

Timber Cruise

TIMBERLAND SERVICES

Telephone: (229) 407-0208
wes.shiver@gmail.com
September 13, 2023

J. Crisp Enterprises, LLC.
P.O. Box 16
Andersonville, GA 31711

**RE: TIMBER INVENTORY REPORT FOR THE BUCK CREEK PLACE LOCATED IN
LAND LOTS 7 & 8 OF THE 29TH LAND DISTRICT OF MACON COUNTY, GEORGIA**

Mrs. Crisp,

Enclosed are the results of the timber cruise that was requested for the +/- 274 timbered acres on the Buck Creek Place located in Macon County, Georgia. The cruise was conducted during the month of September 2023.

The +/- 95 acres of merchantable timber on the tract labeled in this report as "Tract 1" has a total estimated current value of **\$163,972 or \$1,726/timbered acre**. The +/- 179 acres of merchantable timber on the tract labeled in this report as "Tract 2" has a total estimated current value of **\$402,865 or \$2,251/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.

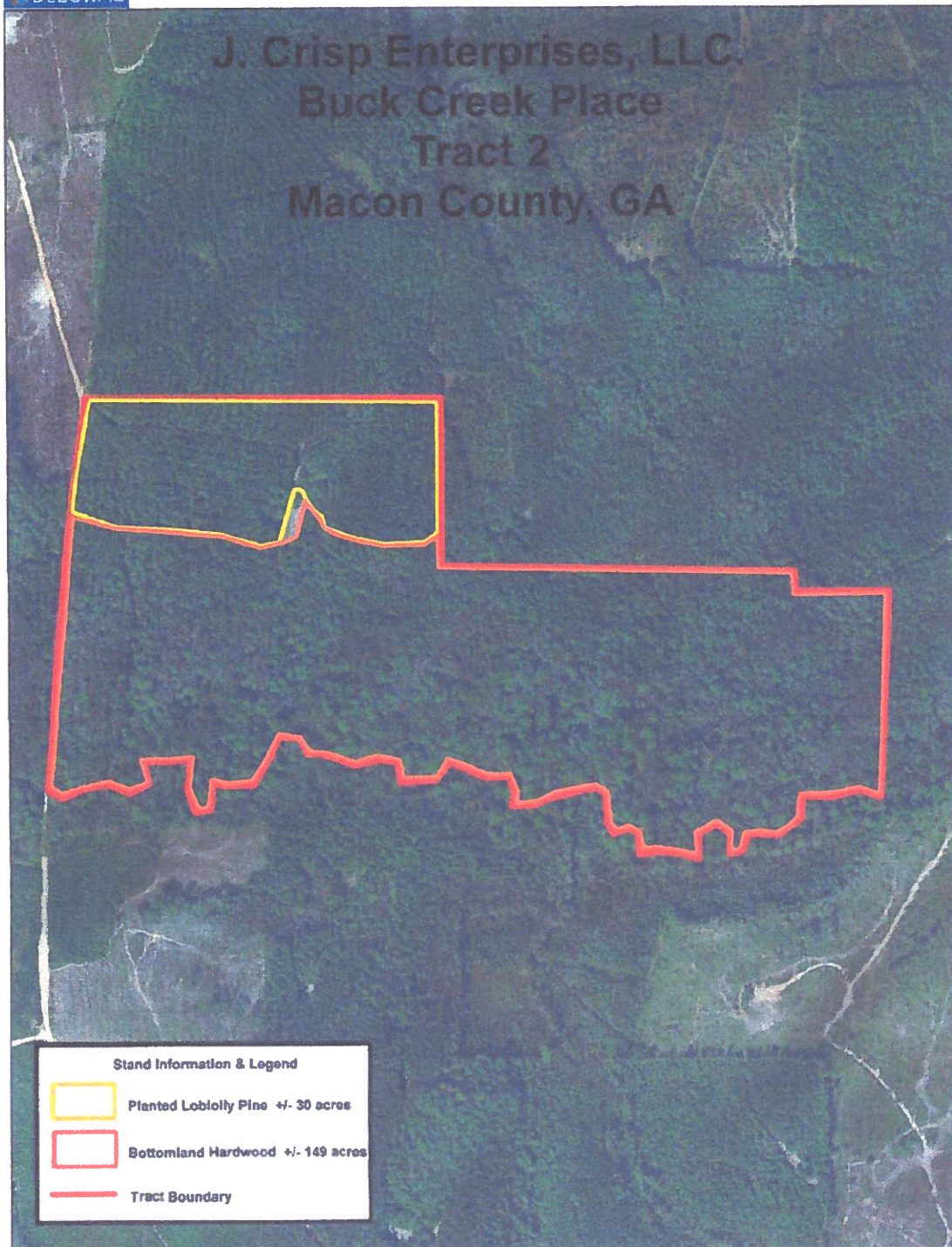
Extraordinary Assumptions

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,

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and Timberland Services of Southwest GA assumes no responsibility for any injury to the client or any third party resulting from such use.

J. Crisp Enterprises, LLC.
Buck Creek Place
Tract 2
Macon County, GA



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Tract Value Summary by Group and Product

Number of Stands:	2
Total Acres:	179
Sawlog Vol Units:	Scrib

Tract Name:	Crisp Buck Creek 2
Location:	Macon County, GA
Report Date:	9/13/2013



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	\$/Ton	Stand Tot \$	Per Acre \$
