

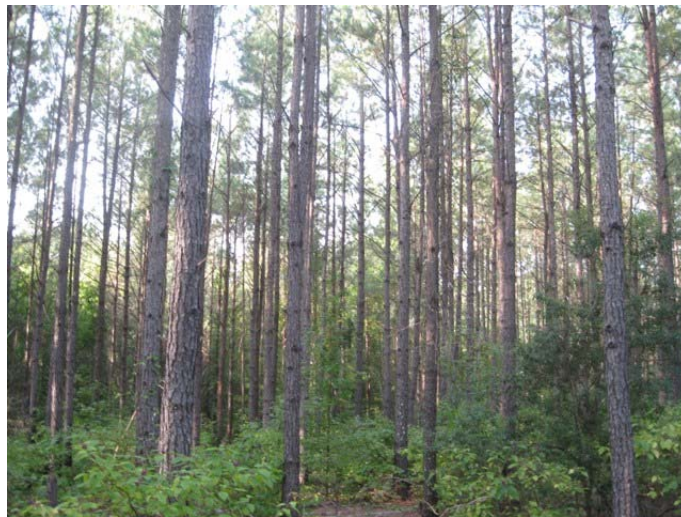


BROKERAGE SERVICES CERTIFIED GENERAL APPRAISERS LAND INVESTMENT

North Glory Tract

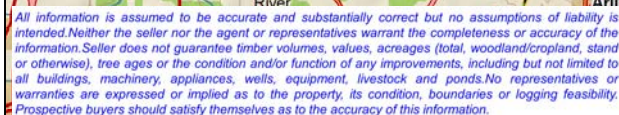
Stewart County, Georgia

5,863 +/- Acres



Compass South has been retained as the exclusive sales agent for an exceptional timberland property in south-west Georgia. The property comprises approximately 5,863 contiguous acres of intensively managed forest. It's balance of pine plantations and mature hardwood present significant current, medium and long-term cash-flow opportunities. This balance, along with its rolling topography, also creates habitat for an abundance of wildlife and offers endless hunting and recreational opportunities.

Total Asking Price: \$11,023,000 or \$1,880 per acre



www.delorme.com



$$1'' = 11.84 \text{ mi}$$

Data Zoom 8-1

North Glory Tract Overall Property Data Summary

LAND

<u>Land Type</u>	<u>Acres</u>	<u>Percentages</u>
PremERCHANTable Planted Pine	1,398	38.0%
PremERCHANTable Natural Pine	0	0.0%
Merchantable Planted Pine	1,996	54.2%
Merchantable Natural Pine	0	0.0%
Pine/Hardwood	196	5.3%
Open Productive	92	2.5%
Upland Total	3,682	62.8%
Hardwood/Pine	771	13.1%
Hardwood	1,342	22.9%
Non-Forest	69	3.2%
Hdwd. & Non-Productive Total	2,182	37.2%

TOTAL ACRES

5,864

100%

MERCHANTABLE TIMBER

<u>Products</u>	<u>Total</u>	<u>Specifications</u>
Planted Pine:	<u>Volume</u>	<u>Units</u> <u>DBH</u>
Pine Pulpwood	106,768	Tons
Pine Chip-N-Saw	35,600	Tons
Pine Sawtimber	9,258	Tons
Pine Topwood	1,367	Tons
Total Planted Pine	152,993	
Natural Pine:		
Pine Pulpwood	6,815	Tons
Pine Chip-N-Saw	2,773	Tons
Pine Sawtimber	4,208	Tons
Pine Topwood	1,252	Tons
Total Natural Pine	15,047	
Hardwood:		
Misc Hardwood Pulpwood	111,986	Tons
Misc Hardwood Sawtimber	54,623	Tons
Misc Hardwood Topwood	21,598	Tons
Total Hardwood	188,208	

TOTAL ALL PRODUCTS (TONS)

341,200

PREMERCHANTABLE PINE TIMBER

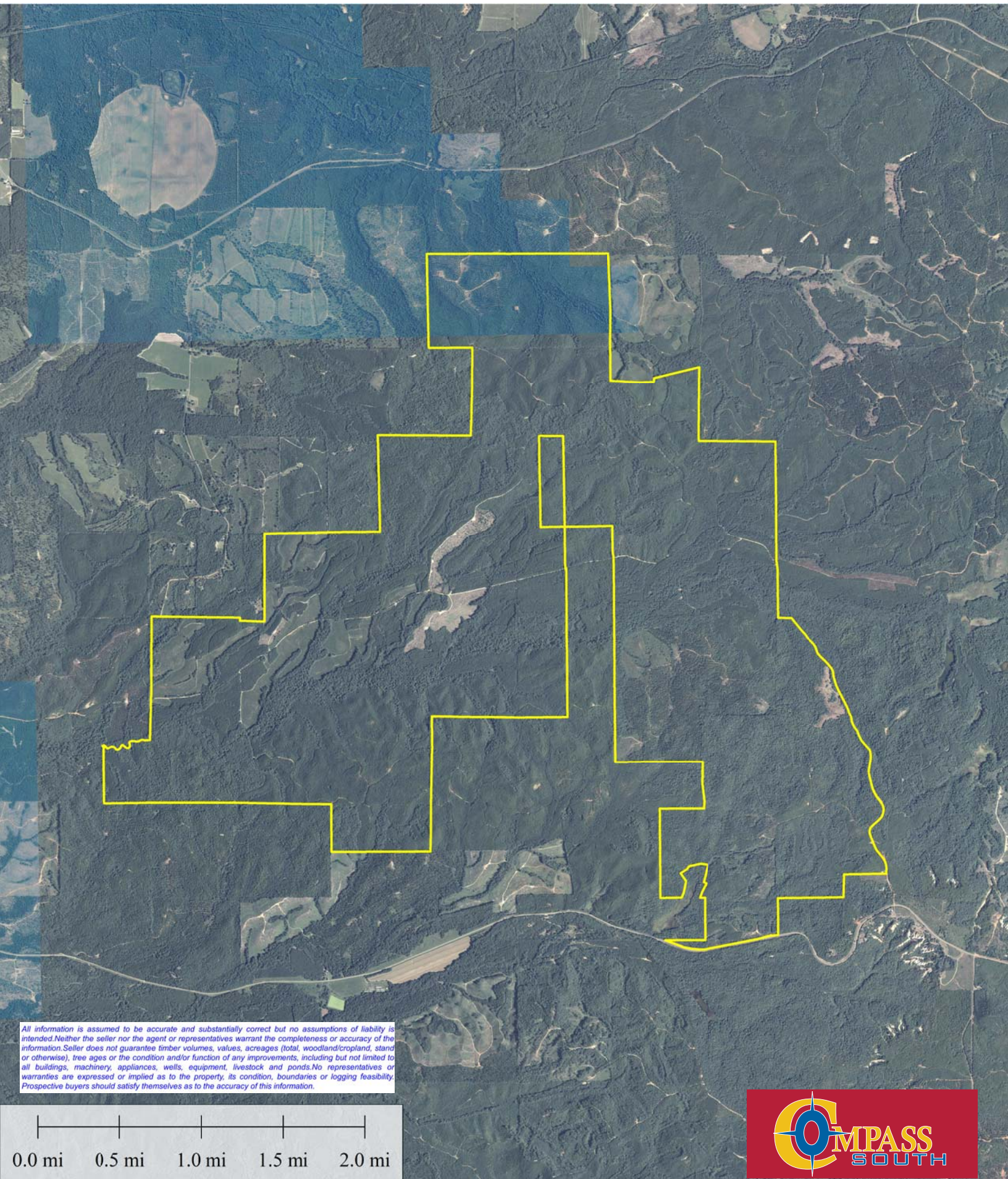
<u>Establishment Year</u>	<u>Age</u>	<u>Acres</u>	<u>Age Class</u> <u>Percent</u>
2012	0	0	0.0%
2011	1	0	0.0%
2010	2	0	0.0%
2009	3	37	2.6%
2008	4	357	25.6%
2007	5	0	0.0%
2006	6	0	0.0%
2005	7	0	0.0%
2004	8	0	0.0%
2003	9	0	0.0%
2002	10	179	12.8%
2001	11	347	24.8%
2000	12	303	21.7%
1999	13	0	0.0%
1998	14	174	12.5%
1997	15	0	0.0%

