

The Southern Land Group, LLC

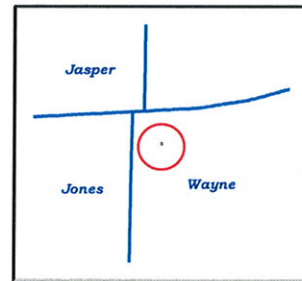
LAND AND TIMBER SALE Wayne County, Mississippi Section 14, Township 09 North, Range 09 West

SLG, LLC has available for sale an approximate 80 acre tract of land located in central Wayne County, Mississippi.

PRICE: \$232,000

TRACT DESCRIPTION:

An approximate 80 acres of timberland located northwest of Waynesboro, Mississippi. Interior access on this tract is provided by internal roads and trails. This tract has great potential for lot development, recreational use, or timberland investment.



CONDITIONS OF SALE:

Minerals: No oil and gas mineral rights will be conveyed by Seller. Seller is reserving a 50% royalty interest in any rock, sand, gravel, and aggregate that may be produced by Purchaser.

Fiber Assignment: These tracts are subject to a fiber supply agreement with Gaylord Container Corporation giving Gaylord the right of first refusal on any pulpwood removed from the lands. Complete details of this encumbrance are available upon request.

Closing: Terms of the sale: a 5% deposit will be required upon execution of Buy-Sell Agreement, closing to take place within 30 days of agreement, cash or certified funds are required at closing. The Seller will provide a Warranty Deed to the property. The Seller is unaware of any hazardous or environmental concerns on this property. The Seller believes the title to be clear; however, if a title search reveals the need of curative work, the Seller shall have a reasonable amount of time to clear title.

INSPECTION OF THE PROPERTY:

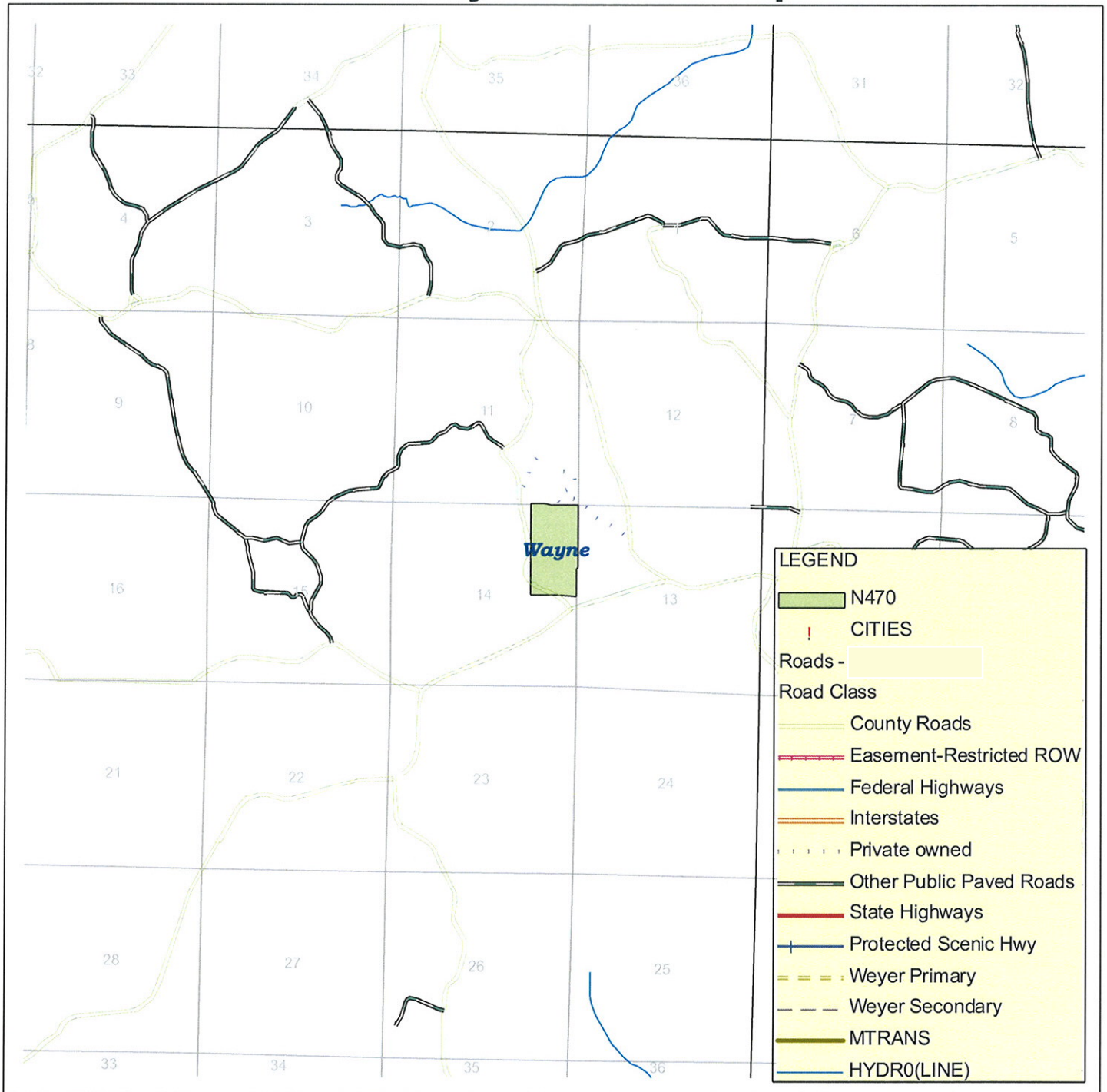
Prospective buyers may enter upon the lands for inspection at any time provided they have completed and submitted an entry permit. Entry permits are to be sent via U.S. mail to Butch Vines at 313 Telly Rd. PMB 16, Picayune, MS 39466.

