

COMPARABLE LAND SALE

Comparable Sale #:

County: Macon County, GA

Location: Approximately two miles southeast of Ideal on State Highway 90 and Old Ideal Road.

Legal Description: Located in Land Lots 71 and 72, 2nd Land District. Map/Parcel number 01050 0022.

Deed Book/Page: 480/94

Transaction Date: May 12, 2014

Grantor: Happy Trails Holding, LP

Grantee: RLP129 Macon, LLC

Parcel Size: 129.69 acres

Purchase Price:	<u>Total</u>	<u>Per Acre</u>
Overall:	\$194,460	\$1,499
Estimated Total Timber Value:	\$	\$
Bare Land Value:	\$194,460	\$1,499

Improvements: None

Zoning: AG-1

Terms of Sale: Cash

Conditions of Sale: Arms Length

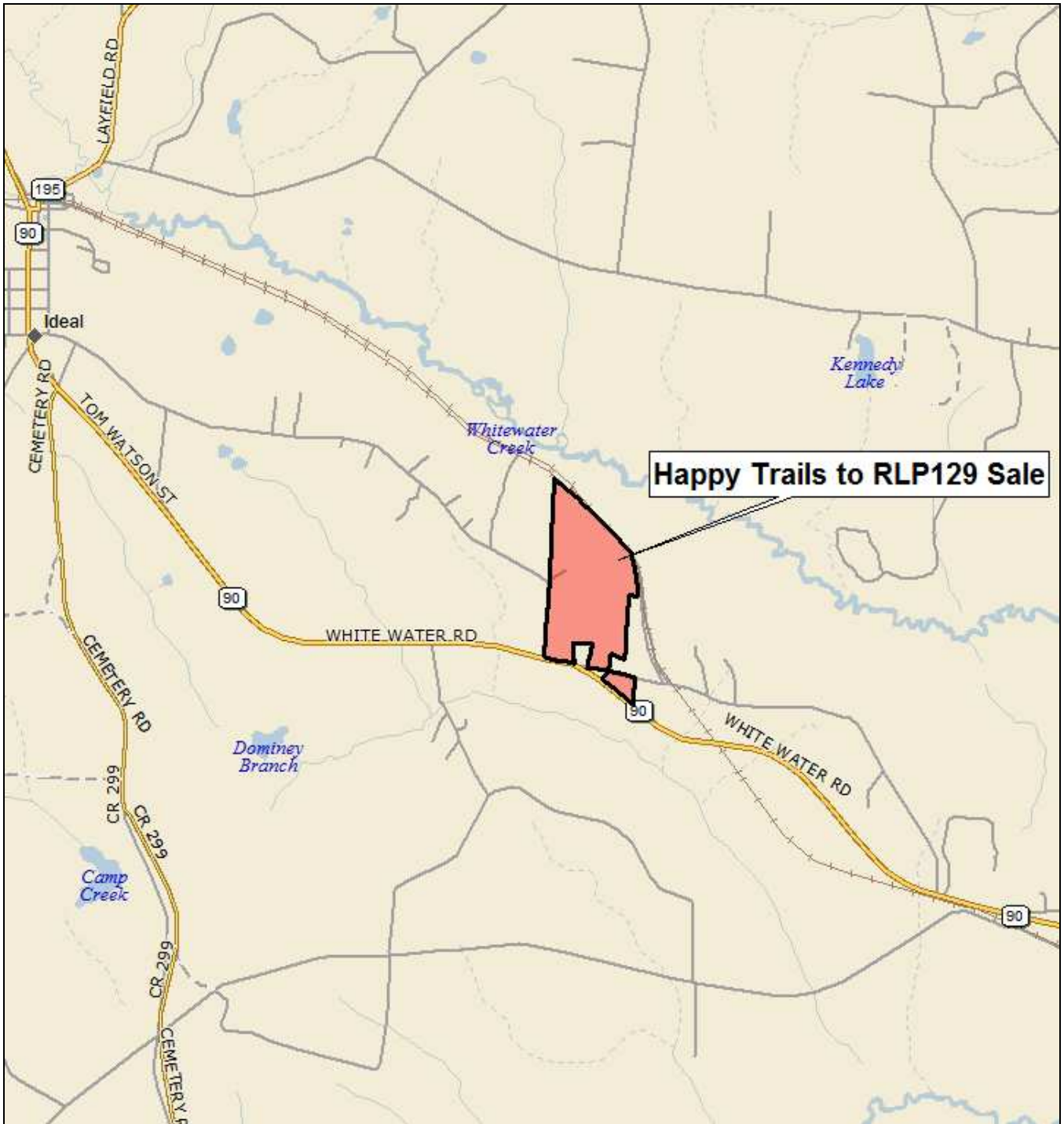
Use at Sale: Timberland

Highest and Best Use: Agriculture/Timberland/Rural Residential

Verification: Ralph Long, Seller. Public Records, Site Inspection.

