

BEDENBAUGH PLACE – 600+/- ACRES

Crisp Family Properties



AUCTION

The Weeks Group is pleased to present the Public Auction of Crisp Family Properties located in the heart of Southwest Georgia. The beautiful 600+/- Acre Bedenbaugh Place features irrigated farmland, perfect recreational hunting opportunities, fertile soils, and frontage along the Muckalee and Philema Creeks!

HIGHLIGHTS

- ☐ 125+/- Acres in Row Crop Production
- ☐ 96+/- Acres of Irrigated Farmland (77%)
- ☐ Beautiful Hardwood Bottoms
- ☐ Surface Water Irrigation Permit
- ☐ Muckalee and Philema Creek Frontage
- ☐ 1,644+/- SF Hunting Lodge (Tract 3)

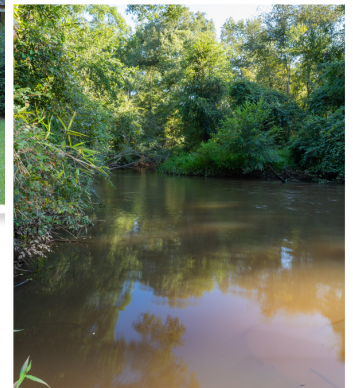
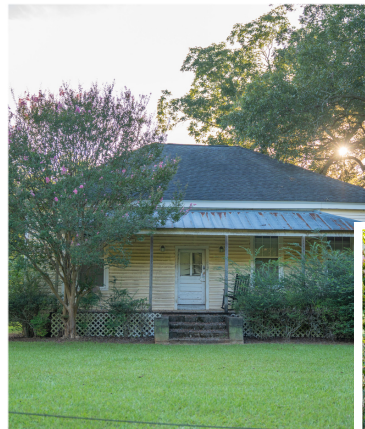


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Introduction

Dear Prospective Bidders,

The Weeks Group is pleased to present the Public Auction of Crisp Family Properties located in the heart of Southwest Georgia. The Auction Series is comprised of 2,030+/- total acres of Productive Irrigated Farmland, Dry Farmland, Merchantable Timber Stands and Outstanding Hunting Land. The six farms are located in Macon, Schley & Sumter Counties Georgia and Henry County Alabama. All properties will be available in multiple tract combinations.

The beautiful 600+/- Acre Bedenbaugh Place features irrigated farmland, perfect recreational hunting opportunities, fertile soils, and frontage along the Muckalee and Philema Creeks! The 125+/- acres of row crop farmland is serviced by a 6-tower Zimmatic $\frac{3}{4}$ system and a 3-tower full circle system irrigating 96+/- acres. Complementing the agricultural aspect is a 1644+/- square foot cabin located just off Highway 377, offering a great space for hunting excursions or weekend getaways. The property's recreational component includes merchantable timber stands and pristine hardwood bottoms, creating an ideal habitat for thriving populations of whitetail deer and turkey. Situated just 7 miles south of Americus, GA, this location provides convenient access to a variety of dining and shopping options and of course the famous Windsor Hotel! Whether you're seeking an income-generating investment, aiming to expand your farming operation, or looking for a great hunting tract, this property checks all the boxes. Offered in 3 tracts at Auction, buyers can bid on a single tract, few tracts or the farm as a whole by registering at TheWeeksGroup.com!

Bidding will open on Tuesday, September 12, 2023, at 10:00 AM EST and conclude on Tuesday, September 26, 2023, at 2:00 PM EST subject to auto-extensions. All bidding for this property will be conducted on The Weeks Group online bidding platform. Visit our website TheWeeksGroup.com or download our mobile bidding app The Weeks Group in the App Store or Google Play Store to bid on the property. This will be an Online-Only Auction, prior to placing any bids please read this Property Information Package along with the Bidding Terms and Conditions, and the Sample Purchase Contract. These documents along with photos and videos can be found online under the "Documents" tab.

We greatly appreciate your interest in this property. Please give us a call with any questions, if we can help with the bidding process, or for a private showing. We pride ourselves in representing clients with farms, estates, timberland, plantations, and recreational properties. Visit our sister company Weeks Farm Machinery Auction for upcoming farm equipment Auctions.

Sincerely yours,

Cameron Morris

Cameron Morris

Salesperson

(229) 891-7653 - Office

(229) 881-7643 - Cell

Cameron@BidWeeks.com





Property Information

Property Address: 3405 S Lee Street Americus, GA 31709

Auction Date: Tuesday, September 26, 2023 at 2:00 P.M.

County: Sumter

Assessor's Parcel Numbers: Sumter (1607 128 1) (1607 128 3)

Important Selling Features:

- Row Crop Farmland Opportunity with Merchantable Timber Stand
- 600+/- Total Acres
- 125+/- Acres in Row Crop Production
- 96+/- Acres of Irrigated Farmland (77%)
- 2 Irrigation Pivots - (1) 6-Tower and (1) 3-Tower Zimmatic
- Surface Water Irrigation Permit
- Muckalee and Philema Creek Frontage
- Beautiful Hardwood Bottoms
- Multiple Food Plots
- Sportsman's Paradise - Loaded with Deer, Turkey & Quail!
- 1,644+/- SF Hunting Lodge (Tract 3)
- Approximately 7 Miles South of Americus
- Located on Highway 377 (South Lee Street)
- Offered Divided & As A Whole

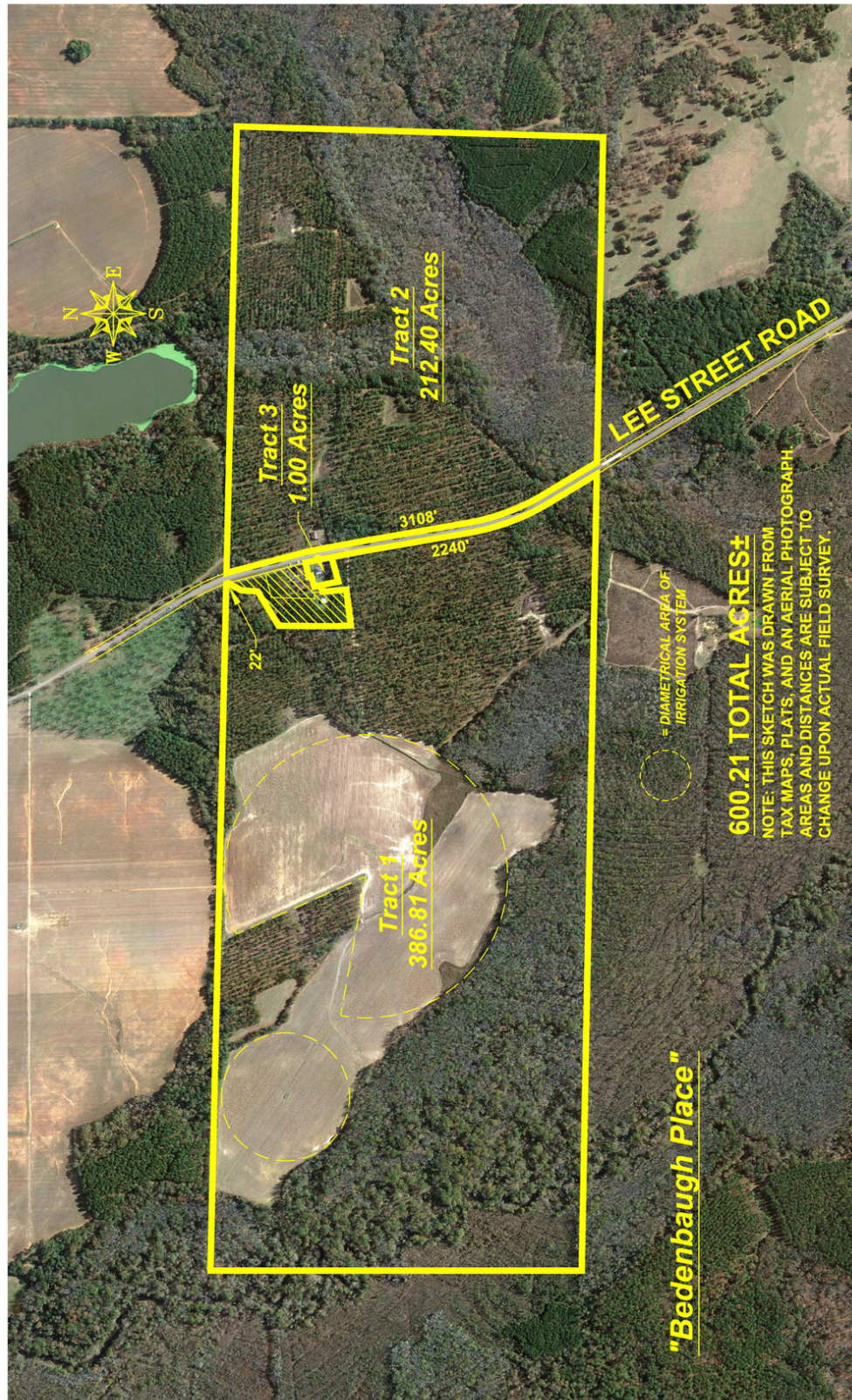
2022 Property Taxes: \$5,484.97 (CUVA Exp. 12/2023)

Driving Directions:

From Americus take GA Highway 377 (S Lee Street) South towards Albany for 7.8 Miles. The property begins on both sides of the road. Watch for Auction Signs!

From Leesburg take US Highway 19 North towards Smithville for 9.7 Miles. Once in downtown Smithville, turn right on Highway 118 for 4.1 Miles. Turn left on Highway 377 (S Lee Street) for 4.7 Miles. The property begins on both sides of the road. Watch for Auction Signs!

Aerial Map



Farm Service Agency Form 156-EZ

GEORGIA SUMTER Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 2983 Prepared : 7/18/23 11:20 AM CST Crop Year : 2023
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Operator Name : MARY VIRGINIA CRISP
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G/I/F Eligibility : Eligible

BEDENBAUGH

Farm Land Data

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
301.47	0.00	170.30	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	170.30		0.00		0.00	0.00	170.30	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
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NOTES

Tract Number : 11944
Description : H7/1B
FSA Physical Location : GEORGIA/SUMTER
ANSI Physical Location : GEORGIA/SUMTER
BIA Unit Range Number :
HEL Status : HEL field on tract. Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : MARY VIRGINIA CRISP
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
301.47	0.00	170.30	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	170.30	0.00	0.00	0.00	170.30	0.00

Farm Service Agency Form 156-EZ

GEORGIA
SUMTER
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2983
Prepared : 7/18/23 11:20 AM CST
Crop Year : 2023

DCP Crop Data

Tract 11944 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.nrc.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410; (2) fax: (202) 696-7442; or (3) e-mail: program.mak@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Farm Service Agency Form 156-EZ

USDA United States Department of Agriculture
2021 NALP

Sumter County Georgia

Farm: 2983 Tract: 11944

Long/Lat: -84.205° 31.96°

2023 Program Year

Date Exported: 11/18/2022

Tract Cropland: 0 Acres		
CLU	Acres	HEL Crop
5	8.89	HEL NC
6	55.81	HEL NC
8	57.89	HEL NC
9	3.79	HEL NC
10	33.88	HEL NC
11	10.04	HEL NC
13	12.62	UHEL NC
14	118.55	UHEL NC

Wetland Determination Identifiers

- Wetland Use
- Limited Pesticides
- Exempt from Conservation
- Compliance Provisions

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, neither it depicts the information provided directly from the producer and/or the NALP imagery. The producer accepts the data as is and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-028 and attached maps) for exact boundaries and determinations or contact NRCS.

