

BLUE HILLS TRACT

2,289± Acres In Newton County, Texas
\$4,150,000

Just west of the famed Toledo Bend Reservoir in Newton County, Texas the Blue Hills tract consist of 2,289 surveyed acres of rolling topography and diverse timber composition. Loblolly and Longleaf plantations are abutted by large stands of mature natural loblolly pine and hardwoods. This tract is an excellent timber investment with access to markets in Louisiana and Texas and also offers plenty of recreational opportunities with big timber and several creeks. Offered at \$4,150,000.

**Chandler
Graham**
Qualifying Broker

cgraham@larsonmcgowin.com
Phone | 205.977.7706
Mobile | 334.734.1382



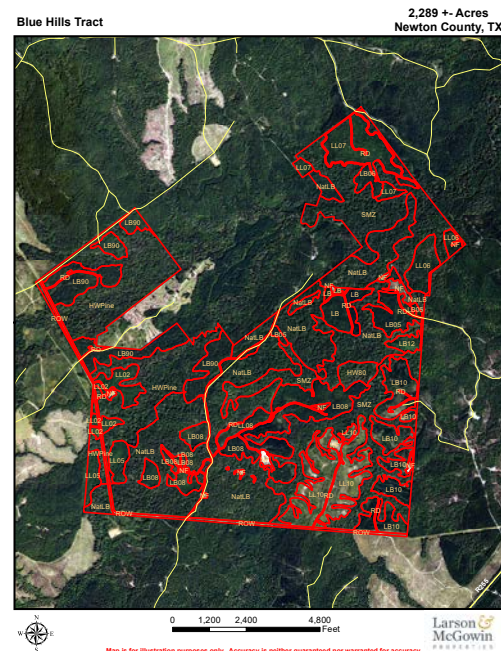
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P R O P E R T I E S

