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August 16, 2012

RE: Webster County GA +-101 Acre Tract for Sale

Dear Prospective Land Buyer,

Attached are an informative land sale map, 8/15/12 pictures, and a soil map for our Webster County, Georgia +-101 acre listing.

Description: The Webster 101 Tract is a prime hunting tract that has what any serious hunter is looking for: creeks (including the north fork of the Harrel Mill Creek), beaver ponds, pine and hardwood timber, food plot openings, annual income from productive row crop fields, 3 phase power on property, irrigation potential, and access via an easement (ultimate privacy with no public road frontage).

Price: Only \$2120 per acre, or best offer acceptable to the seller.

Visit www.matreforestry.com for more information, and contact us to schedule a tour of this property. Remember Matre Forestry anytime we can assist you with land acquisitions, land sales, and complete timber and land management services. While at www.matreforestry.com, sign up for our complimentary **Matre Forestry Quarterly Newsletter** and stay up to date with the land, timber, farm, and hunting markets.

Sincerely,

Mike Matre, R.F.
President, Matre Forestry Consulting, Inc.
Georgia Registered Forester #2486
Georgia Licensed Realtor Broker #297046
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Enclosures: Map and 8/15/12 Pictures

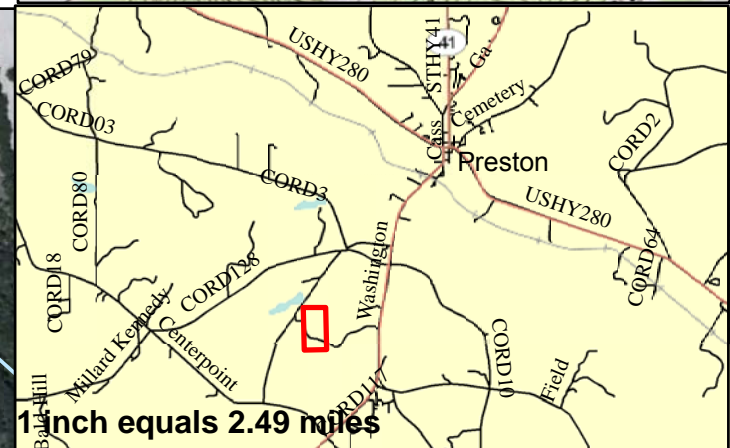
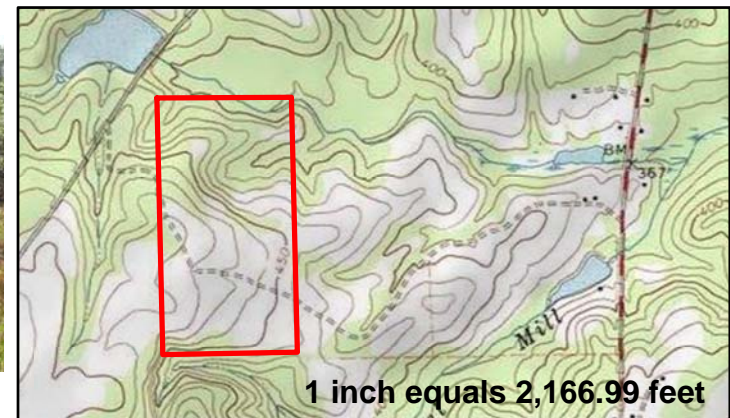
Matre Forestry Consulting, Inc. of Albany, Georgia is a full service forestry consulting company established in 1999. Our services include Timber Sales, Real Estate Sales & Acquisition, Complete Timber and Land Management, Timber Cruising, Appraisals, Timber Marking, Prescribed Burning, Reforestation, GPS/GIS Computerized Mapping, Large Forest Inventories, Investment Analysis, Contract Forestry Services, Wildlife Habitat Enhancement, and Hunting Plantation Development, Woodland Security

Land Sale Map Webster 101 Tract

Webster County, GA
101.4 Taxed Acres



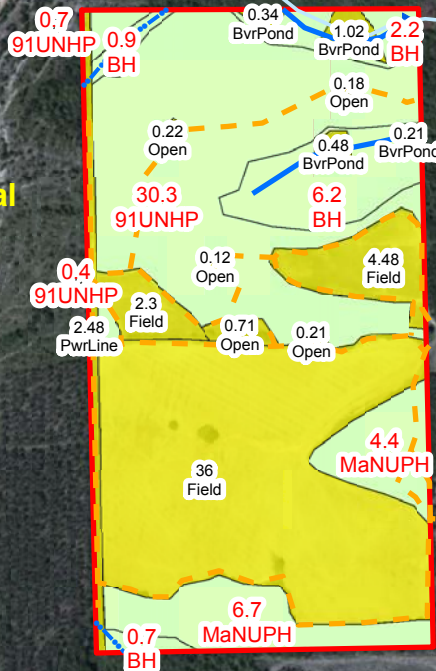
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Legend

- Streams
- strata
- Perennial Creeks
- Intermittent Creeks
- Private Roads
- tracts
- Non-Timber
- Timber

91UNHP = 1991 Upland Natural Hardwood/Pine Mix
31.4 Acres +-
MaUNPH = Mature Upland Natural Pine/Hardwood Mix
11.1 Acres +-
BH = Bottomland Hardwood
10.0 Acres +-
Fields: 42.8 Acres +-
Power Line R/W: 2.5 Acres +-
Beaver Ponds: 2.0 Acres +-
Open: 1.4 Acres +-



- *Excellent hunting
- *Beaver Ponds, Creeks
- *Pine & Hardwood Timber
- *Quality dry land row crop field
- *Irrigation potential
- *3 Phase power on property
- *Easement to property (ultimate privacy)
- *Asking only \$2120 per acre as of 8/2012



Contact Mike Matre @ 229-639-4973 or mike@matreforestry.com

*Disclaimer: Map info is believed reliable, but is not guaranteed.

0 660 1,320 2,640 Feet 1 in = 868 ft



1_Stand_FoodPlotStrip.jpg



2_beaverPond2.jpg



3_Field.jpg



4_MaturePine_Road.jpg



5_PowerLine.jpg



6_MatureUplandHwd.jpg



7_BottomHwd.jpg



8_Field_Stand.jpg



9_MaturePine.jpg



10_ThickHwdRegen.jpg



11_Hwd2.jpg



12_OldRoad.jpg



13_Open.jpg



14_BeaverPond.jpg



15_Stand_FoodPlot_Field.jpg



16_Drain.jpg



17_FieldFromHill.jpg



18_Hwd.jpg



19_Open_Pines.jpg



20_PowerLine_Stand.jpg



Map Unit Legend

Webster County, Georgia (GA307)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BeB	Benevolence loamy sand, 0 to 5 percent slopes	4.0	4.0%
BoB	Bonneau loamy sand, 0 to 5 percent slopes	3.5	3.5%
KBA	Kinston and Bibb soils, 0 to 1 percent slopes, frequently flooded	10.8	10.7%
LmB	Lucy loamy sand, 0 to 5 percent slopes	29.4	29.3%
LmC	Lucy loamy sand, 5 to 8 percent slopes	15.4	15.3%
NcF	Nankin-Cowarts complex, 15 to 35 percent slopes	3.4	3.4%
OeB	Orangeburg loamy sand, 2 to 5 percent slopes	24.6	24.5%
OgC2	Orangeburg sandy loam, 5 to 8 percent slopes, eroded	6.9	6.9%
TrB	Troup loamy sand, 0 to 5 percent slopes	2.5	2.5%
Totals for Area of Interest		100.6	100.0%