



Tilkit Land Company
1,885 ± acres Russell County, Al
\$2,500/Acre

Property Description: Located approximately 45 minutes from Auburn/Opelika and just outside of Hurtsboro, Alabama the Tilkit Land Company property has a little bit of everything for those looking for a recreational timberland property. The well stocked pine plantations and an amazing hardwood bottom along Cowikee creek provide excellent habitat with plenty of diversity and food sources for wildlife as well as substantial monetary value. There are numerous food plots including a proven dove field to enjoy as well as an approximately 15 acre lake.

By Appointment Only: To schedule an appointment to view the property, please call Chandler Graham *Phone (334)-734-1382*email cgraham@larsonmcgowin.com. Any potential purchaser exercising the privilege of examining the property does so at his (its) risk with regard to any condition on the property, whether patent or latent, known or unknown, to Seller and Seller's agent, and does release and agree to defend and indemnify Seller and Seller's agent from any and all claims for any damage or injury whatsoever, including attorneys' fees and costs, incurred in connection with or resulting from the potential purchaser's examination of or presence on the property.

Timber Data: A Timber Inventory Summary has been provided in this information. Neither the Seller nor Larson & McGowin Properties LLC nor Larson & McGowin Inc. make any warranties or guarantees concerning the quantity, quality or kind of timber on this property or the economic benefits which the property may provide, the boundaries or acreage, access or easements or any other matter of record or not of record. Information concerning timber volumes is provided only as an opinion and to provide perspective for interested parties.

Representations of the Seller: Although the Seller believes the information presented in this Property Package is factual and accurate, no warranty is expressed or implied with respect to any information contained herein, including but not limited to: the timber estimate data, acreage estimates, the plotting of the boundaries on aerial photographs or maps, or any information supplied by Seller or by Larson & McGowin Properties LLC.

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Branch Offices:
Greenville and Mobile, Alabama • Merryville, Louisiana



Inquiries: Inquiries concerning the Seller's property are to be directed to Chandler Graham *Phone (334)-734-1382*email cgraham@larsonmcgowin.com.

Brokerage Disclosure: Larson & McGowin Properties LLC. is the agent of the Seller and represents the Seller in this transaction.

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1,885+- Acres Russell County, AL
Cruise Date September 22, 2014

Total Merchantable Upland Weight Summary (Approximately 912 Merchantable Acres)

Species Group	Sawtimber	Poles	Chip-n-Saw	Pulpwood	Topwood
Pine	8,618	984	14,540	23,272	4,020
Hardwood	476	-	-	3,119	152
Total	9,094	984	14,450	26,391	4,172

*all weights reported in Tons

Total Merchantable Bottomland Weight Summary (Approximately 768 Merchantable Acres)

Species Group	Sawtimber	Poles	Chip-n-Saw	Pulpwood	Topwood
Pine	2,286	71	756	2,408	330
Hardwood	21,506	-	-	27,214	4,477
Total	23,792	71	756	29,622	4,807

