

# Bailey Place

## Description

Available for the first time in 50 years, the Bailey Place is an intriguing timberland property set squarely in the fertile Black Belt of West Alabama. For an investor looking for a well-managed property with the ability to generate immediate cash flow and lay the groundwork to create an even more productive asset, Bailey Place has it all. In an era where conservative investments offer extremely low returns, Bailey Place presents a compelling story.

Within its 365-acre boundary, Bailey Place features 100% merchantable timber including planted pine, natural pine, and hardwoods. With a site index between 75 and 76 and a high water table that provides a generous amount of moisture to the loamy soils, the resulting quantity and quality of the timber is self-evident. In fact, 56% of the total timber volume is evenly divided between pine sawtimber and chip-n-saw. Of particular note, while the natural pine / hardwood wetland areas experience seasonal flooding, no swamps exist on the property. As such, it is estimated that nearly all of these 114 acres could be converted to pine production. This represents a huge upside for an investor.

In addition to the economic value of the standing timber, Bailey Place offers up excellent hunting opportunities - particularly for deer and turkey. Deer often reach a 120-125 class and only 8-point and larger are taken. This hunting experience is made possible due to being surrounded by farm fields along with a location in the heart of the Tombigbee and Sipsey River watershed. Moreover, Bailey Place's mature hardwood areas offer cover for game and several strategically placed food plots supplement the natural food supply. Much of the property recently received a prescribed burn, providing benefits to both the timber and hunter alike.

Located just south of Aliceville in Pickens County, Bailey Place is less than one hour's drive to Tuscaloosa.

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## At a Glance

### *Acreage:*

365 Acres

### *Asking Price:*

\$2,200 per Acre

### *Location:*

Pickens County, Alabama

### *Special Attributes:*

- Valuable merchantable timber
- Nearly all the acreage suitable for pine production
- Very high site index
- Well managed
- Excellent deer and turkey hunting
- Located in the Tombigbee and Sipsey River watershed



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## Timber Summary

A timber cruise was performed in June 2014 by Land and Timber Management, Inc. of Tallahassee, Florida. A summary of these findings is shown below and a full cruise report is available upon request.

### Timber Stand Acreage Breakdown

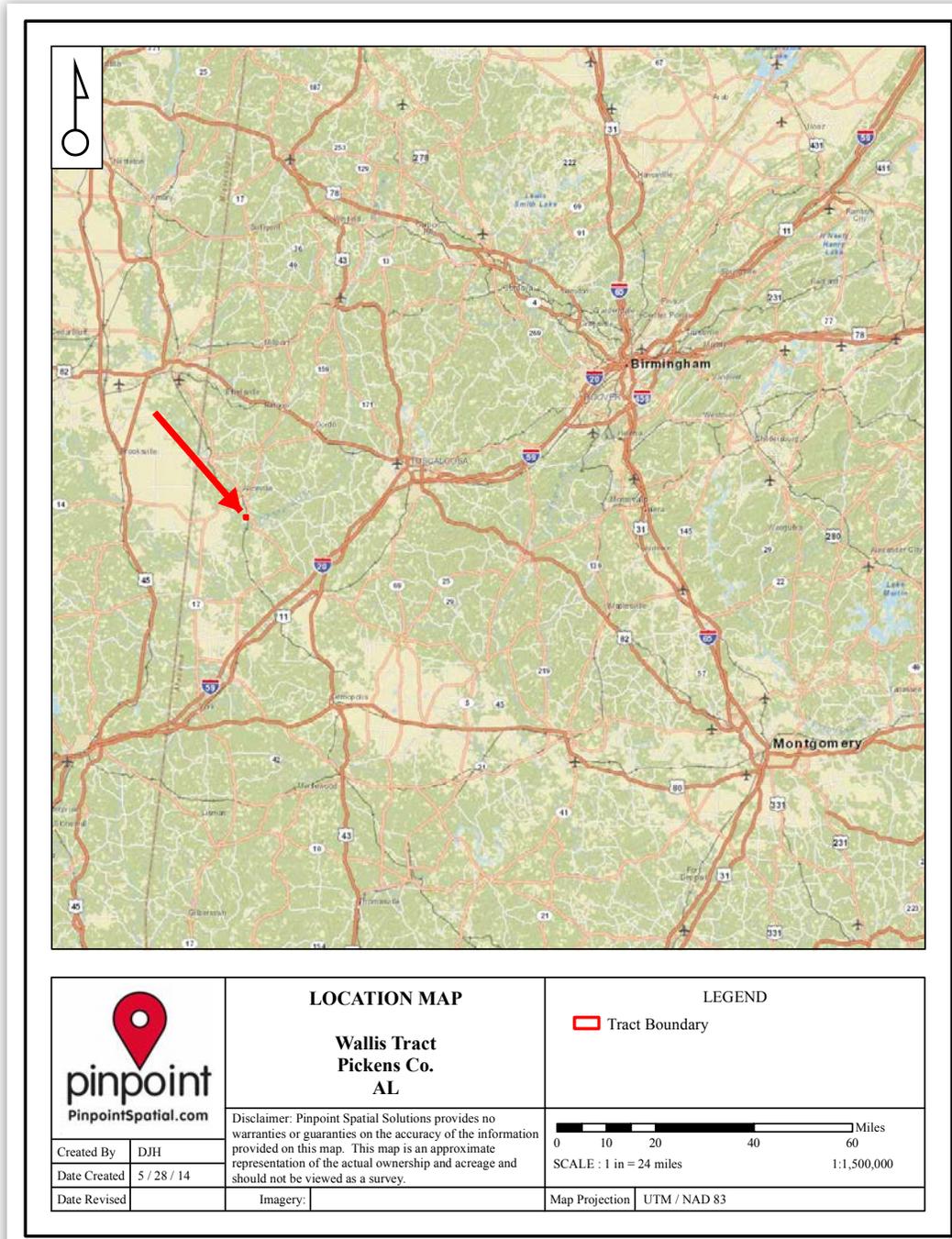
Stand	Acres	% of Total	Description
1	152.7	41.8%	Natural Pine - 1985 (thinned)
2	114.4	31.3%	Natural Pine / Hardwood Wetland - 1950
3	85.5	23.4%	Planted Loblolly - 1997 (Thinned)
4	10.8	3.0%	Open / Food Plots
5	2.0	<1%	Road
<b>Total</b>	<b>365.4</b>		

