

The Southern Land Group, LLC

LAND AND TIMBER SALE

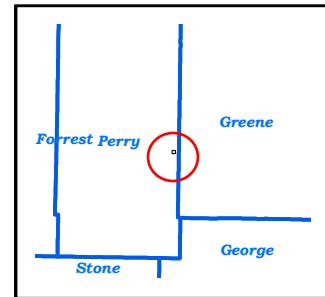
Perry County, Mississippi
Section 13, Township 02 North, Range 09 West

SLG, LLC has available for sale an approximate 156 acre tract of land located in east Perry County, Mississippi.

PRICE: \$400,000

TRACT DESCRIPTION:

An approximate 156 acres of timberland located on U.S. Highway 98 southeast of Beaumont, 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:

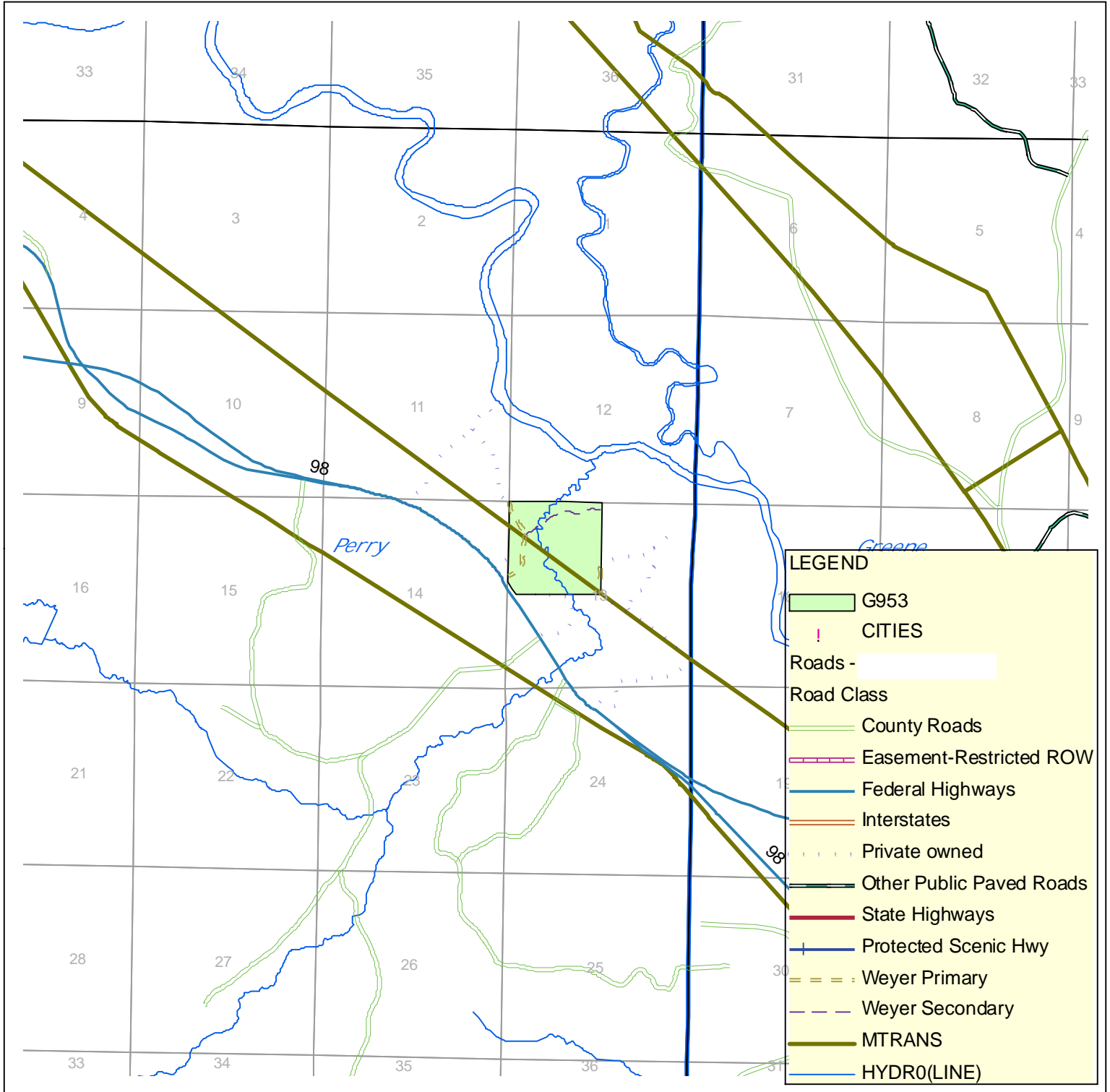
Prospective buyers may enter upon the lands for inspection at any time provided they have completed and submitted an entry permit. Entry permits are to be sent via U.S. mail to **Butch Vines at 313 Telly RD PMB 16, Picayune, MS 39466**