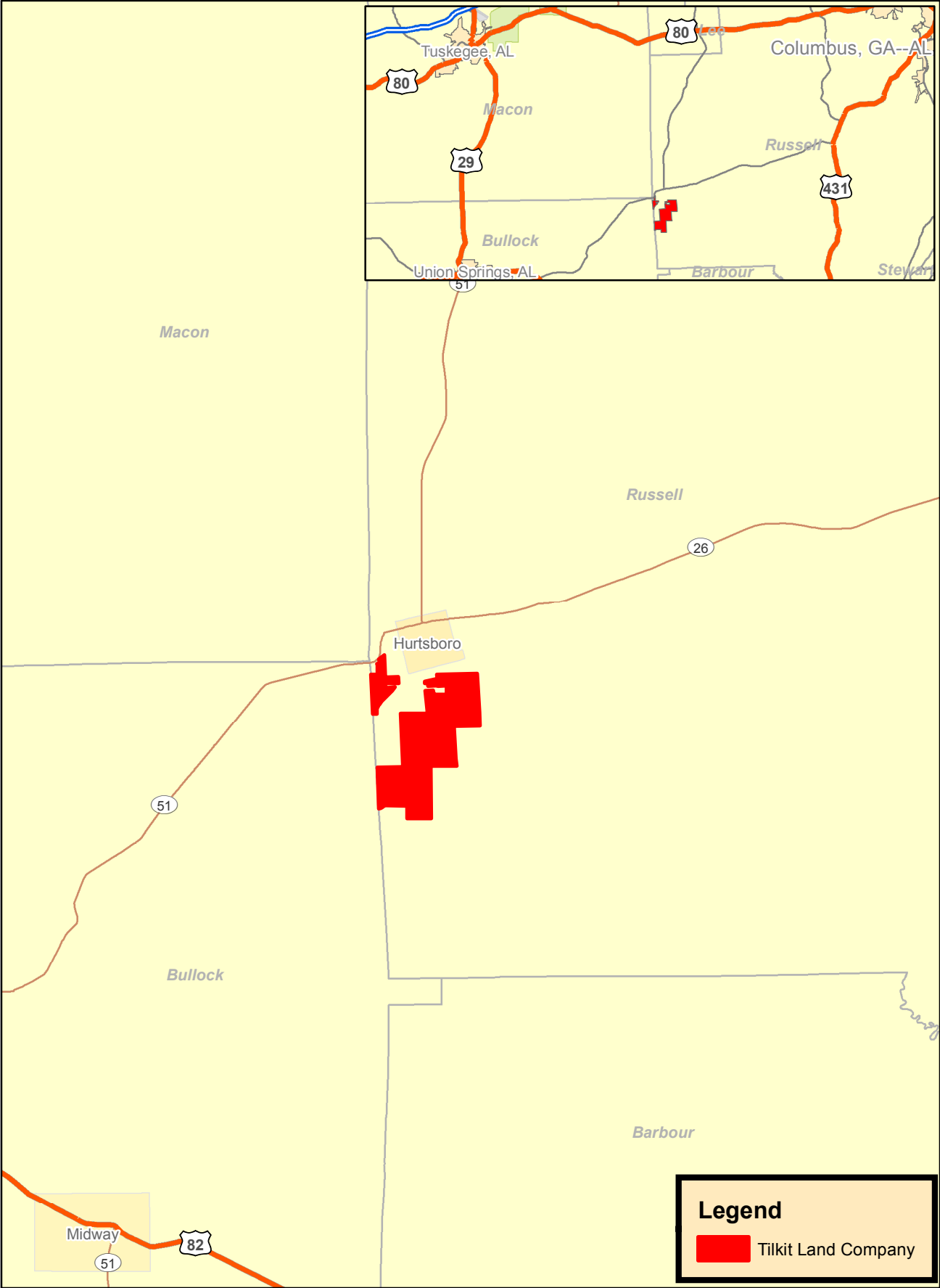
*all weights reported in Tons

Total Acres by Cover Type (GIS Acres)

Cover Type	Acres*	% of Total
Merchantable Pine (> 15 yrs. old)	912	48.4%
Pre-Merch. Pine Plantations (</=15 yrs. old)	44	2.3%
Pre-Merch. Natural Pine (</=15 yrs. old)	34	1.8%
Bottomland Hardwood	768	40.7%
Non-Forest (Roads, ROW, Water, Food Plots)	127	6.7%