TOTAL PREMERECH ACRES

1,398

23.8%

North Glory Tract +/- 5,863 Acres



Compass South, Inc.



TIMBERVEST

North Glory North

Compartment 1

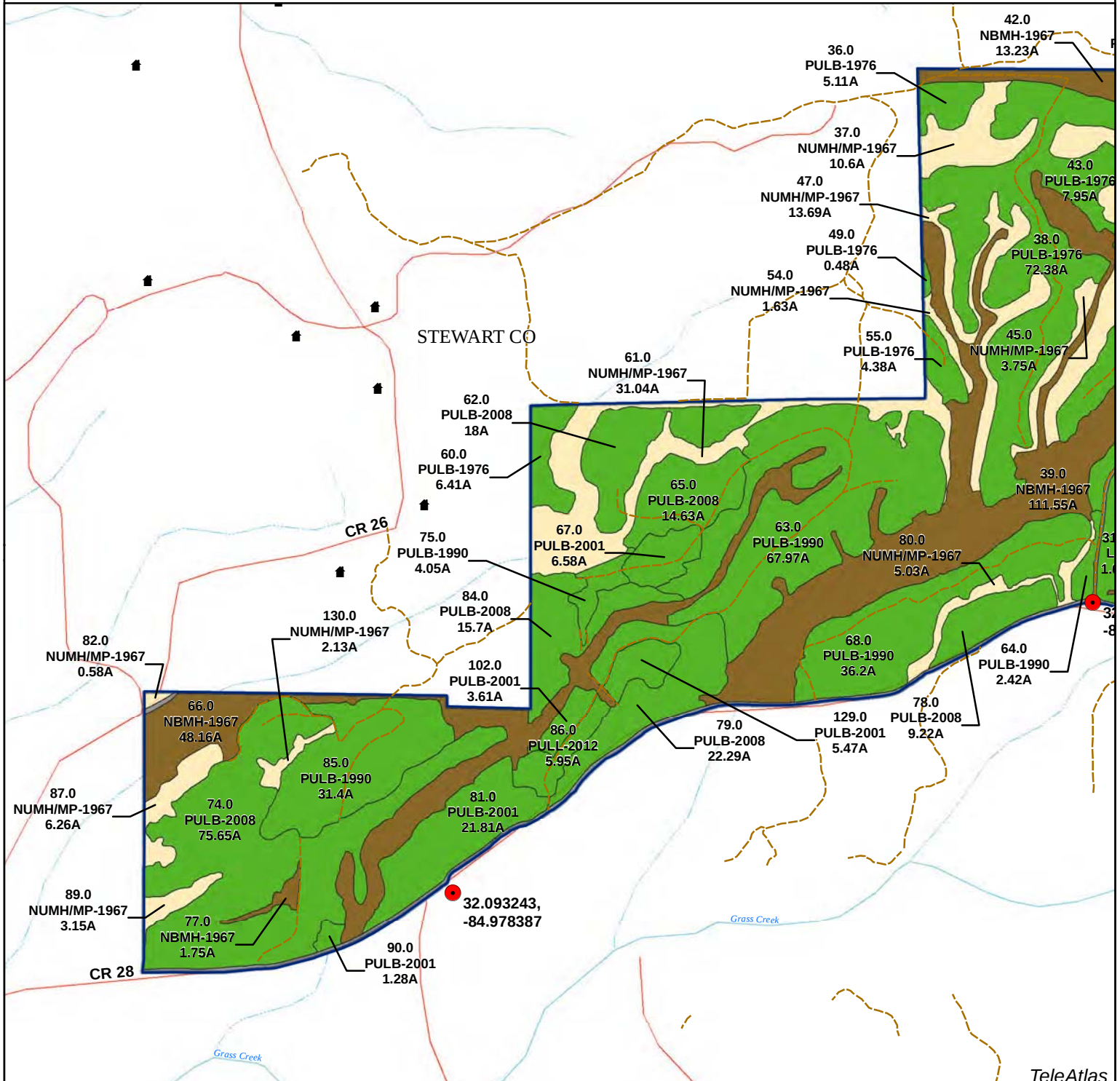
Stewart County, GA

2,433.99 Acres

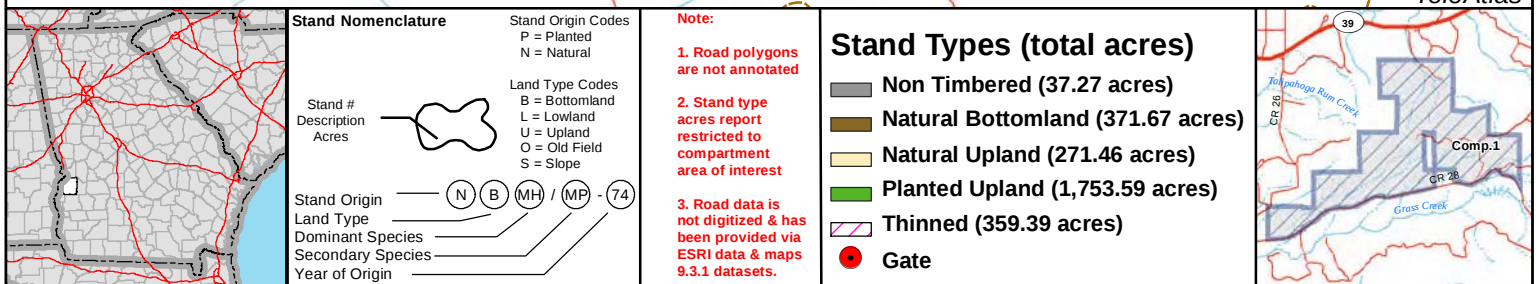
Map 1 of 4

Timbervest Partners, LP