Tract Boundary **Non-Cropland** **Cropland** **CRP**

If same for ALL fields
Producer Share: ☐ NI ☐ IRR ☐ O
Irrigation Practice: ☐ NI ☐ IRR ☐ O

Farm Service Agency Form 156-EZ

GEORGIA SUMTER Form: FSA-156EZ See Page 5 for non-discriminatory Statements.	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 4332 Prepared : 7/18/23 11:20 AM CST Crop Year : 2023
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Operator Name : MARY VIRGINIA CRISP
CRP Contract Number(s) : None
Recon ID : 13-261-2022-5
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
802.75	125.15	318.50	0.00	0.00	0.00	0.00	0.0	Active	6
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	318.50		0.00		0.00	0.00	193.35	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SUP	PNUTS, SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Peanuts	82.17	0.00	6784	
Soybeans	81.48	0.00	18	
Seed Cotton	6.05	0.00	3209	92
Unassigned Generic Base	27.60	0.00	0	
TOTAL	157.30	0.00		

NOTES

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Tract Number : 11943
Description : H7/1B
FSA Physical Location : GEORGIA/SUMTER
ANSI Physical Location : GEORGIA/SUMTER
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : MARY VIRGINIA CRISP
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
8.73	0.00	4.90	0.00	0.00	0.00	0.00	0.0

Farm Service Agency Form 156-EZ

GEORGIA SUMTER Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 4332 Prepared : 7/18/23 11:20 AM CST Crop Year : 2023
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Tract 11943 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	4.90	0.00	0.00	0.00	4.90	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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NOTES

Tract Number : 11945
Description : H7/1B G7/1B
FSA Physical Location : GEORGIA/SUMTER
ANSI Physical Location : GEORGIA/SUMTER
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : MARY VIRGINIA CRISP
Other Producers : GREG ODOM FARMS GP
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
292.54	125.15	139.08	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	139.08	0.00	0.00	0.00	13.93	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Peanuts	62.17	0.00	6784
Soybeans	61.48	0.00	18
Seed Cotton	6.05	0.00	3209
TOTAL	129.70	0.00	

NOTES

Farm Service Agency Form 156-EZ



**Sumter County
Georgia**

Farm: 4332 Tract: 11945

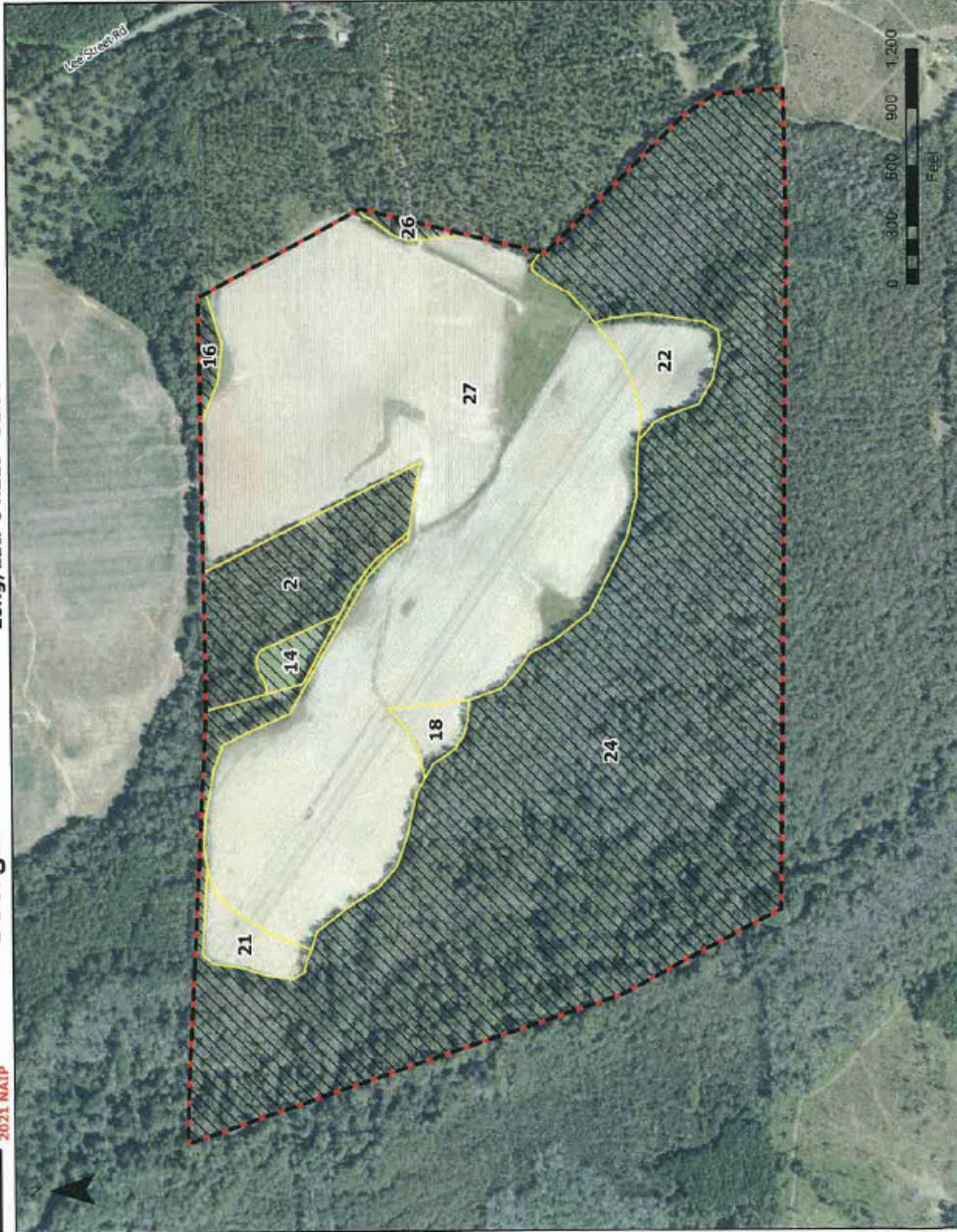
2023 Program Year

Date Exported: 10/28/2022

Long/Lat:-84.219° 31.96°

Tract Cropland: 125.150001 Acres

CLU	Acres	HEL	Crop
2	13.63	UH-EL	NC
14	1.8	UH-EL	NC
16	1.17	UH-EL	NC
18	1.92	NH-EL	
21	3.1	NH-EL	
22	5.34	NH-EL	
24	150.03	UH-EL	NC
26	0.76	UH-EL	NC
27	114.79	NH-EL	



Wetland Determination Identifiers
 A Wetland
 B Limited Fluctuations
 C Exempt from Conservation
 D Compliance Provisions

Tract Boundary **Non-Cropland** **Cropland** **CRP**

If same for ALL fields
 Producer Share: ☐ IRRO
 Irrigation Practice: ☐ IRRO

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Farm Service Agency Form 156-EZ



**Sumter County
Georgia**

Farm: 4332 Tract: 11943

2023 Program Year
Date Exported: 10/28/2022

CLU#	Acres	HEL	Crop
5	1.48	UHHL INC	
6	2.52	UHHL INC	
8	4.73	UHHL INC	

Tract Cropland: 0 Acres



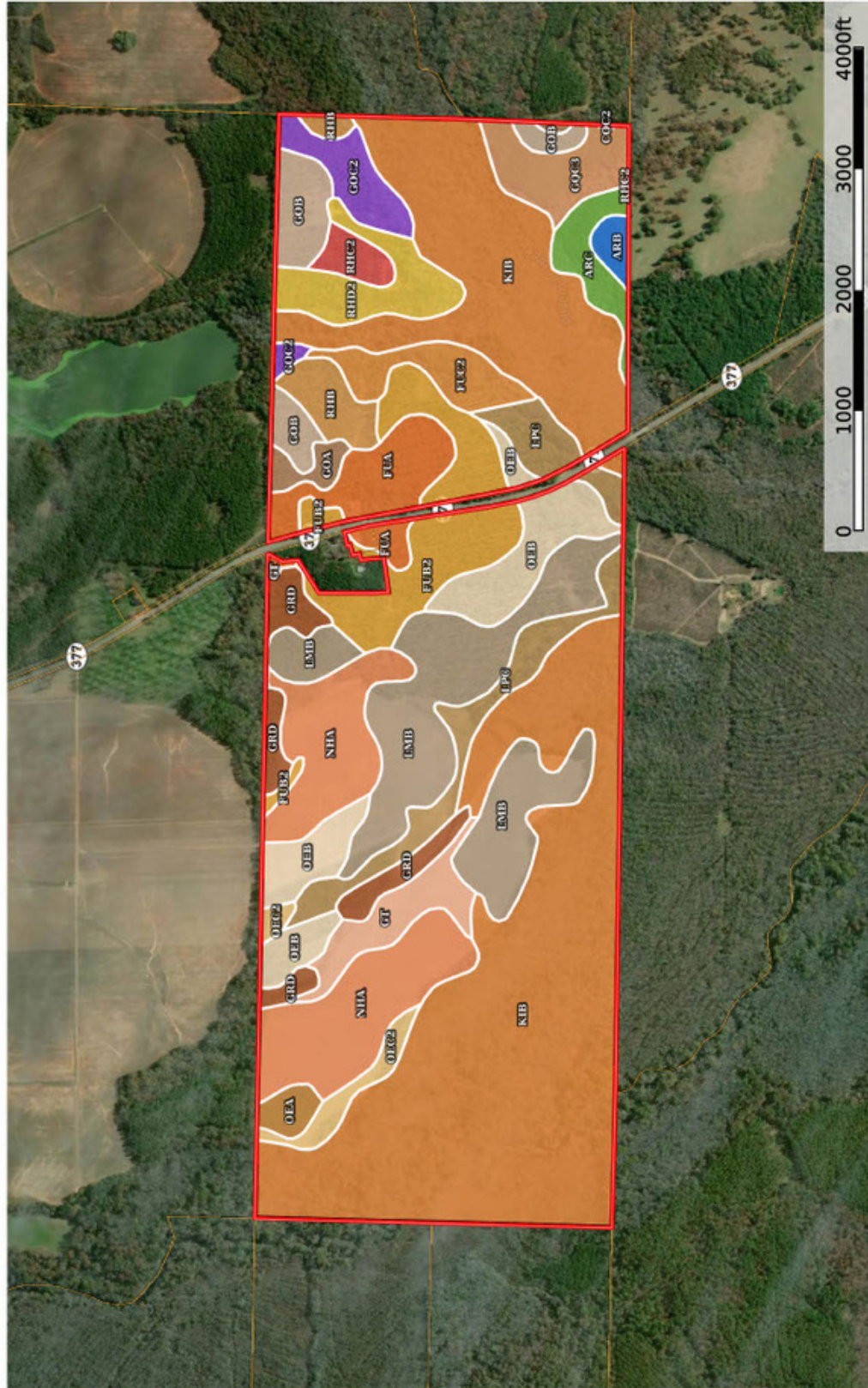
Wetland Determination Identifiers
 N
 Restricted Use
 Limited Reclamation
 Exempt from Conservation
 Categorical Exclusion

Legend
 [Red dashed line] Tract Boundary
 [Blue hatched] Non-Cropland
 [Green hatched] Cropland
 [Red hatched] CRP

If same for ALL fields
 Producer Share:
 Irrigation Practice: ☐ IRR ☐

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Soil Map



The information contained herein was obtained from sources deemed to be reliable. Land & Air Services makes no warranties or guarantees as to the completeness or accuracy thereof.

2180 Sylvester Hwy, Suite 1, Moultrie, GA 31768

www.theweeksgroup.com

Shellie Weeks
P: 228-891-7653

 Boundary

Soil Map

| All Polygons 602.43 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Kib	Kinston and Bibb soils, 0 to 2 percent slopes, frequently flooded	231.15	38.37	0	30	6w
LMB	Lucy loamy sand, 0 to 5 percent slopes	63.8	10.59	0	51	2s
NhA	Norfolk loamy sand, 0 to 2 percent slopes	53.53	8.89	0	69	1
FuB2	Faceville sandy loam, 2 to 5 percent slopes, moderately eroded	34.91	5.79	0	66	3e
OeB	Orangeburg loamy sand, 2 to 5 percent slopes	31.69	5.26	0	69	2e
LpC	Lakeland sand, 0 to 8 percent slopes	27.43	4.55	0	19	4s
FuA	Faceville sandy loam, 0 to 2 percent slopes	19.66	3.26	0	77	1
RhD2	Red Bay sandy loam, 8 to 12 percent slopes, eroded	15.93	2.64	0	63	6e
GoB	Greenville sandy loam, 2 to 5 percent slopes	15.55	2.58	0	74	2e
Grd	Grady soils	15.39	2.55	0	20	5w
GqC3	Greenville sandy clay loam, 5 to 8 percent slopes, severely eroded	13.96	2.32	0	68	4e
Gt	Goldsboro loamy sand, 0 to 2 percent slopes	12.7	2.11	0	61	2w
FuC2	Faceville sandy loam, 5 to 8 percent slopes, moderately eroded	12.35	2.05	0	72	3e
GoC2	Greenville sandy loam, 5 to 8 percent slopes, eroded	11.74	1.95	0	69	3e
RhB	Red Bay sandy loam, 2 to 5 percent slopes	9.98	1.66	0	70	2e
ArC	Americus loamy sand, 5 to 8 percent slopes	8.99	1.49	0	40	4s
OeC2	Orangeburg loamy sand, 5 to 8 percent slopes, moderately eroded	7.32	1.22	0	65	3e
RhC2	Red Bay sandy loam, 5 to 8 percent slopes, eroded	4.98	0.83	0	65	4e
GoA	Greenville sandy loam, 0 to 2 percent slopes	4.35	0.72	0	74	1
OeA	Orangeburg loamy sand, 0 to 2 percent slopes	3.89	0.65	0	69	1
ArB	Americus loamy sand, 0 to 5 percent slopes	3.05	0.51	0	41	3s
CoC2	Carnegie sandy loam, 5 to 8 percent slopes, moderately eroded	0.08	0.01	0	55	4e
TOTALS		602.43(*)	100%	-	47.92	3.88

