

The 176.1 acre Timberland Tract on Town Creek

Alternative Site Work Proposal to Further Enhance Wildlife Habitat on the Property and / or Convert to Horse Farm

In regards to visualizing some potential land improvements to the property which would further enhance wildlife habitat on the property and / or transition the property from a timberland tract to a horse farm with timberland, I have drawn out some outlines on a topographical map and aerial map to show the most feasible areas to convert the woodland to pastureland. Some of the areas contain larger trees which you may not want to cut down and would provide good shelter for horses or cattle. We estimated the large area of green would be approximately 40 acres, and the smaller area of green on the east side would be approximately 8.5 acres.

We would recommend initially pushing out the perimeter fence line with a bull dozer, establishing the perimeter fence, and then creating the size pasture you need initially, perhaps longer fields to create views. Then, as time progresses you can add pastured acreage inside the perimeter fencing and you can add cross fencing as needed for management purposes. But, by initially establishing your perimeter fence along with sufficient buffer width on each side for mowing and maintenance and sufficient buffer for falling limbs and trees (not to mention easy access by vehicle to check for fallen trees), you will make a good investment for the long term in this regard.

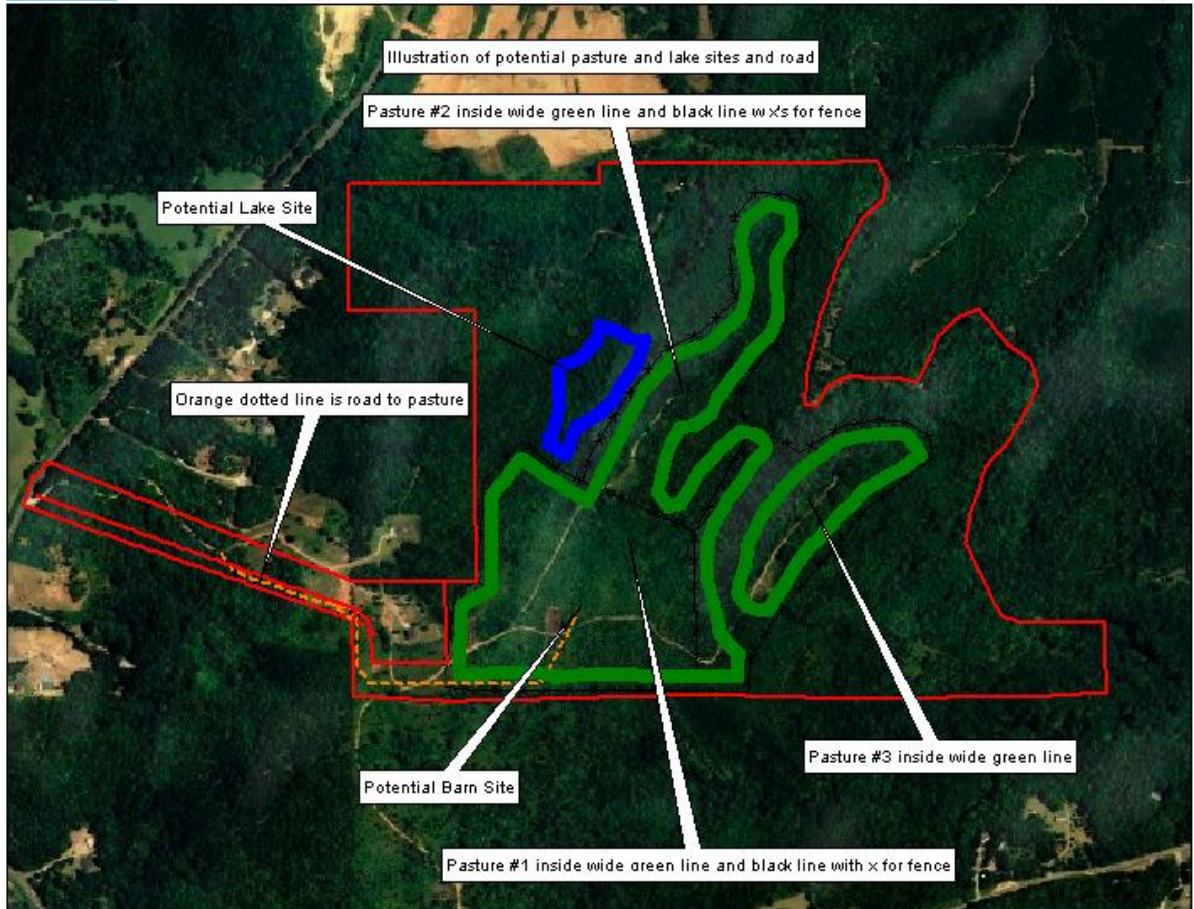
You will notice a good area north of the creek would likely make a good summer pasture but, there would be some fence management issues along the creek where it occasionally flash floods. We did not outline this area as it may be better used for a hay field or other wildlife or timber management purposes – it would definitely be a great chufa field for the turkeys.

