

4P Lands



Property Description:

The 4P Lands property is located in Mobile County, AL just south of the city of Citronelle. A former industrial timberland tract this property offers quality pine plantations in one of the strongest timber markets in the Southeast. The property has been family owned for over a decade and managed to ensure the future productivity of the property.

In addition to the timber component there is approximately 2.5 miles of road frontage on Celeste Road providing potential for future development.

Offered as a whole or as a 256± acre parcel (\$575,000) and 1,567± parcel (\$2,850,000).

Details:

Acreage:

1,832±

Asking Price:

\$3,300,000

Location:

Mobile County, AL

Features:

- Productive Timber
- Diverse Age Class
- HBU Potential

Chandler Graham, Licensed Real Estate Broker
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Larson &
McGowin
PROPERTIES

4P LANDS

1,832 +/- Acres Mobile County, AL

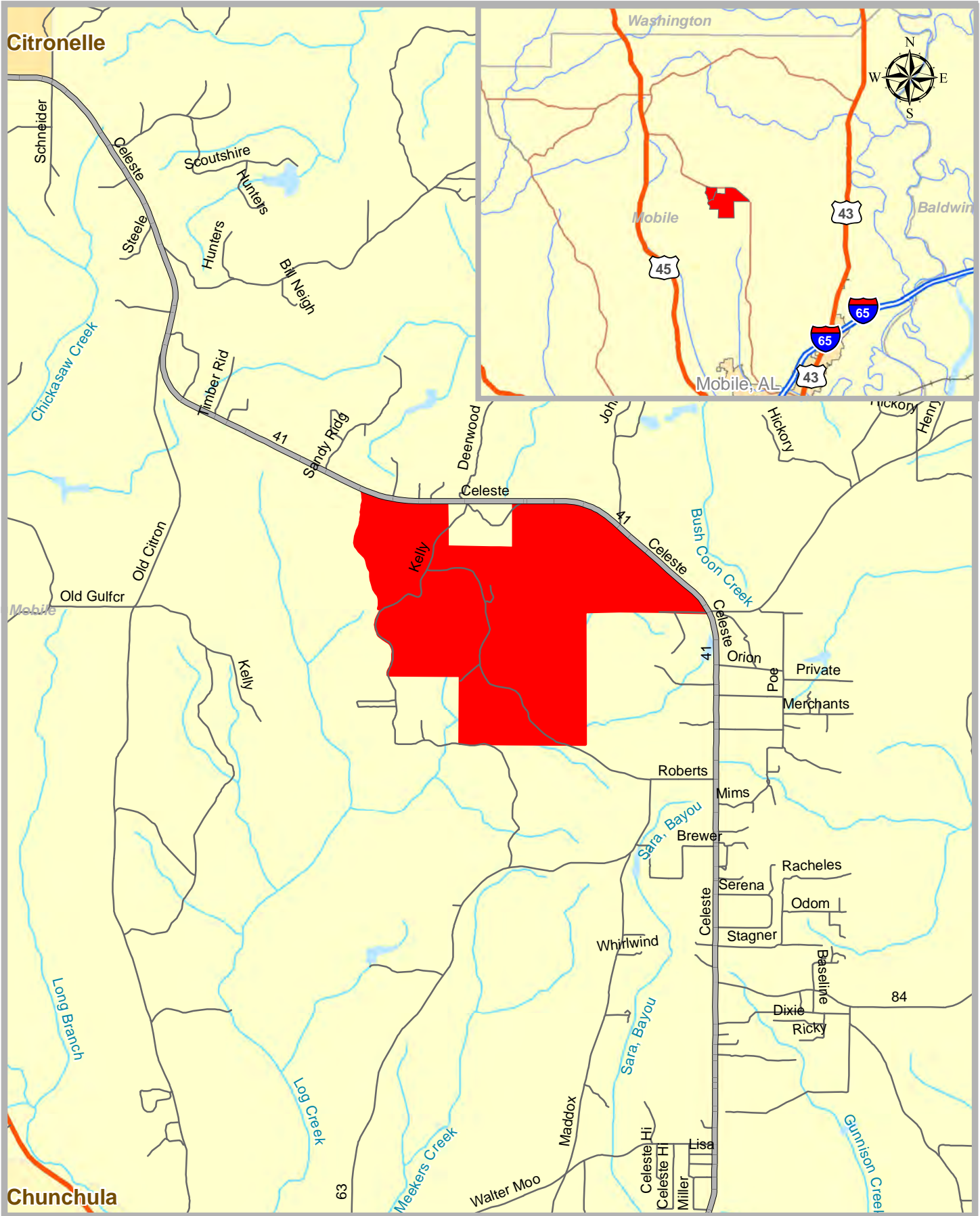
Land Type	Percent of Total	Acres
Upland	84%	1,383
Bottomland	16%	449
Total Land	100%	1,832
Est. Timber Volume- Unrestricted Land		
Product	Unit of Measure	Volume
Pine Poles	Tons	3,556
Pine Sawtimber**	Tons	3,285
Pine C-N-S	Tons	12,929
*Pine Pulpwood	Tons	7,240
Pine Cantorwood	Tons	8,909
*Hardwood Pulpwood	Tons	3,028
Total Tons		38,947.46
Est. Timber Volume SMZ		
Product	Unit of Measure	Volume
Pine Poles	Tons	113
Pine Sawtimber**	Tons	1,750
Pine Chip-and-Saw	Tons	2,676
*Pine Pulpwood	Tons	2,251
Hardwood Sawtimber	Tons	36
*Hardwood Pulpwood	Tons	15,735
Total Tons		22,561.00
* Includes Topwood		
Estimated Longleaf Premerchantable Acres		
Establishment Year	Acres	Percent of Total
2002	99	48.77%
2009	104	51.23%
Total	203	100.00%
Estimated Loblolly Premerchantable Acres		
Approximate Age	Acres	Percent of Total
2015	15	9.93%
2014	38	25.17%
2013	12	7.95%
2012	83	54.97%
2011	3	1.99%
Total	151	100.00%

