



Investment Opportunity: 440± Acres of Merchantable Timberland in Mississippi & Alabama

Purchase Price: \$781,000

Sartain's Heritage Properties is pleased to offer a professionally managed timberland portfolio totaling ±440 acres across six tracts in Tishomingo, Prentiss, Union, and Itawamba Counties, Mississippi, and Marion County, Alabama. This is a rare opportunity for timberland investors to acquire a multi-tract asset with scale, biological productivity, and immediate market access.

The offering includes an estimated **40,600 total tons of timber**, comprised of a balanced mix of merchantable pine plantations and natural hardwood. The diversity of stand types and age classes supports both near-term cash flow and long-term biological growth. Timber volumes and stand maps are available to qualified buyers.

Strategically positioned, all tracts are within 60 miles of PCA's Counce, TN mill and no more than 80 miles from the SDI (Steel Dynamics) mill in Columbus, MS—two of the region's most competitive and high-capacity wood consumers. This proximity ensures access to strong stumpage markets, efficient haul distances, and multiple exit options.

This is a single-sale opportunity—tracts will not be divided. The bundled nature of this offering provides instant scale and diversification across county lines, timber types, and age classes, making it a compelling addition to any institutional or private timberland portfolio.

For detailed timber data, mapping, and pricing, contact Joe Mallard with Sartain's Heritage Properties.

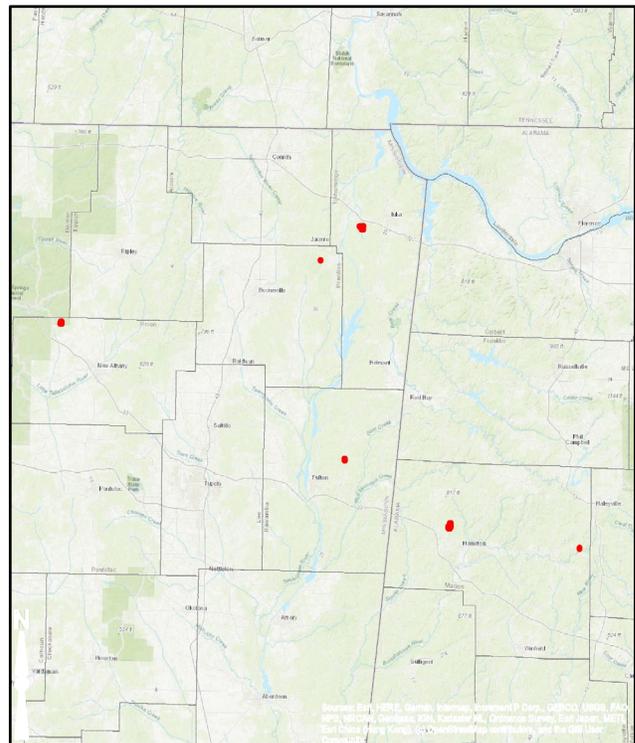
Map Link: [SRT Timberlands](#)

For more information contact:

