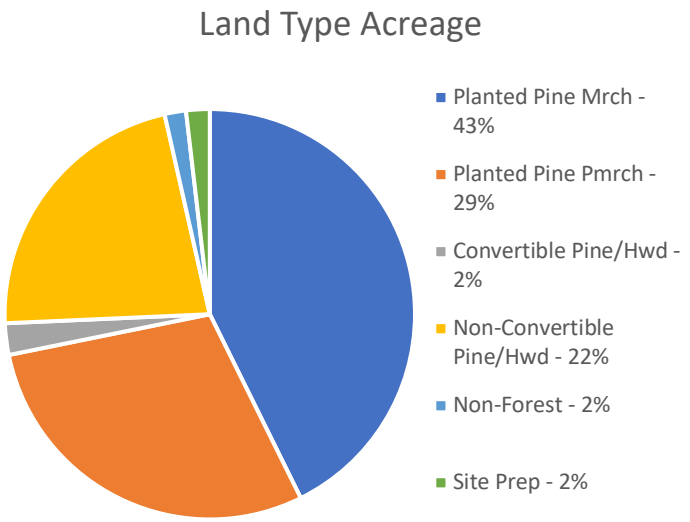
Pioneer Pines
Horseshoe Unit Summary
+/- 9,925 acres

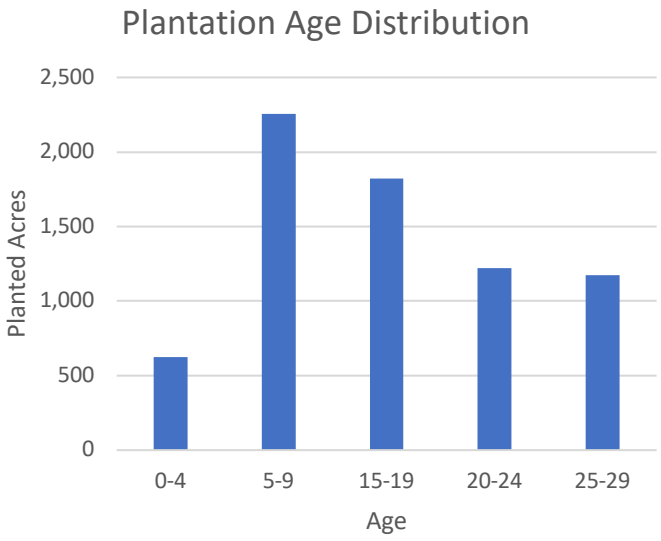
Horseshoe is a 9,925-acre ownership comprised of multiple tracts in northern Bradley and eastern Calhoun County in southern Arkansas. The unit has been commercially managed as timberland for multiple decades. While varying by parcel, all tracts are operationally accessible through a combination of public roads, private roads, easements, and internal woods roads. The data room for the offering will open on Thursday, August 13. Bids for each individual unit or the offering as a whole must be submitted by Friday, September 25 at 1:00 PM EST. Transaction closing is targeted for early December 2026.

Acreage and Site Summary

Horseshoe is a well-managed timberland property boasting a weighted-average pine plantation site productivity index of 74 and 76% pine upland convertibility. Approximately 56% of the convertible acres consist of merchantable pine plantations with an average age of 21.

- 7,533 Convertible Acres (76% of total acres)
- 4,219 Merchantable Pine Plantation Acres
- 2,879 Premerchantable Pine Plantation Acres
- 184 Site-Prepared Acres awaiting Planting





Timber Age Class and Species Summary

Horseshoe features a well-balanced age-class distribution, with a weighted-average pine plantation age of 15 years. The property offers immediate thinning & final harvest opportunities, with roughly 56% of the convertible acreage consisting of 15+ year-old plantations. Superior CMP genetics have been sourced for 39% of the premerchantable pine plantations.

- 4,219 Merchantable Pine Plantation Acres with a weighted average age of 21
- 2,879 Premerchantable Pine Plantation Acres with a weighted average age of 5
- 1,179 Acres or 16% of the convertible acreage consists of plantations 25 years and greater
- Pine Plantations Species Mix: Loblolly (100%)
- 39% of Premerchantable Pine in CMP Seedlings

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

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