Also, we have drawn in a potentially good 3.5 to 4 acre lake site. The property contains several other larger lake sites but, this one was selected as a 3.5 to 4 acre lake is a very manageable size lake for growing trophy bass and is much more economical to build.

Please note, I have went to the USDA Soil Map on line for Tallapoosa County and found the areas marked on the maps are represented as “well suited” for pastureland.

In regards to cost to implement these modifications to the property, it could vary greatly depending whether you want an immediate impact or a slower less costly transition. Fire is a very cost effective management practice which is greatly underutilized by most landowners. Visit my personal website, www.AlabamasLandMan.com to access valuable land owner resources available on line.

Prepared by: Howard W. Haynie, ALC, ERA Lake Martin Realty Sales Associate



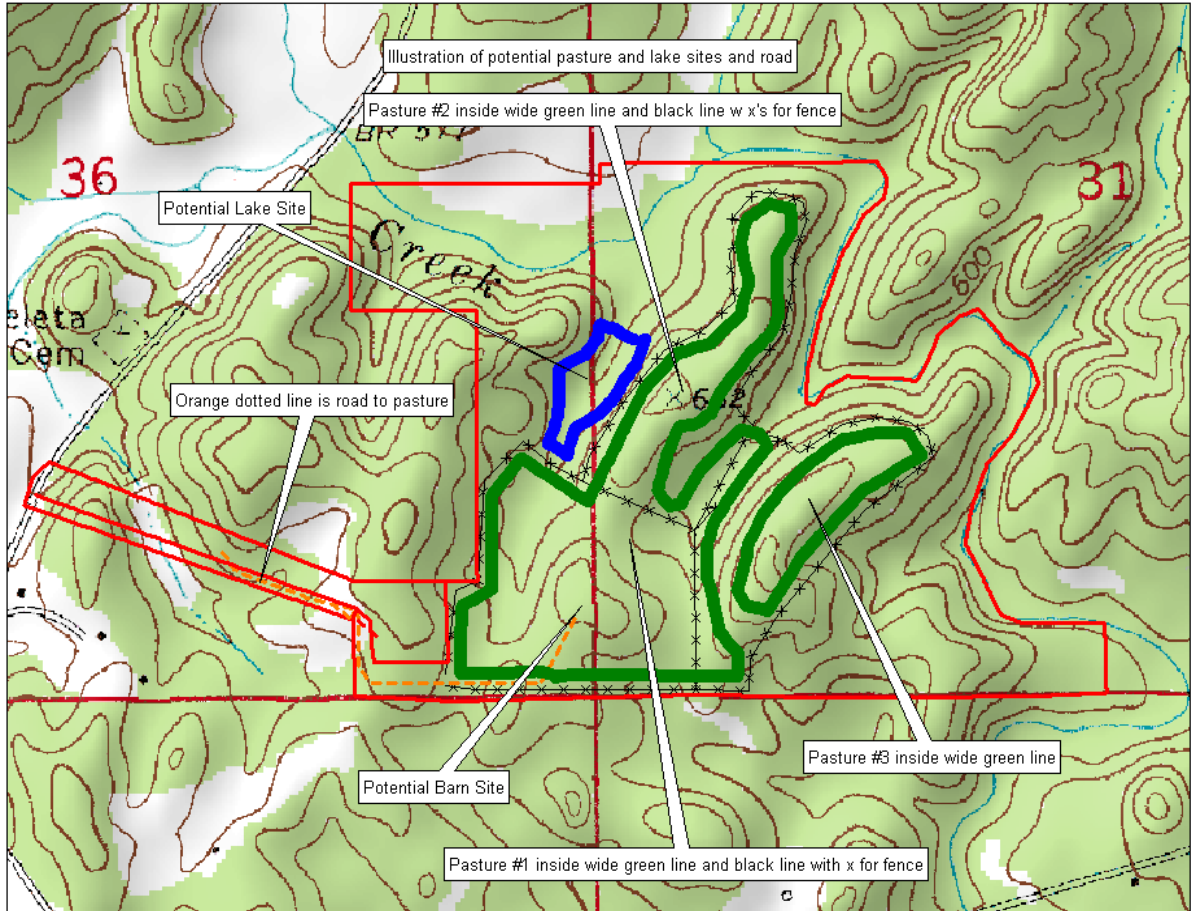
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