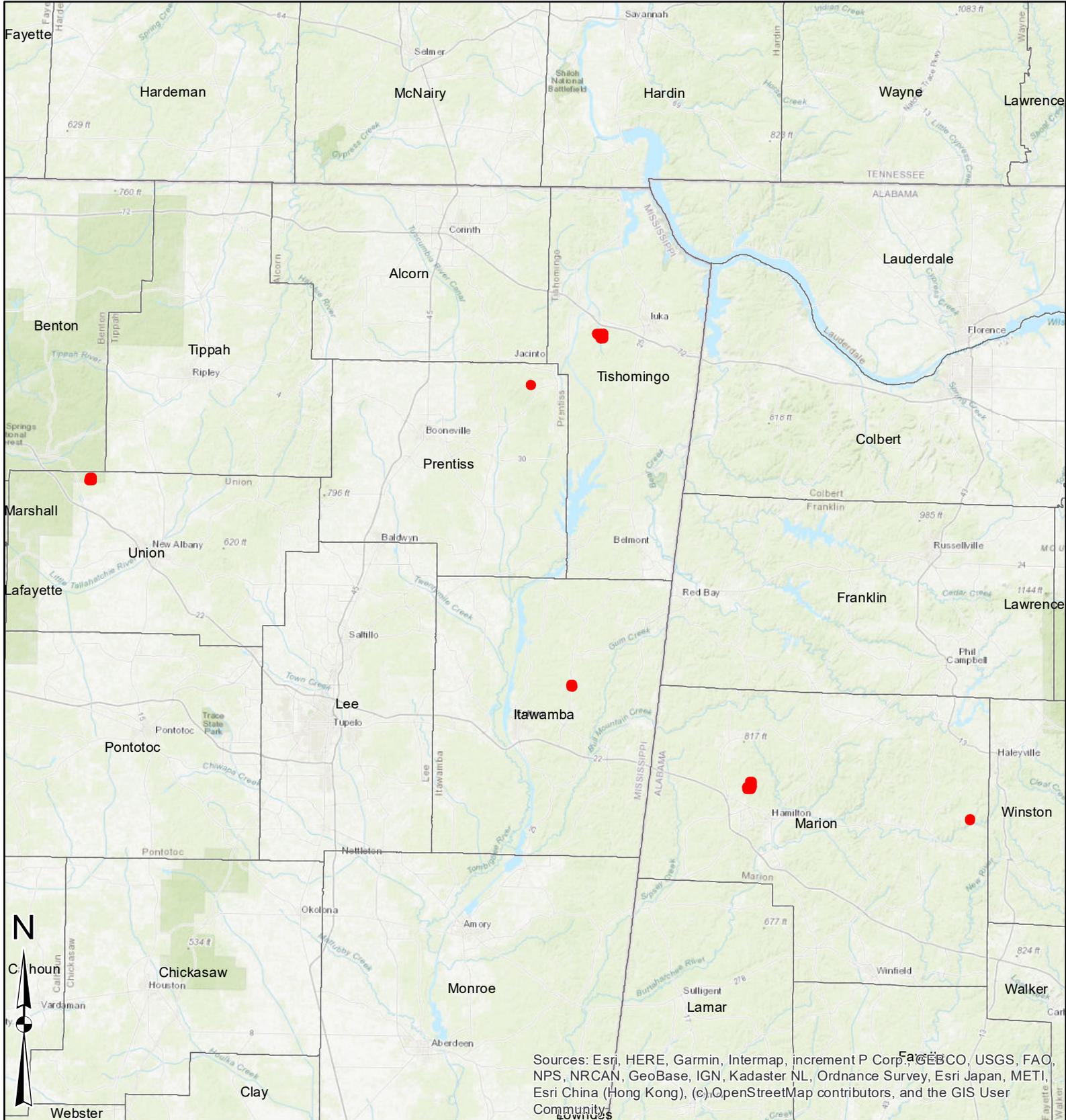
Joe Mallard

601.927.8222

jmallard@sartainsheritage.com

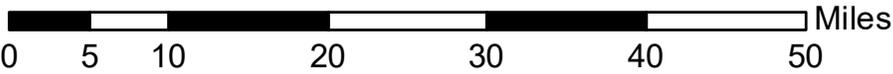


Suwannee River Timber
440 acres +/-

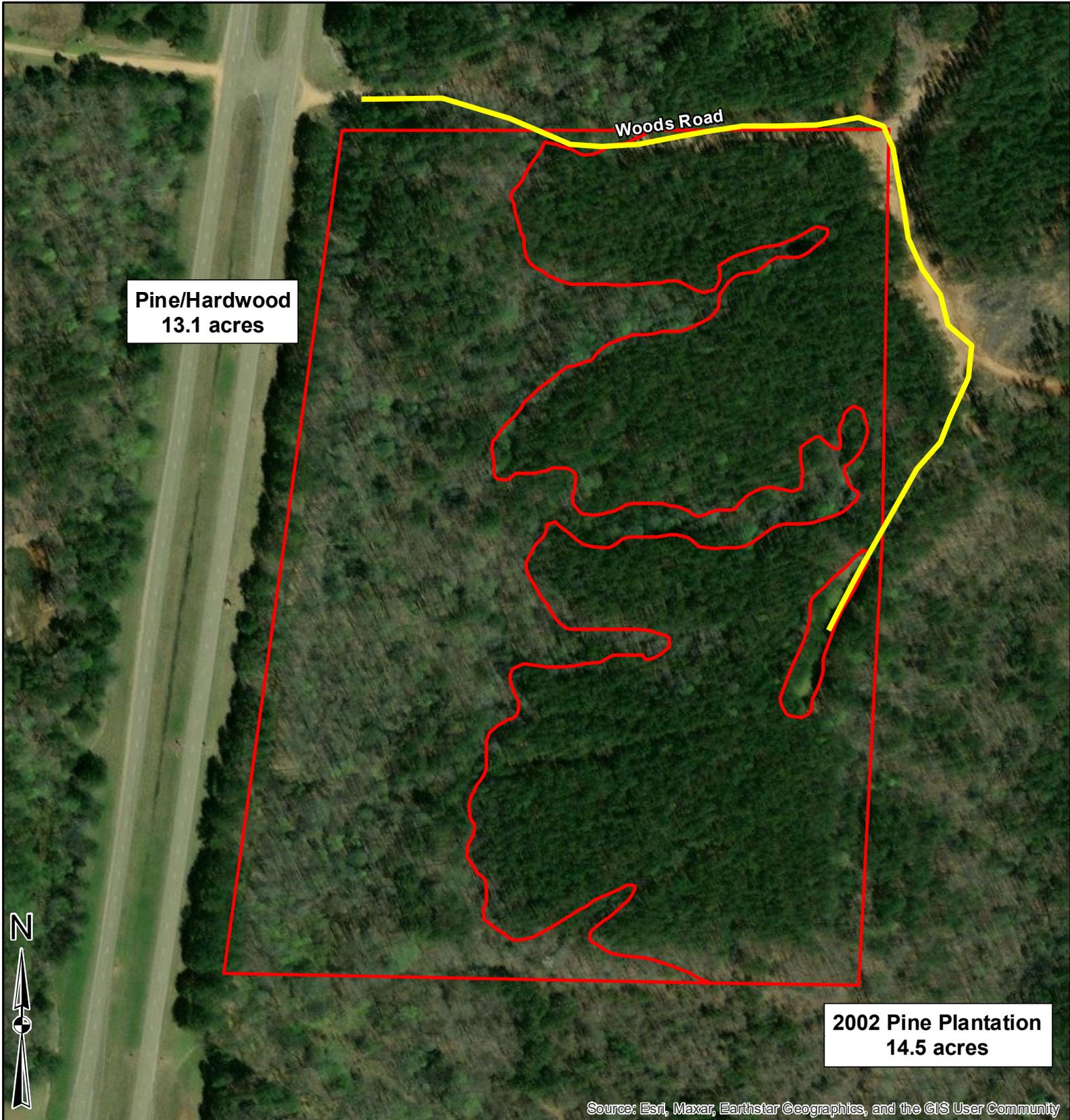


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c)OpenStreetMap contributors, and the GIS User Community

1:760,320 1 inch = 63,360 feet 1 in = 12 miles



**Suwannee River Timber
Itawamba County MS 28 acres (Calculated Acres)
Tract 8237 - HWY 25 Frontage
No Formal Easement, Prescriptive Only**

