

Matre Forestry Consulting, Inc.

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



9/6/2019

Re: +-1548 Acre Harris County GA Timber and/or Land Sealed Bid Sale Prospectus

Dear Timber & Land Buyers,

On behalf of our client *Georgia 315 LP et al C/O Synovus Trust*, we are pleased to invite you to bid on the following timber and/or land sale (bidders have the options of bidding either on all timber within the +-173.9 acre timber sale area (SALE 1), or on the +-1547.67 acres of land and all remaining timber (SALE 2), or both):

- This prospectus has a lot of information to assist you. Please refer to the table of contents on page 4 to help you find specific information. Contact Matre Forestry anytime if you have questions. The listing broker Mike Matre can be reached at 229-869-1111 or mike@matreforestry.com. The Matre Forestry sealed bid sale process is a simple and transparent sale method. We look forward to hearing from you.
- Location/Access: Located in fast growing southwest Harris County GA just north of Columbus GA, the sale fronts on the south side of GA Hwy 315 and the east side of Highnote Dr. GATE COMBINATION IS 0315. There is a good woods road network, most of which was recently professionally reworked (grading, widening, water bars/turnouts installed, rock in areas, some new roads, and some new rocked creek crossings).
- Timber Sale Description and Volume (SALE 1): Lump Sum Sealed Bid sale of +-173.9 acres and +-14,177 tons of high-quality mature hardwood and pine on upland sites. The timber sale boundaries are marked with blue paint (single stripe on internal boundaries/SMZ's and double stripes on or near property lines). NOTE: There is an old red painted line near the south property line, but that old red painted line drifts north of the actual property line as it traverses to the west, so use our blue marked sale boundaries and disregard the red painted line. Our blue painted line is based on iron stakes referenced by the subject property plat and the neighbor's plat. The south neighbor agrees with our sale boundary. NOTE: Visit <https://www.matreforestry.com/harris-ga-1548-bid-sale.html> to download sale boundaries in Google Earth file, ESRI Shape file, or GeoPDF (GeoPDF sale map can be opened in the free Avenza map app to use your phone GPS to navigate on the sale map with, which is very useful to cruisers and loggers). Please see attached timber volume estimates for the timber sale area.
- Land Sale Description (SALE 2): +-1547.67 acres of land and all remaining timber (all timber not included in the timber sale described above, per the attached). Please see the attached timber estimates for the land sale portion of this sale, as well as additional information. The attached September 2018 cruise shows +-110,779 tons of quality mature hardwood and pine timber as of September 2018. Subtracting SALE 1 volume leaves +-96,602 tons, not including one year of growth. The land itself (the dirt) is located in growing southwest Harris County GA, just north of Columbus GA (pop. +-200,000) with paved road frontage and an excellent internal road network, making this property an excellent Higher and Better Use (HBU) timberland investment, ideal for dividing, development, permanent conservation easement, and/or prime hunting property close to

Columbus GA. Please the Table of Contents on page 4 to help you find the property information most important to you.

- Property Legal Information: See attached tax cards, deeds, and plats.
- Disclaimer: *All information provided regarding this land and the timber offering is provided as a courtesy to prospective bidders and deemed to be from reliable sources, however, Matre Forestry and the seller do not guarantee the provided information to be correct and error free. It is understood that bidders rely solely on their own estimates and inspections of the premises and due diligence for the computation of the bid price. Matre Forestry and the seller are not liable for any injuries or damages that may occur to persons or property as a result of inspections done by interested parties or their associates.*
- Showing: You may cruise or inspect the timber sale and property at your convenience. There is a hunt club on the property, so be mindful of the possibility of hunters present during inspections. We are happy to show you the property if you prefer, just contact us to schedule a showing.
NOTE: This bid invitation gives only bona fide timber buyers and land buyers and their associates permission to enter the property.
- Timber Contract: We are offering a standard timber contract with an 18 month cutting period plus a 6 month wet weather clause. The timber sale closing to take place within 3 weeks of bid acceptance, assuming clear title and an agreeable contract. A \$3000 performance bond will be due at closing and held in the Matre Forestry Escrow Account. A sample of our standard timber contract is included in this prospectus. If buyer prefers to use their contract, that is fine if key terms and concerns are adequately covered.
- Land Contract: We are offering a standard land contract with a 30 day due diligence period. The land sale closing to take place within 6 weeks of due diligence satisfaction and completion, assuming clear title. A 10% earnest money payment paid by the buyer is due within 10 days of the signing of the land contract, to be held in an escrow account belonging to the buyers closing attorney, or some other escrow account agreeable to both parties. A sample of our land timber contract is included in this prospectus. If buyer prefers to use their contract, that is fine if key terms and concerns are adequately covered. Included are deed descriptions and survey plats. If buyer prefers to have a new survey plat prepared, buyer is responsible for having that done and paying for the new survey. The surveyor must be a licensed surveyor in good standing with the State of Georgia. There is a hunting lease on the property, and due to the timing of this sale, the hunt club will have the right to finish out the 2019/20 hunting season. The hunt club is interested in staying on the property if the new owner wants them and the terms of the new hunting lease are agreeable. Current year hunting lease revenues will be prorated based on the closing date.
- Bid Instructions: Submit a sealed bid labeled "Georgia 315 LP Sale " using the included bid form. Submit a lump sum bid for all merchantable timber within the +-173.9 acre sale area (SALE 1), and/or a per acre bid for the +-1547.67 acres of land and all remaining timber (all timber not included in the timber sale area) (SALE 2). Bidders may bid on just SALE 1, or just SALE 2, or both Sales. *Bidders may attend and witness the bid opening. We will announce bid amounts as we open the bids, but not bidder name out of respect for bidder privacy. Bidders not in attendance will be notified of the bid results as soon as practical after the bid opening, no later than 4 pm the day of the sale. The owner reserves the right to reject any and all bids. Matre Forestry will have a sealed "recommended" minimum bid to accept for the timber sale and for the land sale, which will be opened if the high bids do not meet our recommended minimum. In the event the high bid does not meet our minimum, the high bidder for the timber sale and the high bidder for the land sale will have the first opportunity to negotiate an acceptable price with the seller for each sale. If those negotiations are not successful, we will then give the 2nd place bidder(s) an opportunity to negotiate an acceptable price, and so on until a deal is achieved. If after said negotiations there is not an acceptable deal, we will declare a no sale and attempt to*

sell via traditional methods. If the buyer of the land and remaining timber (SALE 2) is not also the buyer of the timber in the timber sale area (SALE 1), the buyer of the land agrees to honor the terms of the timber contract and cooperate with the timber buyers rights to access, harvest, and remove the timber in the SALE 1 timber sale area.

- Bid opening time and location: 10:00 AM on Thursday November 7th, 2019 on site just inside the property at the Highnote Drive gate. If you cannot attend the bid opening you can email, fax, or mail your bid in prior to the sale. We will seal your emailed or faxed bid for you and keep your bid strictly confidential. Mailed bids must arrive the day before the sale or sooner. Mailed Bids will remain sealed until the bid opening. Please verify that we received your bid prior to the bid opening. In the event of possible inclement weather, check with Matre Forestry on new bid opening location and/or time.
- Links: Sale web page is <https://www.matreforestry.com/harris-ga-1548-bid-sale.html>

NOTE: Please make sure you are on our email list for future land and timber sales by visiting <http://www.matreforestry.com/> and clicking on "Subscribe to the Matre Forestry Newsletter". Be sure and check the "Timber Buyer" if you are a 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 cannot 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.

Enclosures: Se table of contents on the next page

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9/4/2019

Re: +-1548 Acre Harris County GA Timber and/or Land Sealed Bid Sale Table of Contents

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Form prepared on 9/3//2019

Re: +-1548 Acre Harris County GA Timber and/or Land Sealed Bid Form

After careful review of the complete bid prospectus, I (we) submit the following bid(s) for the **Georgia 315 LP et al C/O Synovus Trust (Mulberry Grove Tract)** sealed bid land and/or timber sale subject to the terms offered in the complete bid prospectus (you may bid on SALE 1, or SALE 2, or BOTH):

SALE 1: +-173.9 Acre Timber Sale: \$ _____
 lump sum price for all merchantable timber in the timber sale area.

and/or

SALE 2: +-1547.67 Acre Land Sale (the property and all remaining timber not included in the above Timber Sale):\$ _____
 per acre price for all the real estate (the property including all remaining timber that is not part of the timber sale above.

**Note: There is no buyer's premium to be added to your bid.*

Bidder Signature: _____ Date: _____

Bidder Name: _____

Company: _____ Title: _____

Phone Numbers: _____

Email Address: _____

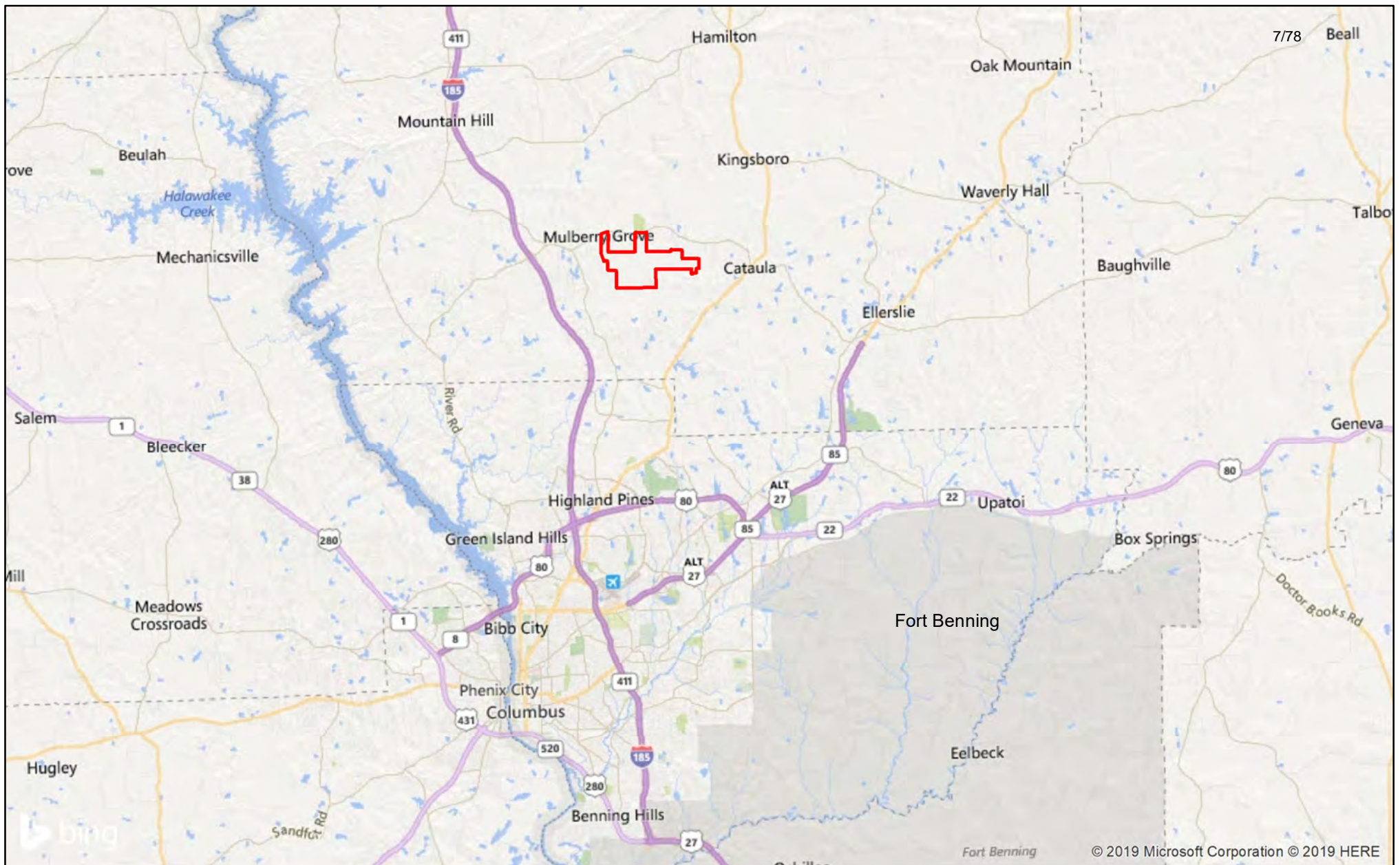
Mailing Address: _____

Bid opening is at 10:00 AM on Thursday November 7th, 2019 on site just inside the property at the Highnote Drive gate. If you cannot attend the bid opening you can email, fax, or mail your bid in prior to the sale. We will seal your emailed or faxed bid for you. Mailed bids must arrive the day before the sale or sooner. Mailed bids will remain sealed until the bid opening. Please verify that we received your bid prior to the bid opening. In the event of possible inclement weather, check with Matre Forestry on new bid opening location and/or time.

Listing Broker & Forestry Consultant representing the seller:

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





Location Map Mulberry Grove Tract Harris County GA

Disclaimer: Mapped in ArcMap GIS. The map acres and all other information is not guaranteed. The map is for management purposes, and is not a survey plat. Some info such as roads and creeks are from public data. Mapped by Matre Forestry Consulting, Inc in ArcMap 10.5 GIS mapping software.
www.matreforestry.com 229-639-4973 mike@matreforestry.com

Mature Timber:----- 1508.97 ac+-
Misc. Open:----- 20.3 ac+-
Gas Line:----- 18.4 ac+-

Tract Total (from plat):----- 1547.67 ac+-

OWNER: GEORGIA 315 LP ET AL
C/O SYNOVUS TRUST

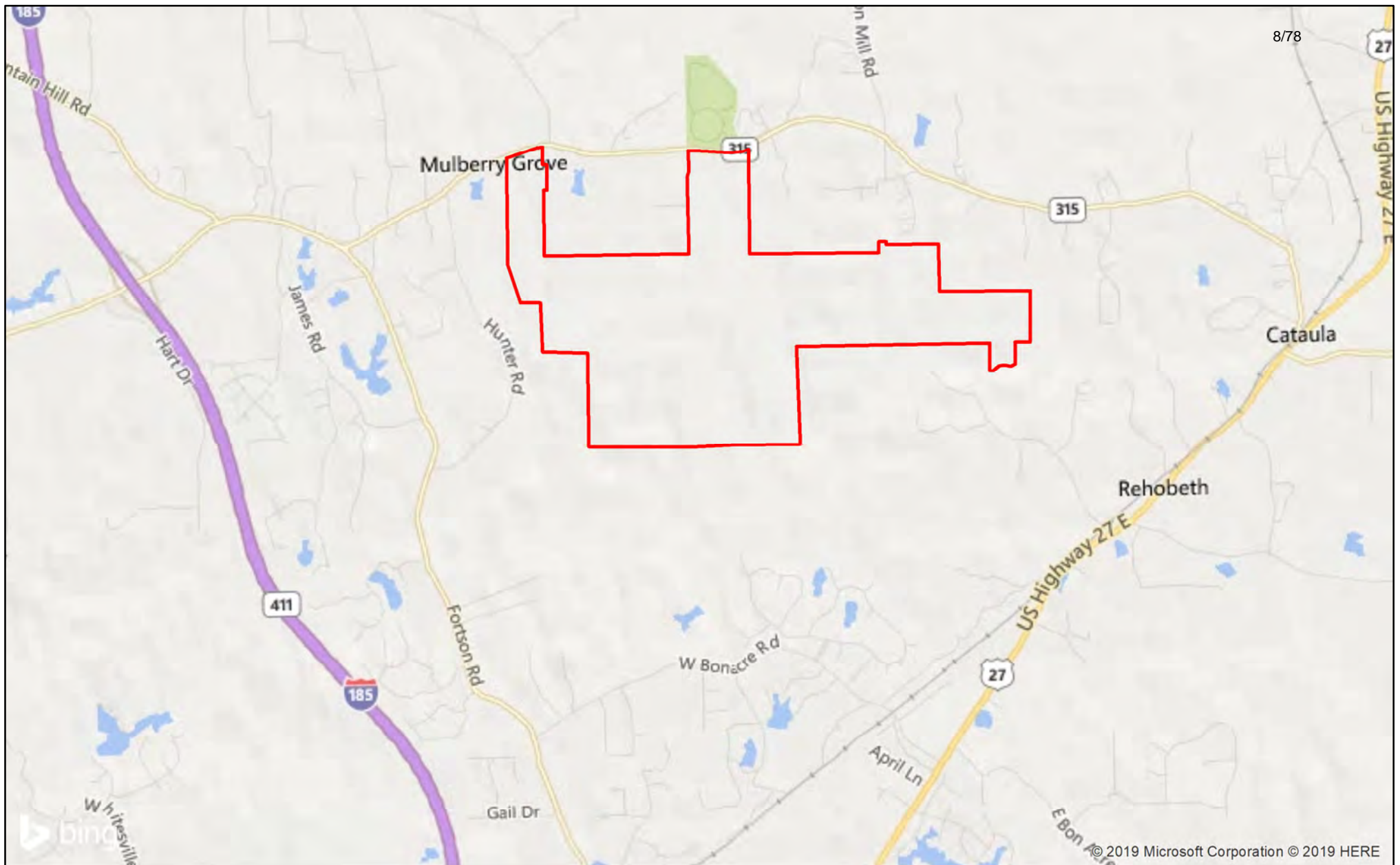
1 in = 21,120 ft 1 inch equals 4 miles

00.51 2 Miles
[Scale bar]

Legend
[Red outline] Tract



Date: 9/3/2019



Location Map Mulberry Grove Tract Harris County GA

Disclaimer: Mapped in ArcMap GIS. The map acres and all other information is not guaranteed. The map is for management purposes, and is not a survey plat. Some info such as roads and creeks are from public data. Mapped by Matre Forestry Consulting, Inc in ArcMap 10.5 GIS mapping software.
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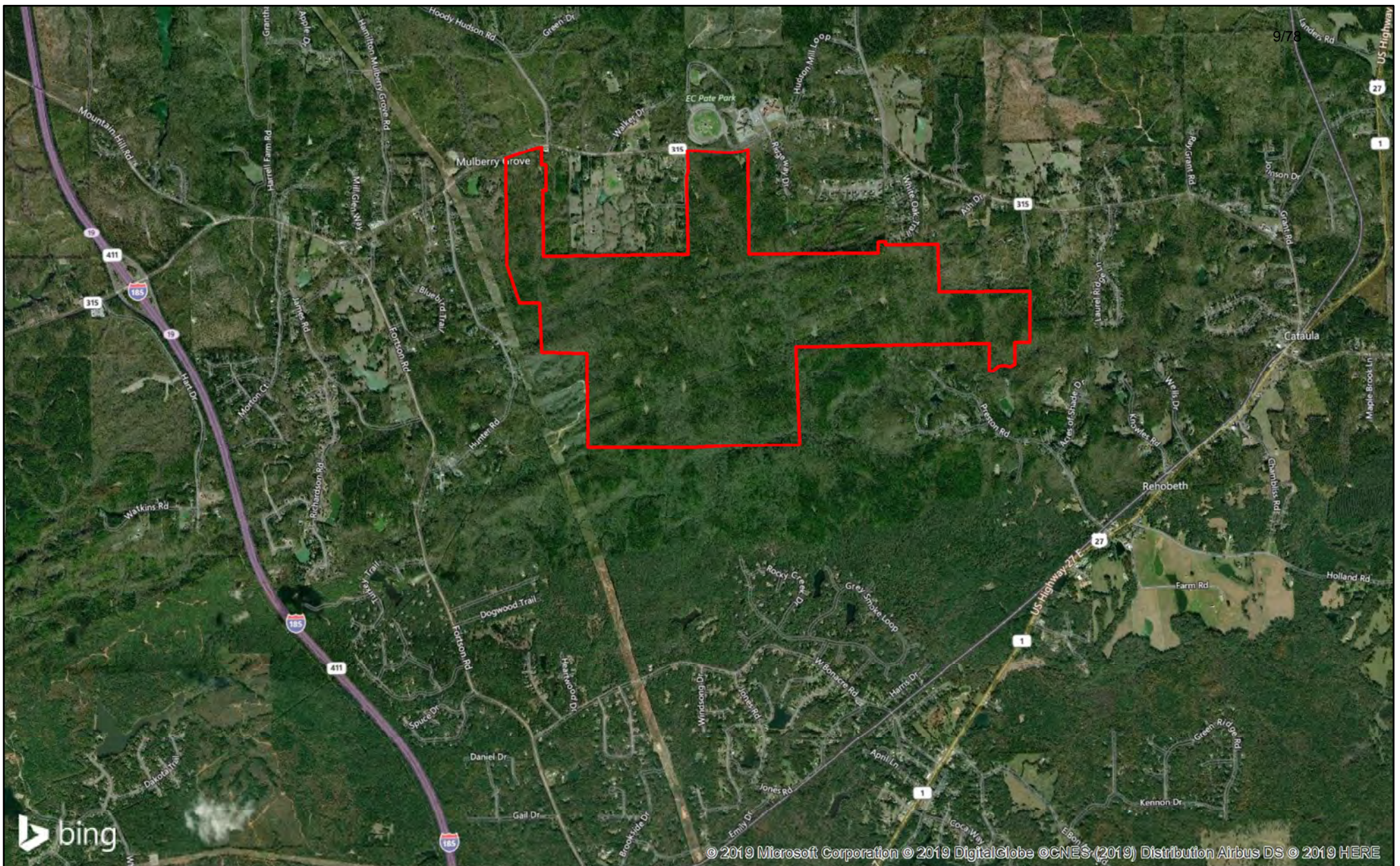
1 in = 3,960 ft 1 inch equals 0.75 miles



Legend
 Tract



Date: 9/3/2019



Location Map Mulberry Grove Tract Harris County GA

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www.matreforestry.com 229-639-4973 mike@matreforestry.com

Mature Timber:----- 1508.97 ac+-
Misc. Open:----- 20.3 ac+-
Gas Line:----- 18.4 ac+-

Tract Total (from plat):----- 1547.67 ac+-

OWNER: GEORGIA 315 LP ET AL
C/O SYNOVUS TRUST

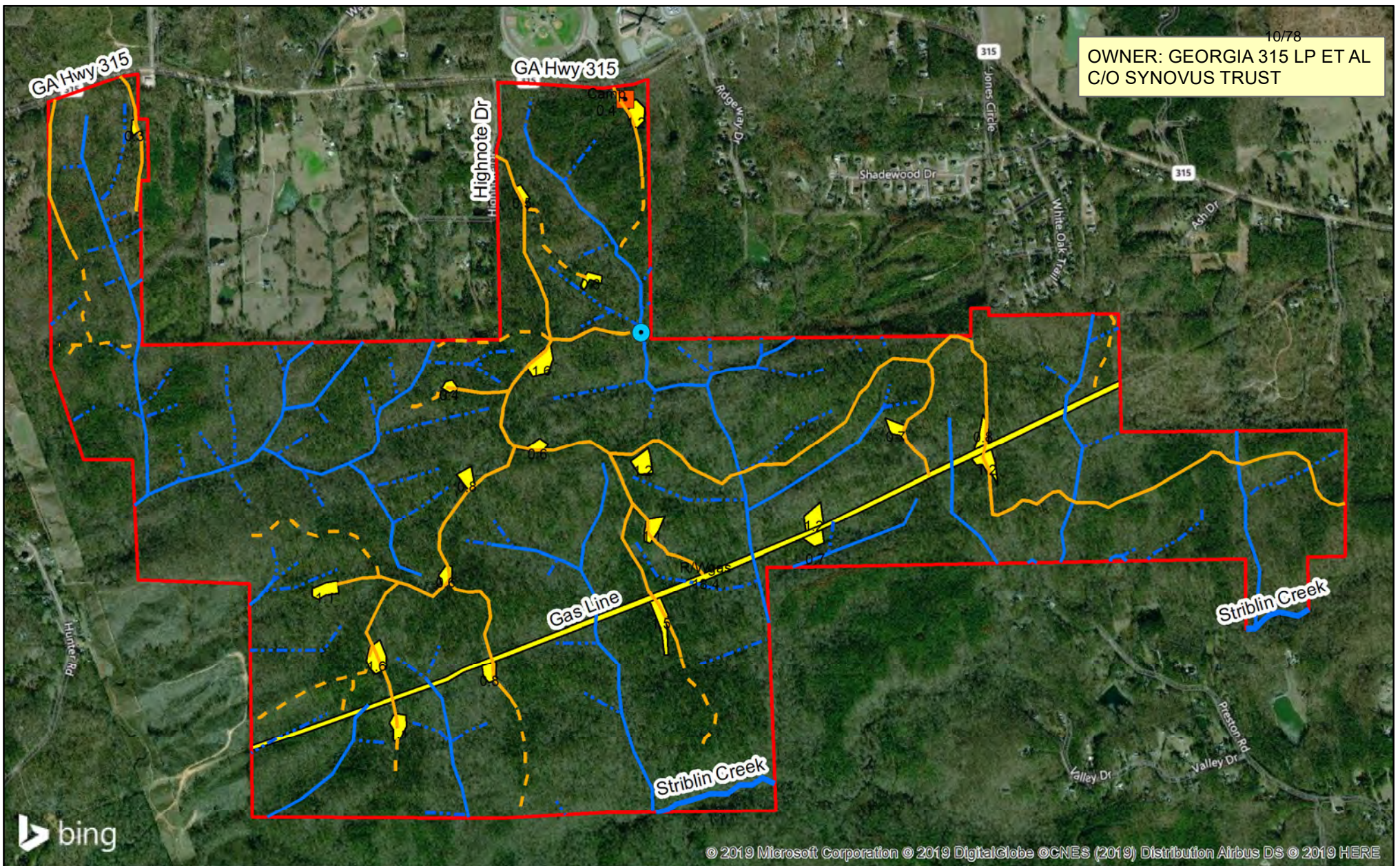
1 in = 3,960 ft 1 inch equals 0.75 miles



Legend
 Tract



Date: 9/3/2019



Tract Map Mulberry Grove Tract Harris County GA

Disclaimer: Mapped in ArcMap GIS. The map acres and all other information is not guaranteed. The map is for management purposes, and is not a survey plat. Some info such as roads and creeks are from public data. Mapped by Matre Forestry Consulting, Inc in ArcMap 10.5 GIS mapping software.
www.matreforestry.com 229-639-4973 mike@matreforestry.com

Mature Timber:----- 1508.97 ac+
Misc. Open:----- 20.3 ac+
Gas Line:----- 18.4 ac+

Tract Total (from plat):----- 1547.67 ac+-

1 in = 1,600 ft 1 inch equals 0.3 miles

0 400 800 1,600 Feet

Legend

Non-Timber, +-38.7 ac.

