

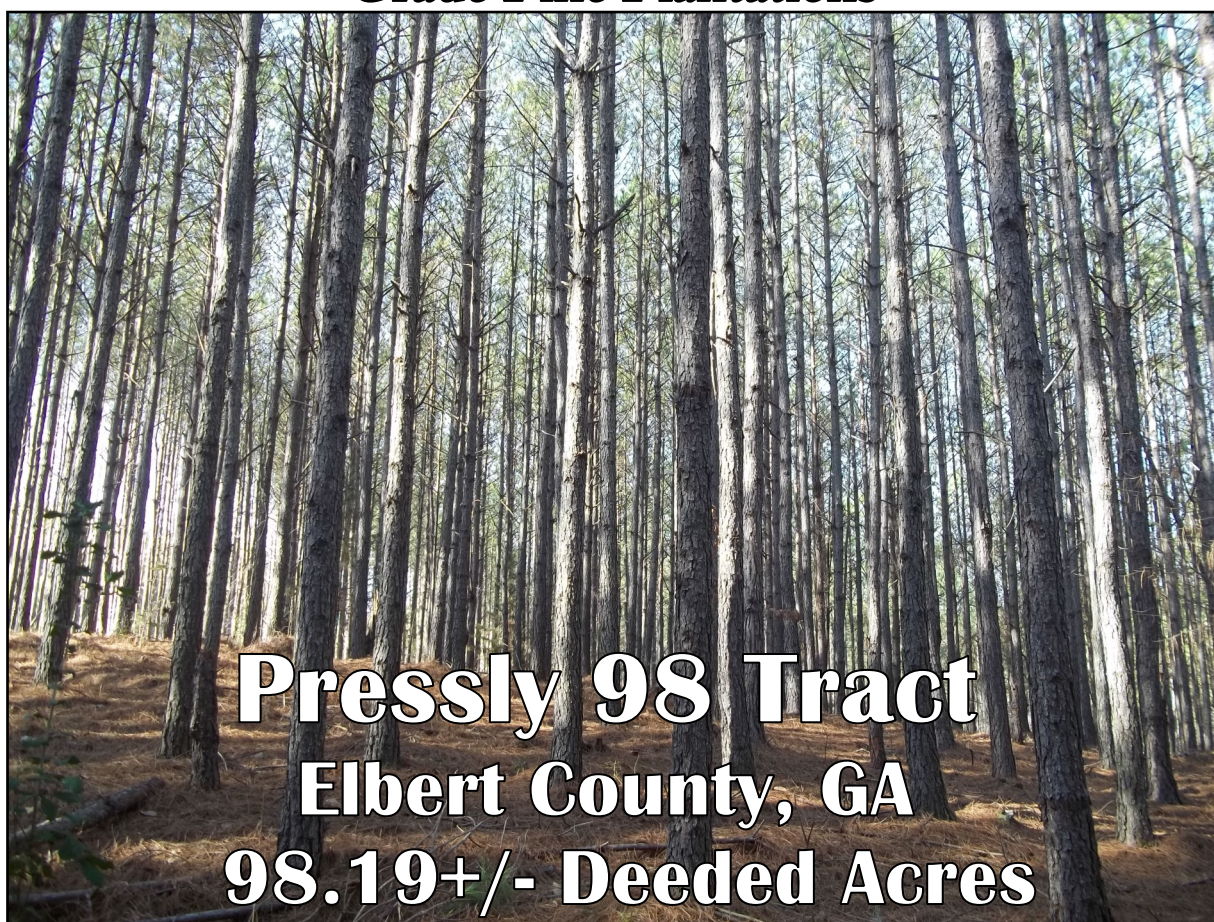


Timberland Division
Derek Dougherty, Broker-in-Charge

Sealed-Bid Land Investment Opportunity!

