

Matre Forestry Consulting, Inc. Listing Overview

+396 Acres in Harris County GA, Mulberry Ossahatchie Tract

6/25/2022

Agent: Mike Matre, Broker (GA & AL), Registered Forester (GA & AL), Accredited Land Consultant with the Realtors Land Institute, Member Association of Consulting Foresters and the Society of American Foresters. Cell 229-869-1111 mike@matreforestry.com

Disclaimer: All information is provided as a courtesy to prospective buyers and is from sources deemed reliable, however, the accuracy of the information is not guaranteed.

Notices: Shown by appointment only. Please do not enter the property without permission from Matre Forestry Consulting, Inc. When entering/inspecting the property you do so at your own risk.

Location: Harris County GA

Tract Name: Mulberry Ossahatchie Tract (aka Mary Harris Tract), Harris GA 396

Acres: 396.1 +- (Source: GIS Timber Management Map)

Webpage: <https://www.matreforestry.com/properties.html>

Price: \$1,648,000

Price per Acre: \$4161 per Acre

Narrative Description: The +396 acre Mulberry Ossahatchie Tract has been in the same family for generations and is located in highly desired southern central Harris County Georgia. This fine timber and hunting property with rustic cabin offers an amazing +-1.6 miles of frontage on the gorgeous Mulberry Creek and the gorgeous Ossahatchie Creek, with the two creeks converging on the property! Add to that +-0.3 miles frontage on both sides of Whetstone Branch and miles of smaller creeks, and you have a property with great water resources, a must for big deer. The tract has +-246 feet of frontage on scenic Landress Drive (graveled), which ends just north of the property. Just +-0.6 miles from the property entrance is US Highway 27, and the property is conveniently located just minutes from Columbus GA, Callaway Gardens, Franklin D. Roosevelt State Park, Pine Mountain, the Chattahoochee River, Wildlife Management Areas, and more. Harris County Georgia is not only a great county for outdoor enthusiast, but with an excellent school system and nice communities, Harris County is great place to live, for both retirees and those raising a family.

The properties timber resources range from mature natural hardwood and pine to pre-merchantable loblolly, longleaf, and hardwood. Harris County GA is a trophy buck managed county, and this fine property has all you need to develop one of the finest hunting properties in the county. Multiple potential lake or pond sites exist, and the property is ideal for a private hunting preserve and/or an estate on large acreage. Power is on the property at the existing cabin, and there are countless aesthetic homesites throughout the property. There are great soils and topography for timber growing and wildlife management, and for conversion to pasture or other agriculture purpose if that is an interest.

With significant development pressure in Harris County, the Mulberry Ossahatchie Tract is an ideal candidate for a permanent conservation easement. The property is zoned A1 (Agriculture and Forestry) and is not restricted by a Permanent Conservation Easement, Conservation Use Value Assessment, or the Forestland Protection Act Program. Forming part of the east boundary is frontage along the planned Rails to Trails project, which ultimately will extend from the Meriwether County line to the Columbus-Muscogee County line, and possibly further south in the future.

The property has excellent internal access via a network of primary woods roads, secondary woods roads, trails, and firebreaks. The roads were recently graded and improved, with water bars installed where needed on slopes to minimize erosion.

By the Acres +- (see timber map):

- 257 Acres of Upland Pre-Merchantable Planted and Natural Regen (mix of planted longleaf, natural loblolly regeneration, and natural hardwood regen), providing a variety of desirable wildlife habitat plus future income.
- 111 Acres Mature Natural Hardwood with some Pine (Upland, Slope (Cove), and Bottom). Heavily timbered, with a significant white and red oak component.
- 18 Acres of Mature Upland Natural Pine. This valuable and aesthetic stand surrounds well located +-3.2 acre food plot in the center of the tract and at the headwaters of two game rich tributaries to the Ossahatchie Creek.
- 10 Acres of Open (Managed food plots and misc. non timbered open that could be left wild or converted to additional food plots).

On Property Hunting Videos: <https://www.youtube.com/watch?v=5YjeBQ7IMB0>

(Hunt Club with Phillip Culpepper, "THE RUT IS ON! | Bucks Chasing so hard THEY CAN'T BE STOPPED). <https://www.youtube.com/watch?v=MeFFcyRh6Yc> (Hunt Club with Phillip Culpepper, "NEW GIANT RUBS | BUCKS STILL CRUISING FOR DOES".

<https://youtu.be/xPFzA4h26Ek> (Hunt Club with Phillip Culpepper, "Small Lease Deer Hunting Property | Last Weekend Buck | Monster Bucks Mondays)

Current Use: Hunting, Timber, Cabin.

Potential Use: Conversion to pasture or other agriculture purpose, homesites, division. Ideal candidate for a Permanent Conservation Easement in a valuable, growing county.

Access: +-246' of frontage on Landress Drive (gravel, aesthetic), which ends just north of the property. Just +-0.6 miles from US 27.

Internal Access: Thorough network of recently graded roads, trails, and firebreaks

Timber: Mix of mature and pre-merchantable timber (see timber map).

Agriculture: Soils and topography suitable for conversion to pasture or other ag purpose is present (see soil map).

Water features: Significant creek frontage on Mulberry creek, Ossahatchie Creek, Whetstone Branch, and other smaller creeks. (see timber map). Old well on property.

Improvements: Most roads were recently graded where needed, and water bars installed on slopes where needed. Cabin, power, well, septic. Power, well, and septic has not been used in years and may need repaired or replaced.

Hunting: Harris County GA and the subject property offers excellent hunting for deer, turkey, and other game. The subject property has existing food plots/openings and excellent water sources for wildlife. The property is a great hunting property as is, and can be one of the best hunting properties in the area with more aggressive management such as adding food plots, prescribed burning, etc. There are several Wildlife Management Areas nearby for additional hunting land.

Fishing: Mulberry Creek and Osshatchie Creek has shoal bass, smallmouth bass, catfish, pumpkinseed (aka perch and sunfish), bream. There are lots of quality public fishing opportunities in the immediate area, including the Chattahoochee River.

Top Deer Recorded in Harris County GA: Non-Typical 204 6/8; Non-Typical 199 6/8; Non-Typical 188 7/8; Typical 170 6/8; Typical 166 4/8; Typical 160 3/8; Typical 158 5/8; Typical 157 5/8; Typical 157 3/8 GA (Source: Georgia Deer Registry).

Topo: Overall the property is gently rolling to rolling, with some areas of steep and flat terrain. (see topo map)

Soil: The dominant upland soils are Pacolet sandy loam and Cecil sandy loam (6% to 15% slope). 74' to 85' Site Index at Age 50 for Natural Loblolly (Source: Web Soil Survey). (see soil map)

Other Outdoor Recreation: The property offers great all-around outdoor recreation, such as hiking, kayaking and swimming on Mulberry Creek and Osshatchie Creek (when water level is adequate, which it normally is with normal rainfall), horseback riding, mountain biking, off-roading, camping, etc.

Legal Description: DR945/129 & DR945/134 18D LL236,243,244,245. Parcel Number 061 046A

Property Tax per Year: \$6,256.61 (Source: qPublic). This property is NOT enrolled in Conservation Use Assessment nor Forestland Protection Act. Enrolling would reduce property tax by +-50%.

