



# REAL ESTATE

Fall 2024

## Land

— A place to invest, reconnect with nature, and create lasting memories. Your experiences become woven into the land, creating a legacy that lasts.



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[Cover photo by Jay Brittain](#)



## Message from Bill DeReu

Bill DeReu  
Vice President Real Estate,  
PotlatchDeltic

*At PotlatchDeltic, we take immense pride in curating unique parcels of land that not only showcase the natural beauty of our regions but also promise a myriad of possibilities for your real estate aspirations. Whether you're envisioning a tranquil retreat surrounded by nature's wonders or an investment in prime recreational land, our portfolio caters to a diverse range of preferences.*

*What sets PotlatchDeltic apart is our commitment to transparency, integrity, and personalized service. Our Preferred Broker Network is dedicated to assisting you at every step, ensuring a seamless and rewarding experience as you explore, purchase, and unlock the potential of these distinctive properties.*

*From the rolling hills of the South to the picturesque landscapes of Northern Idaho, each parcel tells a story of opportunity and growth. Discover a lifestyle that blends the best of nature, community, and recreational pursuits, all within your reach.*

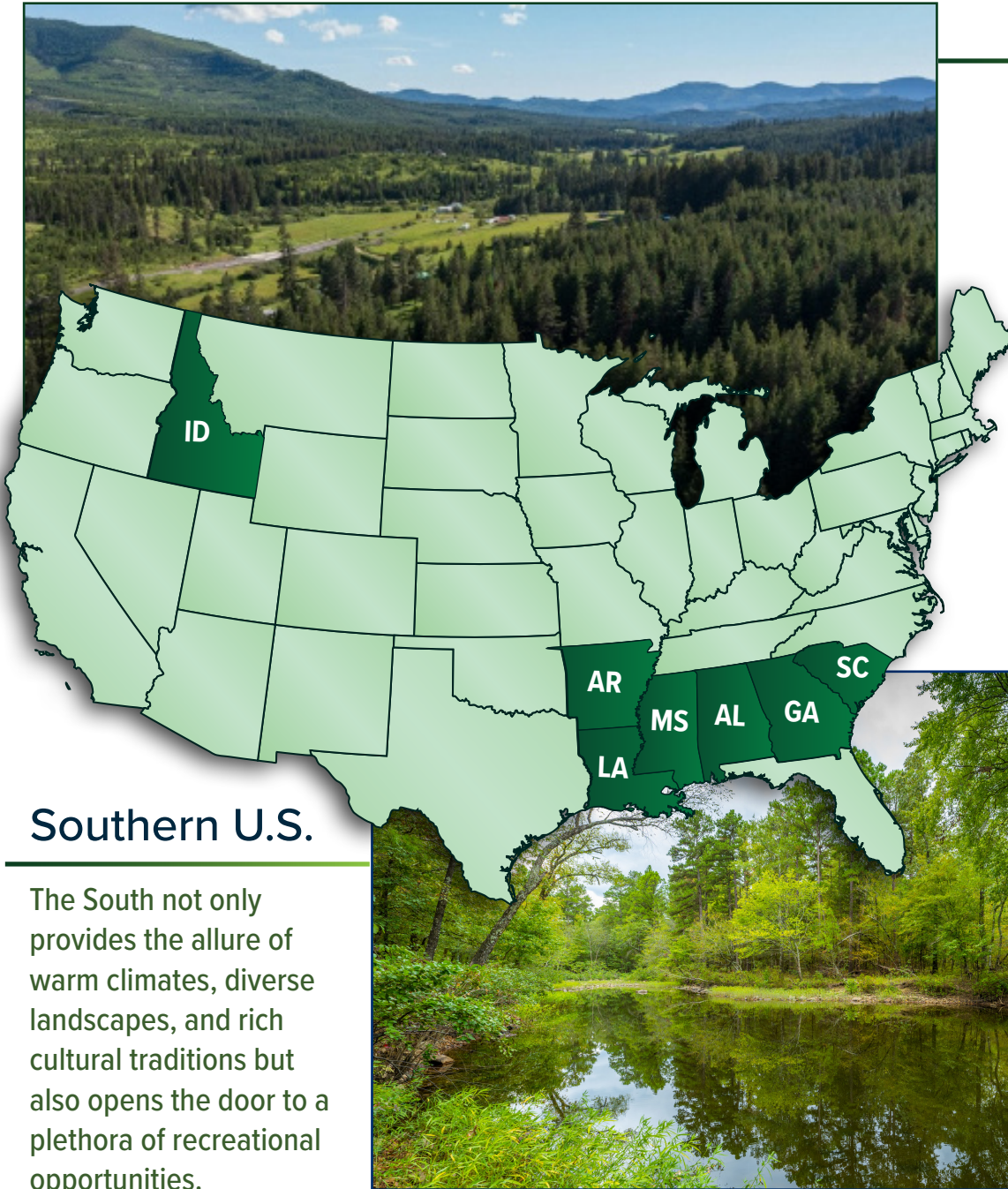
*I invite you to explore our latest offerings and embark on a journey towards a future filled with possibilities. Your dream property might be just a click away.*