Data provided is believed to be accurate but is not warranted or guaranteed by Seller or Larson & McGowin Properties; Valuation Date 6-1-16



4P Lands Mobile County, AL

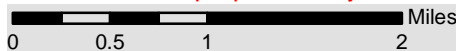
1,832+- Acres



December 2016

Map is for illustrative purposes only. Accuracy is not guaranteed.

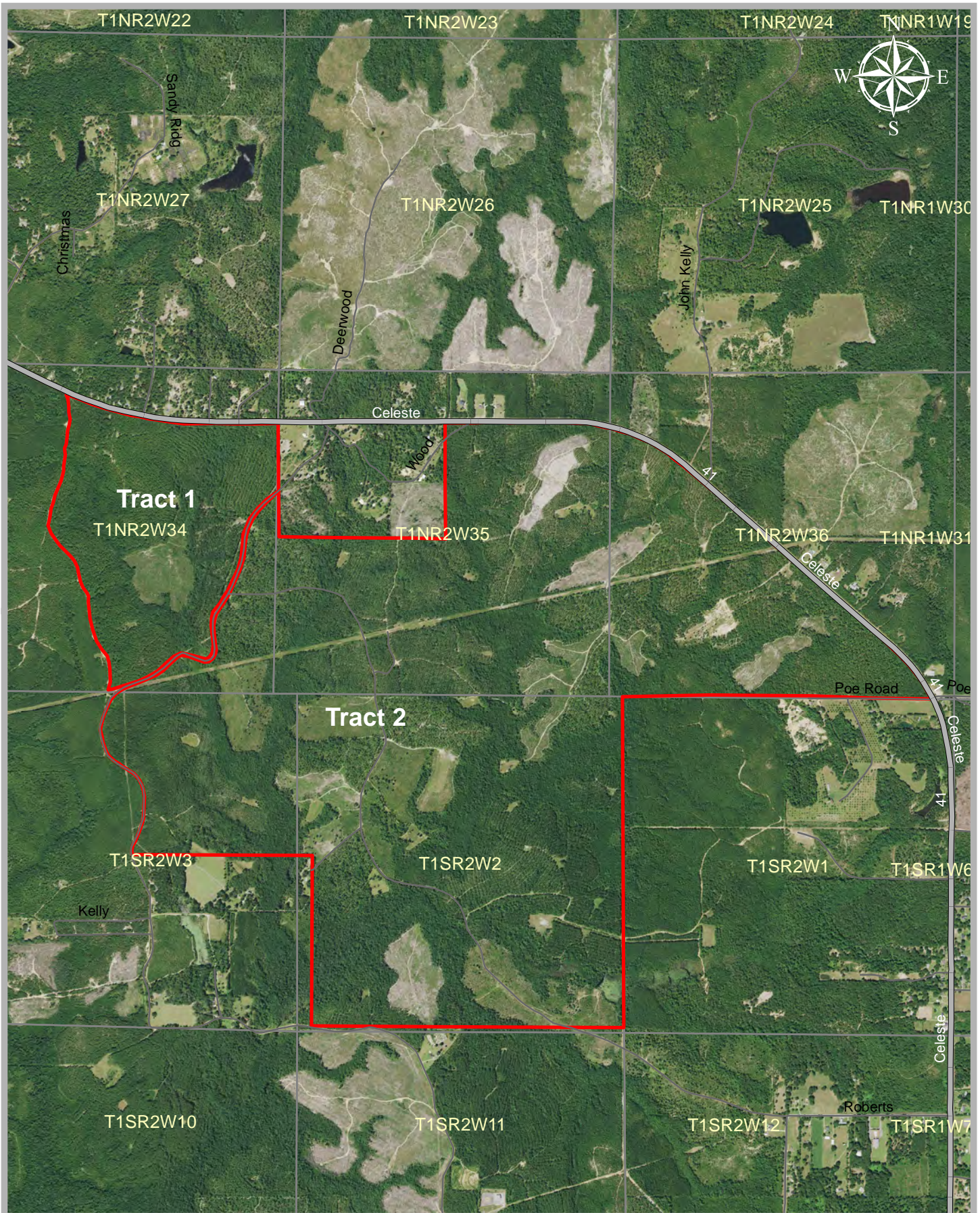
