



M BAR

1,675± Acres | Choctaw County, Alabama

\$4,900,000

EXECUTIVE SUMMARY

The M Bar Tract is a 1,675± acre, highly managed timber and pasture property located in Choctaw County, Alabama. The Property offers a rare combination of mid-rotation and mature pine timber, well-maintained pastureland, excellent internal infrastructure, and strong recreational appeal.

M Bar has been intensively managed and improved, positioning it as a premium, multi-use land investment suitable for timber investors, high-net-worth recreational buyers, or family offices seeking long-term real-asset exposure.

PROPERTY OVERVIEW

- Total Acreage: 1,675± acres
- Ownership: M Bar LTD (with additional acreage held by MELALA, L.P.)
- Location: Choctaw County, Alabama
- Land Use Mix: Timberland, pasture, hardwood drains
- Access: Dual public-road access with developed internal roads

LOCATION & ACCESS

Public access from Melvin Road (East) and Hurricane Road (West). Well-maintained internal roads provide full access throughout the property.

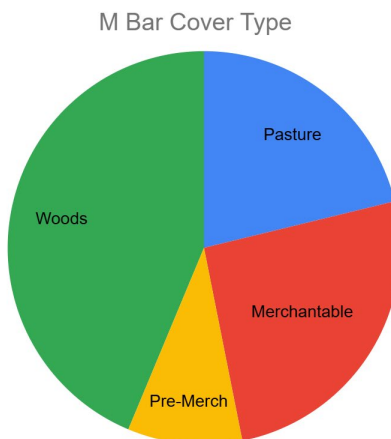
[**M Bar Map Link**](#)

LAND & TOPOGRAPHY

Rolling topography with natural drainage and approximately 355± acres of improved pastureland. Logged areas have been reclaimed and improved.

TIMBER OVERVIEW

Seven merchantable pine stands ranging from 17–40 years of age. Two pre-merchantable pine stands (1 and 5 years old). Mixed hardwood drains enhance wildlife and recreational value. Full inventory available upon request.



RECREATION & LIFESTYLE

Ideal for a lodge or camp with strong wildlife habitat and excellent internal access.

INVESTMENT HIGHLIGHTS

Diversified land use, balanced timber age classes, strong access, clean management history, and long-term exit flexibility.

