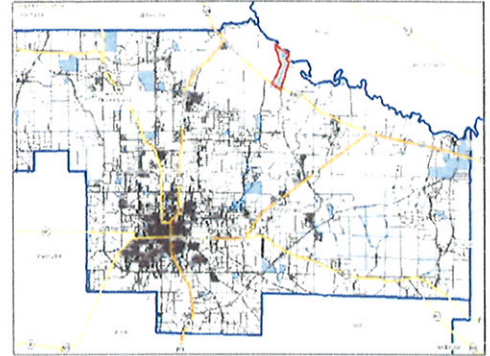


River Property 487 Acres

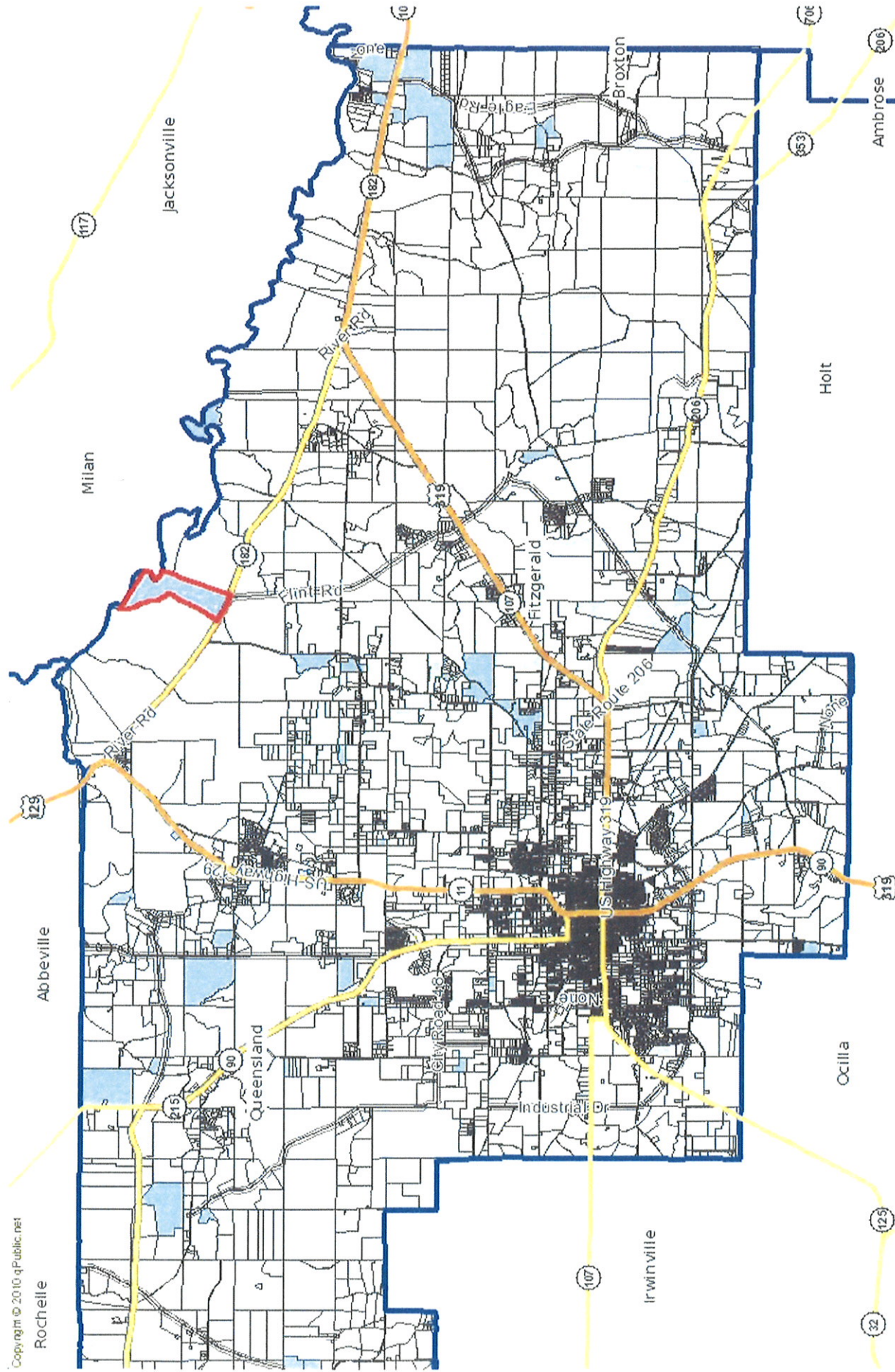
Prime Recreational Tract on the Ocmulgee River in Ben Hill County. Approximately 1 mile of river frontage available on high bluffs. 330 acres of 18-25 year old loblolly and slash pines. 75 acres of bottomland hardwood on the river.