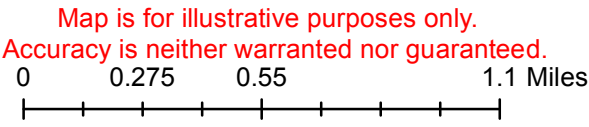
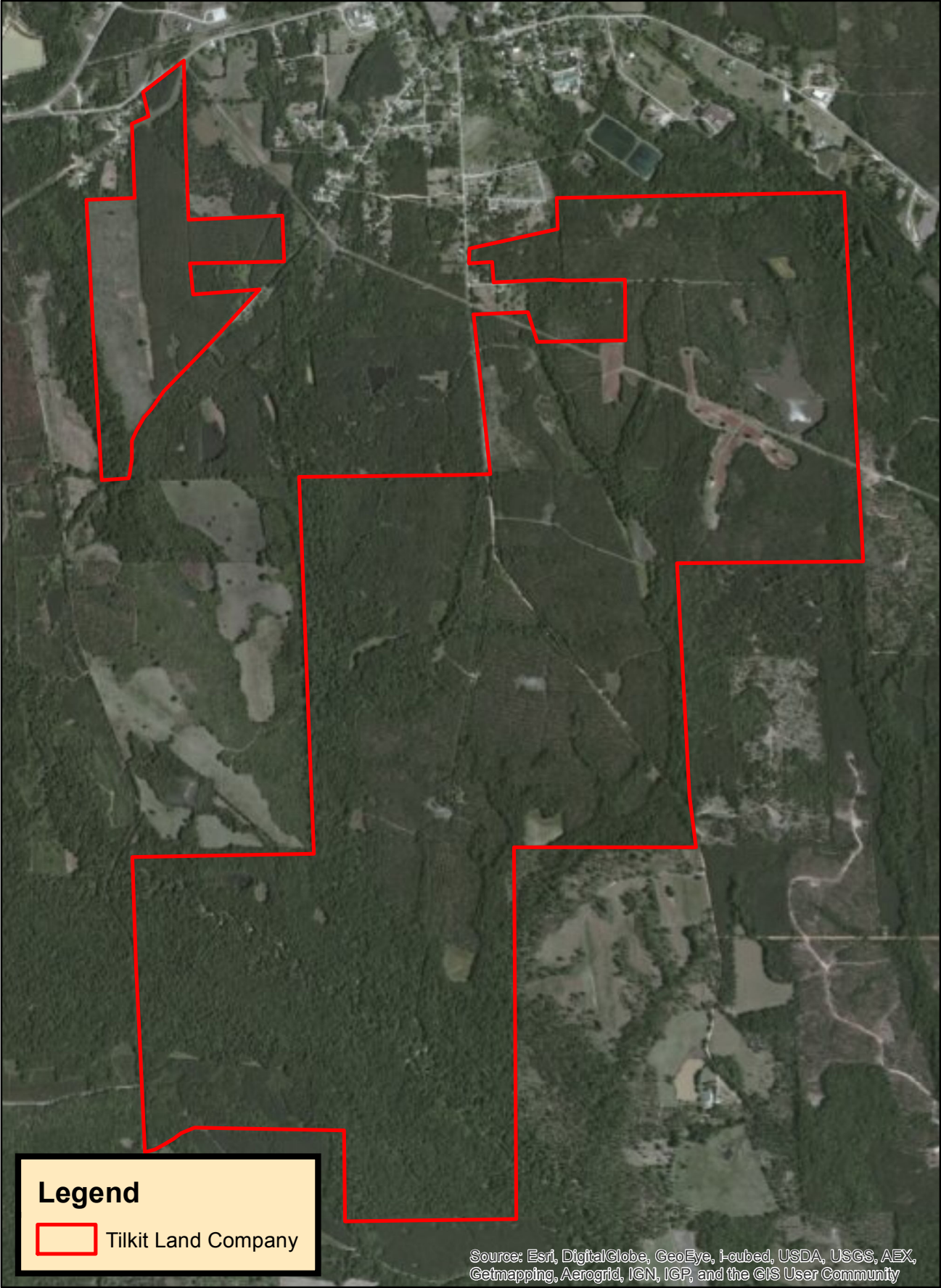
*Acreage estimates are based on GIS data. Actual and or Deeded acreage may vary.

