

The Copperhead Timberlands are located in eleven counties throughout upper Mississippi, totaling ±15,861 gross acres. The property is being offered for sale as a single package, and individual units may not be further divided. Bids will be due November 19, 2025 with closing by December 31.

The Copperhead Timberlands are positioned for wood flow into multiple outlets across the northern half of Mississippi. The property enjoys a high proportion of pine plantation acreage (78%), an attractive age class profile, and diverse, steady markets across timber product classes.

The gross acreage is comprised of:

- ±12,456 acres of pine plantation
- ±940 acres ready to plant
- ±904 acres of natural hardwood
- ±1,462 acres of pine hardwood
- ±154 acres of non-forested area

The property has been intensively managed throughout its long history of industrial ownership. The plantation & ready to plant stands possess a weighted-average site index of 74 (base age 25 years).

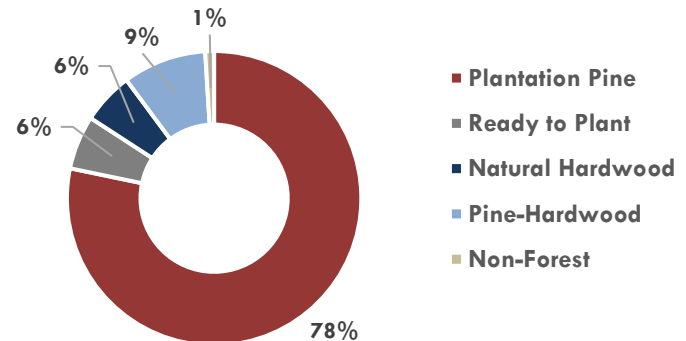
Investments in silviculture throughout the rotation such as quality seedlings, chemical release, and fertilization have been the hallmarks of strategic management for sawtimber production. The merchantable volume distribution is dominated by pine saw products with a mix of pine pulpwood and hardwood sawtimber & pulpwood to diversify offtake.

The merchantable pine plantations average approximately 103 tons per acre with a weighted-average age of 21 years. A stock of premerchantable timber with upcoming merchantable ingrowth provides continual and sustained opportunity for harvest on a long-term basis.

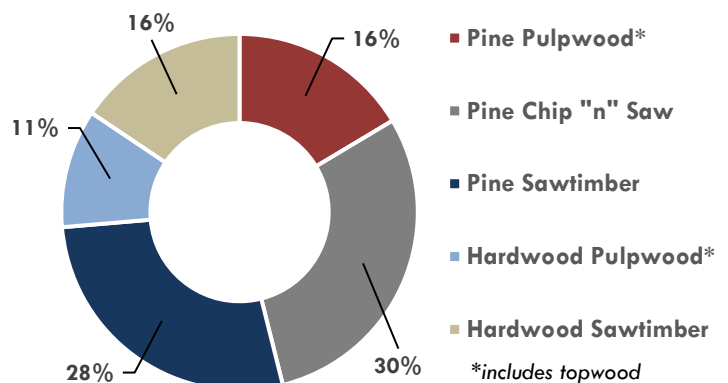
The Copperhead Timberlands benefit from public road frontage across much of the property for forest operations. Internal roads are well-maintained and provide operability throughout the year.

With a diverse range of age classes, favorable and expanding timber offtake opportunities, steady hunt lease income, and HBU opportunities across the land base, the Copperhead Timberlands offer investors diversified & sustainable cash flow opportunities.

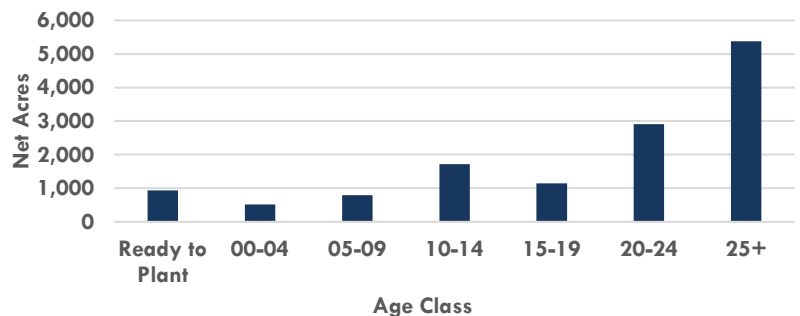
Gross Acreage by Cover Type



Merchantable Volume Product Distribution



Pine Plantation Age Class Distribution



*All information is assumed to be accurate and substantially correct but no assumption of liability is intended. Neither the seller nor the agent or representatives warrant the completeness or accuracy of the information. Seller does not guarantee timber volumes, values, acreages, tree ages or the condition and/or function of any improvements, including but not limited to all buildings, machinery, appliances, wells, equipment, livestock and ponds. No representatives or warranties are expressed or implied as to the property, its condition, boundaries or logging feasibility. Prospective buyers should satisfy themselves as to the accuracy of this information.