Tracts

Points

● Blown Culvert

■ Camp

Legend

RoadsMulberry

— Primary

- - - Secondary

Lines

— Creek Named

— Creek

- - - Drain



Date: 9/3/2019

OWNER: GEORGIA 315 LP ET AL
C/O SYNOVUS TRUST
Parcel Number 049 051
LL 82 & 83 of the 19th LD

12/78

GA Hwy 315

Highnote Dr

Hunter Rd

Dove Dr

Bluebird Trail

Burdette Rd

Fortson Rd

James Rd

Mill Glen Way

Mulberry Dr

Ridgeview Dr

Striblin Creek

Gas Line

IN 7

INOUT 27

IN 64.4

IN 75.5

8

Legend SALE 1

Clearcut Sale Area: +-173.9 Acres

Iron Stake

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Disclaimer: Mapped in ArcMap GIS. The map acres and all other information is not guaranteed. The map is for management purposes, and is not a survey plat. Some info such as roads and creeks are from public data. Mapped by Matre Forestry Consulting, Inc in ArcMap 10.5 GIS mapping software.
www.matreforestry.com 229-639-4973 mike@matreforestry.com

*See bid prospectus for sale details.

*There is an old red painted line that appears to be a property line, but it drifts north of the actual property line, so use our blue painted sale boundary.

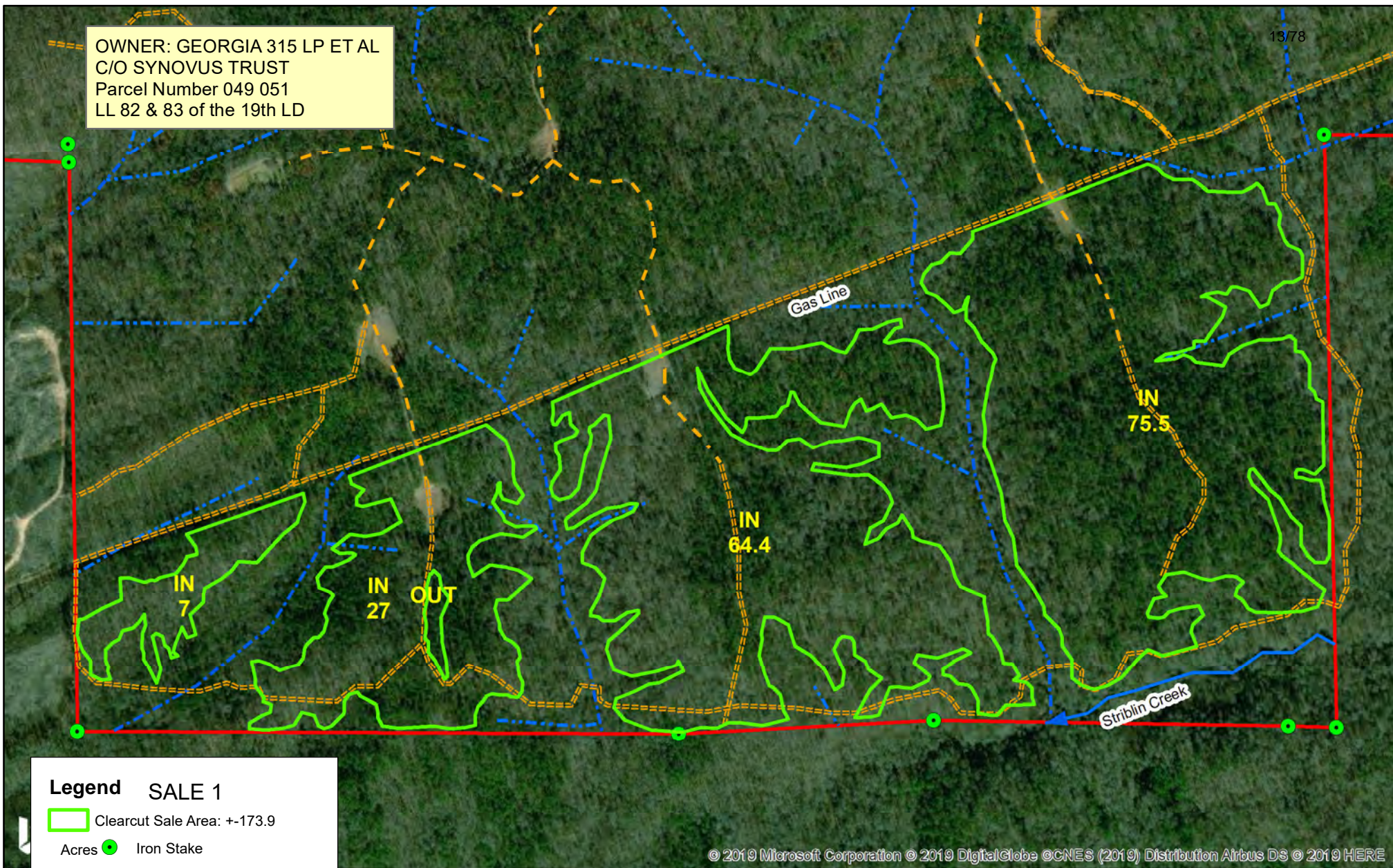
*GPS Disclaimer: The sale boundary is GPS, but is not guaranteed. GPS has error, especially under forest canopy.

0 400 800 1,600 Feet



Date: 8/16/2019

OWNER: GEORGIA 315 LP ET AL
C/O SYNOVUS TRUST
Parcel Number 049 051
LL 82 & 83 of the 19th LD



Timber Sale Map - Clearcut 2019 Mulberry Grove Tract Harris County GA

Disclaimer: Mapped in ArcMap GIS. The map acres and all other information is not guaranteed. The map is for management purposes, and is not a survey plat. Some info such as roads and creeks are from public data. Mapped by Matre Forestry Consulting, Inc in ArcMap 10.5 GIS mapping software.
www.matreforestry.com 229-639-4973 mike@matreforestry.com

Notes:

*See bid prospectus for sale details.

*Sale boundaries were GPSd and they are marked with blue stripes (single marks on internal boundaries and double marks on or near property lines. Gas line not marked.

*There is an old red painted line that appears to be a property line, but it drifts north of the actual property line, so use our blue painted sale boundary.

*Visit <https://www.matreforestry.com/timber-sales.html> to download this map as a GeoPDF to open in the free Avenza PDF map app using your phone, which will allow you to use your phone for GPS navigation. Also, you can download a google earth or ESRI shapefile boundary file.

*GPS Disclaimer: The sale boundary is GPS, but is not guaranteed. GPS has error, especially under forest canopy.

1 in = 660 ft

1 inch equals 0.13 miles

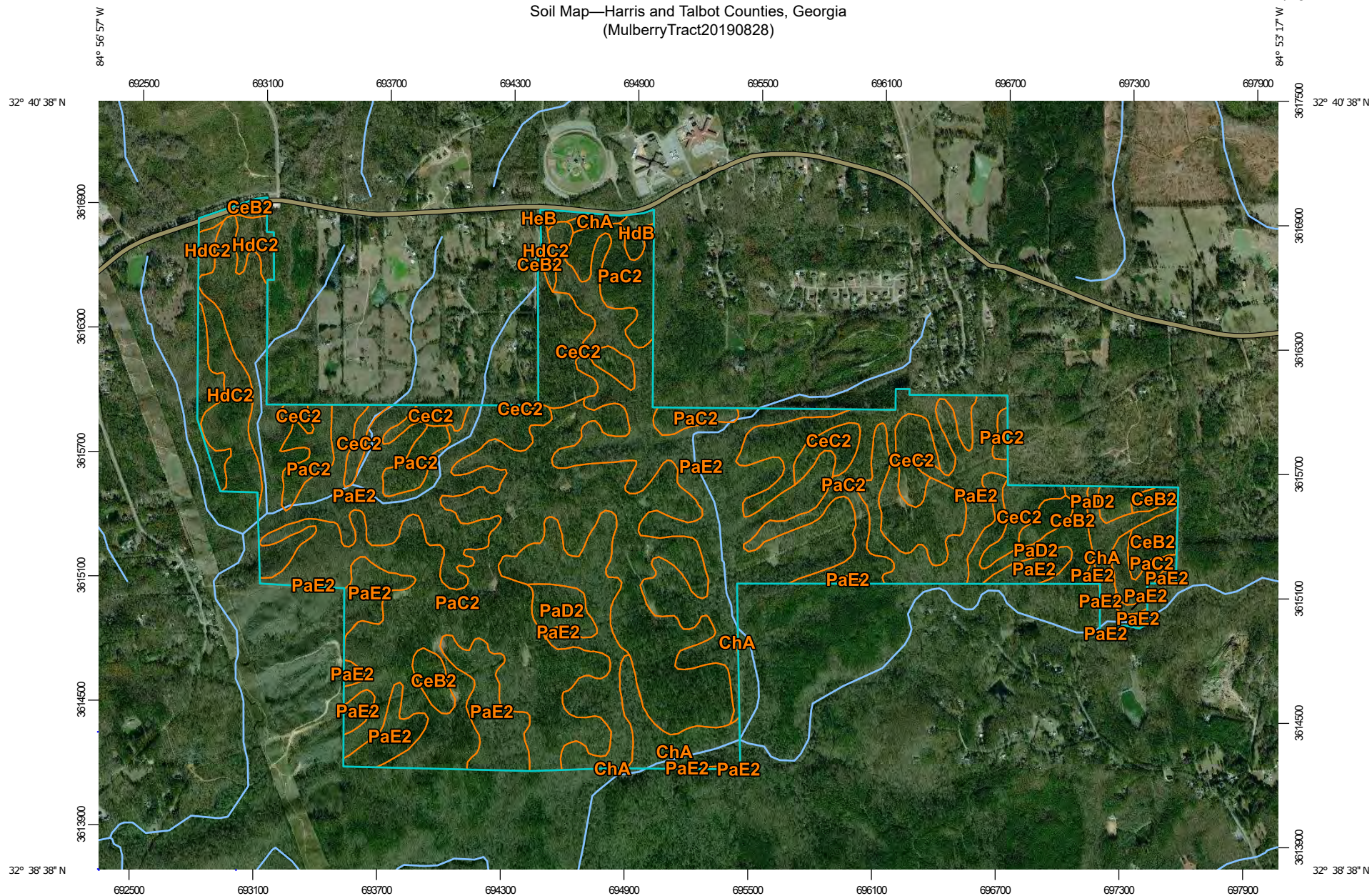
0 400 800 1,600 Feet



Date: 8/16/2019

Soil Map—Harris and Talbot Counties, Georgia (MulberryTract20190828)

14/78



Map Scale: 1:26,200 if printed on A landscape (11" x 8.5") sheet.

0 350 700 1400 2100 Meters

0 1000 2000 4000 6000 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 16N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

8/28/2019
Page 1 of 3

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CeB2	Cecil sandy loam, 2 to 6 percent slopes, moderately eroded	40.4	2.6%
CeC2	Cecil sandy loam, 6 to 10 percent slopes, moderately eroded	100.3	6.5%
ChA	Chewacla loam, 0 to 2 percent slopes, frequently flooded	58.2	3.8%
HdB	Hard Labor-Appling complex, 2 to 6 percent slopes	5.7	0.4%
HdC2	Hard Labor-Appling complex, 6 to 10 percent slopes, moderately eroded	53.8	3.5%
HeB	Helena sandy loam, 2 to 6 percent slopes	2.6	0.2%
PaC2	Pacolet sandy loam, 6 to 10 percent slopes, moderately eroded	596.5	38.6%
PaD2	Pacolet sandy loam, 10 to 15 percent slopes, moderately eroded	52.5	3.4%
PaE2	Pacolet sandy loam, 15 to 25 percent slopes, moderately eroded	637.3	41.2%
Totals for Area of Interest		1,547.2	100.0%

Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
CeB2	Cecil sandy loam, 2 to 6 percent slopes, moderately eroded	85	40.4	2.6%
CeC2	Cecil sandy loam, 6 to 10 percent slopes, moderately eroded	82	100.3	6.5%
ChA	Chewacla loam, 0 to 2 percent slopes, frequently flooded		58.2	3.8%
HdB	Hard Labor-Appling complex, 2 to 6 percent slopes		5.7	0.4%
HdC2	Hard Labor-Appling complex, 6 to 10 percent slopes, moderately eroded		53.8	3.5%
HeB	Helena sandy loam, 2 to 6 percent slopes		2.6	0.2%
PaC2	Pacolet sandy loam, 6 to 10 percent slopes, moderately eroded	74	596.5	38.6%
PaD2	Pacolet sandy loam, 10 to 15 percent slopes, moderately eroded	74	52.5	3.4%
PaE2	Pacolet sandy loam, 15 to 25 percent slopes, moderately eroded	74	637.3	41.2%
Totals for Area of Interest			1,547.2	100.0%

Description

The "site index" is the average height, in feet, that dominant and codominant trees of a given species attain in a specified number of years. The site index applies to fully stocked, even-aged, unmanaged stands.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this attribute, only the representative value is used.

Rating Options

Units of Measure: feet

Summary Report By Class/Product

Tract: Mulberry Grove CC Sale 2019 Cruiser: AB SR Location: Harris County GA par 049 051 Owner: Georgia 315 LP et al C/O Synovus Trust	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: 173.9 Number of Plots: 191 Cruise Method: Point BAF: 10 Cruise Date: 08/16/2019
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Pine

Total Tract					Average Acre					Average Tree	
Product	Trees	Tons	SMBF	DMBF	BA	Trees	Tons	SMBF	DMBF	DBH	MerchHt
Sawtimber	2,617	3,093	517	385	20.4	15	18	2.973	2.213	15.6	40.6
Chip-N-Saw	2,381	1,135	133	97	8.5	14	7	0.764	0.557	10.6	37.2
Pulpwood	4,347	883			7.8	25	5			7.4	34.3
Topwood		1,079					6				
Total	9,345	6,190	650	482	36.7	54	36	3.736	2.770	10.5	36.8

Hardwood

Total Tract					Average Acre					Average Tree	
Product	Trees	Tons	SMBF	DMBF	BA	Trees	Tons	SMBF	DMBF	DBH	MerchHt
Sawtimber	2,191	2,199	323	250	18.2	13	13	1.855	1.440	16.0	25.9
Pallet	1,891	750	84	49	7.3	11	4	0.483	0.281	11.1	21.3
Pulpwood	12,690	3,160			25.0	73	18			7.7	31.7
Topwood		1,878					11				
Total	16,772	7,987	406	299	50.6	96	46	2.337	1.721	9.2	29.8
Grand Total	26,117	14,177	1,056	781	87.3	150	82	6.074	4.491	9.6	32.3

Summary Report By Class/Group/Product

Tract: Mulberry Grove CC Sale 2019 Cruiser: AB SR Location: Harris County GA par 049 051 Owner: Georgia 315 LP et al C/O Synovus Trust	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: 173.9 Number of Plots: 191 Cruise Method: Point BAF: 10 Cruise Date: 08/16/2019
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Pine											
Total Tract					Average Acre					Average Tree	
Product	Trees	Tons	DMBF	SMBF	BA	Trees	Tons	DMBF	SMBF	DBH	MerchHt
Pine											
Sawtimber	2,617	3,093	385	517	20.4	15	18	2.213	2.973	15.6	40.6
Chip-N-Saw	2,381	1,135	97	133	8.5	14	7	0.557	0.764	10.6	37.2
Pulpwood	4,347	883			7.8	25	5			7.4	34.3
Sub-Total	9,345	5,111	482	650	36.7	54	29	2.770	3.736	10.5	36.8
Pine Topwood											
Topwood		1,079					6				
Pine Total	9,345	6,190	482	650	36.7	54	36	2.770	3.736	10.5	36.8

Hardwood											
Total Tract					Average Acre					Average Tree	
Product	Trees	Tons	DMBF	SMBF	BA	Trees	Tons	DMBF	SMBF	DBH	MerchHt
Hard Hardwoods											
Pulpwood	4,562	1,451			10.5	26	8			8.2	32.4
Sub-Total	4,562	1,451			10.5	26	8	0.000		8.2	32.4
Hickory											
Sawtimber	116	116	11	15	0.9	1	1	0.064	0.084	15.3	24.6
Pallet	126	49	3	5	0.5	1	0	0.016	0.028	10.9	18.5
Sub-Total	242	165	14	20	1.4	1	1	0.080	0.112	13.0	21.5
Poplar											
Sawtimber	467	519	69	89	4.0	3	3	0.397	0.513	16.3	34.1
Pallet	470	176	13	23	1.8	3	1	0.075	0.132	11.0	24.4
Sub-Total	936	694	82	112	5.8	5	4	0.472	0.645	13.6	29.2
Red Oaks											
Sawtimber	581	612	74	91	5.5	3	4	0.424	0.524	17.0	23.3
Pallet	268	98	6	10	1.0	2	1	0.035	0.060	11.1	18.7
Sub-Total	849	709	80	102	6.5	5	4	0.459	0.584	15.2	21.9
Soft Hardwoods											
Pallet	70	23	2	2	0.3	0	0	0.009	0.014	10.9	19.5
Pulpwood	8,128	1,709			14.5	47	10			7.4	31.3
Sub-Total	8,198	1,732	2	2	14.8	47	10	0.009	0.014	7.4	31.2
Sweetgum											
Sawtimber	258	200	19	27	1.8	1	1	0.110	0.154	14.9	24.5
Pallet	410	158	10	17	1.5	2	1	0.057	0.098	10.8	22.4
Sub-Total	668	357	29	44	3.4	4	2	0.167	0.252	12.4	23.2
Water/Misc Oaks											
Sawtimber	264	231	24	32	1.9	2	1	0.138	0.183	15.1	23.4
Pallet	220	93	6	11	0.9	1	1	0.036	0.061	11.3	20.1
Sub-Total	484	324	30	43	2.8	3	2	0.174	0.244	13.4	21.9

Summary Report By Class/Group/Product

Hardwood											
Total Tract					Average Acre					Average Tree	
Product	Trees	Tons	DMBF	SMBF	BA	Trees	Tons	DMBF	SMBF	DBH	MerchHt
White Oaks											
Sawtimber	505	523	53	69	4.0	3	3	0.307	0.396	15.8	23.7
Pallet	327	153	9	16	1.4	2	1	0.053	0.089	11.5	20.0
Sub-Total	832	676	63	84	5.4	5	4	0.360	0.485	14.1	22.2
Hardwood Topwood											
Topwood		1,878					11				
Hdwd. Total	16,772	7,987	299	406	50.6	96	46	1.721	2.337	9.2	29.8
Grand Total	26,117	14,177	781	1,056	87.3	150	82	4.491	6.074	9.6	32.3

Summary Product By DBH Report

Tract: Mulberry Grove CC Sale 2019	Matre Forestry Consulting, Inc.	Total Acres: 174
Cruiser: AB SR	2549 Lafayette Plaza Dr	Number of Plots: 191
Location: Harris County GA par 049 051	Albany,GA 31707	Cruise Method: Point
Owner: Georgia 315 LP et al C/O Synovus Trust	Phone: 229-639-4973 Fax: 229-255-2910	BAF: 10
	E-Mail: mike@matreforestry.com	
Cruise Date: 08/16/2019		

Pine

Pine		Total Tract					Average Acre						Average Tree	
Sawtimber	DBH	# Trees	Tons	DMBF	SMBF	Cu.Ft.	BA	# Trees	Tons	DMBF	SMBF	Cu.Ft.	SL CF/Ft	MerchHt
	13	415	272	25	39	7,808	2.2	2	2	0.144	0.227	45	0.59	32.0
	14	579	481	49	74	13,935	3.6	3	3	0.284	0.425	80	0.67	36.1
	15	556	623	70	101	18,188	3.9	3	4	0.405	0.578	105	0.74	44.2
	16	359	457	56	76	13,409	2.9	2	3	0.321	0.438	77	0.84	44.4
	17	248	358	47	61	10,521	2.3	1	2	0.269	0.353	61	0.96	44.1
	18	201	323	45	57	9,518	2.0	1	2	0.260	0.329	55	1.09	43.5
	19	74	137	20	25	4,052	0.8	0	1	0.116	0.142	23	1.20	45.5
	20	79	160	24	29	4,748	1.0	0	1	0.141	0.169	27	1.34	44.6
	21	38	86	14	16	2,552	0.5	0	0	0.079	0.092	15	1.48	45.6
	22	24	68	11	13	2,019	0.4	0	0	0.063	0.073	12	1.50	55.7
	23	22	60	10	12	1,797	0.4	0	0	0.059	0.067	10	1.78	45.7
	24	6	12	2	2	356	0.1	0	0	0.012	0.013	2	2.19	28.0
	25	11	37	7	7	1,102	0.2	0	0	0.038	0.042	6	2.06	50.0
	26	5	19	4	4	579	0.1	0	0	0.021	0.022	3	2.25	52.0
Sawtimber Total		2,617	3,093	385	517	90,584	20.4	15	18	2.213	2.973	521	0.85	40.6

Chip-N-Saw	DBH	# Trees	Tons	DMBF	SMBF	Cu.Ft.	BA	# Trees	Tons	DMBF	SMBF	Cu.Ft.	SL CF/Ft	MerchHt
	9	453	133	14	13	3,755	1.2	3	1	0.080	0.072	22	0.26	31.3
	10	634	252	21	27	7,103	2.0	4	1	0.121	0.153	41	0.32	35.4
	11	621	315	25	37	8,945	2.4	4	2	0.146	0.210	51	0.37	38.6
	12	672	436	37	57	12,506	3.0	4	3	0.210	0.328	72	0.45	41.7
Chip-N-Saw Total		2,381	1,135	97	133	32,309	8.5	14	7	0.557	0.764	186	0.36	37.2