List Price: \$1,217,500



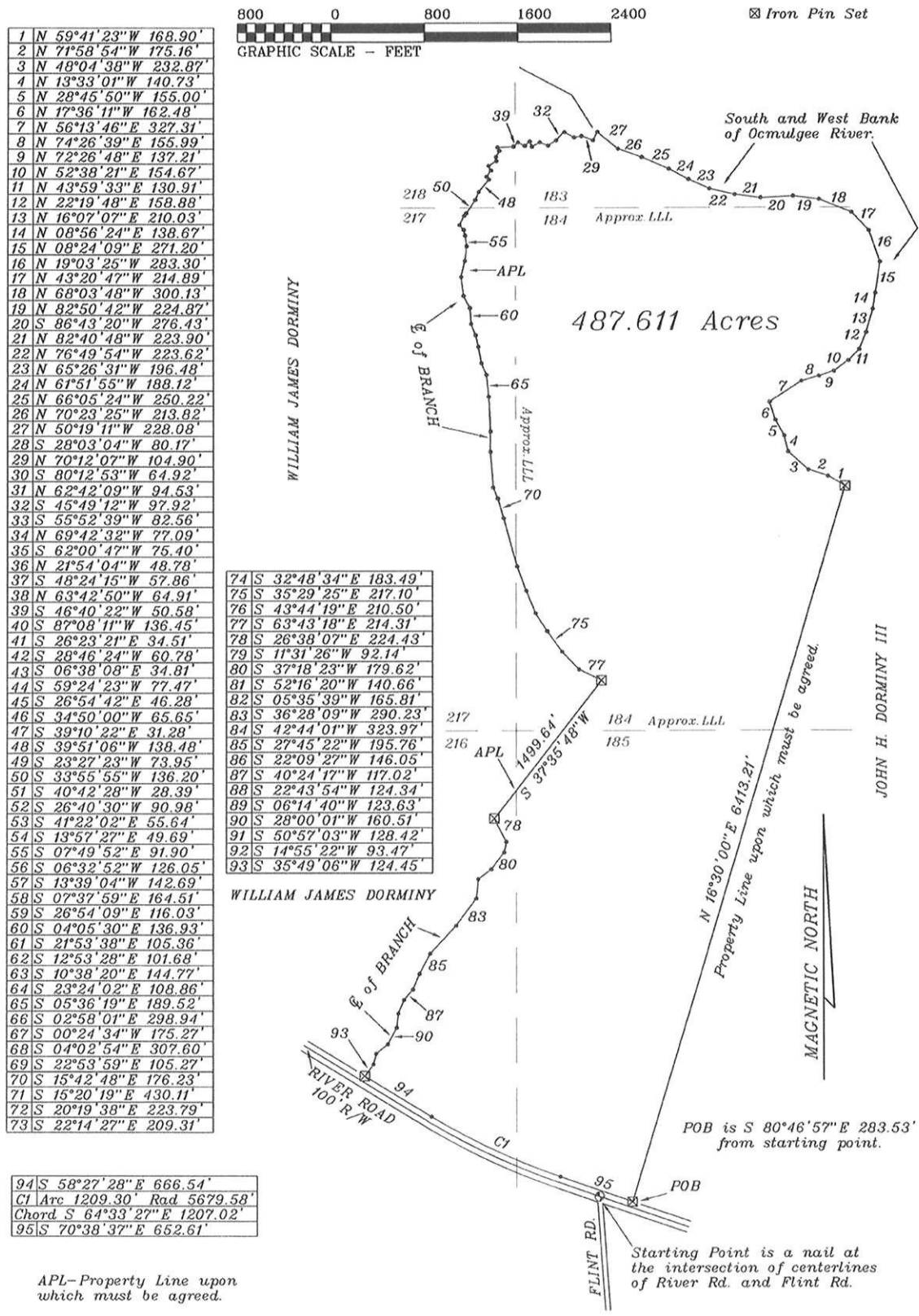
Lindy Bengston
Office: Century 21 Smith Branch & Pope, LLC.
Phone: (229) 206-2713
Email: malindyb@gmail.com
Website: www.century21tifton.com





This survey was made using a Topcon GTS 331, measuring horizontal angles direct to $0^{\circ} 00' 05''$ and electronically measuring distances to the nearest 0.005'. The field data from which this plot was prepared has an accuracy of 1' in 10,000' and was not adjusted. This plot has been calculated for closure and is accurate to within 1' in 100,000'. The locations of Ocmulgee River and Branch were determined using a ProXH GPS receiver with a sub meter accuracy.