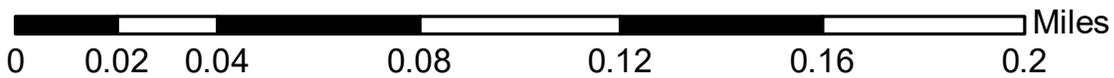


Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

1:2,400

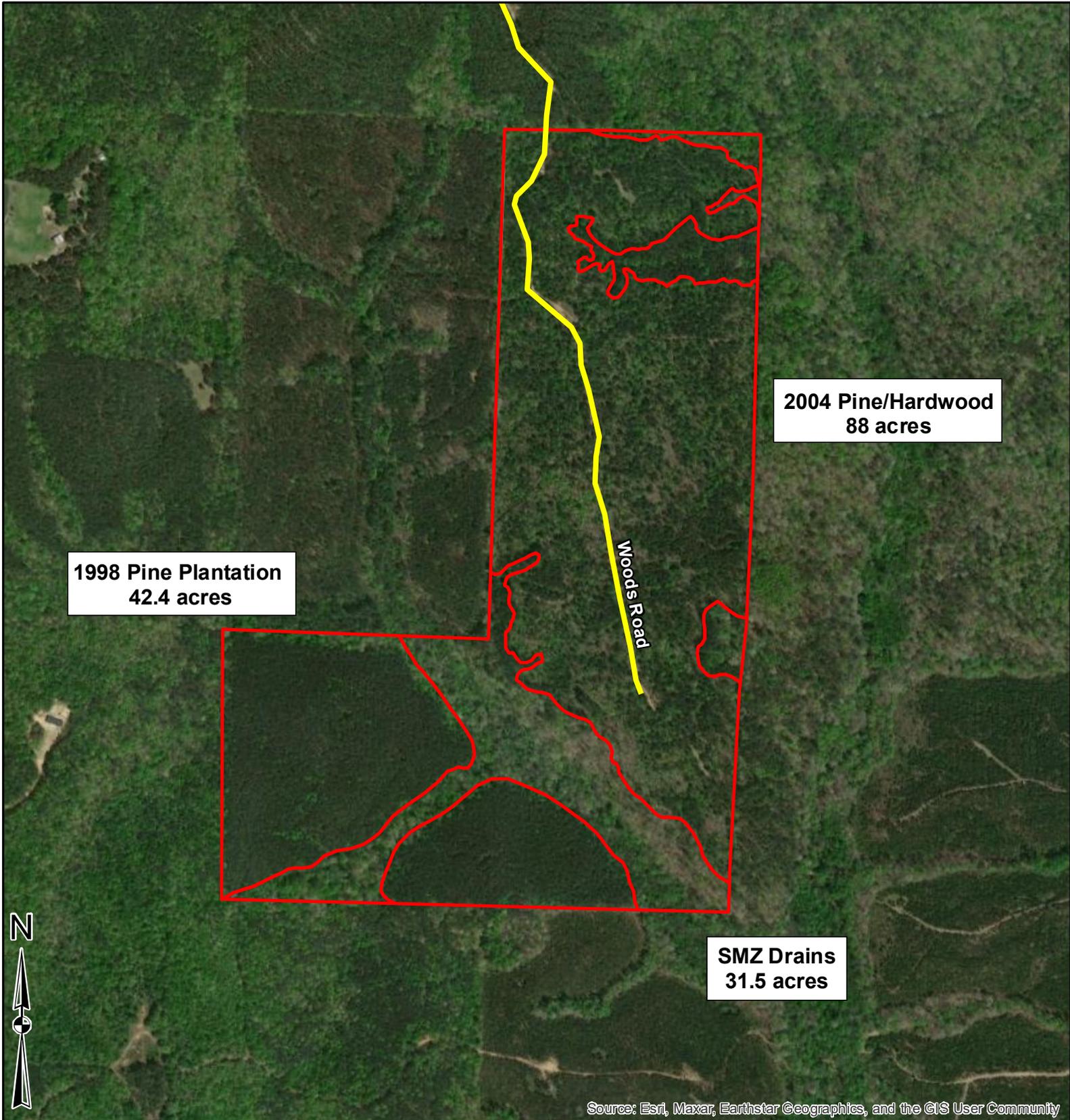
1 inch = 200 feet

1 in = 0.04 miles



**CLAW Forestry
06/25/2025**

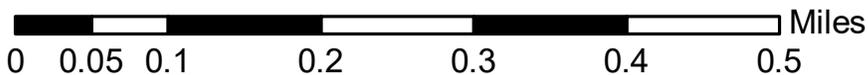
**Suwannee River Timber
Marion County MS 162 acres (Calculated Acres)
Tract 7893
No Formal Easement, Prescriptive Only**