Product By DBH Report

Pine		Total Tract					Average Acre					Average Tree		
Pulpwood	DBH	# Trees	Tons	DMBF	SMBF	Cu.Ft.	BA	# Trees	Tons	DMBF	SMBF	Cu.Ft.	SL CF/Ft	MerchHt
	5	267	16			415	0.2	2	0			2	0.00	20.1
	6	835	81			2,144	0.9	5	0			12	0.00	24.9
	7	1,431	230			6,308	2.2	8	1			36	0.00	33.4
	8	1,095	253			7,068	2.2	6	1			41	0.00	38.9
	9	515	156			4,413	1.3	3	1			25	0.00	41.8
	10	50	20			573	0.2	0	0			3	0.00	46.1
	11	28	13			374	0.1	0	0			2	0.00	44.4
	12	93	66			1,907	0.4	1	0			11	0.00	58.0
	13	20	18			510	0.1	0	0			3	0.00	62.9
	17	6	9			277	0.1	0	0			2	0.00	70.4
	19	5	10			307	0.1	0	0			2	0.00	78.3
	22	3	10			312	0.1	0	0			2	0.00	80.1
Pulpwood Total		4,347	883	0	0	24,610	7.8	25	5	0.000		142	0.00	34.3
Pine Total		9,345	5,111	482	650	147,503	36.7	54	29	2.770	3.736	848	0.63	36.8
Pine Topwood														
Topwood			1,079				6							
Pine Total		9,345	6,190	482	650	147,503	36.7	54	36	2.770	3.736	848	0.63	36.8

Product By DBH Report

Hardwood

Hard Hardwoods		Total Tract					Average Acre					Average Tree	
Pulpwood	DBH	# Trees	Tons	DMBF	SMBF	Cu.Ft.	BA	# Trees	Tons	DMBF	SMBF	Cu.Ft.	SL CF/Ft MerchHt
	5	267	23			529	0.2	2	0			3	0.00 21.3
	6	464	57			1,357	0.5	3	0			8	0.00 24.0
	7	1,363	238			5,750	2.1	8	1			33	0.00 27.3
	8	887	221			5,391	1.8	5	1			31	0.00 31.8
	9	701	235			5,776	1.8	4	1			33	0.00 35.4
	10	334	150			3,717	1.0	2	1			21	0.00 40.0
	11	221	129			3,221	0.8	1	1			19	0.00 44.3
	12	104	74			1,831	0.5	1	0			11	0.00 46.0
	13	49	44			1,088	0.3	0	0			6	0.00 50.4
	14	60	65			1,631	0.4	0	0			9	0.00 54.7
	15	30	38			961	0.2	0	0			6	0.00 57.3
	16	20	29			741	0.2	0	0			4	0.00 59.7
	17	12	21			537	0.1	0	0			3	0.00 65.7
	18	5	10			269	0.1	0	0			2	0.00 66.7
	19	23	51			1,323	0.3	0	0			8	0.00 66.2
	20	4	11			279	0.1	0	0			2	0.00 70.7
	21	8	20			517	0.1	0	0			3	0.00 66.3
	22	3	7			170	0.1	0	0			1	0.00 41.0
	23	3	10			256	0.1	0	0			1	0.00 66.7
	24	3	10			264	0.1	0	0			2	0.00 69.7
	25	3	10			255	0.1	0	0			1	0.00 67.7
Pulpwood Total		4,562	1,451	0	0	35,862	10.5	26	8	0.000		206	0.00 32.4
Hard Hardwoods To		4,562	1,451	0	0	35,862	10.5	26	8	0.000		206	#Num! 32.4

Product By DBH Report

Hickory							Total Tract						Average Acre					Average Tree	
Sawtimber	DBH	# Trees	Tons	DMBF	SMBF	Cu.Ft.	BA	# Trees	Tons	DMBF	SMBF	Cu.Ft.	SL CF/Ft	MerchHt					
	13	20	12	1	1	265	0.1	0	0	0.005	0.007	2	0.67	20.0					
	14	51	44	4	5	1,017	0.3	0	0	0.021	0.030	6	0.75	26.7					
	15	22	22	2	3	516	0.2	0	0	0.012	0.016	3	0.87	26.7					
	18	5	5	1	1	116	0.1	0	0	0.003	0.004	1	1.41	16.0					
	19	5	7	1	1	160	0.1	0	0	0.005	0.005	1	1.44	24.0					
	21	4	7	1	1	160	0.1	0	0	0.005	0.006	1	1.76	24.0					
	22	7	13	2	2	312	0.1	0	0	0.009	0.010	2	1.89	24.0					
	24	3	7	1	1	159	0.1	0	0	0.005	0.006	1	2.29	24.0					
Sawtimber Total		116	116	11	15	2,705	0.9	1	1	0.064	0.084	16	0.94	24.6					

Pallet	DBH	# Trees	Tons	DMBF	SMBF	Cu.Ft.	BA	# Trees	Tons	DMBF	SMBF	Cu.Ft.	SL CF/Ft	MerchHt
	10	33	10	0	1	219	0.1	0	0	0.003	0.005	1	0.41	16.0
	11	69	28	2	3	645	0.3	0	0	0.009	0.016	4	0.49	19.2
	12	23	12	1	1	261	0.1	0	0	0.004	0.007	2	0.56	20.0
Pallet Total		126	49	3	5	1,126	0.5	1	0	0.016	0.028	6	0.48	18.5

Hickory Total		242	165	14	20	3,831	1.4	1	1	0.080	0.112	22	0.74	21.5
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Poplar							Total Tract						Average Acre					Average Tree	
Sawtimber	DBH	# Trees	Tons	DMBF	SMBF	Cu.Ft.	BA	# Trees	Tons	DMBF	SMBF	Cu.Ft.	SL CF/Ft	MerchHt					
	13	59	34	3	5	1,016	0.3	0	0	0.018	0.029	6	0.62	27.7					
	14	94	66	7	10	1,973	0.6	1	0	0.039	0.058	11	0.71	29.9					
	15	89	80	9	13	2,416	0.6	1	0	0.052	0.074	14	0.78	34.7					
	16	59	62	7	10	1,869	0.5	0	0	0.043	0.058	11	0.88	36.4					
	17	35	45	6	8	1,362	0.3	0	0	0.035	0.046	8	1.02	38.7					
	18	52	69	10	12	2,093	0.5	0	0	0.056	0.071	12	1.15	35.2					
	19	18	34	5	6	1,029	0.2	0	0	0.027	0.034	6	1.16	48.0					
	20	13	21	3	4	632	0.2	0	0	0.019	0.022	4	1.46	34.7					
	21	11	16	3	3	492	0.2	0	0	0.015	0.017	3	1.62	26.7					
	22	14	28	5	5	870	0.2	0	0	0.028	0.032	5	1.75	36.0					
	23	13	35	6	7	1,078	0.2	0	0	0.034	0.039	6	1.71	50.0					
	24	6	15	3	3	476	0.1	0	0	0.016	0.018	3	2.05	40.0					
	26	2	5	1	1	162	0.1	0	0	0.006	0.006	1	2.73	24.0					
	32	2	5	1	1	152	0.1	0	0	0.005	0.005	1	3.88	24.0					
	35	1	4	1	1	115	0.1	0	0	0.004	0.004	1	5.25	16.0					
Sawtimber Total		467	519	69	89	15,734	4.0	3	3	0.397	0.513	90	0.99	34.1					

Product By DBH Report

Poplar							Average Acre						Average Tree	
Pallet	DBH	# Trees	Tons	DMBF	SMBF	Cu.Ft.	BA	# Trees	Tons	DMBF	SMBF	Cu.Ft.	SL CF/Ft	MerchHt
	10	117	31	2	4	907	0.4	1	0	0.012	0.021	5	0.39	19.7
	11	248	92	7	12	2,745	0.9	1	1	0.039	0.069	16	0.45	24.6
	12	104	53	4	7	1,569	0.5	1	0	0.024	0.042	9	0.51	29.3
Pallet Total		470	176	13	23	5,221	1.8	3	1	0.075	0.132	30	0.46	24.4
Poplar Total							5.8	5	4	0.472	0.645	121	0.77	29.2
Red Oaks							Average Acre						Average Tree	
Sawtimber	DBH	# Trees	Tons	DMBF	SMBF	Cu.Ft.	BA	# Trees	Tons	DMBF	SMBF	Cu.Ft.	SL CF/Ft	MerchHt
	13	40	21	2	3	549	0.2	0	0	0.010	0.015	3	0.70	20.0
	14	136	93	9	12	2,458	0.8	1	1	0.049	0.071	14	0.78	23.0
	15	52	42	4	6	1,113	0.4	0	0	0.024	0.033	6	0.89	24.0
	16	72	63	7	9	1,690	0.6	0	0	0.040	0.053	10	1.05	22.5
	17	69	66	8	10	1,765	0.6	0	0	0.044	0.055	10	1.19	21.3
	18	57	74	9	11	2,005	0.6	0	0	0.052	0.065	12	1.25	28.4
	19	42	55	7	8	1,489	0.5	0	0	0.040	0.048	9	1.44	24.9
	20	33	45	6	7	1,215	0.4	0	0	0.035	0.040	7	1.65	22.0
	21	19	28	4	4	765	0.3	0	0	0.022	0.025	4	1.80	22.4
	22	28	50	7	8	1,376	0.4	0	0	0.042	0.047	8	1.92	26.0
	24	9	19	3	3	520	0.2	0	0	0.016	0.018	3	2.24	26.7
	25	8	18	3	3	485	0.2	0	0	0.016	0.017	3	2.52	24.0
	26	2	4	1	1	119	0.1	0	0	0.004	0.004	1	3.01	16.0
	27	5	10	2	2	279	0.1	0	0	0.009	0.009	2	3.05	20.0
	28	6	16	3	3	440	0.2	0	0	0.015	0.015	3	3.23	21.3
	30	2	4	1	1	118	0.1	0	0	0.004	0.004	1	3.99	16.0
	31	2	4	1	1	118	0.1	0	0	0.004	0.004	1	4.25	16.0
Sawtimber Total		581	612	74	91	16,503	5.5	3	4	0.424	0.524	95	1.22	23.3
Pallet	DBH	# Trees	Tons	DMBF	SMBF	Cu.Ft.	BA	# Trees	Tons	DMBF	SMBF	Cu.Ft.	SL CF/Ft	MerchHt
	10	83	21	1	2	550	0.3	0	0	0.007	0.011	3	0.42	15.6
	11	69	26	2	3	672	0.3	0	0	0.009	0.016	4	0.48	20.5
	12	116	51	3	6	1,332	0.5	1	0	0.019	0.033	8	0.57	20.0
Pallet Total		268	98	6	10	2,553	1.0	2	1	0.035	0.060	15	0.51	18.7
Red Oaks Total							6.5	5	4	0.459	0.584	110	1.03	21.9

Product By DBH Report

Soft Hardwoods							Average Acre						Average Tree	
Total Tract														
Pallet	DBH	# Trees	Tons	DMBF	SMBF	Cu.Ft.	BA	# Trees	Tons	DMBF	SMBF	Cu.Ft.	SL CF/Ft	MerchHt
	10	33	8	0	1	212	0.1	0	0	0.003	0.004	1	0.42	15.1
	11	14	4	0	0	110	0.1	0	0	0.001	0.002	1	0.50	16.0
	12	23	12	1	1	330	0.1	0	0	0.005	0.008	2	0.51	28.0
Pallet Total		70	23	2	2	653	0.3	0	0	0.009	0.014	4	0.47	19.5

Pulpwood	DBH	# Trees	Tons	DMBF	SMBF	Cu.Ft.	BA	# Trees	Tons	DMBF	SMBF	Cu.Ft.	SL CF/Ft	MerchHt
	5	668	49			1,300	0.5	4	0			7	0.00	20.6
	6	1,623	181			4,854	1.8	9	1			28	0.00	24.4
	7	2,691	457			12,382	4.1	15	3			71	0.00	30.3
	8	1,643	392			10,730	3.3	9	2			62	0.00	35.1
	9	969	304			8,387	2.5	6	2			48	0.00	38.3
	10	217	81			2,253	0.7	1	0			13	0.00	38.2
	11	179	92			2,557	0.7	1	1			15	0.00	45.1
	12	58	40			1,108	0.3	0	0			6	0.00	52.8
	13	20	16			432	0.1	0	0			2	0.00	52.3
	14	26	26			731	0.2	0	0			4	0.00	60.2
	16	7	9			255	0.1	0	0			1	0.00	65.0
	17	6	10			290	0.1	0	0			2	0.00	74.7
	18	5	11			324	0.1	0	0			2	0.00	84.0
	19	9	19			549	0.1	0	0			3	0.00	72.5
	20	4	11			326	0.1	0	0			2	0.00	86.0
	22	3	10			287	0.1	0	0			2	0.00	77.7
Pulpwood Total		8,128	1,709	0	0	46,765	14.5	47	10	0.000		269	0.00	31.3

Soft Hardwoods Tot		8,198	1,732	2	2	47,418	14.8	47	10	0.009	0.014	273	0.47	31.2
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Product By DBH Report

Sweetgum							Average Acre						Average Tree	
Total Tract														
Sawtimber	DBH	# Trees	Tons	DMBF	SMBF	Cu.Ft.	BA	# Trees	Tons	DMBF	SMBF	Cu.Ft.	SL CF/Ft	MerchHt
	13	79	43	3	5	1,172	0.4	0	0	0.020	0.031	7	0.66	22.5
	14	68	45	4	6	1,219	0.4	0	0	0.022	0.033	7	0.75	24.0
	15	52	44	4	6	1,189	0.4	0	0	0.024	0.034	7	0.83	27.4
	16	20	16	2	2	451	0.2	0	0	0.009	0.013	3	0.96	24.0
	17	12	13	1	2	346	0.1	0	0	0.008	0.010	2	1.07	28.0
	18	5	6	1	1	156	0.1	0	0	0.004	0.005	1	1.26	24.0
	19	9	14	2	2	385	0.1	0	0	0.010	0.012	2	1.30	32.0
	20	4	7	1	1	193	0.1	0	0	0.005	0.006	1	1.44	32.0
	21	4	4	1	1	117	0.1	0	0	0.003	0.004	1	1.94	16.0
	24	3	4	1	1	117	0.1	0	0	0.003	0.004	1	2.53	16.0
	27	2	4	1	1	116	0.1	0	0	0.003	0.003	1	3.18	16.0
Sawtimber Total		258	200	19	27	5,463	1.8	1	1	0.110	0.154	31	0.86	24.5

Pallet							Average Acre						Average Tree	
Total Tract														
Sawtimber	DBH	# Trees	Tons	DMBF	SMBF	Cu.Ft.	BA	# Trees	Tons	DMBF	SMBF	Cu.Ft.	SL CF/Ft	MerchHt
	10	184	55	3	6	1,459	0.6	1	0	0.020	0.033	8	0.40	20.0
	11	110	41	2	4	1,090	0.4	1	0	0.014	0.025	6	0.46	21.4
	12	116	62	4	7	1,646	0.5	1	0	0.024	0.041	9	0.52	27.2
Pallet Total		410	158	10	17	4,196	1.5	2	1	0.057	0.098	24	0.46	22.4

Sweetgum Total		668	357	29	44	9,659	3.4	4	2	0.167	0.252	56	0.62	23.2
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Water/Misc Oaks							Average Acre						Average Tree	
Total Tract														
Sawtimber	DBH	# Trees	Tons	DMBF	SMBF	Cu.Ft.	BA	# Trees	Tons	DMBF	SMBF	Cu.Ft.	SL CF/Ft	MerchHt
	13	59	38	3	5	987	0.3	0	0	0.019	0.028	6	0.70	23.7
	14	51	33	3	4	861	0.3	0	0	0.017	0.024	5	0.84	20.0
	15	82	72	7	10	1,898	0.6	0	0	0.042	0.057	11	0.91	25.5
	16	13	11	1	2	289	0.1	0	0	0.007	0.009	2	1.11	20.0
	17	29	28	3	4	737	0.3	0	0	0.018	0.023	4	1.23	20.8
	18	10	14	2	2	373	0.1	0	0	0.010	0.012	2	1.29	28.0
	19	9	14	2	2	370	0.1	0	0	0.010	0.012	2	1.43	28.0
	20	8	13	2	2	332	0.1	0	0	0.010	0.011	2	1.66	24.0
	25	3	8	1	1	201	0.1	0	0	0.006	0.007	1	2.36	32.0
Sawtimber Total		264	231	24	32	6,047	1.9	2	1	0.138	0.183	35	0.98	23.4

Product By DBH Report

Water/Misc Oaks							Average Acre						Average Tree	
Total Tract														
Pallet	DBH	# Trees	Tons	DMBF	SMBF	Cu.Ft.	BA	# Trees	Tons	DMBF	SMBF	Cu.Ft.	SL CF/Ft	MerchHt
	10	17	5	0	0	119	0.1	0	0	0.001	0.002	1	0.44	16.0
	11	110	46	3	5	1,201	0.4	1	0	0.016	0.029	7	0.50	21.7
	12	93	43	3	5	1,112	0.4	1	0	0.019	0.030	6	0.63	19.0
Pallet Total		220	93	6	11	2,431	0.9	1	1	0.036	0.061	14	0.55	20.1

Water/Misc Oaks To	484	324	30	43	8,479	2.8	3	2	0.174	0.244	49	0.80	21.9
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White Oaks							Average Acre						Average Tree	
Total Tract														
Sawtimber	DBH	# Trees	Tons	DMBF	SMBF	Cu.Ft.	BA	# Trees	Tons	DMBF	SMBF	Cu.Ft.	SL CF/Ft	MerchHt
	13	40	25	2	3	606	0.2	0	0	0.011	0.017	3	0.70	22.0
	14	111	86	7	10	2,058	0.7	1	0	0.040	0.058	12	0.80	23.2
	15	148	136	13	18	3,288	1.0	1	1	0.074	0.101	19	0.94	23.6
	16	78	82	8	11	1,994	0.6	0	0	0.048	0.062	11	1.06	24.0
	17	46	54	6	7	1,325	0.4	0	0	0.033	0.042	8	1.20	24.0
	18	26	39	5	6	966	0.3	0	0	0.026	0.032	6	1.30	28.8
	19	14	19	2	3	460	0.2	0	0	0.013	0.015	3	1.55	21.3
	20	21	36	4	5	880	0.3	0	0	0.025	0.030	5	1.65	25.6
	21	15	25	3	4	629	0.2	0	0	0.019	0.021	4	1.89	22.0
	24	3	7	1	1	168	0.1	0	0	0.005	0.006	1	2.42	24.0
	28	2	7	1	1	168	0.1	0	0	0.006	0.006	1	3.28	24.0
	35	1	7	1	1	165	0.1	0	0	0.006	0.006	1	5.05	24.0
Sawtimber Total		505	523	53	69	12,707	4.0	3	3	0.307	0.396	73	1.06	23.7

Pallet	DBH	# Trees	Tons	DMBF	SMBF	Cu.Ft.	BA	# Trees	Tons	DMBF	SMBF	Cu.Ft.	SL CF/Ft	MerchHt
	10	33	10	0	1	233	0.1	0	0	0.003	0.005	1	0.44	16.0
	11	97	43	2	4	1,025	0.4	1	0	0.014	0.024	6	0.49	21.7
	12	197	100	6	10	2,364	0.9	1	1	0.037	0.060	14	0.61	19.8
Pallet Total		327	153	9	16	3,622	1.4	2	1	0.053	0.089	21	0.55	20.0

White Oaks Total	832	676	63	84	16,329	5.4	5	4	0.360	0.485	94	0.88	22.2
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Hardwood Topwood														
Topwood							11							
Hardwood Total		16,772	7,987	299	406	161,588	50.6	96	46	1.721	2.337	929	0.81	29.8

Grand Total		26,117	14,177	781	1,056	309,091	87.3	150	82	4.491	6.074	1,777	0.69	32.3
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Summary Report By Class/Product

Tract: Mulberry Grove	Matre Forestry Consulting, Inc.	Total Acres: 1509
Cruiser: AB, SR, MM	2549 Lafayette Plaza Dr	Number of Plots: 311
Location: Harris Co. GA	Albany, GA 31707	Cruise Method: Point
Owner: Mulberry Grove	Phone: 229-639-4973 Fax: 229-255-2910	BAF: 10
	E-Mail: mike@matreforestry.com	Cruise Date: 09/19/2018

Pine

Total Tract					Average Acre					Average Tree	
Product	Trees	Tons	SMBF	DMBF	BA	Trees	Tons	SMBF	DMBF	DBH	MerchHt
Sawtimber	20,247	19,769	3,242	2,339	16.8	13	13	2.148	1.550	15.0	36.6
Chip-N-Saw	23,039	10,237	1,184	889	9.3	15	7	0.784	0.589	10.5	35.7
Pulpwood	55,024	10,737			10.8	36	7			7.1	32.1
Topwood		7,794					5				
Total	98,311	48,538	4,425	3,228	36.9	65	32	2.933	2.139	9.5	33.8

Hardwood

Total Tract					Average Acre					Average Tree	
Product	Trees	Tons	SMBF	DMBF	BA	Trees	Tons	SMBF	DMBF	DBH	MerchHt
Sawtimber	14,883	15,323	2,369	1,854	14.8	10	10	1.570	1.229	16.3	27.0
Pallet	12,248	5,148	612	370	6.0	8	3	0.406	0.245	11.6	20.8
Pulpwood	102,270	29,218			26.5	68	19			8.2	32.8
Topwood		12,552					8				
Total	129,401	62,241	2,981	2,224	47.3	86	41	1.976	1.474	9.4	31.0
Grand Total	227,712	110,779	7,406	5,453	84.2	151	73	4.908	3.613	9.5	32.3

SMBF = Scriber 1000 board feet; DMBF = Doyle 1000 board feet;
 BA = Basal Area; DBH = Diameter at Breast Height in inches;
 MerchHt = Merchantable Height in feet

Summary Report By Class/Group/Product

Tract: Mulberry Grove	Matre Forestry Consulting, Inc.	Total Acres: 1509
Cruiser: AB, SR, MM	2549 Lafayette Plaza Dr	Number of Plots: 311
Location: Harris Co. GA	Albany, GA 31707	Cruise Method: Point
Owner: Mulberry Grove	Phone: 229-639-4973 Fax: 229-255-2910	BAF: 10
	E-Mail: mike@matreforestry.com	Cruise Date: 09/19/2018

Pine

Total Tract					Average Acre					Average Tree	
Product	Trees	Tons	DMBF	SMBF	BA	Trees	Tons	DMBF	SMBF	DBH	MerchHt
Inop. Pine (Inoperable: minimal amount of timber that should be left as SMZ trees)											
Pulpwood	525	304			0.2	0	0			10.2	45.4
Sub-Total	525	304			0.2	0	0	0.000		10.2	45.4
Pine											
Sawtimber	20,247	19,769	2,339	3,242	16.8	13	13	1.550	2.148	15.0	36.6
Chip-N-Saw	23,039	10,237	889	1,184	9.3	15	7	0.589	0.784	10.5	35.7
Pulpwood	54,499	10,433			10.6	36	7			7.0	32.0
Sub-Total	97,785	40,440	3,228	4,425	36.7	65	27	2.139	2.933	9.5	33.8
Pine Topwood											
Topwood		7,794					5				
Pine Total	98,311	48,538	3,228	4,425	36.9	65	32	2.139	2.933	9.5	33.8

Hardwood

Total Tract					Average Acre					Average Tree	
Product	Trees	Tons	DMBF	SMBF	BA	Trees	Tons	DMBF	SMBF	DBH	MerchHt
Gum/Tupalo											
Sawtimber	91	53	5	7	0.1	0	0	0.003	0.005	14.0	24.0
Pallet	188	60	4	6	0.1	0	0	0.002	0.004	11.9	16.0
Pulpwood	2,169	482			0.5	1	0			8.2	31.5
Sub-Total	2,448	595	8	14	0.7	2	0	0.005	0.009	8.7	30.0
Hard Hardwoods											
Pulpwood	182	23			0.0	0	0			7.0	19.7
Sub-Total	182	23			0.0	0	0	0.000		7.0	19.7
Hickory											
Sawtimber	1,058	966	110	141	1.0	1	1	0.073	0.093	15.9	23.0
Pallet	1,029	448	31	52	0.5	1	0	0.021	0.034	11.7	20.2
Pulpwood	7,249	2,140			1.9	5	1			8.2	33.5
Sub-Total	9,337	3,553	141	193	3.4	6	2	0.093	0.128	9.4	30.9
Inop. Hardwood (Inoperable: minimal amount of timber that should be left as SMZ trees)											
Sawtimber	347	388	50	62	0.4	0	0	0.033	0.041	17.8	26.3
Pallet	256	113	8	13	0.1	0	0	0.005	0.009	11.7	24.0
Pulpwood	16,429	5,040			4.7	11	3			8.6	34.3
Sub-Total	17,032	5,541	58	75	5.3	11	4	0.039	0.050	8.8	34.0
Misc. Hardwood											
Sawtimber	90	117	17	20	0.1	0	0	0.011	0.013	19.2	24.7
Pallet	89	19	1	2	0.0	0	0	0.001	0.001	10.0	15.0
Pulpwood	9,380	1,917			2.1	6	1			7.5	27.5
Sub-Total	9,559	2,054	18	21	2.2	6	1	0.012	0.014	7.6	27.4
Poplar											

Summary Report By Class/Group/Product

Hardwood											
<i>Total Tract</i>					<i>Average Acre</i>					<i>Average Tree</i>	
<i>Product</i>	<i>Trees</i>	<i>Tons</i>	<i>DMBF</i>	<i>SMBF</i>	<i>BA</i>	<i>Trees</i>	<i>Tons</i>	<i>DMBF</i>	<i>SMBF</i>	<i>DBH</i>	<i>MerchHt</i>
Poplar											
Sawtimber	3,017	3,530	487	622	3.1	2	2	0.323	0.412	16.6	35.4
Pallet	1,432	626	52	87	0.7	1	0	0.035	0.057	11.6	26.3
Pulpwood	4,623	1,649			1.4	3	1			8.8	42.2
Sub-Total	9,072	5,806	540	709	5.2	6	4	0.358	0.470	11.9	37.4
Red Oaks											
Sawtimber	2,240	2,138	248	312	2.3	1	1	0.164	0.207	16.4	22.4
Pallet	823	348	25	41	0.4	1	0	0.017	0.027	11.8	18.9
Pulpwood	6,292	2,444			2.0	4	2			8.8	34.9
Sub-Total	9,354	4,930	273	354	4.6	6	3	0.181	0.234	10.9	30.5
Sweetgum											
Sawtimber	2,033	1,865	190	259	1.8	1	1	0.126	0.172	15.5	27.3
Pallet	3,925	1,571	104	176	1.8	3	1	0.069	0.117	11.3	20.9
Pulpwood	30,643	6,994			6.7	20	5			7.6	30.9
Sub-Total	36,601	10,430	294	436	10.4	24	7	0.195	0.289	8.5	29.7
Water/Misc Oaks											
Sawtimber	1,491	1,531	176	225	1.5	1	1	0.116	0.149	16.4	25.6
Pallet	868	349	26	42	0.4	1	0	0.017	0.028	11.5	19.0
Pulpwood	11,913	3,639			3.1	8	2			8.2	32.6
Sub-Total	14,272	5,519	201	268	5.0	9	4	0.133	0.178	9.2	31.0
White Oaks											
Sawtimber	4,517	4,735	572	720	4.5	3	3	0.379	0.477	16.4	25.3
Pallet	3,638	1,614	119	192	1.9	2	1	0.079	0.127	11.9	19.8
Pulpwood	13,390	4,890			4.1	9	3			8.8	35.1
Sub-Total	21,544	11,238	691	912	10.5	14	7	0.458	0.605	10.9	30.5
Hardwood Topwood											
Topwood		12,552					8				
Hdwd. Total	129,401	62,241	2,224	2,981	47.3	86	41	1.474	1.976	9.4	31.0
Grand Total	227,712	110,779	5,453	7,406	84.2	151	73	3.613	4.908	9.5	32.3

SMZ = Streamside Management Zone

Matre Forestry Consulting, Inc.