### Timber Volume by Product and Species

Species	Product	Volume (Tons)	% of Total
Pine	Pulpwood	3,863	17.1%
Pine	Chip-N-Saw	6,451	28.6%
Pine	Sawtimber	6,197	27.4%
Hard Hardwood	Pulpwood	4,116	18.2%
Hard Hardwood	Sawtimber	1,037	4.6%
Soft Hardwood	Pulpwood	883	3.9%
Soft Hardwood	Sawtimber	31	<1%
<b>Total</b>		<b>22,578</b>	

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## Regional Map



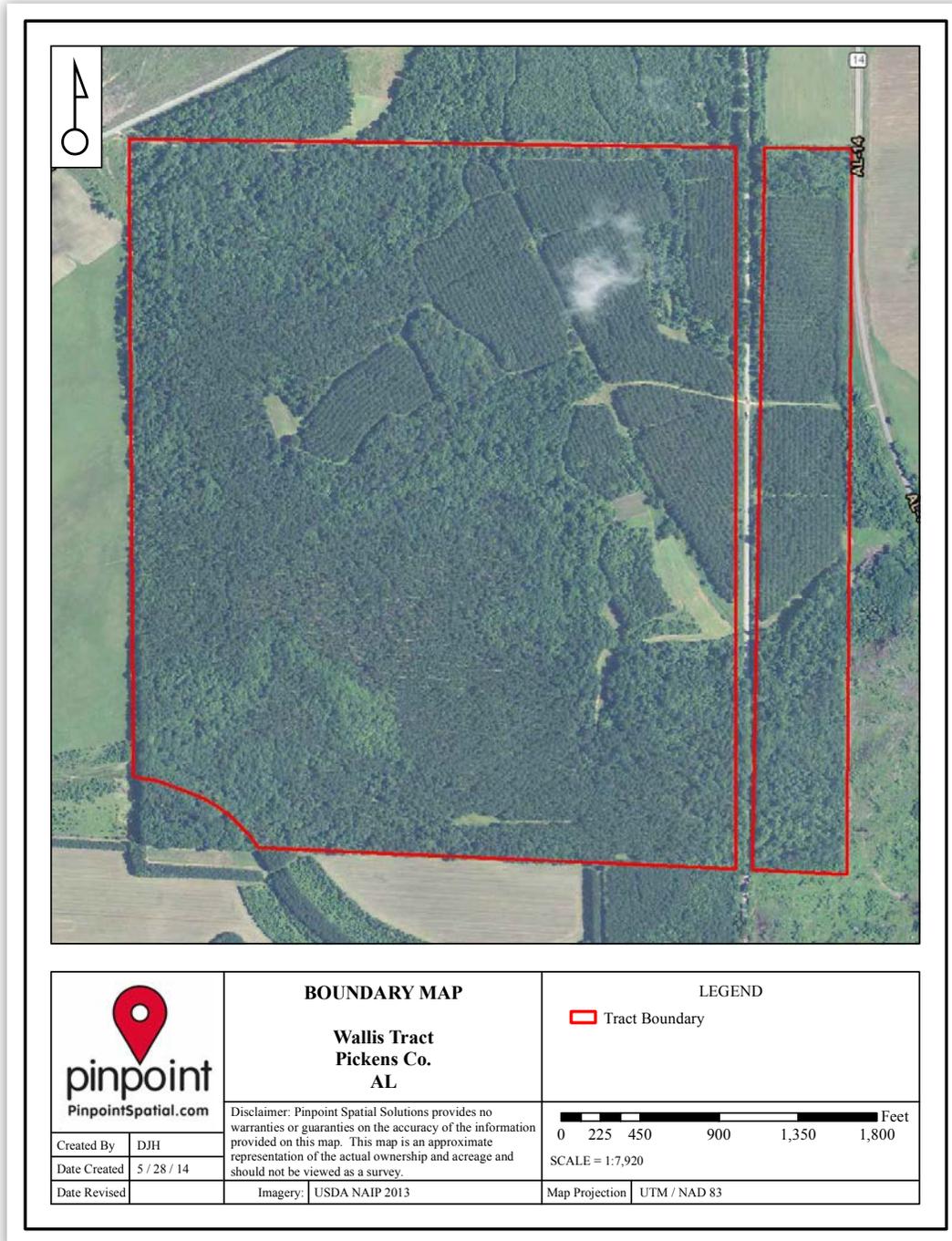
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## Boundary Map