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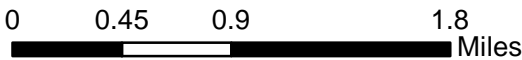
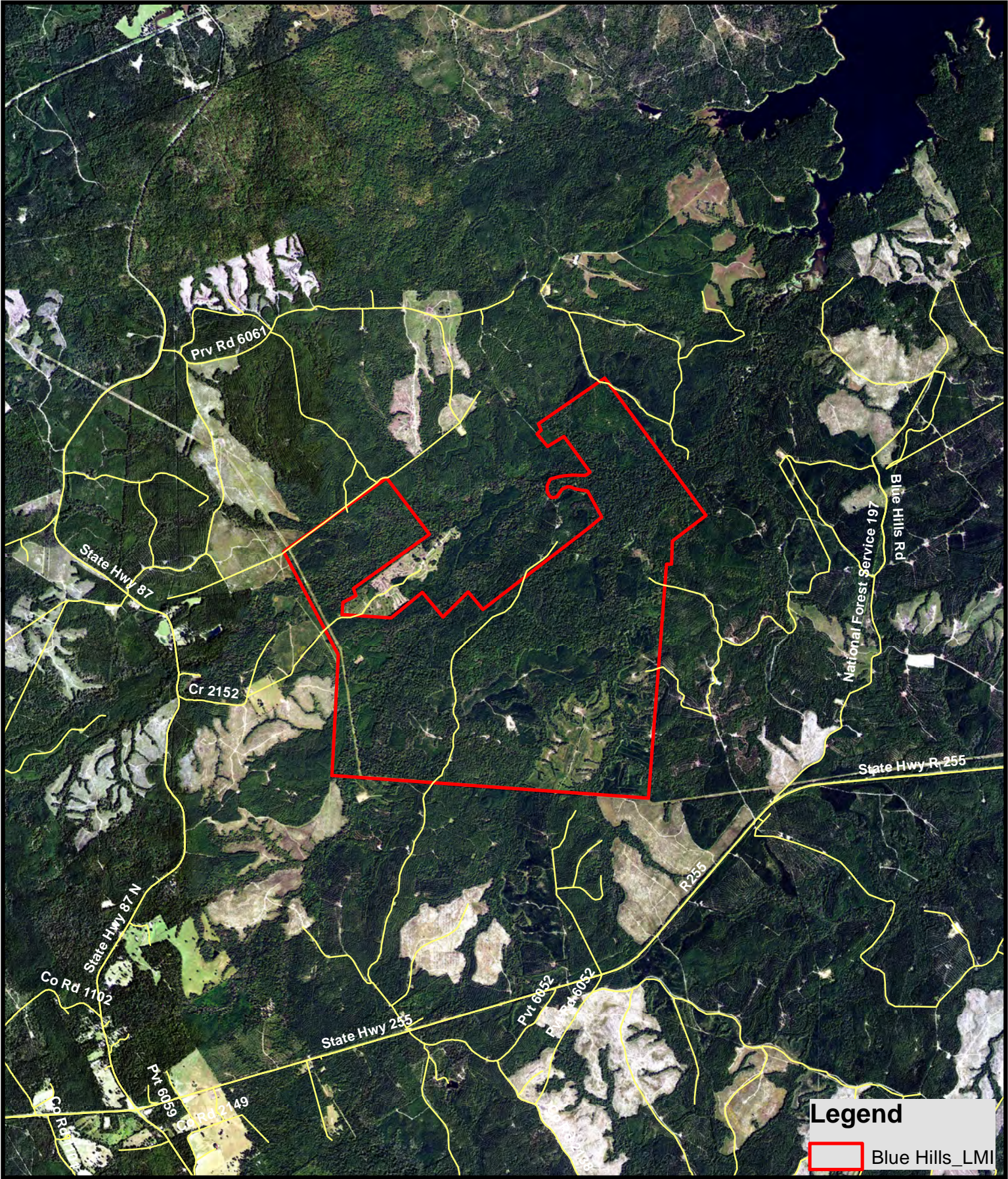
