

An aerial photograph of a vast, dense forest. A dirt road or path winds through the center of the image, starting from the bottom left and curving towards the top center. The forest is composed of many tall, green trees, likely pines or cypresses. The background shows rolling hills under a clear sky.

# ±10,338 ACRES

WALKER, WINSTON AND MARION COUNTIES, AL

# Affiliated Business Disclosure & Confidentiality Agreement

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CBRE is representing the Seller, not the Purchaser, in this transaction and will be paid by the Seller, not the Purchaser. Any cooperating Broker shall have written exclusive authorization from Purchaser and co-op commission, if any, to be paid by purchaser.

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for

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The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

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## PROPERTY DESCRIPTION

CBRE is pleased to present the unique opportunity to purchase  $\pm 10,338$  acres of land in Walker, Winston, and Marion counties. This property in Northwest Alabama consists of a large contiguous tract of approximately 8,000 acres with several smaller parcels making up the remainder. There are approximately 437,000 tons of merchantable timber on the property. Small portions of the property were previously mined for coal and there was a  $\pm 1,000$  acre lake designed several years ago. The New River and Goodwin Creek run through the big parcel and there are several ponds and feeder creeks. Hunting and outdoor recreation opportunities are abundant on a property of this scale. A few of the smaller parcels have Interstate 22 frontage, which may have development potential.

