



801 N. Patton Street
Florence, Alabama 35630

AUCTION

TIMBER LAND

SATURDAY, OCTOBER 6, 2018
10:00 AM

For more information call:

Tony Couch

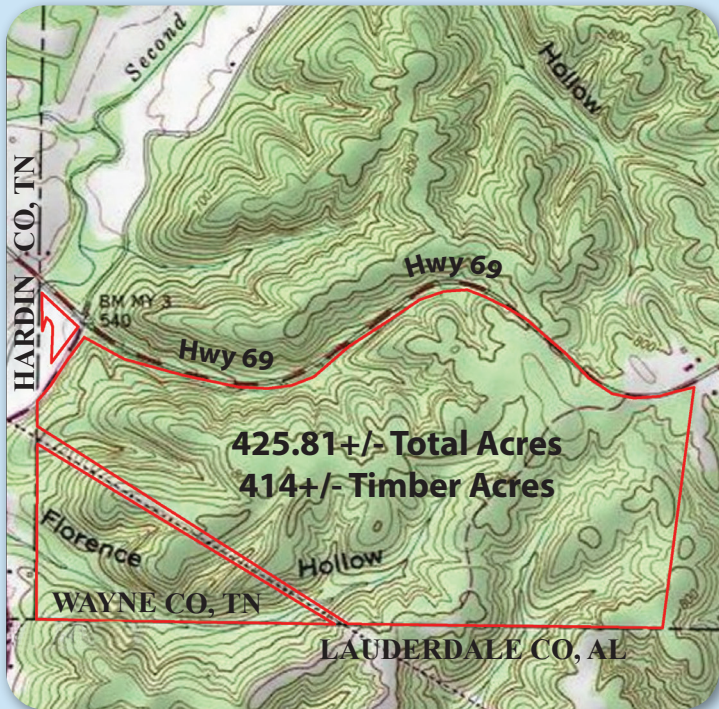
256-740-9901

Auctioneer, AL Lic. #657

Dickey Joe Bailey

256-856-1510

Auction Coordinator



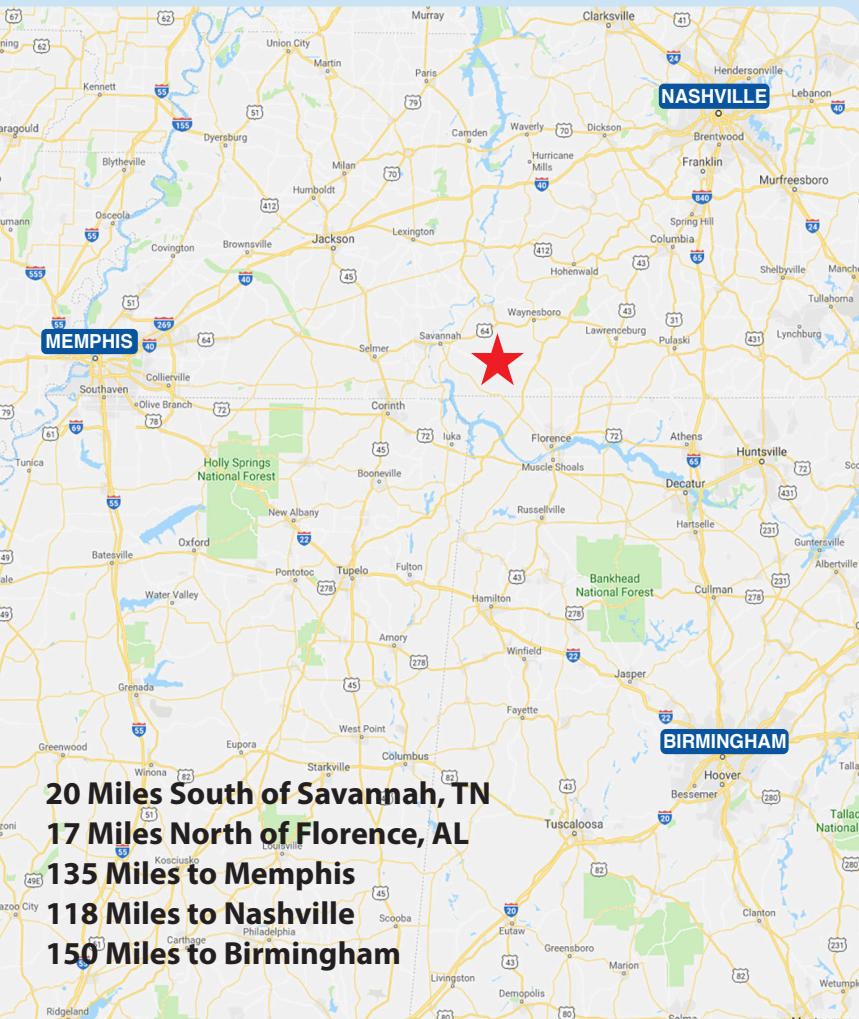
TIMBER VOLUME SUMMARY

Date..... 09/10/18
Cruise Type5X5.5 chains
Acres 414 (timber;approximate) Plots149