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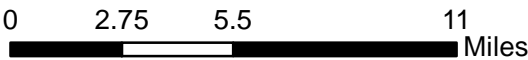
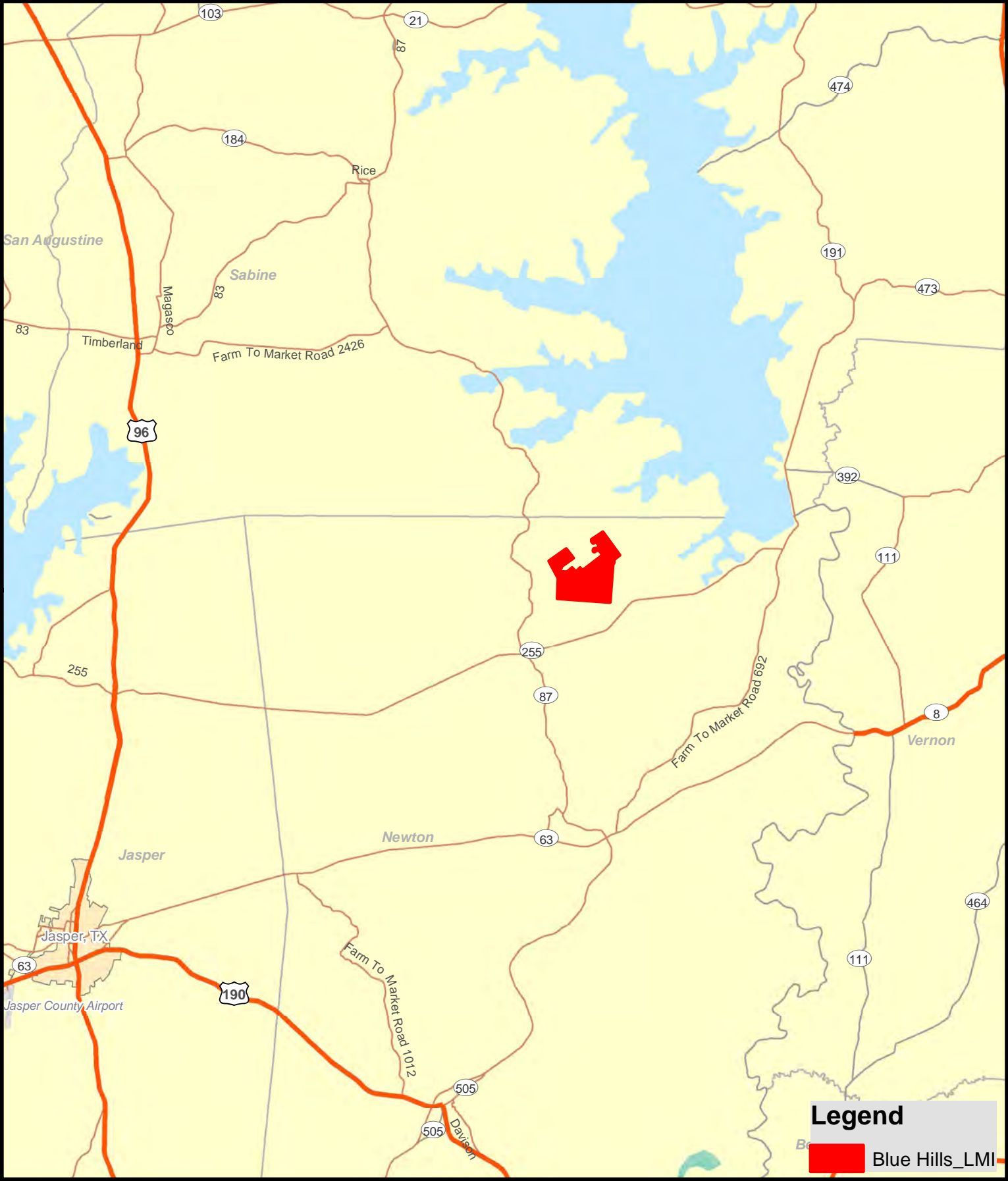