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 392.25 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Kib	Kinston and Bibb soils, 0 to 2 percent slopes, frequently flooded	161.05	41.06	0	30	6w
LMB	Lucy loamy sand, 0 to 5 percent slopes	63.8	16.26	0	51	2s
NhA	Norfolk loamy sand, 0 to 2 percent slopes	53.53	13.65	0	69	1
OeB	Orangeburg loamy sand, 2 to 5 percent slopes	29.84	7.61	0	69	2e
FuB2	Faceville sandy loam, 2 to 5 percent slopes, moderately eroded	21.08	5.37	0	66	3e

Soil Map

LpC	Lakeland sand, 0 to 8 percent slopes	20.31	5.18	0	19	4s
Grd	Grady soils	15.39	3.92	0	20	5w
Gt	Goldsboro loamy sand, 0 to 2 percent slopes	12.7	3.24	0	61	2w
OeC2	Orangeburg loamy sand, 5 to 8 percent slopes, moderately eroded	7.32	1.87	0	65	3e
OeA	Orangeburg loamy sand, 0 to 2 percent slopes	3.89	0.99	0	69	1
FuA	Faceville sandy loam, 0 to 2 percent slopes	3.34	0.85	0	77	1
TOTALS		392.25(*)	100%	-	45.12	3.78

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Boundary 210.18 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Kib	Kinston and Bibb soils, 0 to 2 percent slopes, frequently flooded	70.1	33.35	0	30	6w
FuA	Faceville sandy loam, 0 to 2 percent slopes	16.32	7.76	0	77	1
RhD2	Red Bay sandy loam, 8 to 12 percent slopes, eroded	15.93	7.58	0	63	6e
GoB	Greenville sandy loam, 2 to 5 percent slopes	15.55	7.4	0	74	2e
GqC3	Greenville sandy clay loam, 5 to 8 percent slopes, severely eroded	13.96	6.64	0	68	4e
FuB2	Faceville sandy loam, 2 to 5 percent slopes, moderately eroded	13.83	6.58	0	66	3e
FuC2	Faceville sandy loam, 5 to 8 percent slopes, moderately eroded	12.35	5.88	0	72	3e
GoC2	Greenville sandy loam, 5 to 8 percent slopes, eroded	11.74	5.59	0	69	3e
RhB	Red Bay sandy loam, 2 to 5 percent slopes	9.98	4.75	0	70	2e
ArC	Americus loamy sand, 5 to 8 percent slopes	8.99	4.28	0	40	4s
LpC	Lakeland sand, 0 to 8 percent slopes	7.12	3.39	0	19	4s
RhC2	Red Bay sandy loam, 5 to 8 percent slopes, eroded	4.98	2.37	0	65	4e
GoA	Greenville sandy loam, 0 to 2 percent slopes	4.35	2.07	0	74	1
ArB	Americus loamy sand, 0 to 5 percent slopes	3.05	1.45	0	41	3s
OeB	Orangeburg loamy sand, 2 to 5 percent slopes	1.85	0.88	0	69	2e
CoC2	Carnegie sandy loam, 5 to 8 percent slopes, moderately eroded	0.08	0.04	0	55	4e
TOTALS		210.18(*)	100%	-	53.15	4.07

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Soil Map

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

Tax Card Parcel

1607 128 1

Sumter County, GA

Summary

Parcel Number	1607 128 1
Location Address	LEE ST
Legal Description	586.35 ACRES LD 16 LL 128
Class	(Note: Not to be used on legal documents) V5-Consrv Use
Tax District	(Note: This is for tax purposes only. Not to be used for zoning.) UNINCORPORATED COUNTY (District 07)
Millage Rate	31.346
Acres	586.35
Neighborhood	N/A
Homestead Exemption	No (S0)
Landlot/District	128 / 16
Water	Well
Sewer	Septic Tank
Electric	Electricity
Gas	Tank Gas
Topography	Rolling
Drainage	Fair
Road Class	County
Parcel Road Access	Paved

[View Map](#)

Owner

[J CRISP ENTERPRISES LLC](#)
PO BOX 16
ANDERSONVILLE, GA 31711

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	2	59
RUR	Open Land	Rural	3	4.98
RUR	Open Land	Rural	4	17
RUR	Open Land	Rural	5	34
RUR	Open Land	Rural	6	6
RUR	Open Land	Rural	8	3
RUR	Woodlands	Rural	1	49
RUR	Woodlands	Rural	2	94
RUR	Woodlands	Rural	3	5
RUR	Woodlands	Rural	5	15
RUR	Woodlands	Rural	6	18
RUR	Woodlands	Rural	7	62
RUR	Woodlands	Rural	8	207.37
RUR	Woodlands	Rural	9	12

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	2	59
CUV	Agland 93	3	4.98
CUV	Agland 93	4	17
CUV	Agland 93	5	34
CUV	Agland 93	6	6
CUV	Agland 93	8	3
CUV	Timberland 93	1	49
CUV	Timberland 93	2	94
CUV	Timberland 93	3	5
CUV	Timberland 93	5	15
CUV	Timberland 93	6	18
CUV	Timberland 93	7	62
CUV	Timberland 93	8	207.37
CUV	Timberland 93	9	12

Tax Card Parcel

1607 128 1

6/27/23, 10:32 AM

qPublic.net - Sumter County, GA - Report: 1607 128 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FIRE FEE - PARCEL	2010	0x0 / 0	1	\$0
AB2 BARN	2002	40x44 / 0	1	\$8,300
AG1 GR BIN W/O DRYERS DxH	1970	0x0 / 0	0	\$0
RS1 FRAME-MTL-BLOCK UTIL	1970	0x0 / 0	0	\$0
AB2 BARN	1950	60x100 / 0	1	\$2,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/29/2005	970 32		\$0	Name Change	CRISP, JENNY	J CRISP ENTERPRISES LLC
12/29/2005	1175 294		\$0	Duplicate Filing	CRISP, MARY VIRGINIA	J CRISP ENTERPRISES LLC
5/20/2001	675 297		\$0	Part (See MP)	CRISP, JENNY	CRISP, JENNY
1/1/2000	136 259		\$0	Old Sale		YOUNG, JOHN R
1/1/1984	212 263		\$0	Old Sale	FARMERS HOME ADMINIS	CRISP, JENNY
12/1/1982	205 223		\$0	Old Sale	CARR, GEORGE	FARMERS HOME ADMINIS
1/31/1977	154 ??		\$0	Old Sale	YOUNG, JOHN R	CARR, GEORGE

Valuation

	2022	2021	2020	2019
Previous Value	\$640,900	\$632,600	\$640,900	\$640,900
Land Value	\$630,600	\$630,600	\$630,600	\$630,600
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$10,300	\$10,300	\$2,000	\$10,300
= Current Value	\$640,900	\$640,900	\$632,600	\$640,900
10 Year Land Covenant (Agreement Year / Value)	2014 / \$341,279	2014 / \$331,644	2014 / \$322,356	2014 / \$313,150

No data available for the following modules: Land, Residential Improvement Information, Commercial Improvement Information, Improvement Information, Prebill Mobile Homes, Photos, Sketches.

Sumter County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 6/27/2023, 7:53:22 AM

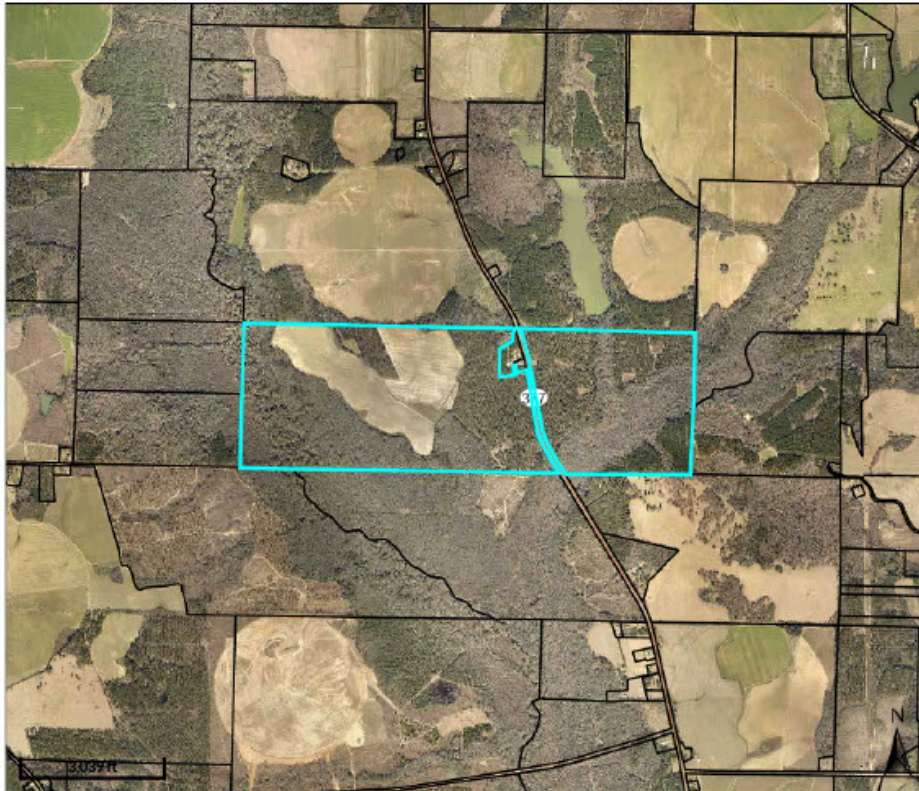
[Contact Us](#)

Developed by
 Schneider
GEOSPATIAL

Tax Map Parcel

1607 128 1

 Sumter County, GA



Overview



Legend

-  City Boundaries
-  Parcels
-  City Labels
-  Roads
-  County Boundary

Parcel ID 1607 128 1
Class Code Consv Use
Taxing District UNINCORPORATED COUNTY
Acres 586.35

Owner J CRISP ENTERPRISES LLC
P O BOX 16
ANDERSONVILLE, GA 31711
Physical Address LEE ST
Assessed Value Value \$640900

Last 2 Sales	Price	Reason	Qual
Date 12/29/2005	0	NA	U
12/29/2005	0	DU	U

(Note: Not to be used on legal documents)

Date created: 6/27/2023

Last Data Uploaded: 6/27/2023 7:53:22 AM

Developed by  Schneider
GEOSPATIAL

Property Tax Bill 2022

1607 128 1

2022 Property Tax Statement

WILKIE SMITH
Sumter County Tax Commissioner
500 West Lamar Street Ste 120
P.O. Box 1044
Americus, GA 31709
Phone: (229) 928-4530
Fax: (229) 928-4533

J CRISP ENTERPRISES LLC
P O BOX 16
ANDERSONVILLE, GA 31711

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2022-7472	12/01/2022	\$0.00	\$4324.90	\$0.00	Paid 12/06/2022

Map: 1607 128 1

Location: LEE ST

Printed: 07/24/2023

- This is the Property Tax Statement for the property you owned in Sumter County on January 1, 2022.
- Payments accepted are cash, check, money order, or debit/credit card (Visa, MasterCard, Discover, American Express).
- Tax Payments may also be made on-line at www.sumtercountygatax.com. A third-party convenience fee is added to all debit/credit card transactions.
- If you should have any questions, please contact the Sumter County Tax Commissioner at (229) 928-4530

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Sumter County Tax Commissioner
500 West Lamar Street Ste 120
P.O. Box 1044
Americus, GA 31709
Phone: (229) 928-4530
Fax: (229) 928-4533



Tax Payer: J CRISP ENTERPRISES LLC
Map Code: 1607 128 1 Real
Description: 586.35 ACRES LD 16 LL 128
Location: LEE ST
Bill No: 2022-7472
District: 007

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
10,300.00	630,600.00	586.3500	\$640,900.00	12/01/2022			SV	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	\$640,900	\$256,360	\$115,728	\$140,632	15.545000	\$2,186.12	\$0.00	\$2,186.12
FIRE FEE 1 - \$75	\$640,900	\$0	\$0	\$0	0.000000	\$75.00	\$0.00	\$75.00
SALES TAX ROLLBACK	\$640,900	\$256,360	\$115,728	\$140,632	-3.390000	\$0.00	-\$476.74	-\$476.74
SCHOOL M&O	\$640,900	\$256,360	\$115,728	\$140,632	18.065000	\$2,540.52	\$0.00	\$2,540.52
STATE TAX	\$640,900	\$256,360	\$115,728	\$140,632	0.000000	\$0.00	\$0.00	\$0.00
TOTALS					30.220000	\$4,801.64	-\$476.74	\$4,324.90