CONTACT US:

Please contact Vines Realty and Land LLC, Butch Vines Broker at (409) 201-6815/
edgar_vines@msn.com additional information and questions regarding this property, or visit our website for other property listings.

www.thesouthernlandgroup.com

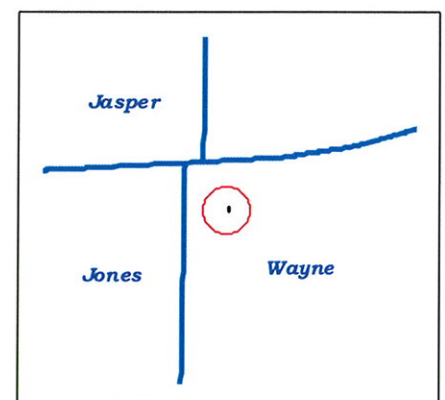
Vicinity/Location Map



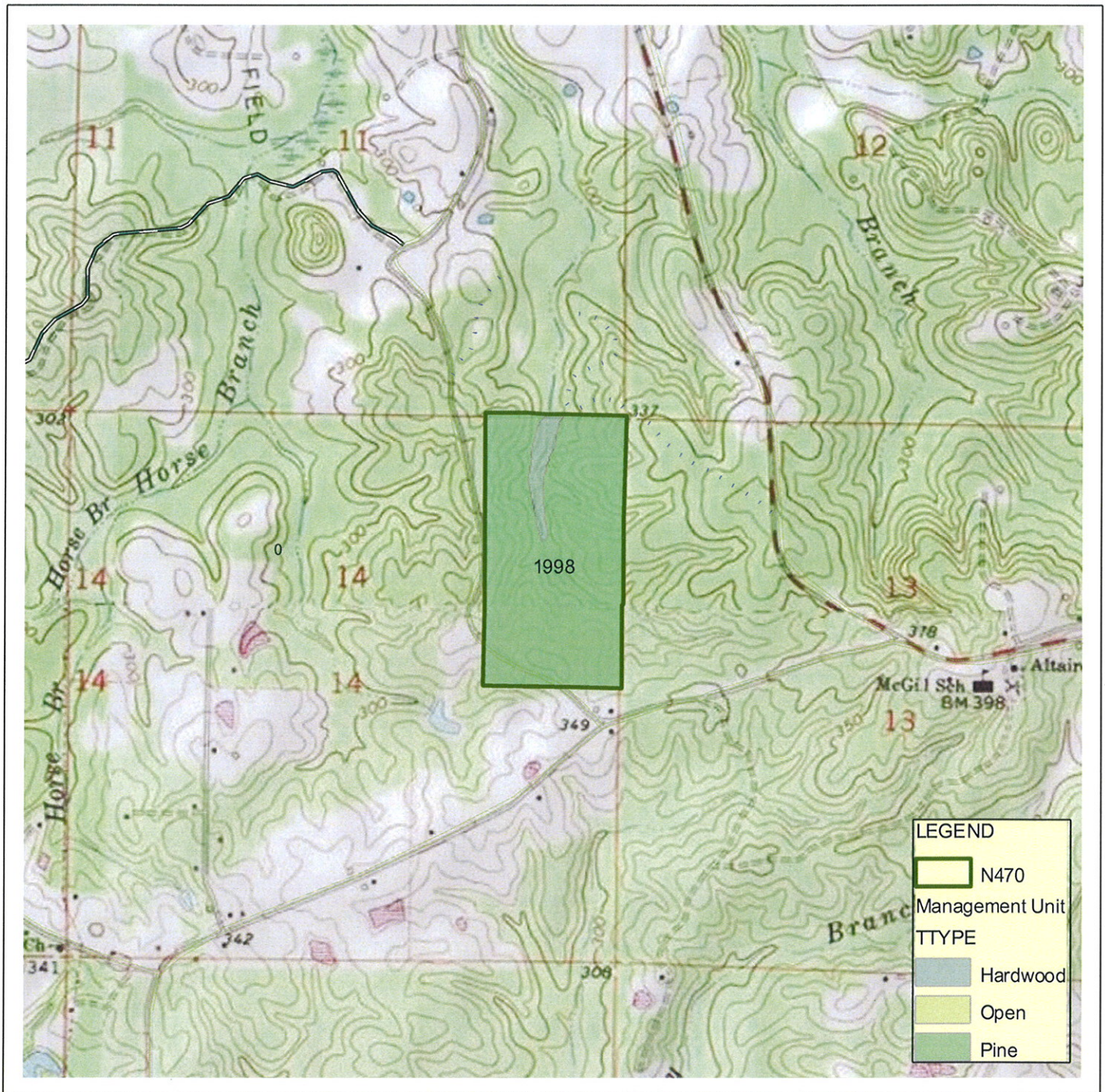
The Southern Land Group, LLC
 N470 Tract 80 Acres
 Wayne County, Mississippi
 T09N-R09W Section (s) 14

