

Matre Forestry Consulting, Inc.

2549 Lafayette Plaza Dr

Suite 204

Albany GA 31707

Office (229) 639 4973 Fax (229) 255 2910

www.matreforestry.com



6/16/2017

Re: Timber Sale Bid Prospectus

Dear Timber Buyers,

On behalf of *Apache Mrs. Charlotte Courson*, we are pleased to invite you to bid on the following timber sale:

- Location/Access: Atkinson County GA on paved Dr. Morris Rd southeast of Pearson, mostly on old field hill with loamy sand soils. Good wet weather tract.
- Sale Description: Lump Sum Clearcut with a 21 month contract. +-52.5 Acre sale area of +-1987 Planted Slash (some loblolly) that has been thinned once. Mostly on old field hill with loamy sand soils. Good wet weather tract. Sale boundaries marked with blue paint. (see cruise reports and maps).
- Disclaimer: *The volume and acreage estimates are not guaranteed. It is understood that the bidders rely on their own estimates and inspections for the computation of the bid price.*
- Showing: You may cruise or inspect the timber and property at your convenience.
- Contract: We are offering a standard contract with a 21 month cutting period. Closing to take place within 2 weeks of bid acceptance, assuming clear title and an agreeable contract. A \$3000 performance bond will be due at closing. Our standard contract is available upon request.
- Bid Instructions: Submit a lump sum sealed bid labeled "Courson Sale". *The owner reserves the right to reject any and all bids. A minimum "recommended" bid will be sealed and opened with the bids.*
- Bid opening time and location: 10:00 AM on Tuesday July 11th, 2017 at the Matre Forestry office located at or new office: **2549 Lafayette Plaza Suite 204 Albany GA 31707**. If you can not attend the bid opening you can email, text, fax, call, or mail your bid in before the sale. Please verify that we received your bid prior to the bid opening.

NOTE: Please make sure you are on our Timber Buyer email list by visiting <http://www.matreforestry.com/> and clicking on "Subscribe to the Matre Forestry Newsletter". Be sure and check the Timber buyer list.

Continued next page:

We appreciate your interest in the sale. Please contact us if you have any questions. We hope to see you at the bid opening, but if you can not make it, please submit you bid via email, fax, text, call, or mail.

Sincerely,

Mike Matre, ALC, ACF, RF
President, Matre Forestry Consulting, Inc.
Georgia & Alabama Registered Forester (GA# 2486, AL# GA2486)
Georgia & Alabama Licensed Real Estate Broker
Mobile (229) 869-1111
mike@matreforestry.com



Established in 1999, Matre Forestry Consulting, Inc. of Albany, Georgia is a full service forestry consulting company and real estate brokerage. On behalf of our clients, our services include timber sales & management, land sales and acquisitions, timber inventories/cruising, appraisals, marking, prescribed burning, reforestation, GPS & GIS mapping, investment & market analysis, contract forestry services, wildlife habitat improvement, and hunting plantation development.

Enclosures:

1. Summary Cruise Report
2. Dbh Stand Table Cruise Report
3. Timber Sale Map
4. Location Map

Summary Report By Class/Group/Product

Tract: Courson Cruiser: AB Location: Atkinson Co. GA Owner: Courson	Matre Forestry Consulting, Inc. 201 Baldwin Drive Albany, GA 31707 Phone: 229-639-4973 Fax: 229-255-2910 E-Mail: mike@matreforestry.com	Total Acres: 52.5 Number of Plots: 53 Cruise Method: Point BAF: 10 Cruise Date: 03/06/2017
--	---	---

Pine												
Total Tract					Average Acre					Average Tree		
Product	Trees	Tons	Cords	SMBF	BA	Trees	Tons	Cords	SMBF	DBH	Merch	Ht
Planted Pine												
Sawtimber	1,044	716	263	94	17.4	20	14	5.0	1.792	12.6	34.4	
Chip-N-Saw	1,967	927	340	88	19.1	37	18	6.5	1.682	9.6	43.0	
Pulpwood	1,511	517	190		9.8	29	10	3.6		7.7	55.7	
Sub-Total	4,522	2,160	793	182	46.2	86	41	15.1	3.474	9.7	45.3	
Pine Topwood												
Topwood		402	147				8	2.8				
Pine Total	4,522	2,561	940	182	46.2	86	49	17.9	3.474	9.7	45.3	

Hardwood												
Total Tract					Average Acre					Average Tree		
Product	Trees	Tons	Cords	SMBF	BA	Trees	Tons	Cords	SMBF	DBH	Merch	Ht
Misc. Hardwood												
Pulpwood	849	116	43		4.5	16	2	0.8		7.1	21.8	
Sub-Total	849	116	43		4.5	16	2	0.8		7.1	21.8	
Hardwood Topwood												
Topwood												
Hdwd. Total	849				4.5	16				7.1	21.8	
Grand Total	5,371			182	50.8	102			3.474	9.3	41.6	