2549 Lafayette Plaza Dr

Suite 204

Albany GA 31707

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

www.matreforestry.com

9/3/2019

Re: +-1548 Acre Harris County GA Narrative Description of Property

Tract: Mulberry Grove Tract (also known as Midway Tract), offered by sealed bid. See complete bid prospectus. Bid opening is 10:00 AM on Thursday November 7, 2019 on site just inside the property at the Highnote Dr. gate.

Tract Webpage: <https://www.matreforestry.com/harris-ga-1548-bid-sale.html>

Owner: Georgia 315 LP et al C/O Synovus Trust

Disclaimer: *All information provided regarding this land and the timber offering is provided as a courtesy to prospective bidders and deemed to be from reliable sources, however, Matre Forestry and the seller do not guarantee the provided information to be correct and error free.*

Location: Southwest Harris County GA, just north of Columbus GA

Acres: +-1547.67 surveyed acres

Road Frontage: Paved, +-3000' on GA Hwy 315, +-1675' on Highnote Drive

Access: Extensive and recently improved woods road network suitable for log trucks, and ATV trails throughout. Many of the trails are suitable for trucks, and there is a perimeter trail that serves well as a property firebreak.

Water Features: Striblin Creek frontage (frontage on both sides of the creek), numerous smaller creeks and drains, county water. Numerous potential pond or lake sites.

Timber: Heavily timbered with high quality mature hardwood and pine timber, majority upland. See timber cruise in the complete prospectus. Significant sustainable timber income can be generated from this property.

Hunting: Excellent trophy deer and turkey hunting property.

Development Potential: Significant, due to location in growing Southwest Harris County GA, just north of Columbus GA. The development pressure makes this large developable tract ideal for development or a permanent conservation easement. Practically surrounded by nice established neighborhoods and nice new neighborhoods being developed now, such as Hudson Meadows across the street from the property with homes starting in the mid \$270's. Across the street to the north is E C Pate Athletic Park, Creekside School, and Mulberry Creek Elementary School. +-7 miles to nice retail areas on the north side of Columbus GA, and +-14 miles to downtown Columbus, as the crow flies. Harris County GA is pro-growth and you can view the Harris County GA development plan at <http://harriscountyga.gov/wp-content/uploads/2019/06/RDCCompleteChklistRev110905.pdf>

Property Taxes: \$26,953 per year, according to tax assessor website. Not currently in Conservation Use Valuation Assessment. Not in Forest Land Protection Act. Enrolling in these programs would significantly reduce property taxes.

Zoning: Agriculture

Hunting Lease Income: The hunting lease pays for the majority of the property tax. The hunt club is required to adhere to the owners Quality Deer Management Guidelines and harvest reporting procedures. The lease can be broken if the new owner is not interested in leasing the hunting rights to the existing hunting club. The hunt club is interested in staying if there are agreeable terms with the new owner.

Narrative:

For the serious investor, developer, conservationist, naturalist, 1031 exchanger, hunter, and/or all around outdoorsman desiring a large contiguous prime Higher and Better Use timber tract in a desirable high growth area close to Columbus Georgia. A drive, or even better yet a hike, through this property gives you a national forest feel because of the well stocked mature hardwood and pine timber on rolling piedmont topography. The amount of seclusion and peace and quiet on this property is amazing, especially considering just seven miles away as the crow flies is the desirable retail area of northern Columbus GA. Just 19 miles is Pine Mountain Roosevelt's Little White House Historic Site State Park - Warm Springs, GA. Warm Springs is one of the Seven Wonders of Georgia. Just 13 miles is world renowned Callaway Gardens. Only about 7 miles north of the property are the unique ridges of Pine Mountain and Oak Mountain.

For the big deer hunter, this tract has been well managed for years with a responsible hunting club that adheres to trophy management. Harris County GA has over 31 deer in the GA department of Natural Resources Deer Registry ranging from 121 to 204 inch class deer, with 204 shot in 2002. Trophy turkey are abundant as well.

With so much outdoor recreation in this special part of Georgia and being so close to Columbus GA with a population of approximately 200,000, it is no surprise that Southwest Harris County GA land is so valuable. Do not miss this opportunity to acquire one of the last large contiguous developable tracts of land in this high growth area.

Utilities: Power, county water, phone, cable, internet, cell

Legal Description: See tax cards, deeds, and plats in the complete bid prospectus.

Topography: Rolling

Elevation: +-500' to +-700'

Coordinates: Latitude 32.67808 , Longitude -84.9262 at the Highnote Drive gate.

NOTE: Please make sure you are on our email list for future land and timber bid sales by visiting <http://www.matreforestry.com/> and clicking on "Subscribe to the Matre Forestry Newsletter". Be sure and check the "Timber Buyer" if you are a 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 cannot 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





Creek Crossing 20190829_152



20 Creek 20190829_141114.jp



J30 Pine 20190829_162923.jp



Hardwood and Acorn 20190829_1



J40 Pine 20190829_143838.jp



Hardwood with ATV 20190829_1



Load and Pine 20190829_1730



Load and Hardwood 20190829_1



J60 Open 20190829_170006.jp



J70 Open 20190829_170254.jp



0 Gas Line 20190829_161318



090 Mix 20190829_145221.jp



Hunt Camp 20190829_13583



Load Frontage 20190829_124



Hardwood and Stand 20190829_1



Bulldog Stand 20190829_1532



Old House 20190829_15301



50 Creek 20190829_154635.j



55 Creek 20190829_142651.j



Creek Bottom 20190829_1626



Creek Slab 20190829_14485



Creek Crossings 20190829_142



Line and Stand 20190829_1



Hardwood 20190829_153714.jp



Hardwood 20190829_154234.jp



Hardwood 20190829_162737.jp



Load and Feeder 20190829_171



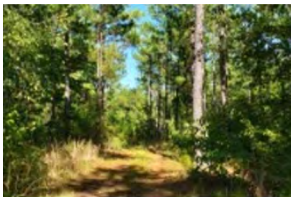
Pine 20190829_135657.jpg



Pine 20190829_142007.jpg



Pine 20190829_160358.jpg



Pine 20190829_165845.jpg



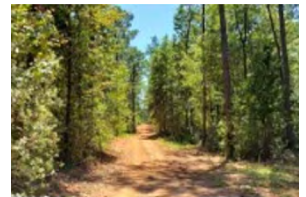
Road 20190829_170525.jpg



Load and Hardwood 20190829_172



Load and Pine 20190829_141546



Load and Pine 20190829_141731



d and Pine 20190829_143105



d and pine 20190829_172124



d and Pine 20190829_172757



d and Pine 20190829_172818

LAND PURCHASE AND SALE AGREEMENT

Offer Date: _____



2019 Printing

A. KEY TERMS AND CONDITIONS

1. Purchase and Sale. The undersigned buyer(s) ("Buyer") agree to buy and the undersigned seller(s) ("Seller") agree to sell the real property described below including all fixtures, improvements and landscaping therein ("Property") on the terms and conditions set forth in this Agreement.

a. Property Identification: Address: _____
City _____, County _____, Georgia, Zip Code _____
MLS Number: _____ Tax Parcel I.D. Number: _____

b. Legal Description: The legal description of the Property is [select one of the following below]:

- ☐ (1) attached as an exhibit hereto;
☐ (2) the same as described in Deed Book _____, Page _____, et. seq., of the land records of the above county; **OR**
☐ (3) Land Lot(s) _____ of the _____ District, _____ Section/ GMD, Lot _____, Block _____, Unit _____, Phase/Section _____ of _____ Subdivision/Development, according to the plat recorded in Plat Book _____, Page _____, et. seq., of the land records of the above county.

2. Acreage. A Controlling Survey of the Property will be obtained by ☐ Buyer **OR** ☐ Seller and paid for by ☐ Buyer **OR** ☐ Seller.

3. Purchase Price of Property to be Paid by Buyer.
\$ _____ **OR**
\$ _____ per acre. If price is per acre, Seller's estimate of acreage is _____ acres.

4. Closing Costs.
Seller's Contribution at Closing:
\$ _____

5. Closing Date and Possession.

Closing Date shall be _____ with possession of the Property transferred to Buyer at
☐ Closing **OR** ☐ _____ days after Closing at _____ o'clock ☐ AM ☐ PM (attach F219 Temporary Occupancy Agreement).

6. Holder of Earnest Money ("Holder"). (If Holder is Closing Attorney, F510 must be attached as an exhibit hereto, and F511 must be signed by Closing Attorney.)

7. Closing Attorney/Law Firm.

8. Earnest Money. Earnest Money shall be paid by ☐ check ☐ cash or ☐ wire transfer of immediately available funds as follows:

- ☐ a. \$ _____ as of the Offer Date.
☐ b. \$ _____ within _____ days from the Binding Agreement Date.
☐ c. _____

9. Inspection and Due Diligence.

- a. Due Diligence Period:** Property is being sold subject to a Due Diligence Period of _____ days from the Binding Agreement Date.
b. Option Payment for Due Diligence Period: In consideration of Seller granting Buyer the option to terminate this Agreement, Buyer:
(1) has paid Seller \$10.00 in nonrefundable option money, the receipt and sufficiency of which is hereby acknowledged; plus
(2) shall pay Seller additional option money of \$ _____ by ☐ check or ☐ wire transfer of immediately available funds either ☐ as of the Offer Date; **OR** ☐ within _____ days from the Binding Agreement Date. Any additional option money paid by Buyer to Seller ☐ shall (subject to lender approval) or ☐ shall not be applied toward the purchase price at closing and shall not be refundable to Buyer unless the closing fails to occur due to the default of the Seller.

10. Property is currently zoned _____ under the applicable zoning ordinances of _____ City/County

11. Assignment. Buyer ☐ shall **OR** ☐ shall not have the right to assign this Agreement; **OR** ☐ shall have the right to Assign this Agreement only to a legal entity in which Buyer owns at least a 25% interest .

12. Brokerage Relationships in this Transaction.

36/78

a. Selling Broker is _____ and is:

- (1) ☐ representing Buyer as a client.
(2) ☐ working with Buyer as a customer.
(3) ☐ acting as a dual agent representing Buyer and Seller.
(4) ☐ acting as a designated agent where:

_____ has been assigned to exclusively represent Buyer.

b. Listing Broker is _____ and is:

- (1) ☐ representing Seller as a client.
(2) ☐ working with Seller as a customer.
(3) ☐ acting as a dual agent representing Buyer and Seller.
(4) ☐ acting as a designated agent where:

_____ has been assigned to exclusively represent Seller.

c. Material Relationship Disclosure: The material relationships required to be disclosed by either Broker are as follows:**13. Time Limit of Offer.** The Offer set forth herein expires at _____ o'clock _____.m. on the date _____.

Buyer(s) Initials _____

Seller(s) Initials _____

B. CORRESPONDING PARAGRAPHS FOR SECTION A**1. Purchase and Sale.**

- a. Warranty:** Seller warrants that at the time of closing Seller will convey good and marketable title to said Property by limited warranty deed subject only to: (1) zoning; (2) general utility, sewer, and drainage easements of record as of the Binding Agreement Date and upon which the improvements do not encroach; (3) declarations of condominium and declarations of covenants, conditions and restrictions of record on the Binding Agreement Date; and (4) leases and other encumbrances specified in this Agreement. Buyer agrees to assume Seller's responsibilities in any leases specified in this Agreement.
- b. Examination:** Buyer may examine title and obtain a survey of the Property and furnish Seller with a written statement of title objections at or prior to the closing. If Seller fails or is unable to satisfy valid title objections at or prior to the closing or any unilateral extension thereof, which would prevent the Seller from conveying good and marketable title to the Property, then Buyer, among its other remedies, may terminate the Agreement without penalty upon written notice to Seller. Good and marketable title as used herein shall mean title which a title insurance company licensed to do business in Georgia will insure at its regular rates, subject only to standard exceptions.
- c. Title Insurance:** Buyer hereby directs any mortgage lender involved in this transaction to quote the cost of title insurance based upon the presumption that Buyer will be obtaining an enhanced title insurance policy since such a policy affords Buyer greater coverage

2. Acreage. Buyer or Seller can terminate this Agreement if the Seller's estimate of the total acreage to be sold to Buyer is at least 15% more or less than the estimate.

3. Purchase Price to be Paid by Buyer. The Purchase Price shall be paid in U.S. Dollars at closing by wire transfer of immediately available funds, or such other form of payment acceptable to the closing attorney. If the Purchase Price is stated as a price per acre, the acreage shall be determined by a survey obtained in the accordance with the procedure below ("Controlling Survey"). The total purchase price shall be determined by multiplying the total number of acres, to the nearest one one-thousandth of an acre as determined by a survey prepared by a registered Georgia surveyor. In the event the Seller is in possession of a survey, to which Buyer agrees in writing shall constitute the Controlling Survey, then said survey be controlling as the exact amount of the acreage being purchased and sold herein. If no survey exists or the existing survey is not acceptable, then a new survey shall be prepared. If there are no objections to the new survey, then the new survey shall be the Controlling Survey to determine the acreage being purchased and sold herein. If there is a dispute by either party regarding the new survey, the dispute shall be resolved in accordance with the Survey Resolution Exhibit attached hereto.

Buyer warrants that Buyer will have sufficient cash at closing, will allow Buyer to complete the purchase of Property. Buyer does not need to sell or lease other real property in order to complete the purchase of Property.

4. Closing Costs and Prorations.

- a. Seller's Contribution at Closing:** At closing, Seller shall make the referenced Seller's Monetary Contribution which Buyer may use to pay any cost or expense of Buyer related to this transaction. Buyer acknowledges that Buyer's mortgage lender(s) may not allow the Seller's Monetary Contribution, or the full amount thereof, to be used for some costs or expenses. In such event, any unused portion of the Seller's Monetary Contribution shall remain the property of the Seller. The Seller shall pay the fees and costs of the closing attorney: (1) to prepare and record title curative documents and (2) for Seller not attending the closing in person.
- b. Items Paid by Buyer:** At closing, Buyer shall pay: (1) Georgia property transfer tax; (2) the cost to search title and tax records and prepare the limited warranty deed; and (3) all other costs, fees and charges to close this transaction, except as otherwise provided herein.
- c. Prorations:** Ad valorem property taxes, community association fees, solid waste and governmental fees and utility bills for which service cannot be terminated as of the date of closing shall be prorated as of the date of closing. In the event ad valorem property taxes are based upon an estimated tax bill or tax bill under appeal, Buyer and Seller shall, upon the issuance of the actual tax bill or the appeal being resolved, promptly make such financial adjustments between themselves as are necessary to correctly prorate the tax bill. In the event there are tax savings resulting from a tax appeal, third party professional costs to handle the appeal may be deducted from the savings for that tax year before re-prorating. Any pending tax appeal for the year in which the Property is sold shall be deemed assigned to Buyer at closing.

5. Closing Date and Possession.

- a. **Right to Extend the Closing Date:** Buyer or Seller may unilaterally extend the closing date for eight (8) days upon notice to the other party given prior to or on the date of closing if: (1) Seller cannot satisfy valid title objections (excluding title objections that: (a) can be satisfied through the payment of money or by bonding off the same; and (b) do not prevent Seller from conveying good and marketable title, as that term is defined herein, to the Property); (2) Buyer's mortgage lender (even in "all cash" transactions) or the closing attorney is delayed and cannot fulfill their respective obligations by the date of closing, provided that the delay is not caused by Buyer; or (3) Buyer has not received required estimates or disclosures and Buyer is prohibited from closing under federal regulations. The party unilaterally extending the closing date shall state the basis for the delay in the notice of extension. If the right to unilaterally extend the closing date is exercised once by either the Buyer or Seller, the right shall thereafter terminate.
- b. **Keys and Openers:** At Closing, Seller shall provide Buyer with all keys, door openers, codes and other similar equipment pertaining to the Property.

- 6. **Holder of Earnest Money.** The earnest money shall be deposited into Holder's escrow/trust account (with Holder being permitted to retain the interest if the account is interest bearing) not later than: (a) five (5) banking days after the Binding Agreement Date hereunder or (b) five (5) banking days after the date it is actually received if it is received after the Binding Agreement Date. If Buyer writes a check for earnest money and the same is deposited into Holder's escrow/trust account, Holder shall not return the earnest money until the check has cleared the account on which the check was written. In the event any earnest money check is dishonored by the bank upon which it is drawn, or earnest money is not timely paid, Holder shall promptly give notice of the same to Buyer and Seller. Buyer shall have three (3) banking days from the date of receiving the notice to cure the default and if Buyer does not do so, Seller may within seven (7) days thereafter terminate this Agreement upon notice to Buyer. If Seller fails to terminate the Agreement timely, Seller's right to terminate based on the default shall be waived.

- 7. **Closing Attorney/Law Firm.** Buyer shall have the right to select the closing attorney to close this transaction, and hereby selects the closing attorney referenced herein. In all cases where an individual closing attorney is named in this Agreement but the closing attorney is employed by or an owner, shareholder, or member in a law firm, the law firm shall be deemed to be the closing attorney. If Buyer's mortgage lender refuses to allow that closing attorney to close this transaction, Buyer shall select a different closing attorney acceptable to the mortgage lender. The closing attorney shall represent the mortgage lender in any transaction in which the Buyer obtains mortgage financing (including transactions where the method of payment referenced herein is "all cash"). In transactions where the Buyer does not obtain mortgage financing, the closing attorney shall represent the Buyer.

8. Earnest Money.

- a. **Entitlement to Earnest Money:** Subject to the paragraph below, Buyer shall be entitled to the earnest money upon the: (1) failure of the parties to enter into a binding agreement; (2) failure of any unexpired contingency or condition to which this Agreement is subject; (3) termination of this Agreement due to the default of Seller; or (4) termination of this Agreement in accordance with a specific right to terminate set forth in the Agreement. Otherwise, the earnest money shall be applied towards the purchase price of the Property at closing or if other funds are used to pay the purchase price then the earnest money shall be returned to Buyer.
- b. **Disbursement of Earnest Money:** Holder shall disburse the earnest money upon: (1) the closing of Property; (2) a subsequent written agreement of Buyer and Seller; (3) an order of a court or arbitrator having jurisdiction over any dispute involving the earnest money; or (4) the failure of the parties to enter into a binding agreement (where there is no dispute over the formation or enforceability of the Agreement). In addition, Holder may disburse the earnest money upon a reasonable interpretation of the Agreement, provided that Holder first gives all parties at least ten (10) days notice stating to whom and why the disbursement will be made. Any party may object to the proposed disbursement by giving written notice of the same to Holder within the ten (10) day notice period. Objections not timely made in writing shall be deemed waived. If Holder receives an objection and, after considering it, decides to disburse the earnest money as originally proposed, Holder may do so and send notice to the parties of Holder's action. If Holder decides to modify its proposed disbursement, Holder shall first send a new ten (10) day notice to the parties stating the rationale for the modification and to whom the disbursement will now be made. Holder shall disburse the earnest money to Seller by check in the event Holder: (1) makes a reasonable interpretation of the Agreement that the Agreement has been terminated due to Buyer's default; and (2) sends the required ten (10) day notice of the proposed disbursement to Buyer and Seller. The above-referenced check shall constitute liquidated damages in full settlement of all claims of Seller against Buyer and the Brokers in this transaction. Holder may require Seller to sign a W-9 before issuing a check to Seller for liquidated damages of \$600 or more. Such liquidated damages are a reasonable pre-estimate of Seller's actual damages, which damages the parties agree are difficult to ascertain and are not a penalty.
- c. **Interpleader:** If an earnest money dispute cannot be resolved after a reasonable time, Holder may interplead the earnest money into a court of competent jurisdiction if Holder is unsure who is entitled to the earnest money. Holder shall be reimbursed for and may deduct its costs, expenses and reasonable attorney's fees from any funds interpleaded. The prevailing defendant in the interpleader lawsuit shall be entitled to collect its attorney's fees, court costs and the amount deducted by Holder to cover Holder's costs and expenses from the non-prevailing defendant.
- d. **Hold Harmless:** All parties hereby covenant and agree to: (1) indemnify and hold Holder harmless from and against all claims, injuries, suits and damages arising out of the performance by Holder of its duties; (2) not to sue Holder for any decision of Holder to disburse earnest money in accordance with this Agreement.

9. Inspection and Due Diligence.

- a. **Right to Inspect Property:** Upon prior notice to Seller, Buyer and/or Buyer's representatives shall have the right to enter the Property at Buyer's expense and at reasonable times (including immediately prior to closing) to inspect, examine, test, appraise and survey Property. Seller shall cause all utilities, systems and equipment to be on so that Buyer may complete all inspections. Buyer agrees to hold Seller and all Brokers harmless from all claims, injuries and damages relating to the exercise of these rights and shall promptly restore any portion of the Property damaged or disturbed from testing or other evaluations to a condition equal to or better than the condition it was in prior to such testing or evaluation. If Buyer is concerned that the Property may have been used as a laboratory for the production of methamphetamine, or as a dumpsite for the same, Buyer should review the National Clandestine Laboratory Register – Georgia at www.dea.gov.