CONTACT US:

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

www.thesouthernlandgroup.com

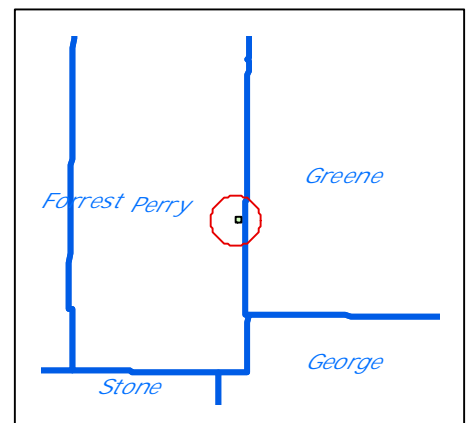
Vicinity/Location Map



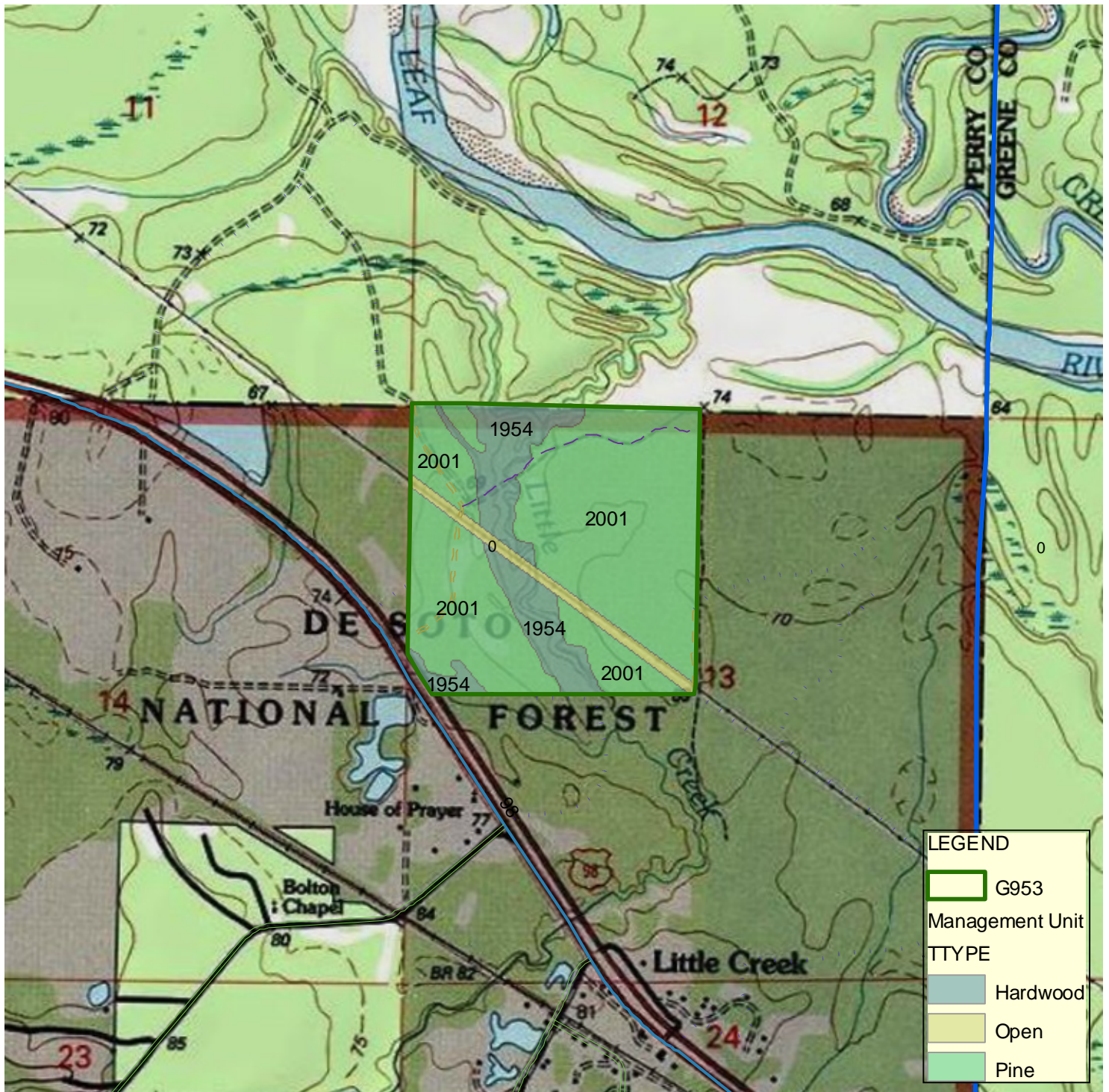
The Southern Land Group, LLC
 G953 Tract 156 Acres
 Perry County, Mississippi
 T02N-R09W Section (s) 13

