



**AFM
REAL ESTATE**

TIGERCAT TIMBERLANDS

±17,222 Gross Acres in Louisiana & Alabama

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Bids are due September 1, 2022

THE OFFERING

AFM Real Estate (AFMRE) is pleased to present the Tigercat Timberlands offering. Consisting of two management units across four counties in central Alabama and five parishes in western Louisiana, the Timberlands offers geographic diversity within the same investment opportunity as well as immediate and long-term timber and real estate cash flow potential in two very deep wood baskets.

Tigercat Timberlands is being offered for sale via a single-stage, closed bid process. Potential buyers may bid on one or both of the management units. Individual units may not be further divided and offers will not be considered for individual blocks or parcels.

Eric Gage

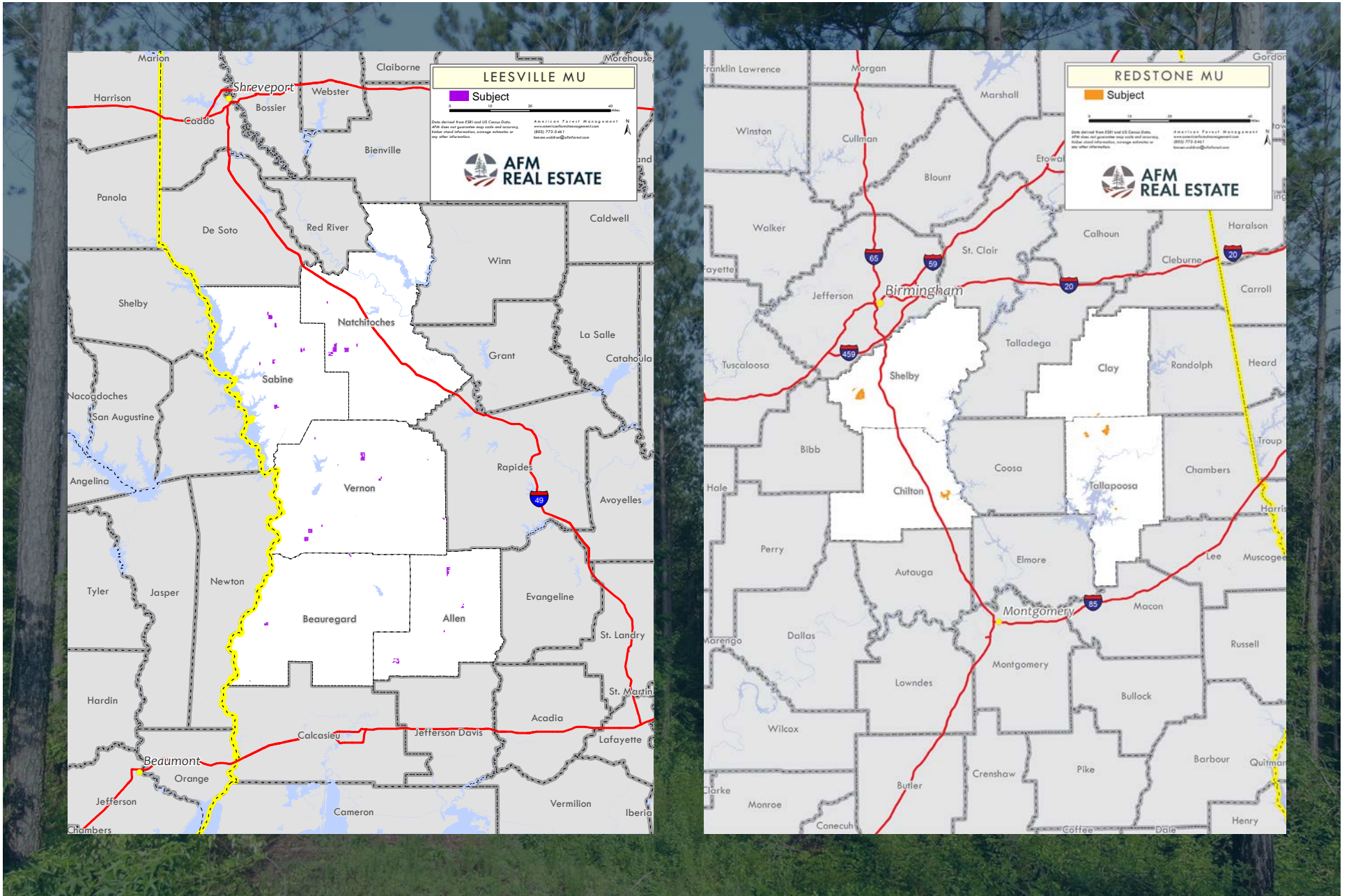
Louisiana Broker
AFM Real Estate
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Eric.Gage@afmforest.com

