



Cambium- Corrigan ALL OR PART

14,583 Acres \$1,595/Acre
1 to 3 Parcels

Corrigan, Polk County, Texas
– 90 miles north of
downtown Houston, Texas.

Located in the timberlands of East Texas, approximately 90 miles northeast of downtown Houston in Polk County just west of Corrigan, Texas and the U.S. Highway 59/I-69 corridor.

Extensively managed production timberland, offering merchantable and pre-merchantable plantations and a very low percentage of non-forest acres. Excellent recreation with 30+ lakes and ponds, nice camp house. Scenic vistas of rolling hills.

Parcels:

4,495 Acres @ \$1,610/Acre

4,652 Acres @ \$1,625/Acre

5,434 Acres @ \$1,555/Acre



*All information provided by Sellers, its advisors, consultants, real estate brokers, and employees has been developed to provide interested bidders with an overview of the property and should not be solely relied upon by bidders. Seller, its advisors, consultants, real estate brokers, and employees make no representation or warranty as to the accuracy or completeness of any such information other than those contained in an executed Purchase and Sale Agreement.

The information contained herein is from sources deemed reliable but is not guaranteed by Greater Houston Land Market Services, LLC and HomeLand Properties, Inc. This offering is subject to change in price, errors, omissions, prior sales or withdrawal without notice. Acreage size and dimensions are approximate. Broker participation encouraged. Client registration required.



Cambium-Corrigan has it all:

- Excellent access/frontage on Hwy 287 and FM 350, both state maintained highways.
- Close proximity to mills.
- Excellent topography and drainage.
- Excellent internal road system.
- 30+ lakes and ponds.
- Well managed hunting leases with permanent house on property.
- Low property taxes.
- Excellent "Higher & Better Use" Potential

Utilities – Electricity, water, telephone, septic sewer.

Minerals – Oil and gas reserved and/or sold by prior owners.

Timber – Volume summaries below. Expanded information and data available upon request.

Exclusively Presented by:

Dan Daniels, CRE, Broker

Greater Houston Market Services, LLC

713-870-7678

E-mail: ehdaniels@suddenlink.net

Andy Flack, Broker

HomeLand Properties, Inc.

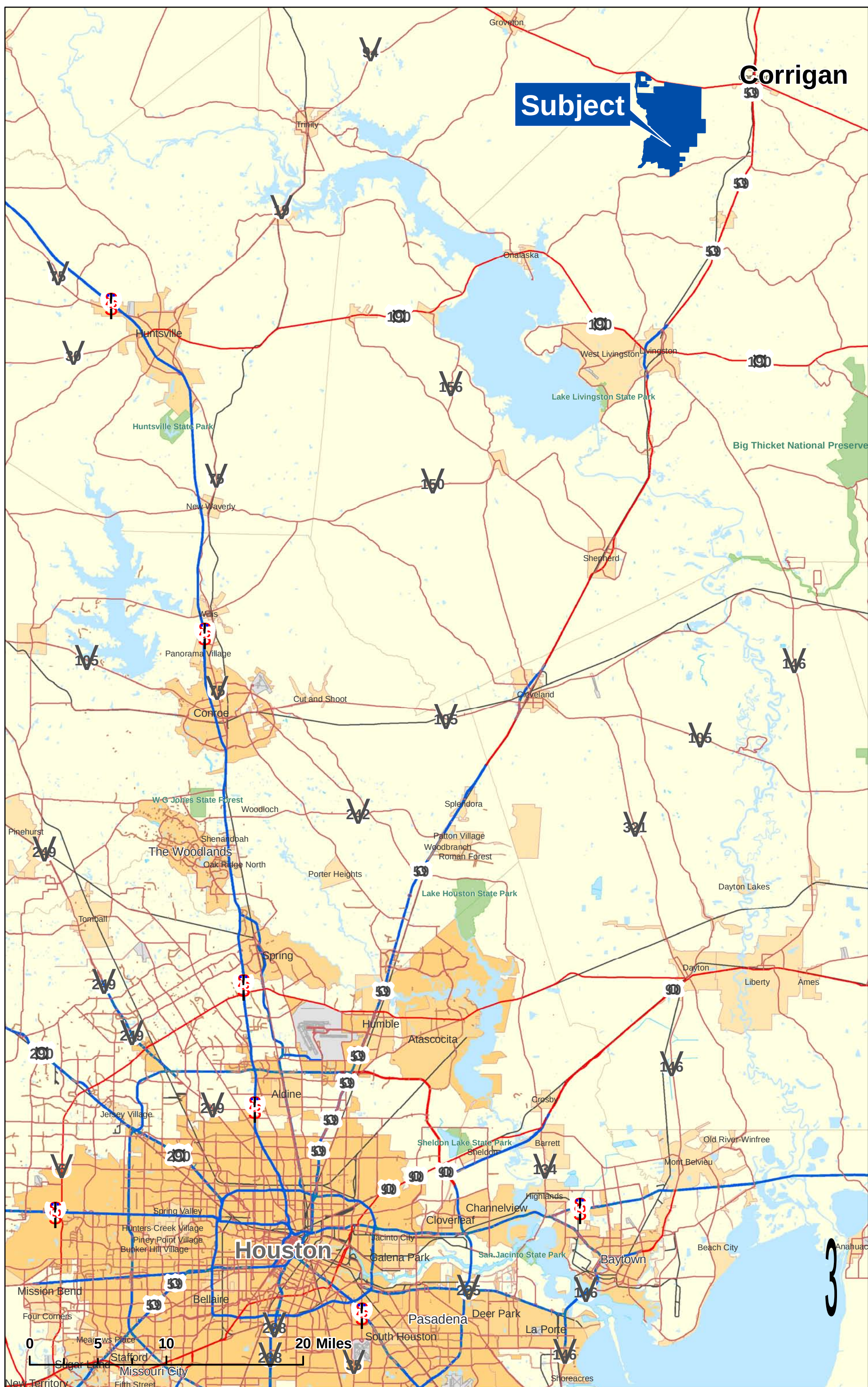
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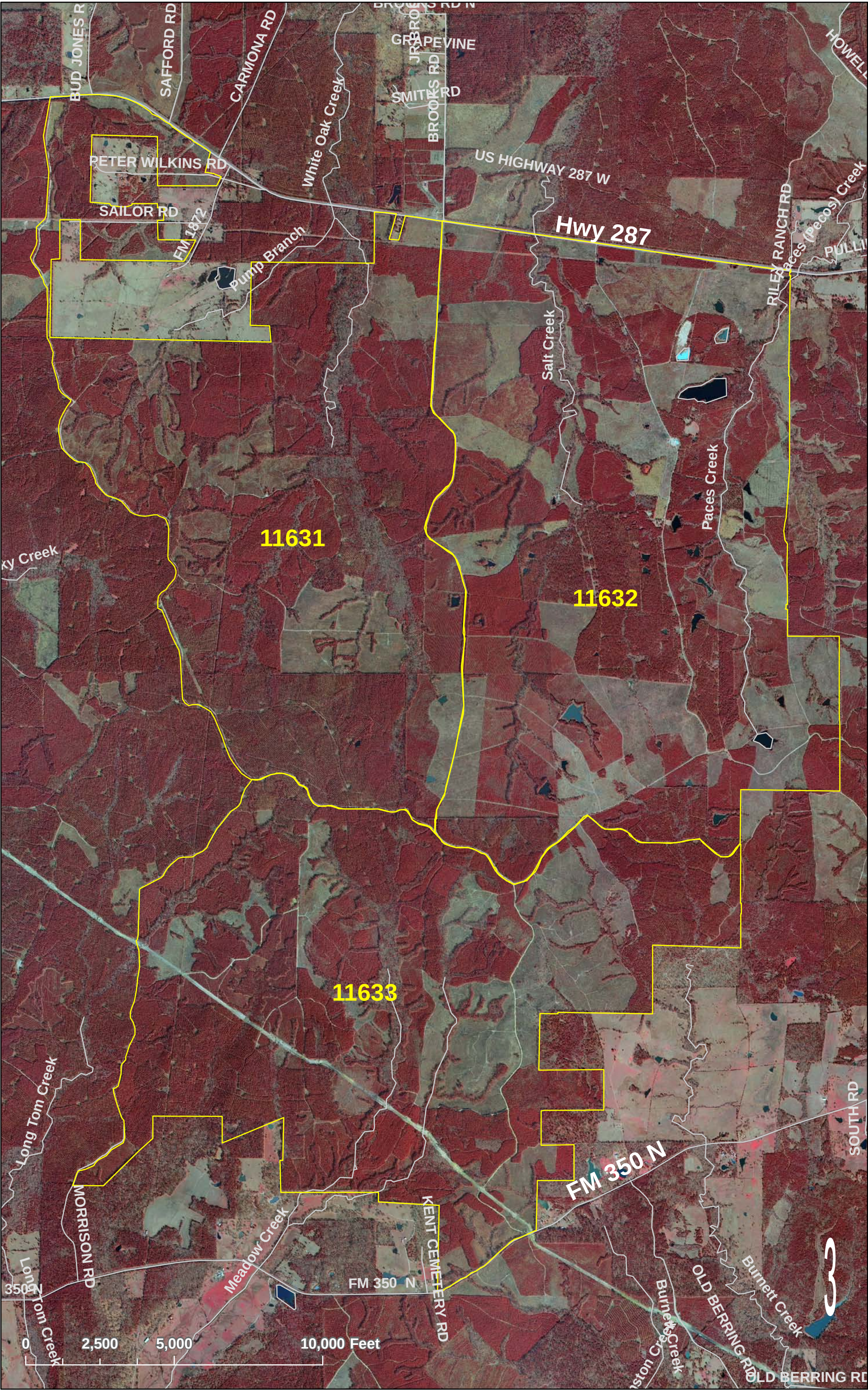
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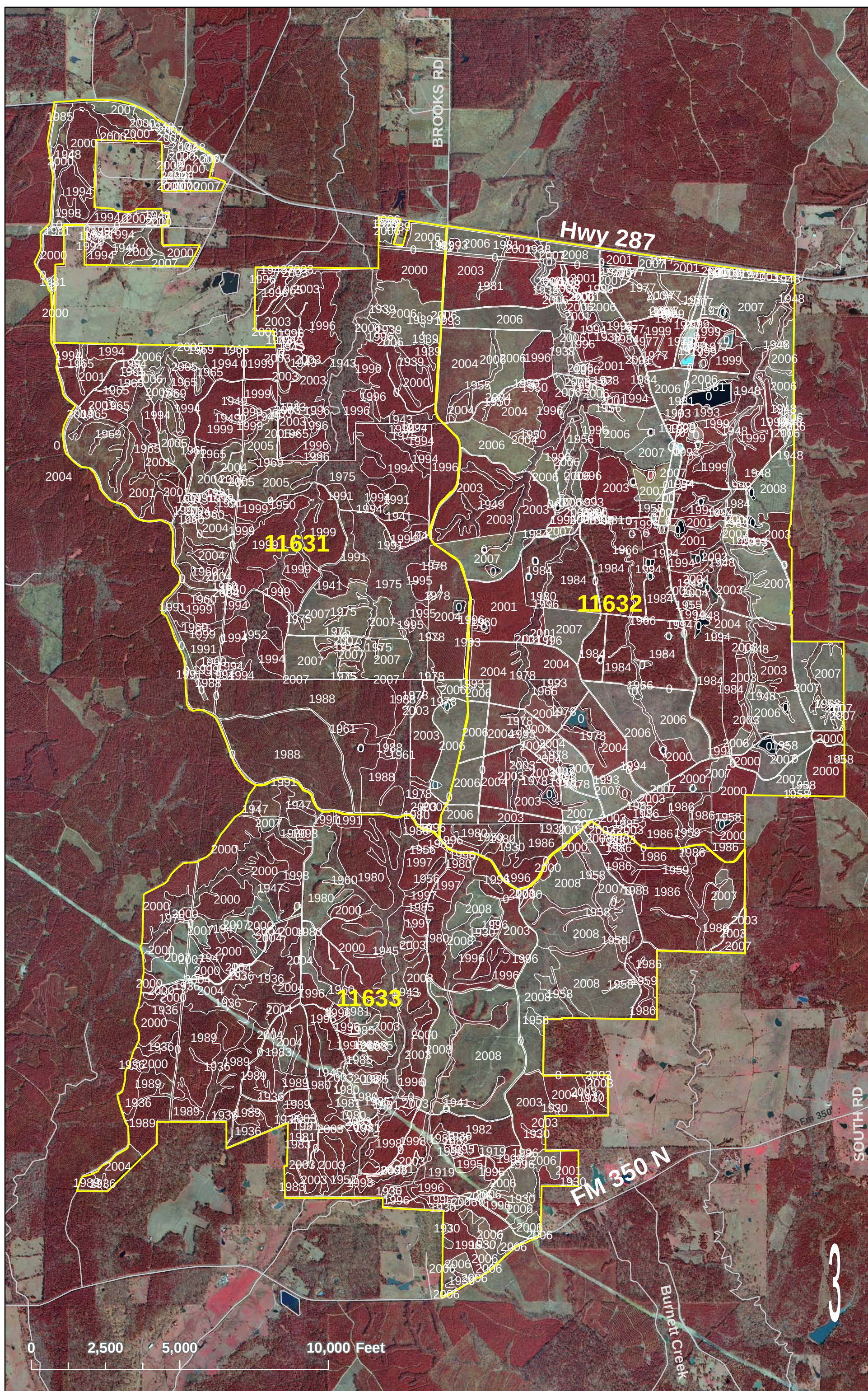
E-mail: andy@homelandprop.com