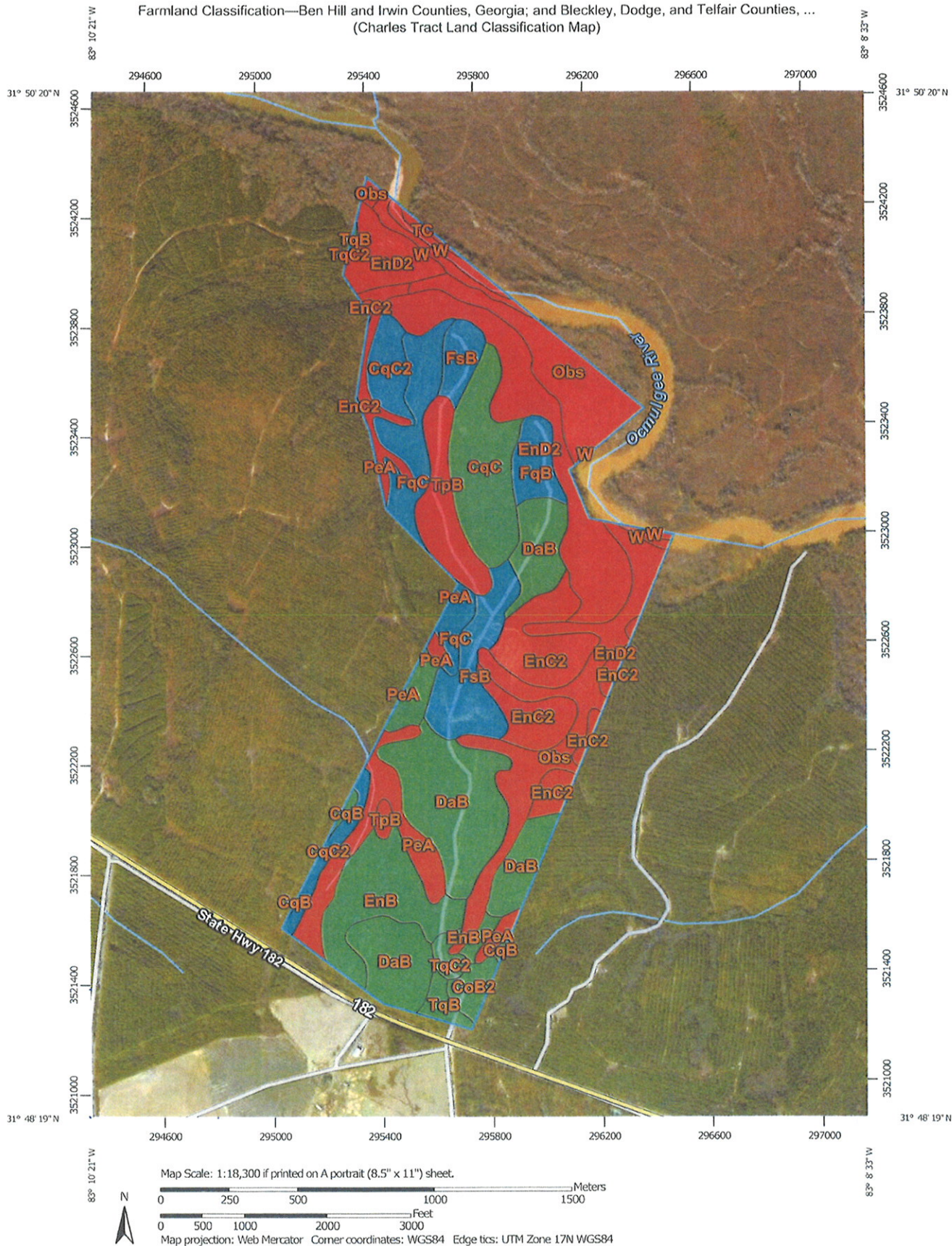
Date: 09-04-2007	Scale: 1"=800'
