



LOBLOLLY RIDGE

2,250 ± Acres | Choctaw County, AL & Clarke County, MS
Timberland Investment Opportunity

Offered by Sartain's Heritage Properties

\$5,840,000

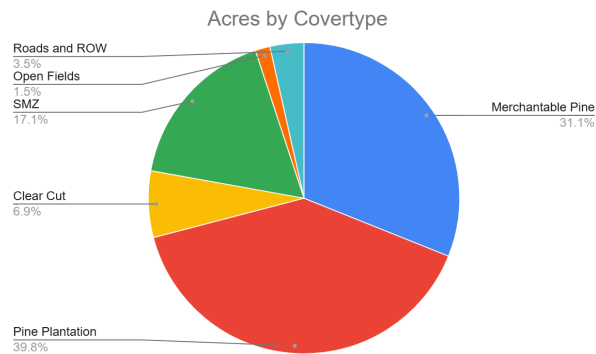
Property Overview

Loblolly Ridge is a 2,250± acre timberland tract located in Choctaw County, Alabama and Clarke County, Mississippi, situated in a proven and active wood basket supported by multiple regional sawmills. The property offers a strong combination of near-term harvest opportunity, long-term timber growth, and excellent operational access, making it well suited for regional timber operators and high-net-worth buyers.

The tract has been actively managed for timber production and is supported by a well-maintained internal road system that provides access across much of the property. Topography ranges from rolling to hilly with natural drainage, typical of the region and familiar to local operators.

Timber & Investment Highlights

- 2,250± acres of managed timberland
- Approximately 710 acres of merchantable timber
- Mix of pine sawtimber, chip-n-saw, and pulpwood
- Near-term harvest flexibility with strong mill demand
- Approximately 910 acres of younger timber positioned for long-term growth
- Established internal road system supporting efficient operations
- Located near multiple regional sawmills
- Balanced age-class profile offering both income and appreciation



Market Position

Loblolly Ridge is well positioned for buyers seeking scale in a market with consistent mill demand. The property's location, access, and timber composition provide flexibility to harvest now, manage over time, or implement a phased approach based on pricing and operational needs.

Offering Process

Loblolly Ridge is being offered on a confidential basis through Sartain's Heritage Properties. Additional information, including detailed maps and timber data, will be made available to qualified buyers upon execution of a confidentiality agreement.

Seller reserves the right to accept or reject any and all offers.

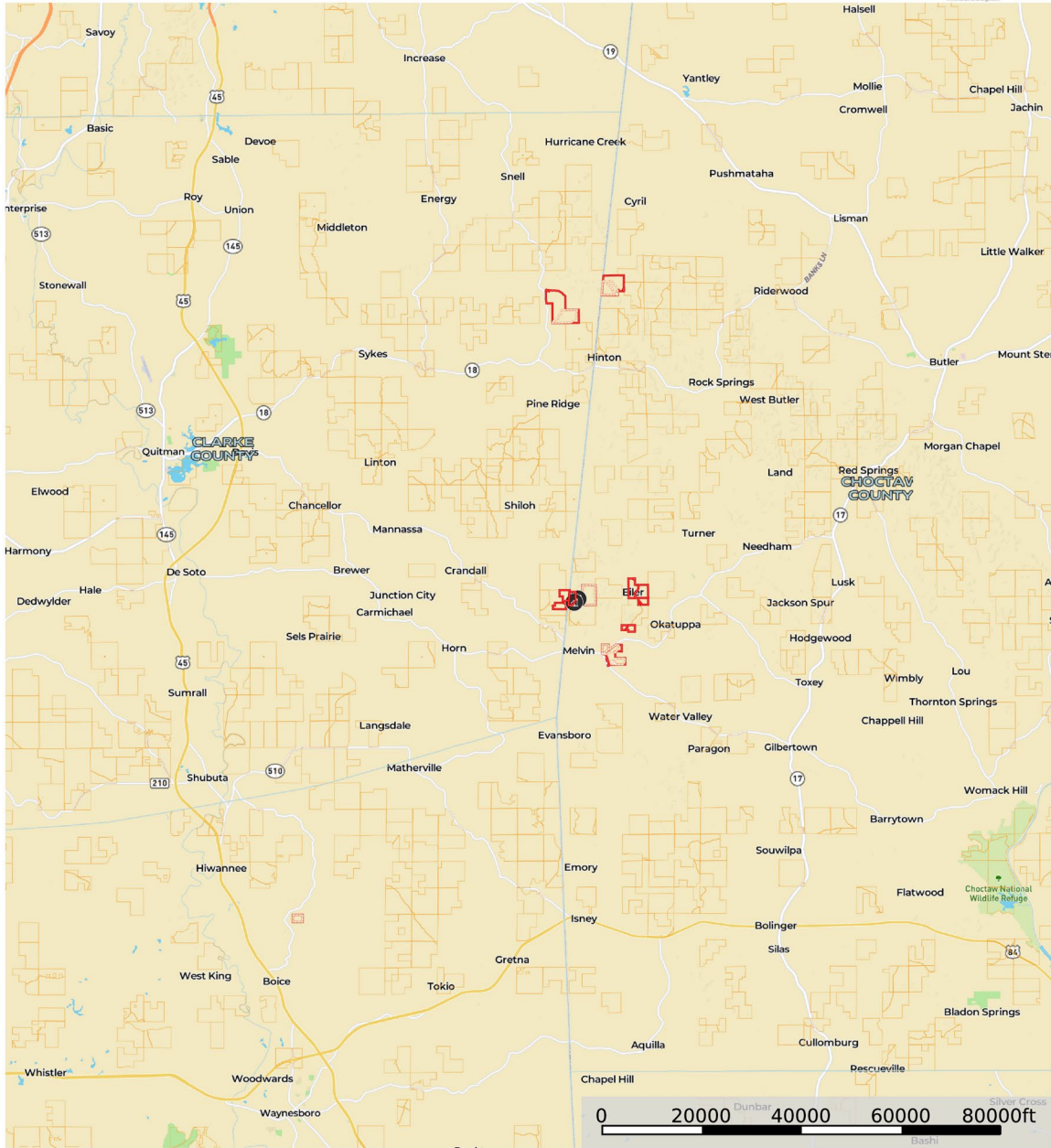
Broker's Note

Opportunities that combine scale, merchantable timber, and long-term upside are becoming increasingly scarce in this market. Loblolly Ridge offers buyers flexibility, liquidity, and a clear path forward in a proven timber region.

Map Link: [Loblolly Ridge](#)

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Loblolly Ridge .925
Choctaw County, Alabama, 2250 AC +/-



Oil Well Merchantable Timber Boundary

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id. The information contained herein was obtained from sources deemed to be reliable. Land ID Services makes no warranties or guarantees as to the completeness or accuracy thereof.

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