

HDJ LAND

LEWIS SMITH LAKE



Presented by:

David Crabtree
Principal Broker
(615) 415-6146

dcrabtree@brooksideproperties.com

Matt Eads
Affiliate Broker
(615) 587-7330

meads@brooksideproperties.com

BROOKSIDE PROPERTIES, INC
2002 Richard Jones Road ❖ Suite C-200 ❖ Nashville, Tennessee 37215
Telephone: (615) 352-3300 ❖ Facsimile: (615) 312-0991

Introduction and Disclaimer

HDJ Capital Partners, Ltd. (“HDJ Land”) & Shoreline Properties, LLC

INTRODUCTION / DISCLAIMER

The information contained herein, and any updates, collectively referred to as the Information Packet (“IP”) has been compiled by Brookside Properties, Inc. (“Broker”). This information is intended solely for the confidential use of only those persons to whom it is transmitted (“Recipients”) and may not be used by any other person or entity for any other purpose or otherwise reproduced. By accepting delivery of this IP, the Recipient agrees not to reproduce this IP (in whole or in part) or to divulge any of the contents or information hereof to any person other than the Recipient’s assigned agents for the sole purpose of evaluating the purchase of HDJ Land & Shoreline Properties, LLC listed property described herein as the (“Property”).

The Recipient of any information contained within this IP agrees to take reasonable action to preserve the confidential nature of this information and if such person does not agree then such person shall promptly return this without reproduction or retention of the same.

This Information Packet is solely intended to provide interested parties with preliminary information only and is not a solicitation of offers and does not constitute an offer to sell. The delivery of this material to any person shall not create any agency relationship between such person and Broker, HDJ Land, or Shoreline Properties, LLC. Broker and its designated licensees employed by or associated with Broker represent solely the interests of HDJ Land and/or Shoreline Properties, LLC in the sale of Property.

While the information contained within the IP is believed by Broker to be accurate, HDJ Land, Shoreline Properties, LLC and Broker expressly disclaim any and all liability for representations, expressed or implied, contained in, or for omissions from, this IP or any other written or oral communications transmitted to any interested party in connection with the purchase and sale of Property. The land is being sold in an “AS-IS, WHERE-IS, WITH ALL FAULTS” condition and only those particular representations and warranties which may be made by HDJ Land or Shoreline Properties, LLC in a purchase and sale contract, when and if one is executed, and subject to such limitations and restrictions as may be specified in purchase and sale contract, shall have any legal effect. All offers shall be based on the offeror’s own investigation of any property offered herein and not on any representation made by any agent of HDJ Land, Shoreline Properties, LLC, or Broker.

All prospective purchasers are specifically advised to refrain from exclusive reliance on the information provided herein as a basis for making an offer on the Property. In making a purchase decision investors must rely on their own examination of the information, the Property and the terms of the offering, including the merits and risks involved. Prospective purchasers should not construe the contents of this IP as legal, tax, investment or other advice. Each investor should make its own inquiries and consult its own advisors as to the information contained within this IP, the Property, and as to legal, tax and related matters concerning this potential investment.

Statements in this IP are made as of the date this IP was originally prepared unless stated otherwise and neither the delivery of this IP at any time nor any sale hereunder shall under any circumstances create an implication that the information contained herein is correct as of any time subsequent to such date. HDJ Land, Shoreline Properties, LLC nor Broker does not undertake any obligation to update any of the information contained herein.

Lewis Smith Lake

Lewis Smith Lake is an Alabama Power Co. Reservoir located in Cullman, Walker and Winston counties, Alabama. Smith Lake is less than 1 hour from Birmingham and Huntsville, 2 ½ hours from Nashville and Chattanooga, 3 hours from Atlanta, and 4 hours to Memphis, Knoxville, or the coast of Alabama.