Pulpwood	1,420.1	460.4			2.8	7.9	2.6			0.3		\$10.00	\$4,603.81	\$25.72
Chip-n-saw	1,136.1	87.4	497.2	61.0	3.6	6.4	0.5	2.8	340.9	0.4	53.6	\$24.00	\$11,933.17	\$66.67
Poles	85.7	9.7	95.8	15.1	0.6	0.5	0.1	0.5	84.5	1.1	176.4	\$45.00	\$4,310.76	\$24.08
Sawlog	1,663.0	304.3	1,566.2	251.8	10.4	9.3	1.7	8.7	1,406.9	0.9	151.4	\$32.00	\$50,118.70	\$279.99
Top Pulpwood		401.4					2.2			0.1		\$4.00	\$1,605.54	\$8.97
All Merchantable	4,307.0	861.8	2,159.2	328.0	17.4	24.1	4.8	12.1	1,832.3	0.7	76.2	\$24.02	\$72,571.99	\$405.43

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	\$/Ton	Stand Tot \$	Per Acre \$
Pulpwood	21.9	29.6			0.2	0.1	0.2			1.3		\$5.00	\$147.86	\$0.83
Sawlog	1,243.2	0.0	2,952.7	490.0	20.5	6.9	0.0	16.5	2,737.3	2.4	394.1	\$40.00	\$118,109.77	\$659.83
All Merchantable	1,265.1	29.6	2,952.7	490.0	20.6	7.1	0.2	16.5	2,737.3	2.4	387.3	\$39.65	\$118,257.58	\$660.66

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	\$/Ton	Stand Tot \$	Per Acre \$
Sawlog	21.9	0.0	12.7	2.3	0.2	0.1	0.0	0.1	12.9	0.6	105.3	\$30.00	\$381.90	\$2.13
All Merchantable	21.9	0.0	12.7	2.3	0.2	0.1	0.0	0.1	12.9	0.6	105.3	\$30.00	\$381.90	\$2.13

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	11,572.0	8,193.6			51.9	64.6	45.8			0.7		12.1	\$5.00	\$40,968.19	\$228.87
Palletwood	635.4	0.0	492.6	77.2	3.9	3.5	0.0	2.8	431.1	0.8	121.4	14.2	\$12.00	\$5,910.96	\$31.02
Sawlog	3,788.8	0.0	4,707.9	832.1	37.4	21.2	0.0	26.3	4,648.5	1.2	219.6	18.0	\$35.00	\$164,774.79	\$920.53
All Merchantable	15,996.2	8,193.6	5,200.4	909.3	93.2	89.4	45.8	29.1	5,079.6	0.8	56.8	13.8	\$15.80	\$211,653.94	\$1,182.42