Zoning: A-1 General Agricultural and Forestry District: The objective of this district is to preserve land areas suitable for eventual rezoning when the need and availability of community facilities warrant its development. The types of uses, area and intensity of development permitted in this district are designed to protect agricultural uses until rezoning is warranted and appropriate changes in districts can be made. This district also allows live-work units. No new A-1 General Agricultural and Forestry District can be created which contains less than four acres.

Restrictions: None, other than standard A1 zoning restrictions.

Coordinates: 32.6835 -84.8676

Address: 0 Landress Drive Cataula GA 31804

Google Map Link: <https://maps.app.goo.gl/ezF2qL7752SYyWXQA>

Interactive Map Link:

<https://mapright.com/ranching/maps/077bc524a6f9bf8b3fb3b2b07f2292ff/share>

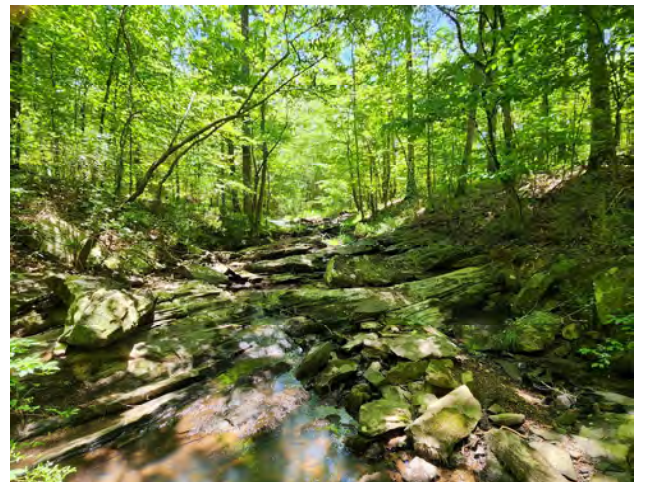
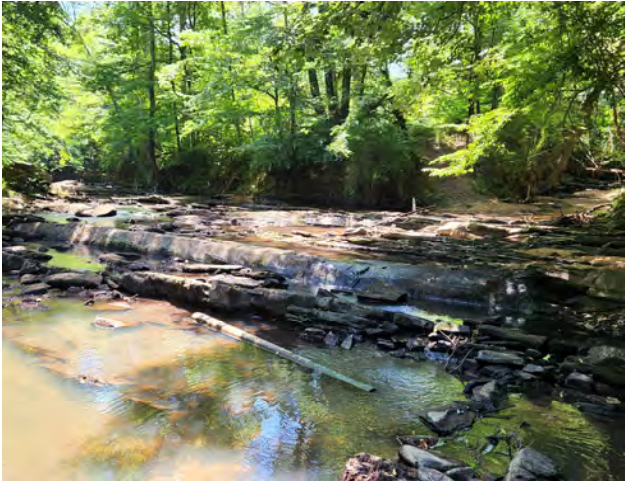
Directions: Travel 1 mile north from Cataula on US 27 Martha Berry Hwy, and take a left (west) on Landress Rd and travel west 0.6 miles to the gate at the curve just after you cross Rails to Trails.

Survey: Part was surveyed in 1971 and part in 1964.

Seller Financing: Will consider seller financing.

+396 Ac For Sale, Harris County GA, see <https://www.matreforestry.com/properties.html>





+396 Ac For Sale, Harris County GA, see <https://www.matreforestry.com/properties.html>



87 20220620_103216



90 20220620_124755



95 20220620_130410



97 IMG_0726



100 20220620_091518



100 20220620_102800



100 20220620_131605



100 20220620_134820



100 20220620_141241



100 20220620_144457



100 20220620_153446



110 20220620_094422



110 20220620_102846



110 20220620_105857



110 20220620_111539



110 20220620_112352



110 20220620_112438



110 20220620_112633



110 20220620_112754



110 20220620_112953



110 20220620_113821



110 20220620_114628



110 20220620_115159



120 20220620_124301



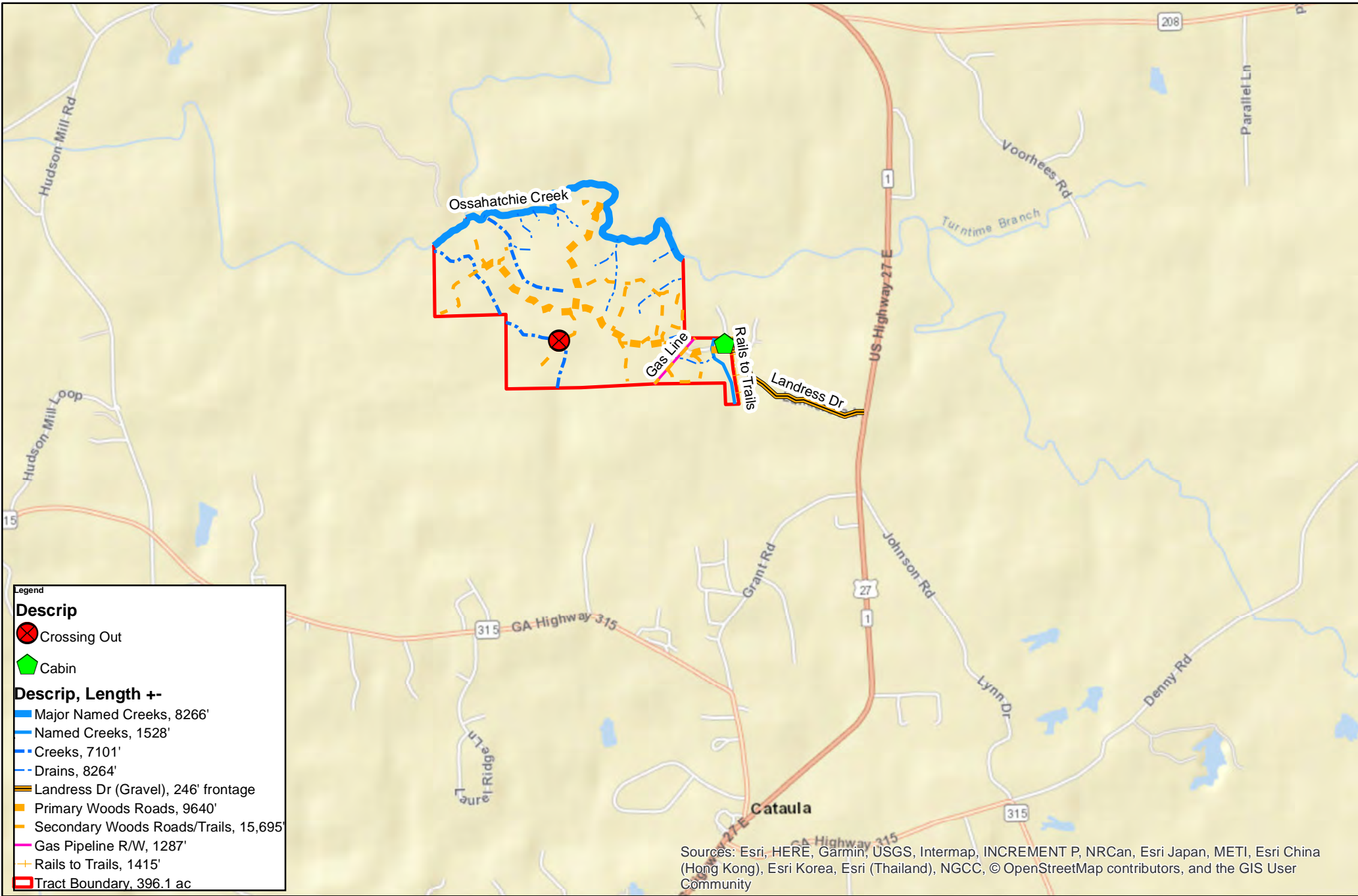
120 20220620_124556



120 20220620_124936



120 20220620_125258



Legend

Descrip

- Crossing Out
- Cabin

Descrip, Length +-

- Major Named Creeks, 8266'
- Named Creeks, 1528'
- Creeks, 7101'
- Drains, 8264'
- Landress Dr (Gravel), 246' frontage
- Primary Woods Roads, 9640'
- Secondary Woods Roads/Trails, 15,695'
- Gas Pipeline R/W, 1287'
- Ralls to Trails, 1415'
- Tract Boundary, 396.1 ac