 Celeste 4P Timberlands



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4P Lands Mobile County, AL

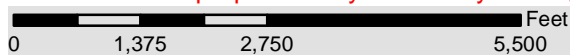
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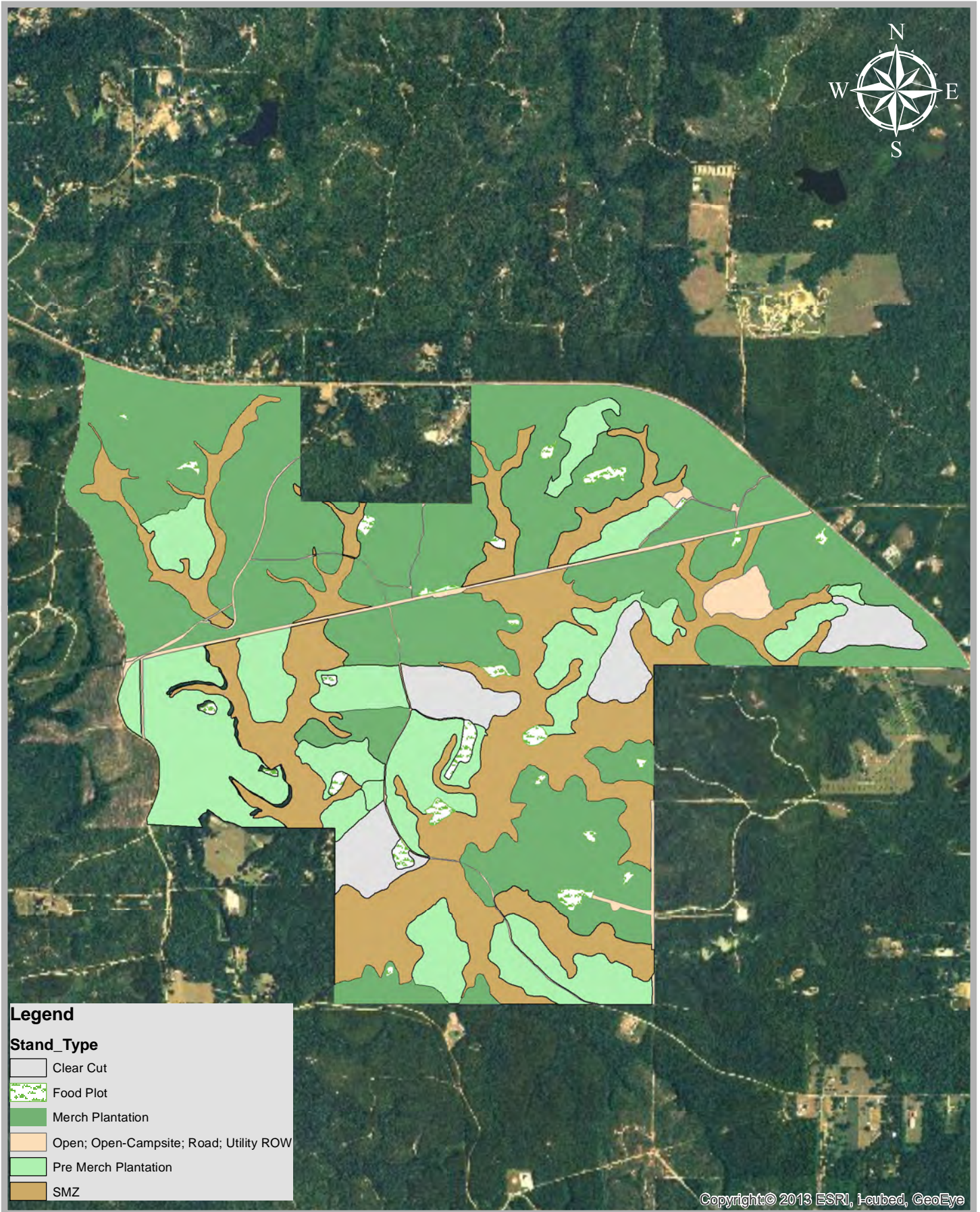
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Mobile County, AL