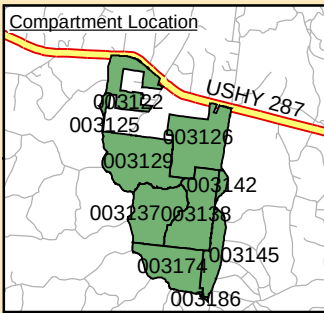
Website: www.homelandproperties.com

Click here to print and sign [Confidentiality Agreement](#).



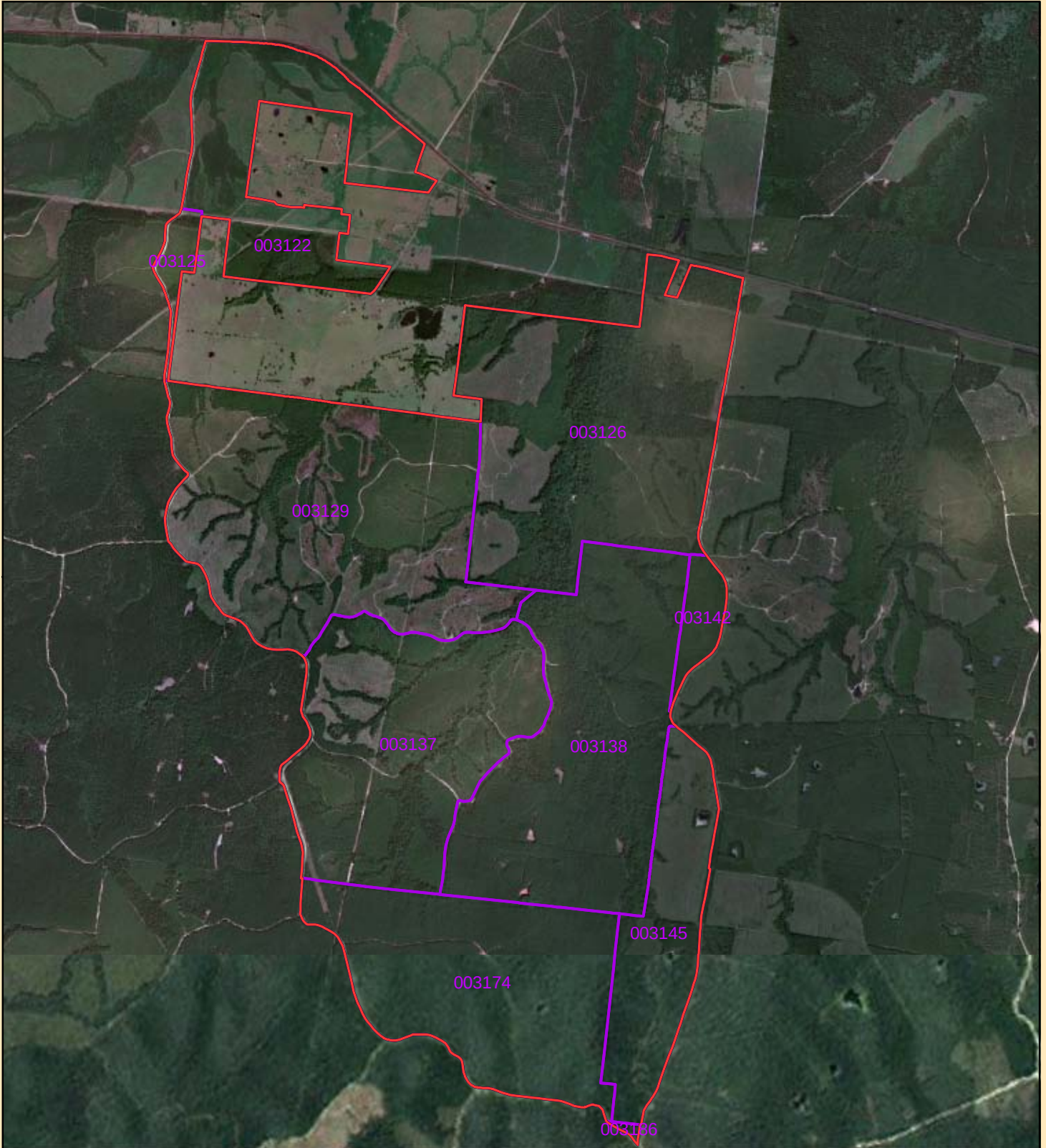






Tract # 011631
\$1,610/Acre
Corrigan 3 Tract
Polk County, TX
4,495.75 Acres

Tracts
 Comps



Tract Acreage & Volume Summary Report

Report Printed On: March 8, 2010

Tract #011631 Corrigan 3

4,495.75 Acres

Polk County, TX

Land

Forested

Upland	3,495.31
Lowland	522.68
Bottomland	335.82
Slope	0.00
Old Field	0.00

Non-Forested

Water	8.63
Road	89.22
Utility	32.57
Mine	0.00
Other	11.52

Total of Acres by Land Type

4,495.75

Premerchantable Timber

Age	Description	Planted Pine	Natural Pine	Other	Total
0	Site Prepared/Not Planted	0.00			0.00
0	2009	36.71	0.00	0.00	36.71
1	2008	0.00	0.00	0.00	0.00
2	2007	243.71	0.00	0.00	243.71
3	2006	209.50	0.00	0.00	209.50
4	2005	136.67	0.00	0.00	136.67
5	2004	283.21	0.00	0.00	283.21
6	2003	233.21	0.00	0.00	233.21
7	2002	0.00	0.00	0.00	0.00
8	2001	182.03	0.00	0.00	182.03
9	2000	342.57	0.00	0.00	342.57
10	1999	368.38	0.00	0.00	368.38
11	1998	15.00	0.00	0.00	15.00
12	1997	0.00	0.00	0.00	0.00
13	1996	196.90	0.00	0.00	196.90
14	1995	23.77	0.00	0.00	23.77
Total Premerchantable Acres		2,271.66	0.00	0.00	2,271.66

Total Merchantable Acres

2,061.61

Total Cutover Acres

20.54

Total Timber Easement / Leased Acres

0.00

Total Other Acres

141.94

Total of Acres by Timber Type

4,495.75

Merchantable Timber

Volume Units

Pine

Pine Pulpwood	45,479.31 Tons
Pine Chip-n-Saw	27,858.71 Tons
Pine Chip-n-Saw Topwood	5,087.54 Tons
Pine Sawtimber	18,931.57 Tons