Stephen Burdette

Alabama Qualifying Broker
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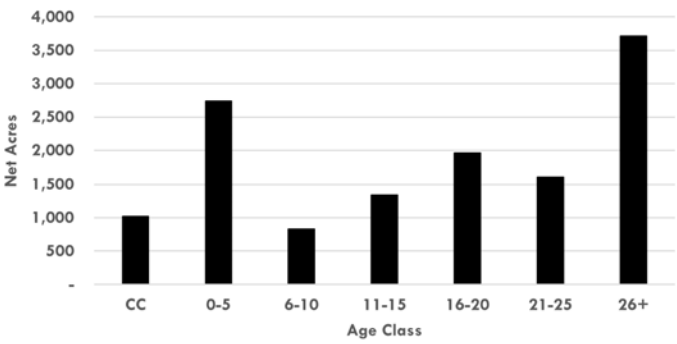


LOCATION MAPS

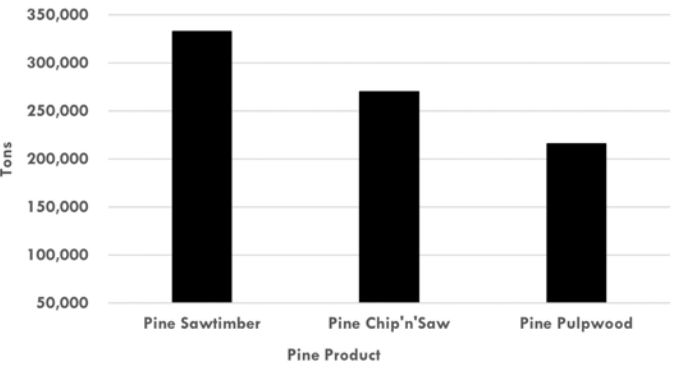




Tigercat Timberlands Plantation Age Class Distribution



Tigercat Timberlands Merchantable Pine Volume





Leesville Management Unit

The ±9,876 acre Leesville MU, located in Allen, Beauregard, Natchitoches, Sabine, and Vernon Parishes, Louisiana.

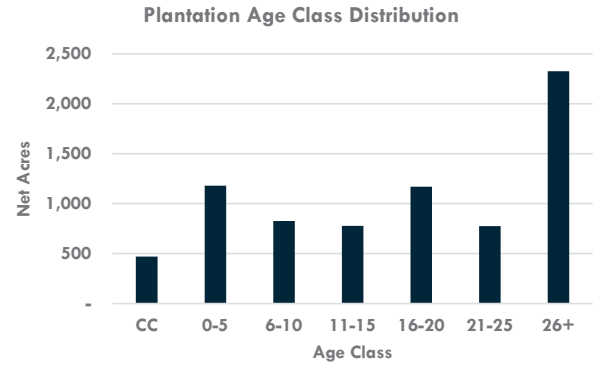
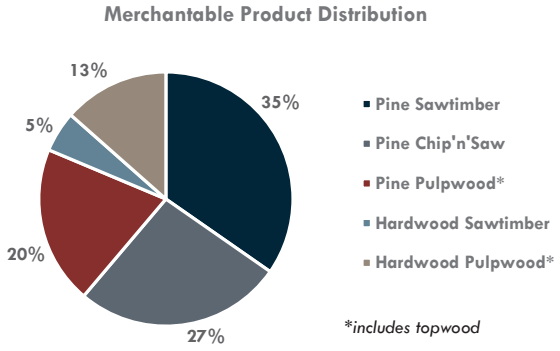
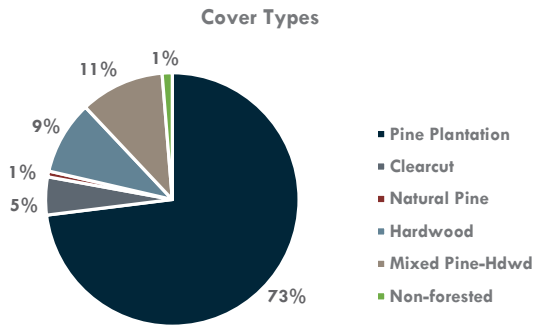




The Leesville upland acreage has a diverse age class distribution of loblolly and slash pine plantations growing on lower coastal plain soils with an average overall site index of 71 feet (base age 25).



With an average plantation age of approximately 19 years, the Leesville Management Unit is primed for immediate and continuous cash flow.





Redstone Management Unit

The ±7,346 acre, Redstone MU, located in Chilton, Clay, Shelby, and Tallapoosa Counties, Alabama.





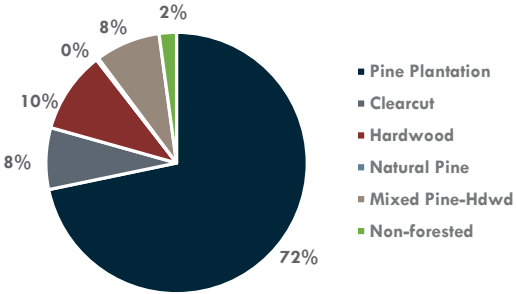
The Redstone upland acreage has a diverse age class distribution of pine plantations growing on upper coastal plain soils with an average overall site index of 75 feet (base age 25).