March 3, 2017 - 11 AM

***Well-Drained Soil, Paved Road Frontage, Investment
Grade Pine Plantations***



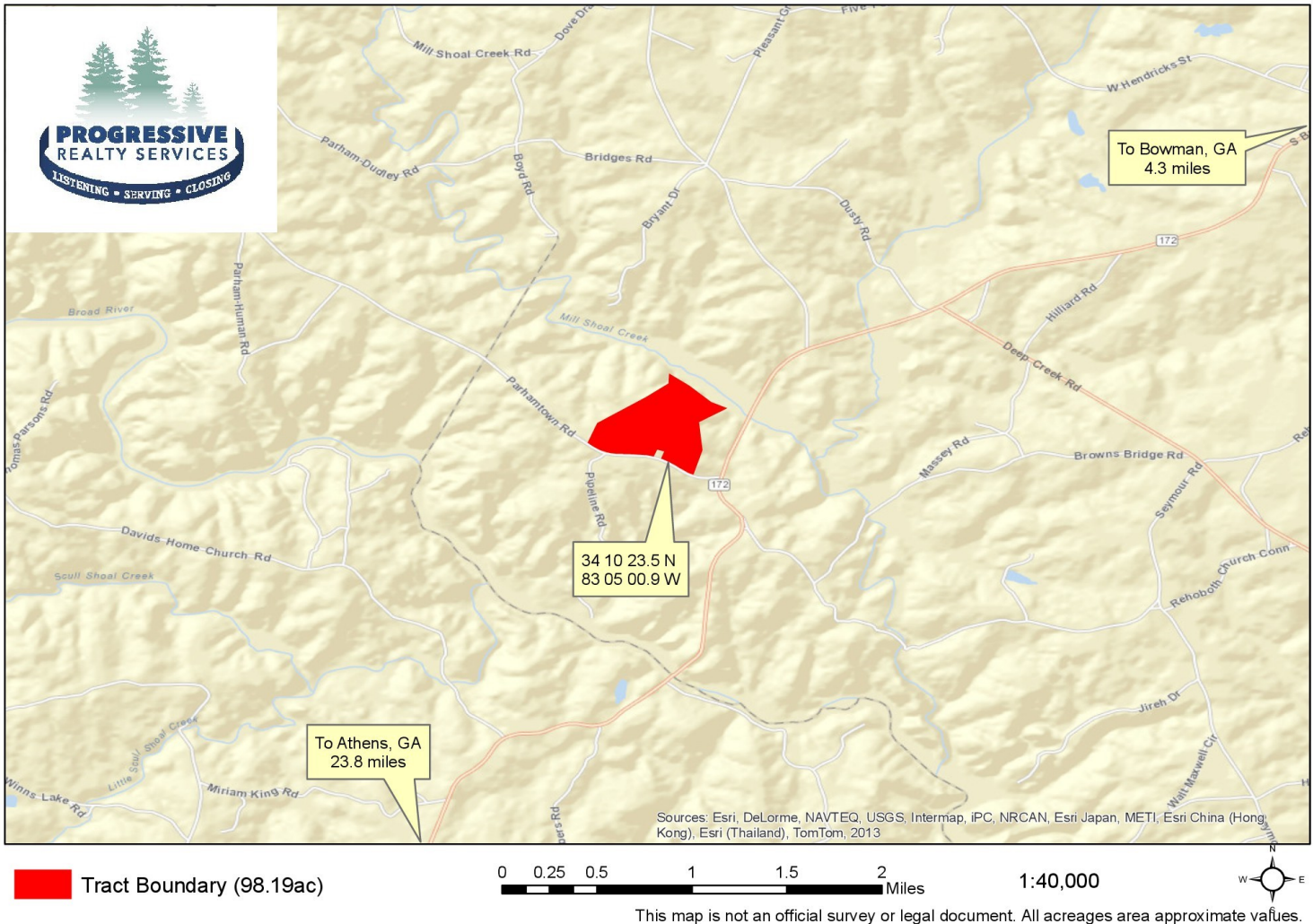
Progressive Realty Services is pleased to offer the Pressly 98 Tract as a sealed bid land and timber offering. This beautiful, heavily-forested property is located in Elbert County in NE Georgia. The property has a long frontage on paved Parhamtown Road, just off of Hwy-172. Primary land uses in the area include timber, cattle, row-crop agriculture (soybeans, canola, small grains), and chicken production. This area also has a fair amount of gentlemen's farms, rural retreats, and hunting camps. Details for viewing and bidding on these properties are included in this brochure.