- b. Duty to Inspect Neighborhood:** In every neighborhood there are conditions which different buyers may find objectionable. Buyer shall have the sole duty to become familiar with neighborhood conditions that could affect the Property such as landfills, quarries, power lines, airports, cemeteries, prisons, stadiums, odor and noise producing activities, crime and school, land use, government and transportation maps and plans. It shall be Buyer's sole duty to become familiar with neighborhood conditions of concern to Buyer. **If Buyer is concerned about the possibility of a registered sex offender residing in a neighborhood in which Buyer is interested, Buyer should review the Georgia Violent Sex Offender Registry available on the Georgia Bureau of Investigation Website at www.gbi.georgia.gov.**
- c. Warranties Transfer:** Seller agrees to transfer to Buyer, at closing, subject to Buyer's acceptance thereof (and at Buyer's expense, if there is any cost associated with said transfer), Seller's interest in any existing manufacturer's warranties, service contracts, termite treatment and/or repair guarantee and/or other similar warranties which, by their terms, may be transferable to Buyer.
- d. Property Sold "As-Is" Unless this Agreement is Subject to Due Diligence Period:**
- (1) **General:** Unless the Property is being sold subject to a Due Diligence Period referenced herein, the Property shall be sold "as-is" with all faults. Even if the Property is sold "as-is" Seller is required under Georgia law to disclose to the Buyer latent or hidden defects in the Property which Seller is aware and which could not have been discovered by the Buyer upon a reasonable inspection of the property. The inclusion of a Due Diligence Period herein shall: (a) during its term make this Agreement an option contract in which Buyer may decide to proceed or not proceed with the purchase of the Property for any or no reason; and (b) be an acknowledgement by Seller that Buyer has paid separate valuable consideration of \$10 for the granting of the option.
 - (2) **Purpose of Due Diligence Period:** During the Due Diligence Period, Buyer shall determine whether or not to exercise Buyer's option to proceed or not proceed with the purchase of the Property. If Buyer has concerns with the Property, Buyer may during the Due Diligence Period seek to negotiate an amendment to this Agreement to address such concerns.
 - (3) **Notice of Decision Not To Proceed:** Buyer shall have elected to exercise Buyer's option to purchase the Property unless prior to the end of any Due Diligence Period, Buyer notifies Seller of Buyer's decision not to proceed by delivering to Seller a notice of termination of this Agreement. In the event Buyer does not terminate this Agreement prior to the end of the Due Diligence Period, then: (a) Buyer shall have accepted the Property "as-is" subject to the terms of this Agreement; and (b) Buyer shall no longer have any right to terminate this Agreement based upon the Due Diligence Period.
- e. Repairs:** All agreed upon repairs and replacements shall be performed in a good and workmanlike manner prior to closing.
- f. Due Diligence Materials:** Seller shall provide to the Buyer within five (5) days from the Binding Agreement Date, the items below, if available, pertaining to the Property (hereinafter collectively referred to as "Due Diligence Materials").
- (1) **Tax and Title:**
 - i. Most recent Property tax assessments and tax bills.
 - ii. The most recent title insurance policy insuring the Property, including complete and legible copies of all documents (whether or not recorded) which are referenced as title exceptions.
 - iii. The most recent ALTA (American Land Title Association) survey of the Property, or if such a survey is not available, the most recent survey of the Property prepared by a licensed Georgia surveyor.
 - iv. A list of special assessment districts in which the Property is located and the schedule of unpaid or pending assessments – if any.
 - v. A schedule of impact fees paid or owed on the Property, if any.
 - (2) **Environmental and Assessments:**
 - i. All soil reports covering the Property or any portion thereof.
 - ii. All cruise reports of existing timber on the Property.
 - iii. All environment (hazardous substances), engineering, physical inspection, marketing and feasibility studies, assessments and reports, including wetlands reports.
 - (3) **Leases:**
An executed copy of every lease of or affecting the Property or any portion thereof.
 - (4) **Miscellaneous:**
 - i. A schedule of management fees due in connection with any agreements pertaining to the Property.
 - ii. All municipal, county, state or federal permits, licenses and authorizations affecting the use, operation, and maintenance of the Property."

- 10. Sellers Warranties and Representations.** Except to the extent provided in Exhibit _____ to this Agreement, Seller warrants as follows:
- a. Authority.** Seller has the right, power and authority to enter into this Agreement and to convey Property in accordance with the terms and conditions of this Agreement; and the persons executing this Agreement on behalf of Seller have been duly and validly authorized by Seller to execute and deliver this Agreement and have the right, power and authority to enter into this Agreement and bind Seller.
 - b. Bankruptcy.** Seller represents and warrants that Seller is solvent and has not made a general assignment for the benefit of creditors or been adjudicated as bankrupt or insolvent, nor has a receiver, liquidator or trustee of Seller or any of its respective properties (including Property) been appointed or a petition filed by or against Seller for bankruptcy, reorganization or arrangement pursuant to the Federal Bankruptcy Act or any similar federal or state statute, or any proceeding instituted for the dissolution or liquidation of Seller.
 - c. Condemnation.** Seller has not been notified that any condemnation or other taking by eminent domain of Property or any portion thereof has been instituted and, to the best of Seller's knowledge, there are no pending or threatened condemnation or eminent domain proceedings (or proceedings in the nature or in lieu thereof) affecting Property or any portion thereof or its use.

- d. Hazardous Substances.** To the best of Seller's knowledge, (1) no "hazardous substances", as that term is defined in the Comprehensive Environmental Response, Compensation, and Liability Act, and the rules and regulations promulgated pursuant thereto, or any other pollutants, toxic materials, or contaminants have been or shall prior to closing be discharged, disbursed, released, stored, treated, generated, disposed of, or allowed to escape on Property in violation of applicable law; (2) no underground storage tanks are located on the Property or were located on the Property and subsequently removed or filled; (3) Property has not previously been used as a gas station, cemetery, landfill, or as a dump for garbage or refuse; and (4) Property has not previously been and is not currently listed on the Georgia Environmental Protection Division Hazardous Site. Seller has not received any notice or demand from any governmental or regulatory agency or authority requiring Seller to remove any hazardous substances or contaminants or toxic materials from Property.
- e. Leases.** Other than those leases provided by Seller to Buyer as part of the Due Diligence Materials, there are no other leases of or affecting the Property or any portion thereof and Seller will not enter into any new leases without the written permission of Buyer.
- f. No Litigation.** There are no actions, suits, or proceedings pending or, to the best of Seller's knowledge, threatened by any organization, person, individual, or governmental agency against Seller with respect to Property or against Property, or with respect thereto, nor does Seller know of any basis for such action. Seller also has no knowledge of any currently pending application for changes in the zoning applicable to Property or any portion thereof.
- g. Pre-Existing Right to Acquire.** No person or entity has any right or option to acquire Property or any portion thereof, which will have any force of effect after execution hereof, other than Buyer.
- h. Proceedings Affecting Access.** Seller has not been notified that there are any pending proceedings that could have the effect of impairing or restricting access between Property and adjacent public roads and, to the best of Seller's knowledge, no such proceedings are pending or threatened.
- i. Violations.** To the best of Seller's knowledge, there are no violations of laws, municipal or county ordinances or other legal requirements with respect to Property (excluding any improvements constructed thereon).
- 11. Assignment.** In the event Buyer has the right to assign this Agreement, the assignment shall not release Buyer of any of its obligations or liabilities hereunder. Notice of such assignment shall be provided to Seller at least five (5) days prior to Closing.
- 12. Brokerage Relationships in this Transaction.**
- a. Agency Disclosure:** No Broker in this transaction shall owe any duty to Buyer or Seller greater than what is set forth in their brokerage engagements and the Brokerage Relationships in Real Estate Transactions Act, O.C.G.A. § 10-6A-1 et. seq.;
- (1) No Agency Relationship:** Buyer and Seller acknowledge that, if they are not represented by Brokers in a client relationship, they are each solely responsible for protecting their own interests, and that Broker's role is limited to performing ministerial acts for that party.
- (2) Consent to Dual Agency:** If Broker is acting as dual agent in this transaction, Buyer and Seller consent to the same and acknowledge having been advised of the following:
- i. Dual Agency Disclosure:** *[Applicable only if Broker is acting as a dual agent in this transaction.]*
- (a) As a dual agent, Broker is representing two clients whose interests are or at times could be different or even adverse;
- (b) Broker will disclose all adverse material facts relevant to the transaction and actually known to the dual agent to all parties in the transaction except for information made confidential by request or instructions from each client which is not otherwise required to be disclosed by law;
- (c) Buyer and Seller do not have to consent to dual agency and the consent of Buyer and Seller to dual agency has been given voluntarily and the parties have read and understand their brokerage engagement agreements.
- (d) Notwithstanding any provision to the contrary contained herein Buyer and Seller each hereby direct Broker while acting as a dual agent to keep confidential and not reveal to the other party any information which could materially and adversely affect their negotiating position.
- ii. Designated Agency Disclosure:** If Broker in this transaction is acting as a designated agent, Buyer and Seller consent to the same and acknowledge that each designated agent shall exclusively represent the party to whom each has been assigned as a client and shall not represent in this transaction the client assigned to the other designated agent.
- b. Brokerage:** Seller has agreed to pay Listing Broker(s) a commission pursuant to a separate brokerage engagement agreement entered into between the parties and incorporated herein by reference ("Listing Agreement"). The Listing Broker has agreed to share that commission with the Selling Broker. The closing attorney is hereby authorized and directed to pay the Broker(s) at closing, their respective portions of the commissions out of the proceeds of the sale. If the sale proceeds are insufficient to pay the full commission, the party owing the commission shall pay any shortfall at closing. The acceptance by the Broker(s) of a partial real estate commission at the closing shall not relieve the party owing the same from paying the remainder after the closing (unless the Broker(s) have expressly and in writing agreed to accept the amount paid in full satisfaction of the Broker(s) claim to a commission). The Brokers herein are signing this Agreement to reflect their role in this transaction and consent to act as Holder if either of them is named as such. This Agreement and any amendment thereto shall be enforceable even without the signature of any Broker referenced herein.

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c. **Disclaimer:** Buyer and Seller have not relied upon any advice or representations of Brokers other than what is included in this Agreement. Brokers shall have no duty to inspect the Property or to advise Buyer or Seller on any matter relating to the Property which could have been revealed through a survey, appraisal, title search, Official Georgia Wood Infestation Report, utility bill review, septic system inspection, well water test, tests for radon, asbestos, mold, methamphetamine, and lead-based paint; moisture test of stucco or synthetic stucco, inspection of the Property by a professional, construction expert, structural engineer or environmental engineer; review of this Agreement and transaction by an attorney, financial planner, mortgage consultant or tax consultant; and consulting appropriate governmental officials to determine, among other things and without limitation, the zoning of Property, whether any condemnation action is pending or has been filed or other nearby governmental improvements are planned. Buyer and Seller acknowledge that Broker does not perform or have expertise in any of the above tests, inspections, and reviews or in any of the matters handled by the professionals referenced above. Buyer and Seller should seek independent expert advice regarding any matter of concern to them relative to the Property and this Agreement. Buyer and Seller acknowledge that Broker shall not be responsible to monitor, supervise, or inspect any construction or repairs to Property and such tasks clearly fall outside the scope of real estate brokerage services. If Broker has written any special stipulations herein, the party for whom such special stipulations were written: a) confirms that each such stipulation reflects the party's complete understanding as to the substance and form of the special stipulations; b) hereby adopts each special stipulation as the original work of the party; and c) hereby agrees to indemnify and hold Broker who prepared the stipulation harmless from any and all claims, causes of action, suits, and damages arising out of or relating to such special stipulation. Buyer acknowledges that when and if Broker answers a question of Buyer or otherwise describes some aspect of the Property or the transaction, Broker is doing so based upon information provided by Seller rather than the independent knowledge of Broker (unless Broker makes an independent written disclosure to the contrary).

13. **Time Limit of Offer.** The Time Limit of the Offer shall be the date and time referenced herein when the Offer expires unless prior to that date and time both of the following have occurred: (a) the Offer has been accepted by the party to whom the Offer was made; and (b) notice of acceptance of the Offer has been delivered to the party who made the Offer.

C. OTHER TERMS AND CONDITIONS

1. Notices.

- a. **Generally:** All notices given hereunder shall be in writing, legible and signed by the party giving the notice. In the event of a dispute regarding notice, the burden shall be on the party giving notice to prove delivery. The requirements of this notice paragraph shall apply even prior to this Agreement becoming binding. Notices shall only be delivered: (1) in person; (2) by courier, overnight delivery service or by certified or registered U.S. mail (hereinafter collectively "Delivery Service"); or (3) by e-mail or facsimile. The person delivering or sending the written notice signed by a party may be someone other than that party.
- b. **Delivery of Notice:** A notice to a party shall be deemed to have been delivered and received upon the earliest of the following to occur: (1) the actual receipt of the written notice by a party; (2) in the case of delivery by a Delivery Service, when the written notice is delivered to an address of a party set forth herein (or subsequently provided by the party following the notice provisions herein), provided that a record of the delivery is created; (3) in the case of delivery electronically, on the date and time the written notice is electronically sent to an e-mail address or facsimile number of a party herein (or subsequently provided by the party following the notice provisions herein). Notice to a party shall not be effective unless the written notice is sent to an address, facsimile number or e-mail address of the party set forth herein (or subsequently provided by the party following the notice provisions herein).
- c. **When Broker Authorized to Accept Notice for Client:** Except where the Broker is acting in a dual agency capacity, the Broker and any affiliated licensee of the Broker representing a party in a client relationship shall be authorized agents of the party and notice to any of them shall for all purposes herein be deemed to be notice to the party. Notice to an authorized agent shall not be effective unless the written notice is sent to an address, facsimile number or e-mail address of the authorized agent set forth herein (or subsequently provided by the authorized agent following the notice provisions herein). Except as provided for herein, the Broker's staff at a physical address set forth herein of the Broker or the Broker's affiliated licensees are authorized to receive notices delivered by a Delivery Service. The Broker, the Broker's staff and the affiliated licensees of the Broker shall not be authorized to receive notice on behalf of a party in any transaction in which a brokerage engagement has not been entered into with the party or in which the Broker is acting in a dual agency capacity. In the event the Broker is practicing designated agency, only the designated agent of a client shall be an authorized agent of the client for the purposes of receiving notice.

2. Default.

- a. **Remedies of Seller:** In the event this Agreement fails to close due to the default of Buyer, Seller's sole remedy shall be to retain the earnest money as full liquidated damages. Seller expressly waives any right to assert a claim for specific performance. The parties expressly agree that the earnest money is a reasonable pre-estimate of Seller's actual damages, which damages the parties agree are difficult to ascertain. The parties expressly intend for the earnest money to serve as liquidated damages and not as a penalty.
- b. **Remedies of Buyer:** In the event this Agreement fails to close due to the default of Seller, Buyer may either seek the specific performance of this Agreement or terminate this Agreement upon notice to Seller and Holder, in which case all earnest money deposits and other payments Buyer has paid towards the purchase of the Property shall be returned to Buyer following the procedures set forth elsewhere herein.
- c. **Rights of Broker:** In the event this Agreement is terminated or fails to close due to the default of a party hereto, the defaulting party shall pay as liquidated damages to every broker involved in this transaction with whom the defaulting party does not have a brokerage engagement agreement an amount equal to the share of the commission the broker would have received had the transaction closed. For purposes of determining the amount of liquidated damages to be paid by the defaulting party, the written offer(s) of compensation to such broker and/or other written agreements establishing such broker's commission are incorporated herein by reference. The liquidated damages referenced above are a reasonable pre-estimate of the Broker(s) actual damages and are not a penalty. In the event a Broker referenced herein either has a brokerage engagement agreement or other written agreement for the payment of a real estate commission with a defaulting party, the Broker shall only have such remedies against the defaulting party as are provided for in such agreement.

d. **Attorney's Fees:** In any litigation or arbitration arising out of this Agreement, including but not limited to breach of contract claims between Buyer and Seller and commission claims brought by a broker, the non-prevailing party shall be liable to the prevailing party for its reasonable attorney's fees and expenses.

3. **Risk of Damage to Property.** Seller warrants that at the time of closing the Property and all items remaining with the Property, if any, will be in substantially the same condition (including conditions disclosed in the Seller's Property Disclosure Statement) as on the Binding Agreement Date, except for changes made to the condition of Property pursuant to the written agreement of Buyer and Seller. At time of possession, Seller shall deliver Property clean and free of trash, debris, and personal property of Seller not identified as remaining with the Property. Notwithstanding the above, if the Property is destroyed or substantially damaged prior to closing, Seller shall promptly give notice to Buyer of the same and provide Buyer with whatever information Seller has regarding the availability of insurance and the disposition of any insurance claim. Buyer or Seller may terminate this Agreement without penalty not later than fourteen (14) days from receipt of the above notice. If Buyer or Seller do not terminate this Agreement, Seller shall assign at closing all of its rights to receive the proceeds from all insurance policies affording coverage for the claim. If the insurance proceeds are paid prior to Closing, the amount of such proceeds shall be credited against the purchase price of the Property.

4. **Other Provisions.**

- a. **Condemnation:** Seller shall: (1) immediately notify Buyer if the Property becomes subject to a condemnation proceeding; and (2) provide Buyer with the details of the same. Upon receipt of such notice, Buyer shall have the right, but not the obligation for 7 days thereafter, to terminate this Agreement upon notice to Seller in which event Buyer shall be entitled to a refund of all earnest money and other monies paid by Buyer toward the Property without deduction or penalty. If Buyer does not terminate the Agreement within this time frame, Buyer agrees to accept the Property less any portion taken by the condemnation and if Buyer closes, Buyer shall be entitled to receive any condemnation award or negotiated payment for all or a portion of the Property transferred or conveyed in lieu of condemnation.
- b. **Consent to Share Non-Public Information:** Buyer and Seller hereby consent to the closing attorney preparing and distributing an American Land Title Association ("ALTA") Estimated Settlement Statement-Combined or other combined settlement statement to Buyer, Seller, Brokers and Brokers' affiliated licensees working on the transaction reflected in this Agreement for their various uses.
- c. **Duty to Cooperate:** All parties agree to do all things reasonably necessary to timely and in good faith fulfill the terms of this Agreement. Buyer and Seller shall execute and deliver such certifications, affidavits, and statements required by law or reasonably requested by the closing attorney, mortgage lender and/or the title insurance company to meet their respective requirements.
- d. **Electronic Signatures:** For all purposes herein, an electronic or facsimile signature shall be deemed the same as an original signature; provided, however, that all parties agree to promptly re-execute a conformed copy of this Agreement with original signatures if requested to do so by the buyer's mortgage lender or the other party.
- e. **Entire Agreement and Modification:** This Agreement constitutes the sole and entire agreement between all of the parties, supersedes all of their prior written and verbal agreements and shall be binding upon the parties and their successors, heirs and permitted assigns. No representation, promise or inducement not included in this Agreement shall be binding upon any party hereto. This Agreement may not be amended or waived except upon the written agreement of Buyer and Seller. Any agreement to terminate this Agreement or any other subsequent agreement of the Parties relating to the Property must be in writing and signed by the Parties.
- f. **Extension of Deadlines:** No time deadline under this Agreement shall be extended by virtue of it falling on a Saturday, Sunday or federal holiday except for the date of closing.
- g. **GAR Forms:** The Georgia Association of REALTORS®, Inc. ("GAR") issues certain standard real estate forms. These GAR forms are frequently provided to the parties in real estate transactions. No party is required to use any GAR form. Since these forms are generic and written with the interests of multiple parties in mind, they may need to be modified to meet the specific needs of the parties using them. If any party has any questions about his or her rights and obligations under any GAR form he or she should consult an attorney. The parties hereto agree that the GAR forms may only be used in accordance with the licensing agreement of GAR. While GAR forms may be modified by the parties, no GAR form may be reproduced with sections removed, altered or modified unless the changes are visible on the form itself or in a stipulation, addendum, exhibit or amendment thereto.
- h. **Governing Law and Interpretation:** This Agreement may be signed in multiple counterparts each of which shall be deemed to be an original and shall be interpreted in accordance with the laws of Georgia. No provision herein, by virtue of the party who drafted it, shall be interpreted less favorably against one party than another. All references to time shall mean the time in Georgia. If any provision herein is to be unenforceable, it shall be severed from this Agreement while the remainder of the Agreement shall, to the fullest extent permitted by law, continue to have full force and effect as a binding contract.
- i. **No Authority to Bind:** No Broker or affiliated licensee of Broker, by virtue of this status, shall have any authority to bind any party hereto to any contract, provisions herein, amendments hereto, or termination hereof. However, if authorized in this Agreement, Broker shall have the right to accept notice on behalf of a party. Additionally, any Broker or real estate licensee involved in this transaction may perform the ministerial act of filling in the Binding Agreement Date. In the event of a dispute over the Binding Agreement Date, it may only be resolved by the written agreement of the Buyer and Seller.
- j. **Notice of Binding Agreement Date:** The Binding Agreement Date shall be the date when a party to this transaction who has accepted an offer or counteroffer to buy or sell real property delivers notice of that acceptance to the party who made the offer or counteroffer in accordance with the Notices section of the Agreement. Notice of the Binding Agreement Date may be delivered by either party (or the Broker working with or representing such party) to the other party. If notice of accurate Binding Agreement Date is delivered, the party receiving notice shall sign the same and immediately return it to the other party.
- k. **Survival of Agreement:** The following shall survive the closing of this Agreement: (1) the obligation of a party to pay a real estate commission; (2) any warranty of title; (3) all representations of Seller regarding the Property; (4) the section on condemnation; and (5) any obligations which the parties herein agree shall survive the closing or may be performed or fulfilled after the closing.
- l. **Terminology:** As the context may require in this Agreement: (1) the singular shall mean the plural and vice versa; and (2) all pronouns shall mean and include the person, entity, firm, or corporation to which they relate. The letters "N.A." or "N/A", if used in this Agreement, shall mean "Not Applicable", except where the context would indicate otherwise.
- m. **Time of Essence:** Time is of the essence of this Agreement.

5. Definitions.

- a. Banking Day:** A "Banking Day" shall mean a day on which a bank is open to the public for carrying out substantially all of its banking functions. For purposes herein, a "Banking Day" shall mean Monday through Friday excluding federal holidays.
- b. Binding Agreement Date:** The "Binding Agreement Date" shall be the date when a party to this transaction who has accepted an offer or counteroffer to buy or sell real property delivers notice of that acceptance to the party who made the offer or counteroffer in accordance with the Notices section of the Agreement. Once that occurs, this Agreement shall be deemed a Binding Agreement.
- c. Broker:** In this Agreement, the term "Broker" shall mean a licensed Georgia real estate broker or brokerage firm and its affiliated licensees unless the context would indicate otherwise.
- d. Business Day:** A "Business Day" shall mean a day on which substantially all businesses are open for business. For all purposes herein, a "Business Day" shall mean Monday through Friday excluding federal holidays.
- e. Material Relationship:** A material relationship shall mean any actually known personal, familial, social, or business relationship between the broker or the broker's affiliated licensees and any other party to this transaction which could impair the ability of the broker or affiliated licensees to exercise fair and independent judgment relative to their client.

6. Property Not Being Sold for Value of Any Improvements on Land. Buyer acknowledges that the Property may contain certain incidental improvements such as existing homes, barns, fences, outbuildings and wells. Buyer acknowledges that the Property is being purchased for the value of the land rather than the value of any improvements presently located thereon. All improvements are being sold in "as-is" condition. Buyer acknowledges that the improvements on the Property, if any, may be in need of significant repair, may contain defective conditions and may not have been constructed or used in accordance with all applicable laws. Since the condition of any existing improvements is immaterial to Buyer's decision to purchase the Property, Seller shall have no responsibility to make any disclosures or repairs relative to the same. Buyer covenants not to sue Seller with respect to any matter relating to the condition of said improvements and agrees to indemnify and hold Seller harmless with respect to the same. Buyer expressly waives: (1) any and all rights to inspect and test for lead-based paint and/or lead-based paint hazards for not less than ten (10) days from the Binding Agreement Date; and (2) the right not to be contractually obligated under this Agreement until the above time period has lapsed.

