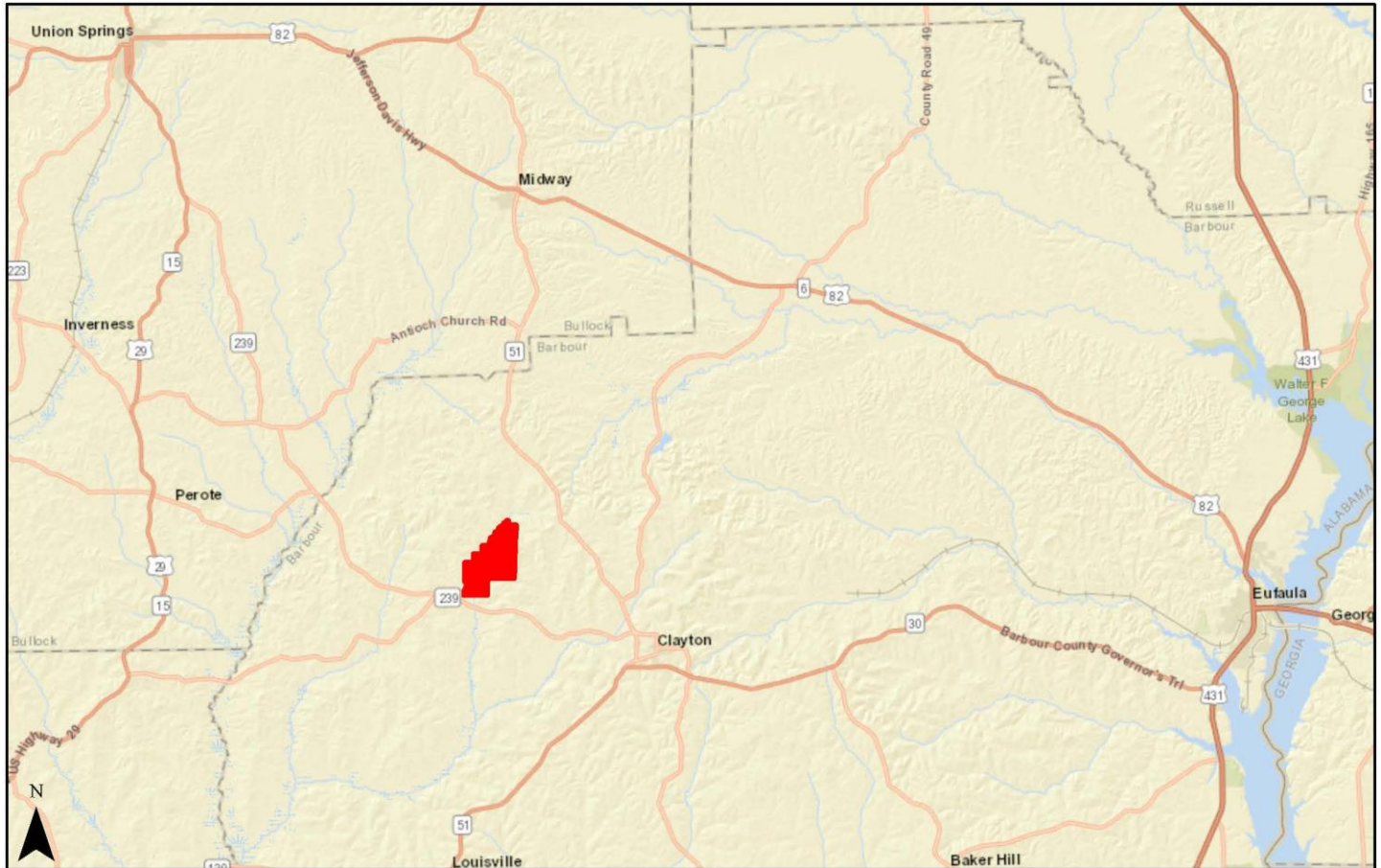


FOR SALE

BIG ISLAND, LLC

**1,331± Acres Timber and Recreational Land
Barbour County, Alabama**



**Rigsby Investment
Company, Inc.**

1890 Taft Skipper Road,
Georgiana, AL 36033

Cell (334) 265-8200

Fax (334) 265-8206

Joerigsby1938@gmail.com



Location

Big Island, LLC. Is located north of Alabama Highway 239 , approximately 8 miles west of Clayton, 22 miles south of Union Springs, 30 Miles East of Troy, and 28 miles west of Eufaula