*Thank you for considering PotlatchDeltic for your real estate ventures. We look forward to being a part of your journey as you make your mark in the world of land ownership.*

# REGIONS

## Northern U.S.

Northern Idaho offers a unique opportunity to embrace the tranquility of nature with its stunning landscapes, pristine lakes, and expansive forests, providing an ideal setting for outdoor enthusiasts and those seeking a peaceful retreat.



## Southern U.S.

The South not only provides the allure of warm climates, diverse landscapes, and rich cultural traditions but also opens the door to a plethora of recreational opportunities.

All properties shown are owned and being listed for sale by PotlatchDeltic Southern Timberlands, LLC, PotlatchDeltic Forest Holdings, Inc., PotlatchDeltic Timber, LLC, or PotlatchDeltic REIT Southeastern, LLC, or their wholly owned subsidiaries ("Owner"), all of which are wholly owned subsidiaries of PotlatchDeltic Corporation. None of the properties listed are owned by PotlatchDeltic Corporation. Price and availability are subject to change without notice, and Owner shall have no obligation to any prospective purchaser with respect to any property until such time as Owner and said prospective purchaser have entered into a legally binding purchase and sale agreement. Owner is not making any representations or warranties regarding the condition of the properties, and no such representations or warranties shall be deemed to be made by Owner unless and until the same are contained in said purchase and sale agreement. No offer to sell will be made, and no sale will be made, to residents in any state in which applicable registration or regulatory requirements have not been met. Void where prohibited by law. Broker participation welcome. Equal Housing Opportunity.

# BROKER SPOTLIGHT



**Mark McMillan**  
President and CEO of  
Advance Land and Timber,  
South Carolina



Learn more about  
Advance Land and Timber, LLC or its  
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## Advance Land and Timber, LLC

Founded in 2001, Advance Land and Timber, LLC is a market leader in Recreational, Timberland, and Farmland sales, with 900,000 acres sold throughout the Southeast. Advance is a full-service Real Estate brokerage with expertise in the sale and acquisition of rural land. With over 2,000 transactions since its inception, Advance brings an extensive knowledge and network of the Recreational and Investment Land market in the Southeast.

Headquartered in Lexington, SC, Advance is home to 28 agents with operating licenses in South and North Carolina, Georgia, Virginia, Alabama, Mississippi, Arkansas, Texas, and West Virginia. What started as a family run organization has grown to one of the top producing Land brokerages in the country.

Mark McMillan, President and CEO of Advance Land and Timber, has been working in the timberland industry since 1987. Prior to Advance, Mark spent 9 years as the VP of Sales for a large Commercial Insurance Brokerage specializing in the Forest Products Industry. A graduate of the University of South Carolina School



of Finance, Mark resides in Lexington with his wife of 32 years, Kim, his 4 children, and 3 grandchildren. Mark is an avid outdoorsman and supporter of Fellowship of Christian Athletes where he sits on multiple councils providing hunts and mentorship to the next generation of young professionals.

The team at Advance Land and Timber is thrilled to be a part of the PotlatchDeltic PreferredBroker Network in South Carolina and looks forward to bringing PotlatchDeltic's properties to the market and finding the perfect opportunities for our buyers.



Advance Land and Timber Listing

### **Landis South Tract Fairfield County, South Carolina**

#### **LANDIS SOUTH TRACT**

The Landis South Tract spans 137 acres in Fairfield County, SC, nestled between Winnsboro and Lake Monticello. Over 70% is a thriving pine plantation nearing its first thinning, with mature hardwoods along Morris Creek and a 2,400-foot powerline corridor. Accessed via a gated entrance on Landis Road, the property features food plots along the powerline, ATV trails to the creek, and scattered plots in the hardwoods. It offers 100 acres of 14-year-old pine, 32 acres of hardwoods, and 5 acres in the powerline corridor, providing both investment and recreational opportunities.