- **Property Size**

$\pm 10,338$  acres

- **Location**

Walker, Winston and Marion Counties, Alabama

- **Topography**

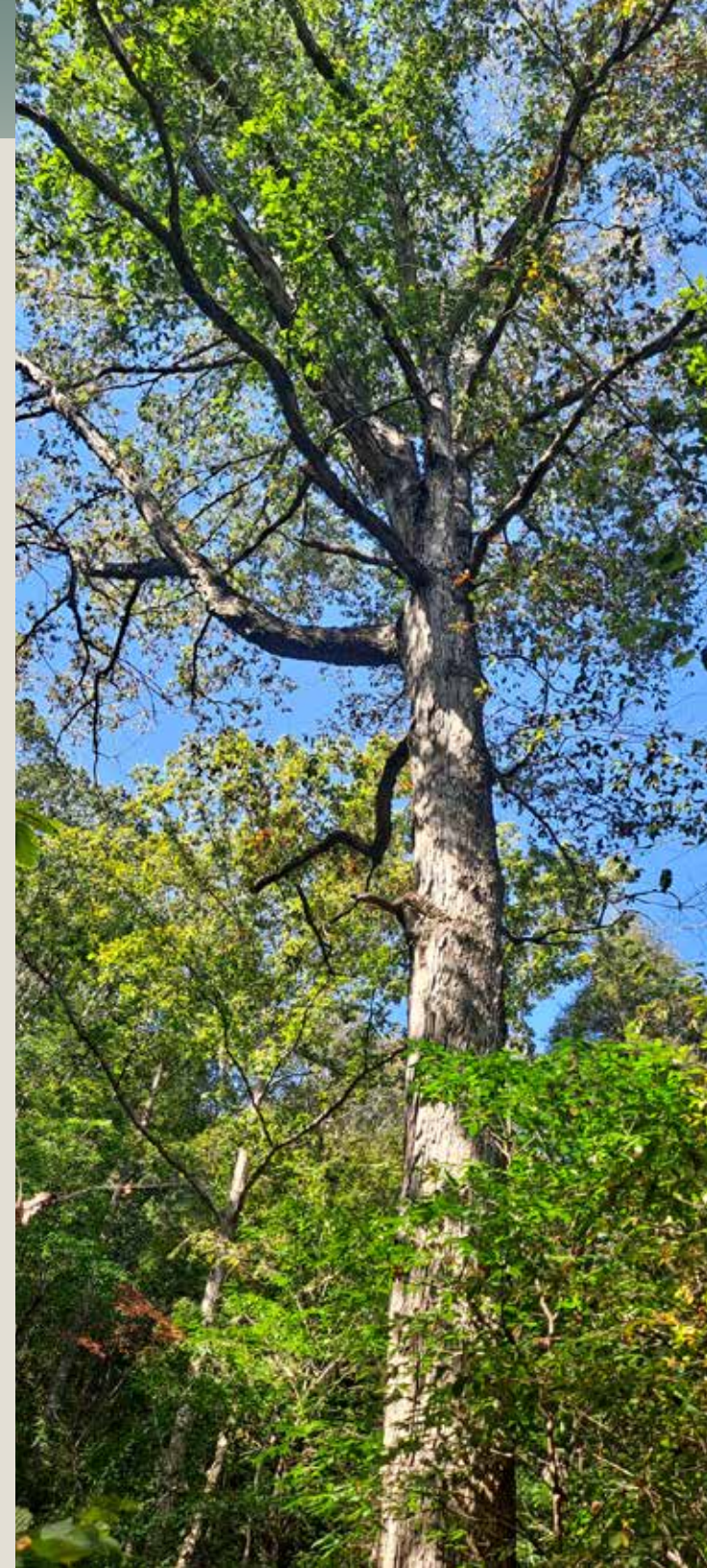
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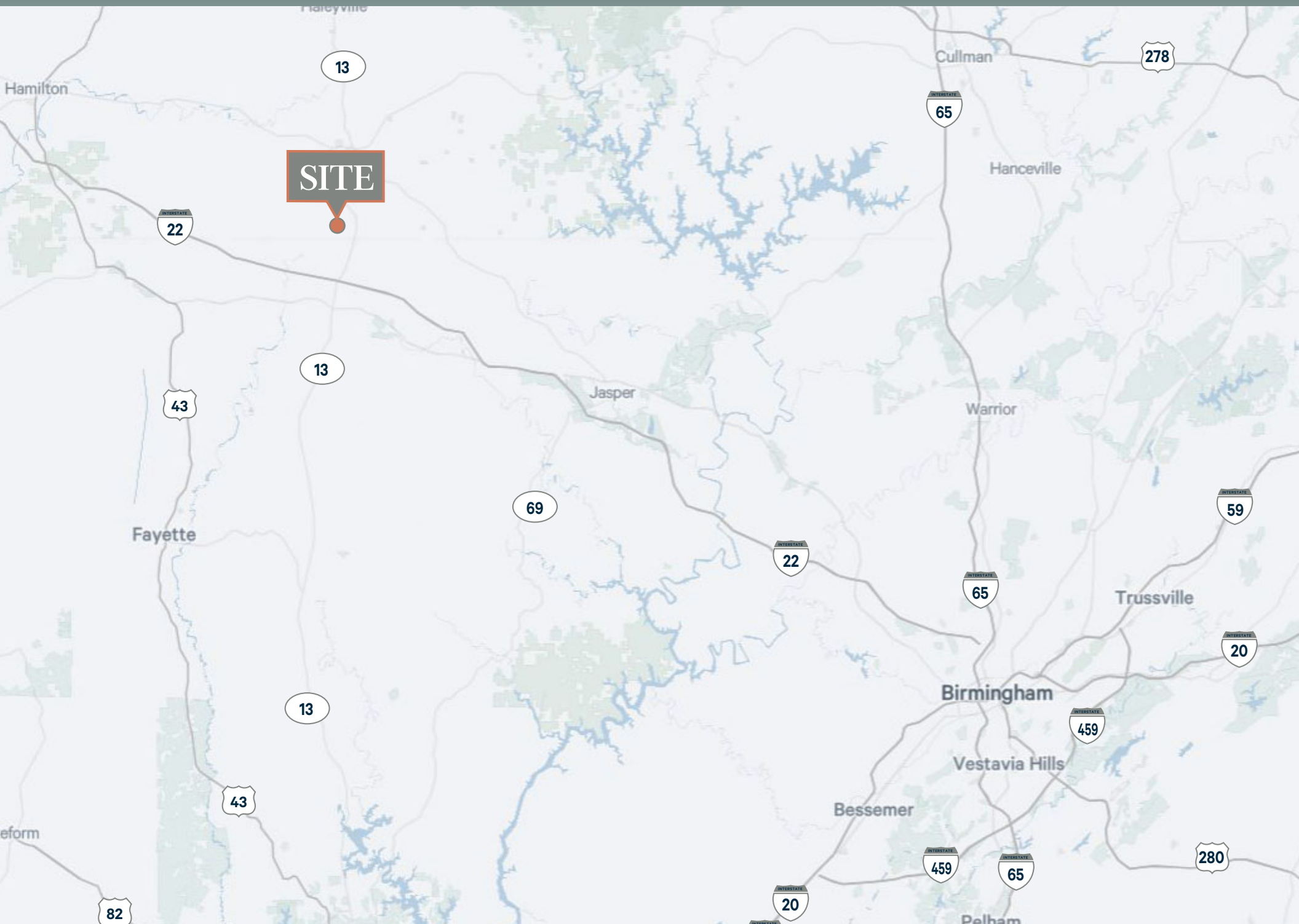
- **Utilities**