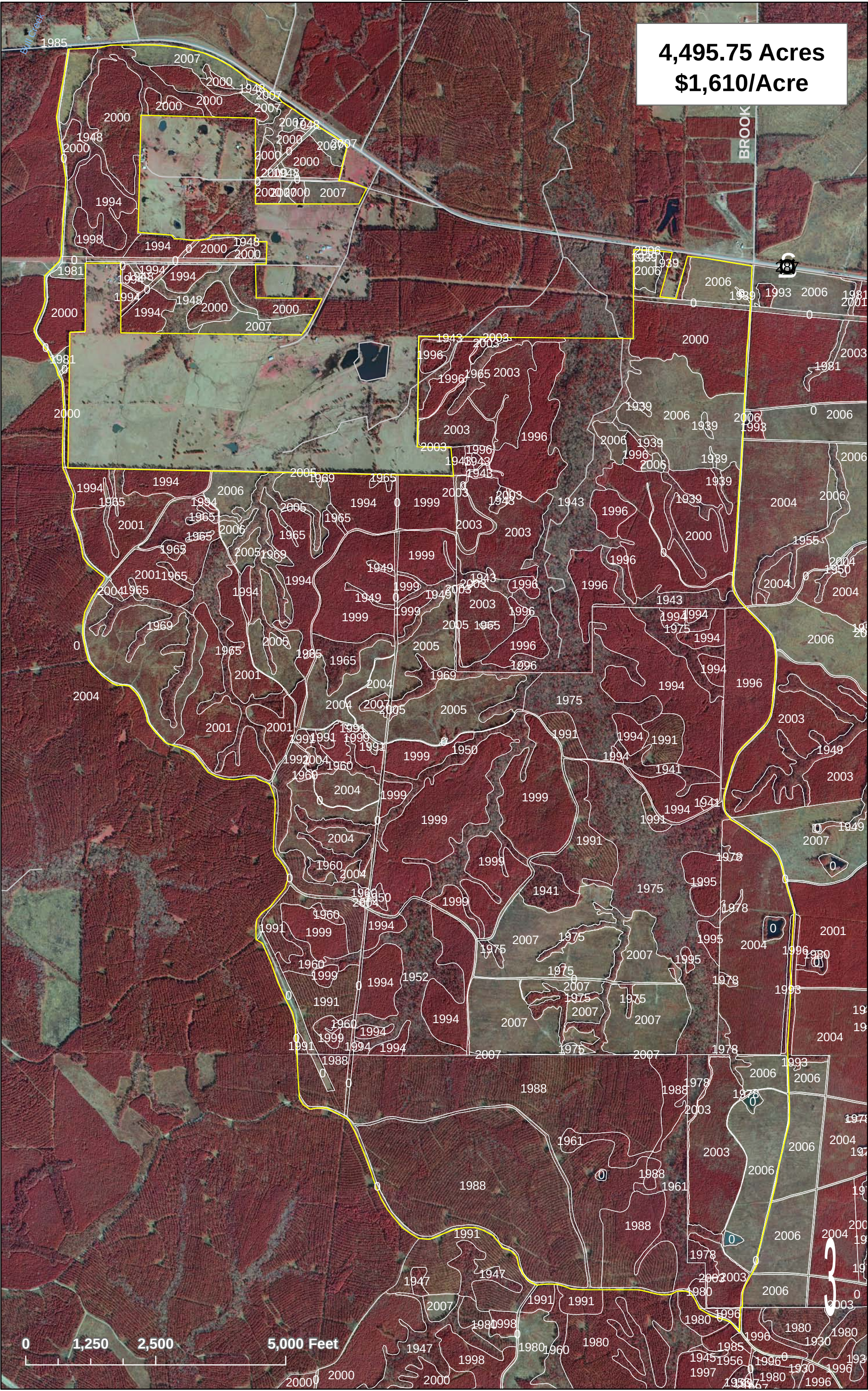
Hardwood

Hardwood Pulpwood (Hard)	24,145.59 Tons
Hardwood Sawtimber (Hard)	6,612.57 Tons

4,495.75 Acres
\$1,610/Acre



0 1,250 2,500 5,000 Feet

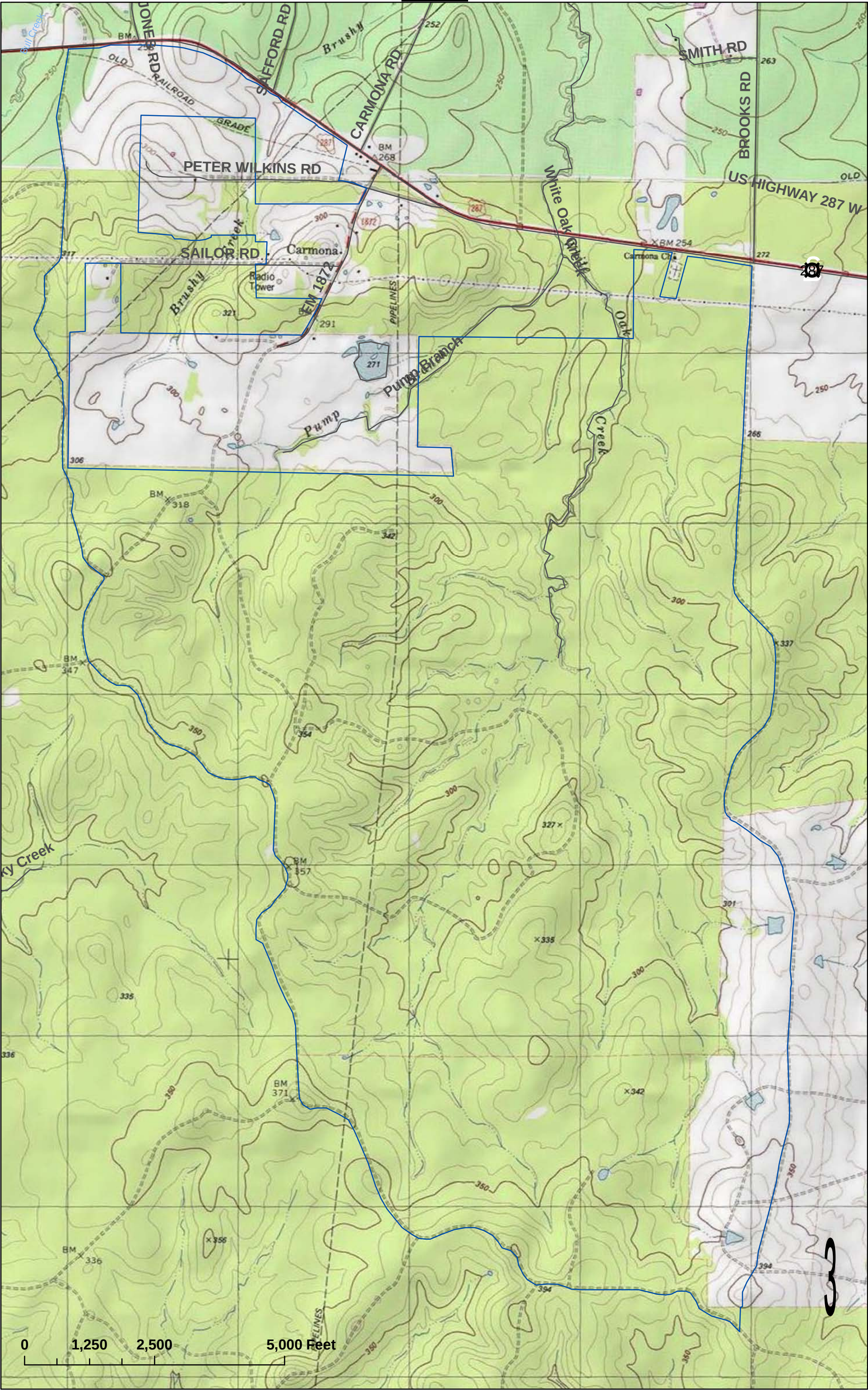


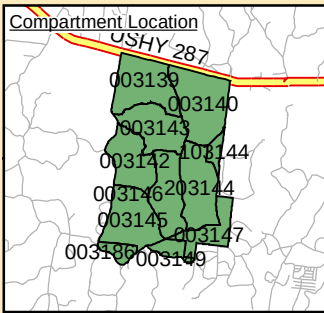
4,495.75 Acres
\$1,610/Acre

BROOK

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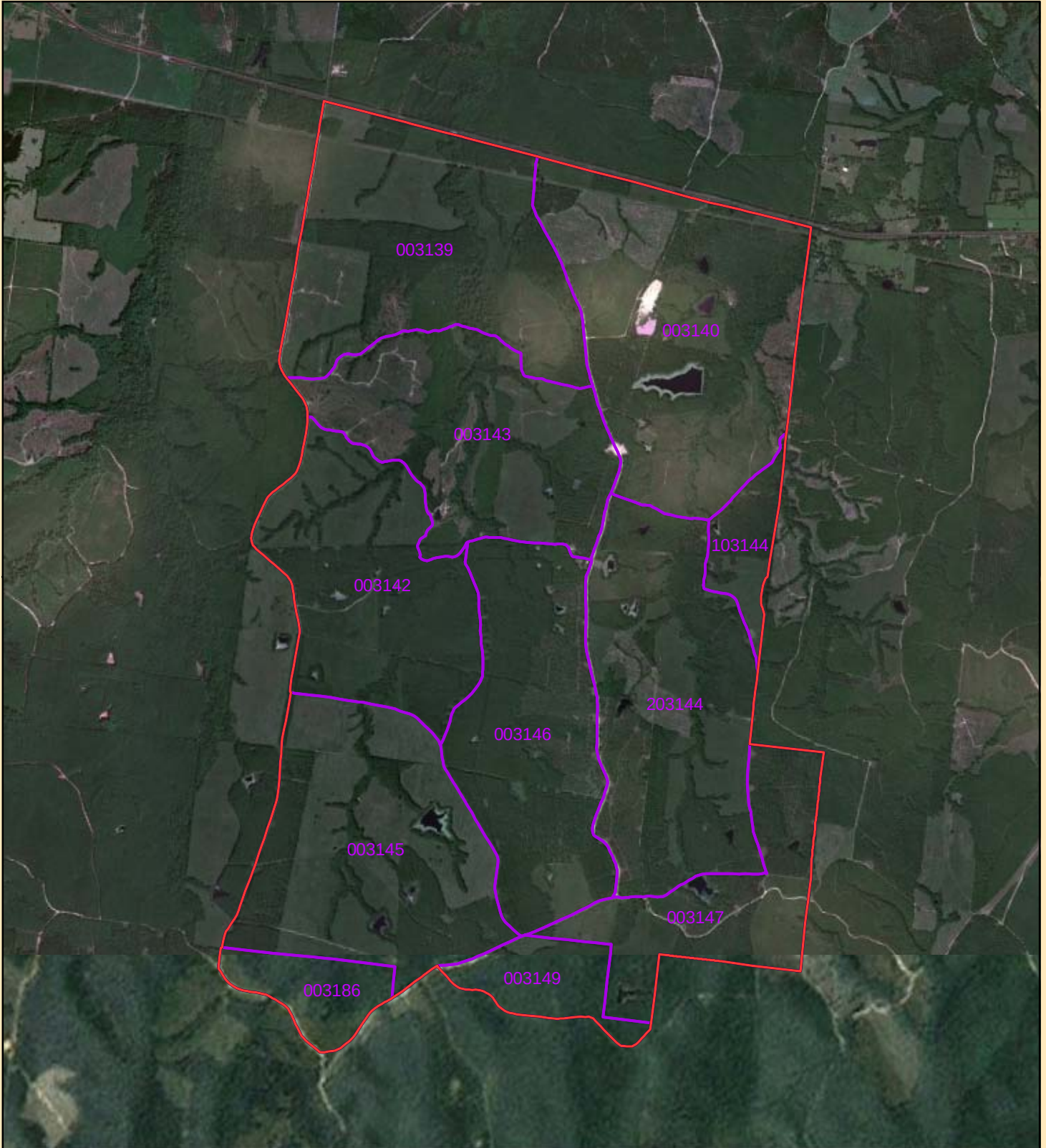
0 1,250 2,500 5,000 Feet





Tract # 011632
\$1,555/Acre
Corrigan 4 Tract
Polk County, TX
5,434.64 Acres

 Tracts
 Comps



Tract Acreage & Volume Summary Report

Report Printed On: March 8, 2010

Tract #011632 Corrigan 4

5,434.64 Acres

Polk County, TX

Land

Forested		Non-Forested	
Upland	4,624.48	Water	114.27
Lowland	340.07	Road	116.42
Bottomland	178.63	Utility	31.29
Slope	0.00	Mine	0.00
Old Field	0.00	Other	29.48

Total of Acres by Land Type	5,434.64
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Premerchantable Timber

Age	Description	Planted Pine	Natural Pine	Other	Total
0	Site Prepared/Not Planted	0.00			0.00
0	2009	248.82	0.00	0.00	248.82
1	2008	82.15	0.00	0.00	82.15
2	2007	391.14	0.00	0.00	391.14
3	2006	755.86	0.00	0.00	755.86
4	2005	0.00	0.00	0.00	0.00
5	2004	594.21	0.00	0.00	594.21
6	2003	582.04	0.00	0.00	582.04
7	2002	0.00	0.00	0.00	0.00
8	2001	275.78	0.00	0.00	275.78
9	2000	172.47	0.00	0.00	172.47
10	1999	219.43	0.00	0.00	219.43
11	1998	0.00	0.00	0.00	0.00
12	1997	0.00	0.00	0.00	0.00
13	1996	173.93	0.00	0.00	173.93
14	1995	18.10	0.00	0.00	18.10