Tax Card Parcel

1607 128 3

Sumter County, GA

Summary

Parcel Number 1607 128 3
 Location Address 3403 LEE ST RD
 Legal Description 1.02 AC LL 128 16TH LD
 Class R3-Residential
 (Note: Not to be used on legal documents)
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED COUNTY (District 07)
 Millage Rate 31.346
 Acres 1.02
 Neighborhood N/A
 Homestead Exemption No (50)
 Landlot/District 128 / 16
 Water Well
 Sewer Septic Tank
 Electric Electricity
 Gas Tank Gas
 Topography Level
 Drainage Good
 Road Class State
 Parcel Road Access Paved



[View Map](#)

Owner

J CRISP PROPERTIES LLC
 P O BOX 16
 ANDERSONVILLE, GA 31711

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	3	1.02

Residential Improvement Information

Style One Family
 Heated Square Feet 1644
 Interior Walls Panel
 Exterior Walls Alum/Vinyl Siding
 Foundation Piers
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1920
 Roof Type Asphalt Shingles
 Flooring Type Pine
 Heating Type Central Heat/AC
 Number Of Rooms 5
 Number Of Bedrooms 3
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 3
 Value \$41,800
 Condition Average

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FIRE FEE - PARCEL	2010	0x0 / 0	1	\$0
FIRE FEE - RESIDENTIAL IMP	2010	0x0 / 0	1	\$0
GARBAGE UNITS	2007	0x0 / 0	1	\$0
Well/Septic Tank	1900	0x0 / 1	0	\$4,500
SITE IMPROVEMENT \$25-\$50000	1900	0x0 / 1	0	\$1,200

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/29/2005	970 28	B 185G	\$0	Name Change	CRISP, JENNY	J CRISP PROPERTIES LLC
5/20/2001	675 297	B 185G	\$0	Part (See MP)	CRISP, JENNY	CRISP, JENNY

Tax Card Parcel

1607 128 3

Valuation

	2022	2021	2020	2019
Previous Value	\$57,500	\$57,500	\$57,500	\$57,500
Land Value	\$10,000	\$10,000	\$10,000	\$10,000
+ Improvement Value	\$41,800	\$41,800	\$41,800	\$41,800
+ Accessory Value	\$5,700	\$5,700	\$5,700	\$5,700
= Current Value	\$57,500	\$57,500	\$57,500	\$57,500

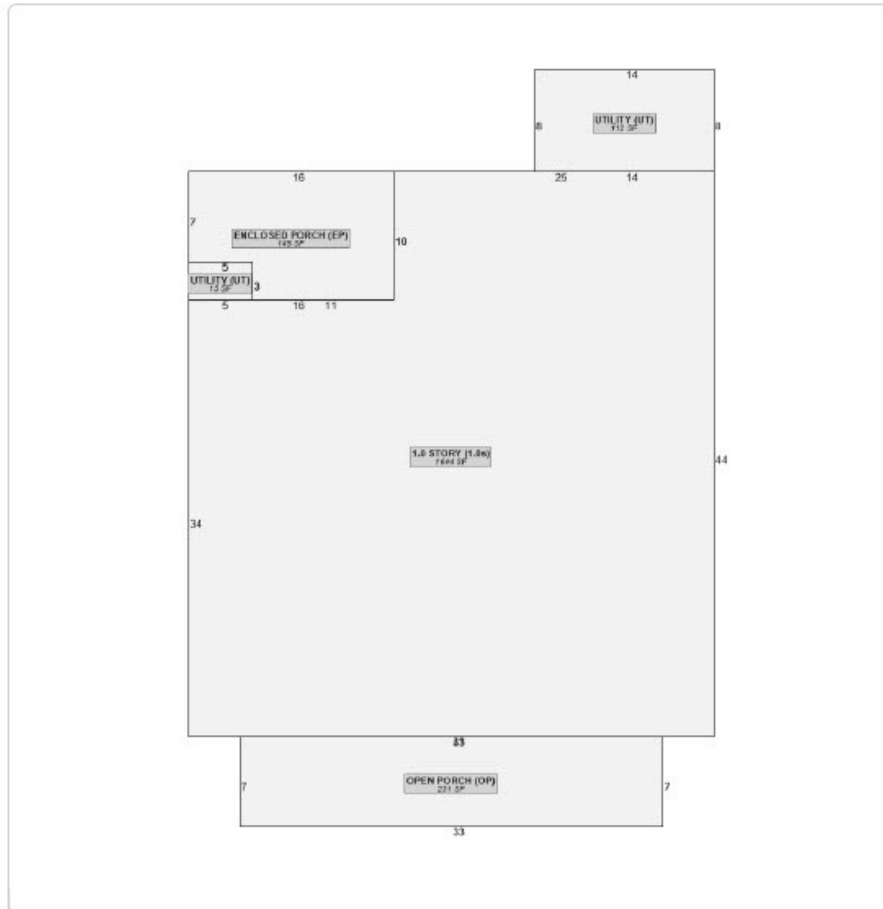
Photos



Sketches

Tax Card Parcel

1607 128 3



No data available for the following modules: Land, Conservation Use Rural Land, Commercial Improvement Information, Improvement Information, Prebill Mobile Homes.

Sumter County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

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[Contact Us](#)

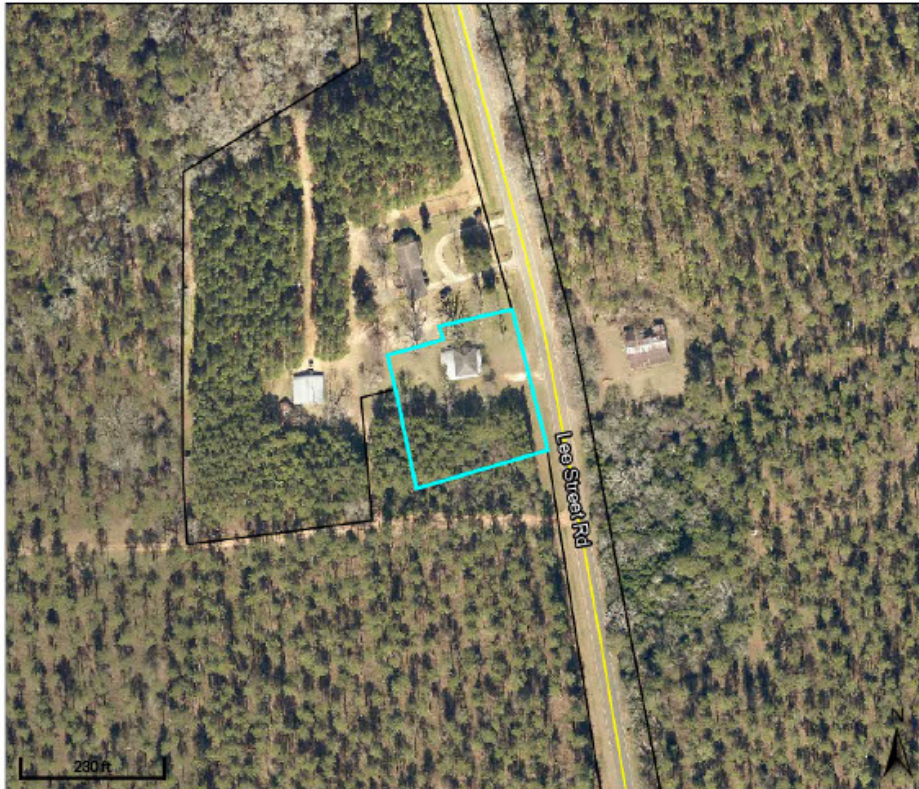
Developed by



Tax Map Parcel

1607 128 3

 **qPublic.net**™ Sumter County, GA



Overview



Legend

-  City Boundaries
-  Parcels
-  City Labels
-  Roads
-  County Boundary

Parcel ID 1607 128 3
Class Code Residential
Taxing District UNINCORPORATED COUNTY
Acres 1.02

Owner J CRISP PROPERTIES LLC
P O BOX 16
ANDERSONVILLE, GA 31711
Physical Address 3403 LEE ST RD
Assessed Value Value \$57500

Last 2 Sales	Price	Reason	Qual
Date 12/29/2005	0	NA	U
5/20/2001	0	PR	U

(Note: Not to be used on legal documents)

Date created: 6/27/2023

Last Data Uploaded: 6/27/2023 7:53:22 AM

Developed by  **Schneider**
GEOSPATIAL

Property Tax Bill 2022

1607 128 3

2022 Property Tax Statement

WILKIE SMITH
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(Interest will be added per month if not paid by due date)

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Location: LEE ST

Printed: 07/24/2023

- This is the Property Tax Statement for the property you owned in Sumter County on January 1, 2022.
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Tax Payer: J CRISP ENTERPRISES LLC
Map Code: 1607 128 1 Real
Description: 586.35 ACRES LD 16 LL 128
Location: LEE ST
Bill No: 2022-7472
District: 007

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
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STATE TAX	\$640,900	\$256,360	\$115,728	\$140,632	0.000000	\$0.00	\$0.00	\$0.00
TOTALS					30.220000	\$4,801.64	-\$476.74	\$4,324.90

CUVA

Type: DEED Book: 01332 Page: 00013

Recording Information for Application of Conservation Use Assessment

Recording Information for Release of Conservation Use Assessment

GEORGIA, SUMTER COUNTY FILED FOR RECORD ON <u>April 22, 2014</u> TIME <u>4:00 PM</u> BOOK <u>1332</u> PAGE <u>13-14</u> RECORDED <u>4/22/14</u> <u>[Signature]</u> DEPUTY CLERK OF SUPERIOR COURT	BOOK 1332 PAGE 13 001238
---	--

PT-283A REV 8/07

APPLICATION AND QUESTIONNAIRE FOR CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

To the Board of Tax Assessors of Sumter County: In Accordance with the provisions of O.C.G.A. 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of Owner (individual(s), family owned farm entity, trust, estate or non-profit conservation organization or club) - The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors.

J CRISP ENTERPRISES LLC

Owner's Mailing Address P O BOX 16	City, State and Zip: ANDERSONVILLE GA 31711	Number of acres included in this application: Agricultural Land: _____ Timber Land : _____ Total Acres : 586.35
Property location (Street, Route, HWY, etc.) 3393 LEE ST	City, State and Zip of Property:	

District 16	Land Lot 128	Sublot and Block 1	Recorded Deed 970 - 32	List types of storage and processing buildings:
----------------	-----------------	-----------------------	---------------------------	---

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. Section 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest of each individual having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

<u>[Signature]</u> Signature of Taxpayer or Taxpayer's Authorized Representative	<u>3/28/2014</u> Date Filed	Sworn to and subscribed before me this <u>28th</u> day of <u>March</u> 20 <u>14</u> <u>[Signature]</u> Notary Public
---	--------------------------------	--

Signature of Taxpayer or Taxpayer's Authorized Representative (please have additional taxpayers sign on reverse side of application)
 If denied, Georgia law O.C.G.A. Section 48-5-7.4 provides that the applicant may appeal in the same manner as other property owners made pursuant to O.C.G.A. Section 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER: 1607 128 1	TAX DISTRICT: 07	TAXPAYER ACCOUNT NUMBER: 8251	YR. COVENANT: Begins: Jan 1, 2014 Ends: Dec 31, 2023
If transferred from Preferential Agricultural Assessment, provide date of transfer:	If applicable, covenant is renewal for tax year:		If applicable, covenant is a continuation for tax year
	Pursuant to O.C.G.A. Sec 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		Beginning Jan 1, Ending Dec 31.
			If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number:

Based on the information submitted above, as well as the information provided on the questionnaire, the SUMTER County Board of Tax Assessors has considered such information and has made the following determination of this application:

Approved: ☒ Date: <u>4-1-2014</u>	<u>[Signature]</u> Board of Tax Assessors	<u>4-1-14</u> Date
Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.		

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. Sec 48-5-7.4(w), no fee is required for Clerk of Superior Court to file and index this release in the real property records of the Clerk's office.