Smith Lake was created by the construction of the Lewis Smith Dam in 1961 and is the largest earthen dam in the eastern United States. The Sipsey Fork of the Black Warrior River was dammed to create more than 500 miles of shoreline on a three fingered lake with the Sipsey River making up the left fork, Rock Creek the middle fork and Ryan Creek the right fork. Part of Smith Lake is in Bankhead National forest including three National forest Recreation areas, Corinth, Clear Creek and Houston.

Smith Lake consists of over 21,000 acres of lake and is very deep (400' in some areas) and may hold more water than any Alabama lake. The lake has also been recognized as one of the nation's cleanest lakes ranking as high as third.

Over 70 species of fish swim in Smith Lake. The dominant recreational fish species are spotted bass, large mouth bass, crappie and blue gill. Gulf coast striped bass and Florida large mouth bass have been stocked in Smith Lake since 1980. Smith Lake is an excellent fishing lake and draws fishermen from all over the southeast. Five world fishing records have been established on Smith Lake. Each year several champion fishing tournaments are held on the lake.

Sources:

American Publishing Property Guide and other internet sources

HDJ Parcel

24

2804170001085000

Salient Facts:

Tax Acres:

63

Shoreline Linear Feet:

6,500

Shoreline Miles:

1.2

Location:

HDJ Assigned #:

24

Smith Lake Map

S-14

Coordinates:

Plat Book Page:

102

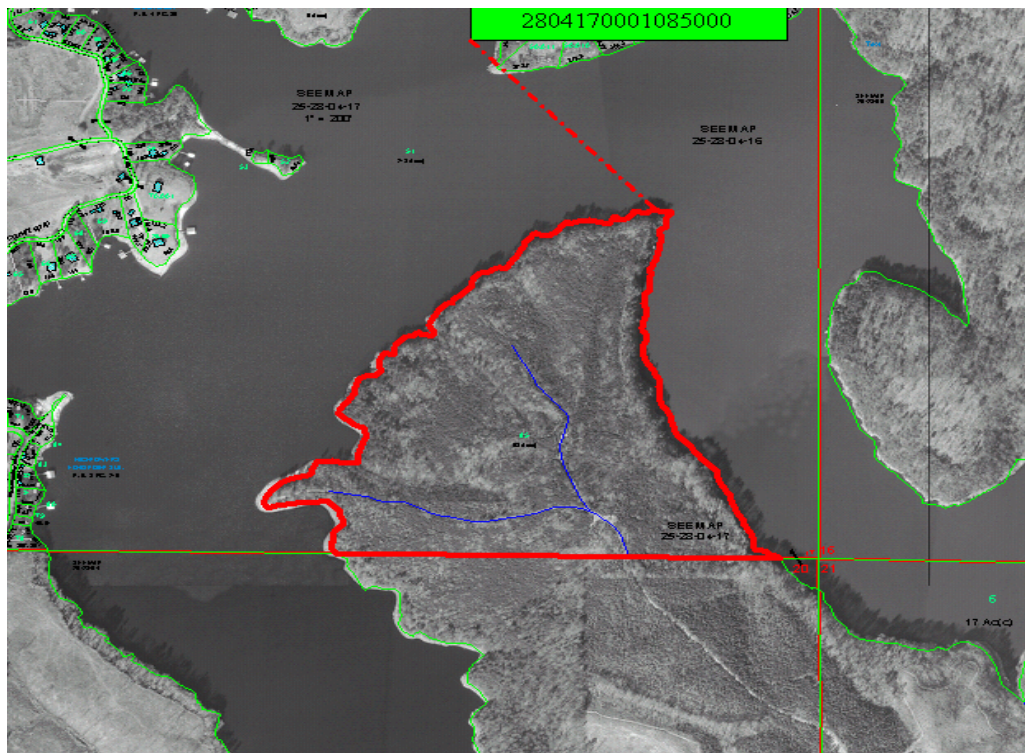
Plat Book S-T-R:

17-12-5w

Plat Book

Description:

