

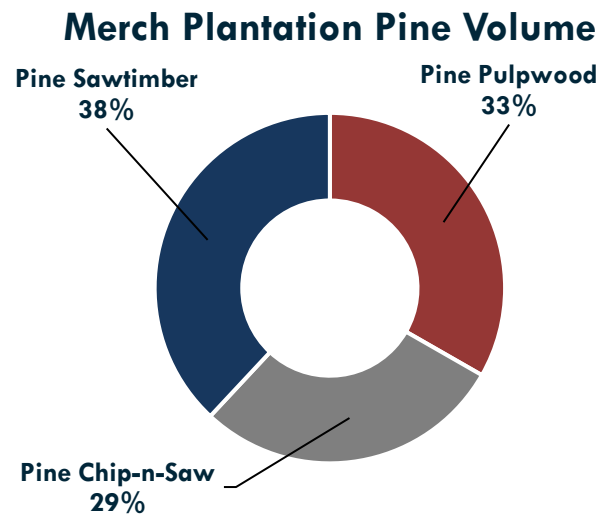
Project Mockingbird offers investors a rare opportunity to secure a well-managed, large-scale timberland property in the productive growing region of East Texas. Mockingbird is positioned for efficient property operations, while its proximity to the Houston metropolitan area provides plentiful value-added opportunities across the property. Mockingbird is being offered for sale as a single package, and individual units may not be further divided. Bids will be due in early summer 2026.

Project Mockingbird represents a well-positioned, attractively scaled investment opportunity in the highly productive geography of southeast Texas. The property contains 71% of the acreage in plantable pine with significant near-term cash flow available from an attractive stock of pine volume flowing into the robust local markets.

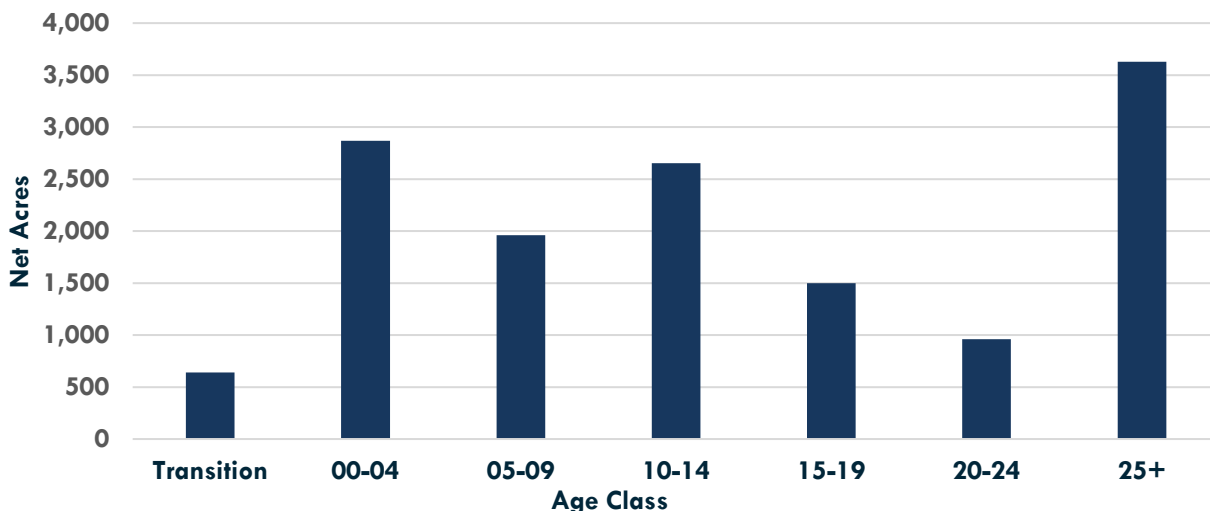
The pine plantations have been strategically managed for sawtimber production with the merchantable stands averaging approximately 108 tons per acre with a weighted-average age of 21 years. The productivity of the plantable stands is evident through a weighted-average site index of 75 feet. A strong premerchantable component of the property averaging 8 years old provides sustained and ample long-term cash flow opportunities into the future.

The tracts comprising Project Mockingbird are closely clustered with large individual ownership blocks for optimum operational efficiency. Public road frontage across much of the property provides attractive practical access for forest operations and future retail land sales.

With a diverse range of age classes, significant available volume, favorable timber markets, and steady recreation lease and sale upside, Project Mockingbird is a choice investment offering investors immediate, diversified, and sustainable cash flow opportunities.



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.*