43/78
7. WARNING TO BUYERS AND SELLERS: BEWARE OF CYBER-FRAUD. Fraudulent e-mails attempting to get the buyer and/or seller to wire money to criminal computer hackers are increasingly common in real estate transactions. Specifically, criminals are impersonating the online identity of the actual mortgage lender, closing attorney, real estate broker or other person or companies involved in the real estate transaction. In that role, the criminals send fake wiring instructions attempting to track buyers and/or sellers into wiring them money related to the real estate transaction, including, for example, the buyer's earnest money, the cash needed for the buyer to close, and/or the seller's proceeds from the closing. These instructions, if followed, will result in the money being wired to the criminals. In many cases, the fraudulent email is believable because it is sent from what appears to be the email address/domain of the legitimate company or person responsible for sending the buyer or seller wiring instructions. The buyer and/or seller should verify wiring instructions sent by email by independently looking up and calling the telephone number of the company or person purporting to have sent them. Buyers and sellers should never call the telephone number providing with wiring instructions sent by email since they may end up receiving a fake verification from the criminals. Buyer and sellers should be on special alert for: 1) emails directing the buyer and/or seller to wire money to a bank or bank account in a state other than Georgia; and 2) emails from a person or company involved in the real estate transaction that are slightly different (often by one letter, number, or character) from the actual email address of the person or company.

LIMITATION OF LIABILITY. Buyer and seller in this Agreement hereby agree to limit the damages and amount of money for which the Broker and/or the Broker's officers, directors, employees and licensees can be held liable for in a transaction in which the Buyer and/or Seller has been victimized by wire or cyber-fraud to \$100 in total.

Buyer(s) Initials _____

Seller(s) Initials _____

8. Exhibits and Addenda. All exhibits and/or addenda attached hereto, listed below, or referenced herein are made a part of this Agreement. If any such exhibit or addendum conflicts with any preceding paragraph (including any changes thereto made by the parties), said exhibit or addendum shall control:

- ☐ Back-up Agreement Contingency Exhibit (F604) " _____ "
- ☐ Closing Attorney Acting as Holder of Earnest Money Exhibit (F510) " _____ "
- ☐ Community Association Fees, Disclosures and Related Issues ("Disclosure") Exhibit (F319) " _____ "
- ☐ Legal Description Exhibit (F807 or other) " _____ "
- ☐ Seller's Property Disclosure Statement Exhibit (F307) " _____ "
- ☐ Special Title Exceptions Pertaining to Property as Exhibit " _____ "
- ☐ Special Warranties and Representations of Seller as Exhibit " _____ "
- ☐ Survey of Property as Exhibit " _____ "
- ☐ Temporary Occupancy Agreement for Seller after Closing Exhibit (F219) " _____ "
- ☐ Other _____
- ☐ Other _____

SPECIAL STIPULATIONS: The following Special Stipulations, if conflicting with any exhibit, addendum, or preceding paragraph (including any changes thereto made by the parties), shall control:

☐ **Additional Special Stipulations are attached.**

Seller Acceptance and Contact Information

STATE OF _____

County _____

*This agreement shall be governed by the state written above***TIMBER SALE CONTRACT****Type of Sale (per ton or lump sum)** _____

THIS AGREEMENT MADE AND ENTERED INTO this ____ day of _____, 20____, by and between
 _____, **Seller**, and
 _____, **Buyer**.

WITNESSETH:

1. The Seller agrees to sell and the Buyer agrees to buy all merchantable trees that are designated for sale within the sale area as described on the attached map titled Exhibit _____. Description of timber to be cut:

Property Legal Description:

2. Buyer agrees to pay for the timber as follows:

If per ton, buyer agrees to properly merchandise the wood in a manner that maximizes revenues to the seller, according to product specifications.

per ton sale payments are too made weekly:

_____ % to Seller, and disbursed as follows:

_____ % commission to Matre Forestry Consulting, Inc., the sellers forestry agent.

per ton Settlements are to be made weekly. Payments for the wood are to be mailed, with settlement statement and load ticket copies, to: Matre Forestry Consulting, Inc., 2549 Lafayette Plaza Dr, Ste 204, Albany, Georgia 31707.

If per ton, a \$ _____ advance on the timber is due at closing.

A \$ _____ performance bond payable to Matre Forestry Timber Escrow is due at the closing. The bond will be promptly returned upon satisfactory completion of the logging according to the terms of this contract. Should there be a dispute over the bond, Matre Forestry may elect to turn the bond over to the appropriate court of law.

3. The term of this contract in which the trees are to be cut and removed shall begin on the ____ day of _____, 20____ and shall terminate on the ____ day of _____, 20____ at _____ PM. If no extension is granted, all rights to the remaining timber return to the seller. If there are any excluded dates, list here: _____.

4. If so determined by Seller, or his agent, ground conditions because of inclement weather become

unsuitable for the continuation of logging operations, without resulting in damage to the site, the Seller, or agent, may suspend said operations until such time, that in their judgment, conditions are once again suitable. Should said suspension occur, the term of this contract shall be extended by written agreement for a period equal to the time Buyer is prohibited from operating. The total extension time allowed shall not exceed _____ months beyond the term of the contract. Matre Forestry Consulting, Inc., acting as seller's agent, will make the final determination as to whether ground conditions are suitable or unsuitable for harvesting operations.

5. Buyer agrees to pile the logging deck (ramp) slash (woody logging debris). Buyer agrees to not push dirt into the piles. If new ramps must be cleared, buyer agrees to locate ramps as far from public roads and sale boundaries as possible. If the seller prefers the slash to be spread throughout the sale area instead of being piled, specify here: _____.

6. Buyer obtains no rights hereunder other than the right to harvest and remove the timber described herein. Specifically, Buyer obtains no hunting or fishing rights on the property.

7. Buyer agrees to remove all tops and tree slash from all fields, roads, firebreaks, fences, and other open areas at the time of their occurrence. Trees may not be left hanging on other trees. Buyer agrees to avoid damage to irrigation, fences, gates, roads, crops, pecan trees, buildings, and any other improvements located on the property described above. Should Buyer, his agents, or employees damage said property, then Buyer shall reasonably compensate Seller or repair damage at Seller's option at the time the damage occurs. Buyer agrees to use good logging practices in the cutting and removing of trees. Buyer agrees to cut all stumps as low as practicable. Buyer, his agents, or employees agrees to conduct the operation in a workmanlike manner, in accordance with good logging practices.

8. Buyer agrees to pay a rate of three times the fair market value for timber cut and not included within the description of those trees designated for cutting on the date the trees were cut.

9. Buyer agrees to pay a rate of three times the fair market value for excessively damaged timber not included within the description of those trees designated for cutting. If damage occurs in excess of normal logging damage, buyer will spray wounds with an appropriate tree wound product or cut and remove damaged trees, whichever Seller prefers. Matre Forestry Consulting, Inc., acting as seller's agent, will make the final determination as to whether logging damage is excessive.

10. It is understood by both parties that the Buyer is an independent contractor, and not an employee of the Seller, and as such, will pay all obligations incurred by it for labor, insurance, and other expenses incurred by it in cutting and hauling and otherwise dealing with the trees and the logging operation, and Buyer agrees to save Seller and seller's agent harmless from all claims, liens, payment for damages and expenses or expenditures made in connection with the performance of this Agreement by the Buyer. The Buyer agrees to carry workers compensation insurance, if applicable, on all its employees. The Seller, and his agent, Matre Forestry Consulting, Inc., is free from responsibility for any injury, death, or property damage caused by the Buyers logging operation during the tenure of this Agreement. The Buyer agrees have valid auto and general liability policies. General liability policies should carry a minimum single limit of \$1,000,000.00. Certificates of insurance must be provided upon request at closing and thereafter.

11. The Buyer, its agents or employees, are not to leave trash in the woods or anywhere on the property.

12. It is agreed that in case any fires are caused by the Buyer or its agents or employees, then the Buyer agrees to pay to the Seller damages to any pulpwood, timber, crops or improvements located on the above described real estate not paid for under the terms of this Agreement.

13. Buyer agrees to follow the management practices cited in the latest edition of "Georgia's Best Management Practices," published by the Georgia Forestry Commission as these pertain to logging.

14. Seller and his agent do not warrant or guarantee either the acreage, the number of trees located on the land or the volume and boardfeet, cords, tons, or cubic feet of timber and/or pulpwood, it being understood and agreed that Buyer relies solely upon their own inspection and examination of the premises and his computation of the purchase price is provided herein.

15. Seller grants Buyer the right of total and uninterrupted ingress and egress in, over and across the lands described herein. However, Buyer agrees to use existing roads, where possible. Buyer agrees to leave roads in as good condition or better than prior to the initiation of this Agreement. Buyer is responsible for obtaining any required road permits. Buyer is responsible from obtaining permission (temporary easement) from adjoining landowner(s) to access the timber sale across their property, if applicable for this sale.

16. The Seller or Seller's agent have the right to inspect the sale area for compliance with the terms of this contract at any time.

17. Buyer shall notify the Seller's agent at least 48 hours prior to the commencement of logging and at least 48 hours prior to completion. In the event the logging is suspended, the seller's agent shall be notified as soon as the suspension or pending suspension is known to the logger or buyer. If loggers are vacating the premises during the logging suspension, the woods and roads must be left in good and passable condition.

18. Buyer may assign this Agreement, in whole or in part for financing purposes only, provided, however, that such assignment shall not relieve the Buyer of any of its obligations or other liabilities hereunder.

19. Seller for himself and his heirs, executors, and administrators, covenant with the Buyer, its successors and assigns, that Seller has the right to convey the within trees in fee simple, and Seller hereby warrants and will defend the title to said trees against the claim of all persons whomsoever.

20. Seller understands that the logging area will have a just logged look after the logging. There will be stumps, but the stumps will be cut low as practical. There will be woody logging debris (slash) in the woods and ramps, and some harvest types create more slash than other harvest types. It is understood that if the seller wants the slash cleaned up or groomed after the logging is complete, the logger is not responsible for having that done, and the logger is not responsible for paying for that type of service.

21. For per ton sales, buyer agrees to maintain the Matre Forestry woodland security load tickets. Instructions:

- Write in all load information on stubs 1 & 3, and mark ramp number on the provided map for each ramp.
- Stub 1 stays in the book.
- Stub 2 is attached to the front driver's side of load immediately after the trailer is loaded and before pulling trailer away from the ramp area.
- Stub 3 is attached to the mill ticket and returned to Matre Forestry with each settlement.
- Buyer also must also maintain the buyers load record and provide copy of buyer's weekly load record with each settlement.

22. SPECIAL STIPULATIONS: The following Special Stipulations, if conflicting with any exhibit, addendum, or preceding paragraph (including any changes thereto made by the parties), shall control:

23. IN WITNESS WHERE OF, the parties hereto have hereunto set their hands and affixed their seals, the day and year first above written.

Seller: _____
 _____ (Signature)
 _____ (Print)
 _____ (Title)
 _____ (Date)

Address (for 1099 Form): _____

SS# or FedID# (for 1099 Form): _____

Phone numbers: _____

Email: _____

Witness: _____ (Signature)
 _____ (Print)
 _____ (Date)

Additional space is for notary (if either party requires notary):

Buyer: _____
 _____ (Signature)
 _____ (Print)
 _____ (Title)
 _____ (Date)

Address: _____

Phone numbers: _____

Email: _____

Witness: _____ (Signature)
 _____ (Print)
 _____ (Date)

Additional space is for notary (if either party requires notary):

Matre Forestry Consulting, Inc.

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



9/3/2019

Re: Land & Timber Sealed Bid Sale REAL ESTATE BROKER PARTICIPATION FORM

The seller will pay a properly registered buyers broker a 2% commission at closing, in the form of a commission split with Matre Forestry, if the brokers client closes. The broker must register via this form at least one week prior to the bid opening. The 2% seller provided commission is not available if Matre Forestry is already directly working with the buyer brokers client or prospect as a customer in this sale prior to the broker registering.

Sale: _____
 Brokerage Name: _____ Brokerage License #: _____
 Agent/Broker Name: _____ Agent/Broker License #: _____
 Title: _____
 Company Name: _____
 Primary Phone Number: _____
 Primary Email Address: _____
 Mailing Address: _____

 Broker/Agent Signature: _____ Date: _____

 Client Name: _____
 Client Signature: _____ Date: _____

Below this line is reserved for Matre Forestry Consulting, Inc.

Received by _____ Date: _____

NOTE: To make sure you receive invitations to bid on future land or timber sales, please sign up for the Matre Forestry newsletter at <https://www.matreforestry.com/newsletter.html> .

We appreciate your interest in the sale. Please contact us if you have any questions, or if you would like us to show you the property. We hope to see you at the bid opening, but if you cannot 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





PROPERTY REPORT

8010 Ga Highway 315, Cataula, GA 31804



Presented by

Michael Matre | REALTOR® | ALC

This report does not include the
+-10.74 acre Parcel 049 005

8010 Ga Highway 315, Cataula, GA 31804



Legend: Subject Property

OFF MARKET

• Sold Date: 12/8/1999
• Public Record

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Lot/Land	-	-
Property Subtype	Rural/Agricultural-Vacant Land	-	-
Bedrooms	-	-	-
Total Baths	-	-	-
Full Baths	-	-	-
Partial Baths	-	-	-
Living Area (sq ft)	-	-	-
Lot Size	1,536.93 acres	-	-
Lot Dimensions	1536.930 AC	-	-


Homeowner Facts

Owner Name (Public)	Georgia 315 Lp
Mailing Address	Po Box 23024 Columbus GA 31902-3024
Mail Care-Of Name	Synovus Trust
Vesting	Partnership

This report does not include the
+-10.74 acre Parcel 049 005

Extended Home Facts



Legend:  Subject Property

Exterior Details

Topography	ROLLING
Lot Size - Square Feet	66948671 sq ft
Lot Size - Acres	1536.930 ac
Neighborhood Code	00904
Water	Municipal
Sewer	Septic

This report does not include the
+-10.74 acre Parcel 049 005

Location Details

Zoning	RURAL
Walkability Score (out of 5)	Overall: 0.5 Amenity: 0.5 Leisure: 0.4

Schools (based on location)

Elementary School	Mulberry Creek Elementary School
Middle School	Harris County Carver Middle School
High School	Harris County High School
School District	Harris County Schools

Property History

Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

■ 31804
■ Harris County
■ Georgia



Assessed Values (40% of Tax Assessor Estimated Value not including timber)

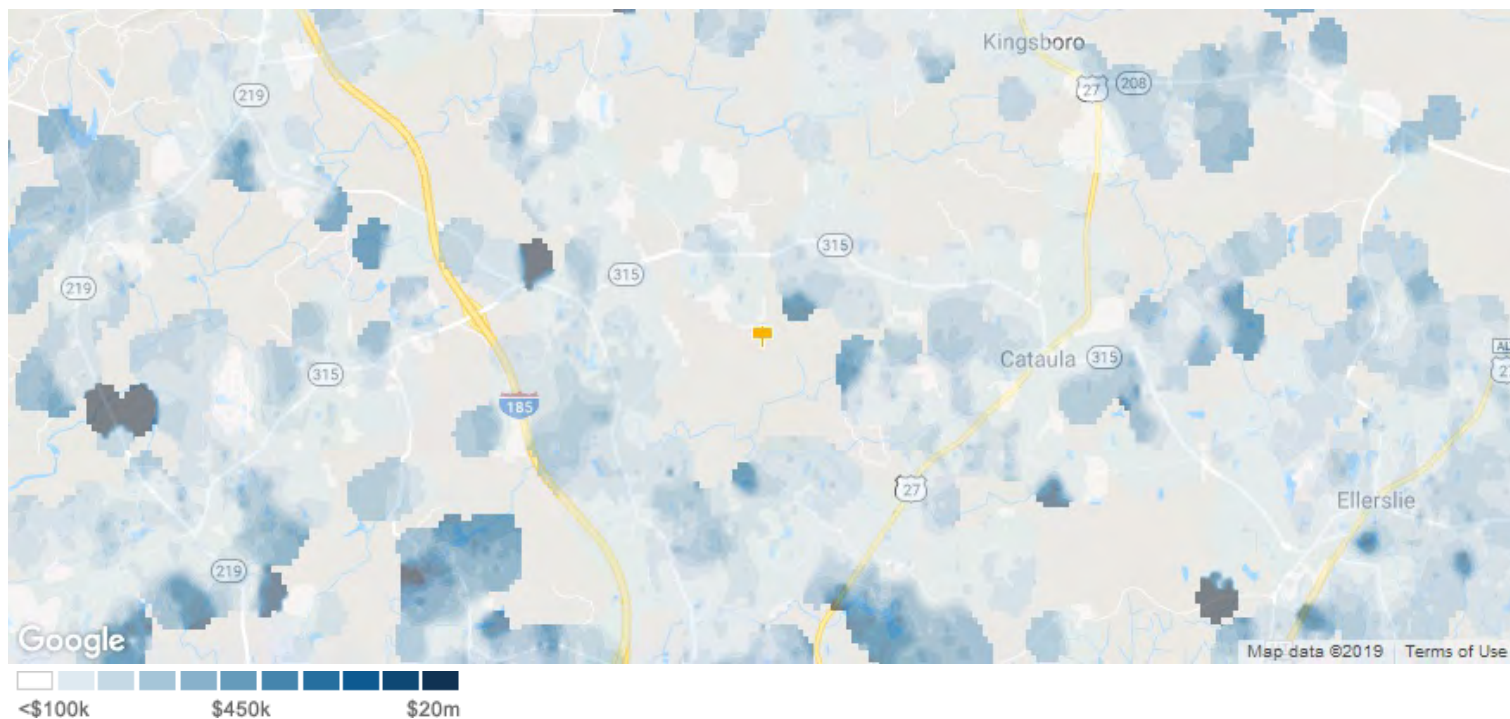
Date	Improvements	Land	Total	Tax
2018	—	\$1,068,262	\$1,068,262	\$29,046
2017	—	\$1,068,262	\$1,068,262	\$29,057
2016	—	\$1,068,262	\$1,068,262	\$26,386
2015	—	\$1,068,262	\$1,068,262	\$26,439
2014	—	\$1,068,262	\$1,068,262	\$26,493
2013	—	\$1,068,262	\$1,068,262	—
2012	—	—	—	—
2011	—	—	—	\$25,585
2010	—	—	—	—

This report does not include the
+-10.74 acre Parcel 049 005

Legal Description

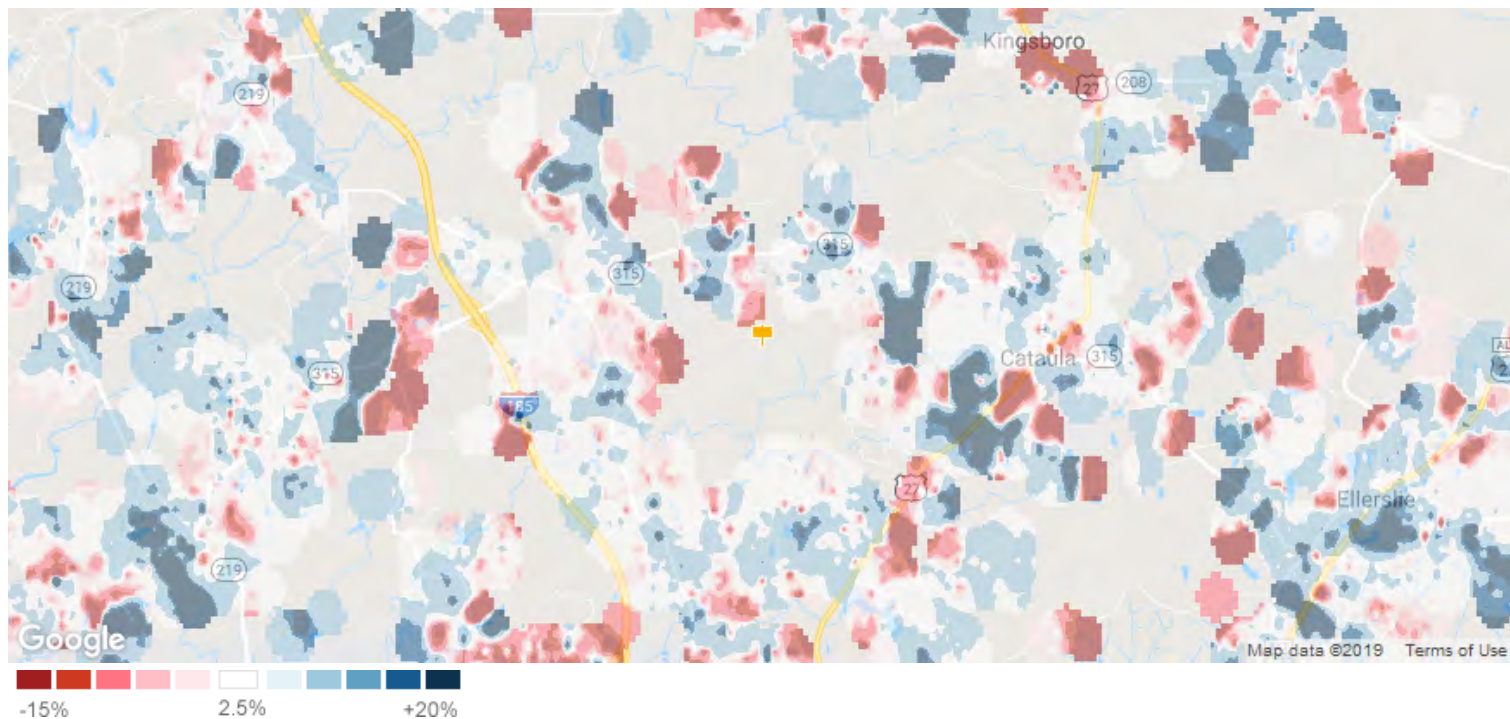
APN: 049 051	Tax ID: 7041	Zoning: RURAL	Census Tract: 131451204.011014	Abbreviated Description: DIST 19 LL 80	City/Municipality/Township: Cataula, GA 31804
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Estimated Home Values



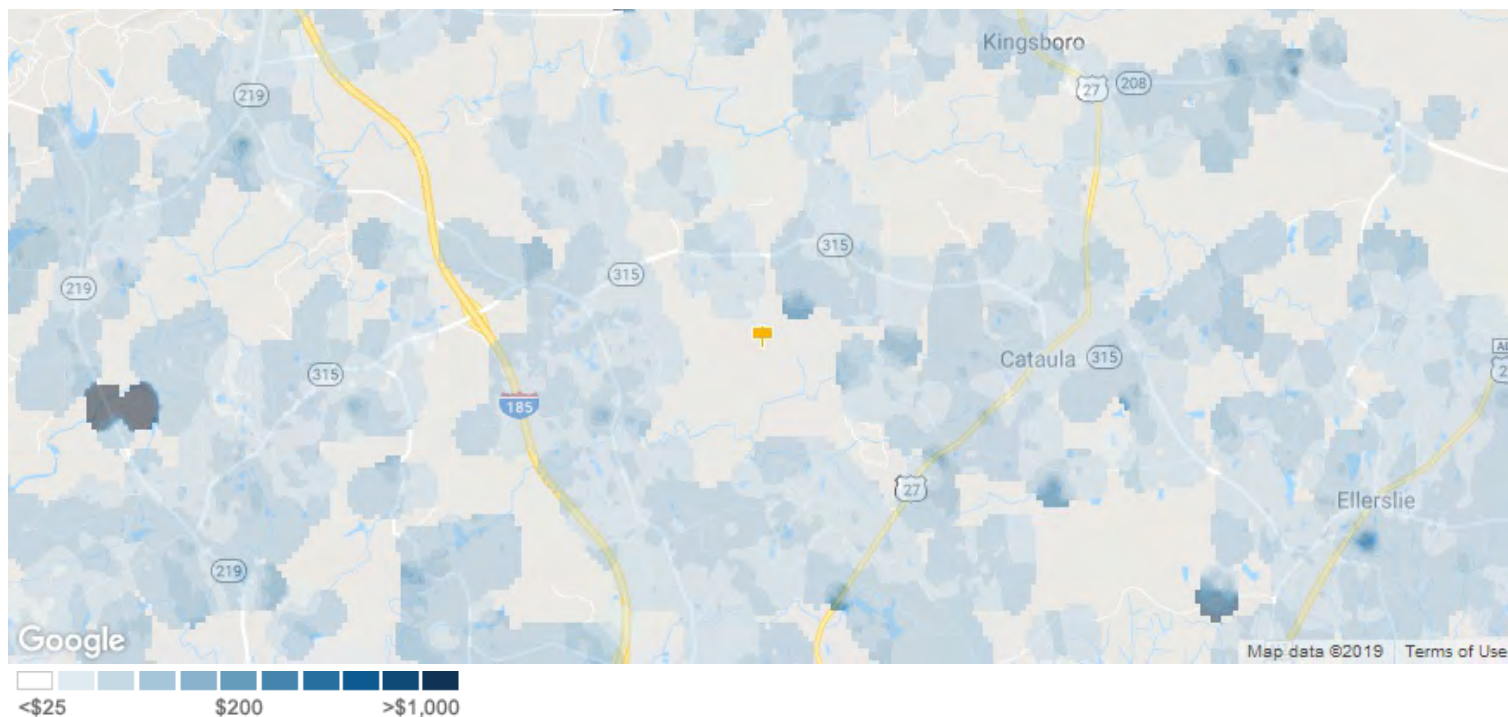
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

12-Month Change in Estimated Value



This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Estimated Value per Square Foot



This map layer shows average estimated value per square foot of homes, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Flood Zone

This property is in Flood Zone: X (unshaded), Low Risk

Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods. B Zones are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile.



