

The Gretna Property is located throughout central Virginia, totaling ±7,370 gross acres in Buckingham, Campbell, Halifax, Nelson, and Pittsylvania Counties. The property is being offered for sale as part of a larger three property offering that may be bid on separately or together. The individual units may not be further divided. Bids will be due August 20, 2025 with closing by October 29.

The Gretna Property is comprised of twenty-seven tracts positioned for wood flow into the central Virginia and northern North Carolina wood baskets. The property enjoys a high proportion of pine plantation and convertible acreage (78%) along with diverse and steady markets across timber product classes.

The gross acreage is comprised of:

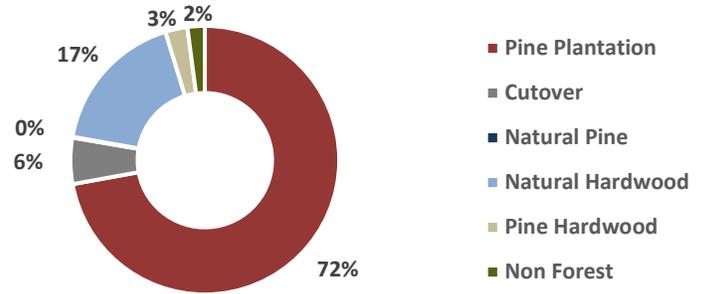
- ±5,317 acres of pine plantation
- ±409 acres of cutover
- ±7 acres of natural pine
- ±1,287 acres of natural hardwood
- ±196 acres of pine hardwood
- ±153 acres of non-forested acres

The property has been intensively managed throughout its long history of industrial ownership through consistent silvicultural activities for sawtimber production. With the plantation cohort in Loblolly pine, the weighted-average site index of the plantation acreage (including plantable cutover) is 71 feet (base age 25 years).

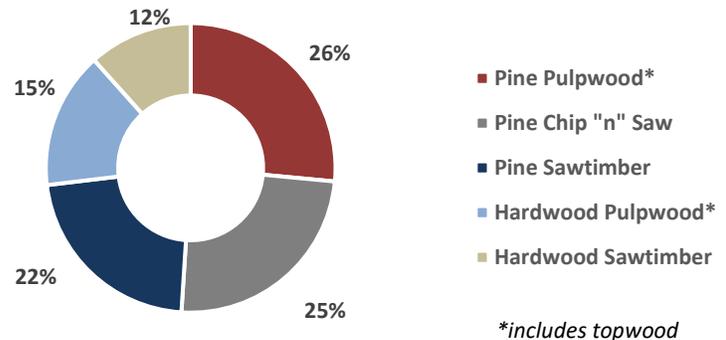
The merchantable volume distribution is dominated by pine saw products with a mix of pine pulpwood and hardwood sawtimber & pulpwood to diversify offtake. The merchantable pine plantation averages approximately 105 tons per acre with a weighted-average age of 22 years. A stock of premerchantable timber with upcoming merchantable ingrowth provides continual and sustained opportunity for harvest on a long-term basis.

The Gretna Property benefits from public road frontage across much of the property for forest operations and enjoys well-maintained internal roads. With a diverse range of age classes, favorable timber offtake opportunities, steady hunt lease income, and HBU opportunities, the Gretna property offers diversified & sustainable cash flow opportunities.

Gross Acreage by Cover Type

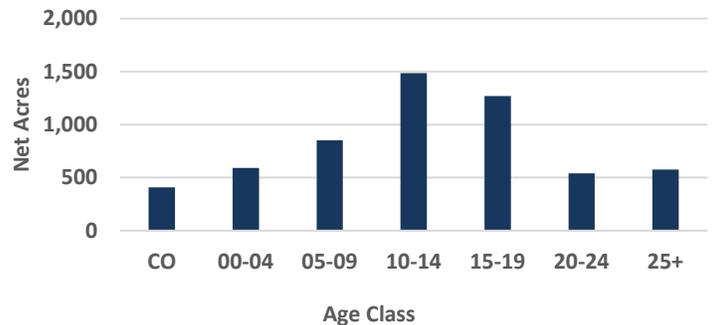


Merchantable Volume Product Distribution



**includes topwood*

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.*