Sworn to and subscribed before me this _____ day of _____, _____	Authorized Signature _____	Approved By: Board of Tax Assessors _____
Notary Public _____	Date Filed _____	Date Approved _____

CUVA

Type: DEED Book: 01332 Page: 00014

BOOK 1332 PAGE 14

CURRENT USE ASSESSMENT QUESTIONNAIRE - PT283A

PIN: 1607 128 1

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and the percentage interest and number of acres of property in other counties where covenants are in effect. Attach additional pages if needed:

Each Individual's Name having any beneficial interest in the property described in this application	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in this application	County where you own interest in property under other covenants	Percent interest owned and number of acres	
				Percent Interest	No. of Acres

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records))
☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)
☐ Bona fide club organized for pleasure, recreation, and other non-profitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☒ Raising, harvesting, or storing crops % 20
☐ Feeding, breeding, or managing livestock or poultry % _____
☒ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % 100
☒ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture; % 100 (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
☒ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apian products % 80
☐ Other _____

- () Yes () No Is this property or any portion thereof, currently being leased? (if yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
() Yes () No Are there other real property improvements located on this property, other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.
() Yes () No Are there any restrictive covenants currently affecting the property described in this application. If yes, please explain.
() Yes () No Are there any deed restrictions on this property? If yes, please list the restrictions.
() Yes () No Does the current zoning on this property allow agricultural use? If no, please explain.
() Yes () No Is there any type of business operated on this property? If yes, please indicate business name and type of business.

Although not required, the applicant(s) for a property having more than 25 acres MAY wish to provide additional information to assist the board of tax assessors in making their determination. This information may include:

- Plans or programs for the production of agricultural and timber products.
Evidence of participation in a government subsidy program for crops or timber
Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc.
Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)

The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. Section 48-5-7.4

April 24, 2014
File & Seal
County Clerk

Timber Cruise

TIMBERLAND SERVICES

Telephone: (229) 407-0208

wes.shiver@gmail.com

August 22, 2023

J. Crisp Enterprises, LLC.

P.O. Box 16

Andersonville, GA 31711

**RE: TIMBER INVENTORY REPORT FOR THE BEDENBAUGH PLACE LOCATED
IN LAND LOTS 111, 128 & 145 OF THE 16TH LAND DISTRICT OF SUMTER
COUNTY, GEORGIA**

Mrs. Crisp,

Enclosed are the results of the timber cruise that was requested for the +/- 426 timbered acres on the Bedenbaugh Place located in Sumter County, Georgia. The cruise was conducted during the month of August 2023.

The +/- 231 acres of merchantable timber on the tract labeled in this report as "Tract 1" has a total estimated current value of **\$453,397 or \$1,963/timbered acre**. The +/- 195 acres of merchantable timber on the tract labeled in this report as "Tract 2" has a total estimated current value of **\$319,835 or \$1,640/timbered acre**.

All acreages were estimated from aerial photography incorporated into a GIS mapping computer program.

Timber stumpage values coming from comparable sales in the area and published prices from Timber Mart-South were used in the valuation.

Total volume and value summaries for each timber stand are provided.

If you have any questions, please contact our office at your convenience.

Sincerely,



Wes Shiver

Georgia Registered Forester #2809

Timber Cruise

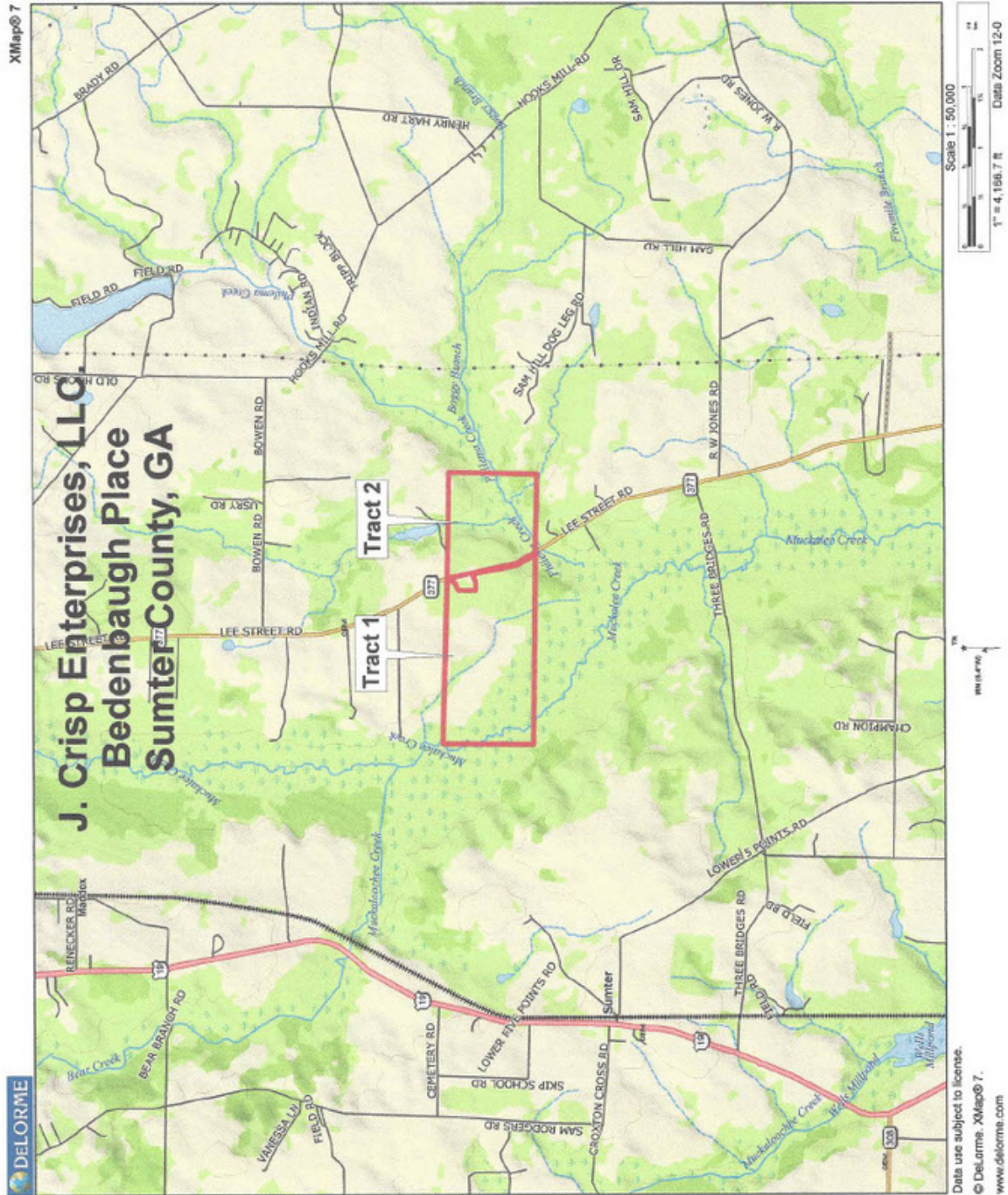
General Assumptions and Limiting Conditions

1. The timber appraiser assumes no responsibility for matters of a legal nature affecting the timber appraised or the title thereto, nor does the timber appraiser render any opinion as to the title, which is assumed to be good and marketable. The timber is appraised as though under responsible ownership.
2. Sketches in the report may show approximate dimensions and are included to assist the reader in visualizing the property. The timber appraiser has not made a survey of the property.
3. The timber appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question.
4. Any distribution of the timber valuation in the report applies only under the existing program of utilization. The valuation of the timber as a pure asset should not be necessarily considered as the contributory value of the timber toward the value of the property in its entirety.
5. Information, estimates and opinions furnished to the timber appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, the timber appraiser can assume no responsibility for the accuracy of such items furnished to the timber appraiser.
6. This report was prepared for the Client's use and the Client's sole discretion within the framework of the function stated in the report and its use for any other purpose is beyond the scope contemplated in the appraisal.
7. Where the timber appraisal conclusions are subject to satisfactory completion, repairs, or alterations, the appraisal report and value conclusion are contingent upon completion of the improvements in a workmanlike manner consistent with the plans, specification and/or scope contemplated in the appraisal.
8. Neither all nor any part of the contents of this report, especially any conclusions as to value, the identity of the appraiser or the firm with which he is connected, shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the author.
9. Acceptance of the report by the Clients constitutes acceptance of all assumptions and limiting conditions contained in the report.

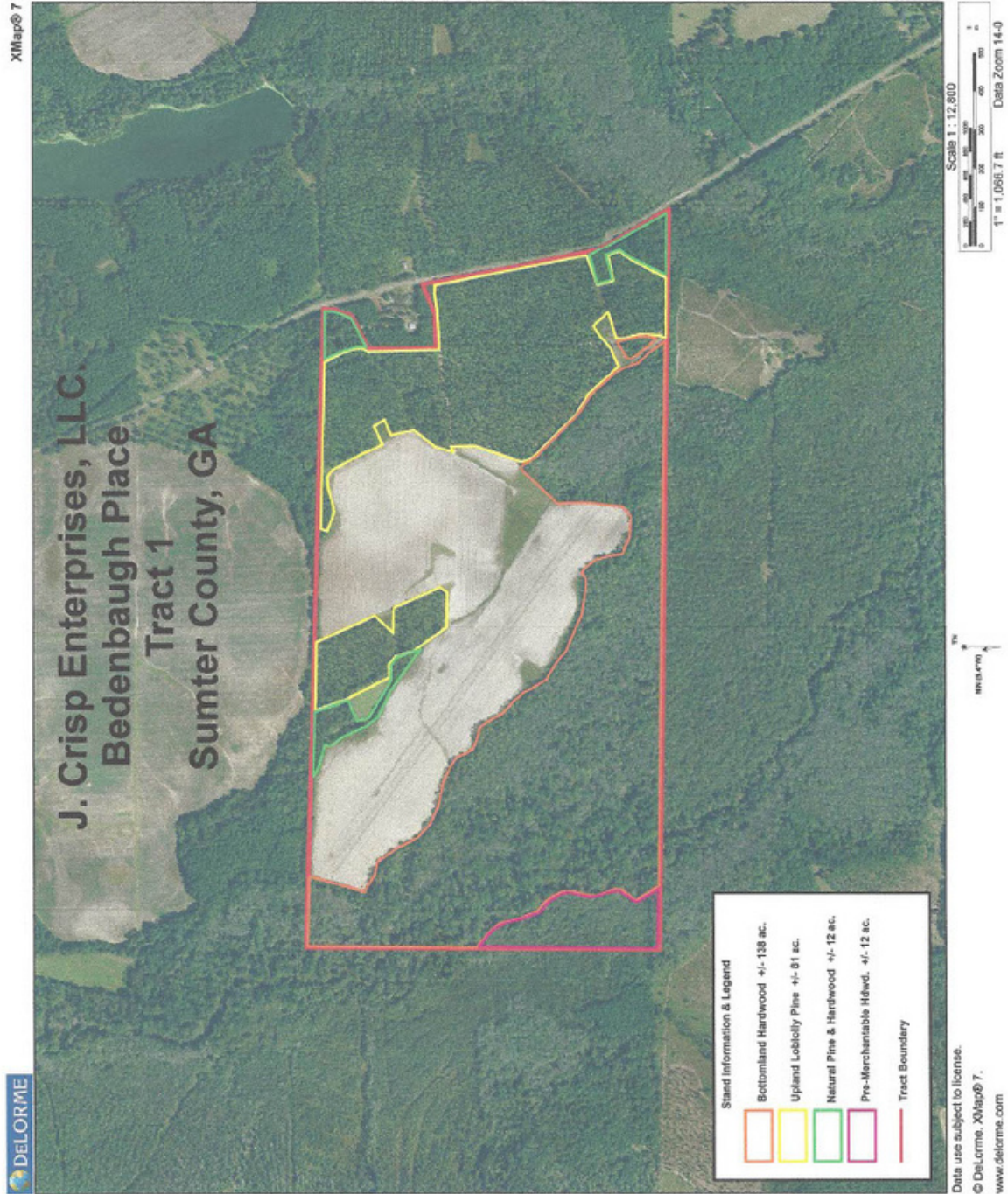
Extraordinary Assumptions

The estimates of timber volume for the subject area were determined from a timber inventory conducted by Timberland Services of Southwest GA LLC. A timber inventory is a small statistical sample of the area and is used to estimate the total volume of timber for the area. Timber volumes can vary by the timber product specifications used for an inventory. The timber product specifications used for this inventory are considered average for the area but can change or vary depending on utilization and particular specifications of different wood using mills. Timber volumes can also vary based on the utilization or grading skills of timber products by the harvesting (logging) operation. The estimate of timber volume for the subject should not be relied upon for the purpose other than for what it was designed for. Should the Clients or any third party use the timber volume estimates for any other proposes, they do so at their own risk,

Timber Cruise



Timber Cruise



Timber Cruise

Tract Value Summary by Group and Product

Number of Stands:	3
Total Acres:	231
Sawlog Vol Units:	Scrib

Tract Name:	Bedenbaugh Tract 1
Location:	Sumter County, GA
Report Date:	8/22/2023