1,832+- Acres



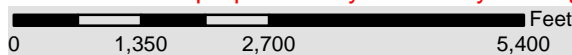
Legend

Stand_Type

- Clear Cut
- Food Plot
- Merch Plantation
- Open; Open-Campsite; Road; Utility ROW
- Pre Merch Plantation
- SMZ

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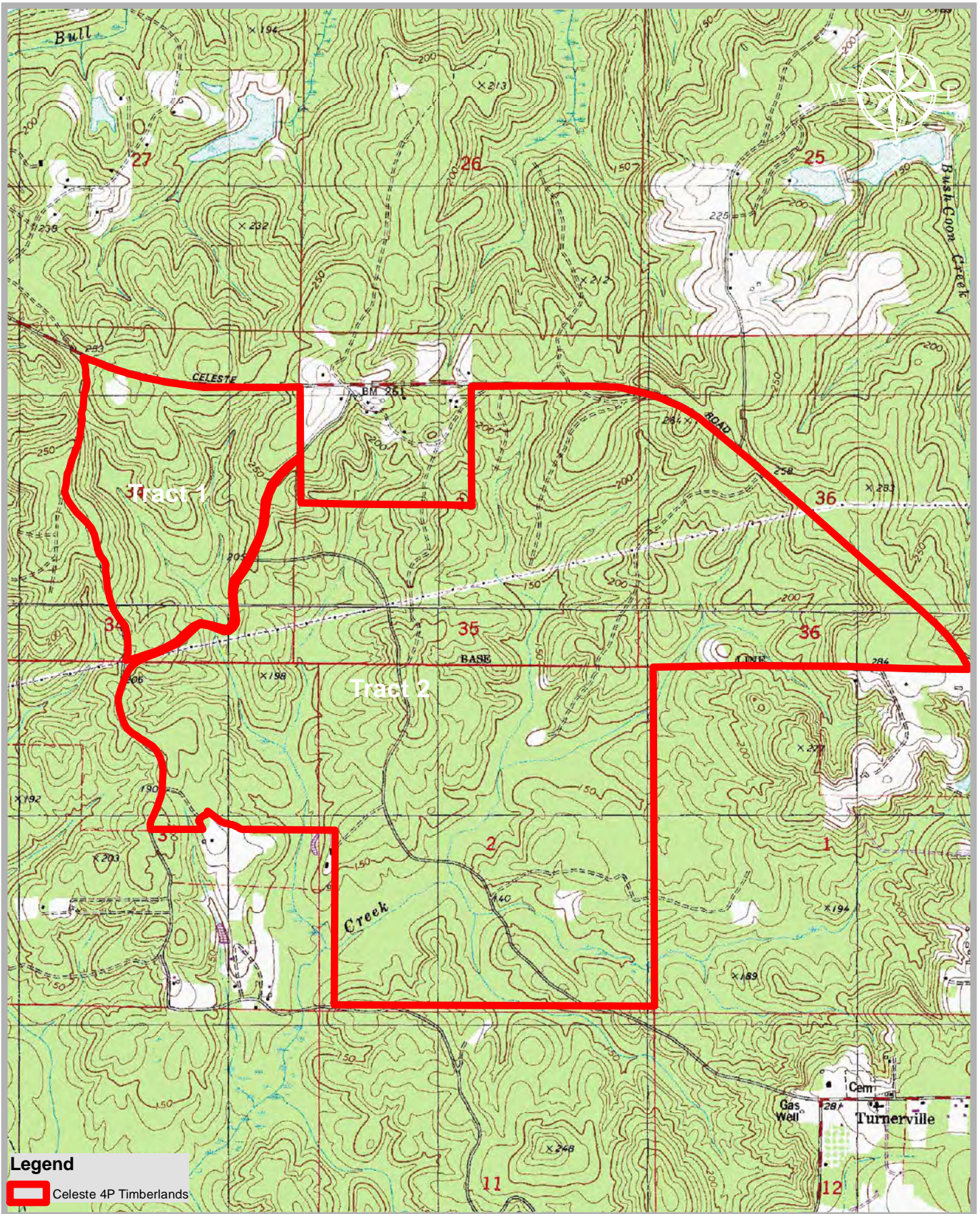
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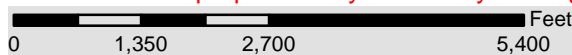
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