

Matre Forestry Consulting, Inc.

2549 Lafayette Plaza Dr
Suite 204
Albany GA 31707
Office (229) 639 4973 Fax (229) 255 2910
www.matreforestry.com



5/2/2019

Re: Timber Sale Bid Prospectus

Dear Timber Buyers,

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

- Location/Access: On paved Griggs Lucille Rd in northwest Miller County GA. See map. There is not gate.
- Sale Description and Volume: +-55 acre Clearcut of +-30 year old or older planted loblolly on old field site with sandy loam soils and paved road frontage (excellent wet weather tract), lump sum, 1.5 year standard contract with 6 month wet weather clause (our standard contract is available upon request), closing to take place within 3 weeks of bid acceptance assuming clear title (title should be clear because the property is owned free and clear, and we just sold a portion of the property and the buyer was able to obtain a title insurance policy), seller reserves right to accept or reject any and all bids, sale acres and volume not guaranteed. An estimated +-1385 tons of quality sawtimber +-368 tons of pulpwood/topwood = total +-1753 tons. See timber cruise reports attached.
- Property Legal Information: See map.
- Showing: You may cruise or inspect the timber and property at your convenience.
- Bid Instructions: Submit a lump sum sealed bid labeled "Bracewell Sale". At the sale, Matre Forestry will have a sealed "minimum recommended bid to accept". Usually the high bidder exceeds the minimum and the bid is accepted, however, if the high bid does not meet or exceed our recommended minimum, we will open our minimum and show it, and the high bidder will have the first opportunity to meet the minimum. If the high bidder does not meet the minimum, we will then give the 2nd place bidder an opportunity to meet the minimum, and so on. If no buyer buys, we will then declare a no sale and make the sale available via private negotiations.
- Bid opening time and location: 10:00 AM on Thursday May 23, 2019 at the Matre Forestry office located at: 2549 Lafayette Plaza Suite 204 Albany GA 31707. If you cannot attend the bid opening you can email, text, fax, call, or mail your bid in prior to the sale. Please verify that we received your bid prior to the bid opening.
- Other: Within the sale area is two pockets of hardwood that are OUT of the sale area (see map). IF THERE ARE ANY PINE TREES IN THE TWO HARDWOOD POCKETS, THOSE PINE TREES ARE INCLUDED IN THE SALE, BUT THE HARDWOOD TREES ARE NOT FOR SALE.

Continued next page

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".