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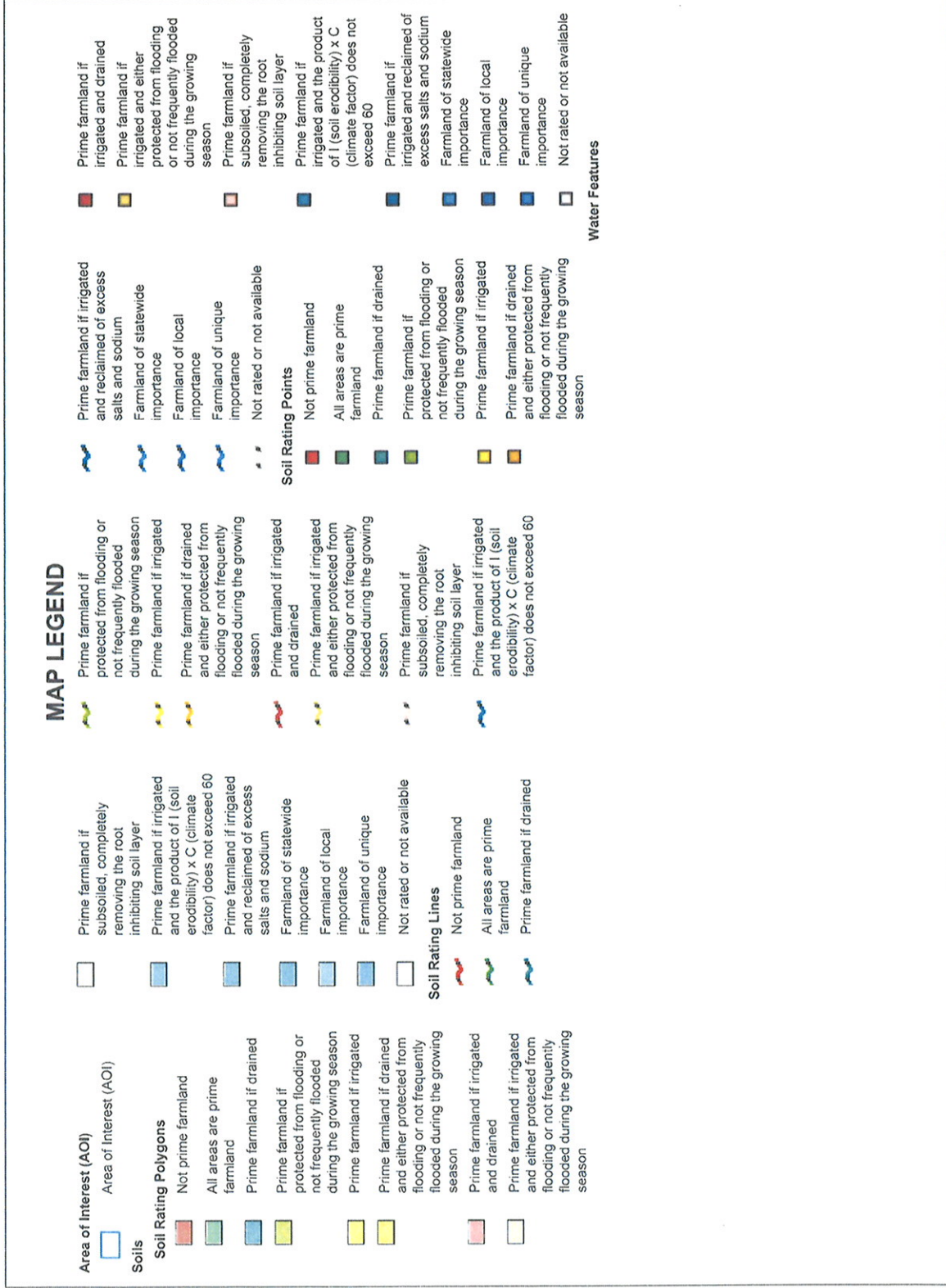


