



# LOBLOLLY RIDGE

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

Offered by Sartain's Heritage Properties

**\$5,840,000**

## Property Overview

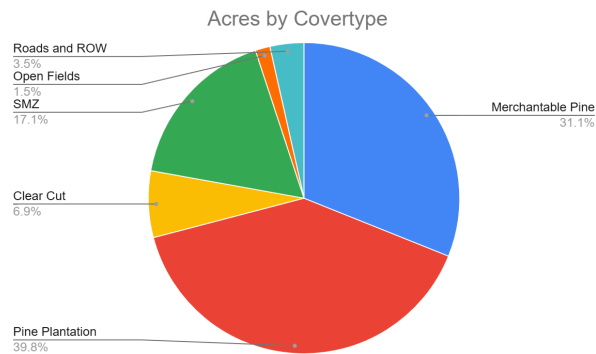
Loblolly Ridge is a 2,250± acre timberland tract located in Choctaw County, Alabama and Clarke County, Mississippi, situated in a proven and active wood basket supported by multiple regional sawmills. The property offers a strong combination of near-term harvest opportunity, long-term timber growth, 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

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## 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

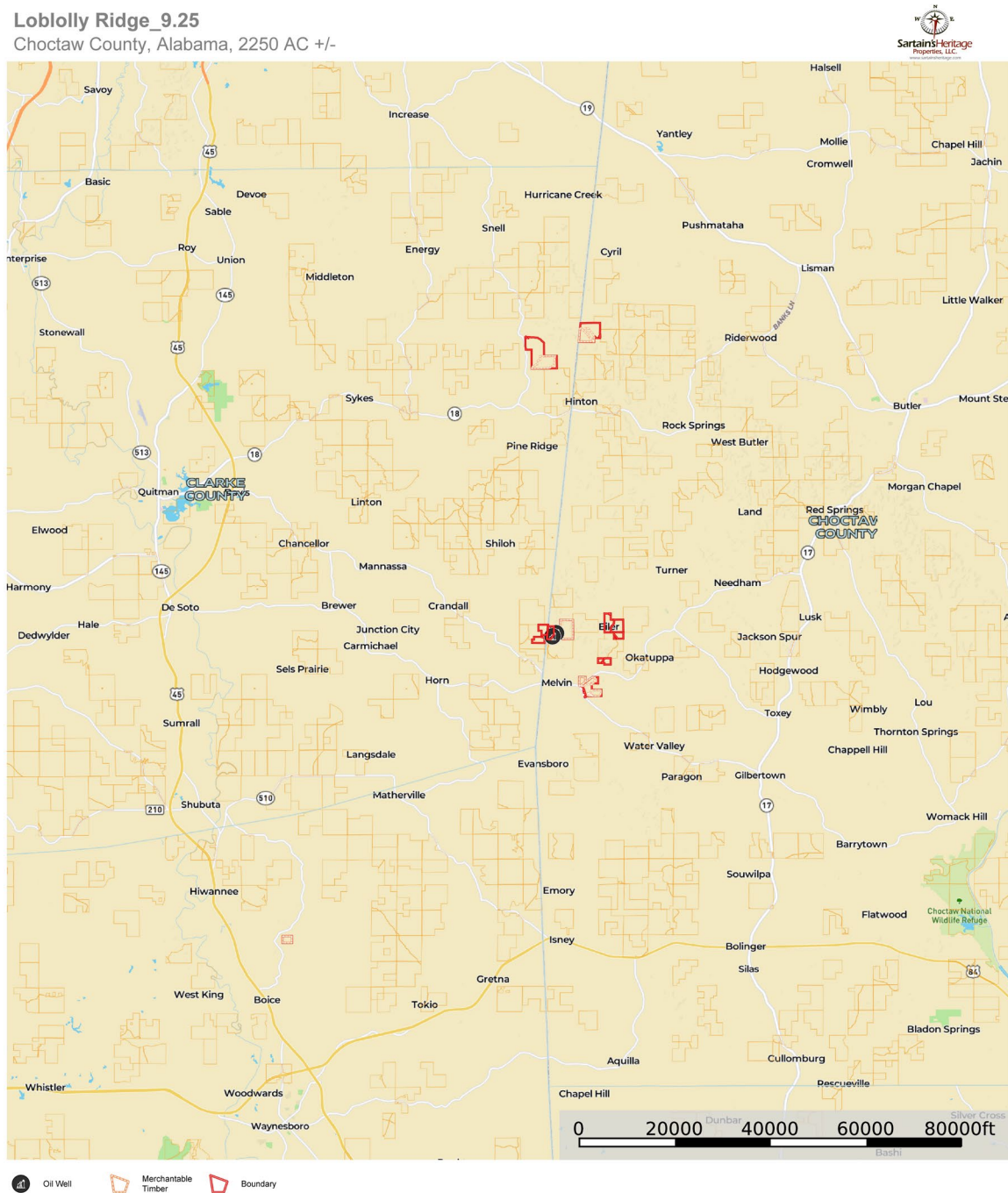
Opportunities that combine scale, merchantable timber, and long-term upside are becoming increasingly scarce in this market. Loblolly Ridge offers buyers flexibility, liquidity, and a clear path forward in a proven timber region.

Map Link: [Loblolly Ridge](#)

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## Loblolly Ridge\_9.25

Choctaw County, Alabama, 2250 AC +/-



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**id.** The information contained herein was obtained from sources  
 deemed to be reliable.  
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 completeness or accuracy thereof.

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