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	Avg DBH	\$/Ton	Stand Tot \$	Per Acre \$
Pulpwood	13,014.0	8,683.6			54.9	72.7	48.5			0.7		11.8	\$5.27	\$45,719.87	\$255.42
Chip-n-saw	1,773.6	87.4	989.8	138.2	7.5	9.9	0.5	5.5	772.0	0.6	77.9	11.8	\$18.03	\$17,844.13	\$99.69
Poles	85.7	9.7	95.8	15.1	0.6	0.5	0.1	0.5	84.5	1.1	176.4	14.6	\$45.00	\$4,310.76	\$24.08
Sawlog	6,716.9	304.3	9,239.5	1,576.2	68.4	37.5	1.7	51.6	8,805.6	1.4	234.7	18.3	\$36.08	\$333,385.11	\$1,862.49
Top Pulpwood		401.4					2.2			0.0			\$4.00	\$1,605.54	\$8.97
All Merchantable	21,590.2	9,085.0	10,325.1	1,729.5	131.4	120.6	50.8	57.7	9,662.1	0.9	80.1	14.1	\$20.76	\$402,865.41	\$2,250.64

Timber Cruise

Stand Value Summary by Group and Product

Sampling Method:	PLOT
BAF / Plot Size:	0.1
Stand Acres:	249.0
Cruiser:	Timberland Services

Tract Name:	Buck Creek Tract 2
Stand ID:	Bottomland Hardwood
Location:	Naccon County, GA
Date Cruised:	9/13/2023
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	Stand Tot \$
Pulpwood	262.9	141.7			1.0	1.8	1.0	1.0		0.5		10.1	\$10.00	\$1,416.96
Chip-n-saw	109.6	12.1	48.1	6.3	0.5	0.7	0.1	0.3	42.3	0.4	57.6	10.6	\$18.00	\$1,154.71
Sawlog	591.6	167.4	717.3	124.8	5.8	4.0	1.1	4.8	837.4	1.2	210.9	16.4	\$12.00	\$22,955.10
Top Pulpwood		179.5					1.2			0.3			\$4.00	\$718.03
All Merchantable	964.1	321.2	765.5	131.1	7.2	6.5	2.2	5.1	879.7	1.1	136.0	14.3	\$14.15	\$26,244.79

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	\$/Ton	Stand Tot \$
Pulpwood	21.9	29.6			0.2	0.1	0.2	0.2		1.3		16.0	\$5.00	\$147.86
Sawlog	986.0	0.0	2,616.8	438.1	21.4	6.6	0.0	17.6	2,940.1	2.7	444.3	24.4	\$10.00	\$104,670.44
All Merchantable	1,007.9	29.6	2,616.8	438.1	21.6	6.8	0.2	17.8	2,940.1	2.9	434.6	24.2	\$19.61	\$104,818.30

Poplar

Product	Stand Total				Per Acre				Avg. Tree				Value	
	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Avg DBH	\$/Ton	Stand Tot \$
Pulpwood	21.9	0.0	12.7	2.3	0.2	0.1	0.0	0.1	15.5	0.6	105.3	16.0	\$40.00	\$381.90
All Merchantable	21.9	0.0	12.7	2.3	0.2	0.1	0.0	0.1	15.5	0.6	105.3	16.0	\$40.00	\$381.90

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	\$/Ton	Stand Tot \$
Pulpwood	10,714.9	7,660.1			58.1	71.9	51.4			0.7		12.2	\$5.00	\$38,300.65
Palletwood	635.4	0.0	492.6	77.2	4.7	4.3	0.0	3.3	517.9	0.8	121.4	14.2	\$12.00	\$5,910.96
Sawlog	3,703.1	0.0	4,631.7	819.0	44.3	24.9	0.0	31.0	5,965.5	1.2	221.2	18.1	\$35.00	\$163,760.87
All Merchantable	15,053.4	7,660.1	5,114.3	896.2	107.0	101.0	51.4	34.3	6,014.5	0.8	59.5	13.9	\$16.12	\$205,972.48