Summary Product By DBH Report

Tract: Courson Cruiser: AB Location: Atkinson Co. GA Owner: Courson	Matre Forestry Consulting, Inc. 201 Baldwin Drive Albany, GA 31707 Phone: 229-639-4973 Fax: 229-255-2910 E-Mail: mike@matreforestry.com	Total Acres: 53 Number of Plots: 53 Cruise Method: Point BAF: 10 Cruise Date: 03/06/2017
--	---	---

Pine

Planted Pine							Total Tract						Average Acre					Average Tree	
Sawtimber	DBH	# Trees	Tons	Cords	SMBF	Cu.Ft.	BA	# Trees	Tons	Cords	SMBF	Cu.Ft.	SL	CF/Ft	Merch	Ht			
	12	795	496	182	63	13,373	11.9	15	9	3	1.192	255	0.49			34.5			
	14	185	162	59	23	4,448	3.8	4	3	1	0.435	85	0.66			36.4			
	16	64	58	21	9	1,611	1.7	1	1	0	0.166	31	0.92			27.6			
Sawtimber Total		1,044	716	263	94	19,432	17.4	20	14	5	1.792	370	0.54			34.4			
Chip-N-Saw	DBH	# Trees	Tons	Cords	SMBF	Cu.Ft.	BA	# Trees	Tons	Cords	SMBF	Cu.Ft.	SL	CF/Ft	Merch	Ht			
	8	369	94	35	7	2,470	2.5	7	2	1	0.142	47	0.22			30.4			
	10	1,598	833	306	81	21,970	16.6	30	16	6	1.540	418	0.30			45.9			
Chip-N-Saw Total		1,967	927	340	88	24,440	19.1	37	18	6	1.682	466	0.29			43.0			
Pulpwood	DBH	# Trees	Tons	Cords	SMBF	Cu.Ft.	BA	# Trees	Tons	Cords	SMBF	Cu.Ft.	SL	CF/Ft	Merch	Ht			
	6	555	107	39		2,649	2.1	11	2	1		50	0.00			50.8			
	8	681	243	89		6,331	4.5	13	5	2		121	0.00			58.5			
	9	22	10	4		270	0.2	0	0	0		5	0.00			60.5			
	10	200	110	40		2,879	2.1	4	2	1		55	0.00			59.2			
	12	25	14	5		396	0.4	0	0	0		8	0.00			44.8			
	14	28	32	12		892	0.6	1	1	0		17	0.00			68.5			
Pulpwood Total		1,511	517	190	0	13,417	9.8	29	10	4		256	0.00			55.7			
Planted Pine Total		4,522	2,160	793	182	57,289	46.2	86	41	15	3.474	1,091	0.36			45.3			
Pine Topwood																			
Topwood			402	147					8	2.8									
Pine Total		4,522	2,561	940	182	57,289	46.2	86	49	18	3.474	1,091	0.36			45.3			

Product By DBH Report

Hardwood

Misc. Hardwood							<i>Total Tract</i>						<i>Average Acre</i>					<i>Average Tree</i>	
Pulpwood	<i>DBH</i>	<i># Trees</i>	<i>Tons</i>	<i>Cords</i>	<i>SMBF</i>	<i>Cu.Ft.</i>	<i>BA</i>	<i># Trees</i>	<i>Tons</i>	<i>Cords</i>	<i>SMBF</i>	<i>Cu.Ft.</i>	<i>SL CF/Ft</i>	<i>MerchHt</i>					
	6	454	45	17		1,125	1.7	9	1	0		21	0.00	21.0					
	8	341	58	21		1,493	2.3	6	1	0		28	0.00	22.9					
	10	54	13	5		356	0.6	1	0	0		7	0.00	21.5					
Pulpwood Total		849	116	43	0	2,974	4.5	16	2	1		57	0.00	21.8					
Misc. Hardwood Tot		849	116	43	0	2,974	4.5	16	2	1		57	#Num!	21.8					
Hardwood Topwood																			
Topwood																			
Hardwood Total		849			0	2,974	4.5	16				57	#Num!	21.8					
Grand Total		5,371			182	60,263	50.8	102			3.474	1,148	0.36	41.6					



Timber Sale Map Courson Tract

Atkinson County GA
 +-52.5 Acre Sale Area
 Par 0064 008; LL 101 & 102; 7th LD

SALE AREA = +-52.5 Acres of 1987 Planted Slash, thinned once
 Mostly old-field hill site with loamy sand soils. Good wet weather
 tract. Some pine is loblolly.

OUT = Natural Hardwood Bottom. Out of sale area.

SALE BOUNDARIES = North sale boundary along natural timber
 marked with one blue stripe. Boundaries along property lines
 are marked with two blue stripes.