Tilkit Land Company
+ - 1,885 acres Russell County, AL

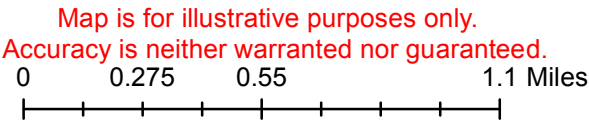
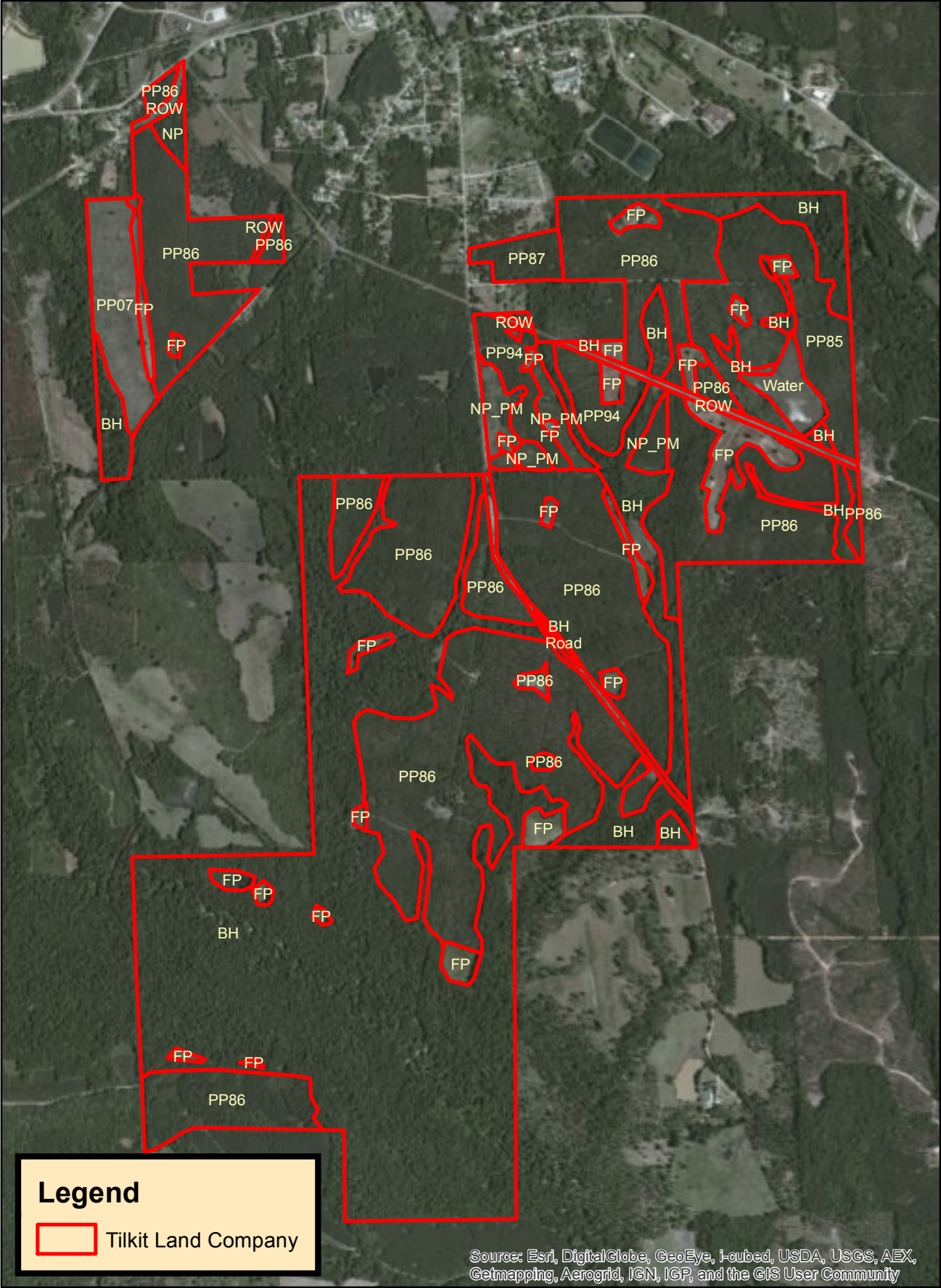


Map is for illustrative purposes only.
Accuracy is neither warranted nor guaranteed.