| PRODUCT | | UNITS |
|------------------------|----------|--------------------|
| Hardwood Pulpwood | | 15,817 tons |
| Red Oak Sawtimber | prime | 430 tons |
| | grade 1 | 427 tons |
| | tie logs | 1,727 tons |
| White Oak Sawtimber | prime | 518 tons |
| | grade 1 | 1,011 tons |
| | grade 2 | 1,307 tons |
| | tie logs | 2,128 tons |
| Chestnut Oak Sawtimber | grade 1 | 1,004 tons |
| | tie logs | 3,186 tons |
| Post Oak Sawtimber | tie logs | 271 tons |
| Poplar Sawtimber | prime | 141 tons |
| | grade 1 | 250 tons |
| | grade 2 | 200 tons |
| | grade 3 | 133 tons |
| Mixed Species | tie logs | 125 tons |
| Hickory | tie logs | 1,137 tons |
| Pine Pulpwood | | 757 tons |
| Pine Chip and Saw | | 300 tons |
| Pine Sawtimber | | 374 tons |
| TOTAL | | 31,243 tons |

AFM makes no guarantee as to the quality or quantity of timber on this property. This is for information purposes only. Prospective buyers should make their own assessment of value.

americanforestmanagement.com



Wayne County Bank

Financing available with Wayne County Bank. Wayne County Bank's normal credit standards apply. Member FDIC.



AL Lic. # 657 • TN Lic. # 4812 • GA Lic. # 2911
TN Firm Lic. # 5485

256.740.9901

AUCTION

SATURDAY – OCTOBER 6, 2018 – 10:00am

425+/- Acres, Land and Timber Sold in One Tract

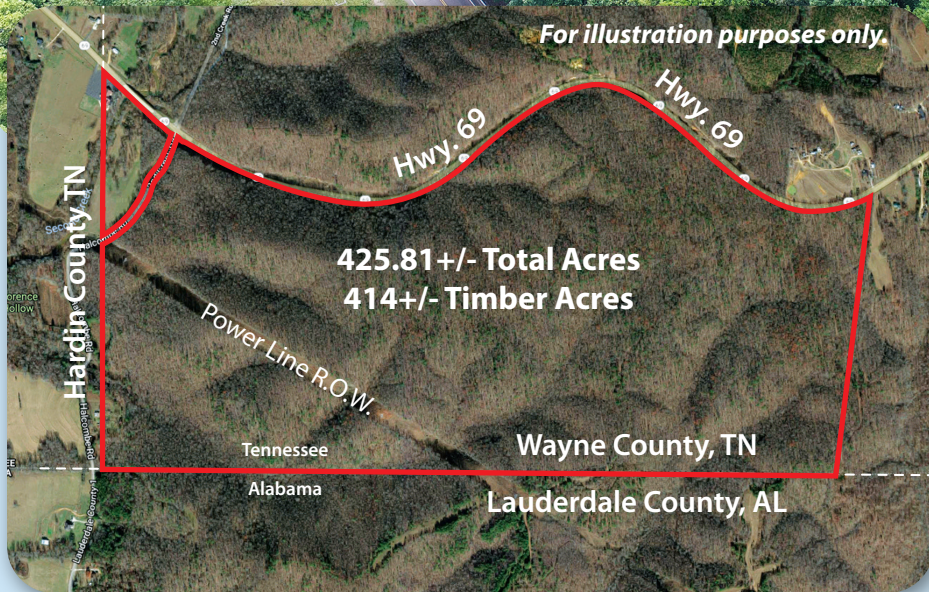
AUCTION HELD ON SITE: HWY. 69 • LUTTS, TN 38471

DIRECTIONS From AL Hwy 20 at the TN State Line, go 2.1 miles to the NE corner of the property, watch for signs to the sale site.



The property contains +/- 414 acres of merchantable timber. This is a mature tract of timber with varying grades of logs. The predominate merchantable species are: White Oak, Chestnut Oak, Red Oak (different varieties), Post Oak, Poplar, Hickory, Ash, Maple, Black Cherry, Sweetgum, Shortleaf Pine, Loblolly Pine, Virginia Pine, and a few other miscellaneous species. Upper coastal plain soils should allow for winter logging of the tract. The tract is in a good location for hardwood and pine log markets in TN, AL, and MS.

1.5 Miles Road Frontage: From the NE corner of the property on Hwy 69, the timberland's road frontage continues for approximately 1.5 miles to the NW corner of the property just past Second Creek Road.



- Located in Wayne County, TN bordering the AL/TN State line and Hardin County, TN.
- Close to mills.
- City water available.
- Property adjoins the AL/TN line.
- Last cut in 1958.
- Several springs on the property.

Seller makes no guarantee as to the acreage. Buyer should make his own assessment of acreage.

For information call . . .

Tony Couch 256-740-9901

Dickie Joe Bailey 256-856-1510

Call now to schedule your appointment for a private showing.

Brochures available at auction site or call 256-740-9901

www.couchauctionandrealty.com

TERMS: 10% down day of sale with the rest due within 30 days. Seller will furnish deed and title policy. Property sold AS-IS. Prospective buyers must provide letter from bank upon registration. Couch Auction & Realty is agent of the Seller. Seller reserves the right to refuse any and all Bids. All information in this ad is from sources believed to be correct but is not guaranteed. All announcements made day of sale take precedence over any printed material. NO BUYERS PREMIUM.

Real Estate • Personal Property Auctions



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801 N. Patton Street
Florence, Alabama 35630

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29 Word Street
Fairburn, GA 30213

For more details and pictures, please visit us at www.couchauctionandrealty.com