

The Oleta Timberlands are comprised of five tracts totaling 7,487 acres in Pushmataha County, Oklahoma. The property is being offered for sale as a single package, and individual units may not be further divided. Bids will be due December 10, 2025, with closing by January 29, 2026.

The Oleta Timberlands are positioned for wood flow into the attractive outlets of southeast Oklahoma and northeast Texas. The property enjoys 70% of the acreage in pine plantation, an attractive age class profile, and competitive markets.

The gross acreage is comprised of:

- ±5,266 acres of pine plantation
- ±42 acres ready to plant
- ±1,621 acres of natural stands
- ±558 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 60 (base age 25 years).

The merchantable pine plantations average approximately 64 tons per acre with a weighted-average age of 20 years. A stock of premerchantable timber with upcoming merchantable ingrowth provides continual and sustained opportunity for harvest on a long-term basis.

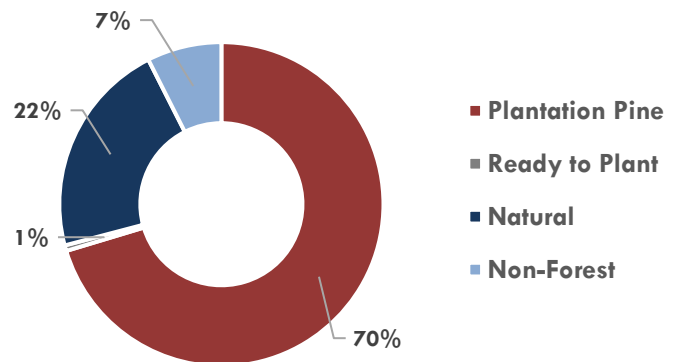
The Oleta Timberlands benefit from public road frontage into a majority of the property along with cooperative access with other industrial owners. Internal roads are well-maintained and provide operability throughout the year.

Investments in silviculture throughout the rotation such as quality seedlings, site-specific site preparation, fertilization, and chemical release have been the hallmarks of strategic management for optimized pulp and sawtimber production.

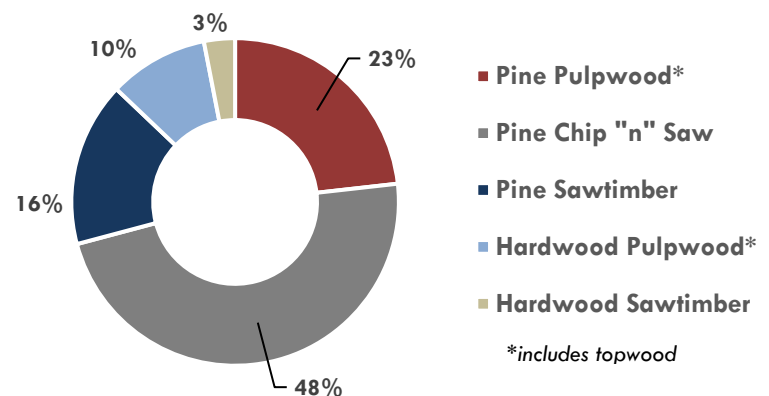
The merchantable volume distribution is dominated by pine saw products with a mix of pine pulpwood and hardwood sawtimber & pulpwood to diversify offtake.

With a diverse range of age classes, favorable timber offtake opportunities, steady hunt lease income, and an expanding retail land sale market in the region, the Oleta Timberlands offer investors diversified & sustainable cash flow opportunities.

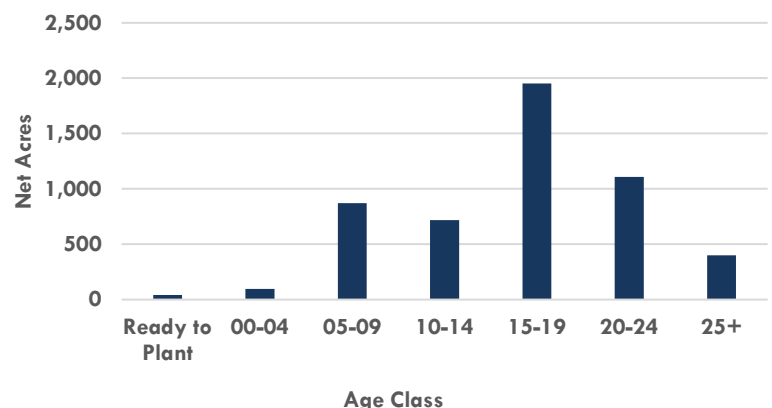
Gross Acreage by Cover Type



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.