

# The Southern Land Group, LLC

## LAND AND TIMBER SALE

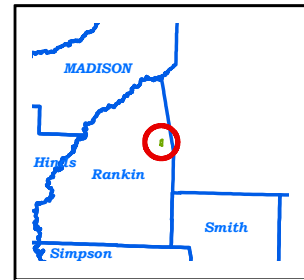
Rankin County, Mississippi  
Sections 3, 9, & 10, Township 06 North, Range 05 East

SLG, LLC has available for sale an approximate 360 acre tract of land located in northeast Rankin County, Mississippi.

**PRICE:** \$1,062,000

### TRACT DESCRIPTION:

An approximate 360 acres of timberland on Leesburg Road located north of Pelahatchie, 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:

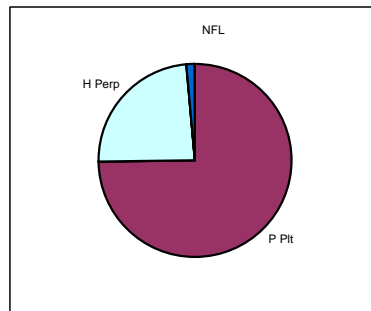
**[www.thesouthernlandgroup.com](http://www.thesouthernlandgroup.com)**

## Results Summary

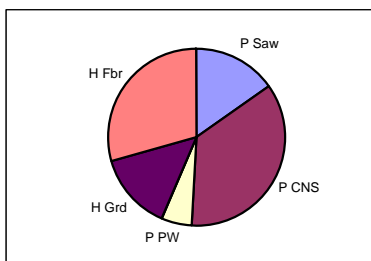
# The Southern Land Group Land Sales

Region	MS
State	Mississippi
County	Rankin
Tract Name	RU N 395
Contact	Butch Vines
Phone	409-201-6815
E-mail	edgar_vines@msn.com

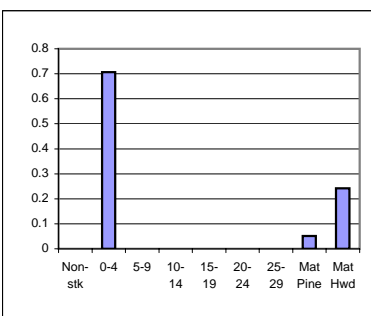
Land Distribution:	Acres	%
Pine - Nat	0	0%
- Plantation	269	75%
- Subtotal	269	75%
Hwd - Convertible	0	0%
- Perpetual	87	24%
Non-stocked	0	0%
Total Available	356	99%
Set-aside/Inoperable	0	0%
Non-Forest Land	5	1%
TOTAL	361	100%



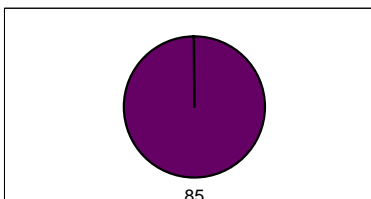
Avail. Mature Volume Mix:	Tons	%
Pine - Saw	866	15%
- CNS	2042	36%
- PW	307	5%
- Poles/Other	0	0%
- Subtotal	3215	56%
Hwd - Grade	815	14%
- Fiber	1680	29%
TOTAL AVAILABLE	5710	100%



Age Class Distribution:	Acres	%
Non-stocked	0	0%
0 - 4	251	71%
5 - 9	0	0%
10 - 14	0	0%
15 - 19	0	0%
20 - 24	0	0%
25 - 29	0	0%
Mature Pine Types	18	5%
Mature Hardwood Types	87	24%
TOTAL AVAILABLE	356	100%

