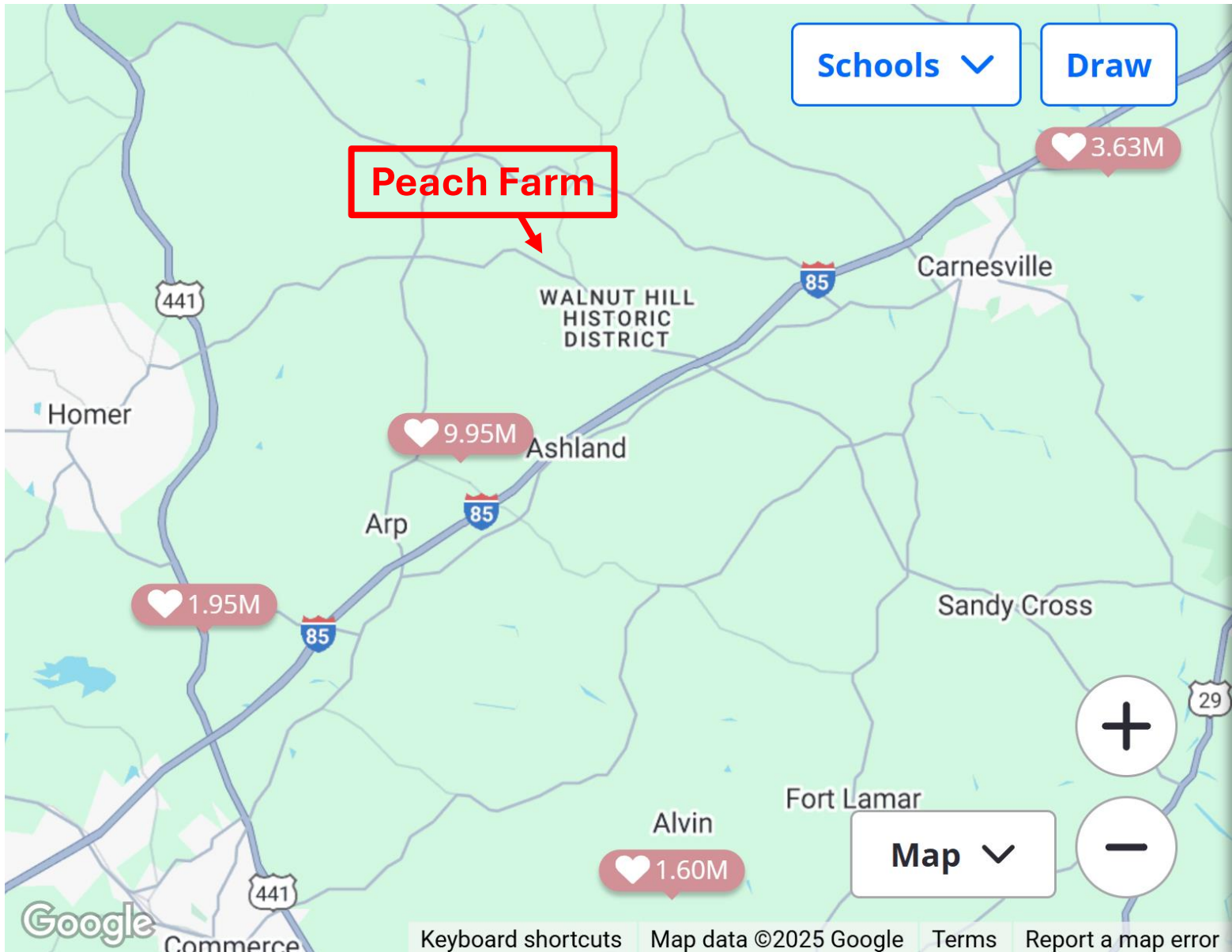


Self-Appraisal of the Peach Farm, performed on August 29, 2025

1. Location of the Peach Farm and nearby properties for sale



2. Criteria used when choosing nearby properties:

(a) All available properties within 20 miles; (b) at least 60% land without trees; (c) more than 50 acres.