# FEATURE STORY

## What to Consider When Purchasing Recreational Land

When considering the purchase of recreational land, you're likely envisioning a place where you can enjoy outdoor activities and create lasting memories. However, to ensure you make a wise investment, it's important to evaluate several key factors. Here's what you should keep in mind when buying recreational land.

### ***Location Matters***

The location of your recreational land is vital, influencing both your access to the property and the types of activities you can enjoy. Think about the distance from your primary residence, as it will impact how often you can visit. Additionally, consider how far you want to be from essential services like grocery stores, gas stations, medical facilities, and other conveniences. Being closer offers convenience, while being farther away provides privacy.

Accessibility is another crucial aspect. Assess whether there are maintained roads leading to the property and if it remains accessible throughout different seasons. This will determine how easy it is to reach your land and how comfortable your visits will be.

### ***Defining Your Purpose***

Before making a purchase, clarify the purpose of the recreational land you're considering. Are you planning to use it for hunting, fishing, camping, family gatherings, or perhaps building a cabin?

Each purpose comes with specific needs, so ensure the land meets the requirements of your intended activities. For example, if hunting is a priority, choose a property that is large enough and attracts the wildlife you're interested in.

### ***Natural Features and Environmental Factors***

Many recreational properties boast natural features like timberlands, rivers, lakes, or mountains. Consider which features align with your interests. For instance, a nearby river or pond might be ideal if you enjoy fishing, while a wooded area might be more appealing if you want to build a secluded cabin.

Also, be aware of any environmental considerations, such as protected species or wetlands on the property. Familiarize yourself with regulations or restrictions that could affect your plans for developing the land.



### **Utilities and Infrastructure**

Understanding the availability of utilities and infrastructure is crucial, especially in remote areas where services might be limited. You may need to explore alternative solutions like solar power or well water if utilities aren't readily available.

Additionally, take note of any existing structures or improvements, such as sheds, roads, or fences. These can be beneficial but make sure they are in good condition and fit your plans for the property.

### **Legal and Zoning Considerations**

It's essential to research the legal aspects and zoning regulations associated with the land. Ensure the property is zoned appropriately for your intended use and check for any restrictions or easements that could affect your plans. Consulting with local authorities or a legal professional can help you avoid potential issues.

### **Budget and Financing**

Determine your budget for purchasing recreational land, and consider additional costs like taxes, insurance, maintenance, and future development. Explore financing options, including loans, to ensure your purchase fits within your financial plans.

### **Final Thoughts**

Investing in recreational land can be a rewarding experience, offering a space to relax, enjoy nature, and pursue your favorite outdoor activities. At PotlatchDeltic, we always recommend working with a knowledgeable professional, such as one of our [Preferred Brokers](#), to guide you through the process and help you make an informed decision.





# ARKANSAS



## Hwy 321 Beebe – 172 Acres in White County, AR

Discover an exceptional 172-acre property located just outside the growing town of Beebe, White County. With its strategic positioning and impressive road frontage, this land offers immense potential for development or long-term investment.

Situated in a rapidly expanding area, this property provides convenient access to major highways and local amenities, positioning it perfectly for future growth. The property boasts approximately one mile of frontage on Highway 167 and a quarter mile on Highway 321, offering outstanding visibility and easy access for a variety of ventures. With extensive frontage and significant size, the property is ideal for commercial, residential, or mixed-use development. Its strategic location ensures consistent high traffic and prime exposure. Essential utilities are readily available, making this property ready for immediate development.

Don't miss this unique chance to acquire a property that combines size, location, and potential.

- DDK Forestry & Real Estate



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# SHOWCASE



## Baskin Creek - 79.5 Acres in Yell County, Arkansas

Nestled in Yell County, this property is a prime location for hunting enthusiasts, offering a unique combination of duck and deer hunting opportunities along with Baskin Creek frontage. The creek runs down the western portion of the land, and during periods of flooding, it becomes a magnet for waterfowl, making it ideal for duck hunting. Deer are also abundant, with signs of activity found throughout the property, creating a diverse and exciting hunting experience.

The recent timber harvest opens up possibilities for the new owner to create custom food plots, designed to attract and retain wildlife year-round. This flexibility allows for personalized land management, making it easier to cultivate a thriving habitat for game. Additionally, with access to both power and fiber optic, the property is not only set up for outdoor activities but also for future development or potential improvements.