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

MATRE FORESTRY
CONSULTING, INC.
Est. 1996

www.matreforestry.com
Albany GA 229-639-4973

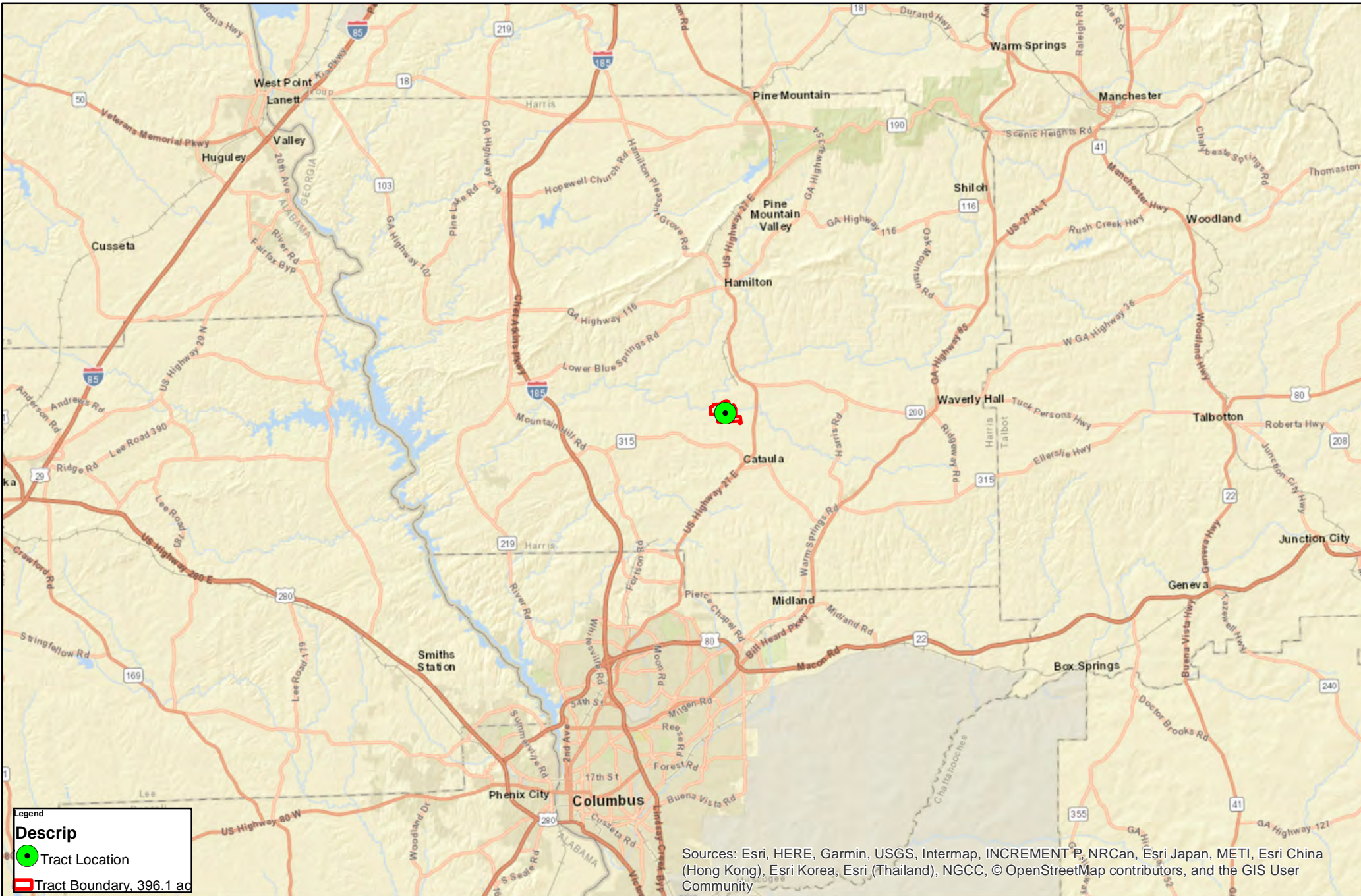
Notes: Stratum 1 is upland. Strat. 2 includes upland slope, & bottom. Strat. 3 is upland and includes a mix of 2015-2017 Planted Longleaf and +-2012 Natural Loblolly & hardwood Regeneration.

Disclaimer: Map boundaries, acres, timber descriptions, and all other map data is not guaranteed. The map is not a survey plat. Mapped in ArcMap 10.5 GIS mapping software. Polygon (stand) acres are gross acres.

Mulberry Osshatchie Tract
Harris County GA
396.1 Total Acres +-
***aka Mary Harris Tract**

0 0.125 0.25 0.5 Miles

1 inch equals 0.5 miles
1 in = 2,640 feet
1:31,680 Date: 6/24/2022



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

Legend

Descrip

- Tract Location
- Tract Boundary, 396.1 ac

MATRE FORESTRY
CONSULTING, INC.
Est. 1996

www.matreforestry.com
Albany GA 229-639-4973

Notes: Stratum 1 is upland. Strat. 2 includes upland slope, & bottom. Strat. 3 is upland and includes a mix of 2015-2017 Planted Longleaf and +2012 Natural Loblolly & hardwood Regeneration.

Disclaimer: Map boundaries, acres, timber descriptions, and all other map data is not guaranteed. The map is not a survey plat. Mapped in ArcMap 10.5 GIS mapping software. Polygon (stand) acres are gross acres.