Stewart Lands Purchase Unit

Mapping #011624
Accounting #011624



TeleAtlas



Mapper: PLEWIS

Stand Date: 7/5/2012



TIMBERVEST

North Glory North

Compartment 1

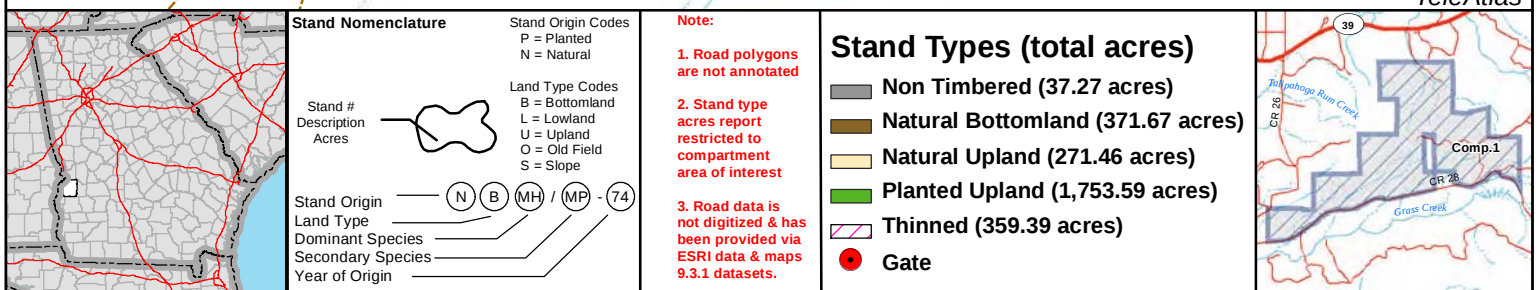
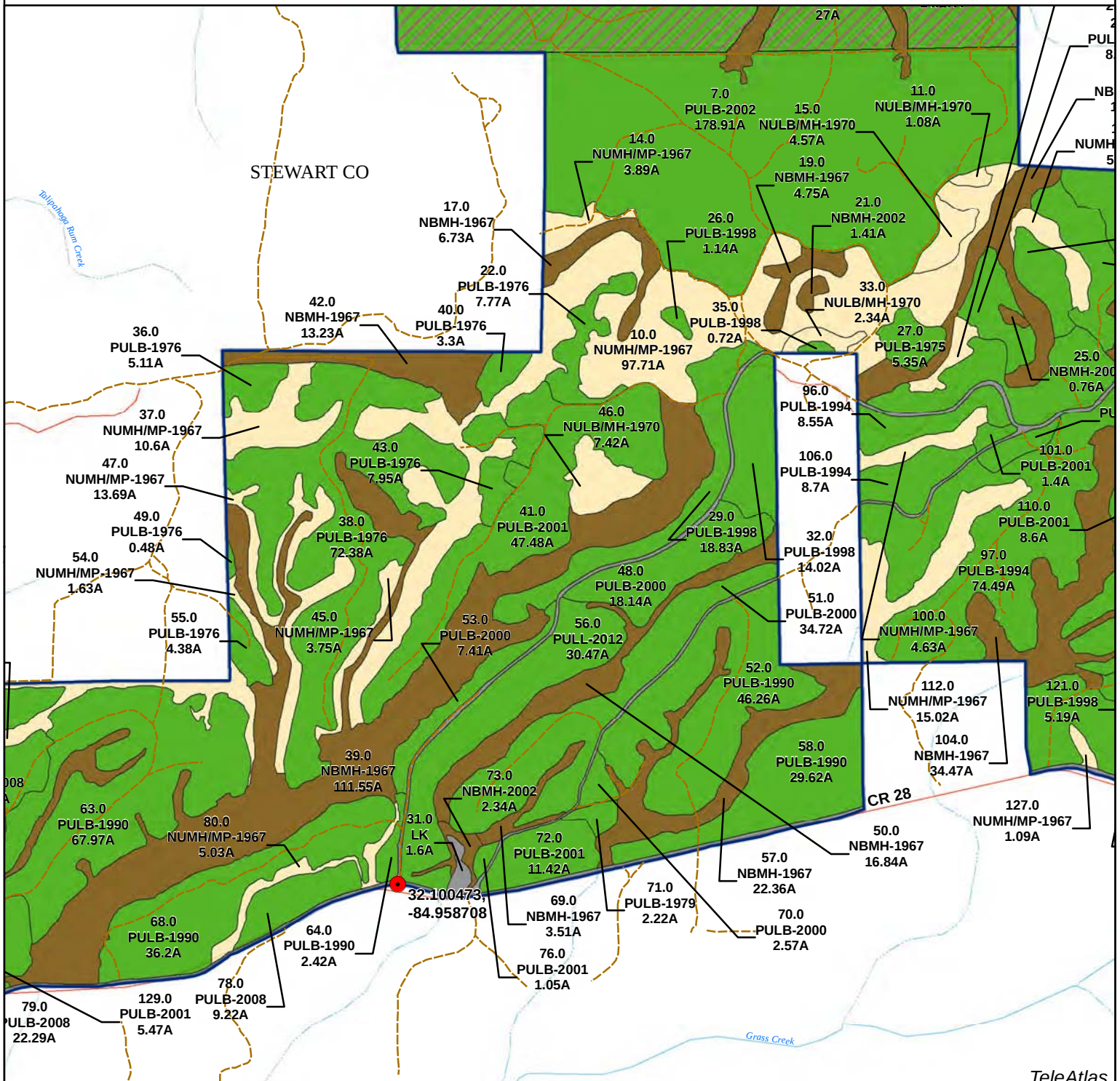
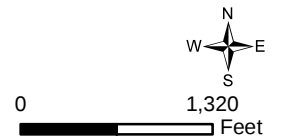
Stewart County, GA