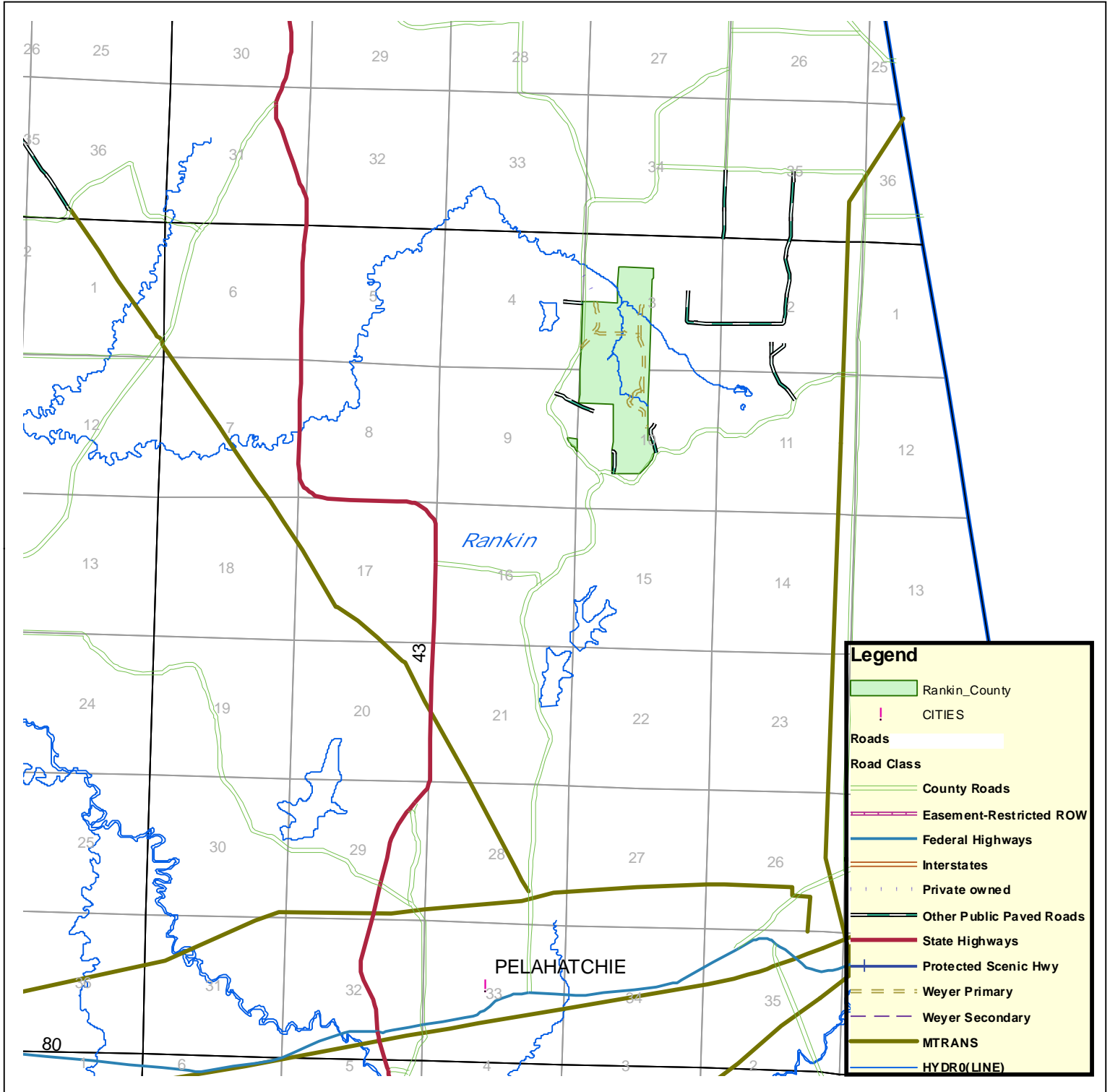


Site Distribution (Plt Site):	Acres	%
< 50	0	0%
50 - 59	0	0%
60 - 69	0	0%
70 - 79	0	0%
80+	356	100%
TOTAL AVAILABLE	356	100%



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

# Vicinity/Location Map

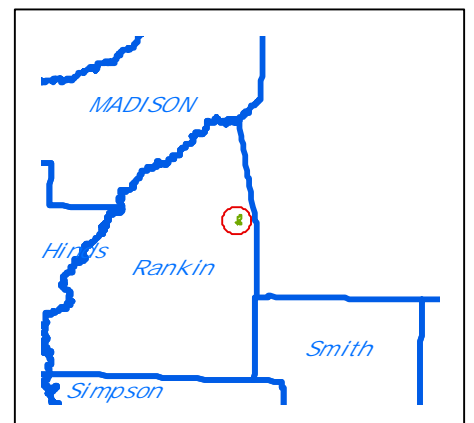
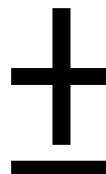