Mulberry Osshatchie Tract

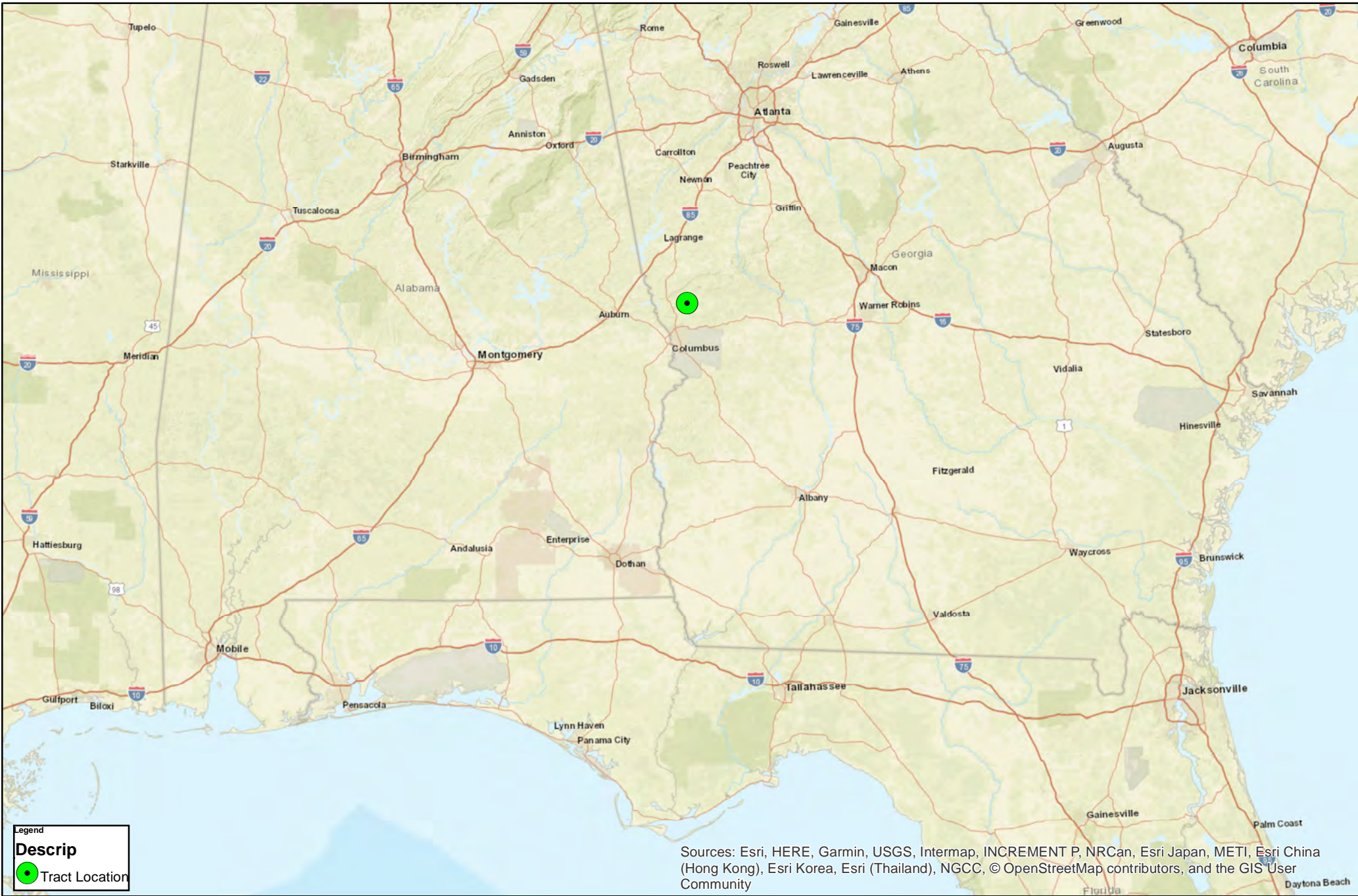
Harris County GA

396.1 Total Acres +-

*aka Mary Harris Tract


0 2.5 5 10 Miles

1 inch equals 5 miles
1 in = 26,400 feet
1:316,800 Date: 6/24/2022



Legend

Descrip

 Tract Location

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community



MATRE FORESTRY CONSULTING, INC.
Est. 1996

www.matreforestry.com
Albany GA 229-639-4973

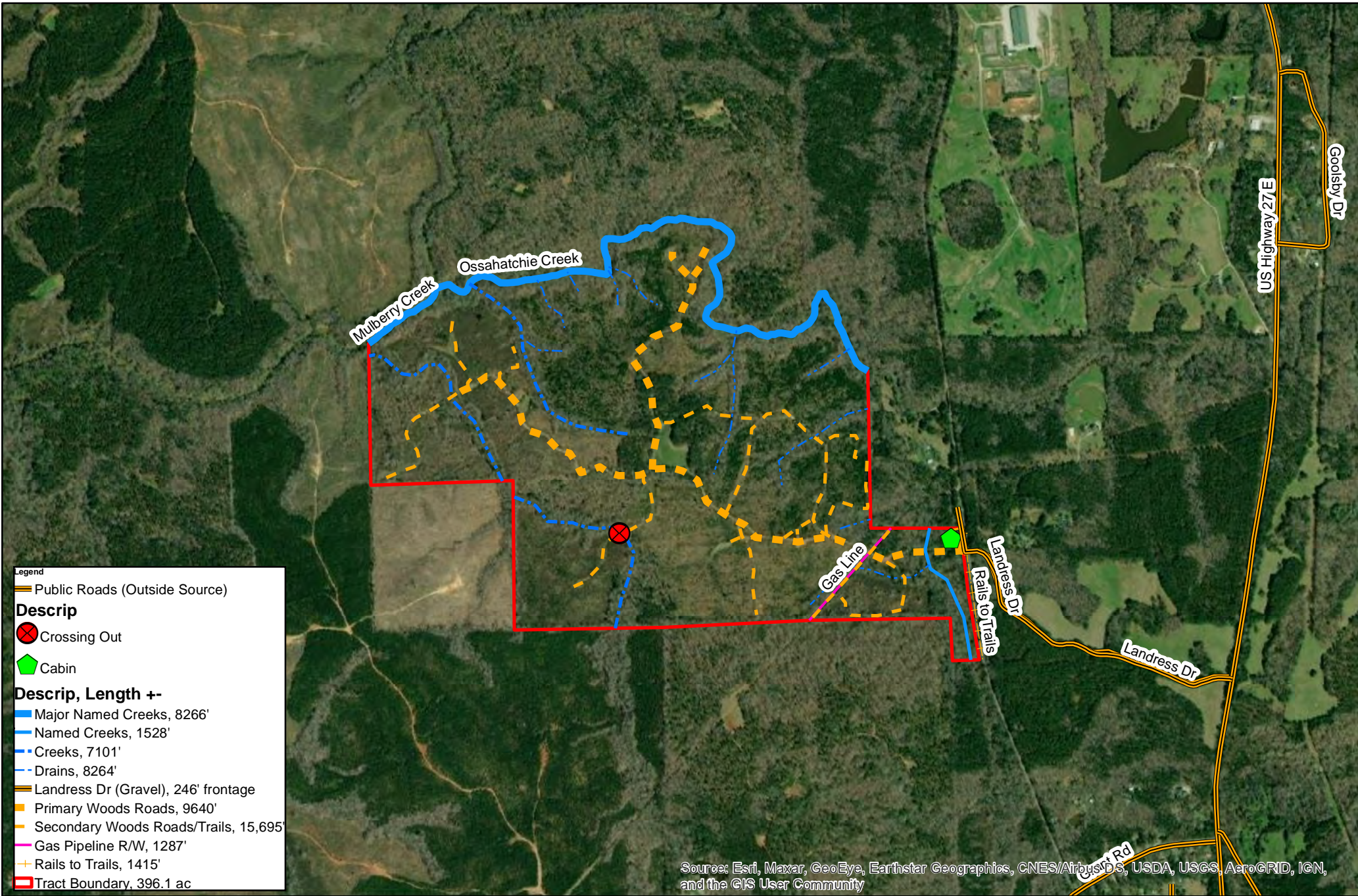
Notes: Stratum 1 is upland. Strat. 2 includes upland slope, & bottom. Strat. 3 is upland and includes a mix of 2015-2017 Planted Longleaf and +-2012 Natural Loblolly & hardwood Regeneration.

