

The Lunenburg Property is located throughout south-central Virginia, totaling ±7,429 gross acres in Lunenburg County. 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 Lunenburg Property is comprised of twenty tracts locally concentrated in south-central Virginia for ease of management and freight-logical haul to a variety of locations in the central Virginia and northern North Carolina wood baskets. The property enjoys a high proportion of pine plantation and convertible acreage (80%) and balanced timber volume offtake along with favorable HBU markets and renewable energy activity in the region.

The gross acreage is comprised of:

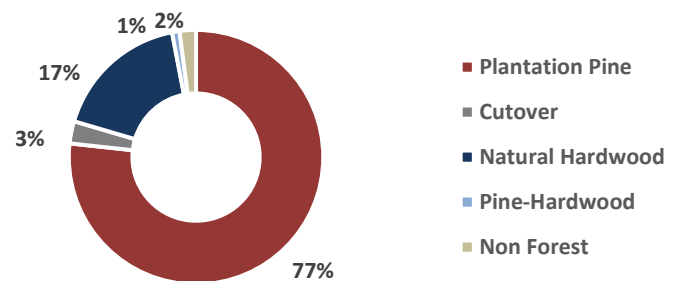
- ±5,700 acres of pine plantation
- ±210 acres of cutover
- ±1,294 acres of natural hardwood
- ±70 acres of pine hardwood
- ±154 acres of non-forested acres

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 69 feet (base age 25 years).

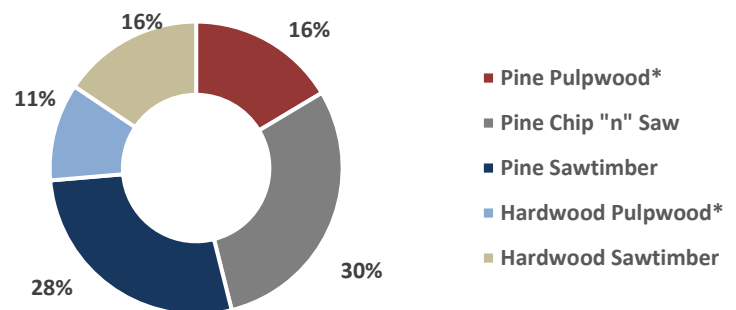
The merchantable volume is characterized by a high proportion of distribution is dominated by pine saw products with a mix of pine pulpwood and hardwood sawtimber & pulpwood to diversify offtake. The merchantable pine plantation averages approximately 92 tons per acre with an average age of 23 years. A significant stock of merchantable volume is supported by a healthy share of premerchantable acres, providing continual and sustained opportunity for harvest on a long-term basis.

The Lunenburg Property enjoys significant public road frontage across much of the property for forest operations and enjoys well-maintained internal roads. With excellent access, a diverse range of age classes, balanced timber offtake opportunities, renewable energy opportunities, steady hunt lease income, and HBU opportunities, the Lunenburg Property offers current and future diversified cash flow opportunities.

Gross Acreage by Cover Type

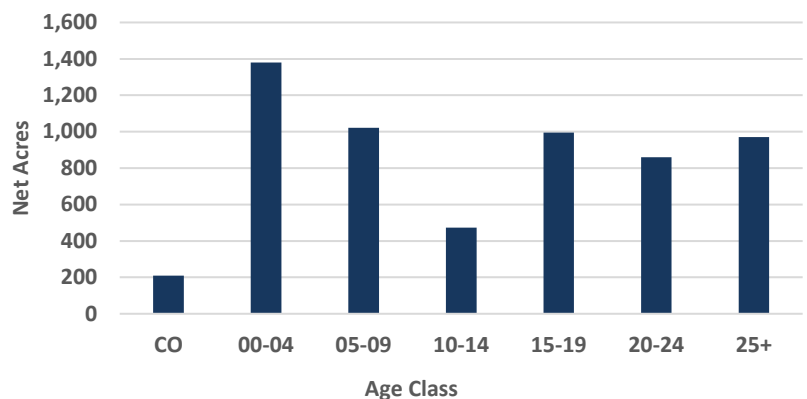


Merchantable Volume Product Distribution



\*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.