



Timberland Division
Chris Smith, Broker-in-Charge

Sealed-Bid Land Investment Opportunity

March 3, 2017 - 11 AM

***Investment-grade Pine Plantation, Heavy Timber,
Active Markets, and 97% Usable Space!***



117.5+/- Surveyed Acres Combined

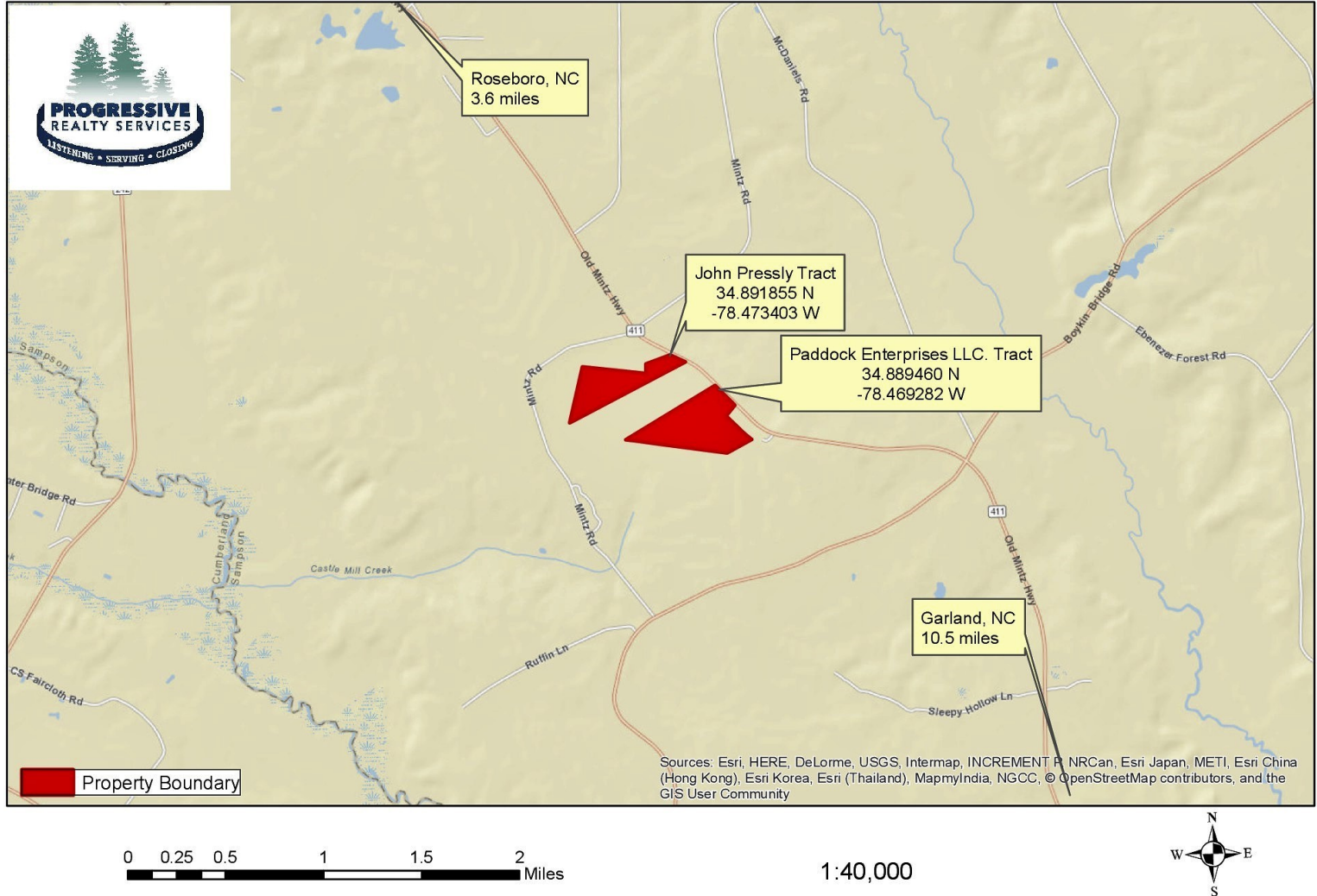
Progressive Realty Services is pleased to offer the Paddock-Pressly 117 Tracts (two tracts in close proximity offered together) as a sealed bid land and timber offering. These two nearby properties have collectively been managed with a focus on high quality pine timber production. Both properties have paved road frontage on Hwy-411, are located in very active timber markets, have fresh inventory data available, and good soils for active pine timber growth. Some of the soils could be used for row crop agriculture, pasture or homesites. 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.