All utilities available subject to independent verification

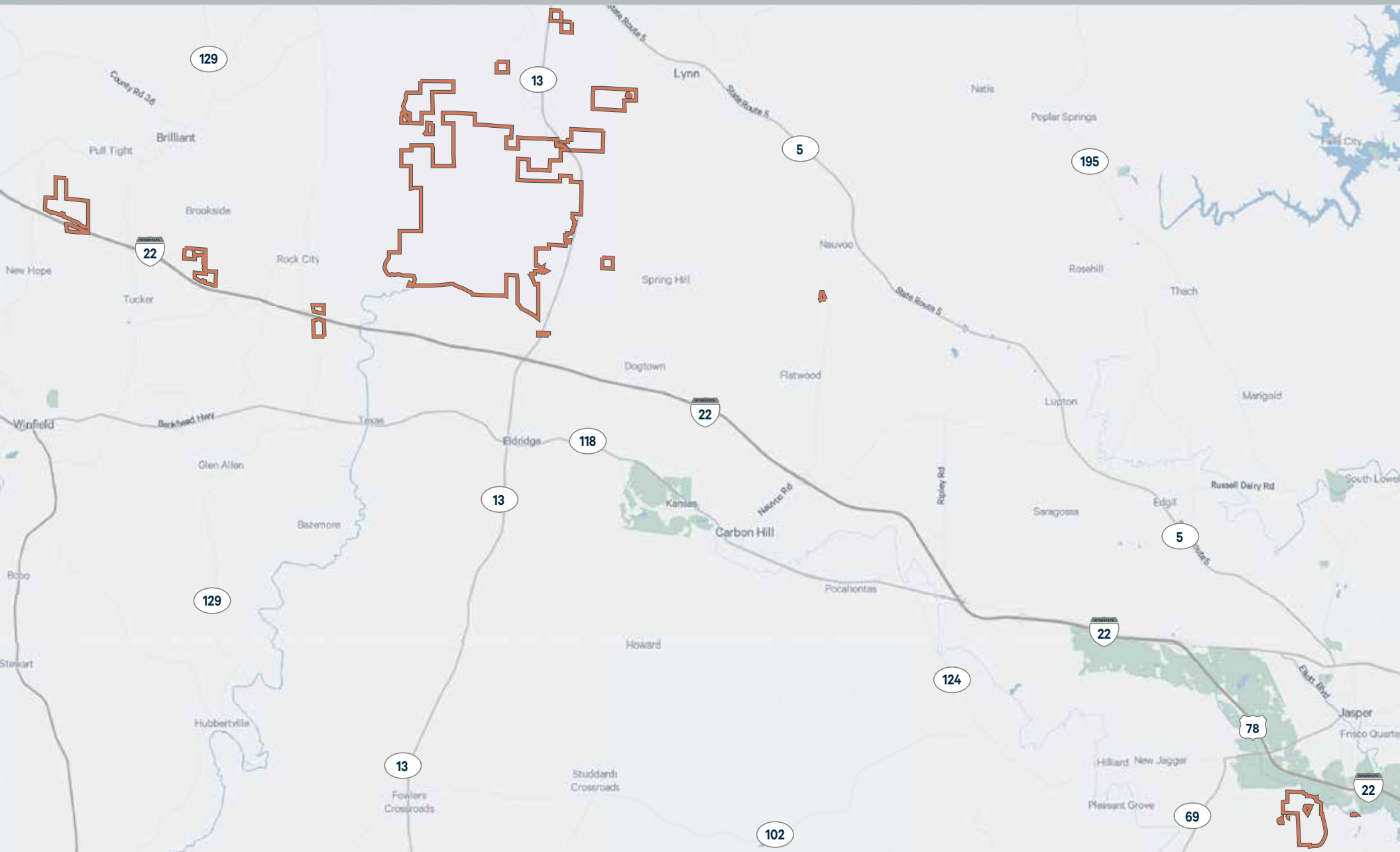