Legal Description

Township 12 North, Range 25 East

Section 15 SW $\frac{1}{4}$, W $\frac{1}{2}$ of SE $\frac{1}{4}$, S $\frac{1}{2}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ all lying south and east of Stinking Creek

Section 5 SE $\frac{1}{4}$ of SE $\frac{1}{4}$ lying east of Stinking Creek

Section 21 SE $\frac{1}{4}$, E $\frac{1}{2}$ of SW $\frac{1}{4}$, SW $\frac{1}{4}$ of NE $\frac{1}{4}$, E $\frac{1}{2}$ of NE $\frac{1}{4}$

Section 22 W $\frac{1}{2}$, W $\frac{1}{2}$ of E $\frac{1}{2}$

Section 28 NE $\frac{1}{4}$ and that part of NW $\frac{1}{4}$ lying east of McCall Road

Access

South line of property is 1.1 miles north of State Highway 239 on Elam grade road. The Southwest corner is 0.2 miles north of State Highway 239 on McCall road. Unmaintained Elam Church Road extends into the property and is the main artery for a good woods road system providing good internal access to the property

Land

The terrain ranges from flat to rolling hills, bisected by Stinking Creek and several intermittent streams. The majority of the property, 74%, is well stocked with pine plantations. There is a 36 acre field in the center of the property and approximately 13 acres of food plots scattered throughout the property. Stinking Creek flows through the middle of the property and is bordered by approximately 190 acres of stream-side-management zones, well stocked with hardwoods and pines. The property was stratified on a recent aerial photograph and acreage by stand estimated with GIS. The total measured acres is 1,312, versus the 1,331. A summary of measured acreage by land type is as follows:

Type	Acres
Plantation	
Plantation 2005	36
Plantation 2006	37
Plantation 2007	262
Plantation 2010	75
Plantation 2014	452
Plantation 2015	103
Plantation 2016	10
Subtotal Plantation	975
Natural	
Premerch	40
Merch Longleaf	16
Merch Lpblolly	4
Streamside Mgt Zones	191
Subtotal Natural	251
Non-Forest	
Field	36
Food Plot	13
Other Open	2
Road	29
Right of Way	1
Swamp	5
Subtotal Non-Forest	86
Total Land	1,312

Timber

The majority of the property is in well stocked plantation producing a significant current and future income. A projection of the timber under a two thin and harvest regime indicated an 8% Internal rate of return on the timber assets on the property. The 2005-2007 plantations could be first thinned now. The 40 acres of natural premerch are areas that were planted adjacent to the stream-side-management zones that had poor survival but contribute to the recreational aspect of the property.

Recreation

The property has a 580 square foot hunting Cabin in good shape, and a 600 Square foot barn, both located on the edges of the 36 acre field. The property with the variety of land classes, a good road system and manageable terrain makes it ideal for hunting in conjunction with the timber management.