Total Premerchantable Acres	3,513.93	0.00	0.00	3,513.93
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Total Merchantable Acres	1,350.85
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Total Cutover Acres	278.40
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Total Timber Easement / Leased Acres	0.00
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Total Other Acres	291.46
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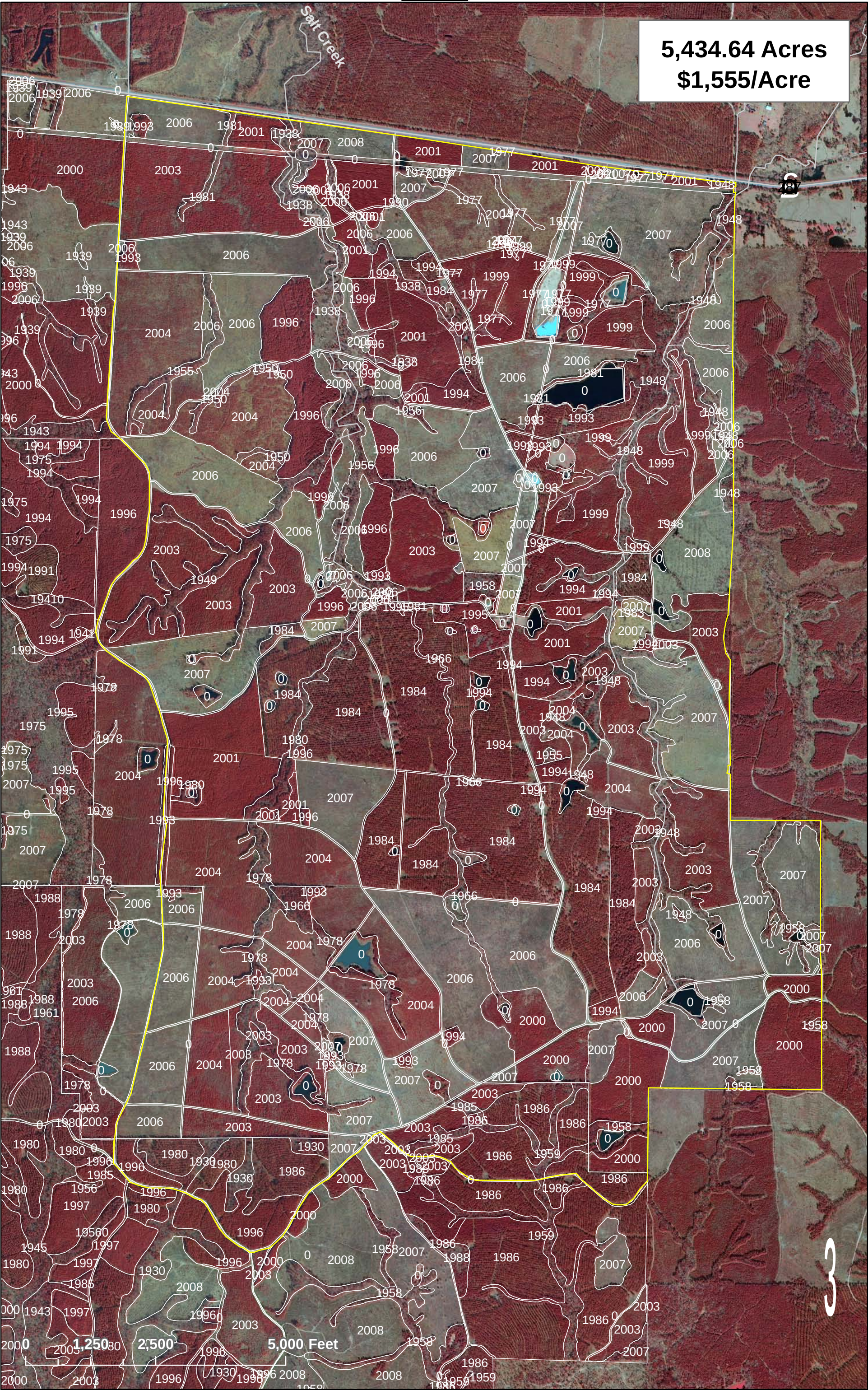
Total of Acres by Timber Type	5,434.64
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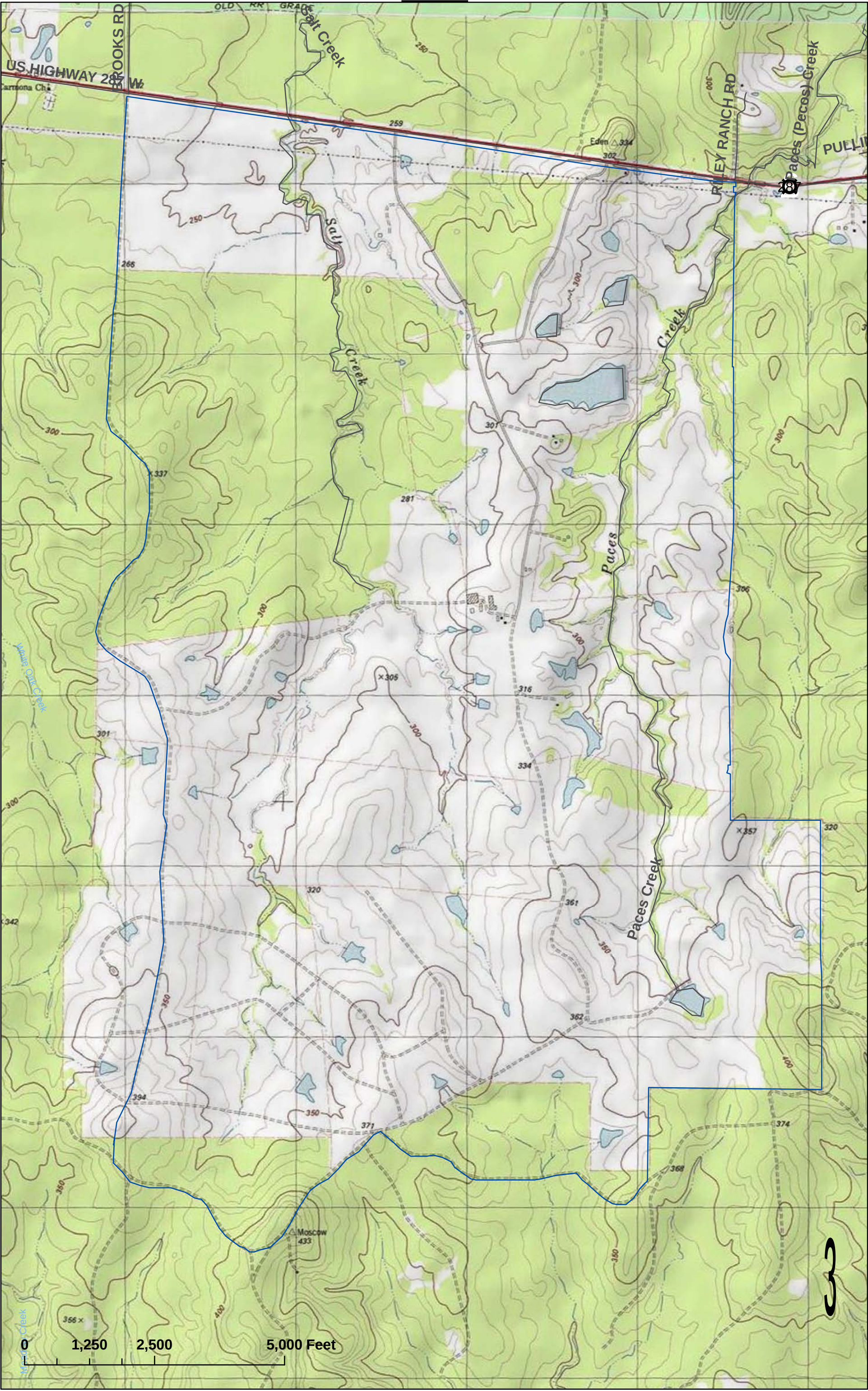
Merchantable Timber

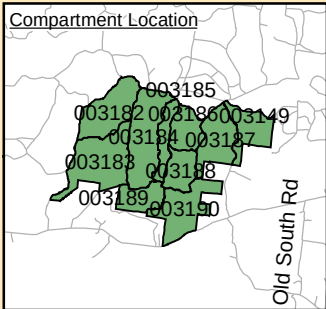
		Volume Units	
Pine			
Pine Pulpwood	27,962.06	Tons	
Pine Chip-n-Saw	16,760.11	Tons	
Pine Sawtimber	31,168.29	Tons	
Hardwood			
Hardwood Pulpwood (Hard)	10,874.68	Tons	
Hardwood Sawtimber (Hard)	3,289.81	Tons	