Pine

Product	Tract Total			Per Acre			Avg. Tree			Value		
	Trees	PW Tons	Saw Tons	BA	Trees	PW Tons	Saw Tons	Tons/Tree	#/Tree	Avg DBH	\$/Ton	Stand Tot \$
Pulpwood	279.0	188.7		0.9	1.2	0.8		0.7	11.7		\$11.00	\$2,075.18
Chip-n-saw	231.2	18.5	119.7	0.6	1.0	0.1	0.5	0.5	65.7	10.8	\$25.00	\$2,991.72
Poles	188.4	16.3	206.6	0.9	0.8	0.1	0.9	1.1	169.7	14.3	\$55.00	\$11,363.37
Sawlog	3,977.3	795.2	4,575.8	22.3	17.2	3.4	10.8	1.2	190.7	15.4	\$35.00	\$160,153.72
Top Pulpwood		829.9				3.5		0.2			\$4.00	\$3,319.50
All Merchantable	4,675.9	1,018.5	4,902.1	24.7	20.2	4.4	21.2	1.3	172.3	15.0	\$30.39	\$179,903.49

Oak

Product	Tract Total			Per Acre			Avg. Tree			Value		
	Trees	PW Tons	Saw Tons	BA	Trees	PW Tons	Saw Tons	Tons/Tree	#/Tree	Avg DBH	\$/Ton	Stand Tot \$
Pulpwood	898.0	0.0	1,764.3	9.5	3.9	0.0	7.6	2.0	318.1	21.2	\$40.00	\$70,572.75
Sawlog	898.0	0.0	1,764.3	9.5	3.9	0.0	7.6	2.0	318.1	21.2	\$40.00	\$70,572.75
All Merchantable	898.0	0.0	1,764.3	9.5	3.9	0.0	7.6	2.0	318.1	21.2	\$40.00	\$70,572.75

Poplar

Product	Tract Total			Per Acre			Avg. Tree			Value		
	Trees	PW Tons	Saw Tons	BA	Trees	PW Tons	Saw Tons	Tons/Tree	#/Tree	Avg DBH	\$/Ton	Stand Tot \$
Pulpwood	23.0	37.6		0.2	0.1	0.2		1.6	19.0		\$5.00	\$187.92
Sawlog	1,127.0	0.0	2,137.1	11.4	4.9	0.0	9.3	1.9	379.2	20.7	\$30.00	\$64,111.55
All Merchantable	1,150.0	37.6	2,137.1	11.6	5.0	0.2	9.3	1.9	371.6	20.7	\$29.57	\$64,299.47

Misc. Hardwood

Tract Total			Per Acre			Avg. Tree			Value		

Timber Cruise

Product	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	Bf/Tree	Avg DBH	\$/Ton	Stand Tot \$	Per Acre \$
Pulpwood	8,196.0	4,869.3			26.1	35.5	21.1			0.6		11.6	\$5.00	\$24,346.48	\$105.40
Palletwood	1,012.0	0.0	624.2	93.3	4.0	4.4	0.0	2.7	404.0	0.6	92.2	12.9	\$11.00	\$7,490.12	\$32.42
Sawlog	2,554.0	0.0	3,051.0	534.0	18.4	11.1	0.0	13.2	2,311.6	1.2	209.1	17.5	\$35.00	\$105,784.41	\$462.27
All Merchantable	11,762.0	4,869.3	3,675.2	627.3	48.4	50.9	21.1	15.9	2,715.6	0.7	53.3	13.2	\$16.22	\$138,621.00	\$600.09

All Species Group

Tract Total					Per Acre					Avg. Tree					Value				
Product	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	Bf/Tree	Avg DBH	\$/Ton	Stand Tot \$	Per Acre \$	Tons	\$/Ton	Stand Tot \$	Per Acre \$
Pulpwood	8,498.0	5,095.5			27.2	36.8	22.1			0.6		11.6	\$5.22	\$26,609.58	\$115.19			\$26,609.58	\$115.19
Chip-n-saw	1,243.2	18.5	743.8	108.5	4.6	5.4	0.1	3.2	469.7	0.6	87.3	12.6	\$14.09	\$10,481.84	\$45.38			\$10,481.84	\$45.38
Poles	188.4	16.3	206.6	32.0	0.9	0.8	0.1	0.9	138.4	1.1	169.7	14.3	\$55.00	\$11,363.37	\$49.19			\$11,363.37	\$49.19
Sawlog	8,556.3	795.2	11,528.2	2,005.6	61.6	37.0	3.4	49.9	8,682.0	1.3	234.4	17.5	\$34.84	\$401,622.43	\$1,738.63			\$401,622.43	\$1,738.63
Top_Pulpwood		829.9					3.6			0.1			\$4.00	\$3,319.50	\$14.37			\$3,319.50	\$14.37
All Merchantable	18,485.9	5,925.4	12,478.6	2,146.0	94.2	80.0	25.7	54.0	9,290.2	1.0	116.1	14.7	\$24.64	\$453,396.72	\$1,962.76			\$453,396.72	\$1,962.76

Timber Cruise

Stand Value Summary by Group and Product

Sampling Method:	Plot	Tract Name:	Badenbaugh Tract 1
BAF / Plot Size:	0.1	Stand ID:	Bottomland Hardwood
Stand Acres:	136.0	Location:	Sumter County, GA
Cruiser:	Timberland Services	Date Cruised:	8/22/2023
		Saw Volume Unit	Scrib



Pine

Stand Total				Per Acre				Avg. Tree				Value			
Product	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Avg DBH	\$/Ton	Stand Tot \$	Per Acre \$
Pulpwood	46.0	24.4			0.2	0.3	0.2	0.2		0.5		10.6	\$11.00	\$268.74	\$1.95
Sawlog	184.0	95.1	376.5	72.2	3.1	1.3	0.7	2.7	523.4	2.0	392.5	20.7	\$15.00	\$13,176.98	\$95.49
Top Pulpwood		95.1					0.7			0.5			\$4.00	\$480.33	\$2.76
All Merchantable	230.0	119.5	376.5	72.2	3.3	1.7	0.9	2.7	523.4	2.2	314.0	19.1	\$17.88	\$13,826.05	\$100.39

Oak

Stand Total				Per Acre				Avg. Tree				Value			
Product	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Avg DBH	\$/Ton	Stand Tot \$	Per Acre \$
Pulpwood	874.0	0.0	1,718.3	278.3	15.5	6.3	0.0	12.5	2,016.8	2.0	318.4	21.2	\$40.00	\$68,733.72	\$498.07
All Merchantable	874.0	0.0	1,718.3	278.3	15.5	6.3	0.0	12.5	2,016.8	2.0	318.4	21.2	\$40.00	\$68,733.72	\$498.07

Poplar

Stand Total				Per Acre				Avg. Tree				Value			
Product	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Avg DBH	\$/Ton	Stand Tot \$	Per Acre \$
Pulpwood	23.0	37.6			0.3	0.2	0.3			1.6		19.0	\$5.00	\$187.92	\$1.36
Sawlog	1,127.0	0.0	2,137.1	427.3	19.1	8.2	0.0	15.5	3,096.6	1.9	379.2	20.7	\$40.00	\$64,111.55	\$464.58
All Merchantable	1,150.0	37.6	2,137.1	427.3	19.4	8.3	0.3	15.5	3,096.6	1.9	371.6	20.7	\$49.57	\$64,299.47	\$465.94

Misc. Hardwood

Stand Total				Per Acre				Avg. Tree				Value			
Product	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Avg DBH	\$/Ton	Stand Tot \$	Per Acre \$
Pulpwood	8,004.0	4,782.5			42.7	58.0	34.7			0.6		11.6	\$5.00	\$23,912.38	\$173.28
Palletwood	1,012.0	0.0	624.2	93.3	6.7	7.3	0.0	4.5	676.2	0.6	92.2	12.9	\$12.00	\$7,490.12	\$54.28
Sawlog	2,530.0	0.0	3,030.8	530.7	30.6	18.3	0.0	22.0	3,845.8	1.2	209.8	17.5	\$15.00	\$106,079.12	\$768.69
All Merchantable	11,546.0	4,782.5	3,655.0	624.0	79.9	83.7	34.7	26.5	4,522.0	0.7	54.0	13.2	\$16.29	\$137,481.62	\$996.24

Timber Cruise

All Species Group

Product	Stand Total			MBF
	Trees	PW Tons	Saw Tons	
Pulpwood	8,075.0	4,844.5		
Chip-n-saw	1,012.0	0.0	624.2	93.3
Sawlog	4,715.0	95.1	7,262.7	1,308.6
Top Pulpwood		95.1		
All Merchantable	13,800.0	4,939.6	7,886.9	1,401.9

BA	Trees	Per Acre		BF
		PW Tons	Saw Tons	
43.2	58.5	35.1		
5.7	7.3	0.0	4.5	676.2
68.2	34.2	0.7	52.6	9,482.5
		0.7		
118.1	100.0	35.8	57.2	10,158.7

Tons/Tree	BF/Tree	Avg DBH	Value		
			\$/Ton	Stand Tot \$	Per Acre \$
0.6		11.6	\$5.03	\$24,369.04	\$176.59
0.6	92.2	12.9	\$12.00	\$7,490.12	\$54.28
1.5	277.5	19.1	\$34.71	\$252,101.38	\$1,826.82
0.0			\$4.00	\$380.33	\$2.76
0.9	101.6	14.7	\$12.17	\$284,340.87	\$2,060.44

Timber Cruise

Stand Value Summary by Group and Product

Sampling Method:	Plot	Tract Name:	Bedenbaugh Tract 1
BAF / Plot Size:	0.1	Stand ID:	Upland Loblolly Pine
Stand Acres:	81.0	Location:	Sumter County, GA
Cruiser:	Timberland Services	Date Cruised:	8/22/2023
		Saw Volume Unit	Scrib



Pine

Product	Stand Total			Per Acre			Avg. Tree			Value		
	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Avg DBH
Pulpwood	113.0	107.9			1.2	1.4	1.3			1.0	12.6	
Chip-n-saw	207.2	14.7	109.8	13.8	1.6	2.6	0.2	1.4	170.7	0.5	66.7	10.8
Poles	188.4	16.3	206.6	32.0	2.6	2.3	0.2	2.6	394.7	1.1	160.7	14.3
Sawlog	3,673.3	642.9	4,030.0	653.3	55.4	45.3	7.9	49.8	8,090.7	1.1	178.4	15.0
Top_Pulpwood		673.8					8.3			0.2		
All Merchantable	4,181.9	781.7	4,346.4	701.1	60.8	51.6	9.7	53.7	8,656.1	1.2	167.7	14.7

All Species Group

Product	Stand Total			Per Acre			Avg. Tree			Value		
	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Avg DBH
Pulpwood	113.0	107.9			1.2	1.4	1.3			1.0	12.6	
Chip-n-saw	207.2	14.7	109.8	13.8	1.6	2.6	0.2	1.4	170.7	0.5	66.7	10.8
Poles	188.4	16.3	206.6	32.0	2.6	2.3	0.2	2.6	394.7	1.1	160.7	14.3
Sawlog	3,673.3	642.9	4,030.0	653.3	55.4	45.3	7.9	49.8	8,090.7	1.1	178.4	15.0
Top_Pulpwood		673.8					8.3			0.2		
All Merchantable	4,181.9	781.7	4,346.4	701.1	60.8	51.6	9.7	53.7	8,656.1	1.2	167.7	14.7

Stand Total			Per Acre			Avg. Tree			Value		
Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Avg DBH
113.0	107.9			1.2	1.4	1.3			1.0	12.6	
207.2	14.7	109.8	13.8	1.6	2.6	0.2	1.4	170.7	0.5	66.7	10.8
188.4	16.3	206.6	32.0	2.6	2.3	0.2	2.6	394.7	1.1	160.7	14.3
3,673.3	642.9	4,030.0	653.3	55.4	45.3	7.9	49.8	8,090.7	1.1	178.4	15.0
	673.8					8.3			0.2		
4,181.9	781.7	4,346.4	701.1	60.8	51.6	9.7	53.7	8,656.1	1.2	167.7	14.7

Stand Total			Per Acre			Avg. Tree			Value		
Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Avg DBH
113.0	107.9			1.2	1.4	1.3			1.0	12.6	
207.2	14.7	109.8	13.8	1.6	2.6	0.2	1.4	170.7	0.5	66.7	10.8
188.4	16.3	206.6	32.0	2.6	2.3	0.2	2.6	394.7	1.1	160.7	14.3
3,673.3	642.9	4,030.0	653.3	55.4	45.3	7.9	49.8	8,090.7	1.1	178.4	15.0
	673.8					8.3			0.2		
4,181.9	781.7	4,346.4	701.1	60.8	51.6	9.7	53.7	8,656.1	1.2	167.7	14.7