Disclaimer: The information provided in this document is believed to be accurate, however, neither Progressive Realty Services LLC, their agents, or the property owners shall be liable for provided information. Prospective Bidders should conduct appropriate due diligence prior to bidding.

PO Box 82013, Athens, GA 30608 / 1-888-285-0947 / Fax: 706.795.0044 / progressiverealtysells.com

Location and Access

Pressly Tract Location Map, Elbert Co, GA

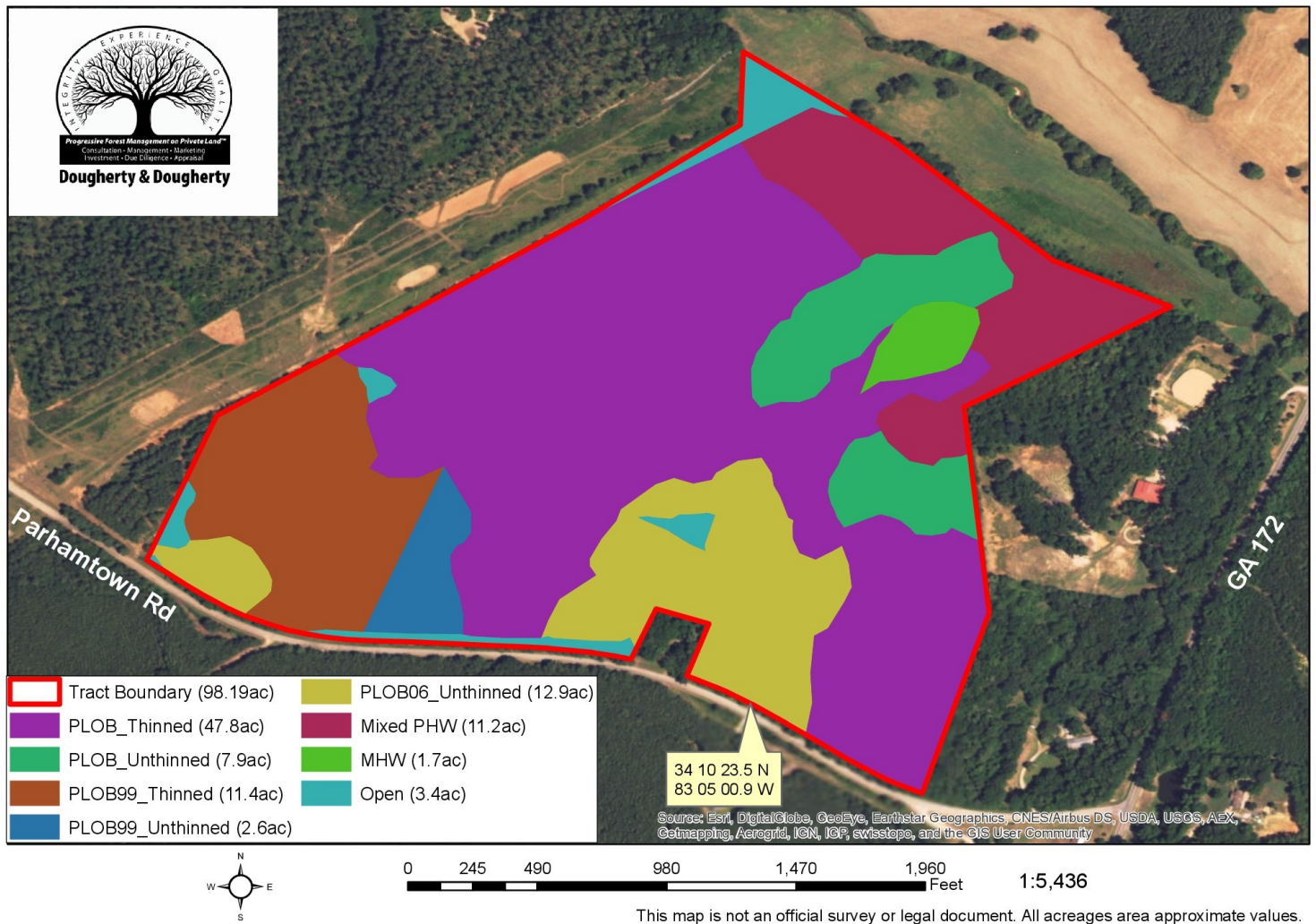


The Pressly 98 Tract lies just North of the Broad River and has a fair amount of roll and topography. The property is within commuting distance of The University of Georgia (26± miles) and is 20± miles from Lake Hartwell. The property is 5± miles to Bowman, 17± miles to Elberton, 24± miles to Lavonia, 61± miles to Gainesville, GA, and 79± miles to Greenville, SC. Downtown Atlanta is just 100± miles southwest of the property. Interstate 85 can be accessed at Carnesville, GA (19± miles).