5,434.64 Acres
\$1,555/Acre

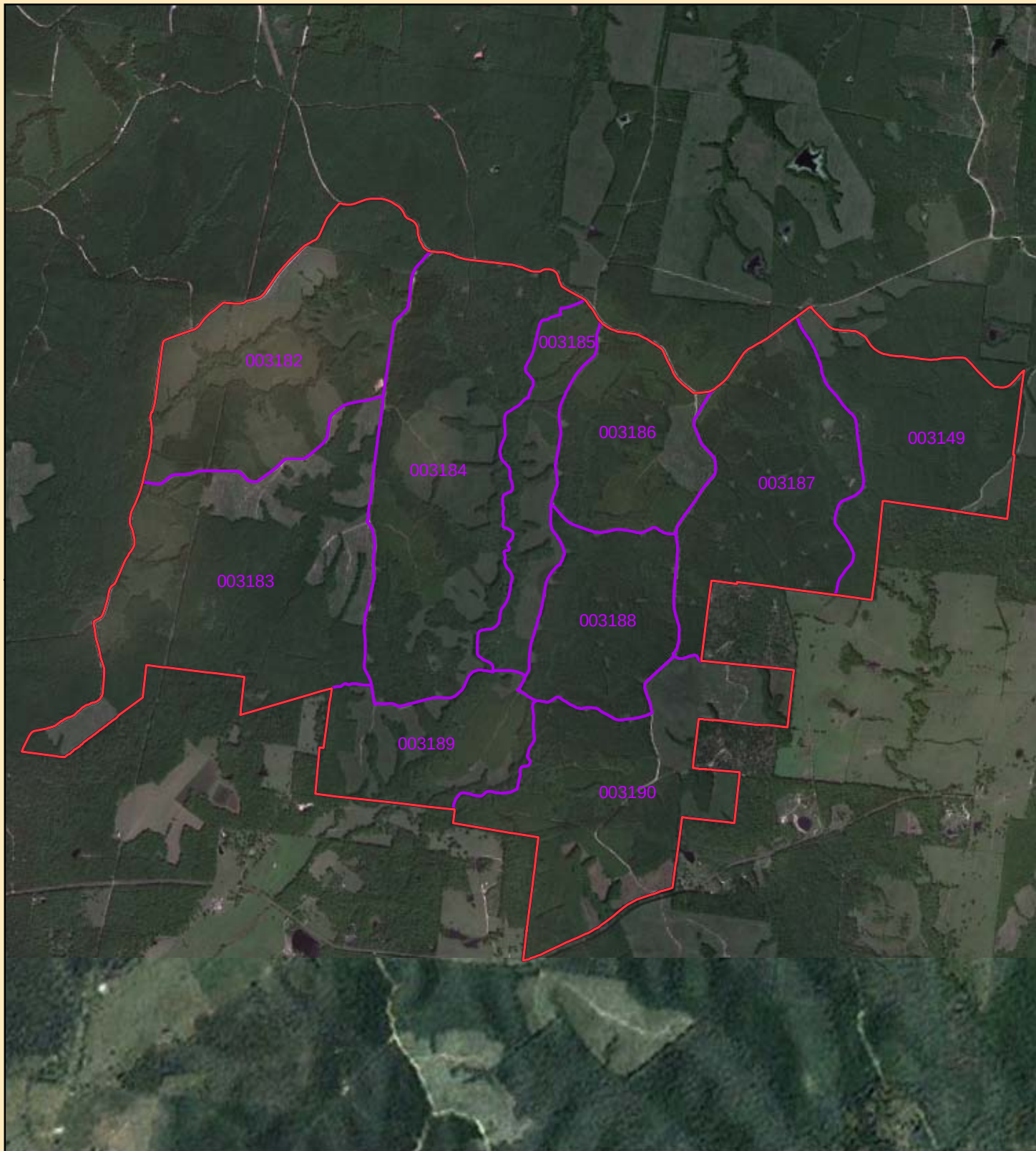
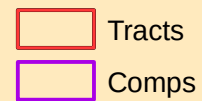






Mapper: DSHEPPARD

Tract # 011633
\$1,625/Acre
Corrigan 5 Tract
Polk County, TX
4,652.13 Acres



Tract Acreage & Volume Summary Report

Report Printed On: March 8, 2010

Tract #011633 Corrigan 5
4,652.13 Acres
Polk County, TX

Land

Forested

Upland	3,797.26
Lowland	534.93
Bottomland	202.49
Slope	0.00
Old Field	0.00

Non-Forested

Water	0.00
Road	76.49
Utility	38.50
Mine	0.00
Other	2.46

Total of Acres by Land Type

4,652.13

PremERCHANTable Timber

Age	Description	Planted Pine	Natural Pine	Other	Total
0	Site Prepared/Not Planted	0.00			0.00
0	2009	190.70	0.00	0.00	190.70
1	2008	634.46	0.00	0.00	634.46
2	2007	70.22	0.00	0.00	70.22
3	2006	113.75	0.00	0.00	113.75
4	2005	0.00	0.00	0.00	0.00
5	2004	188.39	0.00	0.00	188.39
6	2003	312.84	0.00	0.00	312.84
7	2002	0.00	0.00	0.00	0.00
8	2001	22.96	0.00	0.00	22.96
9	2000	466.91	0.00	0.00	466.91
10	1999	0.00	0.00	0.00	0.00
11	1998	116.88	0.00	0.00	116.88
12	1997	72.79	0.00	0.00	72.79
13	1996	248.29	0.00	0.00	248.29
14	1995	34.92	0.00	0.00	34.92
Total PremERCHANTable Acres		2,473.11	0.00	0.00	2,473.11

Total Merchantable Acres

1,946.45

Total Cutover Acres

115.12

Total Timber Easement / Leased Acres

0.00

Total Other Acres

117.45

Total of Acres by Timber Type

4,652.13

Merchantable Timber

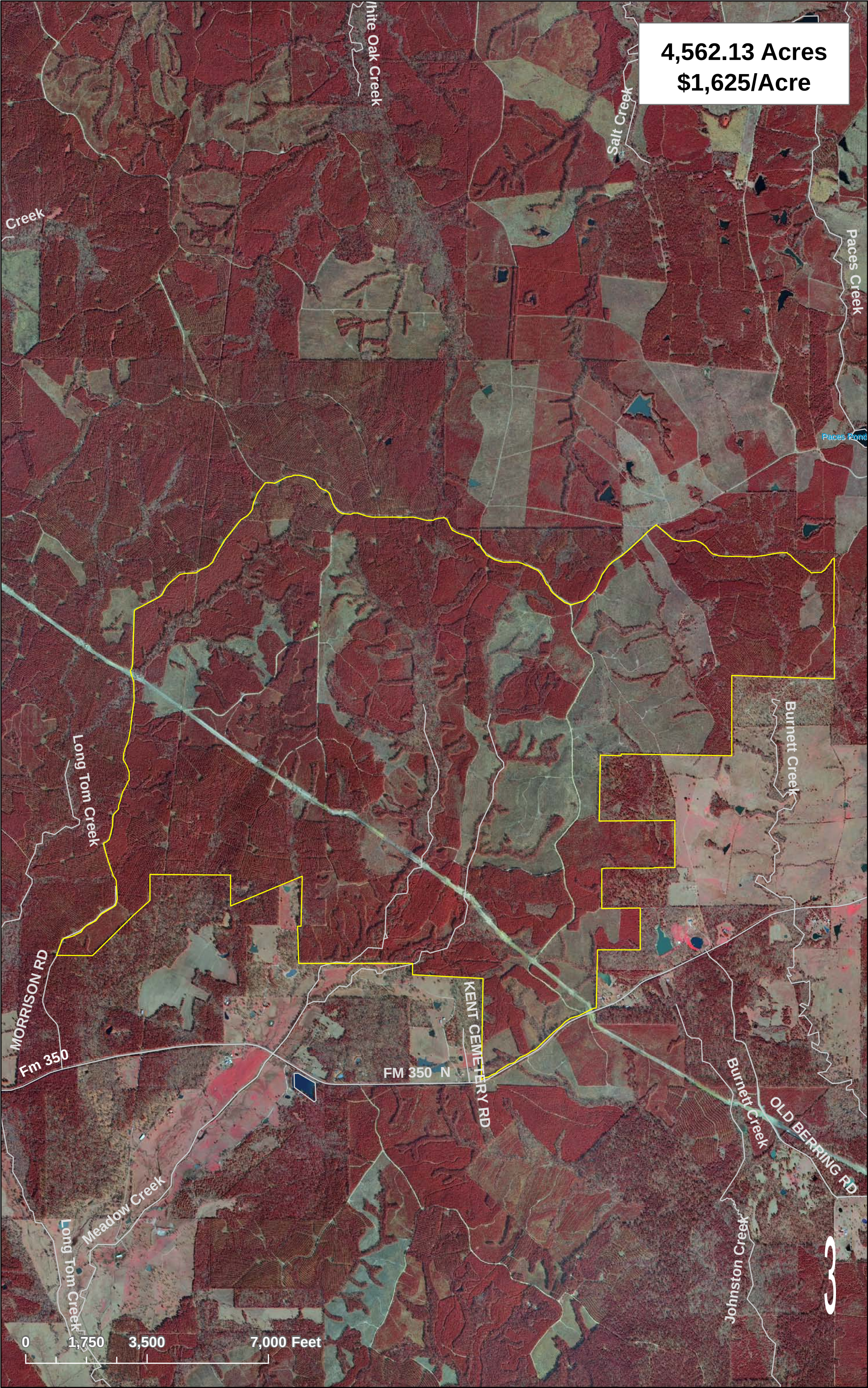
Volume Units

Pine

Pine Pulpwood	35,097.36	Tons
Pine Chip-n-Saw	26,745.64	Tons
Pine Chip-n-Saw Topwood	6,871.86	Tons
Pine Sawtimber	31,959.10	Tons