Disclaimer: Map boundaries, acres, timber descriptions, and all other map data is not guaranteed. The map is not a survey plat. Mapped in ArcMap 10.5 GIS mapping software. Polygon (stand) acres are gross acres.

Mulberry Osshatchie Tract
Harris County GA
396.1 Total Acres +-
 *aka Mary Harris Tract

0 25 50 100 Miles

1 inch equals 50 miles
 1 in = 264,000 feet
 1:3,168,000 Date: 6/24/2022



Legend

- Public Roads (Outside Source)
- Descrip**
- Crossing Out
- Cabin
- Descrip, Length +/-**
- Major Named Creeks, 8266'
- Named Creeks, 1528'
- Creeks, 7101'
- Drains, 8264'
- Landress Dr (Gravel), 246' frontage
- Primary Woods Roads, 9640'
- Secondary Woods Roads/Trails, 15,695'
- Gas Pipeline R/W, 1287'
- Rails to Trails, 1415'
- Tract Boundary, 396.1 ac

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

MATRE FORESTRY
CONSULTING, INC.
Est. 1996

www.matreforestry.com
Albany GA 229-639-4973

Notes: Stratum 1 is upland. Strat. 2 includes upland slope, & bottom. Strat. 3 is upland and includes a mix of 2015-2017 Planted Longleaf and +-2012 Natural Loblolly & hardwood Regeneration.

Disclaimer: Map boundaries, acres, timber descriptions, and all other map data is not guaranteed. The map is not a survey plat. Mapped in ArcMap 10.5 GIS mapping software. Polygon (stand) acres are gross acres.

Mulberry Osshatchie Tract

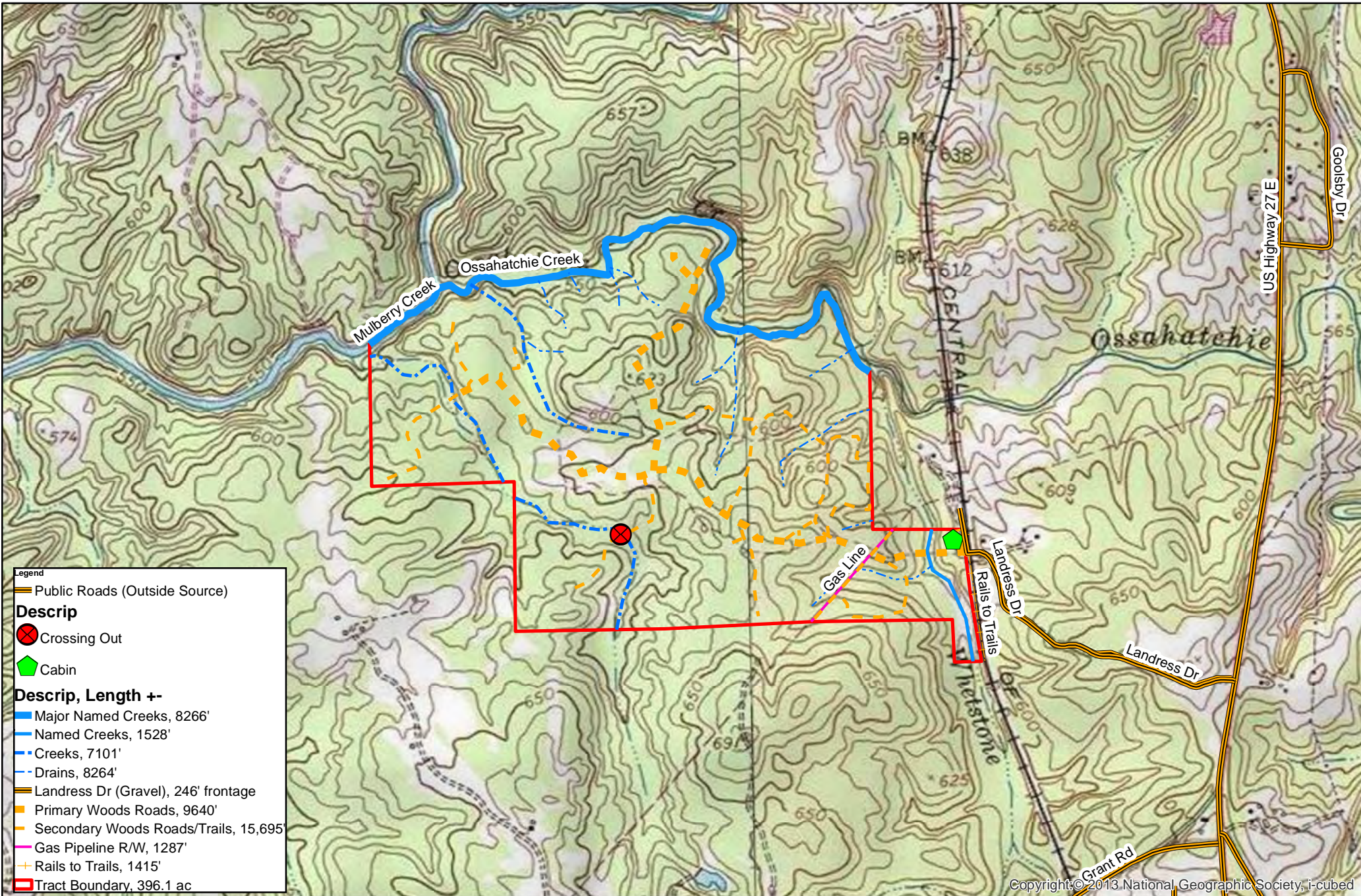
Harris County GA

396.1 Total Acres +/-

*aka Mary Harris Tract

0 0.125 0.25 0.5 Miles

1 inch equals 0.25 miles
1 in = 1,320 feet
1:15,840 Date: 6/24/2022



Legend

- Public Roads (Outside Source)
- Descrip**
- Crossing Out
- Cabin
- Descrip, Length +-**
- Major Named Creeks, 8266'
- Named Creeks, 1528'
- Creeks, 7101'
- Drains, 8264'
- Landress Dr (Gravel), 246' frontage
- Primary Woods Roads, 9640'
- Secondary Woods Roads/Trails, 15,695'
- Gas Pipeline R/W, 1287'
- Rails to Trails, 1415'
- Tract Boundary, 396.1 ac

Copyright © 2013 National Geographic Society, i-cubed

www.matreforestry.com
Albany GA 229-639-4973

Notes: Stratum 1 is upland. Strat. 2 includes upland slope, & bottom. Strat. 3 is upland and includes a mix of 2015-2017 Planted Longleaf and +-2012 Natural Loblolly & hardwood Regeneration.

Disclaimer: Map boundaries, acres, timber descriptions, and all other map data is not guaranteed. The map is not a survey plat. Mapped in ArcMap 10.5 GIS mapping software. Polygon (stand) acres are gross acres.