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



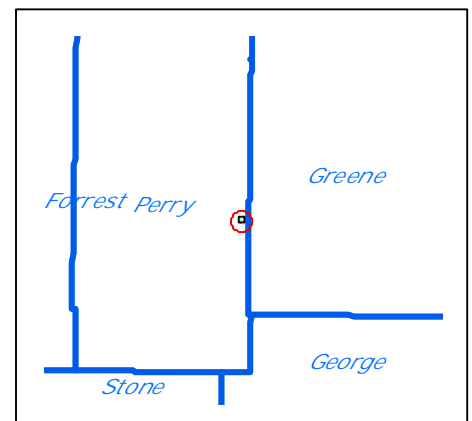
Stand and Contour Map



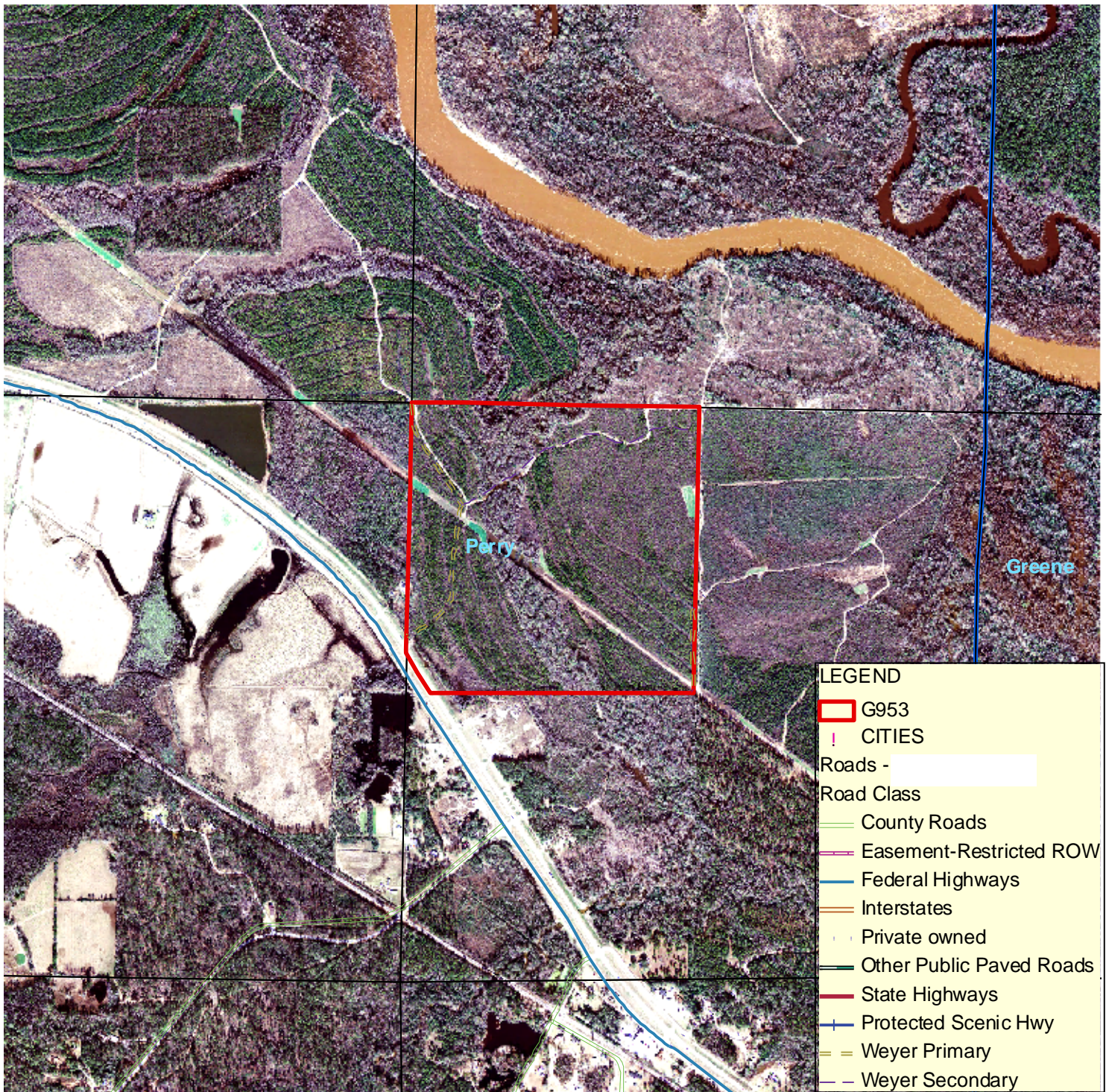
The Southern Land Group, LLC
G953 Tract 156 Acres
Perry County, Mississippi
T02N-R09W Section (s) 13