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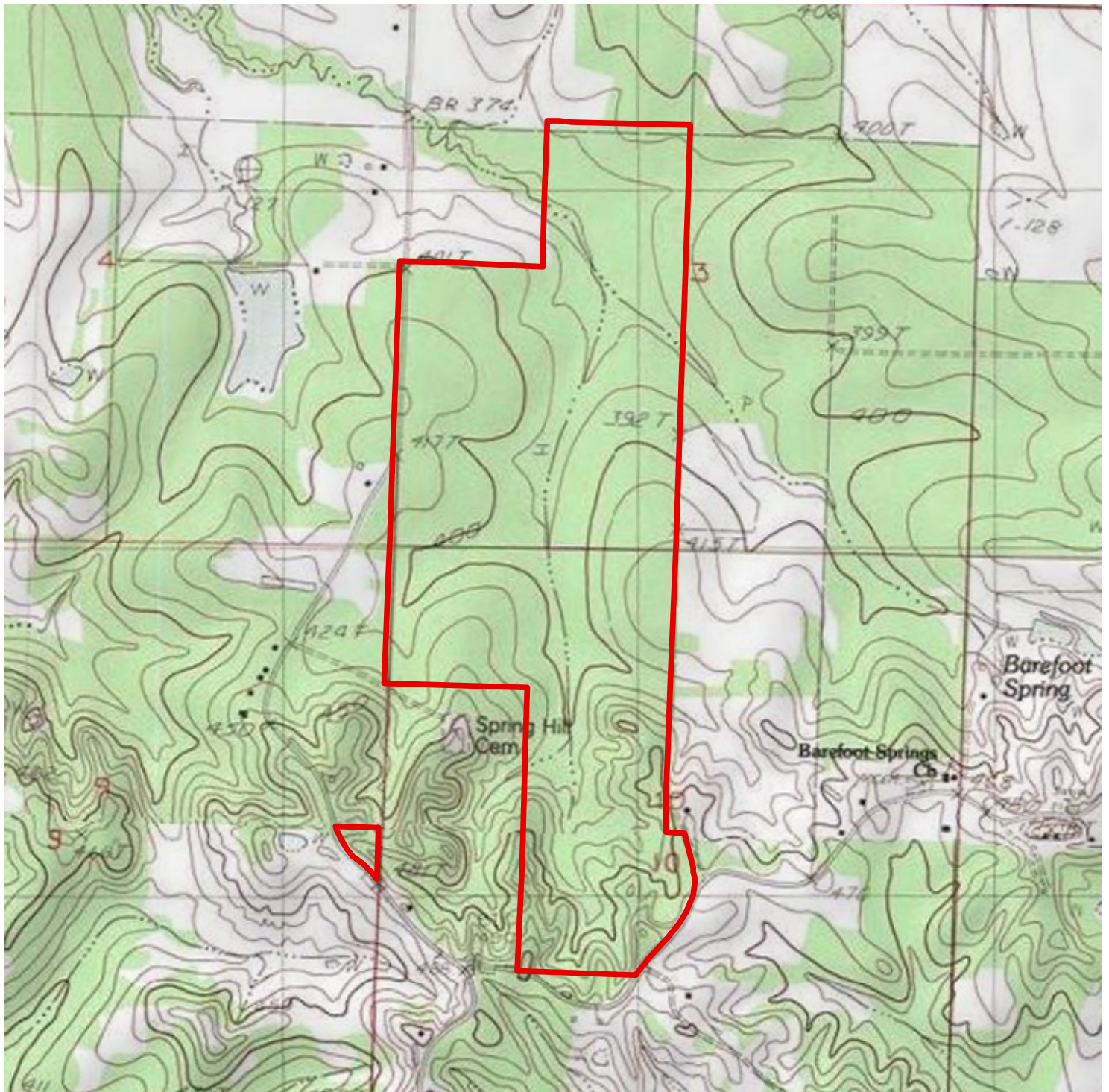
Rankin County Tract approximate 360 Acres  
Rankin County, Mississippi  
T06N-R05E Section (s) 3, 9, 10