Asking Price

\$ 0,000,000



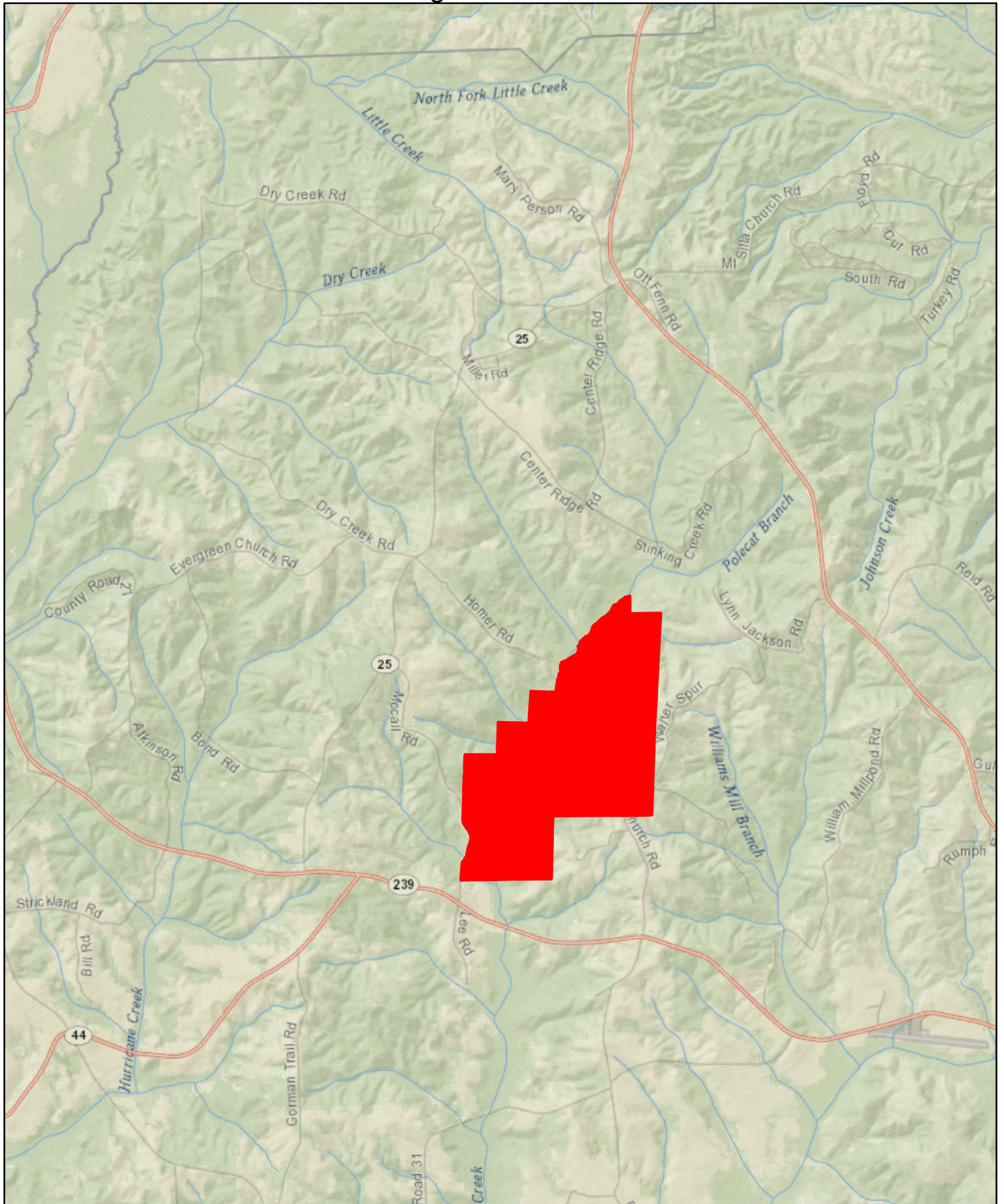
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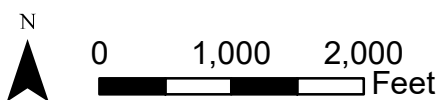
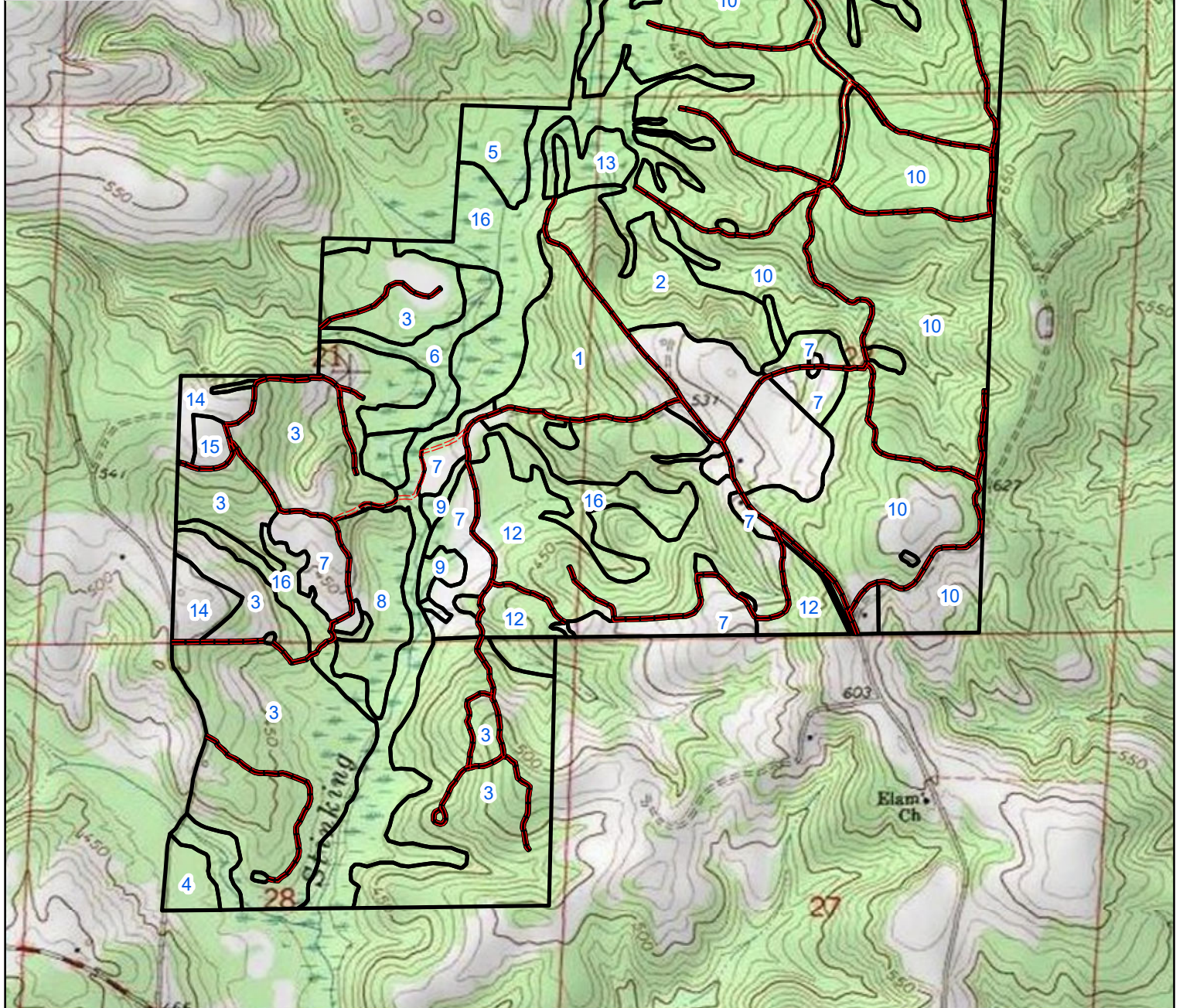
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Big Island Tract



Big Island Tract

Stand	Type	Acres
1	2005 LB PLT	36.2
2	2006 LB PLT	36.9
3	2007 LB PLT	255.1
4	2007 LB PLT	6.8
5	2007 NAT	11.8
6	2007 NAT	17.9
7	2010 LB PLT	52.0
8	2010 LB PLT	23.0
9	2010 NAT	5.6
10	2014 LB PLT	451.5
11	2014 NAT	4.2
12	2015 LB PLT	103.3
13	2016 LB PLT	9.8
14	NAT LL	16.4
15	NAT Pine	3.6
16	SMZ	191.3
17	Field	36.1
18	Food Plot	12.9
19	Open	2.2
20	Road	29.4
21	ROW	1.1
22	Swamp	4.9



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