- **Price**

Contact broker for pricing guidance

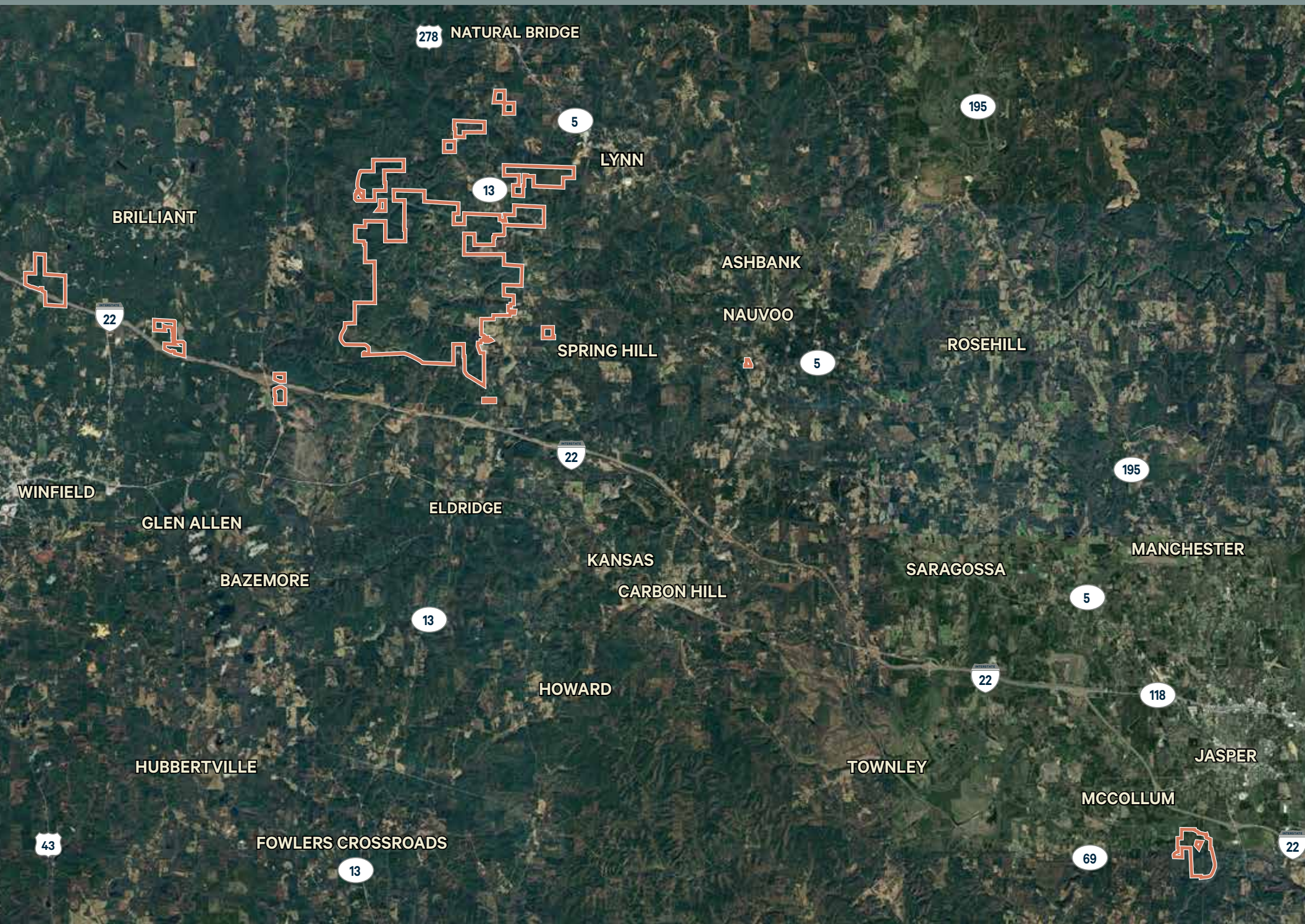