Mulberry-Ossahatchie Tract

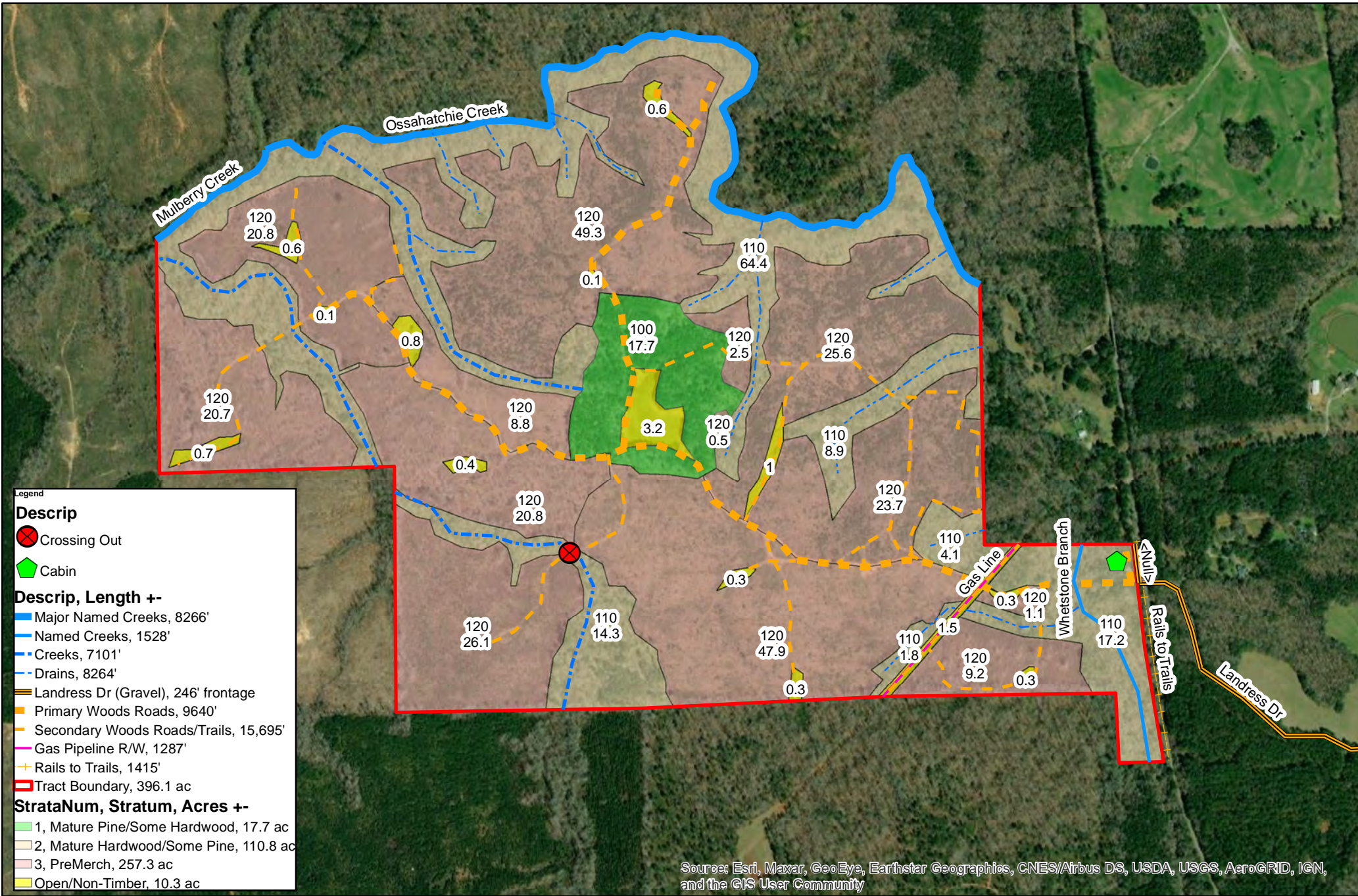
Harris County GA

396.1 Total Acres +-

*aka Mary Harris Tract

0 0.125 0.25 0.5 Miles

1 inch equals 0.25 miles
1 in = 1,320 feet
1:15,840 Date: 6/24/2022



Legend

Descrip

- Crossing Out
- Cabin

Descrip, Length +-'

- Major Named Creeks, 8266'
- Named Creeks, 1528'
- Creeks, 7101'
- Drains, 8264'
- Landress Dr (Gravel), 246' frontage
- Primary Woods Roads, 9640'
- Secondary Woods Roads/Trails, 15,695'
- Gas Pipeline R/W, 1287'
- Rails to Trails, 1415'
- Tract Boundary, 396.1 ac

StrataNum, Stratum, Acres +-'

- 1, Mature Pine/Some Hardwood, 17.7 ac
- 2, Mature Hardwood/Some Pine, 110.8 ac
- 3, PreMerch, 257.3 ac
- Open/Non-Timber, 10.3 ac

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

www.matreforestry.com
Albany GA 229-639-4973

Notes: Stratum 1 is upland. Strat. 2 includes upland slope, & bottom. Strat. 3 is upland and includes a mix of 2015-2017 Planted Longleaf and +-2012 Natural Loblolly & hardwood Regeneration.

Disclaimer: Map boundaries, acres, timber descriptions, and all other map data is not guaranteed. The map is not a survey plat. Mapped in ArcMap 10.5 GIS mapping software. Polygon (stand) acres are gross acres.