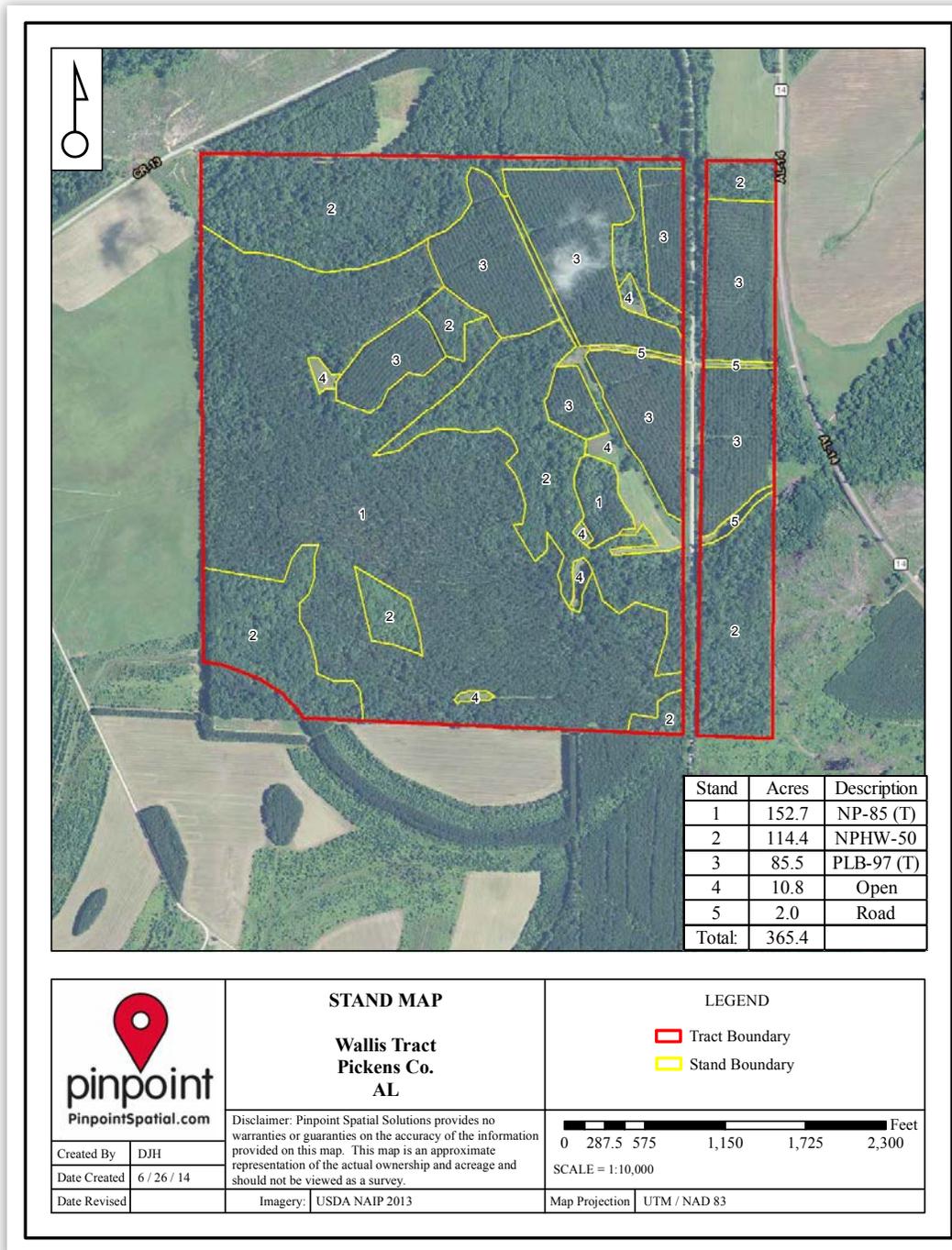


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## Stand Map

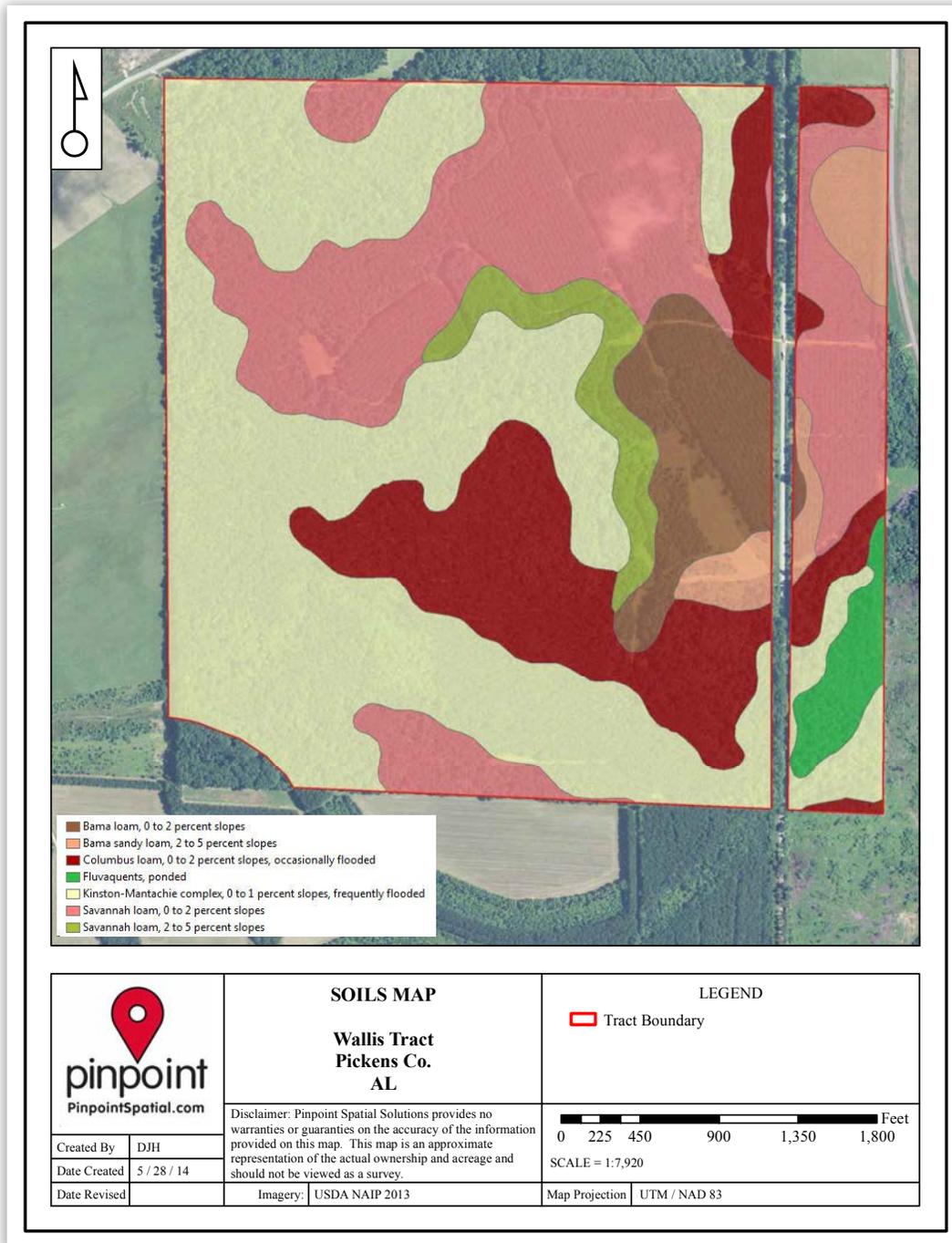