Food plot for deer

Pressly Tract Stand Map, Elbert Co, GA



The following is a breakdown of the forest cover types on the property:

1987 Planted Loblolly Pine (PLOB87): 47.8 +/- acres of 30-year old, thinned, mature pine supporting an estimated 121 trees and 97 ft² basal area per acre.

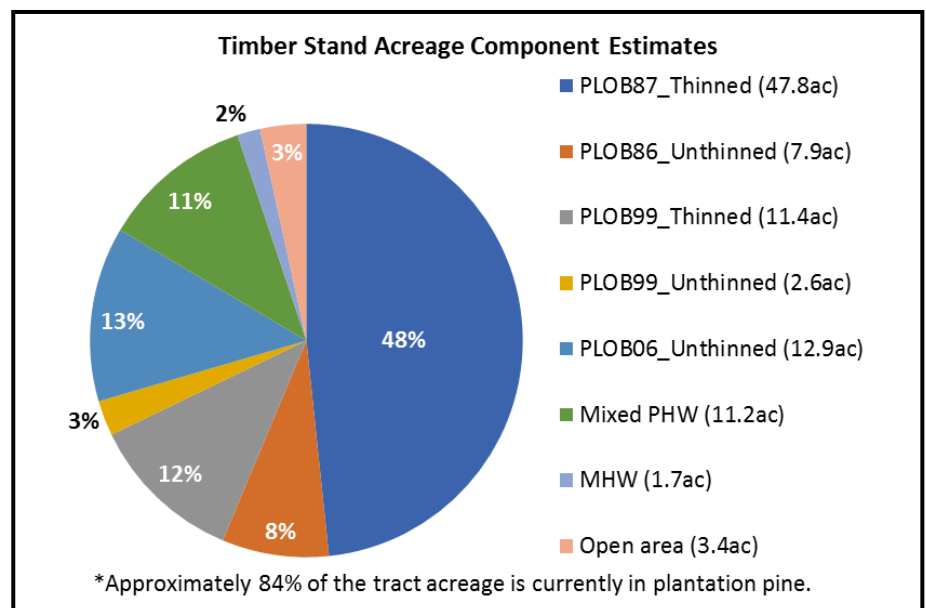
2003 Planted Loblolly Pine (PLOB03) 12.9 +/- acres of 14-year old, mid-rotation, un-thinned pine supporting an estimated 333 trees and 118 ft² of basal area per acre.

Mixed Pine Hardwood (MPHW): 12.9 +/- acre natural mixed pine/hardwood stand supporting an estimated 231 trees and 122 ft² basal area per acre.

1996 Thinned Planted Loblolly Pine (PLOB96_Thinned): 11.4 +/- acres of 21-year old, thinned, mature pine stand supporting an estimated 254 trees and 113 ft² basal area per acre.

1986 Planted Loblolly Pine (PLOB86): 7.9 +/- acres of 31-year old, thinned, mature pine supporting an estimated 268 trees and 185 ft² per acre.

