SEALED BID TIMBERLAND OFFERING

17,181+/- ACRES

FAYETTE, MARION AND WALKER COUNTIES, ALABAMA
CLEVELAND FOREST & MINERAL OFFERING SUMMARY

Sizemore and Sizemore, Inc welcomes interested parties to submit offers for an investment quality timberlands package in Fayette, Marion and Walker Counties, Alabama. The package contains approximately 17,181+/- total acres as shown on the attached General Location Map.

The Cleveland Forest and Mineral timberland holdings has remained in the same family for over 70 years and is being offered for sale for the first time since the late 1940s.

Several tracts have HBU potential near the city of Jasper with road frontage along Highway 69 and creek frontage along beautiful Blackwater and Poley creeks.

SALE PROCESS

The timberlands package will be sold through a lump-sum sealed bid sale. Bids are due by 10:00 am, Wednesday, February 23. The bid form is included in the full sales data package. Along with the purchase price, buyers should submit contingencies to be included in a purchase and sales agreement and time frame for closing. The seller will have until 5:00 p.m. Monday, February 28 to review the bids.

DETAILED PROPERTY DATA

Once a confidentiality agreement has been completed, access to more detailed property data will be made available through a file sharing link. This additional data will include:

- GIS shapefiles
- merchantable timber inventory data
- detailed stand maps
- up to date title commitments
- up to date Phase 1 environmental site assessment
- hunting lease information
- historical property tax information
- bid form
- instructions for access/property inspections

BROKER PARTICIPATION

Sizemore and Sizemore, Inc is the listing broker and is acting on behalf of the seller. Although broker participation is encouraged, Sizemore and Sizemore, Inc. will not be responsible for fees or commissions to purchaser’s agent or representative as a result of this sale.

Cleveland Forest and Mineral reserves the right to reject any or all bids in this process.

All of the information included is provided for the convenience of potential buyers. Sizemore and Sizemore, Inc believes the information to be true but cannot guarantee the accuracy of the data provided. The property is being sold on an as-is basis.

All mineral rights owned will be retained by the owner.

ADDITIONAL INFORMATION

To request a confidentiality agreement in order to gain access to more information, please contact:

Michael Heatherly
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256-338-4718
17,181+/- ACRES
FAYETTE, MARION AND WALKER COUNTIES, ALABAMA

GENERAL LOCATION MAP