1:7,920

1 inch = 660 feet

1 in = 0.13 miles



0 0.05 0.1

0.2

0.3

0.4

0.5



**Suwannee River Timber
Marion County AL 12 acres (Calculated Acres)
Tract 8236
No Formal Easement**

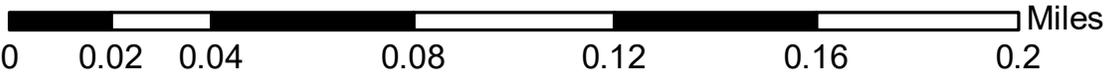


Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

1:2,400

1 inch = 200 feet

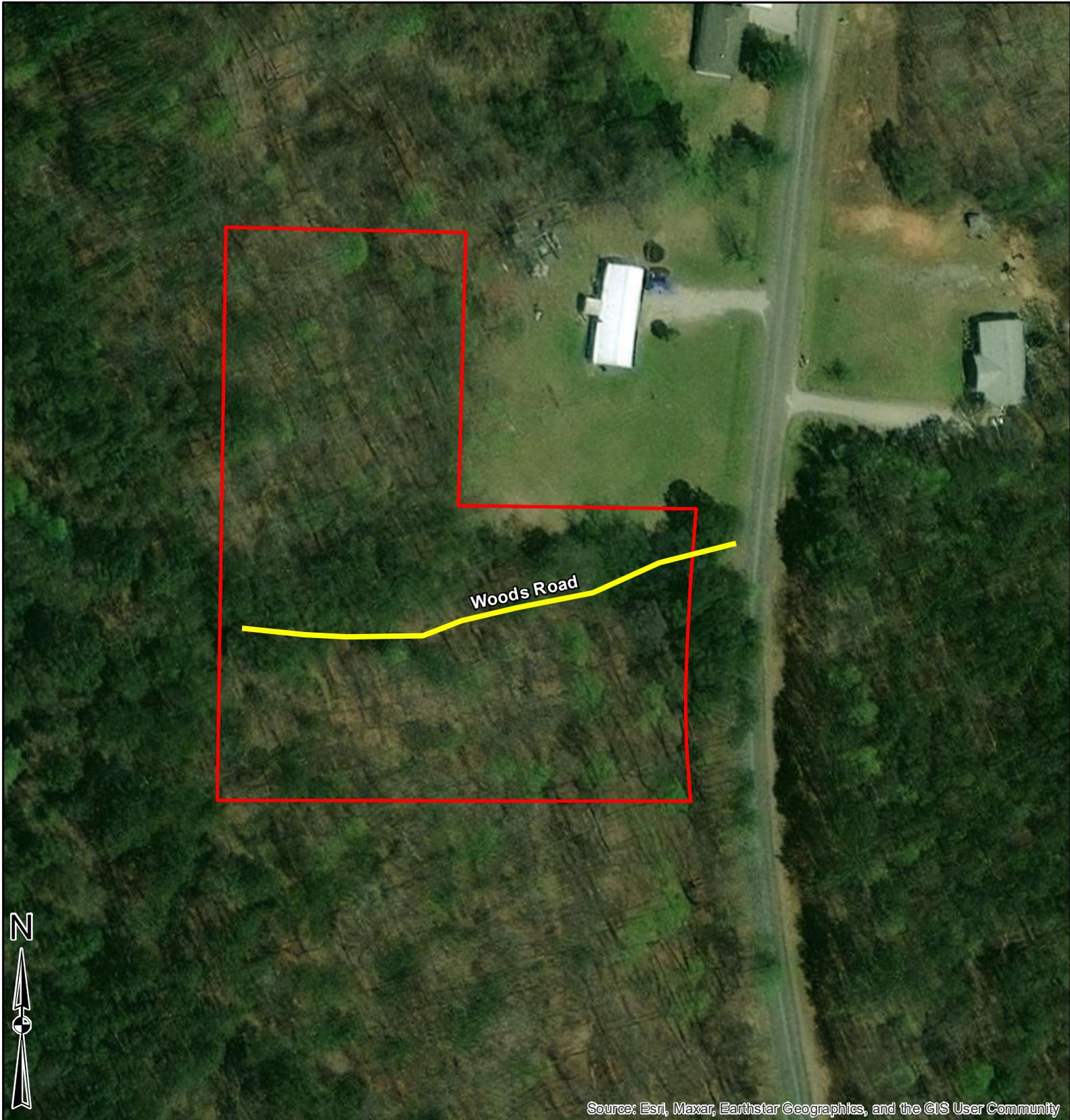
1 in = 0.04 miles



**CLAW Forestry
06/25/2025**



**Suwannee River Timber
Prentiss County MS 3 (Deeded Acres)
Tract 8228
Natural Pine/ Hardwood
200+ ft Road Frontage Co-Road 1401**