Location and Access

John Pressly / Paddock Enterprises LLC. Tract Location Map
Sampson County, NC

Pressly - 45.2 +/- ac.
Paddock - 70.3 +/- ac.
Total - 115.5 +/- ac.

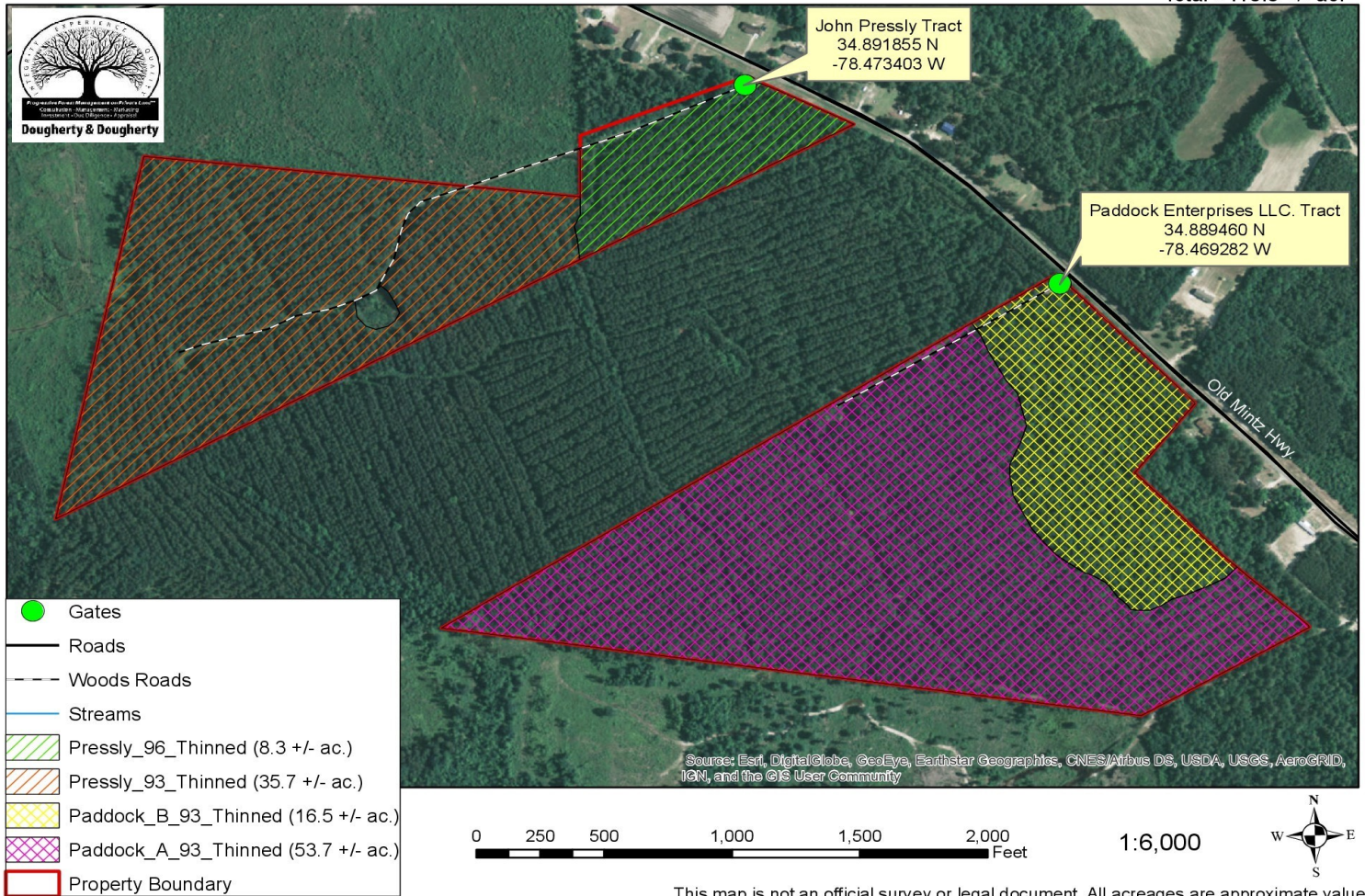


This map is not an official survey or legal document. All acreages are approximate values.