1 inch = 1,133 feet

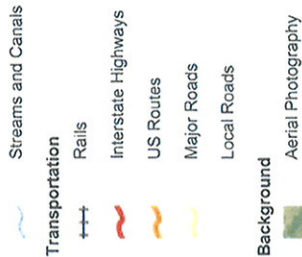


Farmland Classification—Ben Hill and Irwin Counties, Georgia; and Bleckley, Dodge, and Telfair Counties, ...
(Charles Tract Land Classification Map)





MAP INFORMATION



The soil surveys that comprise your AOI were mapped at 1:20,000. Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Ben Hill and Irwin Counties, Georgia
Survey Area Data: Version 8, Sep 23, 2014

Soil Survey Area: Bleckley, Dodge, and Telfair Counties, Georgia
Survey Area Data: Version 8, Sep 19, 2014

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 23, 2010—Mar 17, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Farmland Classification

Farmland Classification— Summary by Map Unit — Ben Hill and Irwin Counties, Georgia (GA608)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CoB2	Carnegie sandy loam, 2 to 5 percent slopes, eroded	All areas are prime farmland	6.1	1.1%
CqB	Cowarts loamy sand, 2 to 5 percent slopes	All areas are prime farmland	8.5	1.6%
CqC	Cowarts loamy sand, 5 to 8 percent slopes	All areas are prime farmland	35.2	6.6%
CqC2	Cowarts loamy sand, 5 to 8 percent slopes, eroded	Farmland of statewide importance	18.1	3.4%
DaB	Dothan loamy sand, 2 to 5 percent slopes	All areas are prime farmland	88.9	16.8%
EnB	Esto loamy coarse sand, 2 to 5 percent slopes	All areas are prime farmland	34.7	6.6%
EnC2	Esto loamy coarse sand, 5 to 8 percent slopes, eroded	Not prime farmland	41.0	7.7%
EnD2	Esto loamy coarse sand, 8 to 12 percent slopes, eroded	Not prime farmland	65.7	12.4%
FqB	Fuquay loamy coarse sand, 2 to 5 percent slopes	Farmland of statewide importance	10.9	2.1%
FqC	Fuquay loamy coarse sand, 5 to 8 percent slopes	Farmland of statewide importance	28.6	5.4%
FsB	Fuquay loamy sand, 2 to 5 percent slopes	Farmland of statewide importance	33.1	6.2%
Obs	Osier-Bibb complex	Not prime farmland	77.1	14.6%
PeA	Plummer sand, 0 to 3 percent slopes	Not prime farmland	37.7	7.1%
TpB	Troup sand, 0 to 5 percent slopes	Not prime farmland	22.8	4.3%
TqB	Tifton loamy sand, 2 to 5 percent slopes	All areas are prime farmland	5.1	1.0%
TqC2	Tifton loamy sand, 5 to 8 percent slopes, eroded	All areas are prime farmland	3.8	0.7%
W	Water	Not prime farmland	6.9	1.3%
Subtotals for Soil Survey Area			524.2	98.9%
Totals for Area of Interest			530.1	100.0%

Farmland Classification— Summary by Map Unit — Bleckley, Dodge, and Telfair Counties, Georgia (GA610)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
TC	Tawcaw-Chastain association, frequently flooded	Not prime farmland	1.2	0.2%
W	Water	Not prime farmland	4.6	0.9%
Subtotals for Soil Survey Area			5.8	1.1%
Totals for Area of Interest			530.1	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

July 27, 2011

Thornton Forestry Services
285 Tyler Road
Ocilla, GA 31774
(229) 831-2190
CELL 424-3673

Mr. Charles A Dorminy

Concerning a 480 acre tract of timberland; Parcel 2, Landlots 183, 184, 185, 216, 217, 218, of Ben Hill County, Georgia.

I found 62 acres of mature natural pine-hardwood in 2 separate stands;
75 acres of bottomland hardwood along the Ocmulgee river in 1 stand;
and the balance in 7 loblolly/slash pine plantations, 18 to 28 years of age.

The timber was evaluated with a 5% line-plot timber cruise using tenth-acre plots, stand by stand.

My estimate of timber volume and value is as follows:

Pine Plantations (337 acres)

Pine Pulpwood	3239 cords	x 27.5/cd	=	\$ 89,072.50
Pine Chip-n-Saw	3023 cords	x 41.25/cd	=	\$ 124,698.75
Pine Saw Logs	55.8 MBF	x 200/MBF	=	\$ 11,160.00
				<u>\$ 224,931.25</u>

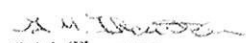
Natural Pine Hardwood (62 acres)

Hdwd. Pulpwood	259 cords	x 9/cd	=	\$ 2,331.00
Oak Sawlogs	34 MBF	x 240/MBF	=	\$ 8,160.00
Pine Pulpwood	335 cords	x 27.5/cd	=	\$ 9,212.50
Pine Chip-n-Saw	967 cords	x 41.25/cd	=	\$ 39,888.75
Pine Sawlogs	165 MBF	x 225/MBF	=	\$ 37,125.00
				<u>\$ 96,717.25</u>

Bottomland Hardwood (75 acres)

Hdwd. Pulpwood	627 cords	x 9/cd	=	\$ 5,643.00
Pallet & Crosstie	35.2 MBF	x 160/MBF	=	\$ 5,632.00
Oak Sawlogs	163.1 MBF	x 240/MBF	=	\$ 39,144.00
				<u>\$ 50,419.00</u>

TOTAL: \$ 372,067.50


G.M. Thornton
GA Registered Forester # 2256