2,433.99 Acres

Map 2 of 4

Timbervest Partners, LP
Stewart Lands Purchase Unit

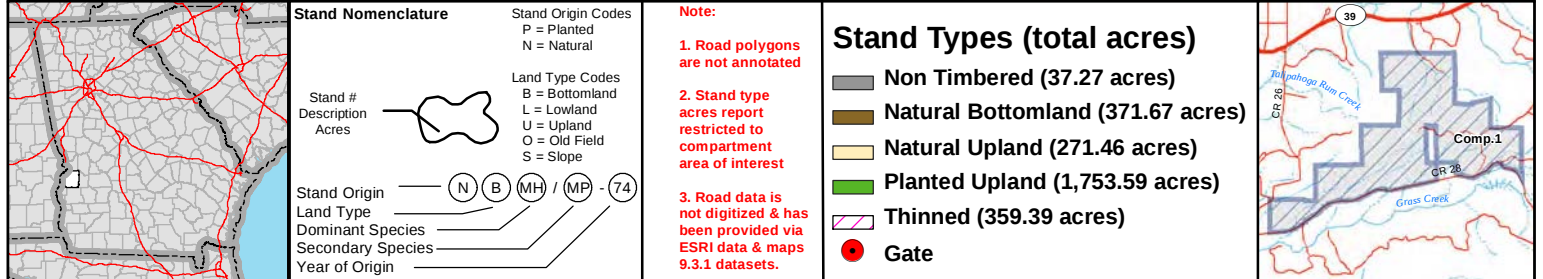
Mapping #011624
Accounting #011624





Map 3 of 4

0 1,320 Feet



Stand Date: 7/5/2012



TIMBERVEST

North Glory North

Compartment 1

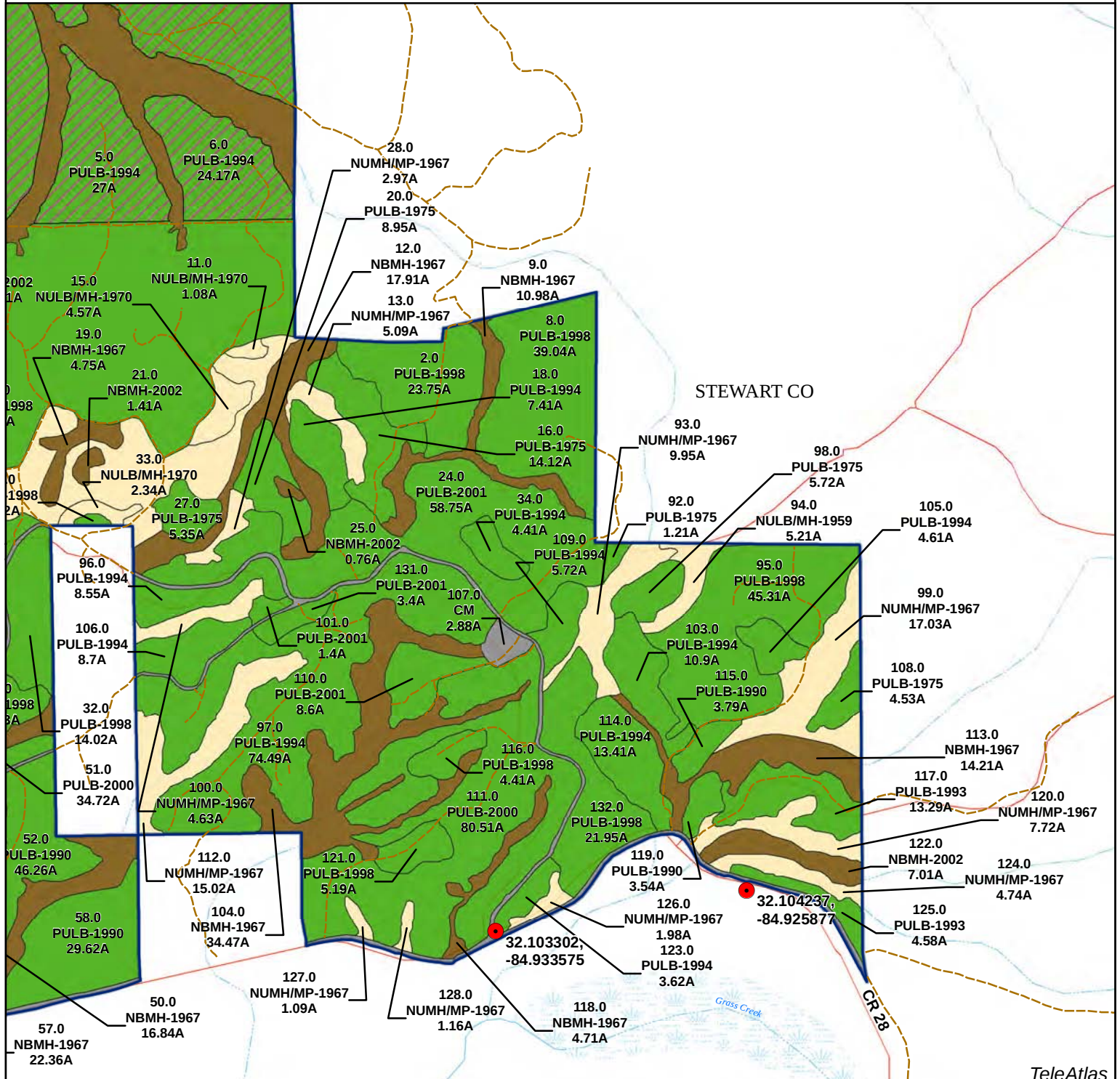
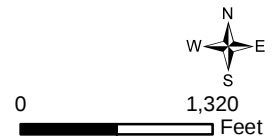
Stewart County, GA