The Paddock & Pressly properties are located in close proximity to each other, both fronting on Hwy-411 in southeastern Sampson County, NC just south of the town of Roseboro. The region is primarily agricultural based. The land is conveniently located approximately 13 miles from Clinton, 28 miles from Fayetteville, 65 miles from Wilmington and 70 miles from Raleigh, NC. Each property has its own internal access road and gate. The Paddock Enterprises LLC Tract and the John Pressly Tract combined make the Paddock-Pressly Tract offering a 117.5+/- acre sale-unit.

John Pressly / Paddock Enterprises LLC. Tract Stand Map Sampson County, NC

Pressly - 45.2 +/- ac.
Paddock - 70.3 +/- ac.
Total - 115.5 +/- ac.



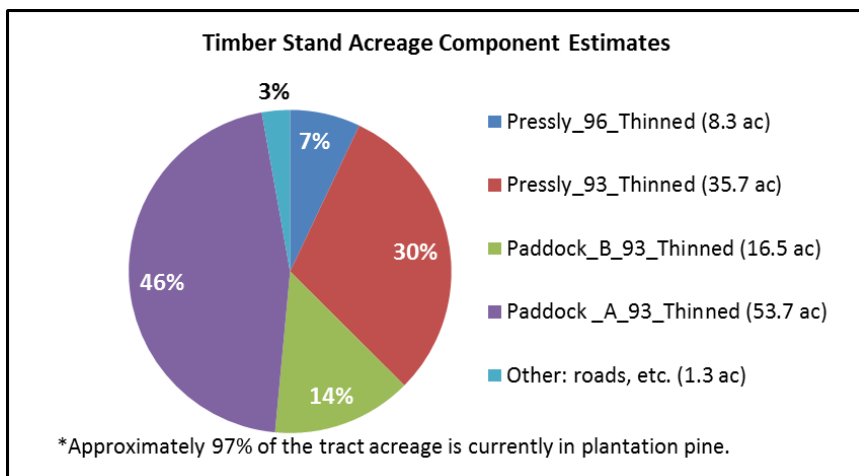
These tracts support heavy merchantable timber and offer timber harvesting options to include 2nd thinning or clear-cutting. The timber stand types present in the Paddock-Pressly Tract are as follows:

Pressly_96_Thinned: This stand was planted with loblolly pine in 1996 and thinned in 2008. It is comprised of approximately 8.3 acres. The estimated current trees and basal area are 165 and 118 ft² per acre respectively.

Pressly_93_Thinned: This stand was planted with loblolly pine in 1993 and thinned in 2008. It is comprised of approximately 35.7 acres. The estimated current trees and basal area are 182 and 119.5 ft² per acre respectively.

Paddock_A_1993_Thinned: This stand was planted with loblolly pine in 1993 and thinned in 2008. It is comprised of approximately 53.7 acres. It is very similar in composition to the Pressly_93_Thinned stand. The estimated current trees and basal area are 180 and 117ft² per acre respectively.

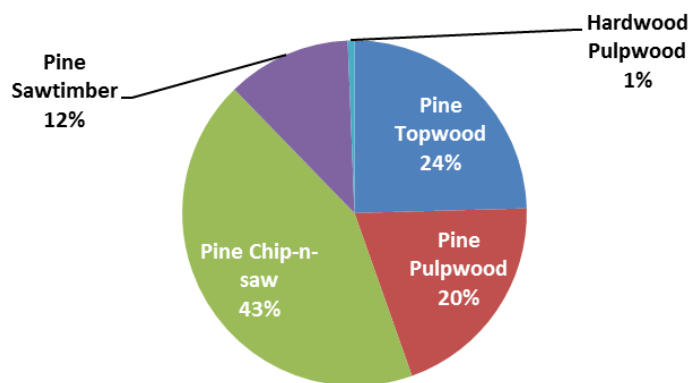
Paddock_B_1993_Thinned: This stand was planted with loblolly pine in 1993 and thinned in 2008. It is comprised of approximately 16.5 acres. The estimated current trees and basal area are 121 and 90 ft² per acre respectively.