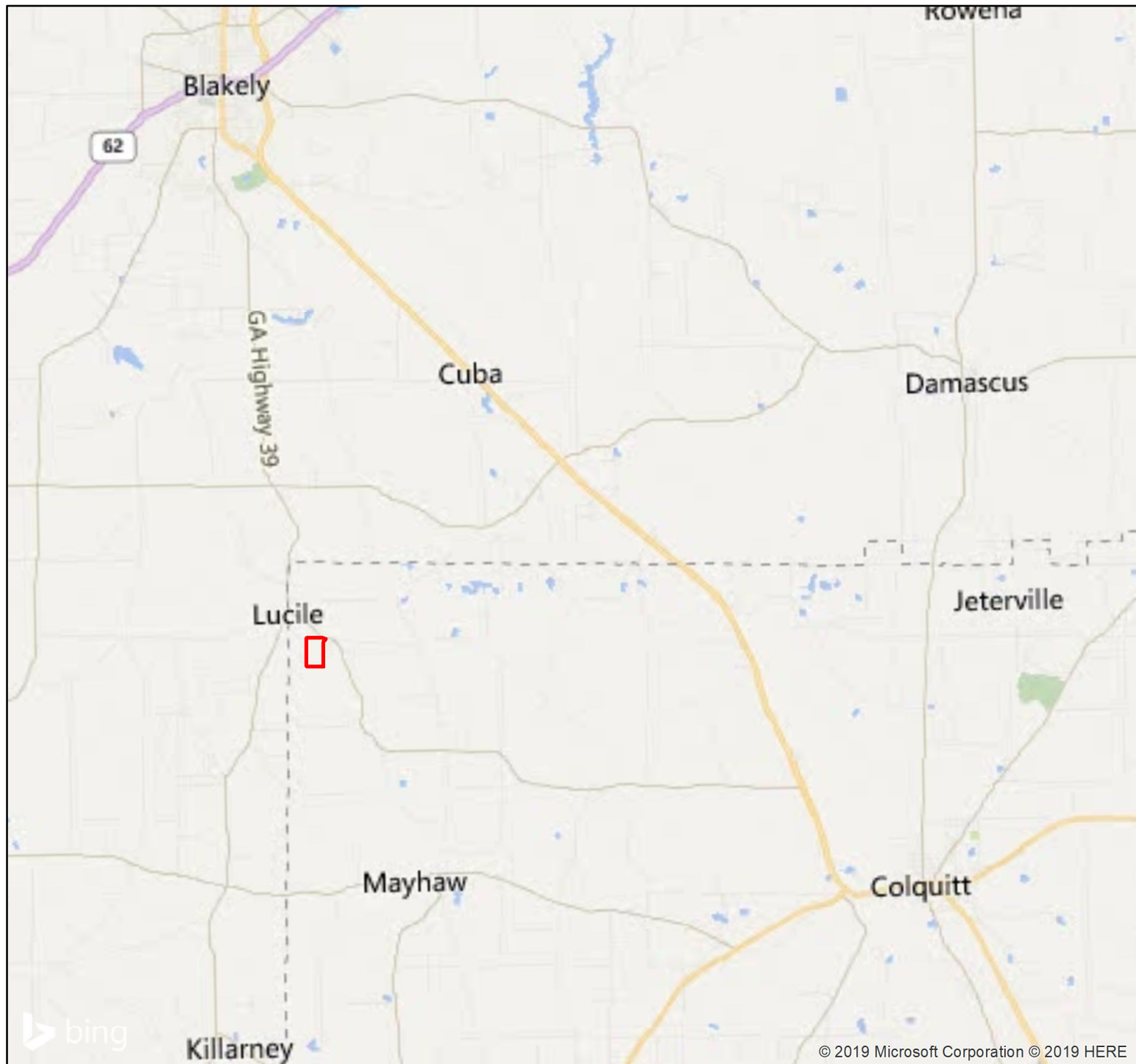
We appreciate your interest in the sale. Please contact us if you have any questions. We hope to see you at the bid opening, but if you can not make it, please get your bid to us prior to the bid opening.

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.



Bracewell Timber Sale - 2019 Clearcut
Miller Co GA
LL 103 of the 26th LD
Part of Tax Parcel □0002 012000

Notes:

*Sale is clearcut of of +-30 years old or older old-field planted loblolly. See prospectus for details.

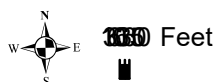
*Excellent wet weather tract with paved road frontage and sandy loam soils.

*Acres are labeled.

Majority of sale boundary marked with blue paint where needed. Some of southeast portion of sale boundary not marked to brush, but sale boundary is obvious because pine stops and hardwood swamp starts.