The Southern Land Group Proprietary Data
Do Not Use as a Legal Description of Property

0 1,750 3,500 7,000 10,500 14,000 Feet



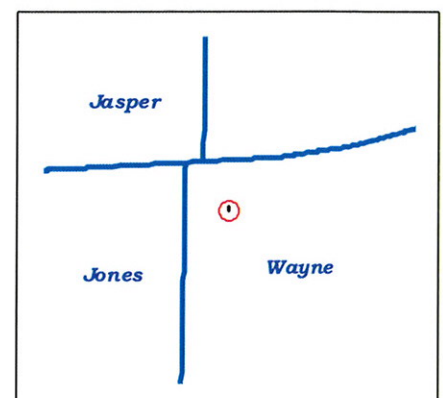
STAND AND CONTOUR MAP



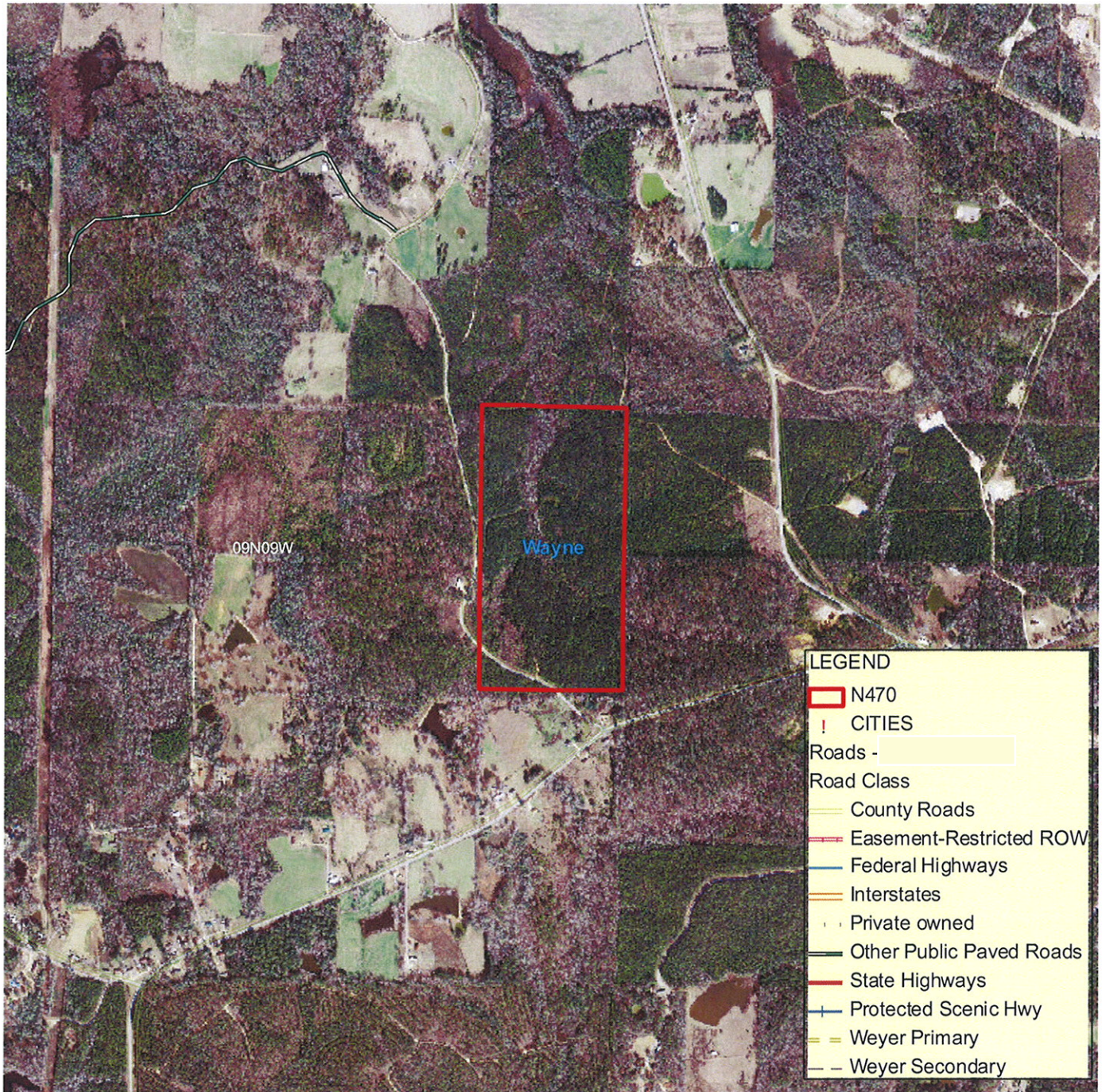
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The Southern Land Group Proprietary Data
Do Not Use as a Legal Description of Property