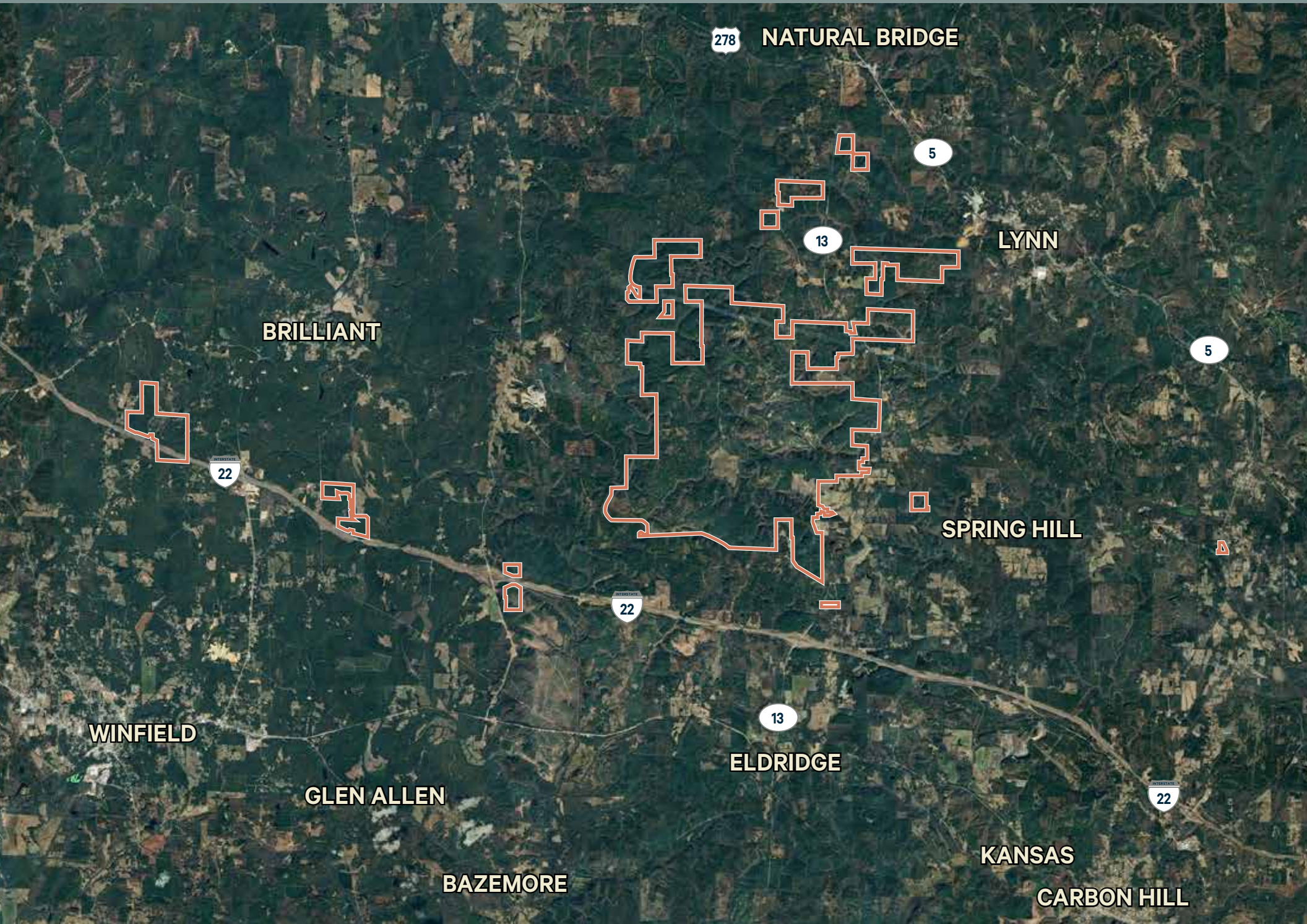




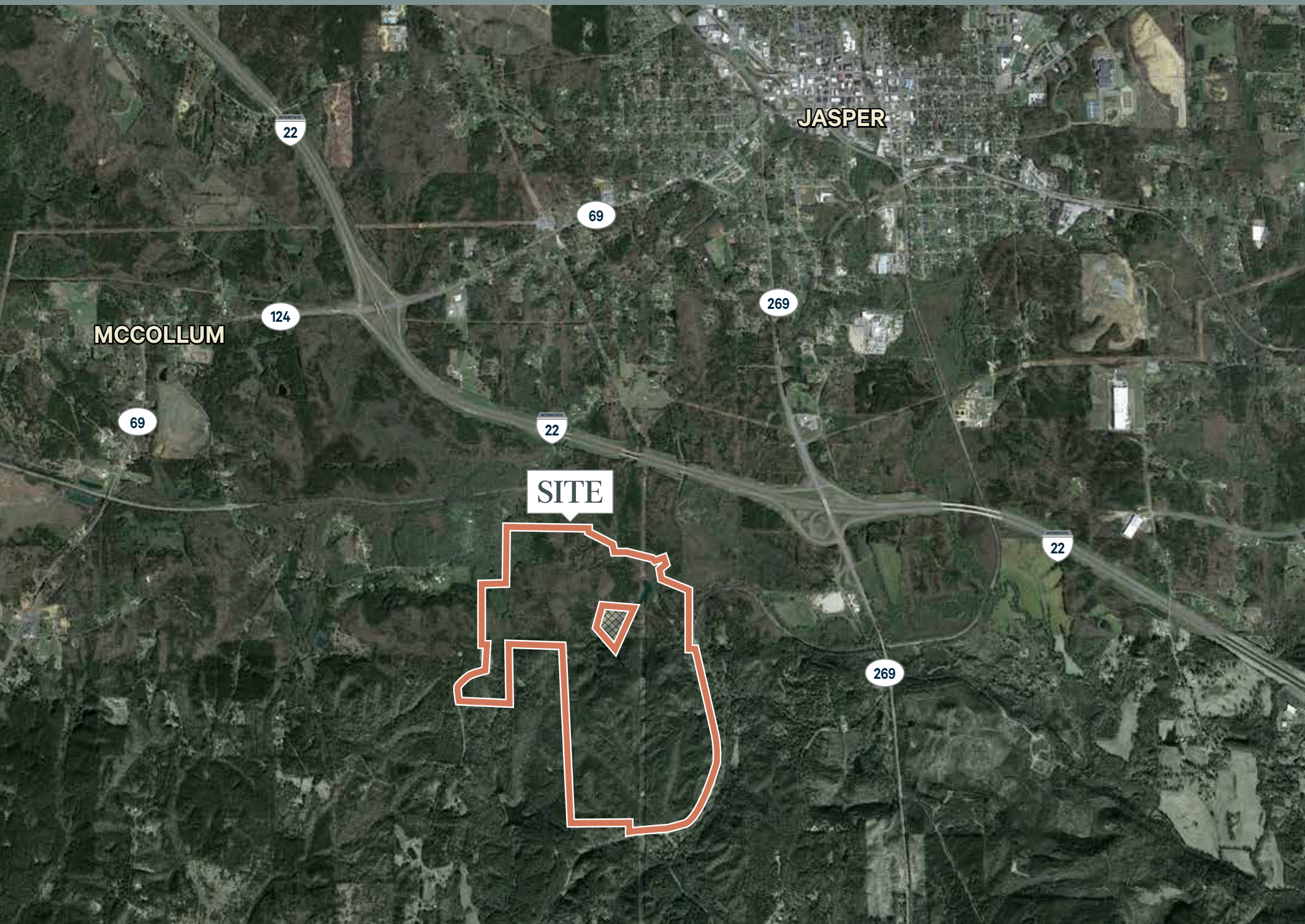