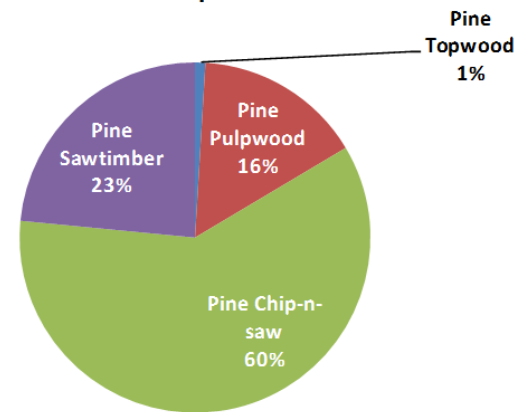
Timber Resources

Primary land uses in this macro-region include plantation timber production, row crop agriculture (heavy to corn, soybeans, and tobacco), cattle, and hog and chicken production facilities. The region has many timber markets for timber of various product classes. The markets within a 110-mile radius are provided in the table below.

Timber Volume Component Estimates



Timber Value Component Estimates



Total Timber Estimates for Paddock-Pressly 117 Tract

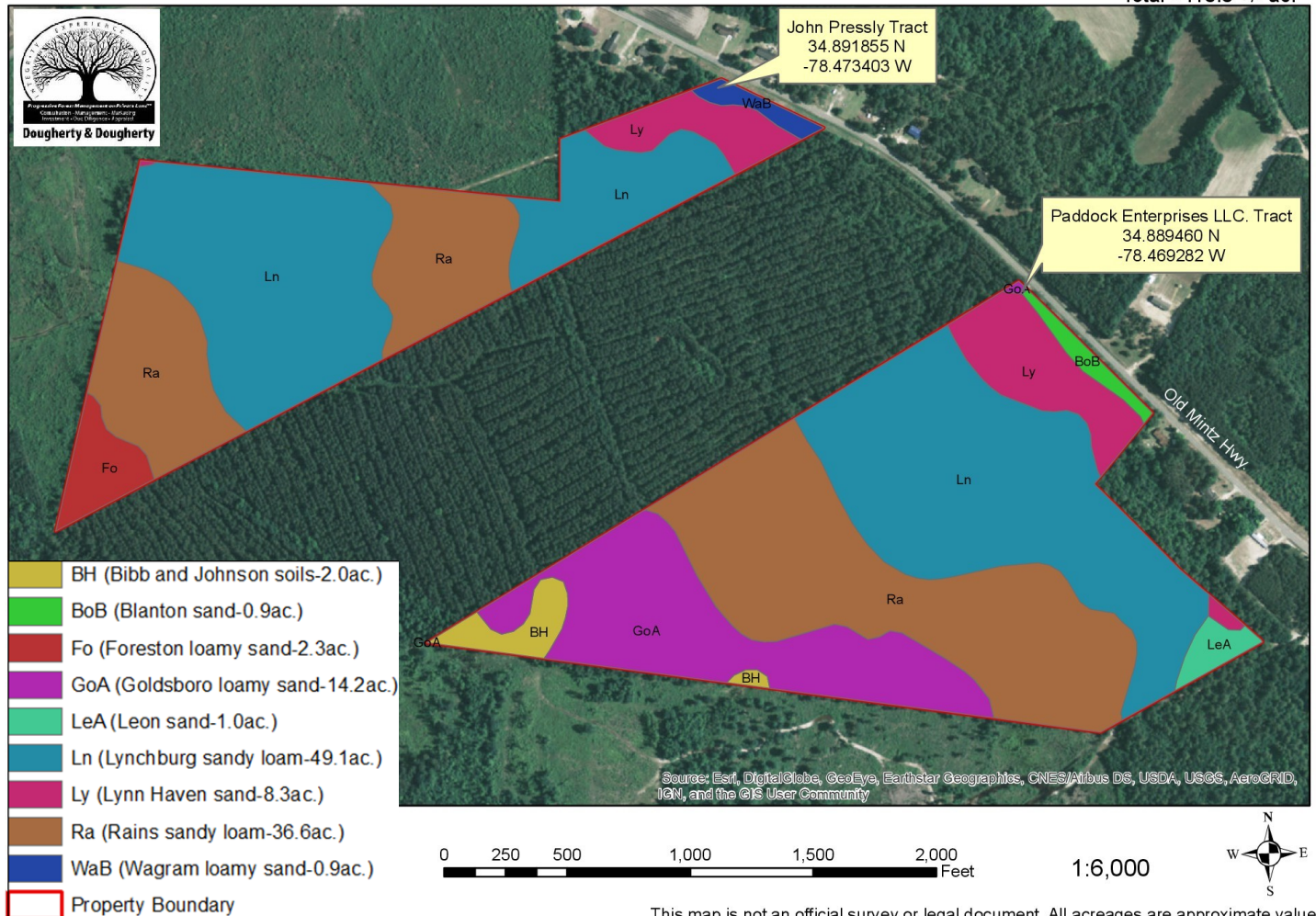
Product	Total Tons
Pine Topwood	2,803.2
Pine Pulpwood	2,284.0
Pine Chip-n-saw	4,920.6
Pine Sawtimber	1,330.5
Hardwood Pulpwood	71.8
Total	11,410.1