Mulberry Osshatchie Tract

Harris County GA

396.1 Total Acres +-

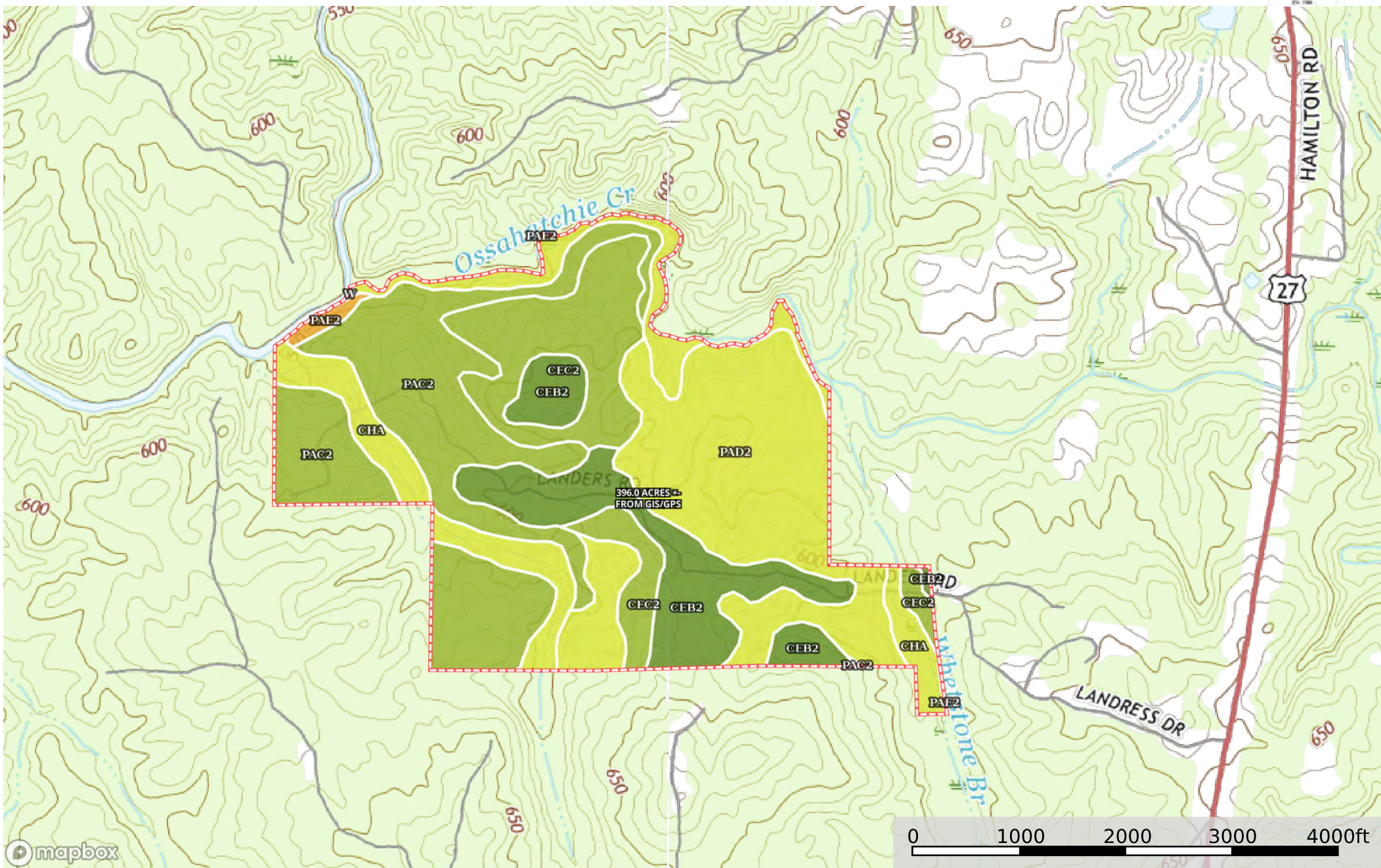
*aka Mary Harris Tract

0 400 800 1,600 Feet

1 inch equals 0.15 miles
1 in = 800 feet
1:9,600 Date: 6/24/2022

Harris GA 396

Harris County, Georgia, 396.1 AC +/-



Mike Matre

P: 229-639-4973

mike@matriforestry.com

123 Hugh Rd, Leesburg GA 31763



The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

GIS GPS Boundary 396.1 ac 396.11 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP	*Site Index
PaD2	Pacolet sandy loam, 10 to 15 percent slopes, moderately eroded	110.65	27.93	0	62	4e	74'
PaC2	Pacolet sandy loam, 6 to 10 percent slopes, moderately eroded	110.55	27.91	0	64	3e	74'
CeB2	Cecil sandy loam, 2 to 6 percent slopes, moderately eroded	61.08	15.42	0	70	2e	85'
CeC2	Cecil sandy loam, 6 to 10 percent slopes, moderately eroded	59.22	14.95	0	69	3e	82'
ChA	Chewacla loam, 0 to 2 percent slopes, frequently flooded	51.78	13.07	0	69	4w	95'
PaE2	Pacolet sandy loam, 15 to 25 percent slopes, moderately eroded	2.66	0.67	0	53	6e	74'
W	Water	0.17	0.04	0	-	-	
TOTALS		396.11(*)	100%	-	65.67	3.28	80

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

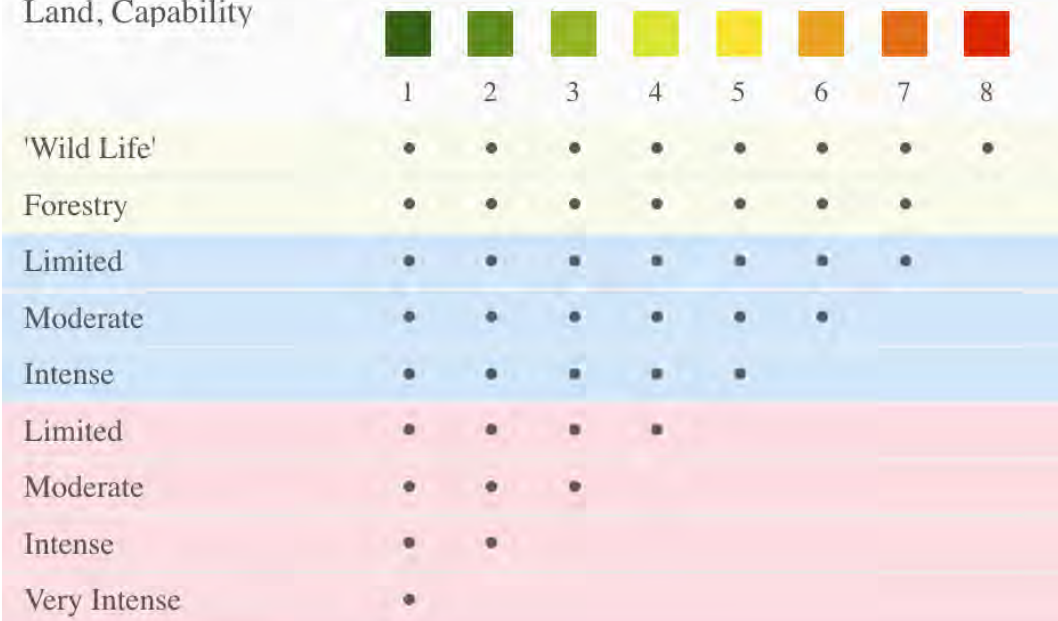
*Site Index is in feet for 50 Year Old Natural Loblolly (Source: USDA NRCS Web Soil Survey)

