



Lusk Timberlands is located in Montgomery (624± acres) and San Jacinto (11,150 ± acres) Counties, Texas, totaling 11,774 ± gross acres. The property is being offered for sale in its entirety. Offers will not be considered for individual tracts.

The acreage is comprised of:

- 7,719± acres of pine plantations
- 1,549± acres of recent pine cutover
- 329± acres of natural pine/pine-hardwood
- 1,681± acres of hardwood
- 496± acres of non-forest land
- Seventy-nine percent of the total acreage is considered convertible to pine plantations.

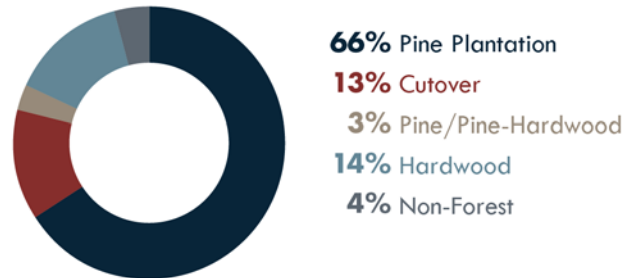
The upland acreage has a diverse age class distribution of pine plantations growing on Gulf coastal soils with an average, overall site index of 73 feet (base age 25). With an average plantation age of 13 years, Lusk is primed for immediate and continuous cash flow.

The plantation acreage includes:

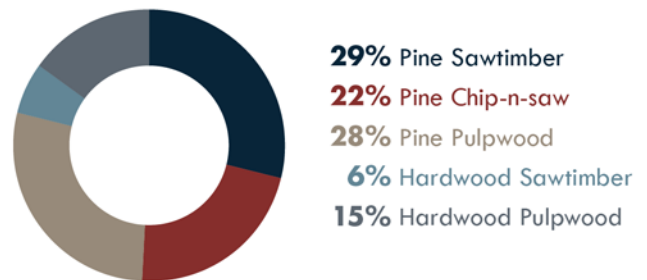
- 3,518± acres of merchantable pine plantations (≥12 years of age) with an average age of approximately 23.4 years and overall average site index of 65 (base age 25). These acres carry approximately 244,500 tons of pine volume equating to 70 tons per acre.
- 4,201± acres of premerchantable pine plantations (<12 years of age) with an average age of approximately 4.3 years and an average overall site index of 79 (base age 25).

Lusk has excellent practical access for forest operations. The property is accessed through a combination of public and private roads. The internal road systems are graded and suitable for all-weather use. The property exhibits favorable operability with potential for commercial thinning harvest activity.

Cover Type



Product Distribution



Pine Plantation Age Class Distribution

