

**COMPARABLE LAND SALE**

Comparable Sale #:

County: Jasper County, GA

Location: Approximately seven miles east of Monticello on Bullard Road in eastern Jasper County.

Legal Description: Located in Land Lots 146, 147, 174, and 175 of the 14<sup>th</sup> Land District of Jasper County. Map/Parcel number 030 004E.

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Transaction Date: March 19, 2014

Grantor: DNP Parks Enterprises, LP

Grantee: Evans Highway 16, LLC

Parcel Size: 330.21 acres

Purchase Price:	<u>Total</u>	<u>Per Acre</u>
Overall:	\$726,198	\$2,199
Estimated Total Timber Value:	\$222,000	\$ 672
Improvement Value:	\$	\$
Bare Land Value:	\$504,198	\$1,527

Improvements: Several minor sheds (no significant value)

Zoning: AG

Terms of Sale: Cash

Conditions of Sale: Arms Length

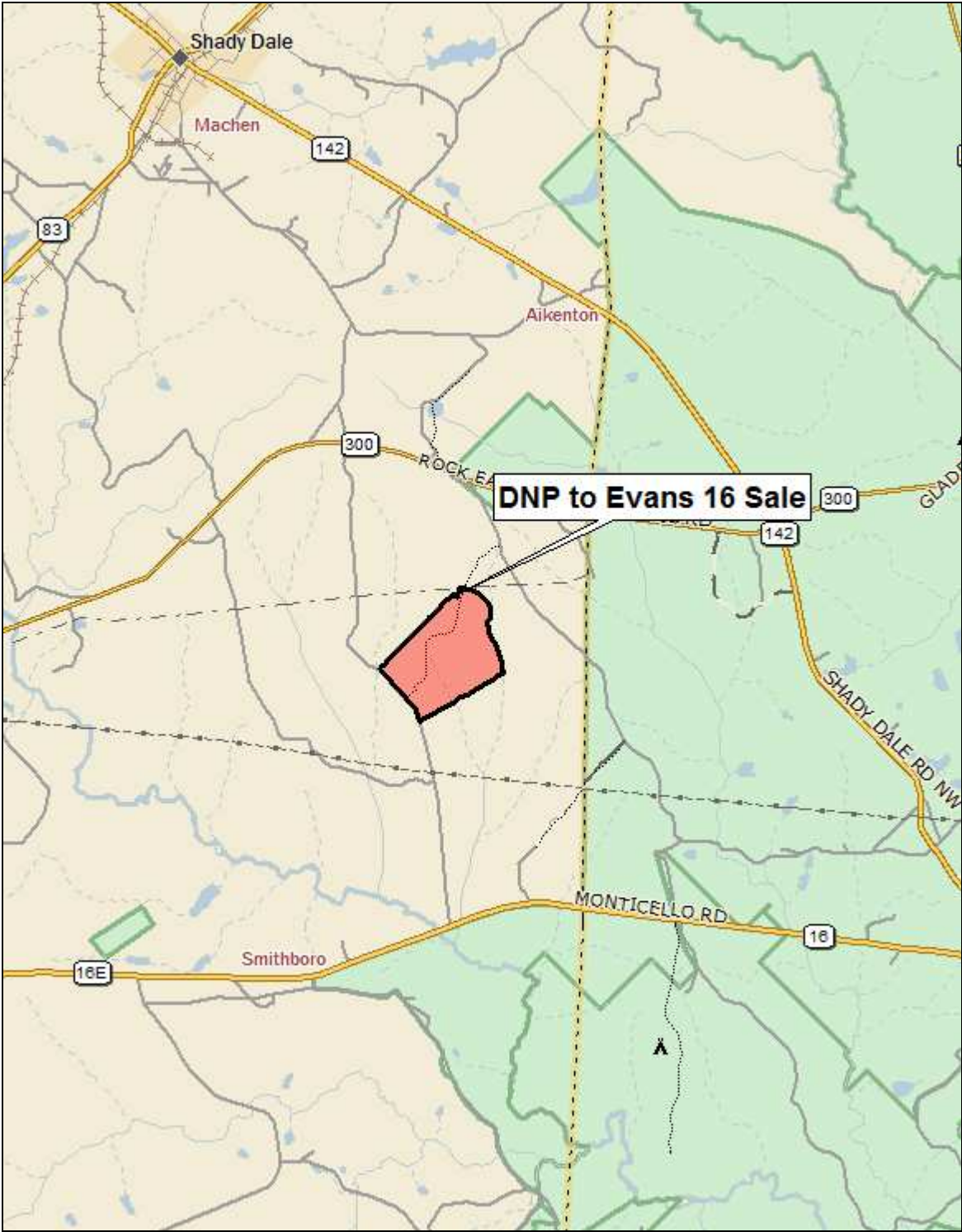
Use at Sale: Timberland/Recreational

Highest and Best Use: Timberland/Recreational

Verification: Doug McAfee, Appraiser for Lender. Public Records, Site Inspection.