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

0 2,200 4,400 8,800 13,200 17,600 Feet



# Stand and Contour Map

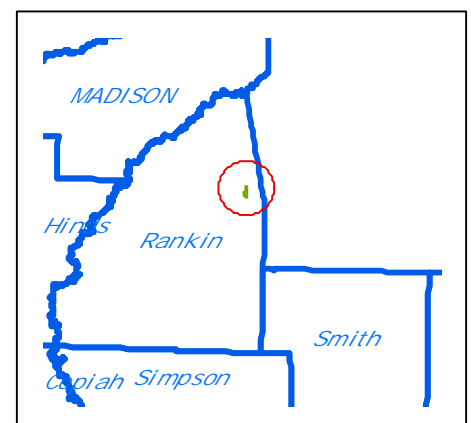


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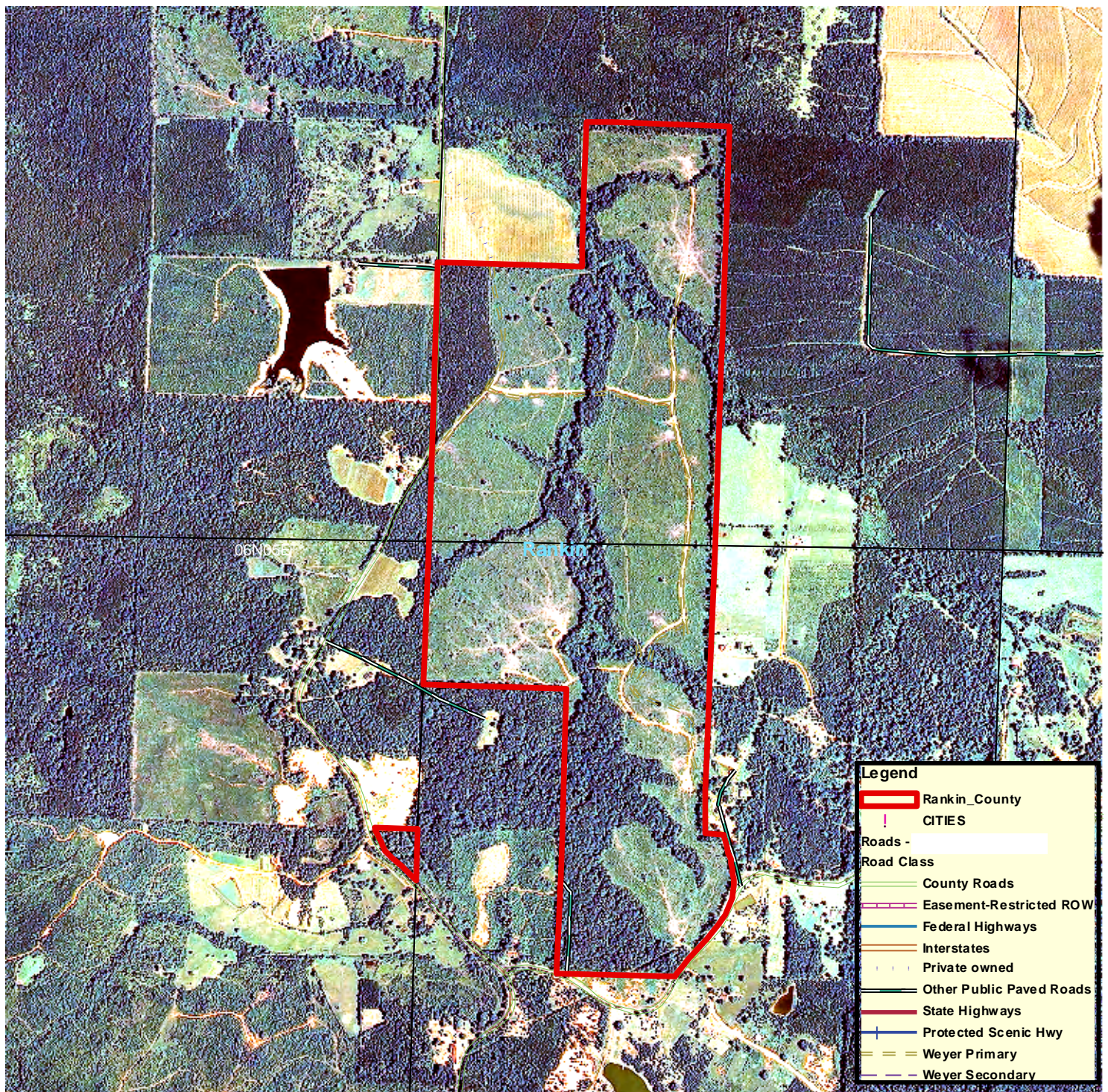
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0 487.5 975 1,950 2,925 3,900 Feet





# Aerial Map



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