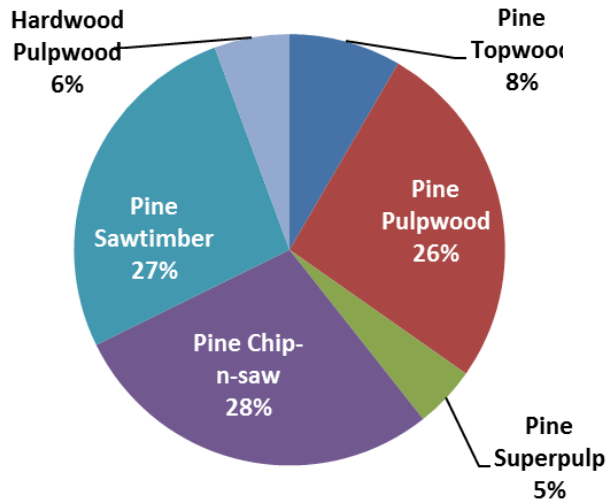
1996 Un-thinned Planted Loblolly Pine (PLOB96_Unthinned): 2.6 +/- acres of 21-year old, un-thinned, mature pine supporting an estimated 737 trees and 200+ ft² basal area per acre.



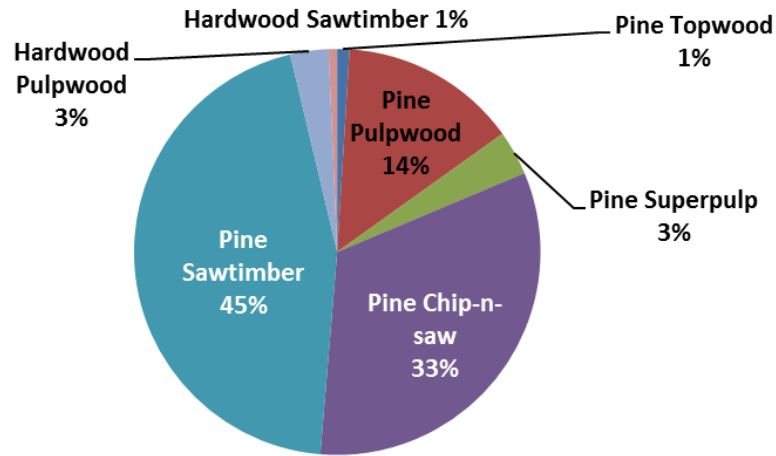
Timber Resources

The timber on the property is predominately pine plantation and a lesser amount of mixed pine hardwood (11.2 acres) and mixed hardwood (1.7 acres). A little over 3 acres of the tract is open and used for food plots or otherwise. Approximately 84% of the property supports productive pine plantations.