Map is for illustration purposes only. Accuracy is neither guaranteed nor warranted for accuracy.



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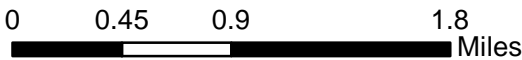
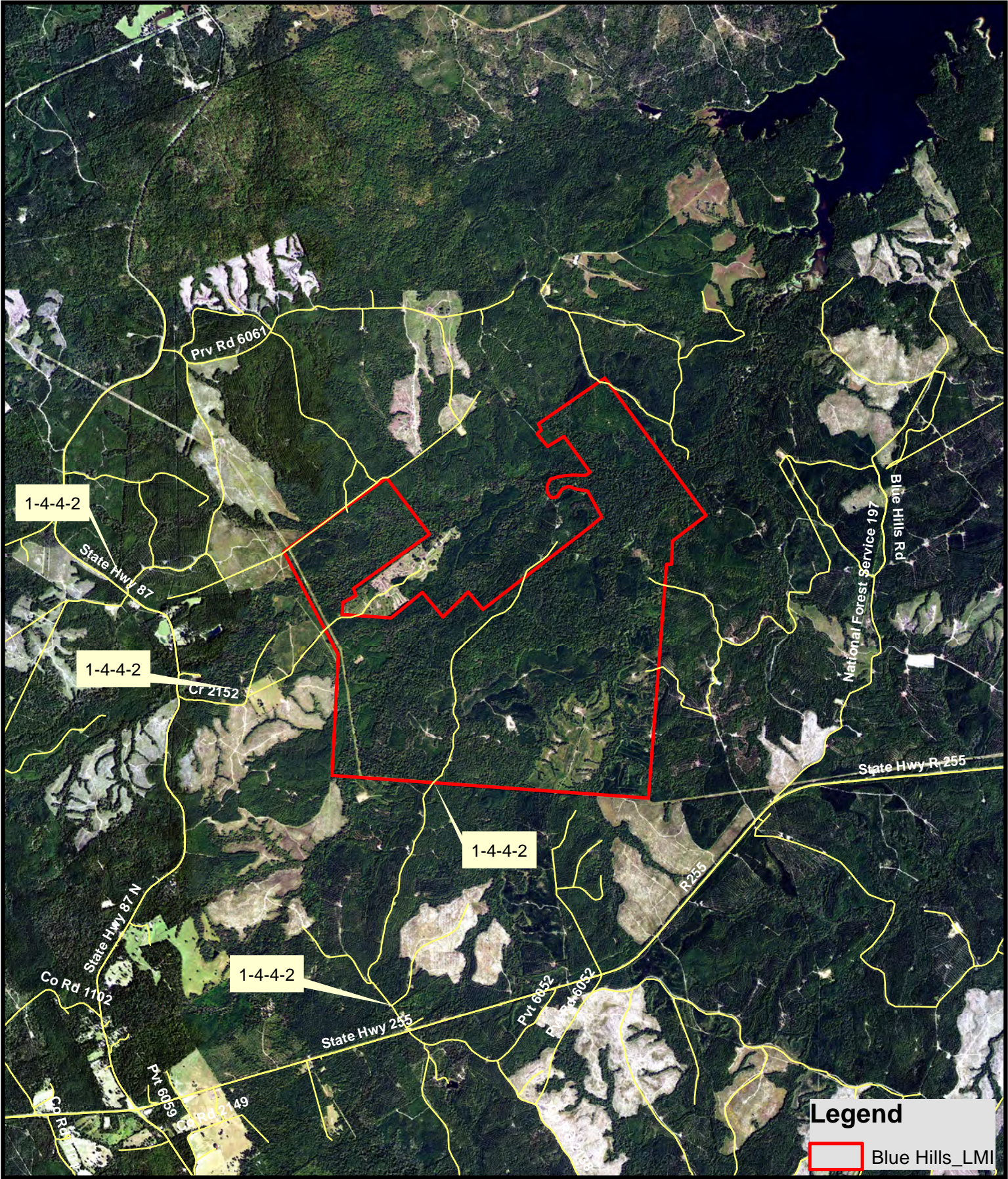