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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	sf/Tree	Avg DBH
Pulpwood	10,999.7	7,831.4			59.3	73.8	52.6			0.7		12.1
Chip-n-saw	745.0	32.1	540.7	83.5	5.1	5.0	0.1	3.6	560.3	0.7	112.1	13.7
Sawlog	5,302.6	167.4	7,968.6	1,384.1	71.7	35.6	1.1	53.5	9,289.5	1.5	261.0	19.2
Top Pulpwood		179.5					1.2			0.0		
All Merchantable	17,047.4	8,010.9	8,509.3	1,467.6	136.1	114.4	53.8	57.1	9,849.7	1.0	86.1	14.8
										\$/Ton	Stand Tot \$	Per Acre \$
										\$5.09	\$39,865.47	\$267.55
										\$13.07	\$7,065.67	\$47.42
										\$16.36	\$289,768.30	\$1,844.75
										\$4.00	\$718.03	\$4.82
										\$10.42	\$337,417.47	\$2,264.55

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Stand Value Summary by Group and Product

Sampling Method	Plot
BAF / Plot Size	0.1
Stand Acres	30.0
Cruiser	Timberland Services

Tract Name:	Buck Creek Tract 2
Stand ID:	Planted Loblolly Pine
Location:	Macon County, GA
Date Cruised:	9/13/2023
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
Pulpwood	1,157.1	318.7			12.0	38.6	10.6			0.3	7.5
Chip-n-saw	1,028.6	75.3	449.1	54.7	19.4	34.3	2.5	15.0	1,823.8	0.4	53.2
Poles	85.7	9.7	95.8	15.1	3.3	2.9	0.3	3.2	504.0	1.1	176.4
Sawlog	1,071.4	136.9	848.9	127.1	33.2	35.7	4.6	28.3	4,235.6	0.8	118.6
Top Pulpwood		221.9					7.4			0.1	13.0
All Merchantable	3,342.9	540.6	1,393.8	196.9	67.9	111.4	18.0	46.5	6,563.5	0.6	58.9
										\$13.95	Tons
										Stand Tot \$	\$1,564.24
										Per Acre \$	

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
Pulpwood	257.1	0.0	336.0	51.9	15.5	8.6	0.0	11.2	1,730.2	1.3	201.9
All Merchantable	257.1	0.0	336.0	51.9	15.5	8.6	0.0	11.2	1,730.2	1.3	201.9
										\$140.00	Tons
										Stand Tot \$	\$447.98
										Per Acre \$	

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
Pulpwood	857.1	533.5			21.5	28.6	17.8			0.6	11.8
Sawlog	85.7	0.0	86.1	13.1	3.1	2.9	0.0	2.9	436.5	1.0	152.8
All Merchantable	942.9	533.5	86.1	13.1	24.6	31.4	17.8	2.9	436.5	0.7	13.9
										\$9.17	Tons
										Stand Tot \$	\$189.38
										Per Acre \$	

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
Pulpwood	2,014.3	852.2			33.5	67.1	28.4			0.4	9.6
Chip-n-saw	1,028.6	75.3	449.1	54.7	19.4	34.3	2.5	15.0	1,823.8	0.4	53.2
Poles	85.7	9.7	95.8	15.1	3.3	2.9	0.3	3.2	504.0	1.1	176.4
										\$15.00	Tons
										Stand Tot \$	\$143.69
										Per Acre \$	

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	\$43,616.81	\$1,453.89
	9887.51	\$19.58
	\$65,447.94	\$2,181.60

\$34.32	Tons
\$4.00	Tons
\$22.65	Tons

0.9	135.8	14.2
0.1		
0.6	57.7	11.4

51.8	47.1	4.6	42.4	6,402.3
		7.4		
108.0	151.4	35.8	60.5	8,730.2

Sawlog	1,414.3	136.9	1,271.0	192.1
Top Pulpwood		221.9		
All Merchantable	4,542.9	1,074.1	1,815.9	261.9