Comments: This sale property is located approximately seven miles northeast of Monticello on Bullard Road approximately one mile east of the Putnam County line. The property contains approximately 3,000 feet of frontage along this county, gravel road that forms the western tract boundary. There also appears to be some frontage along paved Deer Chase Court on the northeastern boundary. This area of the county consists of similarly sized commercial timber/recreational tracts along with scattered rural residential uses. At the time of the sale, the property contained 100 acres of 18-20 year old thinned planted pines, 160 acres of 10-11 year old planted pines, and about 60 acres in natural hardwood. The timber value was provided by a registered forester who was familiar with the property. The property also contains a two-acre pond located in the central portion of the tract and scattered open areas. The topography of the property is gently rolling and sloping towards a small stream in the northeastern corner, towards a small stream in the central portion of the tract, and along another stream on the eastern boundary. The topography ranges from 475-600 feet above sea level. It appears that approximately 10% of the property consists of non-plantable acreage.

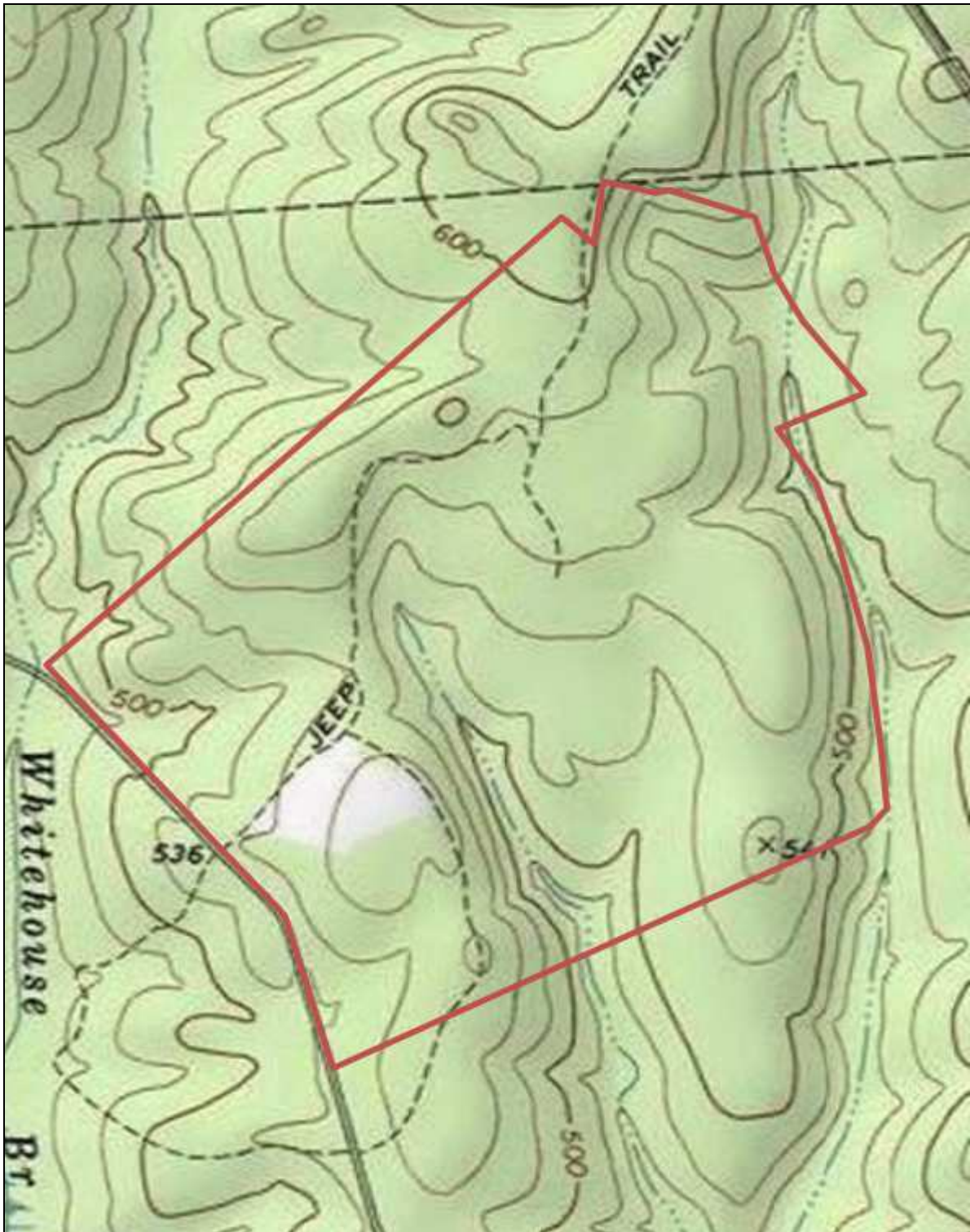
LOCATION MAP



AERIAL PHOTOGRAPH



TOPOGRAPHICAL MAP



**WETLAND MAP**