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## Soils Map

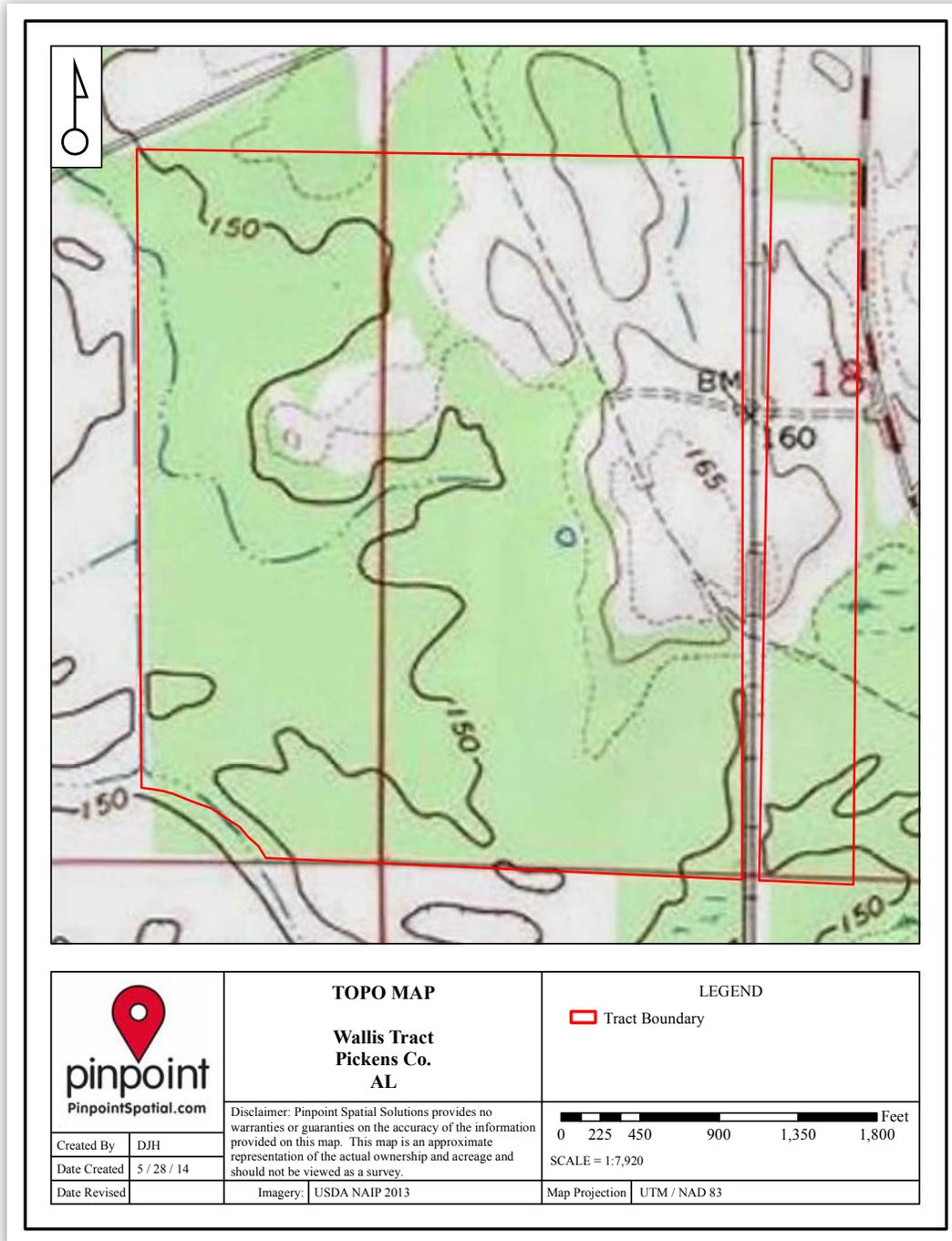


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## Topo Map



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## Photos



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