Comments: This sale property is located approximately two miles southeast of the community of Ideal in northwestern Macon County. The property contains frontage along Georgia State Highway 90, Old Ideal Road, and George Hammock Road. The main body of the property is positioned north of State Highway 90, but there is a small portion south of this highway. An active railroad line forms the northern property line and a portion of the eastern property line. This property is situated in an area of timberland and agricultural properties. At the time of the sale, the property was cutover timberland. According to the seller, all but about five acres of the property was sheared and raked when the buyers purchased the property. The topography of the tract is rolling with a good knoll in the central portion of the property. There does not appear to be any wetlands on the property and it is estimated that 95% of the property is plantable.

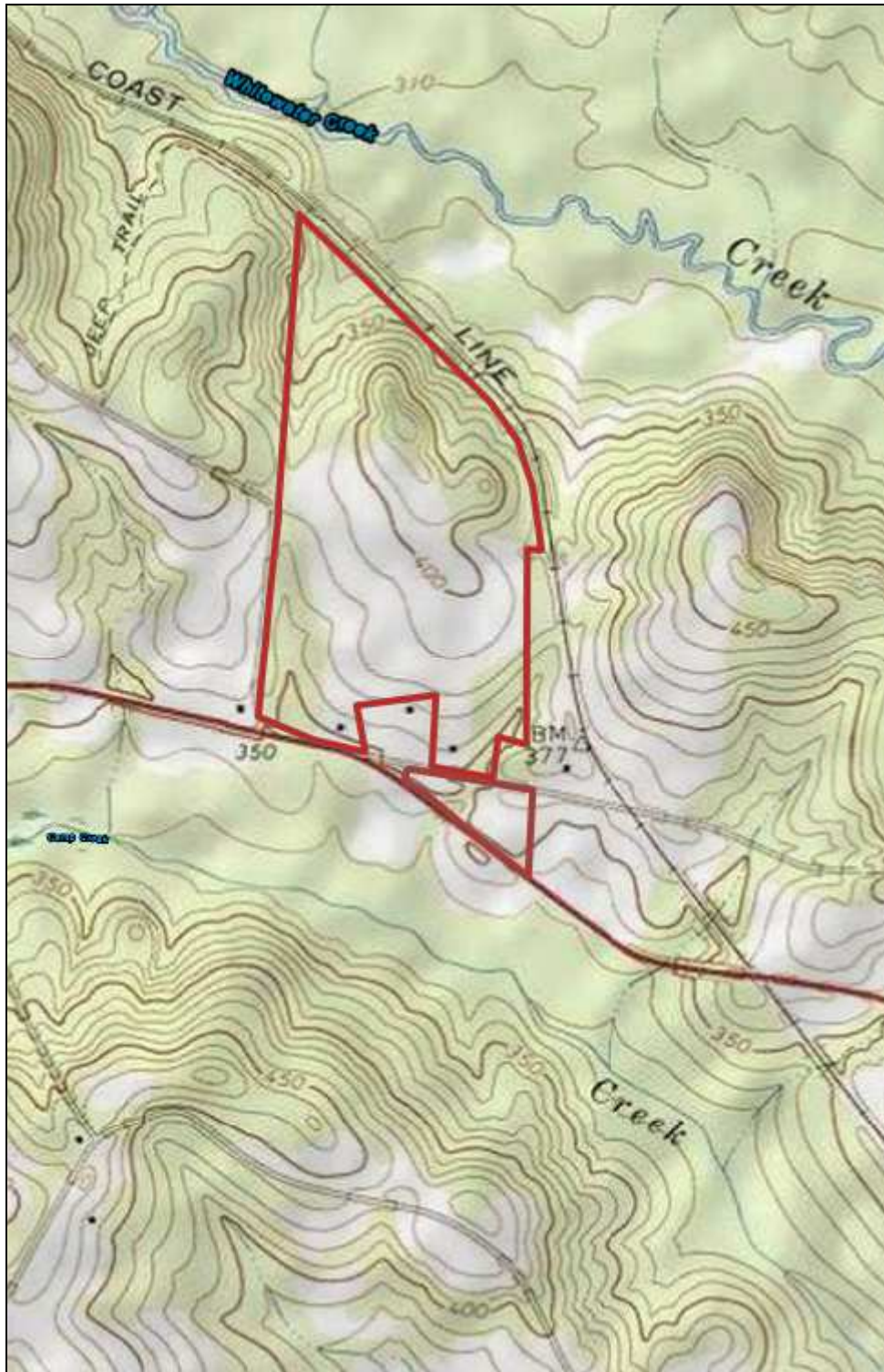
SALE LOCATION MAP



AERIAL PHOTOGRAPH



TOPOGRAPHICAL MAP



WETLAND MAP



Per NWI-Wetlands indicated in blue/green shading