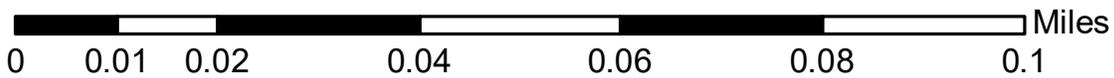


Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

1:1,200

1 inch = 100 feet

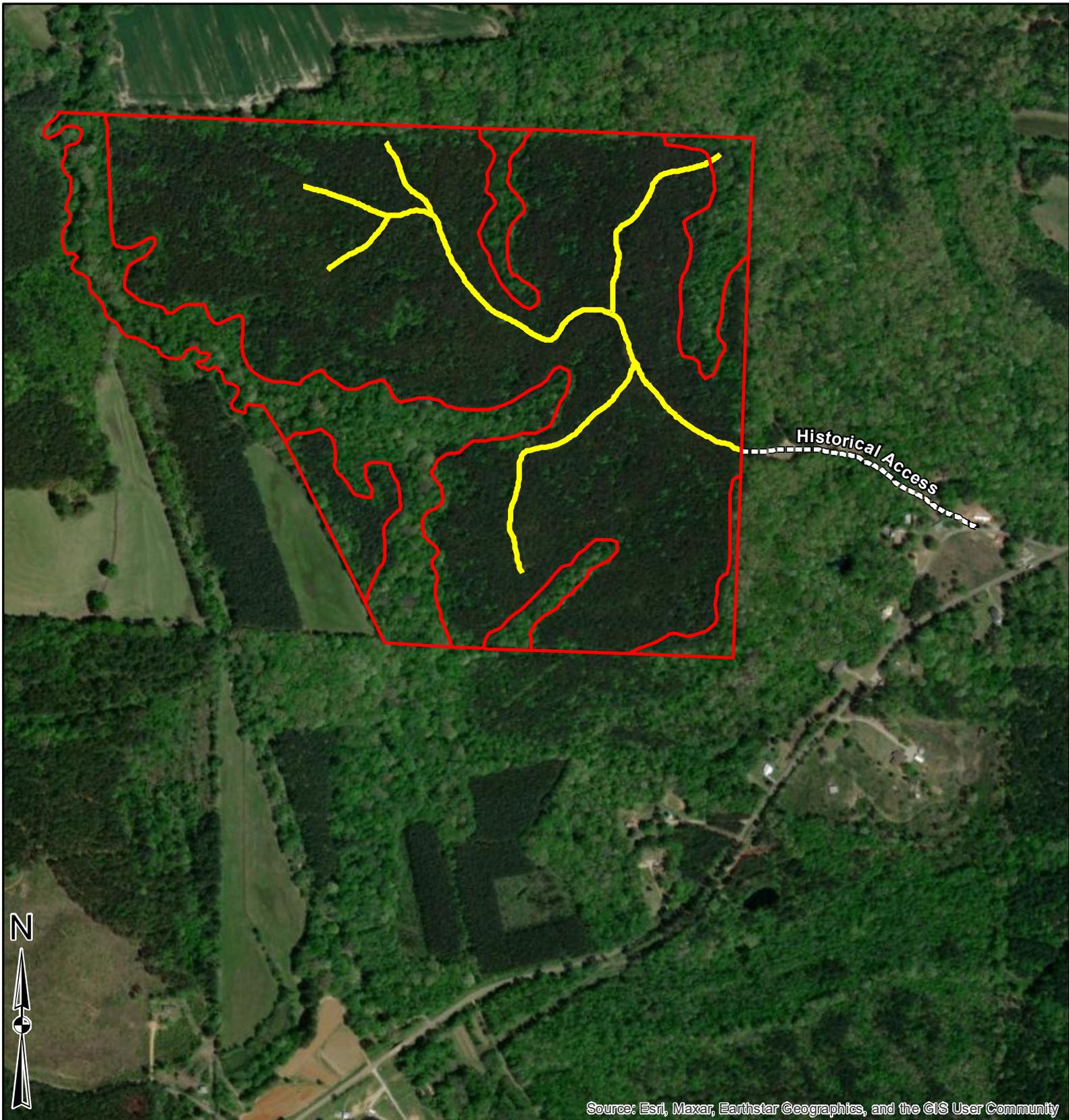
1 in = 0.02 miles



**CLAW Forestry
06/25/2025**



Suwannee River Timber
Tishomingo County MS 169.34 acres (Calculated Acres)
Tract 7642 - No Formal Access
1998 PP - 130 ac Unthinned
Hardwood SMZs - 39 ac