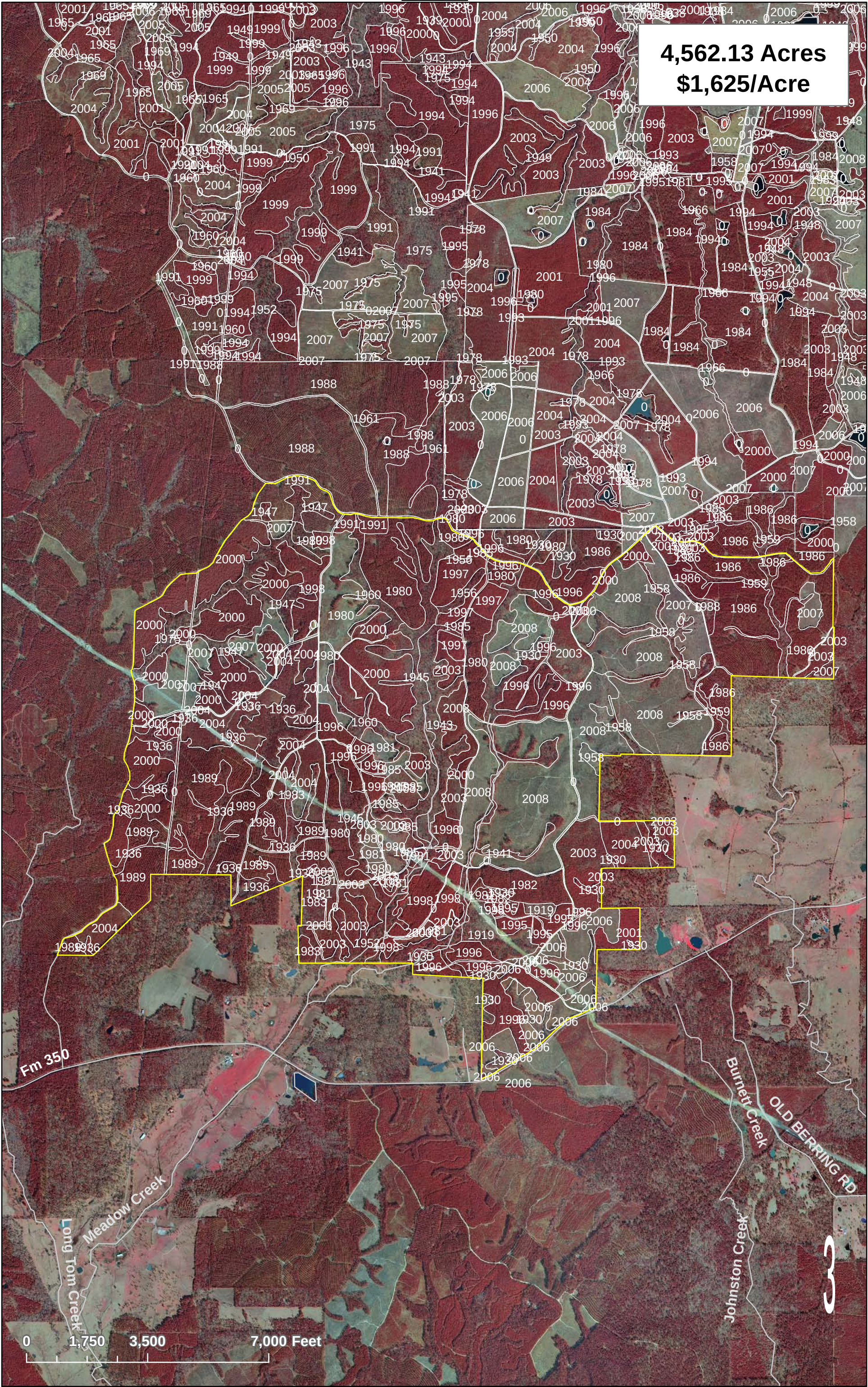
Hardwood

Hardwood Pulpwood (Hard)	23,444.09	Tons
Hardwood Sawtimber (Hard)	6,901.08	Tons

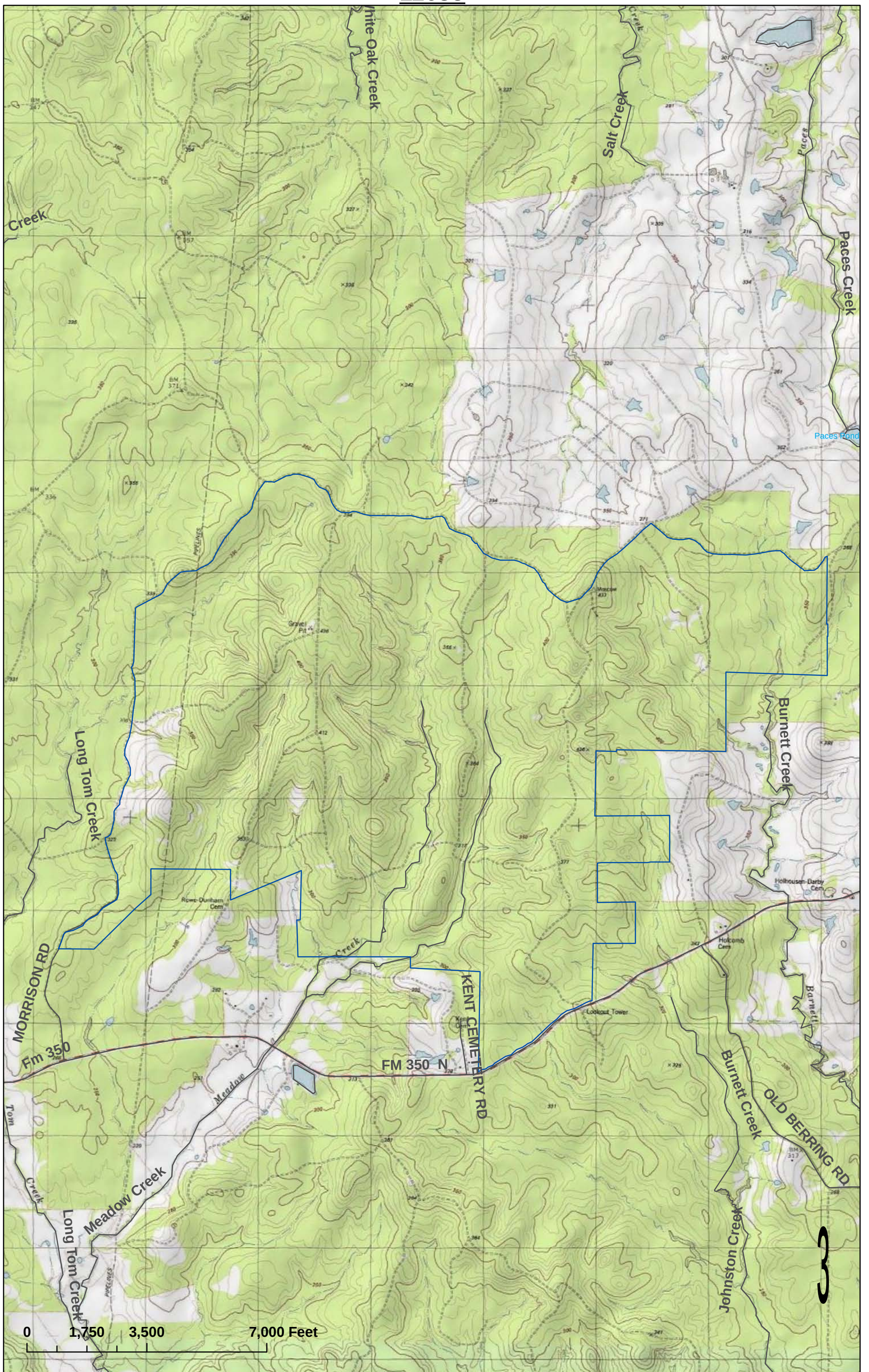


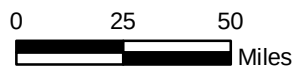
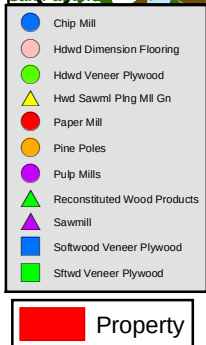
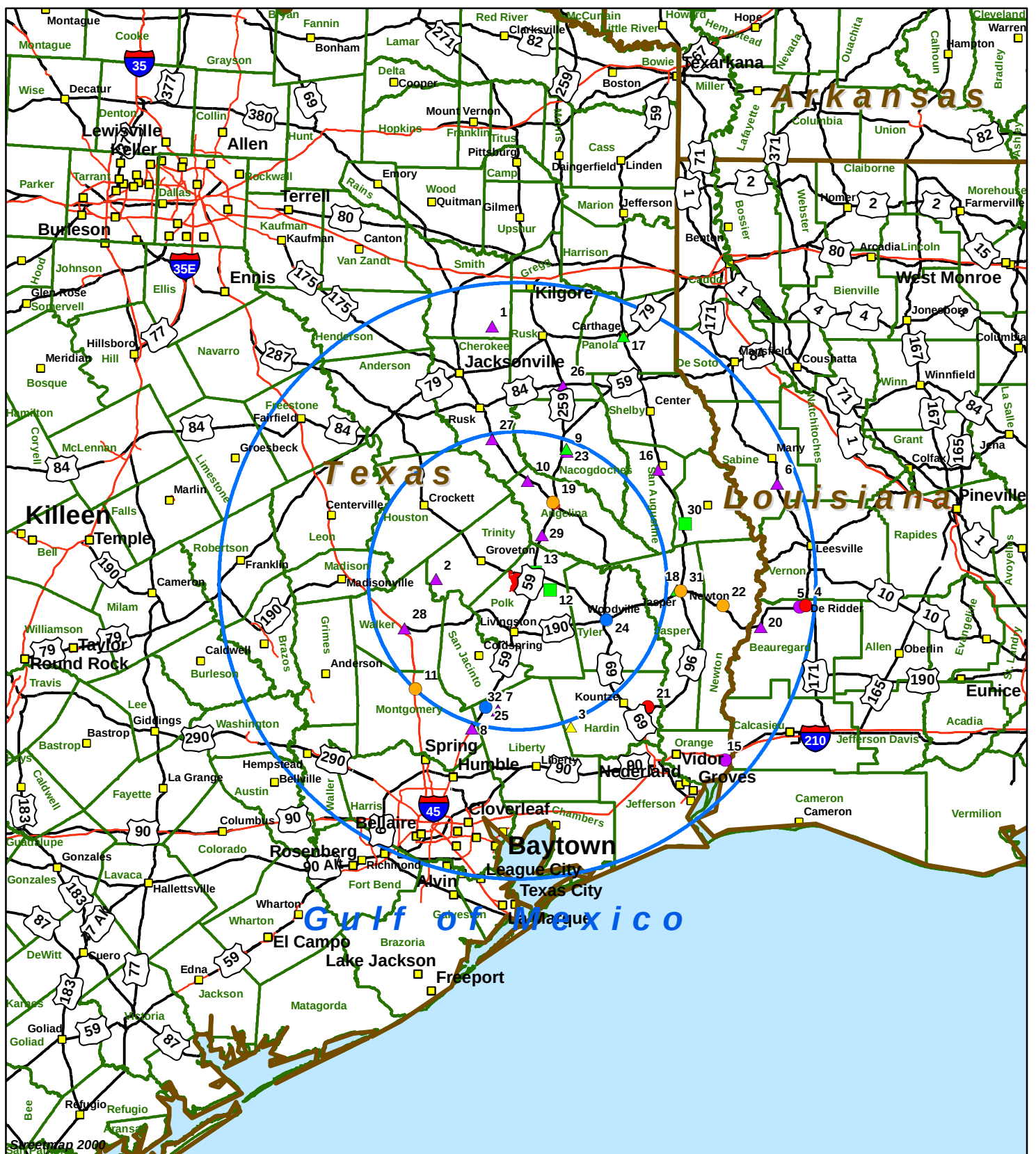
4,562.13 Acres
\$1,625/Acre

4,562.13 Acres
\$1,625/Acre



11633





**Wood Using Industries
100 Mile Radius on
Tracts 11631, 11632 & 11633**

Number	COMP_NAME	STRT_ADDR	CITY_NAME	STATE_NAME	LINE_BUSIN	STATUS
1	Anthony Forest Products Co	18410 County Road 2153	Troup	TX	Sawml Plng Mll Gn	Active
2	Atchley Lumber & Supply Inc	P O Box 1111	Trinity	TX	Sawml Plng Mll Gn	Active
3	Batson Hardwood	Box 444	Batson	TX	Hwd Sawml Plng Mll Gn	Active
4	Boise Cascade Corp.	P.O. Box 1060	DeRidder	LA	Paper Mill	Active
5	Boise Cascade Corporation	P O Box 1060	Deridder	LA	Pulp Mills	Active
6	Boise Cascade Corporation	P O Box 128	Florien	LA	Sawml Plng Mll Gn	Active
7	C L W Inc	Drawer 1677	Cleveland	TX	Sawml Plng Mll Gn	Active
8	C L W Inc	14055 Cox St.	Splendora	TX	Sawml Plng Mll Gn	Active
9	Cal-Tex Lumber Company Inc	P O Box 631010	Nacogdoches	TX	Sawml Plng Mll Gn	Active
10	Clemtsa Lumber Company	Box 9	Pollock	TX	Sawml Plng Mll Gn	Active
11	Conroe Forest Products	County Line Road	Willis	TX	Pine Poles	Active
12	Georgia-Pacific Corp	P O Box 200	Camden	TX	Sftwd Veneer Plywood	Active
13	Georgia-Pacific Corp	Box 1005	Corrigan	TX	Sftwd Veneer Plywood	Active