0 650 1,300 2,600 3,900 5,200 Feet



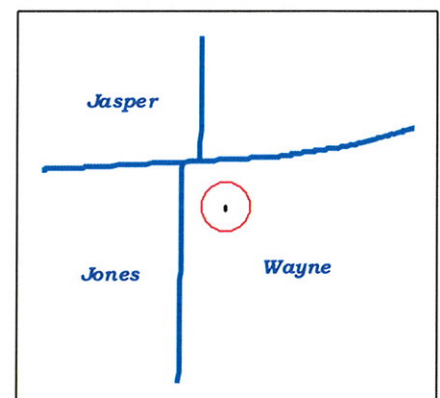
Aerial Map



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Do Not Use as a Legal Description of Property

0 500 1,000 2,000 3,000 4,000 Feet

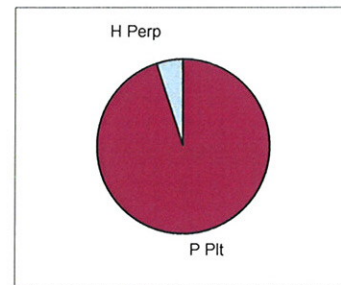


The Southern Land Group Land Sales

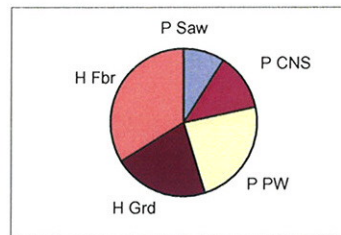
Results Summary

Region	MS
State	Mississippi
County	Wayne
Tract Name	RU N470
Contact	Butch Vines
Phone	409-201-6815
Email	edgar_vines@msn.com

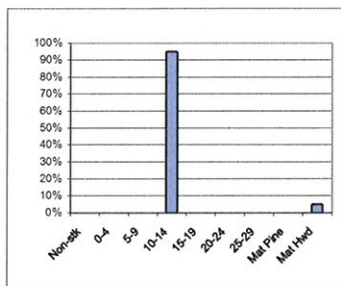
Land Distribution:	Acres	%
Pine - Nat	0	0%
- Plantation	76	95%
- Subtotal	76	95%
Hwd - Convertible	0	0%
- Perpetual	4	5%
Non-stocked	0	0%
Total Available	80	100%
Set-aside/Inoperable	0	0%
Non-Forest Land	0	0%
TOTAL	80	100%



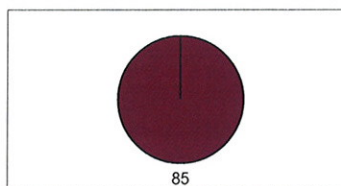
Avail. Mature Volume Mix:	Tons	%
Pine - Saw	26	9%
- CNS	35	12%
- PW	66	23%
- Poles/Other	0	0%
- Subtotal	127	45%
Hwd - Grade	59	21%
- Fiber	95	34%
TOTAL AVAILABLE	281	100%



Age Class Distribution:	Acres	%
Non-stocked	0	0%
0 - 4	0	0%
5 - 9	0	0%
10 - 14	76	95%
15 - 19	0	0%
20 - 24	0	0%
25 - 29	0	0%
Mature Pine Types	0	0%
Mature Hardwood Types	4	5%
TOTAL AVAILABLE	80	100%



Site Distribution (Plt Site):	Acres	%
< 50	0	0%
50 - 59	0	0%
60 - 69	0	0%
70 - 79	0	0%
80+	80	100%
TOTAL AVAILABLE	80	100%



Note: Confidential evaluation material - no warranties or representations are made regarding the accuracy or completeness of this information.