2,433.99 Acres

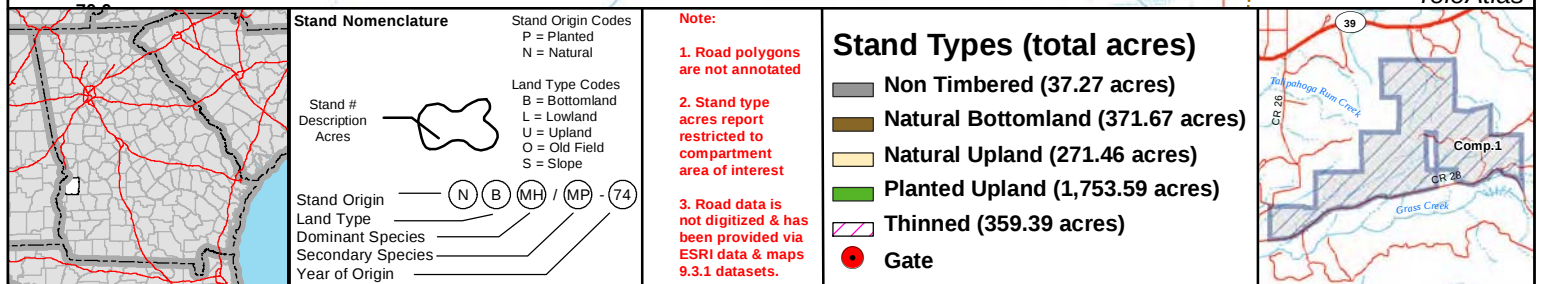
Map 4 of 4

Timbervest Partners, LP
Stewart Lands Purchase Unit

Mapping #011624
Accounting #011624



TeleAtlas



Mapper: PLEWIS

Stand Date: 7/5/2012



TIMBERVEST

North Glory SE

Compartment 3

Stewart County, GA

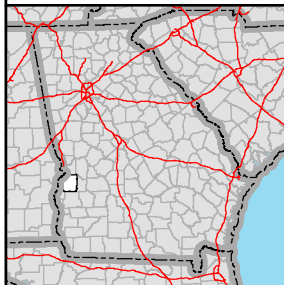
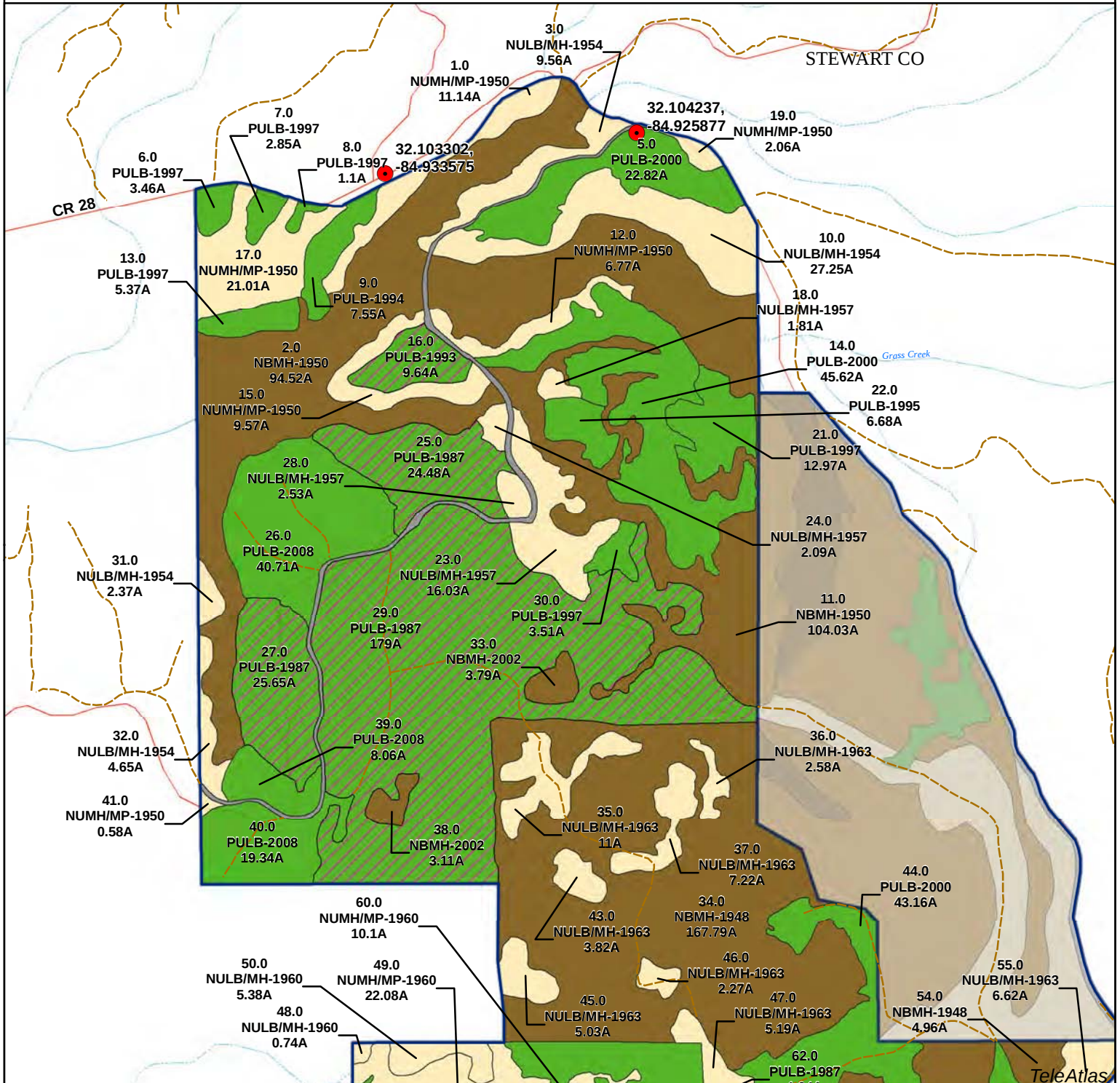
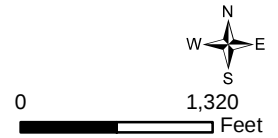
1,481.45 Acres