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

0 600 1,200 2,400 3,600 4,800 Feet



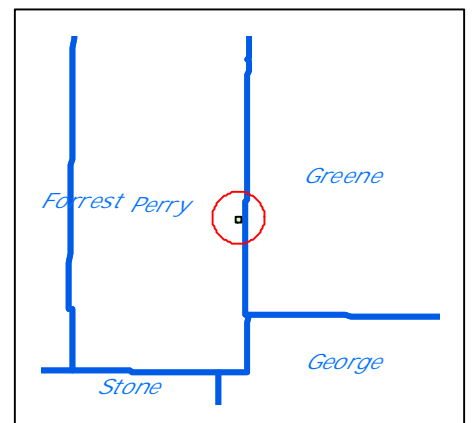
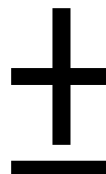
Aerial Map



The Southern Land Group, LLC
G953 Tract 156 Acres
Perry County, Mississippi
T02N-R09W Section (s) 13

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

0 550 1,100 2,200 3,300 4,400 Feet

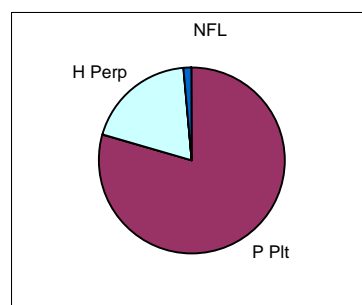


The Southern Land Group Land Sales

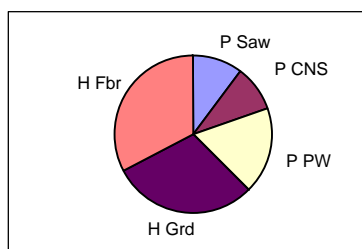
Results Summary

Region	MS
State	Mississippi
County	Perry
Tract Name	RU G953
Contact	Butch Vines
Phone	409-201-6815
Email	edgar_vines@msn.com

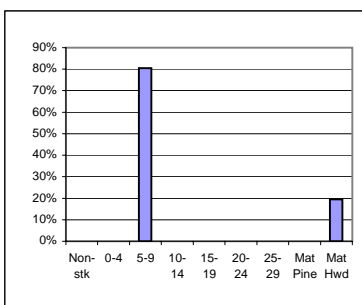
Land Distribution:	Acres	%
Pine - Nat	0	0%
- Plantation	124	79%
- Subtotal	124	79%
Hwd - Convertible	0	0%
- Perpetual	30	19%
Non-stocked	0	0%
Total Available	154	99%
Set-aside/Inoperable	0	0%
Non-Forest Land	2	1%
TOTAL	156	100%



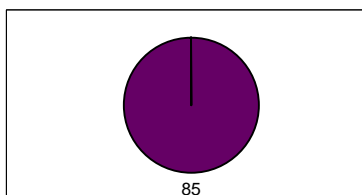
Avail. Mature Volume Mix:	Tons	%
Pine - Saw	115	10%
- CNS	104	9%
- PW	198	18%
- Poles/Other	0	0%
- Subtotal	417	37%
Hwd - Grade	333	30%
- Fiber	366	33%
TOTAL AVAILABLE	1116	100%



Age Class Distribution:	Acres	%
Non-stocked	0	0%
0 - 4	0	0%
5 - 9	124	81%
10 - 14	0	0%
15 - 19	0	0%
20 - 24	0	0%
25 - 29	0	0%
Mature Pine Types	0	0%
Mature Hardwood Types	30	19%
TOTAL AVAILABLE	154	100%



Site Distribution (Plt Site):	Acres	%
< 50	0	0%
50 - 59	0	0%
60 - 69	0	0%
70 - 79	0	0%
80+	124	100%
TOTAL AVAILABLE	124	100%



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