Timber VOLUME Component Estimates



Timber VALUE Component Estimates

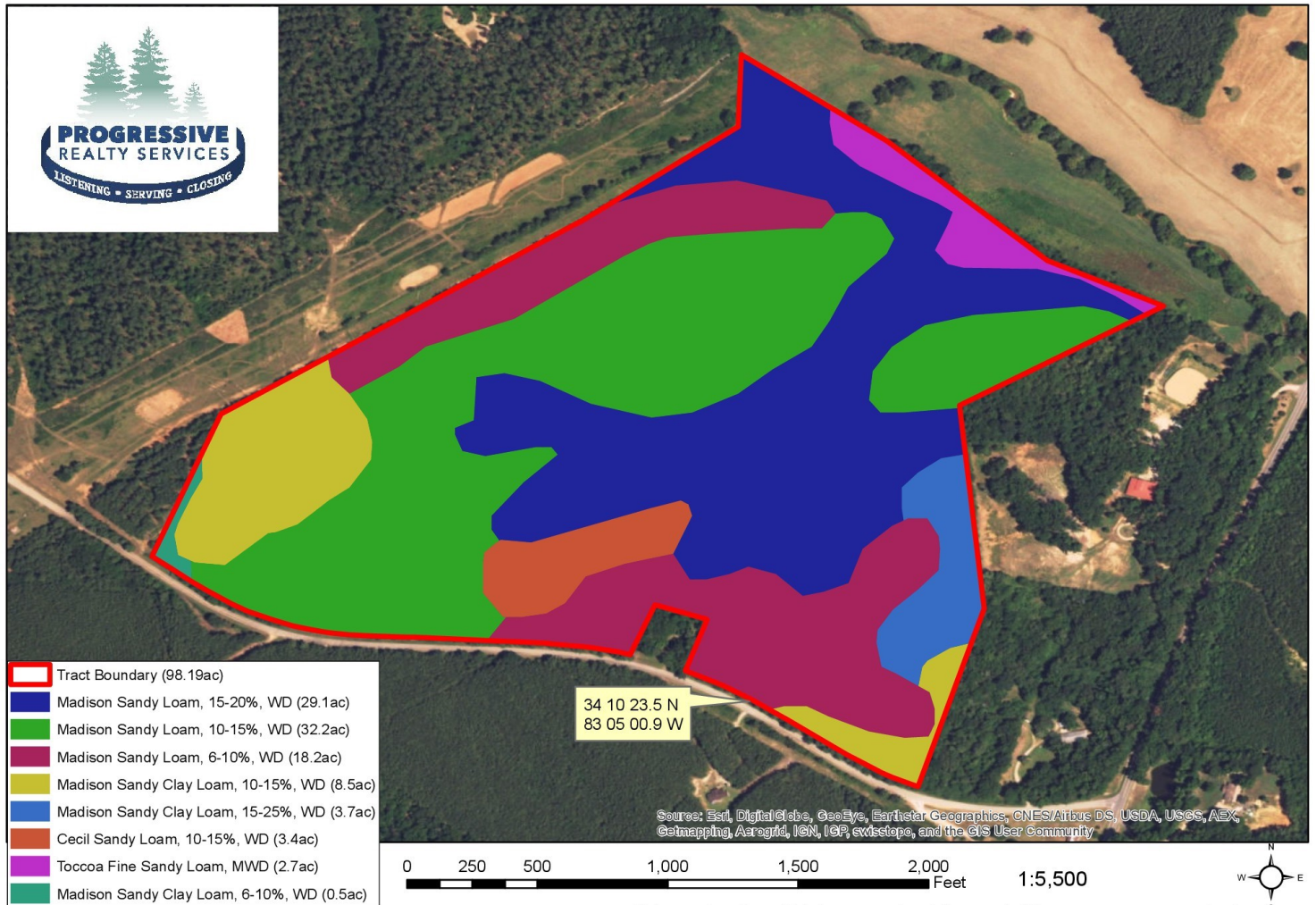


Product	Total Tons
Pine Topwood	776.4
Pine Pulpwood	2,432.4
Pine Superpulp	427.0
Pine Chip-n-saw	2,621.4
Pine Sawtimber	2,459.6
Hardwood Topwood	3.7
Hardwood Pulpwood	521.5
Hardwood Sawtimber	26.7
Total	9,268.6

Wood Using Company	Mill Type	Location	Miles
Superior Shavings, LLC	Shavings	Comer, GA	14.7
Huber Engineered Woods LLC	Pine Veneer Plywood Panels	Commerce, GA	26
Burt Lumber Company	Pine Sawmill	Washington, GA	50.8
Georgia-Pacific LLC	Veneer Plywood Panels	Madison, GA	54.7
Clendenin Lumber Company, Inc.	Sawmill	Donalds, SC	55.7
Georgia Pacific McCormick Sawmill	Pine Sawmill	McCormick, SC	61.4
Midway Forest Products	Hardwood Sawmill	Liberty, SC	67.3
Oldcastle Lawn & Garden	Mulch	Shady Dale, GA	71.8
Timbermen, The Inc.	Sawmill	Warrenton, GA	72.8
Rivers Edge Forest Products	Poles and Pilings	Modoc, SC	73.0
Pollard Lumber Company	Pine Sawmill	Appling, GA	73.2
Georgia-Pacific LLC	Pine Chip-n-saw	Warrenton, GA	73.9
Interfor	Pine Sawmill	Eatonton, GA	84.7
Pulliam Lumber Company, Inc.	Pine Posts and Poles	Mitchell, GA	88.4
International Paper Company	Chip Mill	Silverstreet, SC	91
Norbord South Carolina, Inc.	Veneer Plywood Panels	Kinards, SC	93.5
T & S Hardwoods, Inc.	Sawmill & Mulch	Milledgeville, GA	105.5
Resolute FP Augusta LLC	Pulpmill	Augusta, GA	108.5
West Fraser, Inc.	Pine Sawmill	Augusta, GA	108.8
T & S Hardwoods, Inc.	Sawmill & Mulch	Slyva, NC	110.8
Georgia Pacific	Veneer Plywood Panels	Prosperity, SC	111.2
Battle Lumber Company	Sawmill	Wadley, GA	116.8

