

Mittie Tract – 959.9 acres

For Sale: \$3,335,517 or \$3,475/acre

Portions of Sections 21, 22, 27, 28, 33, and 34, T4S, R5W, Allen Parish, Louisiana

Location and Access:

This tract is located approximately eight miles northwest of Oberlin, along Louisiana State Hwy 26. Call for the gate code to access the road running through the tract.

Features:

The topography on this tract is level. The pine plantations on this tract were planted in 1996 and 1997. Estimated merchantable timber volumes are shown below:

Estimated Timber Volumes

	Per Acre	Total
Product Class	Tons	Tons
Pine Sawtimber	47	45,175
Pine Chip-n-Saw	27	26,098
Pine Pulpwood	36	34,660
Hardwood Sawtimber	0	127
Hardwood Pulpwood	2	1,553
Total	109	107,615

Note: Timber volumes were estimated by a 3rd party. Templin Forestry, Inc. and Louisiana Forestry Investments, Inc. do not guarantee any data/information. Buyers are encouraged to make their own timber volume estimates and determination of suitability for any use. Acreages are not guaranteed. Prices are for the entire tract.

Minerals are reserved.