Wood Using Company	Mill Type	Location	Miles
Turlington Sawmill	Sawmill	Keener, NC	13
Turnbull Lumber Co.	Pallet Mill	Elizabethtown, NC	24
Enviva	Wood Pellets	Faison, NC	25
Nash Johnson	Pine Shavings	Warsaw, NC	32
Parker Bark	Hardwood Mulch	Rose Hill, NC	33
Georgia Pacific	Sawmill	Dudley, NC	39
West Fraser	Sawmill	Armour, NC	51
Lampe & Malphrus	Sawmill	Smithfield, NC	51
International Paper	Pulpmill	Riegelwood, NC	51
Corbett Package Company	Packaging	Wilmington, NC	62
Carolina Pole	Pole Mill	Leland, NC	63
Yildiz Entegre USA (Port)	Exports	Wilmington, NC	67
International Paper	Pulpmill	Snowhill, NC	69
Boise-Cascade	Sawmill	Moncure, NC	73
Edward Wood Products	Pallet Mill	Laurinburg, NC	77
Weyerhaeuser	Sawmill	Grifton, NC	85
New South Canfor	Sawmill	Conway, SC	97
Old Castle	Hardwood Mulch	Louisburg, NC	97
International Paper	Pulpmill	Vanceboro, NC	99
Weyerhaeuser	Sawmill	Vanceboro, NC	99
Koppers Inc.	Pole Mill	Florence, SC	103
Domtar	Pulpmill	Bennettsville, SC	105
Canfor	Sawmill	Darlington, SC	107
Troy Lumber	Sawmill	Troy, NC	107
Charles Ingram Lumber Co.	Sawmill	Effingham, SC	110

A timber inventory was completed in November 2016. The combined merchantable timber volumes for the Paddock-Pressly Tract are shown in the table above. The timber on these stands continues to transition into the next higher-valued product class. The tract is composed of good quality, dense timber. The pie charts above show volume and value for the tract in proportion to the product composition.

John Pressly / Paddock Enterprises LLC. Tract Soils Map Sampson County, NC

Pressly - 45.2 +/- ac.
Paddock - 70.3 +/- ac.
Total - 115.5 +/- ac.