A timber inventory was completed in November 2016. The volumes for the Pressly 98 Tract are shown in the table above. Many of the stands have trees that are still transitioning into the next higher product class. The pie charts above show current volume and value for the tract by current product composition. The table to the left shows a partial list of the wood using facilities within 110 miles of the property.

Pressly Tract Soils Map, Elbert Co, GA



Soils and Potential Uses

The soils on the property are predominately Madison Sandy Loam or Sandy Clay Loam (92± acres) with slopes of 6 to 25%. The land could be used for continued timber production with much of the wood continuing to grow from the chip-n-saw product class to the sawtimber product class over a fairly short time period. With the large trees, good soils, topography, and potential pond-sites present, the land would make an excellent silva-pasture estate. These soils are well drained and could be converted for pasture, other agribusiness use, or residential use. Deer and turkey populations are high in the area and this is an excellent area for recreation hunting.





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Pressly 98 Bid Offering Method and Terms

The Pressly 98 Tract is being offered by way of the Sealed-Bid Sale Method. All received bids will be held confidential for delivery to the sellers at 11:00 am on March 3, 2017. Bids may be delivered by fax, email, or by letter at the address or numbers listed below. We are soliciting and accepting bids in the following manner:

- 1) Land and timber combined (no timber reservations)
- 2) All merchantable timber (timber bid invitation provided upon request)
- 3) Land only (with the timber reserved for up to 18 months)

Bids must be delivered on the Pressly 98 Bid Sheet provided. Bidders will receive a summary report of all bids. The summary will be available to the bidders at the same time the bids are being presented to the owners and will be available only to those who have submitted a bid for consideration. The owners reserve the right to accept any bids or combination of bids, or reject all bids.

Bids may be delivered in one of the following methods:

- 1) Faxed to Progressive Realty Services, LLC at 706-795-0044
- 2) Emailed to Derek Dougherty at Derek@ProgressiveRealtySells.com
- 3) Mailed to Progressive Realty Services, LLC at PO Box 82013, Athens, GA 30608*

*Mailed-in bids received after 11:00 am March 3, 2017 will be returned to the bidder and will not be considered for the sale process. Faxed or emailed bidding is encouraged.

All bids will be confirmed by phone or email. If you do not receive confirmation of your bid, please assume that it was NOT received and follow up by phone or email.

For any questions regarding the Paddock-Pressly offering in **Georgia**, please feel free to contact **Derek Dougherty** at 1.888.285.0947, or by email at Derek@ProgressiveRealtySells.com. Derek is broker-in-charge of this transaction and is acting as seller's agent.



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Bid Sheet

Tract: Pressly 98 – Georgia Offering
County: Elbert County
State: Georgia
Bid Opening Date: March 3, 2017

I bid the following for the Paddock-Pressly land and timber offering.

- A) Land only (Timber reserved for up to 18 months) _____
- B) Timber only* _____
- C) Land and timber combined (no timber reservations) _____

*Timber harvesting period of 18 months and subject to terms in the Pressly 98 Timber Offering.

Bidder Name (printed): _____

Bidder Signature: _____

Bidder Company Name: _____

Bidder Address: _____

Bidder Email Address: _____

Bidder Phone Number: _____

Bids will be presented to the owners on March 3, 2017 just after 11:00 am. The owners reserve the right to accept or reject any bid(s) or all bid(s). Upon bid acceptance, the winning bidder(s) will provide an earnest money check in the amount of 5% of their bid, to be