

COMPARABLE LAND SALE

Comparable Sale #:

County: Taylor County, GA

Location: Approximately seven miles north of Butler on Montfort Road (CR 263) in northern Taylor County.

Legal Description: Located in Land Lot 14, of the 14th Land District of Taylor County.

Deed Book/Page: 197/75

Transaction Date: January 24, 2014

Grantor: ID Land Developments, LLC

Grantee: Leonard B. Swanson, III

Parcel Size: 142.108 acres

Purchase Price:	<u>Total</u>	<u>Per Acre</u>
Overall:	\$156,321	\$1,100
Estimated Total Timber Value:	\$	\$
Improvement Value:	\$	\$
Bare Land Value:	\$156,321	\$1,100

Improvements: None

Zoning: None

Terms of Sale: Cash

Conditions of Sale: Arms Length

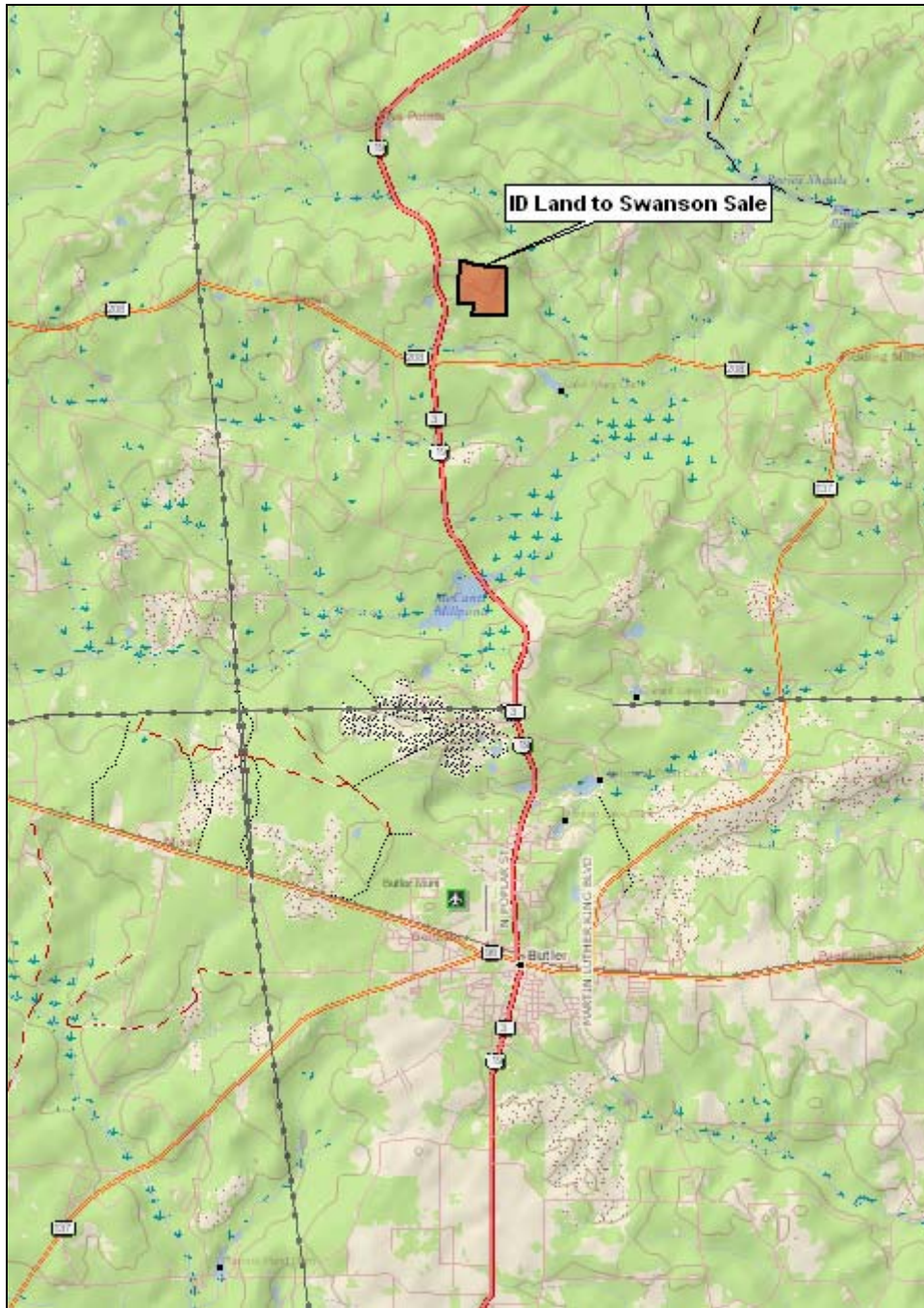
Use at Sale: Timberland/Recreational

Highest and Best Use: Timberland/ Recreational

Verification: Scott Westbrook, Local agent and appraiser familiar with transaction. Public Records, Site Inspection.

Comments: This sale property is located approximately seven miles north of Butler on Montfort Road (CR 263) in northern Taylor County. This paved highway forms the northern tract boundary and provides excellent frontage to the tract. This part of the county consists primarily of commercial timberland and recreational properties, agricultural properties, and rural residential properties. At the time of the sale, the property was primarily all cutover except for a small amount of timber along a drain in branch in the southwestern corner of the property. The topography of the property is rolling and sloping southwesterly towards this branch. It was estimated that approximately 95% of the property is plantable.

SALE LOCATION MAP



AERIAL PHOTOGRAPH



TOPOGRAPHICAL MAP



WETLAND MAP



Wetlands identified in green/blue shading