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

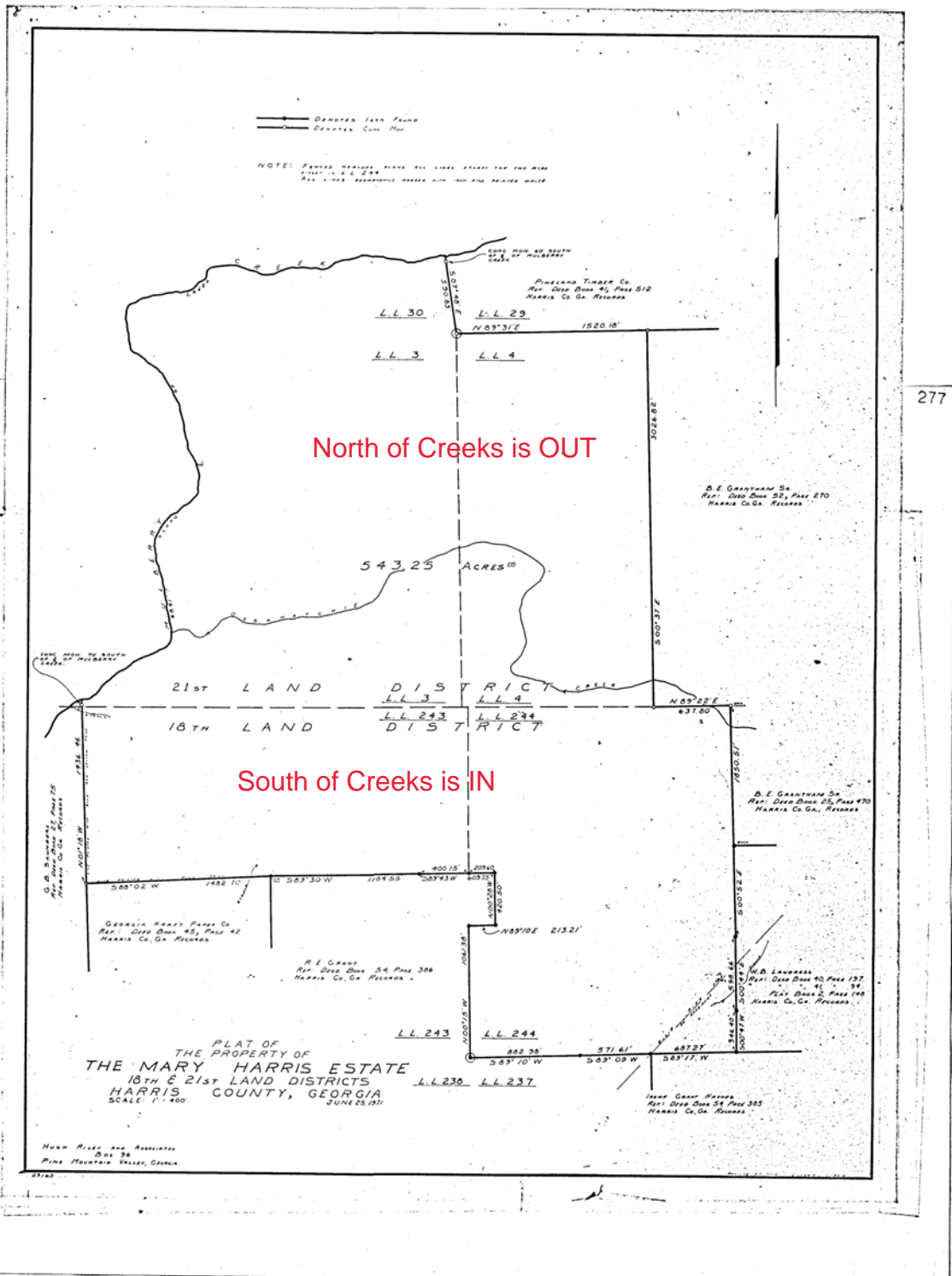
Land, Capability



Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water



North of Creeks is OUT

South of Creeks is IN

PLAT OF
THE PROPERTY OF
THE MARY HARRIS ESTATE
18th & 21st LAND DISTRICTS
HARRIS COUNTY, GEORGIA
SCALE: 1" = 400'
JUNE 28, 1971

HUGH RILEY and ASSOCIATES
Box 36
Pine Mountain, Valley, Georgia

EXHIBIT A
(LANDRESS)

PARCEL I:

All that tract or parcel of land lying and being in Land Lots 244 and 245 of the 18th Land District of Harris County, Georgia containing 14 acres and being described as follows: From the Southeast corner of said Land Lot 244 go South 89 degrees 50 minutes West a distance of 570 feet along the South lot line of said Land Lot 244 to a point; thence running North 0 degrees 14 minutes East a distance of 345 feet to a point marked by an iron pin, which is the point of beginning herein; from said point of beginning thence established thence running North 0 degrees 14 minutes East a distance of 597.92 feet to a point; thence running South 89 degrees 53 minutes East a distance of 979.20 feet to a point; thence running South 6 degrees 58 minutes East a distance of 602.50 feet to a point; thence running North 89 degrees 53 minutes West a distance of 1054.58 feet to the point of beginning herein, all according to a Plat of Survey prepared by Hugh P. Riley dated 28th day of August, 1964 and recorded in Plat Book 2 at page 148 of the Deed Records of said County, reference to which is hereby made for a more complete and accurate description.

PARCEL II:

All that tract or parcel of land lying and being in Land Lots 244, 245 and 236 of the 18th Land District of Harris County, Georgia containing 11.328 acres and being described as follows: BEGINNING at the Southeast corner of said Land Lot 244, which is the common corner of Land Lots 244, 245, 236 and 237 of said 18th Land District, and from said point of beginning thence running South 89 degrees 50 minutes West a distance of 570 feet along the South line of said Land Lot 244 to a point marked by an iron pin; thence running North 0 degrees 14 minutes East a distance of 345 feet to a point marked by an iron pin; thence running South 89 degrees 53 minutes East a distance of 1054.58 feet to an iron pin located on the West right-of-way line of the Central of Georgia Railroad; thence running South 6 degrees 58 minutes East along the West right-of-way line of said Railroad a distance of 442 feet to a point marked by an iron pin; thence running South 6 degrees 42 minutes East along the West right-of-way line of said Railroad a distance of 332.13 feet to a point marked by an iron pin; thence running South 86 degrees 04 minutes West a distance of 304.20 feet to a point marked by an iron pin; thence running North 0 degrees 11 minutes West a distance of 449.27 feet to a point marked by an iron pin located on the South line of said Land Lot 245; thence running South 89 degrees 50 minutes West along the South line of said Land Lot 245 a distance of 273.42 feet back to the point of beginning herein, all according to a Plat of Survey prepared by Hugh P. Riley dated August 28, 1964 and recorded in Plat Book 2 at page 148 of the Deed Records of said County, reference to which is hereby made for a more complete and accurate description; the lands herein described being designated as Parcel 3 of said survey.

EXHIBIT B
(GRANT)

All that tract or parcel of land lying and being in Land Lots numbered 243 and 244 of the 18th District of Harris County, Georgia, containing 57 acres, more or less, being described as follows:

Beginning at a point marking the southwest corner of said Land Lot 244 and extending thence North 00 degrees 15 minutes ^{west} a distance of 1061.38 feet to a point marked by an iron pin; thence running North 89 degrees 10 minutes East a distance of 213.21 feet to a point marked by an iron pin; thence running North 00 degrees 28 minutes West a distance of 420.50 feet to a point marked by an iron pin; thence running South 89 degrees 43 minutes West a distance of 609.75 feet to a point marked by an iron pin; thence running South 89 degrees 30 minutes West a distance of 1184.55 feet to a point marked by a concrete monument; thence running South a distance of 1562.22 feet to the North line of the lands of Georgia Kraft Company; thence running East along the North line of Georgia Kraft Company back to the point of beginning herein, being the identical land described as Tracts Numbered 1 and 2 in a certain Warranty Deed from W. B. Grant to R. E. Grant dated April 20, 1971, and recorded in Deed Book 54 at Page 386 of the Deed Records of Harris County, Georgia.

EXHIBIT "C"
(HARRIS SOUTH)

All those lots, tracts or parcels of land in Harris County, Georgia, more particularly described as follows:

- (i) All of that portion of Land Lot 243, 18th Land District, shown on the plat and described in the deed referenced below; and
- (ii) All of that portion of Land Lot 244, 18th Land District, shown on the plat and described in the deed referenced below; and
- (iii) That part of Land Lot 3, 21st Land District shown on the plat and described in the deed referenced below which lies East of Mulberry Creek and South of Ossahatchie Creek; and
- (iv) That part of Land Lot 4, 21st Land District shown on the plat and described in the deed referenced below which lies South and West of Ossahatchie Creek.

The foregoing property is part of the property shown on the plat of the property of the Mary Harris Estate, prepared June 21, 1971, by Hugh Riley and Associates, recorded in Plat Book 4, Folio 277, Harris County, Georgia records, and is part of the property described in the deed from the First National Bank of Anniston, Alabama as executor of the Last Will and Testament of Mary H. Harris, et. al. to G.B. Saunders and Albert F. Duncan, dated April 19, 1972, and recorded in Deed Book 57, Folio 260, Harris County, Georgia records.

TOGETHER WITH all of the real property in the 18th and 21st land districts of Harris County, Georgia which was owned by Albert F. Duncan or in which Albert F. Duncan held an interest at the time of his death.

100\D446001-UCTRUST-Harris.152
Mary Harris Tract