This map layer shows an area's flood zone designation as determined by the Federal Emergency Management Agency (FEMA). A high-risk area has a 1 percent or greater annual chance of flooding and a 26 percent chance of flooding over the life of a 30-year mortgage. High-risk areas are red or orange. The coast areas, shown in purple, are also considered high risk. Green areas are low to moderate risk. A moderate-risk area is between risk limits of a 100-year and 500-year flood. White areas are undetermined, and all other areas are considered no or low risk. For more details on the categories of flood risk, see <http://support.nampr.com/entries/319901-what-is-the-flood-zone-heat-map>. Source(s): FEMA; updated Annually.

Neighborhood: Housing Stats and Charts



	31804	Cataula	Harris County	Georgia	USA
Median Estimated Home Value	\$236K	\$236K	\$247K	\$221K	\$243K
Estimated Home Value 12-Month Change	+1.1%	+1.1%	+6.3%	+5.8%	+5.5%
Median List Price	\$203K	\$197K	\$260K	\$255K	\$125K
List Price 1-Month Change	-3.1%	-6.2%	+4%	0%	-0.1%
List Price 12-Month Change	-0.8%	+5.8%	+9.7%	+6.6%	+8.6%
Median Home Age	30	30	32	34	40
Own	95%	—	85%	63%	64%
Rent	5%	—	15%	37%	36%
\$ Value of All Buildings for which Permits Were Issued	—	—	\$55.7M	\$11.1B	\$271B
% Change in Permits for All Buildings	—	—	+15%	+5%	+4%
% Change in \$ Value for All Buildings	—	—	+15%	+12%	+5%

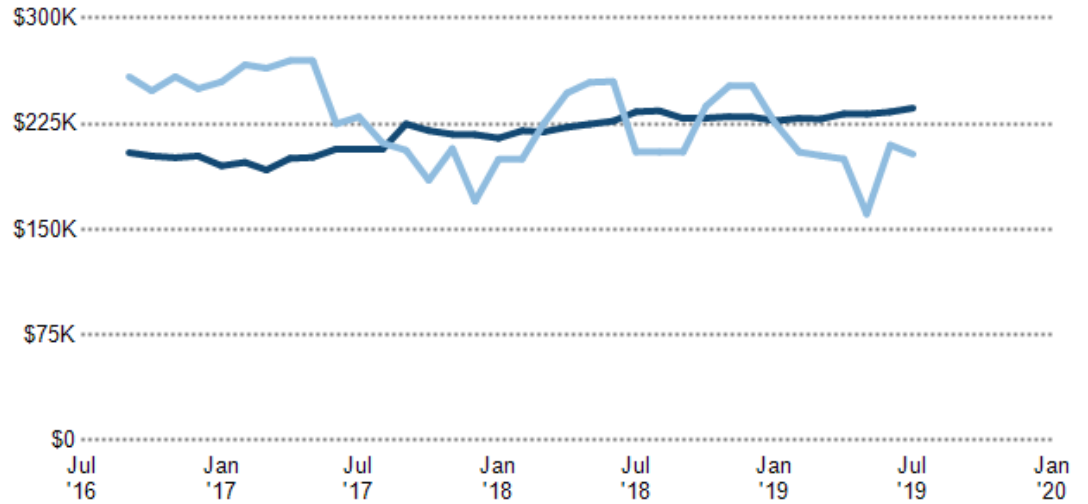
Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with its median listing price. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public records data; listing price data from on- and off-market listings sources

Update Frequency: Monthly

 Median Estimated Value
 Median List Price



Median Sales Price vs. Sales Volume

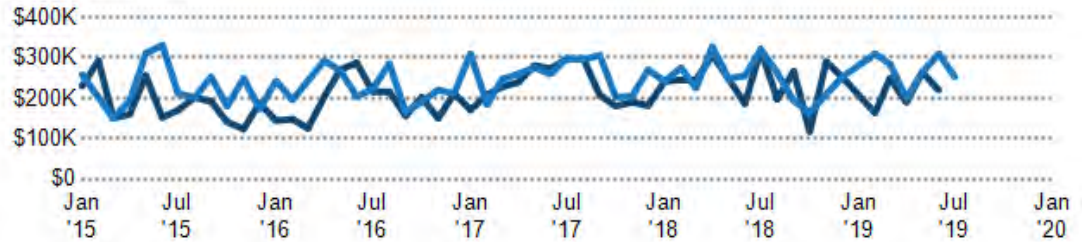
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records and listings data

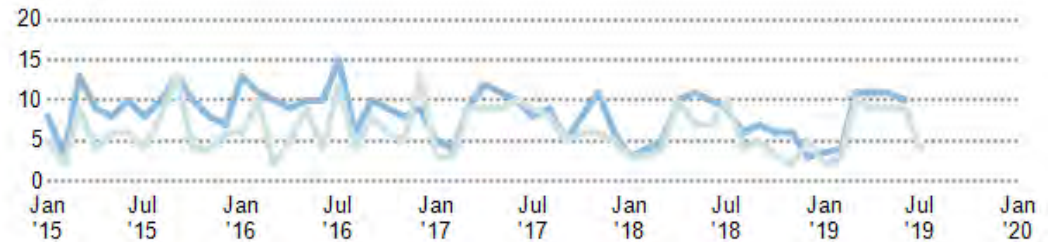
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

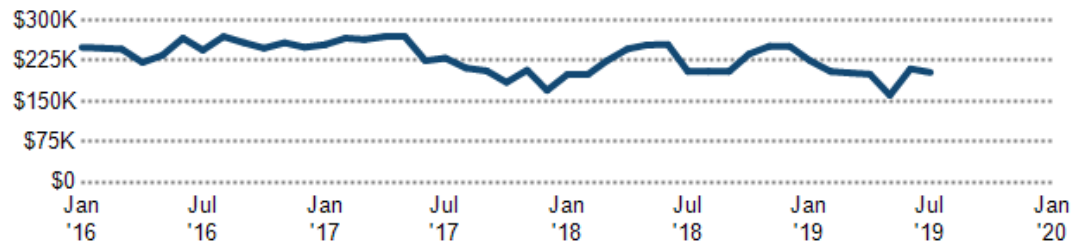
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

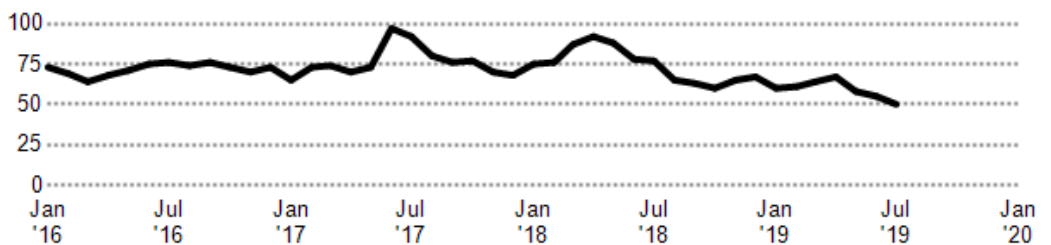
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



Listing Inventory

This chart shows the number of For Sale listings in a ZIP code.

Data Source: On- and off-market listings sources

Update Frequency: Daily

- ZIP Count Listings by Property Type

Single Family Residence

2

Lot/Land

4

Neighborhood: People Stats and Charts

	31804	Cataula	Harris County	Georgia	USA
Population	6.3K	—	33.2K	10.2M	321M
Population Density per Sq Mi	134	—	71.6	177	—
Population Change since 2010	+5%	—	+9.1%	+8.6%	+6.9%
Median Age	41	—	43	36	38
Male / Female Ratio	54%	—	50%	49%	49%

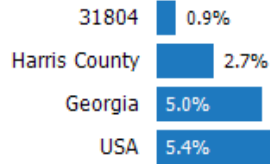
Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

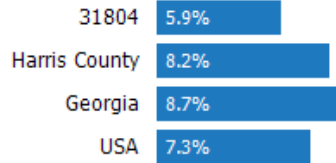
Data Source: U.S. Census American Community Survey via Esri, 2016

Update Frequency: Annually

Less Than 9th Grade



9-12th Grade/No Diploma



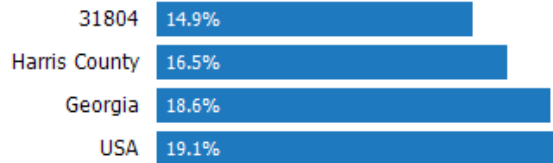
High School Graduate



Associate Degree



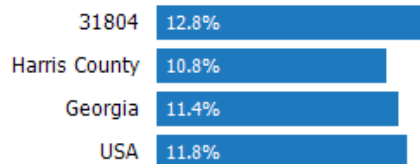
Bachelor's Degree



At Least a College Education



Grad/Professional Degree



Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

31804



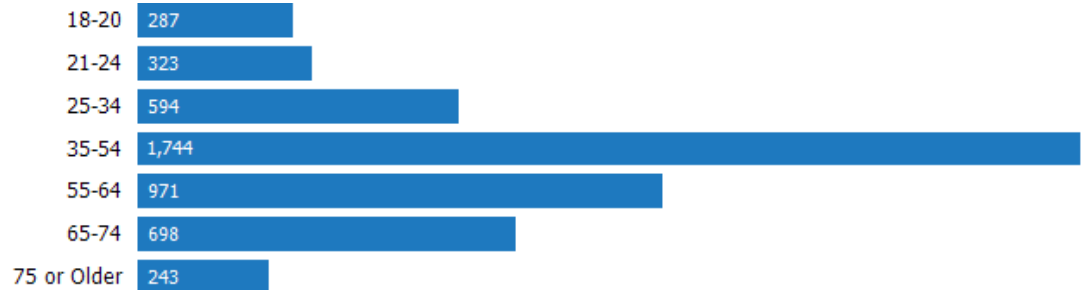
Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

31804



Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

31804



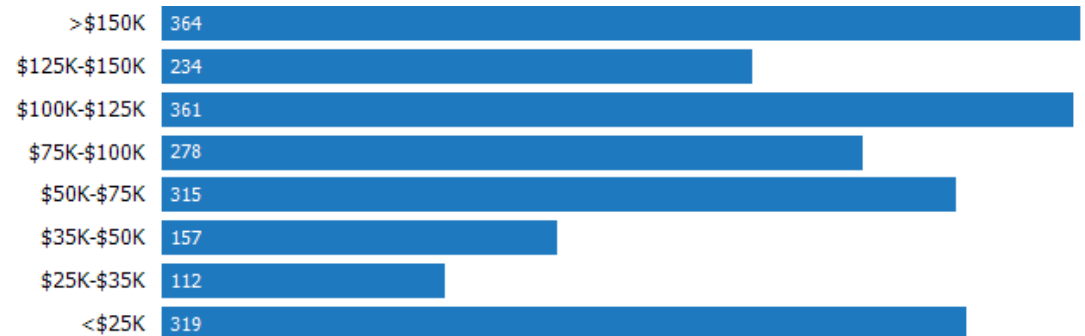
Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

31804



Presidential Voting Pattern

This chart shows how residents of a county voted in the 2016 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially



Neighborhood: Economic Stats and Charts

	31804	Cataula	Harris County	Georgia	USA
Income Per Capita	\$38,976	—	\$32,373	\$28,015	\$31,177
Median Household Income	\$90,018	—	\$69,539	\$52,977	\$57,652
Unemployment Rate	—	—	3.5%	3.9%	3.7%
Unemployment Number	—	—	576	198K	5.98M
Employment Number	—	—	16K	4.93M	157M
Labor Force Number	—	—	16.5K	5.12M	163M

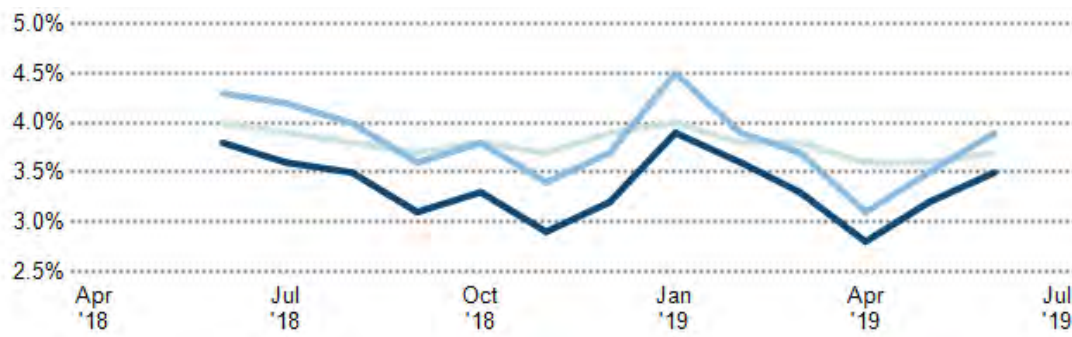
Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

■ Harris County
■ Georgia
■ USA



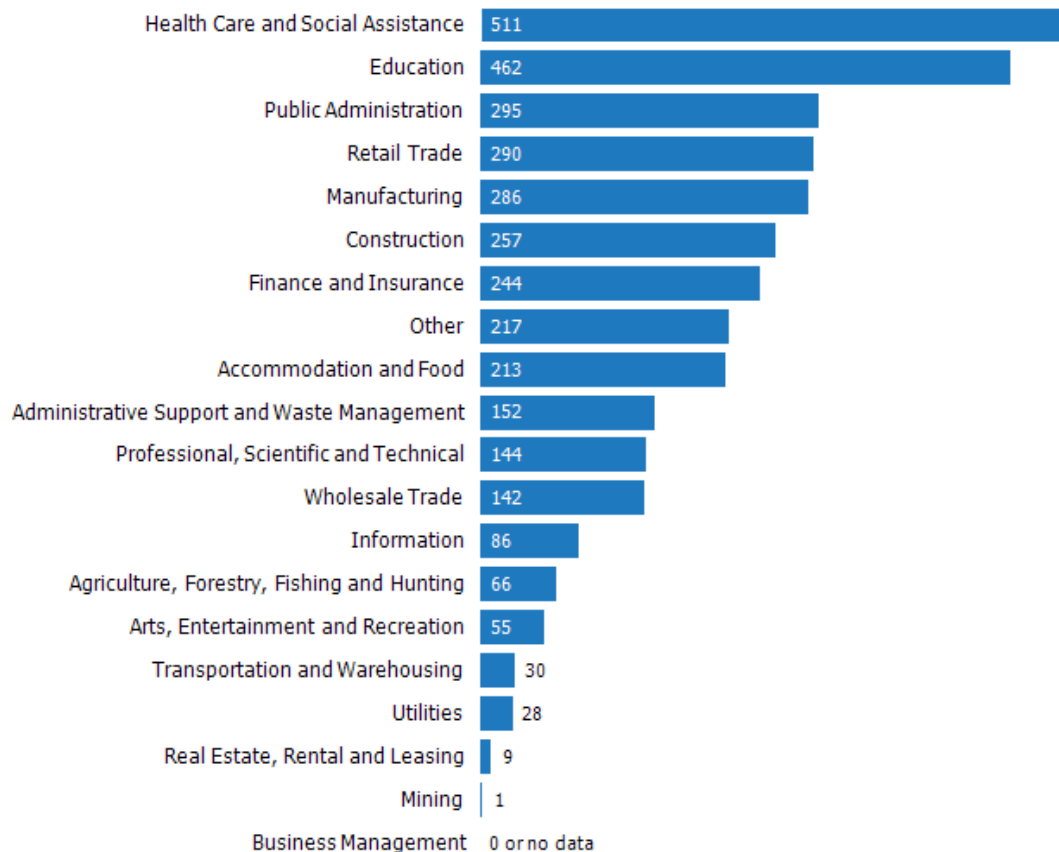
Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ 31804



Neighborhood: Quality of Life Stats and Charts

Quality of Life in 31804

	31804	Cataula	Harris County	Georgia	USA
Elevation (in feet)	715	—	715	497	—
Annual Rainfall (in inches)	60	—	60	52.95	—
Annual Snowfall (in inches)	1.55	—	1.55	1.63	—
Days of Full Sun (per year)	113	—	113	109	—
Travel Time to Work (in minutes)	24	—	26	28	26
Water Quality - Health Violations	—	—	—	—	—
Water Quality - Monitoring and Report Violations	—	—	—	—	—
Superfund Sites	0	—	0	25	2,370
Brownfield Sites	No	—	No	Yes	Yes

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually

■ 31804



How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually



School: Mulberry Creek Elementary School

School Details

Name
Mulberry Creek Elementary School

Level
Elementary

Type
Public

Grades Served
PK, K-4

School District
Harris County Schools

Address
8405 Ga Hwy 315,
Cataula, GA 31804

Phone
(706) 320-9397

School Facts

Mulberry Creek Elementary School

Harris County Schools

Overall Grade




Total Enrollment

506

5,275

Students per Teacher

16:1

16:1

Students in Free Lunch Program

38%

39%

Academic Grade




Average GPA

—

3.61 (out of 775 responses)

Math Proficiency

52%

51%

Reading Proficiency

52%

52%

Gifted Students

4%

—

AP Enrollments

—

—

Graduation Rate

—

93%

Average ACT Score

—

23 (out of 193 responses)

Average SAT Score

—

1,130 (out of 156 responses)

Teacher Grade




Average Teacher Salary

\$51,980

\$51,980

Teachers in 1st or 2nd Year

—

7%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.

Source: Niche Update Frequency: Quarterly

Community Reviews for this School

Posted: 7/12/2017 by Parent

Mulberry Creek Elementary is a wonderful academic and social environment for my children. We have been attending this school for going on 4 years, and have never had an issue. The teachers are very good at communication and the administration takes the time to be involved in all aspects of the school. When there is an issue they are so willing to offer any type of help they can. Moreover, parent involvement is amazing, the entire cafeteria is full and overflowing when it comes to programs and awards ceremony. I am thoroughly impressed with this school and so glad that my kids are Mulberry Creek Elementary Cougars!

School: Harris County Carver Middle School

School Details

Name
Harris County Carver
Middle School

Level
Middle

Type
Public

Grades Served
7-8

School District
Harris County Schools

Address
11696 Us Hwy 27,
Hamilton, GA 31811

Phone
(706) 628-4951

School Facts

Harris County Carver Middle School

Harris County Schools

Overall Grade

A-
B

Total Enrollment

800

5,275

Students per Teacher

14:1

16:1

Students in Free Lunch Program

36%

39%

Academic Grade

A-
B

Average GPA

—

3.61 (out of 775
responses)

Math Proficiency

54%

51%

Reading Proficiency

51%

52%

Gifted Students

12%

—

AP Enrollments

—

—

Graduation Rate

—

93%

Average ACT Score

—

23 (out of 193 responses)

Average SAT Score

—

1,130 (out of 156
responses)

Teacher Grade

A
B+

Average Teacher Salary

\$51,980

\$51,980

Teachers in 1st or 2nd Year

4%

7%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.

Source: Niche Update Frequency: Quarterly

School: Harris County High School

School Details

Name
Harris County High School

Level
High

Type
Public

Grades Served
9-12

School District
Harris County Schools

Address
8281 Hwy 116, Hamilton,
GA 31811

Phone
(706) 628-4278

School Facts

Harris County High School

Harris County Schools

Overall Grade

B
B

Total Enrollment

1,658

5,275

Students per Teacher

21:1

16:1

Students in Free Lunch Program

35%

39%

Academic Grade

B
B

Average GPA

3.61 (out of 775 responses)

3.61 (out of 775 responses)

Math Proficiency

45%

51%

Reading Proficiency

62%

52%

Gifted Students

13%

—

AP Enrollments

84

—

Graduation Rate

93%

93%

Average ACT Score

23 (out of 193 responses)

23 (out of 193 responses)

Average SAT Score

1,130 (out of 156 responses)

1,130 (out of 156 responses)

Teacher Grade

B
B+

Average Teacher Salary

\$51,980

\$51,980

Teachers in 1st or 2nd Year

1%

7%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.

Source: Niche Update Frequency: Quarterly

Community Reviews for this School

Posted: 6/27/2019 by Junior

Good experiences, lunch food not a fan of. Most teachers have favorite students and give them incentives.

Posted: 6/3/2019 by Alum

I attended Harris County High all 4 years of high school and had a wonderful experience. I was motivated by all my teachers to well in my classes and because of their motivation and determination to help students I excelled in my studies and graduated with above a 4.0 GPA.

Posted: 5/14/2019 by Junior

Harris County High School is a good environment for teens to grow up into adults. We are provided the best, hardworking teachers, who dedicate their time and energy into us. We have an awesome janitor staff. Our administrators make sure that we follow the rules and protocols. Life is good in the County!

Posted: 3/17/2019 by Senior

Throughout my entire experience with this school, there has been an "expectation for excellence" without any real enforcement of such a claim. However, that's not to say it's a terrible school. There seem to be academic "tiers" to their school system, each being properly supportive but never overly challenging. The facilities are mediocre, with several anonymous trouble-students vandalizing them on a weekly basis. Thankfully, the school does a solid job enforcing dress code and hallway activity. It seems that the cafeteria is often stingy and neglects to give its students the full size of a meal they pay for. As far as resources go, we have Chromebooks and a fast, stable internet connection, as well as fairly new textbooks for classes that need them. There isn't a wide range of clubs available, as most of them are easily confused due to their similarity in material/activity. Our sports teams rarely win, and their participants aren't very successful academically.

Posted: 8/29/2018 by Senior

I am currently a senior at Harris County High School. Throughout the past three years I have had many ups and downs, and lots of imaginable experiences. Harris County is a family and we all come together as one, no matter what the cause is. There is no place I'd rather be than this school. Coming here makes you feel normal, and the love people have for each other is unimaginable. Harris County is the place to be. The only thing that I would change about Harris County is some of the school spirit things, but other than that, there's no place I'd rather be!

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records and RealtyTrac.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <http://blog.narrpr.com>





Summary

Parcel Number 049 051
Location Address 8010 GA HWY 315
Legal Description DIST 19 LL 80
(Note: Not to be used on legal documents)
Class A5-Agricultural
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District County (District 1)
Millage Rate 24.7
Acres 1536.93
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)


Owner

GEORGIA 315 LP ET AL
 C/O SYNOVUS TRUST
 P O BOX 23024
 COLUMBUS, GA 31902

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	8	1536.93

Permits

Permit Date	Permit Number	Type	Description
10/03/2006	0600711	MOBILE HOME	EXISTING AUTUMN WOOD 1999 28X76 PH 2876C PERMIT UNDER RANDY BANKS/ LAGRANGE 8010 GA HWY 315 PREBILL MHU?????

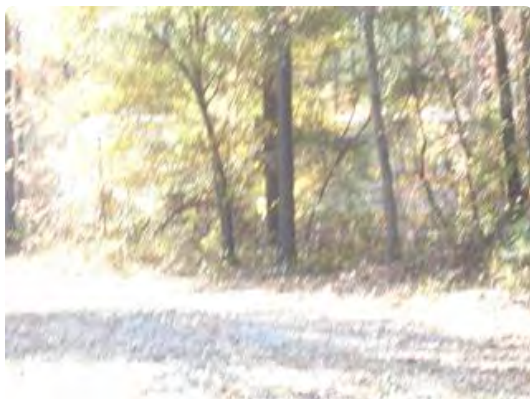
Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/8/1999	444 135	024 064	\$1,628,000	Fair Market Value		GEORGIA 315 LP ETAL

Valuation (Does not include timber value)

	2019	2018	2017	2016	2015
Previous Value	\$2,670,654	\$2,670,655	\$2,670,655	\$2,670,655	\$2,670,655
Land Value	\$2,670,654	\$2,670,654	\$2,670,655	\$2,670,655	\$2,670,655
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$2,670,654	\$2,670,654	\$2,670,655	\$2,670,655	\$2,670,655

Photos



FILED AND RECORDED
OFFICE OF SUPERIOR COURT
HARRIS COUNTY, GEORGIA

BK0444 PG0135

Harris County, Georgia
Recorder of Deeds
200 Clark Lane
PO Box 304
Harris County, Georgia 31041

99 DEC 15 AM 8:57

JO ALSTON, CLERK

Harris County, Georgia
Real Estate Transfer Tax
Paid \$ 14628.00
Date 12-15-99
Sandra L. Gille, Deputy
Jo Alston, Clerk of Superior Ct.