CONTACT

Sartain's Heritage Properties

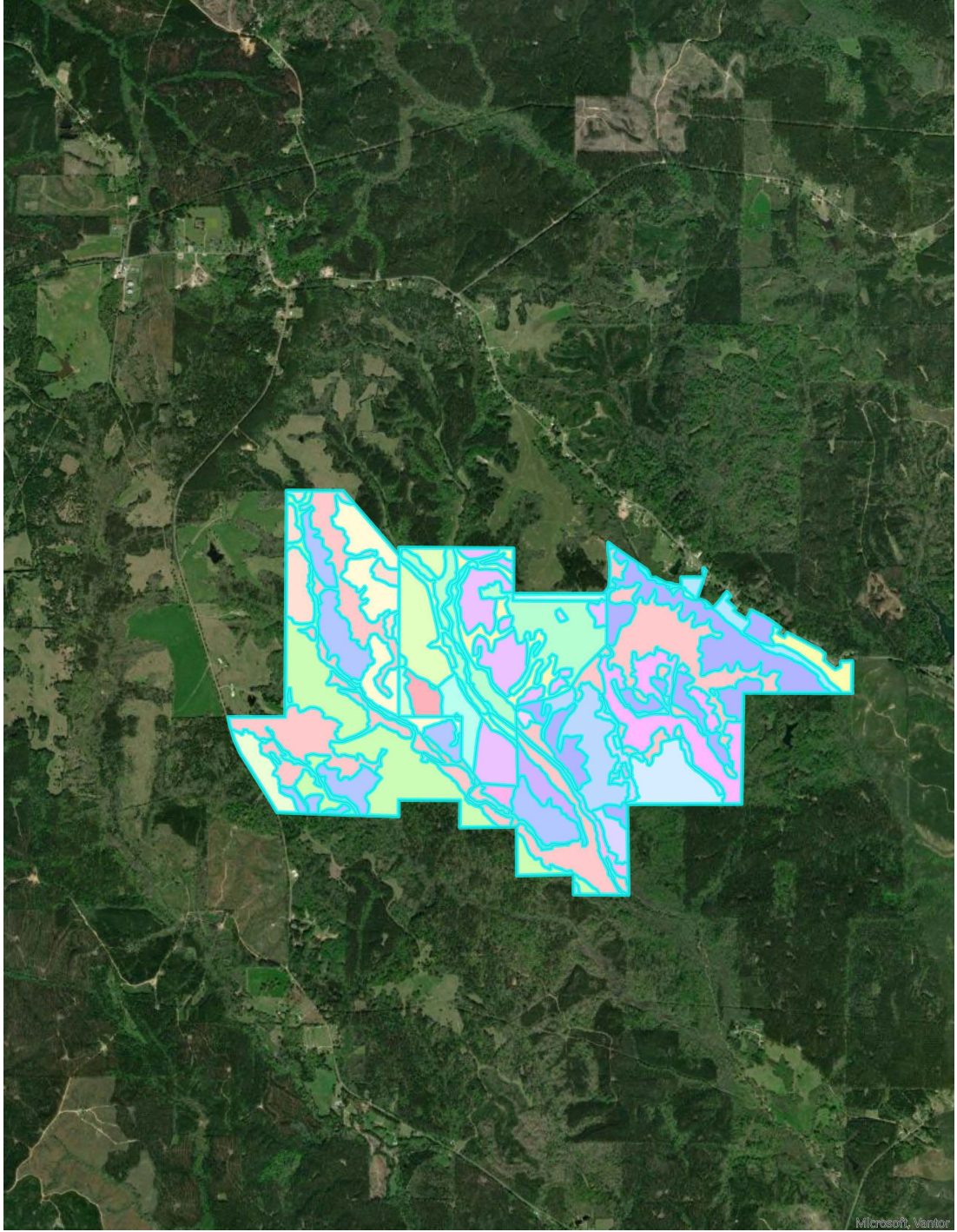
Joe R. Mallard jmallard@shpland.com

601.927.8222

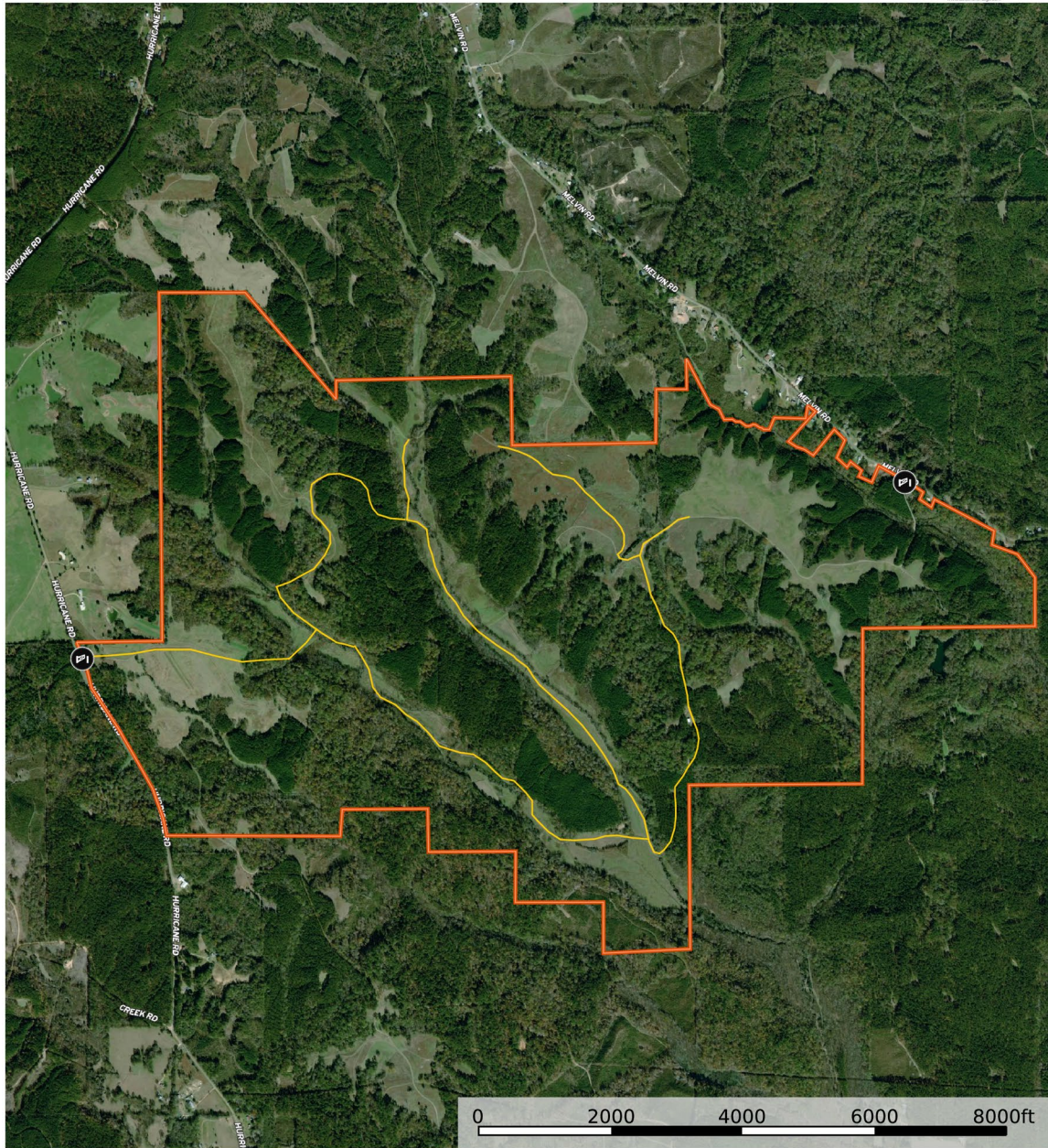
CONFIDENTIALITY & DISCLAIMER

This Confidential Offering Memorandum ("COM") is provided solely for the purpose of evaluating a potential acquisition of the M Bar Tract ("Property"). This document is confidential and intended only for qualified prospective purchasers. By accepting this memorandum, the recipient agrees not to reproduce, distribute, or disclose its contents without written consent from Sartain's Heritage Properties.

All information herein is believed to be accurate but is not warranted. Prospective purchasers must rely on their own due diligence. Acreages, boundaries, timber volumes, and values are approximate



MELALA_MBar
Choctaw County, Alabama, 1675 AC +/-



- Gate
- Primary Road
- M Bar LTD 1