Legend

□ Compartment 1 of 2



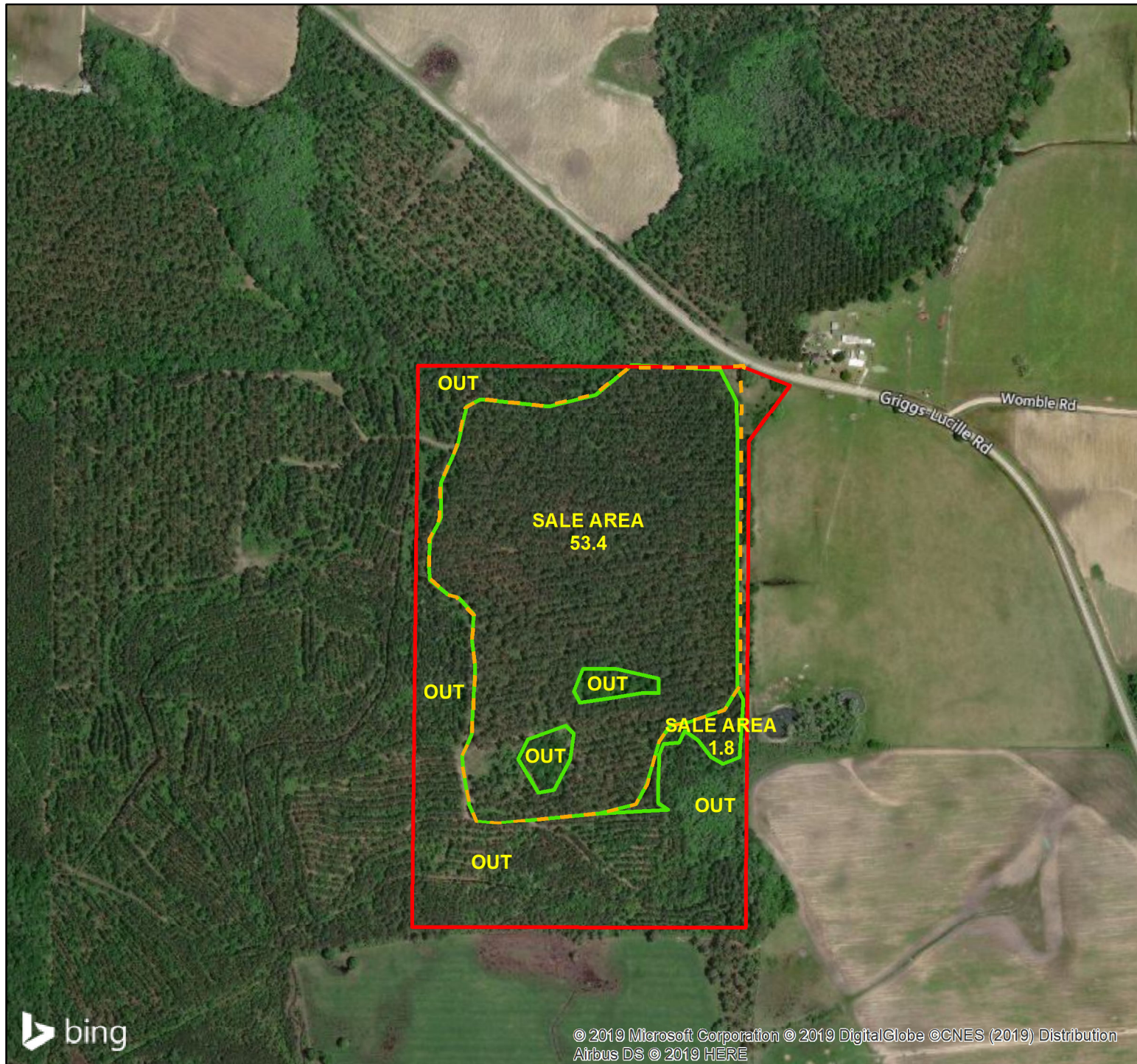
1:155,458 1 in = 2.5 miles 1 inch = 12,955 feet



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

Disclaimer: Map boundaries, acres, timber descriptions, and all other map data is not guaranteed. The map is not a survey plat, and is intended for management purposes. Mapped in ArcMap 10.5 GIS Mapping software.

Date: 5/2/2019



Bracewell Timber Sale - 2019 Clearcut
Miller Co GA
LL 103 of the 26th LD
Part of Tax Parcel □0002 012000

Legend

- Woods Road
- Compartment 1 of 2
- SALE AREA, +-55.2 Acres

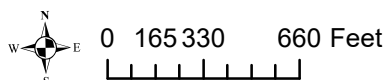
Notes:

*Sale is clearcut of of +-30 years old or older old-field planted loblolly. See prospectus for details.