See prospectus for more information

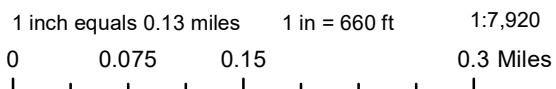
Legend

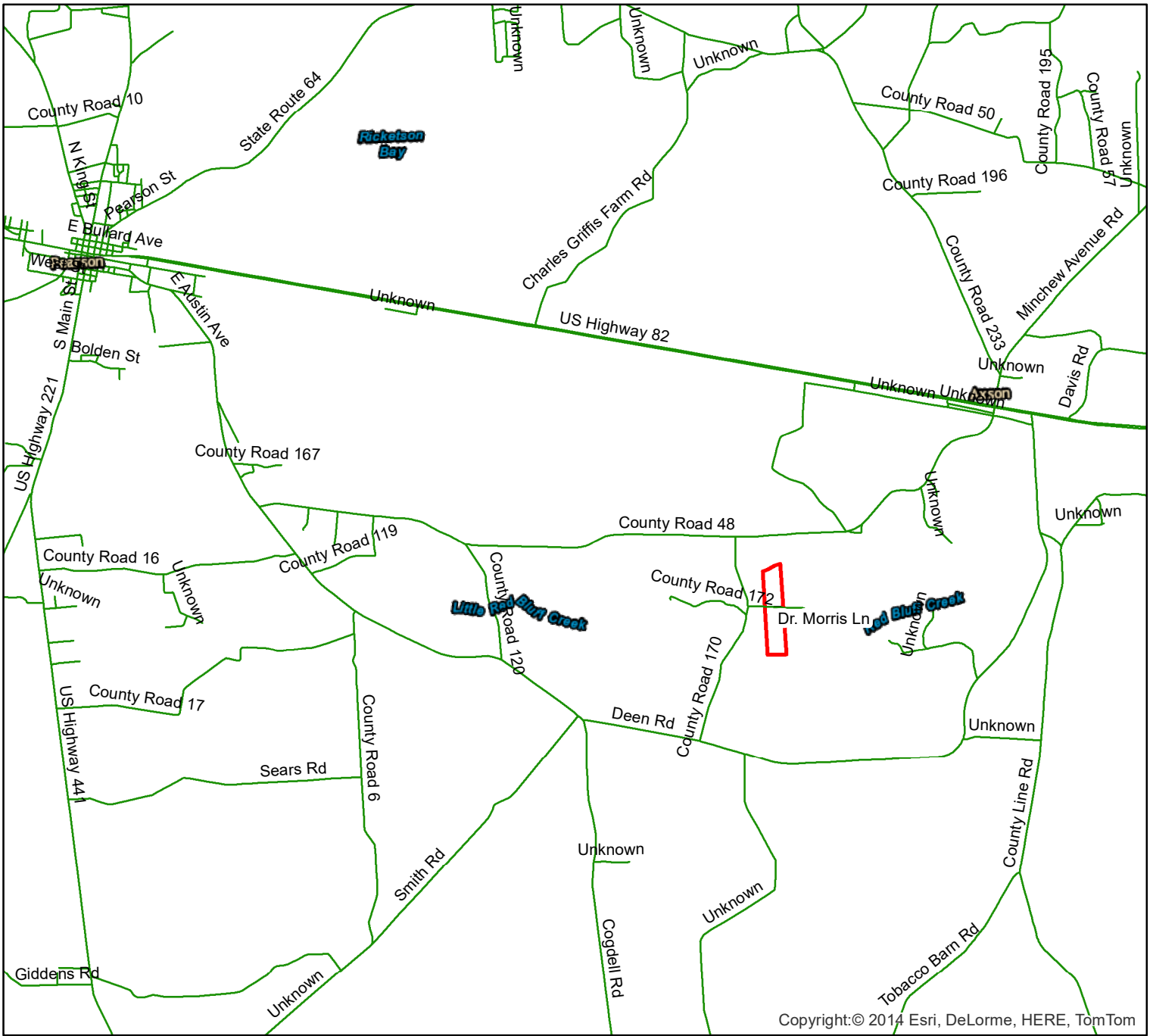
TractName

- Courson East
- Stands
- NonTimber



Date: 6/16/2017 Disclaimer: The accuracy of this map is not guaranteed.





LOCATION MAP

Timber Sale Map Courson Tract

Atkinson County GA
 +-52.5 Acre Sale Area
 Par 0064 008; LL 101 & 102; 7th LD

SALE AREA = +-52.5 Acres of 1987 Planted Slash, thinned once
 Mostly old-field hill site with loamy sand soils. Good wet weather
 tract. Some pine is loblolly.

OUT = Natural Hardwood Bottom. Out of sale area.

SALE BOUNDARIES = North sale boundary along natural timber
 marked with one blue stripe. Boundaries along property lines
 are marked with two blue stripes.

See prospectus for more information

Legend

- tr_roads
- TractName
- Courson East
- NonTimber



Date: 6/16/2017 Disclaimer: The accuracy of this map is not guaranteed.

1 inch equals 1.13 miles 1 in = 5,982 ft 1:71,783