Stand Total			Per Acre			Avg. Tree			Value		
Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Avg DBH
113.0	107.9			1.2	1.4	1.3			1.0	12.6	
207.2	14.7	109.8	13.8	1.6	2.6	0.2	1.4	170.7	0.5	66.7	10.8
188.4	16.3	206.6	32.0	2.6	2.3	0.2	2.6	394.7	1.1	160.7	14.3
3,673.3	642.9	4,030.0	653.3	55.4	45.3	7.9	49.8	8,090.7	1.1	178.4	15.0
	673.8					8.3			0.2		
4,181.9	781.7	4,346.4	701.1	60.8	51.6	9.7	53.7	8,656.1	1.2	167.7	14.7

Stand Total			Per Acre			Avg. Tree			Value		
Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Avg DBH
113.0	107.9			1.2	1.4	1.3			1.0	12.6	
207.2	14.7	109.8	13.8	1.6	2.6	0.2	1.4	170.7	0.5	66.7	10.8
188.4	16.3	206.6	32.0	2.6	2.3	0.2	2.6	394.7	1.1	160.7	14.3
3,673.3	642.9	4,030.0	653.3	55.4	45.3	7.9	49.8	8,090.7	1.1	178.4	15.0
	673.8					8.3			0.2		
4,181.9	781.7	4,346.4	701.1	60.8	51.6	9.7	53.7	8,656.1	1.2	167.7	14.7

Timber Cruise

Stand Value Summary by Group and Product

Sampling Method:	Plot
BAF / Plot Size:	0.1
Stand Acres:	12.0
Cruiser:	Timberland Services

Tract Name:	Bedenbaugh Tract 1
Stand ID:	Natural Pine & Hardwood
Location:	Sumter County, GA
Date Cruised:	8/22/2023
Saw Volume Unit:	Scrib



Pine

Product	Stand Total			Per Acre			Avg. Tree			Value		
	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Avg DBH
Pulpwood	120.0	56.3			6.9	10.0	4.7			0.5		11.3
Chip-n-saw	24.0	3.8	9.8	1.4	1.3	2.0	0.3	0.8	114.0	0.4	57.0	11.0
Sawlog	120.0	57.2	169.3	31.0	18.9	10.0	4.8	14.1	2,586.2	1.4	258.6	18.6
Top Pulpwood		61.0					5.1			0.4		
All Merchantable	264.0	117.3	179.2	32.4	27.1	22.0	9.8	14.9	2,700.2	1.1	122.7	15.0
											Stand Tot \$	
											\$/Ton	
											Per Acre \$	
											Tons	
											\$219.27	
											\$245.72	
											\$5,926.87	
											\$243.90	
											\$7,035.76	
											\$586.31	

Oak

Product	Stand Total			Per Acre			Avg. Tree			Value		
	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Avg DBH
Sawlog	24.0	0.0	46.0	7.3	4.8	2.0	0.0	3.8	609.4	1.9	304.7	21.0
All Merchantable	24.0	0.0	46.0	7.3	4.8	2.0	0.0	3.8	609.4	1.9	304.7	21.0
											Stand Tot \$	
											\$/Ton	
											Per Acre \$	
											Tons	
											\$1,839.03	
											\$1,839.03	
											\$153.25	

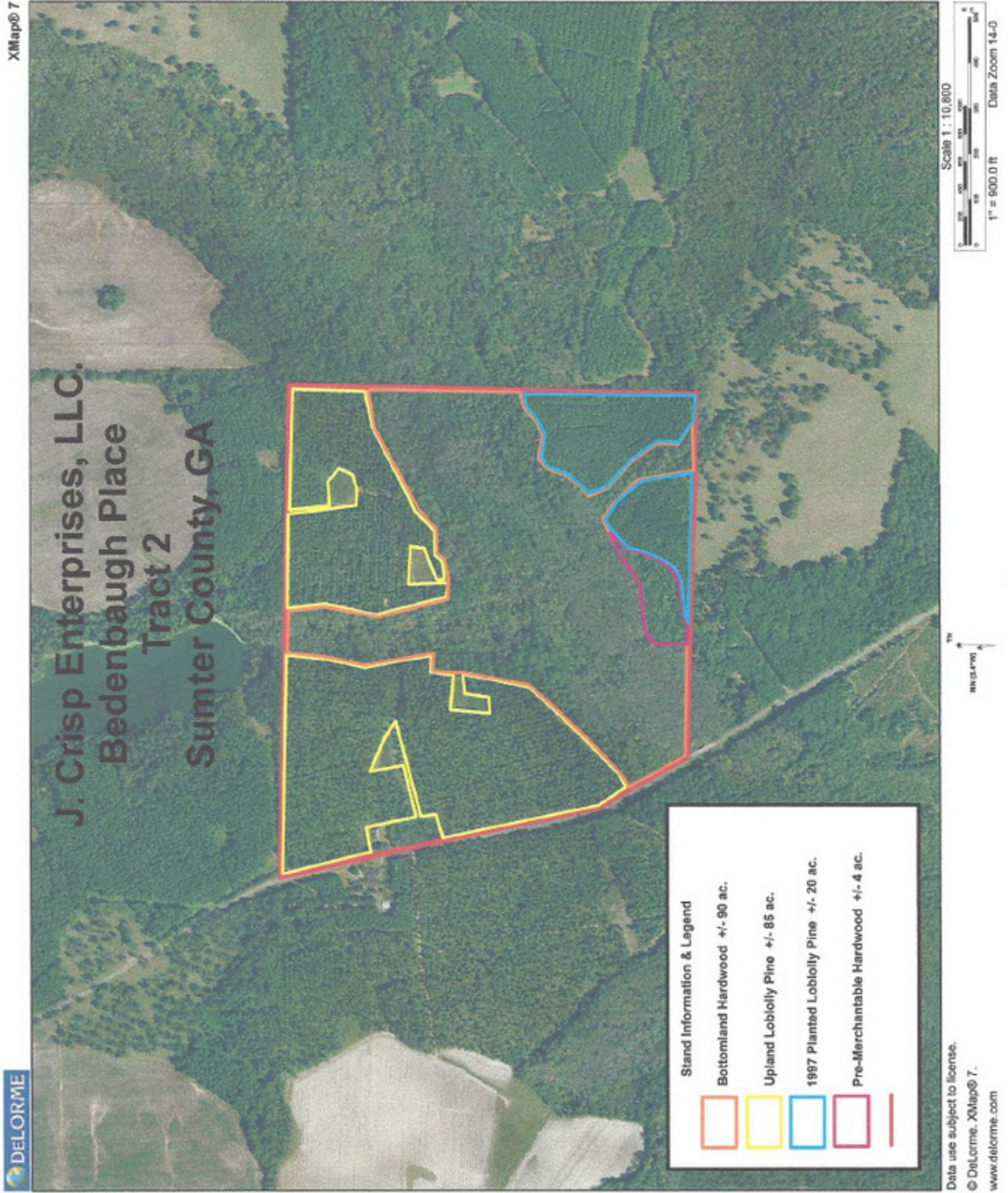
Misc. Hardwood

Product	Stand Total			Per Acre			Avg. Tree			Value		
	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Avg DBH
Pulpwood	192.0	86.8			10.8	16.0	7.2			0.5		11.1
Sawlog	24.0	0.0	20.2	3.3	2.5	2.0	0.0	1.7	272.2	0.8	136.1	15.0
All Merchantable	216.0	86.8	20.2	3.3	13.3	18.0	7.2	1.7	272.2	0.5	15.1	11.6
											Stand Tot \$	
											\$/Ton	
											Per Acre \$	
											Tons	
											\$434.10	
											\$705.29	
											\$1,139.39	
											\$94.95	

All Species Group

Product	Stand Total			Per Acre			Avg. Tree			Value		
	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Avg DBH
Pulpwood	312.0	143.1			17.8	26.0	11.9			0.5		11.2
Chip-n-saw	24.0	3.8	9.8	1.4	1.3	2.0	0.3	0.8	114.0	0.4	57.0	11.0
Sawlog	168.0	57.2	235.5	41.6	26.1	14.0	4.8	19.6	3,467.8	1.4	247.7	18.5
Top Pulpwood		61.0					5.1			0.3		
											Stand Tot \$	
											\$/Ton	
											Per Acre \$	
											Tons	
											\$1,053.36	
											\$245.72	
											\$705.93	
											\$243.90	
											\$20.32	

Timber Cruise



TIMBERLAND SERVICES
ALBANY, GA

Tract Name:	Bedenbaugh Tract 2
Location:	Sumter County, GA
Report Date:	8/22/2023

Number of Stands:	3
Total Acres:	195
Sawlog Vol Units:	Scrib

Pine

Product	Tract Total				Per Acre				Avg. Tree			Value					
	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Avg DBH		\$/Ton	Stand Tot \$	Per Acre \$	
Pulpwood	7,382.2	2,396.7			14.7	37.9	12.3			0.3	0.3	8.4		\$11.00	Tons	\$26,363.30	\$135.20
Chip-n-saw	864.9	79.5	399.8	50.8	2.7	4.4	0.4	2.1	260.3	0.5	58.7	10.7		\$25.00	Tons	\$9,995.39	\$51.56
Poles	217.9	19.9	243.5	37.9	1.3	1.1	0.1	1.2	194.5	1.1	174.0	14.4		\$55.00	Tons	\$13,394.98	\$68.69
Sawlog	4,178.0	740.2	4,376.6	710.2	25.4	21.4	3.8	22.4	3,642.1	1.0	170.0	14.7		\$35.00	Tons	\$153,182.14	\$785.55
Top_Pulpwood		839.5					4.3			0.2				\$4.00	Tons	\$3,358.31	\$17.22
All Merchantable	12,643.0	3,236.2	5,020.0	798.9	44.1	64.8	16.6	25.7	4,096.9	0.7	63.2	11.2		\$24.99	Tons	\$206,294.12	\$1,057.92

Oak

Product	Tract Total				Per Acre				Avg. Tree			Value					
	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Avg DBH		\$/Ton	Stand Tot \$	Per Acre \$	
Pulpwood	197.6	0.0	412.4	67.4	2.9	1.0	0.0	2.1	345.6	2.1	341.2	22.8		\$40.00	Tons	\$16,497.03	\$84.60
Sawlog	197.6	0.0	412.4	67.4	2.9	1.0	0.0	2.1	345.6	2.1	341.2	22.8		\$40.00	Tons	\$16,497.03	\$84.60
All Merchantable																	

Poplar

Product	Tract Total				Per Acre				Avg. Tree			Value					
	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Avg DBH		\$/Ton	Stand Tot \$	Per Acre \$	
Pulpwood	351.2	0.0	625.4	123.5	3.9	1.8	0.0	3.2	633.2	1.8	351.5	19.9		\$30.00	Tons	\$18,761.31	\$96.21
Sawlog	351.2	0.0	625.4	123.5	3.9	1.8	0.0	3.2	633.2	1.8	351.5	19.9		\$30.00	Tons	\$18,761.31	\$96.21
All Merchantable																	

Misc. Hardwood

Product	Tract Total				Per Acre				Avg. Tree			Value					
	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Avg DBH		\$/Ton	Stand Tot \$	Per Acre \$	
Pulpwood																	
Sawlog																	
All Merchantable																	

Timber Cruise

Pulpwood	6,365.9	2,987.7			19.7	32.6	15.3		0.5	10.5	\$5.00	Tons	\$14,938.41	\$76.61
Palletwood	768.3	0.0	462.2	71.3	3.8	3.9	0.0	2.4	0.6	92.8	\$12.00	Tons	\$5,546.72	\$28.44
Sawlog	1,668.3	0.0	1,651.3	282.8	12.7	8.6	0.0	8.5	1.0	169.5	\$35.00	Tons	\$57,797.06	\$296.40
All Merchantable	8,802.4	2,987.7	2,113.6	354.1	36.2	45.1	15.3	10.8	0.6	40.2	\$13.35	Tons	\$78,282.19	\$401.45

All Species Group

Product	Tract Total				Per Acre				Avg. Tree			Value		
	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Tons	Stand Tot \$	Per Acre \$
Pulpwood	13,748.0	5,384.3			34.4	70.5	27.6			0.4			\$41,301.71	\$211.80
Chip-n-saw	1,633.2	79.5	862.0	122.1	6.5	8.4	0.4	4.4	626.0	0.5	74.7	12.0	\$15,542.11	\$79.70
Poles	217.9	19.9	243.5	37.9	1.3	1.1	0.1	1.2	194.5	1.1	174.0	14.4	\$13,394.98	\$68.69
Sawlog	6,395.0	740.2	7,065.8	1,183.9	44.8	32.8	3.8	36.2	6,071.2	1.1	185.1	15.8	\$246,237.55	\$1,262.76
Top_Pulpwood		839.6					4.3			0.1			\$3,358.31	\$17.22
All Merchantable	21,994.2	6,223.9	8,171.4	1,343.9	87.1	112.8	31.9	41.9	6,891.7	0.7	61.1	11.9	\$319,834.66	\$1,640.18