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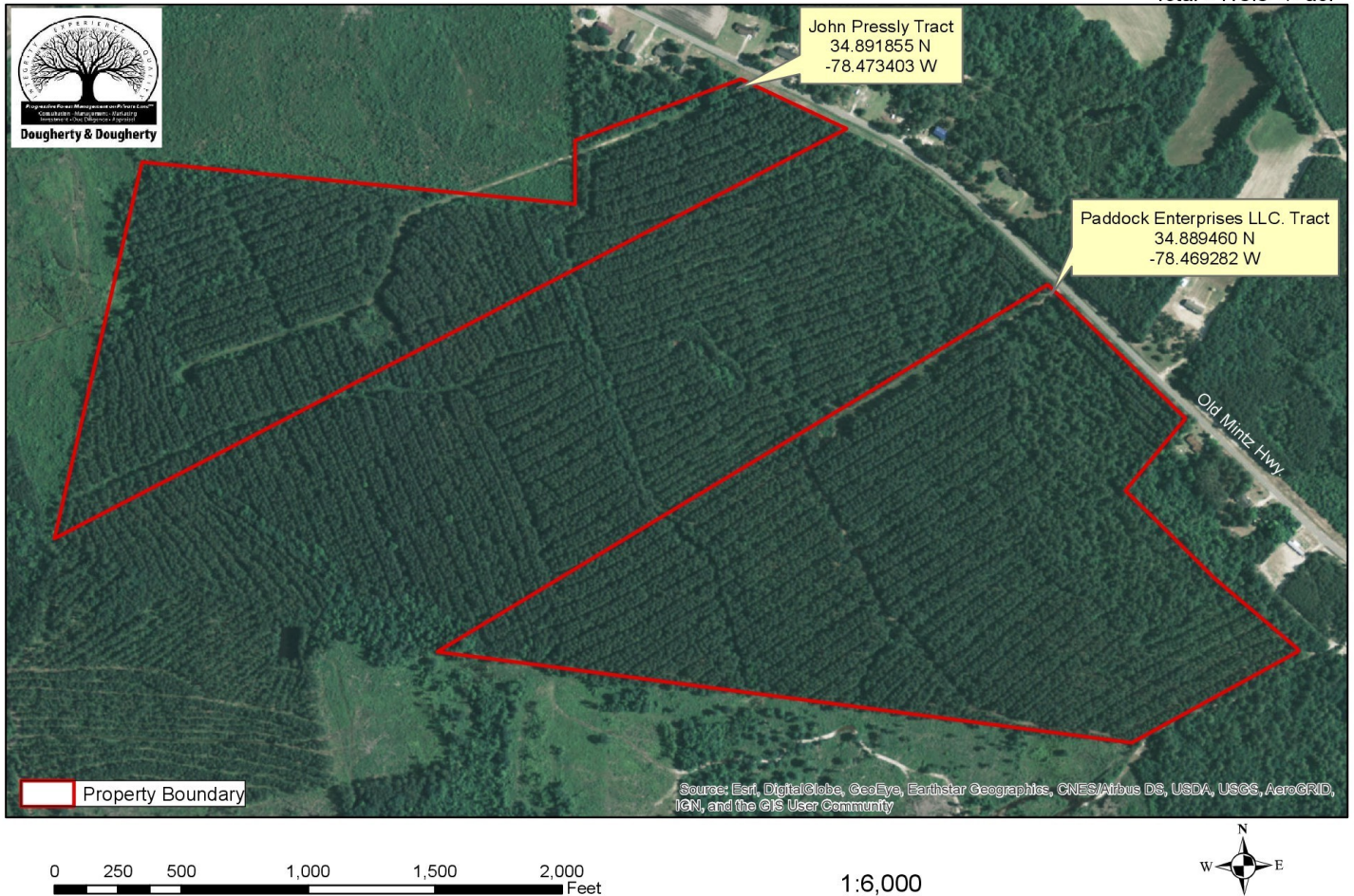
Soils and Potential Uses

The soils on the Paddock-Pressly Tract are primarily Lynchburg sandy loam (49.1 acres), Rains sandy loam (36.6 acres), and Goldsboro loamy sand (14.2 acres). These are highly productive forest soils. These soils are also used heavily for row-crop agriculture in the region.



John Pressly / Paddock Enterprises LLC. Tract Aerial Map
Sampson County, NC

Pressly - 45.2 +/- ac.
Paddock - 70.3 +/- ac.
Total - 115.5 +/- ac.



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An aerial map of the tracts is shown above. The investment grade stamp of these tracts is clearly deserved and can be seen from the photo. Note the nearly full utilization for plantation growth and the solidity and systematic layout of this plantation.





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Paddock-Pressly Bid Offering Method and Terms

The Paddock-Pressly 117 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)

Bids must be delivered on the Paddock-Pressly 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, please feel free to contact **Chris Smith** at 1.888.285.0947, or by email at Chris@ProgressiveRealtySells.com. Chris Smith is broker-in-charge of this transaction and is acting as seller's agent.



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Bid Sheet

Tract: Paddock-Pressly 117 – North Carolina Offering
County: Sampson County
State: North Carolina
Bid Opening Date: March 3, 2017

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

- A) Land only (Timber reserved) _____
B) Timber only* _____
C) Land and timber combined (no timber reservations) _____

*Timber harvesting period of 18 months with potential 6 month maximum extension and subject to terms in the Paddock-Pressly 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 received by Progressive Realty Services, LLC at PO Box 82013, Athens, GA 30608, within 3 business days.