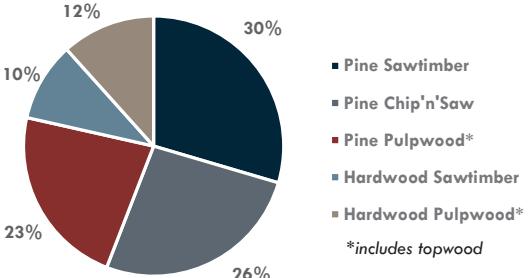
With high quality plantations across multiple age classes, the Redstone Management Unit will provide continuous near and long-term cash flow.



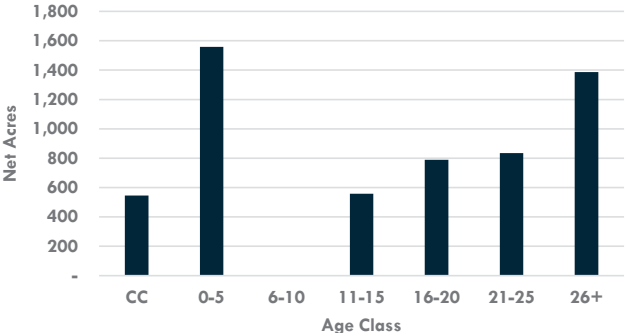
Cover Types

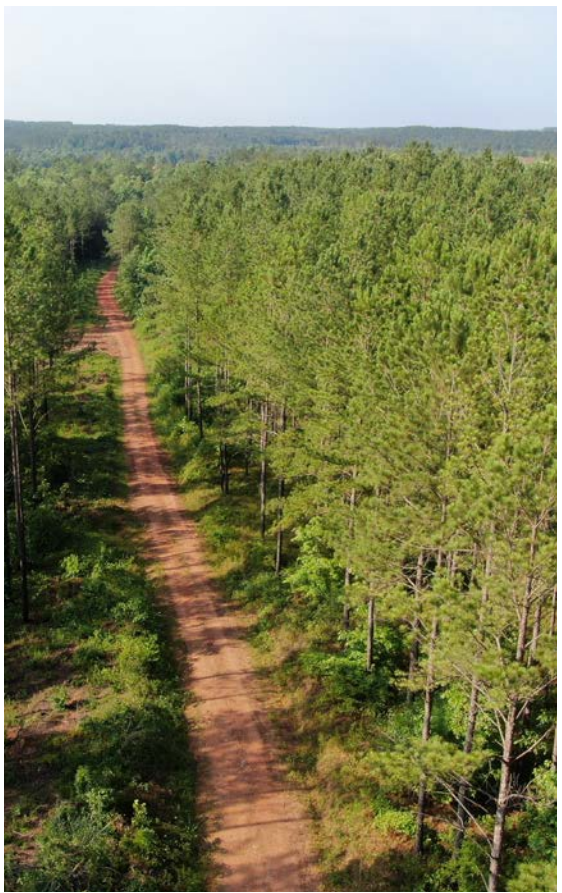


Merchantable Product Distribution



Plantation Age Class Distribution







Property Visits and Tours

Interested parties are required to contact Eric Gage, designated Louisiana Broker, or Stephen Burdette, Alabama Qualifying Broker, for information about property tours. A fully executed **Confidentiality Agreement** is required before entry to the property will be allowed. Those entering the property do so at their own risk, and no liability is assumed by the Seller or AFMRE.

Questions related to the offering should be directed to Eric Gage (Louisiana), Stephen Burdette (Alabama), or Chris Singleton. Any data room or general inquiries related to the process should be directed to Chris Singleton. The contact information for each representative is below.

Sale Process, Instructions and Timing

Potential buyers may bid on one or both properties, with no option to further subdivide, as a single-stage, lump sum sealed bid event. Interested parties shall adhere to the following timeline:

July 13	Data Room opens.
July 13 – September 1	Bidder due diligence and property tours.
September 1	Final bids and marked up copy of Seller’s Purchase and Sale Agreement are due.
September 6	Successful bidder contacted on or before.
September 15	Fully executed PSA and Bid Deposit due.
October 20	Closing date mutually acceptable to Buyer and Seller.

Sealed bids should be submitted by 12:00 p.m. (noon) EST, Thursday, September 1, 2022, to American Forest Management, Inc., dba AFM Real Estate (Broker):

To:
Eric Gage
Louisiana Broker
AFM Real Estate
1406 Turtle Creek Drive
Lufkin, TX 75904
C: 936.676.7034
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Or:
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With copy to:
Chris Singleton
Manager, Disposition Services
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