**All that part of the SE
1/4 bounded by Smith
Reservoir & lying above
the 510' contour above
mean sea level**



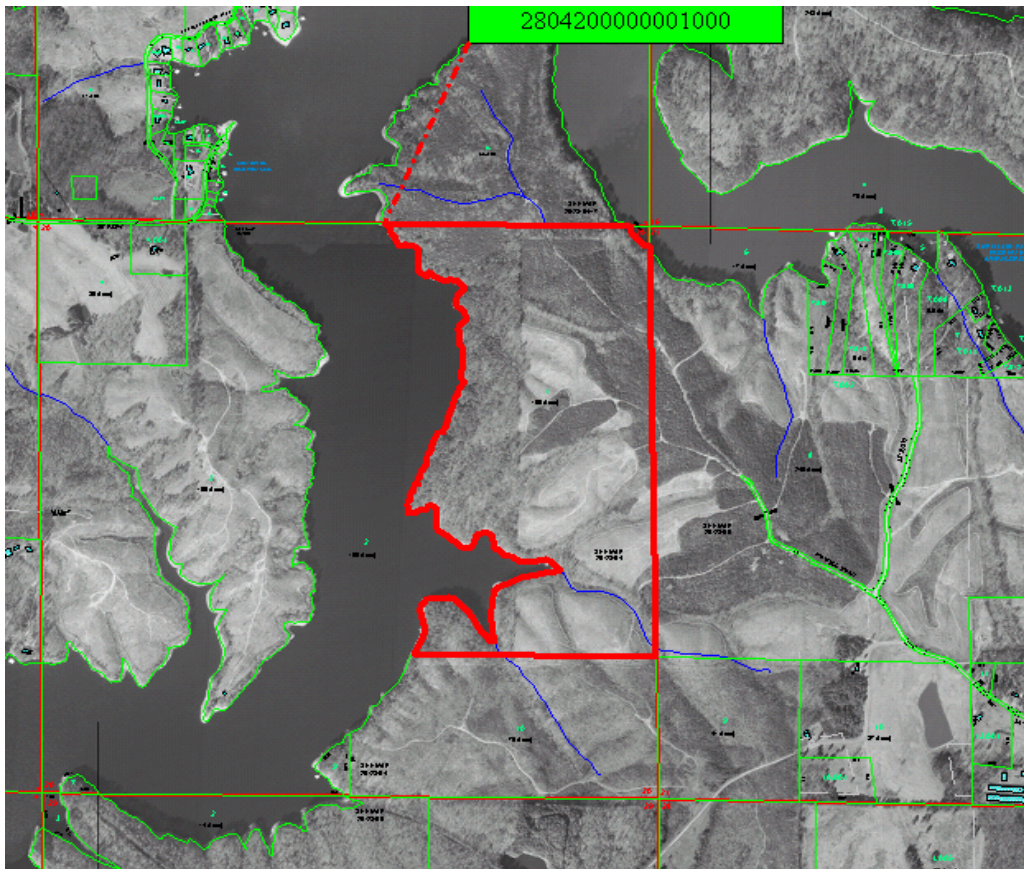
HDJ Parcel
13 a-c
2804200000001000

Salient Facts:

Tax Acres: **159**
Shoreline Linear Feet: **7,800**
Shoreline Miles: **1.5**

Location:

HDJ Assigned #: **13 a-c**
Smith Lake Map **S-14**
Coordinates:
Plat Book Page: **104**
Plat Book S-T-R: **20-12-5w**
Plat Book **NE 1/4 and N 1/2 of SE 1/4 (SW 1/4 of NE 1/4; NW 1/4 of SE 1/4)**
Description:



HDJ Parcel
35 a
2805210000008000

Salient Facts:

Tax Acres: **143**
Shoreline Linear Feet: **2,015**
Shoreline Miles: **0.4**

Location:

HDJ Assigned #: **35 a**
Smith Lake Map **T-15**
Coordinates:
Plat Book Page: **104**
Plat Book S-T-R: **21-12-5W**
Plat Book **NW 1/4 of NW 1/4; S**
Description: **1/2 of NW 1/4; N 1/2 of**