*Excellent wet weather tract with paved road frontage and sandy loam soils.

*Acres are labeled.

Majority of sale boundary marked with blue paint where needed. Some of southeast portion of sale boundary not marked due to brush, but sale boundary is obvious because pine stops and hardwood swamp starts.



1:7,920 1 in = 0.1 miles 1 inch = 660 feet



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 Albany GA 229-639-4973

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Date: 5/2/2019

Summary Report By Class/Group/Product

| | | |
|---|--|---|
| Tract: Bracewell | Matre Forestry Consulting, Inc. 2549 Lafayette Plaza Dr Albany,GA 31707 Phone: 229-639-4973 Fax: 229-255-2910 E-Mail: mike@matreforestry.com | Total Acres: 55.2 Number of Plots: 55 Cruise Method: Point BAF: 10 Cruise Date: 04/25/2019 |
| Cruiser: AB 2019 04 Cruise Location: Miller County GA Owner: Bracewell | | |

| Pine | | | | | | | | | | | |
|---------------------|--------------|--------------|------------|------------|--------------|-----------|-----------|-------------|--------------|--------------|-------------|
| Total Tract | | | | | Average Acre | | | | | Average Tree | |
| Product | Trees | Tons | Cords | SMBF | BA | Trees | Tons | Cords | SMBF | DBH | MerchHt |
| Planted Pine | | | | | | | | | | | |
| Sawtimber | 1,253 | 1,385 | 519 | 229 | 28.7 | 23 | 25 | 9.4 | 4.155 | 15.1 | 43.1 |
| Pulpwood | 12 | 20 | 7 | | 0.4 | 0 | 0 | 0.1 | | 17.2 | 69.8 |
| Sub-Total | 1,265 | 1,405 | 526 | 229 | 29.1 | 23 | 25 | 9.5 | 4.155 | 15.2 | 43.3 |
| Pine Topwood | | | | | | | | | | | |
| Topwood | | 348 | 130 | | | | 6 | 2.4 | | | |
| Pine Total | 1,265 | 1,753 | 657 | 229 | 29.1 | 23 | 32 | 11.9 | 4.155 | 15.2 | 43.3 |
| Grand Total | 1,265 | | | 229 | 29.1 | 23 | | | 4.155 | 15.2 | 43.3 |

Summary Product By DBH Report

| | | |
|-----------------------------------|---|--------------------------------|
| Tract: Bracewell | Matre Forestry Consulting, Inc. | Total Acres: 55 |
| Cruiser: AB 2019 04 Cruise | 2549 Lafayette Plaza Dr | Number of Plots: 55 |
| Location: Miller County GA | Albany,GA 31707 | Cruise Method: Point |
| Owner: Bracewell | Phone: 229-639-4973 Fax: 229-255-2910 | BAF: 10 |
| | E-Mail: mike@matreforestry.com | |
| | | Cruise Date: 04/25/2019 |