Map 1 of 2

Timbervest Partners, LP

Stewart Lands Purchase Unit

Mapping #013770
Accounting #013770

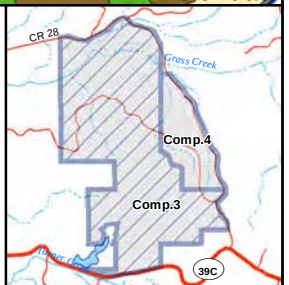


Stand Nomenclature		Stand Origin Codes
Stand #		P = Planted
Description		N = Natural
Acres		
		Land Type Codes
		B = Bottomland
		L = Lowland
		U = Upland
		O = Old Field
		S = Slope
Stand Origin	(N) (B) (MH) (MP) (74)	
Land Type		
Dominant Species		
Secondary Species		
Year of Origin		

Note:

- Road polygons are not annotated
- Stand type acres report restricted to compartment area of interest
- Road data is not digitized & has been provided via ESRI data & maps 9.3.1 datasets.

Stand Types (total acres)	
	Natural Sloping (18.91 acres)
	Non Timbered (11.96 acres)
	Natural Bottomland (551 acres)
	Natural Upland (214.99 acres)
	Planted Upland (684.59 acres)
	Thinned (238.77 acres)
	Gate



Mapper: PLEWIS

Stand Date: 3/12/2012



TIMBERVEST

North Glory SE

Compartment 3

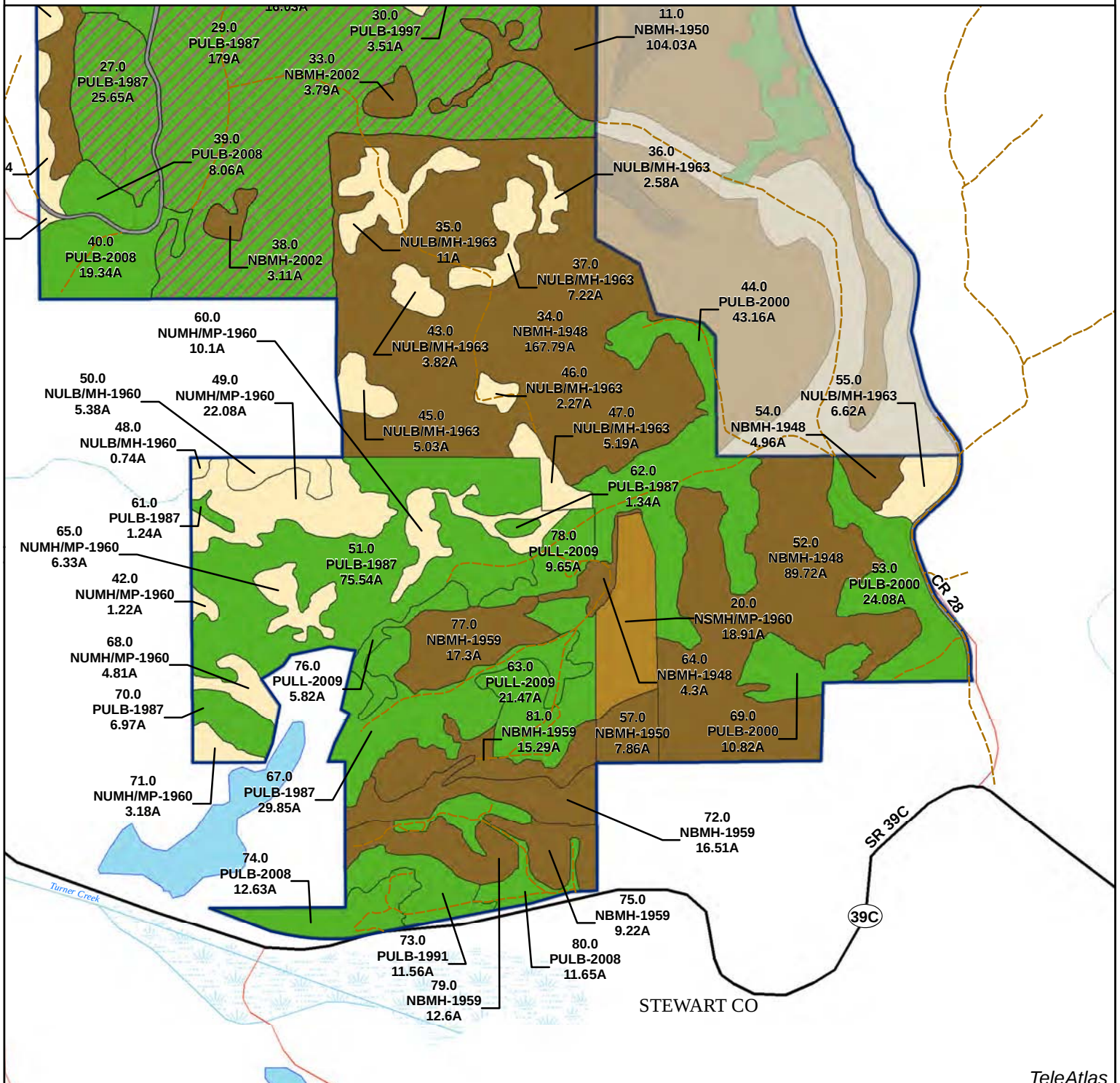
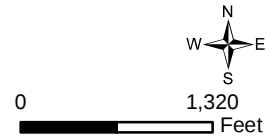
Stewart County, GA