14	Georgia-Pacific Corp	12936 FM 787 E	Cleveland	TX	Sftwd Veneer Plywood	Active
15	Inland Paperboard & Packaging	1750 Inland Road	Orange	TX	Pulp Mills	Active
16	L & R Timber Co Inc	P O Box 599	San Augustine	TX	Sawml Plng Mll Gn	Active
17	Louisiana-Pacific Corporation	1199 CR 201	Carthage	TX	Reconstttd WD Prdts	Active
18	Louisiana-Pacific Corporation	Rur Rte 1 BOX 283	Jasper	TX	Reconstttd WD Prdts	Active
19	Lufkin Creosoting	1411 E. Lufkin Av.	Lufkin	TX	Pine Poles	Active
20	Malone Lumber Inc	P O Box 548	Merryville	LA	Sawml Plng Mll Gn	Active
21	Mead Westvaco Corp	Box 816	Silsbee	TX	Paper Mill	Active
22	Newton Pole Company	708 CR 1001	Newton	TX	Pine Poles	Active
23	Norbord	Box 632750	Nacogdoches	TX	Reconstttd WD Prdts	Active
24	North Amer Procurement Co.	P O Box 2279	Woodville	TX	Chip Mill	Active
25	North Amer Procurement Co.	Box 1119	Cleveland	TX	Chip Mill	Active
26	Precision Hardwood Company	500 W 3rd St	Mt Enterprise	TX	Sawml Plng Mll Gn	Active
27	Rhodes Lumber Company Inc	P O Box 232	Alto	TX	Sawml Plng Mll Gn	Active
28	Steely Lumber Company Inc.	Rur Rte 8 Box 350	Huntsville	TX	Sawml Plng Mll Gn	Active
29	Temple-Inland Forest Pdts Corp.	Drawer N	Diboll	TX	Sawml Plng Mll Gn	Active
30	Temple-Inland Forest Pdts Corp.	Drawer N	Pineland	TX	Sftwd Veneer Plywood	Active
31	Texas Electric Coop.	Box 510	Jasper	TX	Pine Poles	Active
32	Thick n Thin Lumber Co Inc	P O Box 42	Cleveland	TX	Sawml Plng Mll Gn	Active