Located just a few miles from the Petit Jean River Wildlife Management Area, hunters will have even more opportunities to explore diverse terrain and target a range of game. The tract's strategic position is also convenient, being only 41 miles from Russellville, 50 miles from Conway, and 66 miles from Little Rock, making it an accessible getaway for those seeking an escape into nature. Whether you're looking for a personal hunting retreat or an investment in recreational land, this Yell County property is packed with potential. - DDK Forestry & Real Estate



# GEORGIA



## Fryer Road - 268 Acres in Talbot County, GA

Nestled just outside of Manchester, GA, the Fryer Road Tract is a remarkable 268-acre property offering an ideal blend of timber investment and recreational opportunities. Accessible via Fryer Road and conveniently located just 30 miles northeast of Columbus and 40 miles south of Newnan, this tract is perfectly positioned for those seeking both investment value and outdoor enjoyment.

The property features well-established Loblolly Pine plantations known for their exceptional growth and genetics, setting the stage for future timber harvests. Additionally, ±49 acres of lush natural hardwood bottoms enhance the tract's appeal, providing diverse wildlife habitats, particularly for deer, and adding to its scenic beauty.

Whether you're looking to invest in timber or seeking a retreat for hunting, hiking, or other recreational activities, the Fryer Road Tract offers a unique opportunity. Don't miss out on this exceptional property that perfectly combines investment potential with outdoor adventure.

- Forest Resource Consultants



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# SHOWCASE

## [Lazer Creek - 686 Acres in Talbot County, GA](#)



The Lazer Creek Tract is a remarkable 686-acre property with road frontage on both GA Hwy 41 and Fryer Road, offering an exceptional blend of timberland investment and recreational enjoyment. With well-maintained rocked road systems providing easy access throughout, this property is a dream for both investors and outdoor enthusiasts.

The tract is home to young pines with excellent timber investment opportunities, featuring Loblolly Pine plantations from 2019, 2021, and 2024. Additionally,  $\pm 104$  acres of mature 1993 Loblolly Pine are ready for harvest, making this a valuable asset for those seeking long-term returns.

Recreational opportunities abound on this property, with 1 mile of stunning creek frontage on both sides of Lazer Creek, including a natural swimming hole that adds to the land's charm. Wildlife thrives in this diverse habitat, making it an ideal location for hunting, hiking, or simply enjoying the great outdoors.

Conveniently located just outside of Manchester, and only 30 miles northeast of Columbus and 40 miles south of Newnan, the Lazer Creek Tract offers the perfect balance of seclusion and accessibility. Don't miss your chance to own this exceptional tract of land that combines investment potential with unparalleled recreational opportunities. - *Forest Resource Consultants*



# GET OUTDOORS

MAKING THE MOST OF YOUR LAND



## *Embrace the Hunt*

There's more to a successful deer hunting season than just the hunt. By following these tips, you'll create lasting memories and enjoy every moment.

Let PotlatchDeltic's Preferred Broker Network help you find the perfect recreational property for your next hunting adventure.

### **Prep is Essential**

**Gear Up:** Invest in good-quality hunting gear. This includes a reliable rifle or bow, appropriate clothing for the weather, and essential accessories like a first-aid kit, a hunting knife, and binoculars.

**Scout First:** Before the hunting season begins, familiarize yourself with the hunting sites. Look for evidence of deer activity, such as feeding sites, droppings, and tracks. Use trail cameras to monitor deer movements.

**Physical Fitness:** Hunting deer can involve strenuous physical activity. Frequent physical activity and exercises that improve your stamina will help your long hours in the field and improve your chances of success.



## Prioritize Safety

**Know the Rules:** Always comply with local hunting laws. This includes getting the required licenses, honoring the hunting seasons, and adhering to bag restrictions.

**Wear Blaze Orange:** Wear blaze orange clothing to increase visibility and safety. Because other hunters can see you, there is less chance of an accident.

**Tree Stand Safety:** Always wear a safety harness and make sure the tree stand is secure if you're using one. The most common source of hunting injuries are related to tree stands.

## Hunt with Friends and Family

**Build Camaraderie:** Hunting with loved ones or friends can enhance the experience. Give advice, encourage one another, and rejoice in victories as a group.

**Coach a Novice Hunter:** If you're a seasoned hunter, consider coaching a novice. Your hunting outings will take on a new meaning when you teach someone the ropes, and it may be a really gratifying experience.

## Respect Nature and Wildlife

**Ethical Hunting:** Make sure to take down deer as soon as feasible in a humane manner and make use of as much of the collected meat as you can. This demonstrates regard for both the sport and the animal.

**Leave No Trace:** Maintain a clean environment. Remove all your trash and try to leave as little trace as possible in the natural world.

## Get Outdoors



## Savor Your Harvest

**Field Dressing:** To maintain the meat's quality, become knowledgeable about the right field dressing methods. In the field, processing must be done quickly and effectively.