1,481.45 Acres

Map 2 of 2

Timbervest Partners, LP
Stewart Lands Purchase Unit

Mapping #013770
Accounting #013770



Stand Nomenclature

Stand #
Description
Acres

Stand Origin
Land Type
Dominant Species
Secondary Species
Year of Origin

Stand Origin Codes
P = Planted
N = Natural

Land Type Codes
B = Bottomland
L = Lowland
U = Upland
O = Old Field
S = Slope

Stand # (N) (B) (MH) (MP) (74)

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- Planted Upland (684.59 acres)
- Thinned (238.77 acres)
- Gate

Mapper: PLEWIS

Stand Date: 3/12/2012



TIMBERVEST

North Glory SE

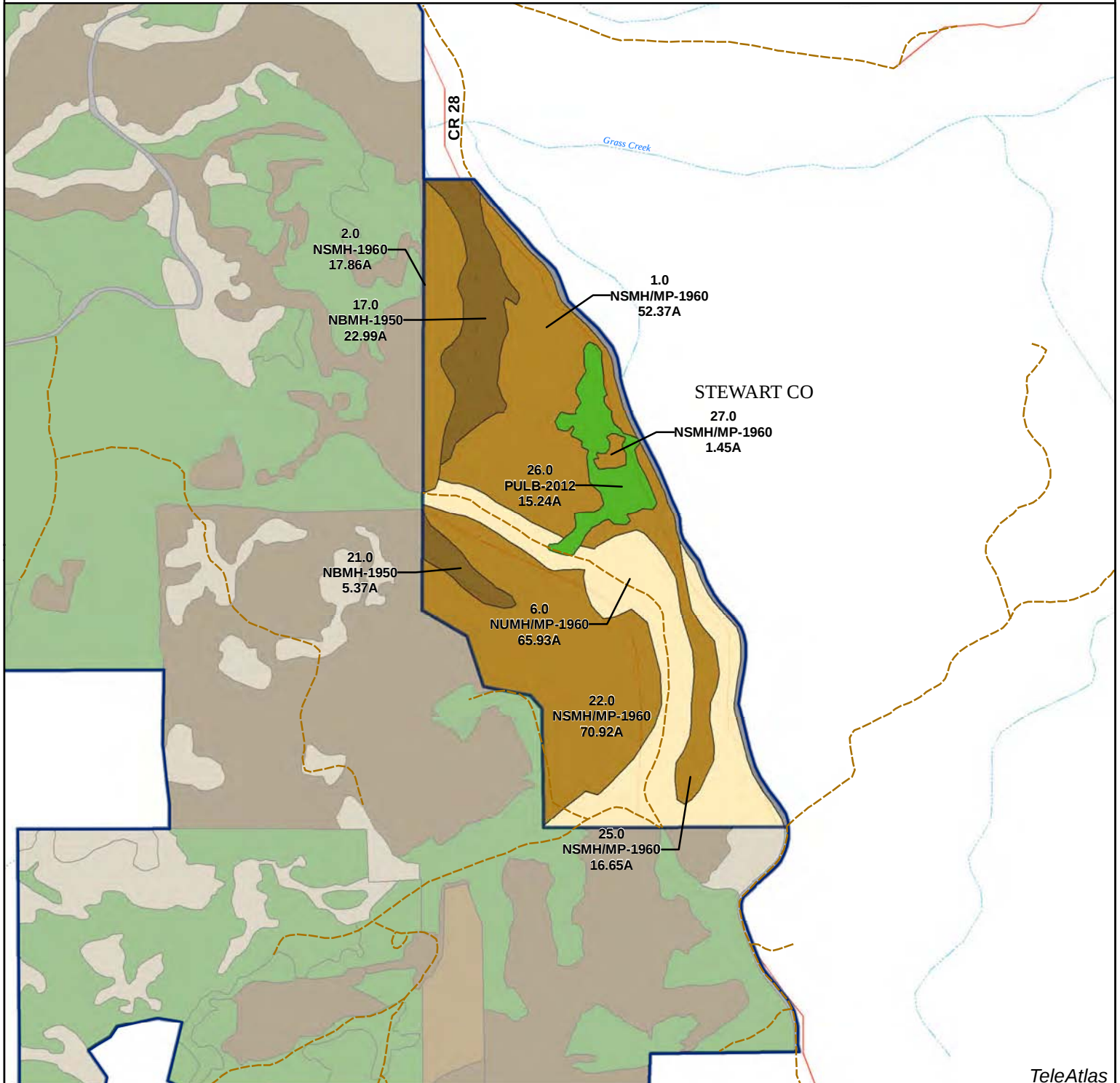
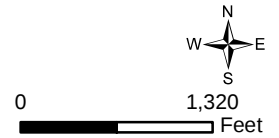
Compartment 4

Stewart County, GA

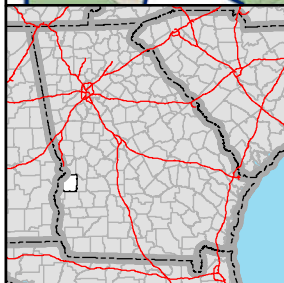
276.82 Acres

Timbervest Partners, LP
Stewart Lands Purchase Unit

Mapping #013770
Accounting #013770



TeleAtlas



Stand Nomenclature	
Stand # Description Acres	
Stand Origin	(N) (B) (MH) (MP) (74)
Land Type	
Dominant Species	
Secondary Species	
Year of Origin	

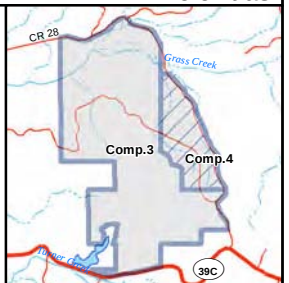
Stand Origin Codes
P = Planted
N = Natural