WARRANTY DEED

STATE OF GEORGIA, COUNTY OF MUSCOGEE

THIS INDENTURE, made and entered into this the 8th day of December in the year of our Lord One Thousand Nine Hundred and Ninety-Nine, by and between WILLIAM B. TURNER, of the State of Georgia, County of Muscogee, hereinafter in this Indenture known and designated as Grantor and GEORGIA 315, L.P., a Georgia limited partnership, of the State of Georgia, County of Muscogee, hereinafter in this Indenture known and designated as Grantee:

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and Other Good and Valuable Consideration to Grantor in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and does by these presents grant, bargain, sell and convey unto said Grantee, and Grantee's assigns the following described real estate to-wit:

A FORTY-EIGHT AND ONE-HALF PERCENT (48.5%) UNDIVIDED INTEREST IN AND TO THE FOLLOWING PROPERTY:

All those tracts or parcels of land lying and being in part of Land Lots 207 and 208 of the 18th District; all of Land Lots 78, 79, 80, 82 and 83 of the 19th District; and part of Land Lots 39, 41, 43, 44, 46, 77, 81 and 84 of the 19th District of Harris County, Georgia, being designated as "1536.93 Acres" upon a survey entitled "Survey of Part of Land Lots 207 & 208, 18th District, Land Lots 78, 79, 80, 82 & 83 and part of Land Lots 39, 41, 43, 44, 46, 77, 81 & 84, 19th District, Harris County, Georgia" dated June 11, 1999, prepared by Moon, Meeks, Mason & Vinson, Inc., Civil Engineers and recorded in Plat Book 84, Folio 64-66, in the Office of the Clerk of Superior Court of Harris County, Georgia to which plat is hereby incorporated herein for the more particular description thereof.

TO HAVE AND TO HOLD, the said premises unto Grantee, and Grantee's assigns, together with all and singular the rights, members and appurtenances thereof to the same in any manner belonging, to the own proper use, benefit and behoof of Grantee, and Grantee's heirs and assigns forever, in fee simple.

And Grantor, for Grantor's self and for Grantor's heirs, executors, and administrators, the said bargained premises unto Grantee, and Grantee's successors and assigns, will warrant and forever defend the right and the title thereof against Grantor and against the claims of Grantor's heirs, executors, administrators, and assigns, and against the claim of all other persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has hereunto set Grantor's hand and affixed Grantor's seal the day and year first above written.

Signature sealed and delivered in

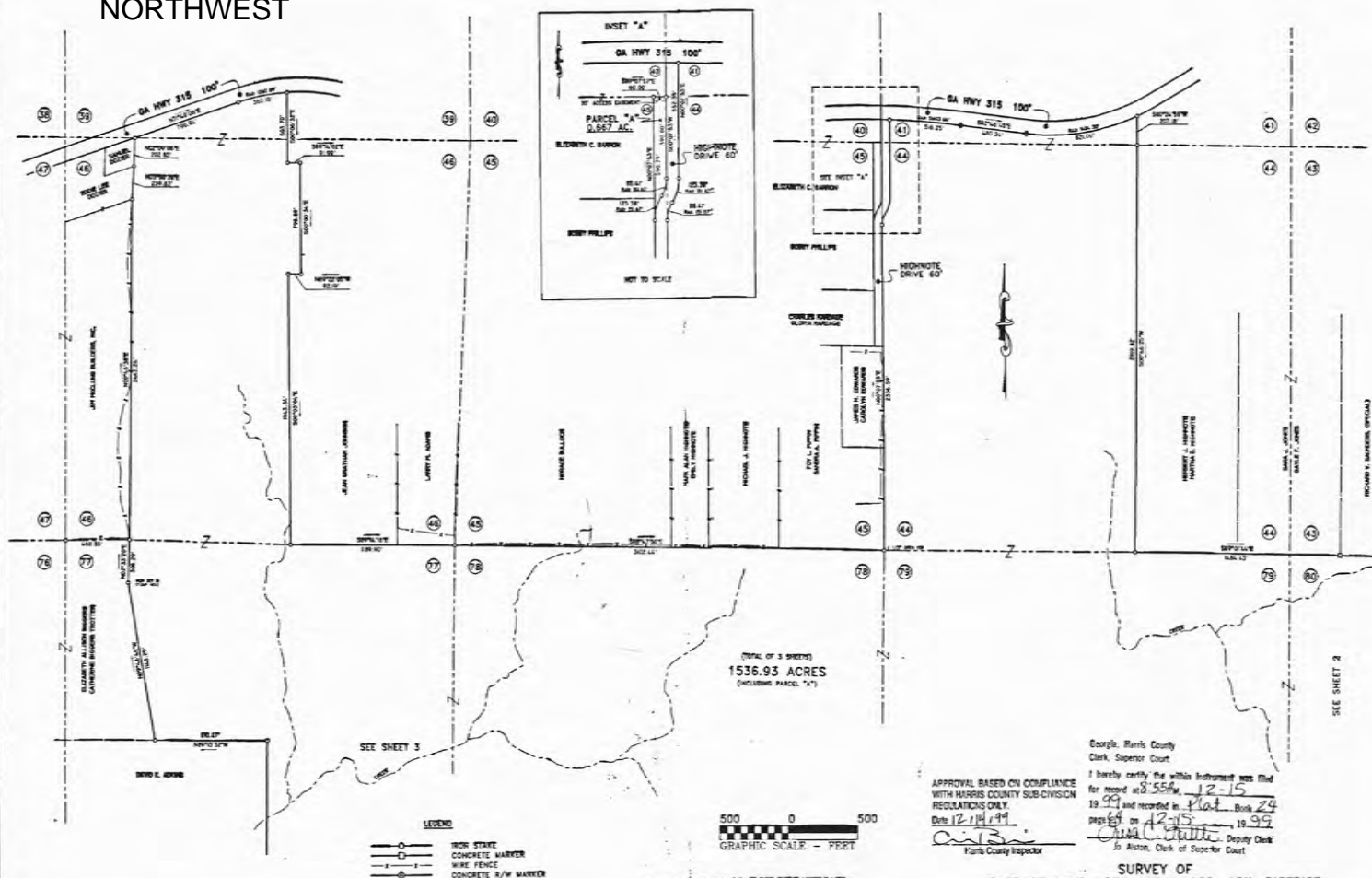
WILLIAM B. TURNER
Harris County, Georgia
Witnesses: June 15, 2001

William B. Turner (L.S.)
WILLIAM B. TURNER

71/78

BOOK 24 PAGE 064

NORTHWEST



In my opinion this plat is a correct representation of the land plotted and has been prepared in conformity with the minimum standards and requirements of law.

A. B. MOON, JR., R.L.S.
GEORGIA REG. NO. 792



- NOTES:
1. The first date upon which this plat is based has a closure precision of one foot in 12,500 feet and an angular error of 0.1" per angle point, and was adjusted using the compass rule.
 2. This plat has been calculated for closure and is found to be accurate within one foot in 30,000 feet.
 3. Angle and distances were measured with a Topcon GTS-3002.

I have this date examined the FLOOD INSURANCE RATE MAP, dated December 5, 1990, covering Harris County, Georgia (Community No. 12038). Subject property is located on parcel 170 A off said map. Flood hazard zones are shown along the meanders and influence plotted herein. Since no base flood elevations have been established on these streams, the limits cannot be accurately plotted. When the property is developed, hydrographic studies will be made to define the limits of the flood hazard zones.

A. B. Moon, Jr., R.L.S.
Georgia Reg. No. 792

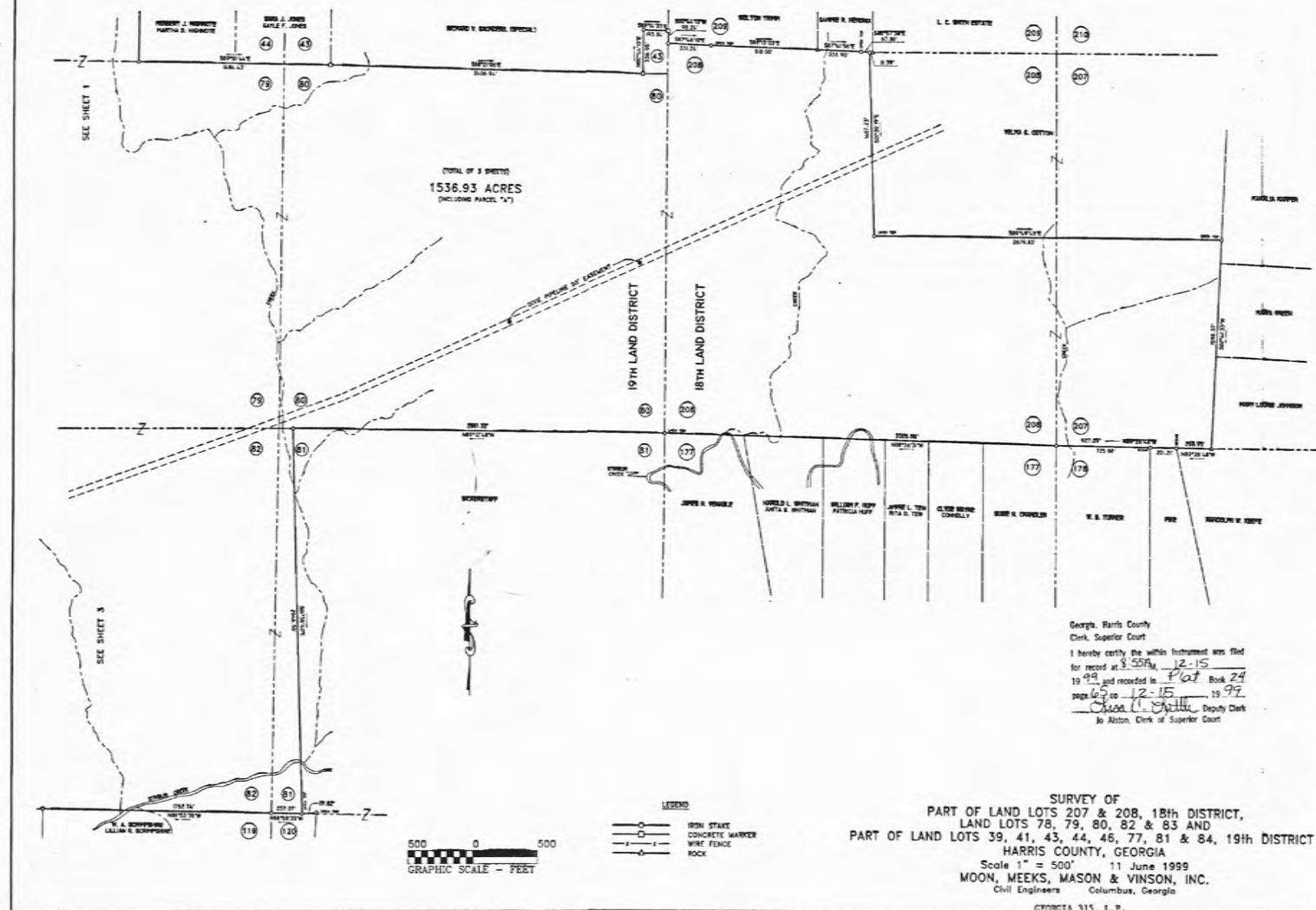
APPROVAL BASED ON COMPLIANCE WITH HARRIS COUNTY SUB-DIVISION REGULATIONS ONLY.
Date 12/14/99
Farris County Inspector

I hereby certify the within instrument was filed for record at 3:55 PM, 12-15-99 and recorded in Plat Book 24 page 64 on 12-15-99.
J. A. Alston, Deputy Clerk
Farris County Clerk

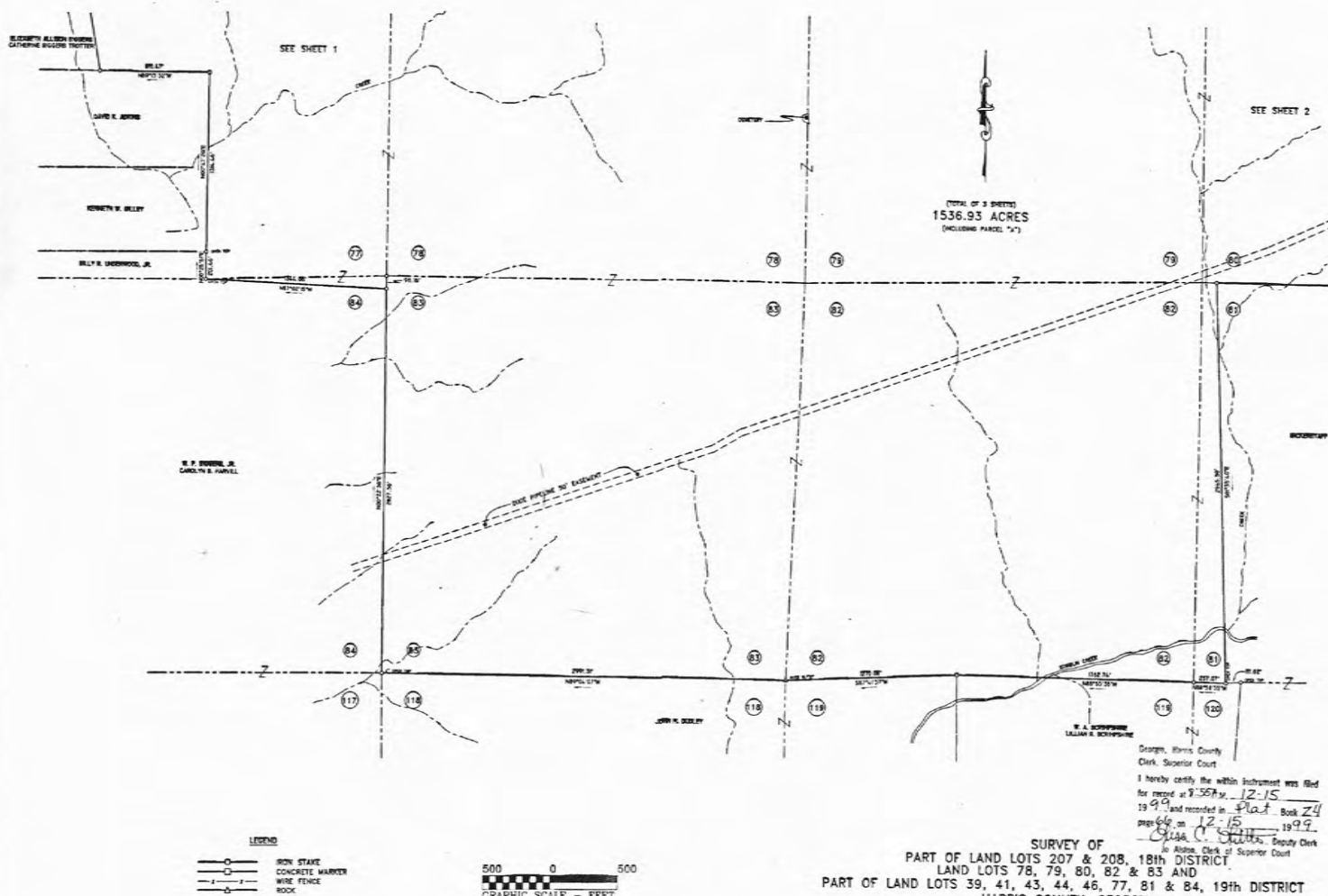
SURVEY OF
PART OF LAND LOTS 207 & 208, 18th DISTRICT
LAND LOTS 78, 79, 80, 82 & 83 AND
PART OF LAND LOTS 39, 41, 43, 44, 46, 77, 81 & 84, 19th DISTRICT
HARRIS COUNTY, GEORGIA
Scale 1" = 500' 11 June 1999
MOON, WEEKS, MASON & VINSON, INC.
Civil Engineers Columbus, Georgia
GEORGIA 315, L.P.

SHEET 1 OF 3

EAST



SOUTHWEST





Summary

Parcel Number 049 005
Location Address
Legal Description N/A
Class A5-Agricultural
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District County (District 1)
Millage Rate 24.7
Acres 10.74
Homestead Exemption No (S0)
Landlot/District 178 / 18

[View Map](#)

Owner

MULBERRY GROVE LAND COMPANY LLC
 P O BOX 23024
 COLUMBUS, GA 31902

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	8	10.74

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/22/2006	0874 0342	023 238	\$27,702	Relatives, Individual to Corp, To/From	DEVELOPERS-INVESTORS INC	MULBERRY GROVE LAND COMPANY LLC
2/21/2000	450 236		\$108,900	Fair Market Value		DEVELOPERS-INVESTORS INC

Valuation (Does not include timber value)

	2019	2018	2017	2016	2015
Previous Value	\$57,381	\$57,381	\$57,381	\$57,381	\$57,381
Land Value	\$57,381	\$57,381	\$57,381	\$57,381	\$57,381
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$57,381	\$57,381	\$57,381	\$57,381	\$57,381

No data available for the following modules: Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

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Developed by

Last Data Upload: 8/28/2019, 6:14:38 PM

Version 2.3.2

FILED AND RECORDED
OFFICE OF SUPERIOR COURT
HARRIS COUNTY, GEORGIA

2006 MAR -2 AM 9:51

STACY K. HARALSON, CLERK

BK0874 PG0342

Martha Chewning
Attorney at Law
P O Box 354
Hamilton, GA 31811

Harris County, Georgia
Real Estate Transfer Tax
Paid \$ 27.80
Date 3-2-06
Cassie Bentley Deputy
Stacy K. Haralson, Clerk of Superior Ct.

WARRANTY DEED

State of Georgia
County of Harris

THIS INDENTURE, made and entered into this 22nd day of February 2006, between **DEVELOPERS-INVESTORS, INC.** of the State of Georgia, hereafter in this Indenture known and designated as Grantor and **MULBERRY GROVE LAND COMPANY, LLC**, hereafter in this Indenture known and designated as Grantee:

WITNESSETH: That Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid, the sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed and does by these presents grant, bargain, sell and convey unto said Grantee, and Grantee's heirs and assigns the following described real estate to-wit:

All that tract or parcel of land lying and being in Land Lot 178 of the 18th Land District of Harris County, Georgia, being more particularly described according to that plat of survey entitled "Debroah G. Weldon Portion of the J. A. Weldon Estate" prepared by Raymon K. Haralson, Registered Land Surveyor, dated December 21, 1998, as recorded in Plat Book 23 at Page 238 in the Office of the Clerk of Superior Court of Harris County, Georgia. Said plat is herewith incorporated by reference for a more complete and accurate description.

LESS AND EXCEPT:

All those lots, tracts or parcels of land situate, lying and being in Land Lot 178, 18th Land District of Harris County, Georgia, being shown and designated as "34.6± acres" on that certain map or plat entitled "Plat of survey for Mark and Anita Alexander" prepared by Raymon K. Haralson, Registered Land Surveyor, dated June 27, 2001, as recorded in Plat Book 25 at Page 138, of the Harris County, Georgia deed records, to which plat reference is made for a more complete and accurate description of the property herein described.

The property herein described is shown to contain 10.74 acres, more or less, according to the above referenced plats.

BK0874PG0343

TO HAVE AND TO HOLD, the said bargained premises unto Grantee, and Grantee's heirs and assigns, together with all and singular the rights, members and appurtenances thereof to the same in manner belonging, to the own proper use, benefit and behoof of Grantee, and Grantee's heirs and assigns forever, IN FEE SIMPLE.

And, Grantor, for Grantor's self and for Grantor's heirs, executors, and administrators, the said bargained premises unto Grantee, and Grantee's heirs and assigns, will warrant and forever defend the right and the title thereof against Grantor and against the claims of Grantor's heirs, executors, administrators, and assigns, and against the claim of all other persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has hereunto set Grantor's hand and affixed Grantor's seal the day and year above written.

Signed, sealed and delivered
in the presence of

Developers-Investors, Inc.

Unofficial Witness

By:

Mathews D. Swift, President

Attest:

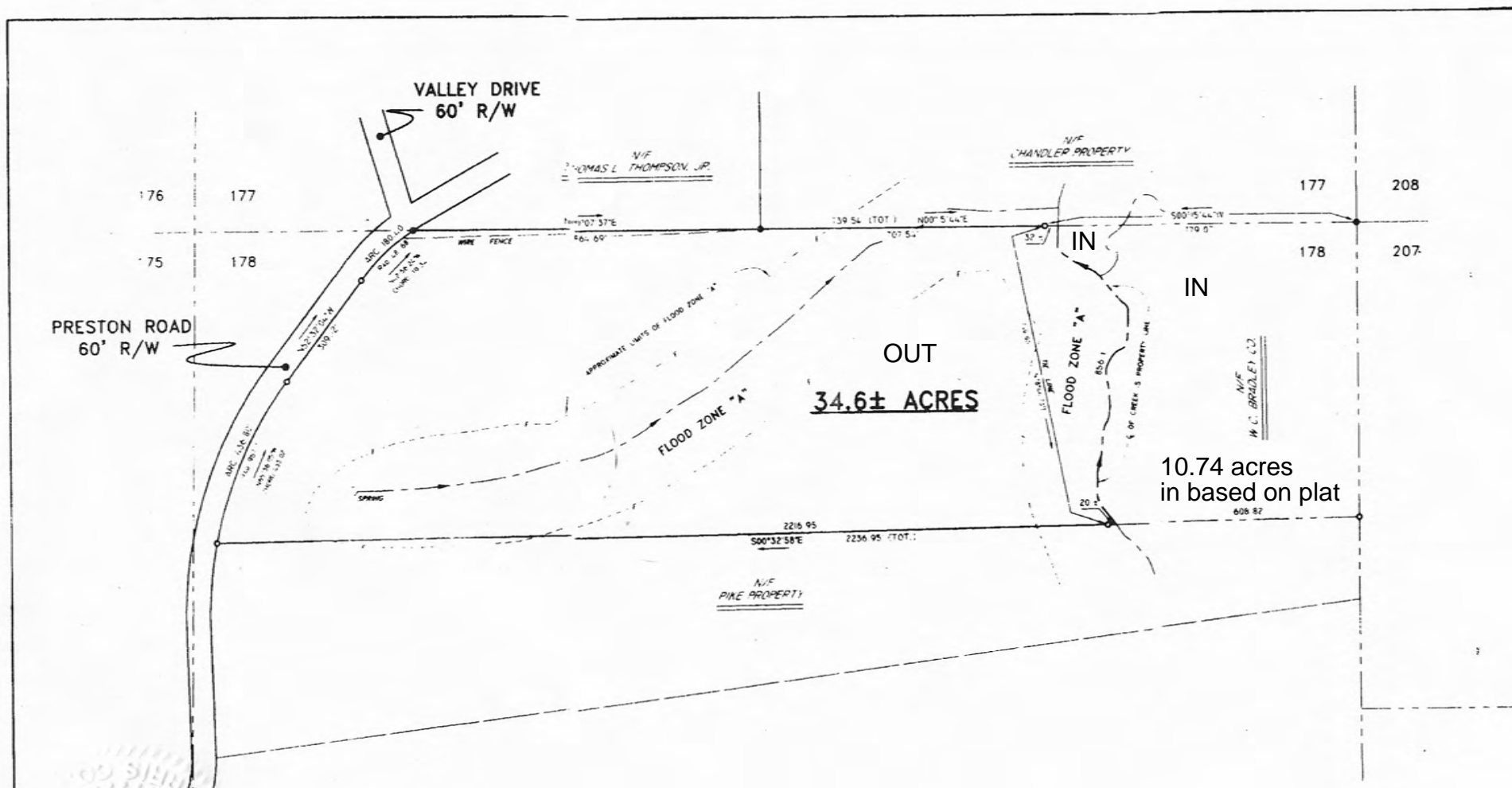
Leah P. Braxton, Secretary
(Corporate Seal)

Notary Public

(Notary Seal)

My Commission Expires 12/31/2021

EAST OF CREEK IS THE SUBJECT PROPERTY
 +-10.74 ACRES BY SURVEY



800X 23 PAGE 23S