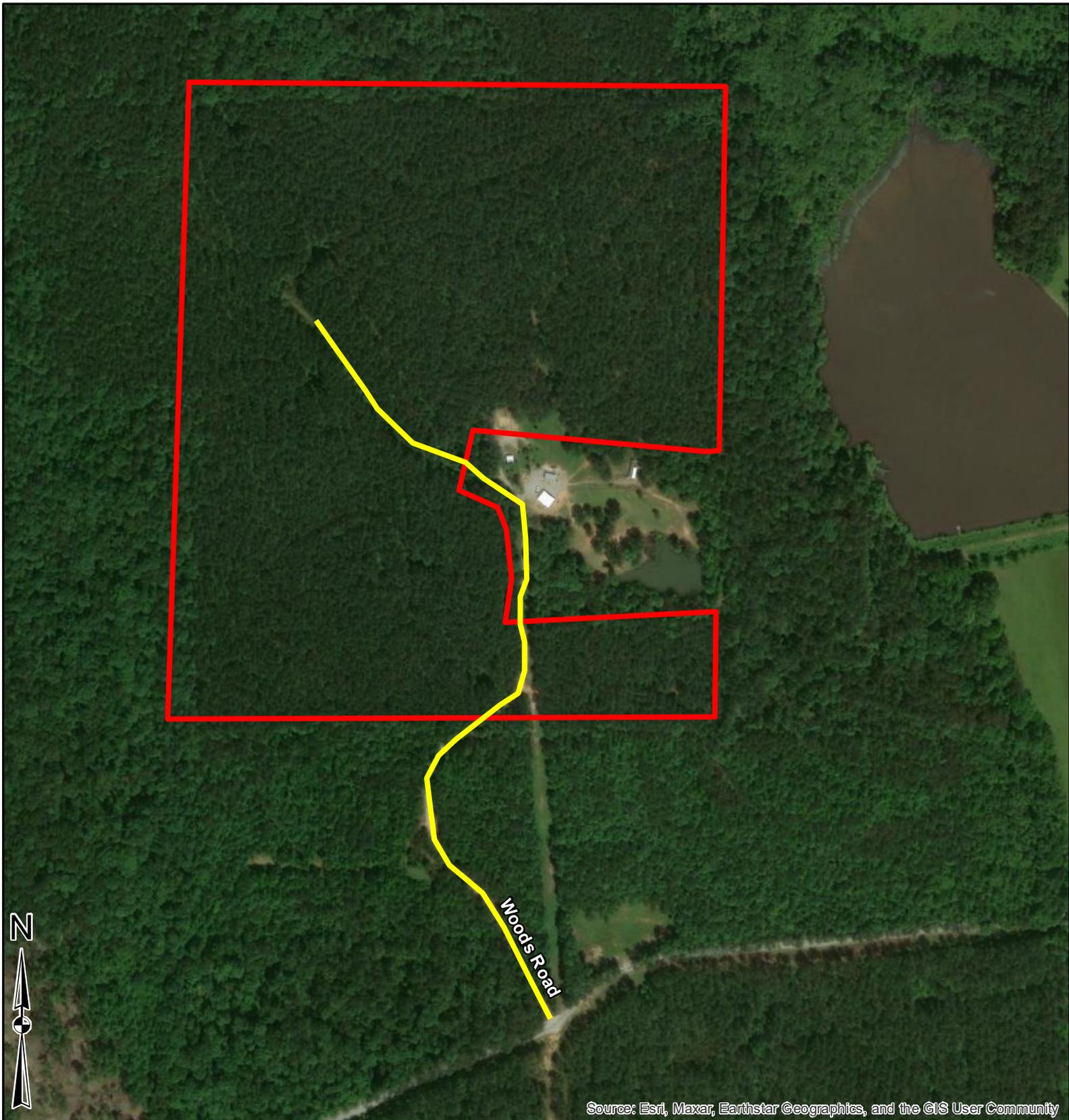


Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

1:7,920 **1 inch = 660 feet** **1 in = 0.13 miles**
0 0.05 0.1 0.2 0.3 0.4 0.5 Miles

CLAW Forestry
06/25/2025

**Suwannee River Timber
Union County MS 67.48 acres (Deeded Acres)
Tract 8230 - 1991 Pine Plantation - Thinned 2009
No Formal Easement, Prescriptive Only**



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

1:4,800

1 inch = 400 feet

1 in = 0.08 miles