Timber Cruise

Stand Value Summary by Group and Product

Sampling Method:	Plot
BAF / Plot Size:	0.1
Stand Acres:	90.0
Cruiser:	Timberland Services

Tract Name:	Badenbaugh Tract 2
Stand ID:	Bottomland Hardwood
Location:	Sumter County, GA
Date Cruised:	8/21/2023
Saw Volume Unit	Scrib



Pine

Product	Stand Total			Per Acre			Avg. Tree			Value	
	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	\$/Ton
Pulpwood	65.9	24.3			0.4	0.7	0.3			0.4	\$11.00
Sawlog	65.9	41.8	170.7	32.9	2.1	0.7	0.5	1.9	365.9	2.6	\$15.00
Top Pulpwood		41.8					0.5			0.6	\$4.00
All Merchantable	131.7	66.0	170.7	32.9	2.5	1.5	0.7	1.9	365.9	1.8	\$17.07
										250.0	\$56,409.64
										17.9	\$71.22

Oak

Product	Stand Total			Per Acre			Avg. Tree			Value	
	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	\$/Ton
Pulpwood	197.6	0.0	412.4	67.4	6.2	2.2	0.0	4.6	748.9	2.1	\$40.00
Sawlog	197.6	0.0	412.4	67.4	6.2	2.2	0.0	4.6	748.9	2.1	\$40.00
All Merchantable	197.6	0.0	412.4	67.4	6.2	2.2	0.0	4.6	748.9	2.1	\$40.00
										22.8	\$183.30
										22.8	\$183.30

Poplar

Product	Stand Total			Per Acre			Avg. Tree			Value	
	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	\$/Ton
Pulpwood	351.2	0.0	625.4	123.5	8.4	3.9	0.0	6.9	1,371.9	1.8	\$10.00
Sawlog	351.2	0.0	625.4	123.5	8.4	3.9	0.0	6.9	1,371.9	1.8	\$10.00
All Merchantable	351.2	0.0	625.4	123.5	8.4	3.9	0.0	6.9	1,371.9	1.8	\$10.00
										19.9	\$208.46
										19.9	\$208.46

Misc. Hardwood

Product	Stand Total			Per Acre			Avg. Tree			Value	
	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	\$/Ton
Pulpwood	6,365.9	2,887.7			42.7	70.7	33.2			0.5	\$5.00
Palletwood	768.3	0.0	462.2	71.3	8.2	8.5	0.0	5.1	792.4	0.6	\$12.00
Sawlog	1,668.3	0.0	1,651.3	282.8	27.6	18.5	0.0	18.3	3,142.4	1.0	\$15.00
All Merchantable	8,802.4	2,987.7	2,113.6	354.1	78.5	97.8	33.2	23.5	3,934.8	0.6	\$5.35
										40.2	\$78,282.19
										12.1	\$660.80

All Species Group

Timber Cruise

Stand Total					Per Acre				Avg. Tree			Value		
Product	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	sq/Tree	\$/Ton	Stand Tot \$	Per Acre \$
Pulpwood	6,431.7	3,012.0			43.1	71.5	33.5			0.5		\$5.05	\$15,205.45	\$168.95
Chip-n-saw	768.3	0.0	462.2	71.3	8.2	8.5	0.0	5.1	792.4	0.6	92.8	\$12.00	\$5,546.72	\$61.63
Sawlog	2,782.9	41.8	2,859.9	506.6	44.3	25.4	0.5	31.8	5,629.0	1.3	221.9	\$44.63	\$99,030.92	\$1,100.34
Top_Pulpwood		41.8					0.5			0.0		\$4.00	\$167.08	\$1.86
All Merchantable	9,482.9	3,053.7	3,322.1	577.9	95.6	105.4	33.9	36.9	6,421.5	0.7	60.9	\$18.81	\$119,950.18	\$1,332.78

Timber Cruise

Stand Value Summary by Group and Product

Sampling Method:	Plot
BAF / Plot Size:	0.1
Stand Acres:	85.0
Cruiser:	Timberland Services

Tract Name:	Bedinbaugh Tract 2
Stand ID:	Upland Loblolly Pine
Location:	Sumter County, GA
Date Cruised:	8/21/2023
Saw Volume Unit	Scrib



Pine

Product	Stand Total				Per Acre				Avg. Tree				Value		
	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/tree	BF/tree	Avg DBH	\$/Ton	Tons	Per Acre \$
Pulpwood	43.6	6.4			0.1	0.5	0.1	0.1		0.1		6.0	\$11.00	Tons	\$70.68
Chip-n-saw	501.3	31.5	234.0	28.7	3.5	5.9	0.4	2.8	337.2	0.5	57.2	10.4	\$25.00	Tons	\$5,848.80
Poles	217.9	19.9	243.5	37.9	2.9	2.6	0.2	2.9	446.2	1.1	174.0	14.4	\$55.00	Tons	\$13,394.98
Sawlog	3,966.7	672.2	4,129.9	656.2	54.6	46.7	7.9	48.6	7,838.2	1.0	168.0	14.7	\$55.00	Tons	\$144,546.04
Top Pulpwood		725.5					8.5			0.2			\$4.00	Tons	\$2,902.08
All Merchantable	4,729.5	731.9	4,607.4	732.8	61.1	55.6	8.6	54.2	8,621.5	1.1	154.9	14.2	\$51.23	Tons	\$166,762.58
															\$1,961.91

Timber Cruise

Stand Value Summary by Group and Product

Sampling Method:	Plot
BAF / Plot Size:	0.03
Stand Acres:	20.0
Cruiser:	Timberland Services

Tract Name:	Bedenbaugh Tract 2
Stand ID:	1997 Planted Loblolly Pine
Location:	Sumter County, GA
Date Cruised:	8/21/2023
Saw Volume Unit	Scrib



Pine

Product	Stand Total		
	Trees	PW Tons	Saw Tons
Pulpwood	7,272.7	2,366.0	
Chip-n-saw	363.6	46.0	165.9
Sawlog	145.5	26.3	76.0
Top Pulpwood		72.3	
All Merchantable	7,781.8	2,438.2	241.9
			33.1

BA	Per Acre		
	Trees	PW Tons	Saw Tons
141.1	363.6	118.3	
12.1	18.2	2.3	8.3
5.7	7.3	1.3	3.8
158.9	389.1	121.9	12.1
			1.656.3

Tons/Tree	Avg. Tree	
	BF/Tree	Avg DBH
0.3		8.4
0.5	60.7	11.0
0.5	75.9	12.0
0.1		
0.3	4.3	8.7

\$ / Ton	Value	
	Stand Tot \$	Per Acre \$
\$11.00	\$26,025.58	\$1,301.28
\$15.00	\$4,146.59	\$207.33
\$15.00	\$3,660.58	\$183.03
\$4.00	\$289.15	\$14.46
\$12.36	\$33,121.90	\$1,656.10

Well Permit



Permit No. **A90-129-0176** County **Sumter**

Land Owner **Mary Virginia Crisp**
PO Box 16
Andersonville, GA 31711
(229) 883-2546

Operator or Contact Person designated by Owner **Mary Virginia Crisp**
PO Box 16
Andersonville, GA 31711
(229) 883-2546

Initial Application **8/17/1990**
 EPD Concurrence **Grandfathered**
 Permit Approved **12/12/1990**
 Last Amended **None**

EPD PERMIT SPECIFICATIONS 1999 Image

Withdrawal of SURFACE WATER from a source called MUCKALEE CREEK at a capacity not to exceed 900 GPM for the purpose of annual irrigation on an area not to exceed 120 acres.

This is an unrestricted permit, and it has no expiration date.

Source(s) Field(s) as Mapped

One pump with a capacity of 900 gpm located at -84.2245 W, 31.9631 N (UTM Zn16N), installed in 1975 pumps from a source called MUCKALEE CREEK.

- 1 - One 96 acre center pivot irrigated field area; initially irrigated in 1975.
- 2 - One 23 acre center pivot irrigated field area; initially irrigated in 1975.

To the best of my knowledge, this map represents the location of my permitted water source(s) and areas receiving irrigation water, as of the date of mapping, at this location.

Permit Owner or Owners Designated Representative

Date

EPD Acceptance

Harold Reheis, Director
 Ga DNR Environmental Protection Division

Date **November 05, 2002**



Once the preliminary verification set forth above is signed, this map will serve as documentation by the permittee to identify and confirm the location and the capacity of irrigation systems associated with this agricultural withdrawal permit. EPD reserves the right to rescind map acceptance if EPD determines that the map information is incorrect or that the permittee has, without prior EPD approval, changed any water withdrawal location or increased acreage or pump capacity beyond that defined under 'EPD Permit Specifications'.

Legal Description

A tract of land lying and being situated in Land Lot 128 in the 16th Land District of Sumter County, Georgia and being described as tract(s) _____ containing _____ +/- acres according to an engineer's sketch attached to this contract as Exhibit "A2", and being all or a portion of that tract of land being more particularly described as follows:

All that tract or parcel of land lying and being in Sumter County, Georgia, containing 597 acres of land, more or less, and being more particularly described as follows: Lots of Land Numbers 111, 128 and 145, each containing 202 $\frac{1}{2}$ acres, more or less, all lying and being in the 16th Land District of Sumter County, Georgia, and being a part of the land described in a deed by the Bank of Americus to H. H. Glover, recorded in Deed Book W, Page 408 of the deed records of Sumter County, Georgia, being known as part of the H. H. Glover Homeplace, more recently as the J. H. Bedenbaugh Farm, said lands containing 607.5 acres, more or less.

There is EXCEPTED FROM the above described property ten (10) acres with the improvements thereon described as follows: START at the point where the centerline of the Lee Street Road intersects the north lot line of Land Lot 128 and run thence along the north lot line of Land Lot 128 north 89 degrees 38 minutes West 369.3 feet; thence due south 992.9 feet; thence north 82 degrees 30 minutes east 608.6 feet to the centerline of South Lee Street Road; thence northerly along said centerline 945.1 feet to the north line of Land Lot 128 and the point of beginning, all as shown according to plat of survey prepared by James R. Littlefield, Surveyor, Georgia Register No. 1304, dated October 5, 1973, a copy of which appears of record in Plat Book 9, at Page 63, records of the Clerk of the Superior Court of Sumter County, Georgia, which plat is by reference made a part of this description.

Subject, however, to all easements and rights-of-way upon, across or through the above described lands, as heretofore have been granted by the United States of Americus or its predecessors in title.

That certain tract or parcel of land situate, lying and being in Land Lot 128 in the 16th Land District of Sumter County, Georgia, containing 1.02 acres, and being particularly described as follows: to find the point of beginning start the point where the west right of way of Lee Street Road intersects the north land lot line of Land Lot 128, and from said point run along the west right of way of Lee Street Road south 16 degrees 20 minutes east 150.19 feet; thence continue along said right of way south 15 degrees 24 minutes east 514.39 feet to an iron pin set which marks the POINT OF BEGINNING; from the Point of Beginning run thence along a chord to the arc in said right of way south 12 degrees 16 minutes 35 seconds east 209.57 feet to an iron pin set; thence run south 73 degrees 44 minutes 16 seconds west 210.36 feet to an iron pin set; thence north 12 degrees 08 minutes 06 seconds west 209.76 feet to an iron pin set; thence north 73 degrees 46 minutes 50 seconds east 209.83 feet to the west right of way of Lee Street Road and the Point of Beginning, all as shown according to plat of survey prepared by James R. Littlefield, Surveyor, Georgia Register No. 1304, dated July 8, 1996, a copy of which appears of record in Plat Cabinet B, Slide 185-G, in the records of the Clerk of Superior Court of Sumter Superior Court of Sumter County, Georgia, which plat is by reference made a part of this description.

SURVEY
FOR
KENNETH W. GREENE, JR.
1.02 ACRES IN LAND LOT 128
16TH LAND DISTRICT
SUMTER COUNTY, GEORGIA
JULY 8, 1996
SCALE: 1" = 40 FEET

ERROR OF CLOSURE = 1/171,000.
ADJUSTED BY COGNATE RULE.
ANGULAR ERROR = 10" PER ANGLE POINT.
ANGLES & DISTANCES MEASURED BY TOPCON DT5-503 TOTAL STATION.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE, + 1/564,000.

James R. Littlefield, Surveyor
Georgia Reg. NO. 1304

APPROVED FOR FILING
JUL 10 1996
JAMES R. LITTLEFIELD
COUNTY RECORDER

JAMES R. LITTLEFIELD & ASSOCIATES
502 BARKOW STREET
AMERICUS, GEORGIA 31709
912 - 824 - 0044

0' 40' 80'

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