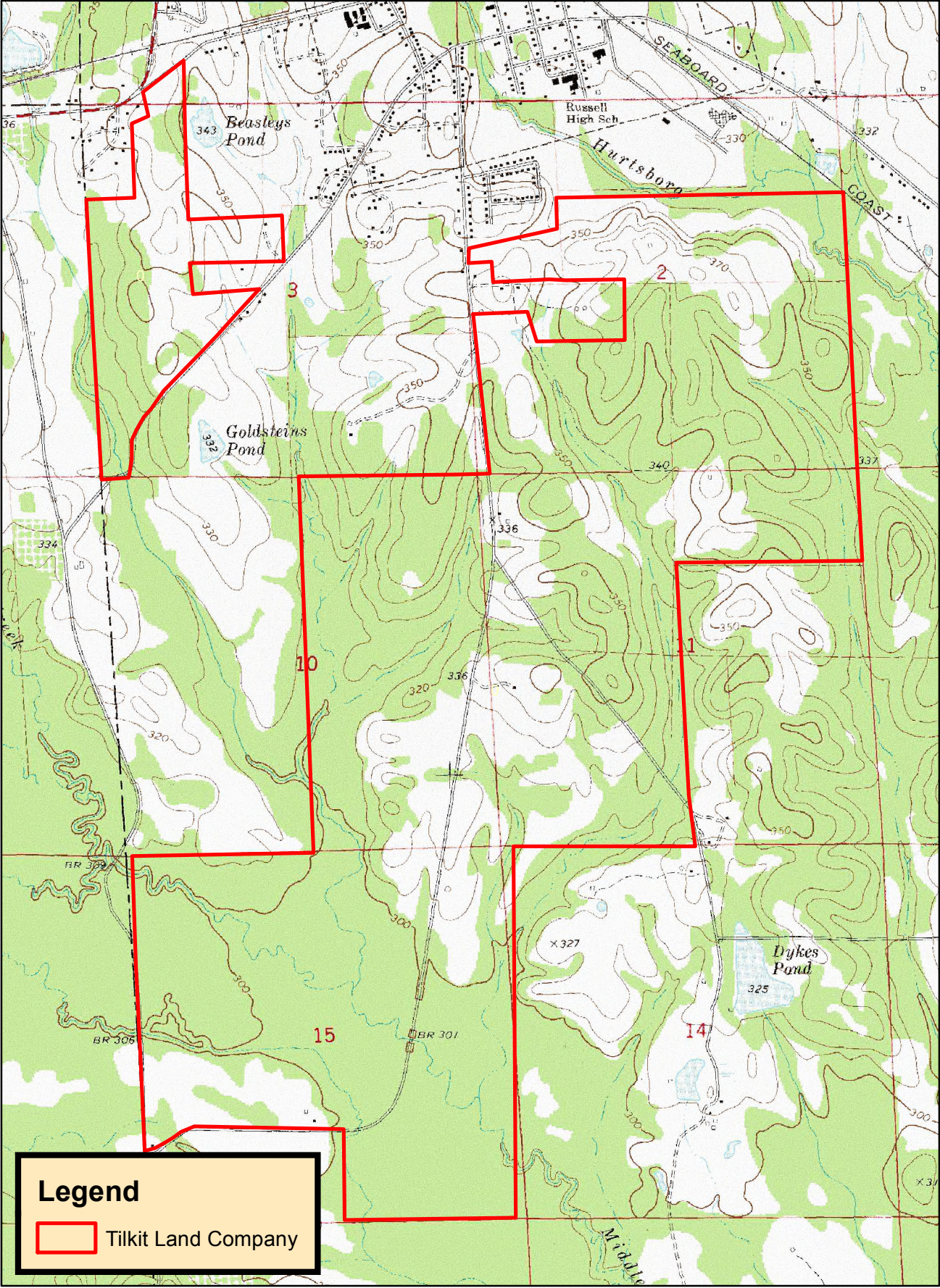
Tilkit Land Company
+/- 1,885 acres Russell County, AI



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0 0.275 0.55 1.1 Miles