Pine

| Planted Pine | | | | | | | Average Acre | | | | | | Average Tree | |
|------------------------|-----|--------------|--------------|------------|------------|---------------|--------------|-----------|-----------|----------|--------------|------------|--------------|-------------|
| Sawtimber | DBH | # Trees | Tons | Cords | SMBF | Cu.Ft. | BA | # Trees | Tons | Cords | SMBF | Cu.Ft. | SL CF/Ft | MerchHt |
| | 12 | 51 | 31 | 12 | 5 | 920 | 0.7 | 1 | 1 | 0 | 0.084 | 17 | 0.50 | 36.0 |
| | 13 | 120 | 87 | 33 | 13 | 2,553 | 2.0 | 2 | 2 | 1 | 0.239 | 46 | 0.57 | 37.1 |
| | 14 | 319 | 298 | 111 | 47 | 8,828 | 6.2 | 6 | 5 | 2 | 0.851 | 160 | 0.64 | 42.9 |
| | 15 | 327 | 365 | 137 | 60 | 10,882 | 7.3 | 6 | 7 | 2 | 1.081 | 197 | 0.73 | 45.7 |
| | 16 | 208 | 258 | 97 | 44 | 7,715 | 5.3 | 4 | 5 | 2 | 0.791 | 140 | 0.84 | 44.1 |
| | 17 | 102 | 147 | 55 | 25 | 4,412 | 2.9 | 2 | 3 | 1 | 0.460 | 80 | 0.93 | 46.5 |
| | 18 | 62 | 93 | 35 | 16 | 2,782 | 2.0 | 1 | 2 | 1 | 0.295 | 50 | 1.07 | 41.5 |
| | 19 | 36 | 55 | 21 | 10 | 1,666 | 1.3 | 1 | 1 | 0 | 0.182 | 30 | 1.24 | 37.7 |
| | 20 | 23 | 44 | 16 | 8 | 1,329 | 0.9 | 0 | 1 | 0 | 0.148 | 24 | 1.34 | 43.2 |
| | 21 | 4 | 7 | 3 | 1 | 212 | 0.2 | 0 | 0 | 0 | 0.024 | 4 | 1.59 | 32.0 |
| Sawtimber Total | | 1,253 | 1,385 | 519 | 229 | 41,299 | 28.7 | 23 | 25 | 9 | 4.155 | 748 | 0.77 | 43.1 |

| Pulpwood | DBH | # Trees | Tons | Cords | SMBF | Cu.Ft. | BA | # Trees | Tons | Cords | SMBF | Cu.Ft. | SL CF/Ft | MerchHt |
|-----------------------|-----|-----------|-----------|----------|----------|------------|------------|----------|----------|----------|------|-----------|-------------|-------------|
| | 16 | 7 | 10 | 4 | | 314 | 0.2 | 0 | 0 | 0 | | 6 | 0.00 | 71.6 |
| | 19 | 5 | 9 | 4 | | 286 | 0.2 | 0 | 0 | 0 | | 5 | 0.00 | 67.1 |
| Pulpwood Total | | 12 | 20 | 7 | 0 | 600 | 0.4 | 0 | 0 | 0 | | 11 | 0.00 | 69.8 |

| | | | | | | | | | | | | | | |
|---------------------------|--|--------------|--------------|------------|------------|---------------|-------------|-----------|-----------|-----------|--------------|------------|-------------|-------------|
| Planted Pine Total | | 1,265 | 1,405 | 526 | 229 | 41,899 | 29.1 | 23 | 25 | 10 | 4.155 | 759 | 0.77 | 43.3 |
|---------------------------|--|--------------|--------------|------------|------------|---------------|-------------|-----------|-----------|-----------|--------------|------------|-------------|-------------|

| Pine Topwood | | | | | | | | | | | | | | |
|-------------------|--|--------------|--------------|------------|------------|---------------|-------------|-----------|-----------|-----------|--------------|------------|-------------|-------------|
| Topwood | | | 348 | 130 | | | | | 6 | 2.4 | | | | |
| Pine Total | | 1,265 | 1,753 | 657 | 229 | 41,899 | 29.1 | 23 | 32 | 12 | 4.155 | 759 | 0.77 | 43.3 |

| | | | | | | | | | | | | | | |
|--------------------|--|--------------|--|--|------------|---------------|-------------|-----------|--|--|--------------|------------|-------------|-------------|
| Grand Total | | 1,265 | | | 229 | 41,899 | 29.1 | 23 | | | 4.155 | 759 | 0.77 | 43.3 |
|--------------------|--|--------------|--|--|------------|---------------|-------------|-----------|--|--|--------------|------------|-------------|-------------|