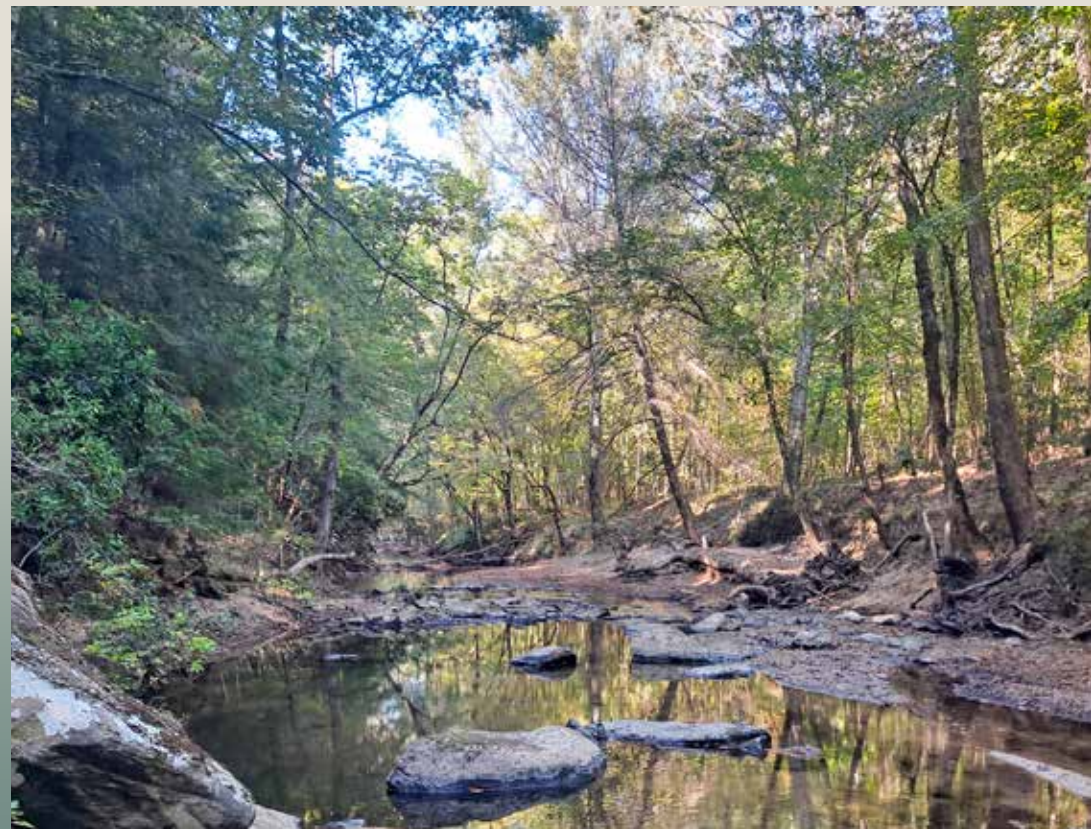
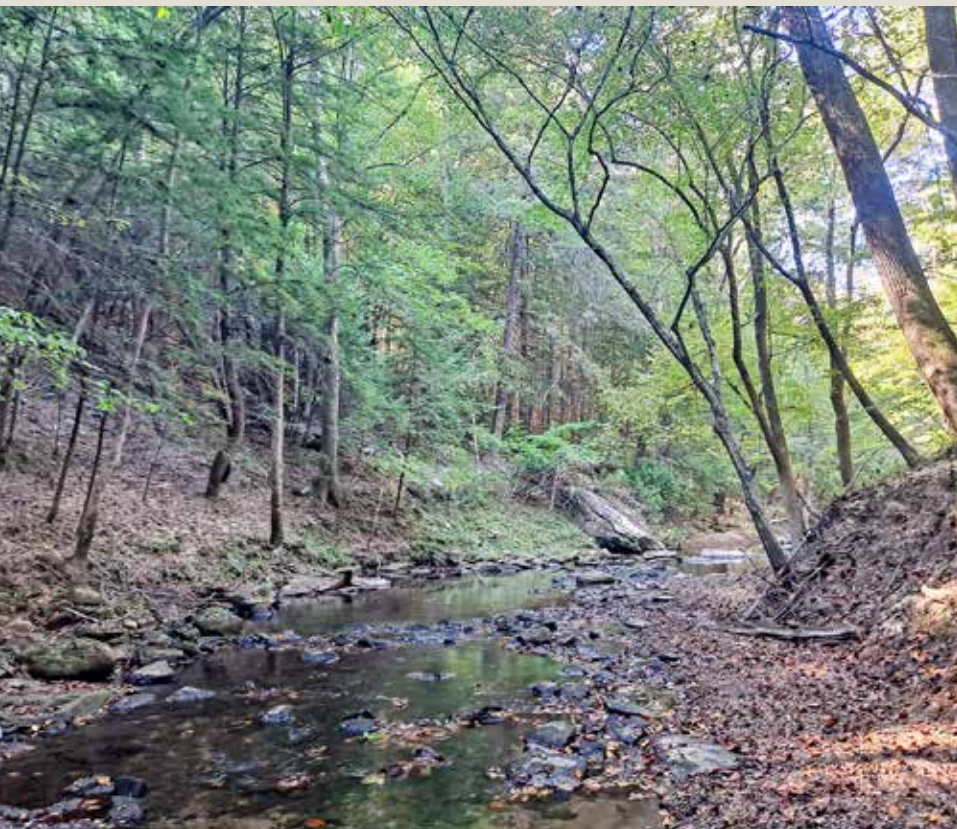














# ±10,338 ACRES

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