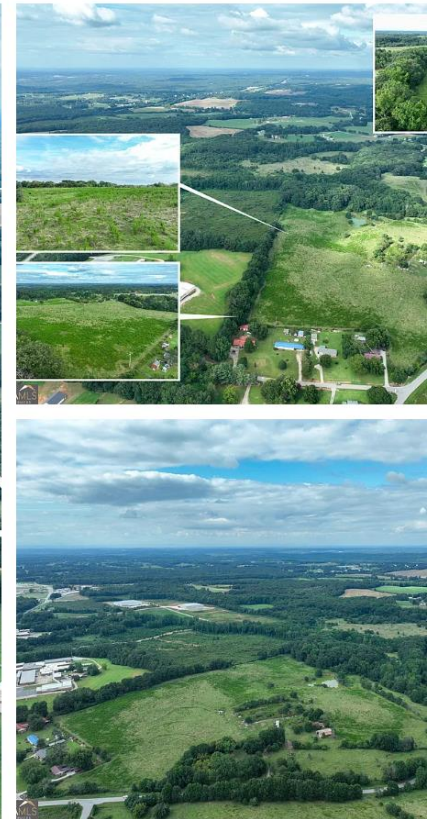
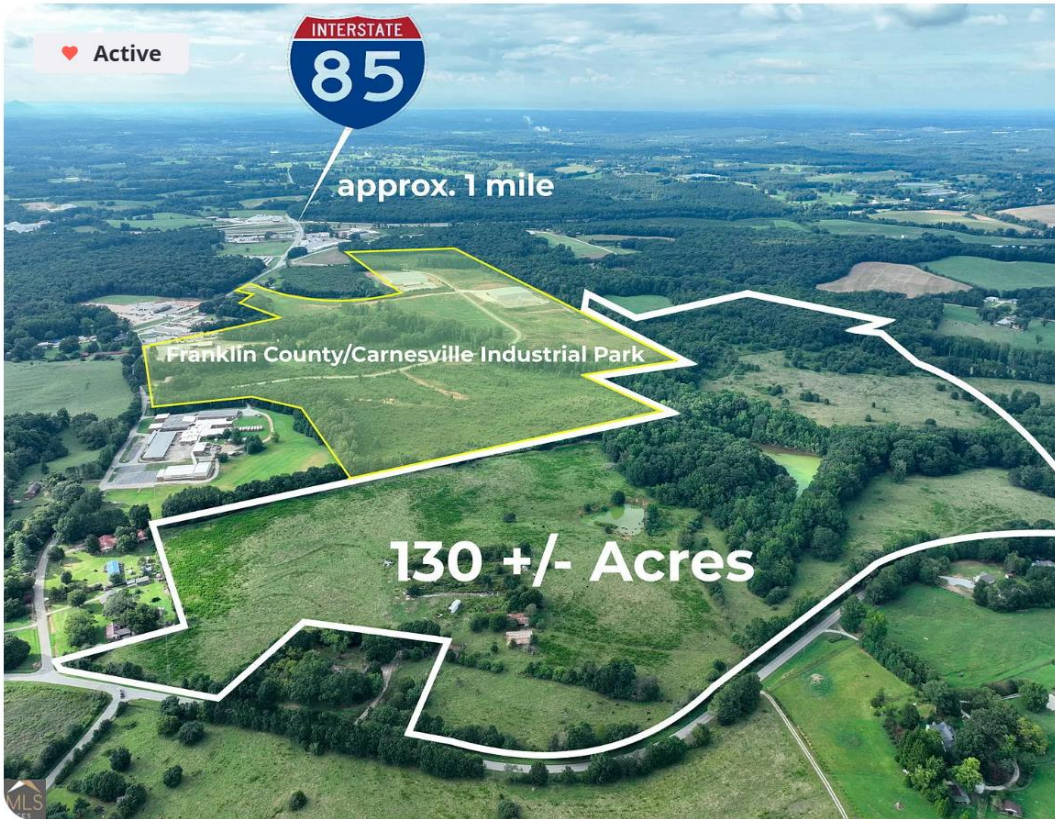
3. Listing prices from such 4 properties (no such properties were sold within 2 year):

- (a) \$3,625,000 (0 Turkey Creek Rd, Carnesville, GA 30521, the property has 145-acre land without improvements. **\$25,000 per acre.**
- (b) \$9,950,000 (2090 Southern Seed Way, Carnesville, GA 30521; the property has 620-acre land without improvements. **\$16,048 per acre.**
- (c) \$1,950,000 (159 Richey Rd, Commerce, DA 30529; the property has 51.68-acre land without improvements. **\$37,732 per acre.**
- (d) \$1,600,000 (159 Richey Rd, Commerce, DA 30529; the property has 58.5-acre land with improvements, but about 40% of land is covered by trees. **\$27,350 per acre.**

4. Average price of these 4 properties: **\$26,533 per acre**

5. Value of the Peach Farm: **\$3,021,579.**

(a) 63-acre land: $63 \times \$26,533 = \$1,671,579$; (b) a house, a cabin, a shed at 130 Poole Rd, Carnesville, GA 30521: \$250,000; (c) a house, two sheds at 14 Kristy Lane, Carnesville, GA 30521: \$200,000; (d) two-levels scenery tower: \$20,000; (e) 4,000 mature peach trees: \$800,000; (d) sheep fence enclosing 37-acre land: \$100,000



\$3,625,000

0 Turkey Creek Rd, Carnesville, GA 30521

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beds

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baths

145

Acres



Price cut: \$2.5M (7/2)

\$9,950,000

2090 Southern Seed Way, Carnesville, GA 30521

--

beds

--

baths

620

Acres



\$1,950,000

159 Richey Rd, Commerce, GA 30529

--

beds

--

baths

51.68

Acres



\$1,600,000

3224 Jot Em Down Rd, Danielsville, GA 30633

3

beds

3

baths

2,308

sqft