**Adventures in Cooking:** Venison, or deer meat, is flavorful and adaptable. To truly enjoy your harvest, experiment with different recipes and cooking techniques. Celebrate the season's success by having dinners with loved ones and friends.

## HAPPY HUNTING!



# ADDITIONAL LISTINGS



## **Bovill, Idaho - 16 Acres**

### **SANDERSON ROAD PARCEL 3**

Escape to your own 16+ acre timbered retreat near Bovill! Surrounded by lush trees and complete privacy, this hidden gem offers easy road access and nearby power—perfect for those seeking a secluded haven in nature.

[>> Link to property](#)

Listed with Latah Realty

## **Cassatt, South Carolina - 208 Acres**

### **LYNCHEs TRACT**

Boasting great ecological diversity and wildlife habitat, including a small creek running through the hardwood drain, this property is teeming with natural beauty and wildlife. Moreover, with its generous size and picturesque surroundings, the Lynches Tract is an ideal setting for a rural retreat or permanent residence.

[>> Link to property](#)

Listed with Compass South Land Sales



## **Lafayette, Alabama - 207 Acres**

### **207 ACRES IN CHAMBERS COUNTY**

This 207± acre property in Chambers County, Alabama, offers a diverse wildlife habitat with upland pine, hardwood drains, and an excellent road system. Bordered by Chatahospee Creek, this land is ready for your next hunting season.

[>> Link to property](#)

Listed with Southeastern Land Group

## **Bernice, Louisiana - 37 Acres**

### **MARIOLA TRACT**

Discover the Mariola Tract in Union Parish, Louisiana—perfect for a dream home, farm, or recreational getaway. This 28-acre loblolly pine stand, planted in 2021, is complemented by mixed pine-hardwood along a small creek. With easy access, utilities, and multiple possibilities, this property is ready for your vision.

[>> Link to property](#)

Listed with United Country Neeley Forestry Service Inc.





# ADDITIONAL LISTINGS



## **Orofino, Idaho – 20 Acres**

### **BANDMILL HEIGHTS PARCEL 3**

Discover your 20-acre paradise in the sought-after Bandmill Loop Road area between Orofino and Pierce, Idaho. With underground power, preliminary perc tests, and no CCRs, you have complete flexibility to build or use the land as a recreational haven.

[>> Link to property](#)

Listed with United Country – Musick & Sons

## **Calder, Idaho – 6 Acres**

### **ST. JOE RIVER ROAD PARCEL**

Escape to your own private haven along the scenic St. Joe River Road. This pristine parcel has a level build site with a small stream and offers privacy, serenity, and breathtaking mountain views. With world-class fly fishing, hunting and outdoor recreation right out your door, this rare gem could be your gateway to adventure in Idaho's natural beauty.

[>> Link to property](#)

Listed with Northwest Land & Lifestyle Properties



## **Canton, Mississippi - 79 Acres**

### **78.7 MADISON**

This 78.7± acre gem in North Madison County, MS is a blank canvas for your ideal hunting property and long-term investment. With healthy 3-year-old pines, abundant road frontage, and the potential to create multiple entrances and food plots, this tract offers endless possibilities for development.

[>> Link to property](#)

Listed with Tom Smith Land and Homes

## **Star City, Arkansas - 93 Acres**

### **BRADSHAW BRAKE**

Nestled just off Alexander Road, Bradshaw Brake offers 94 +/- acres of prime hunting land filled with opportunity. Located a short drive from Star City and only 22 minutes from Pine Bluff, this exceptional property is also just 1 hour and 23 minutes from Little Rock, making it an accessible retreat for outdoor enthusiasts.

[>> Link to property](#)

Listed with DDK Forestry & Real Estate



**Visit [www.potlatchdelticlandsales.com](http://www.potlatchdelticlandsales.com) to view more properties.**



# BROKER LOCATIONS



Preferred  
**BROKER**

## **ALABAMA**

### **Southeastern Land Group**

16396 Highway 280 West  
Dadeville, AL 36853

[256-825-4331](tel:256-825-4331)

[Website](#) | [Broker Profile](#) | [Contact](#)

## **ARKANSAS**

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### **DDK Forestry & Real Estate**

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Little Rock, AR 72211

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## **GEORGIA**

### **Forest Resources Consultants, Inc**

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## **IDAHO**

### **Latah Realty**

128 East Third Street  
Moscow, ID 83843

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### **United Country - Musick & Sons**

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### **Northwest Land & Lifestyle Properties**

1239 St. Joe River Road  
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