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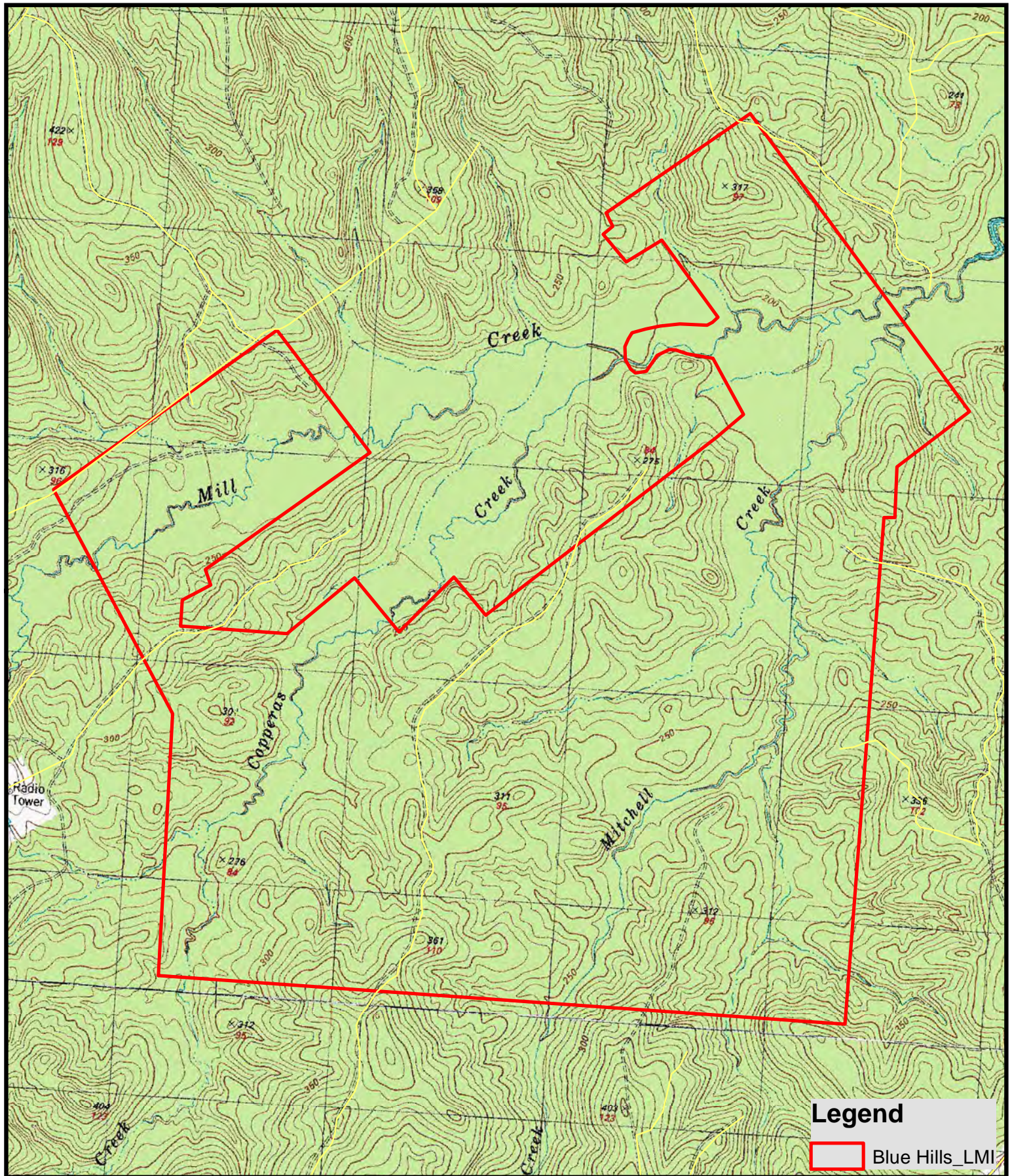


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Legend
Blue Hills_LMI



0 0.2 0.4 0.8 Miles

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**Blue Hills Tract
Newton County, Texas
2,289 Acres**

Merchantable Upland Timber 765+- Acres

	Natural Pine	Planted Pine	Merchantable Totals
Acres	577	188	765
Product	Tons		
Pine Sawtimber	19,257	3,062	22,319
Pine ChipNSaw	1,516	7,147	8,663
Pine Pulpwood	5,803	9,419	15,222
Pine Total	26,576	19,628	46,204
Hardwood Sawtimber	3,957	106	4,063
Hardwood Pulpwood	11,233	1,230	12,463
Hardwood Total	15,190	1,336	16,526
Total Tons	41,766	20,964	62,730

Steamside Management Zones 820+- Acres

Product	Tons
Pine Sawtimber	15,228
Pine ChipNSaw	1,191
Pine Pulpwood	6,305
Pine Total	22,724
Hardwood Sawtimber	10,024
Hardwood Pulpwood	30,076
Hardwood Total	40,100
Total Tons	62,824

Premerchantable Pine Plantation Summary 642+- Acres

Year Of Origin	Loblolly	Longleaf	Total Acres
2012	11	0	11
2010	115	116	231
2008	152	15	167
2006	0	109	109
2005	34	29	63
2002	24	37	61
Total Acres	336	306	642

*Information is believed to be correct, but accuracy is neither guaranteed nor warranted by Seller or Seller's Agent. **Inventory Date of July 31, 2017.