Land Type Codes
B = Bottomland
L = Lowland
U = Upland
O = Old Field
S = Slope

Note:

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Stand Types (total acres)	
	Natural Sloping (159.25 acres)
	Non Timbered (8.04 acres)
	Natural Bottomland (28.36 acres)
	Natural Upland (65.93 acres)
	Planted Upland (15.24 acres)
	Gate



Mapper: PLEWIS

Stand Date: 3/12/2012



TIMBERVEST

North Glory SW

Compartment 2

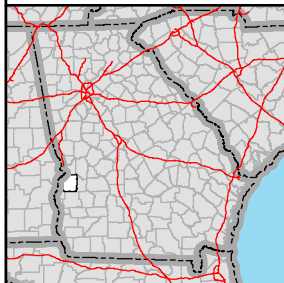
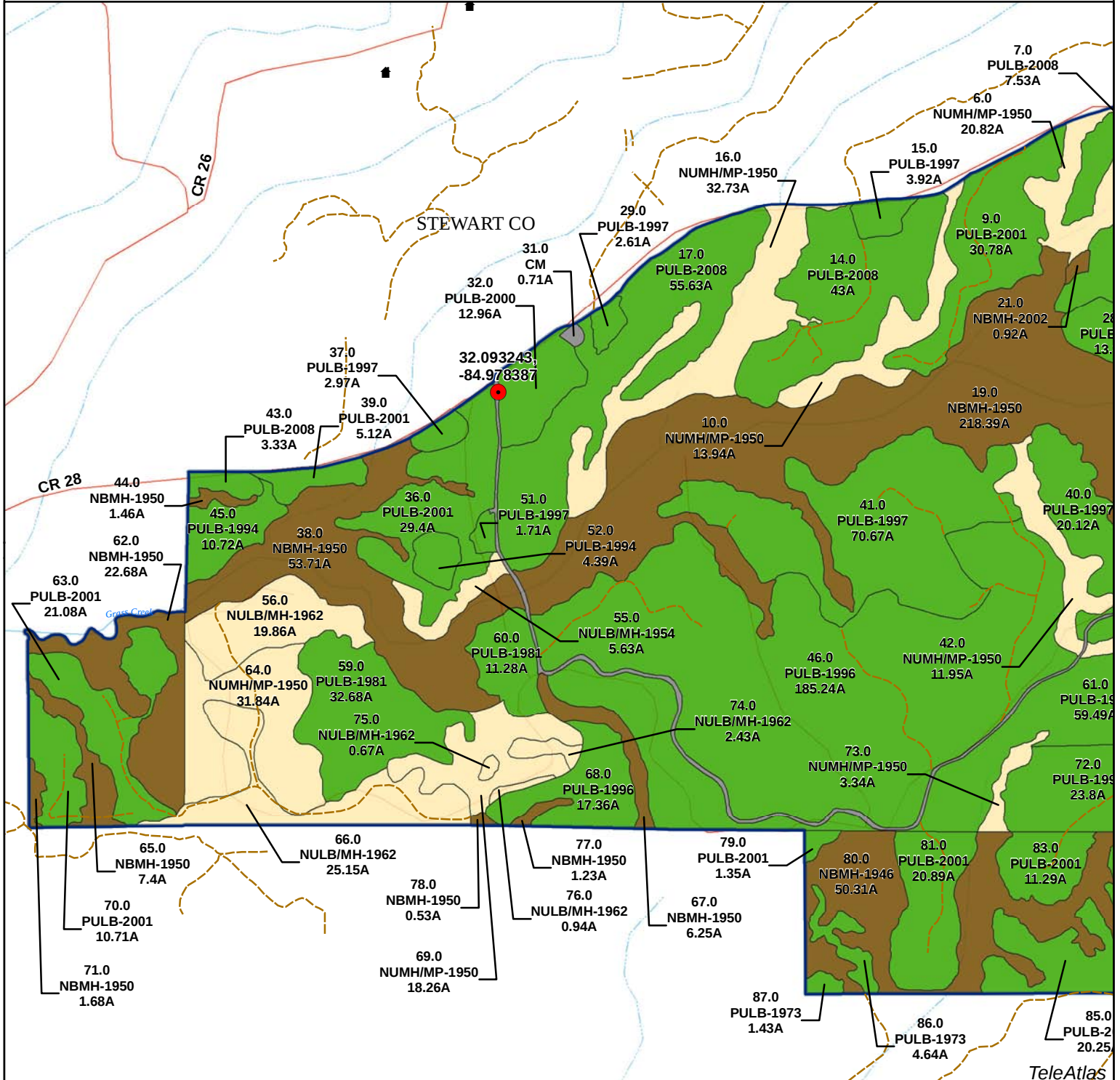
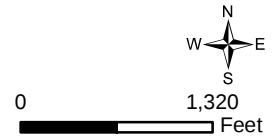
Stewart County, GA

1,671.04 Acres

Map 1 of 2

Timbervest Partners, LP
Stewart Lands Purchase Unit

Mapping #013769
Accounting #013769

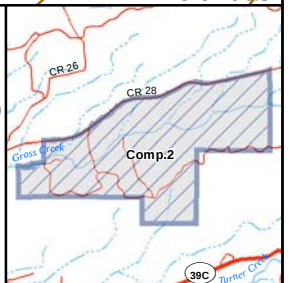


Stand Nomenclature	
Stand # Description Acres	
Stand Origin	(N) (B) (MH) (MP) (74)
Land Type	
Dominant Species	
Secondary Species	
Year of Origin	

Note:

- Road polygons are not annotated
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Stand Types (total acres)	
	Non Timbered (11.68 acres)
	Natural Bottomland (373.16 acres)
	Natural Upland (253.55 acres)
	Planted Upland (1,032.65 acres)
	Gate





TIMBERVEST

North Glory SW

Compartment 2

Stewart County, GA

1,671.04 Acres

Map 2 of 2

Timbervest Partners, LP
Stewart Lands Purchase Unit

Mapping #013769
Accounting #013769

