

Go Bid
NOW!

Property Information



404 +/- Acre Wills Estate

Webster County, Georgia

***Ben Williams Road
Preston, Georgia 31824***



(229)890-2437

www.WiregrassAuctionGroup.com

Introduction

Dear Prospective Buyers,

Wiregrass Auction Group is pleased to offer this fantastic 404 +/- acre farm.

This property has been in the Wills family for several generation and is finally available for sale. Located in Webster County, Georgia this property features income producing row-crop land, a large 8 +/- acre lake, and rolling wooded acreage. The wood land is currently being thinned for timber and when complete will be prime wildlife habitat. Webster County is known for its superior Whitetail Deer genetics, as well as excellent turkey, quail, and dove hunting. Located just 2.5 miles off US Hwy 520, this property this property is convenient to Albany, Columbus, Americus and easily accessible for travelers from Florida, Alabama, and northern Georgia.

Please don't hesitate to contact me if you have any questions or if you'd like to schedule a private showing of the property.

Sincerely,
Wiregrass Auction Group, Inc.

Mark L Manley CAI, AARE, CES
President



For More Information Contact:

Mark Manley
Wiregrass Auction Group, Inc.
(229) 890-2437 – Office
(229) 891-1377 – Cell
Mark@BidWiregrass.com

Property Information

Property Address: Ben Williams Road, Preston, Georgia 31824

Property Size: 404 +/- Acres

Assessor's Parcel Numbers: Webster – C09 002
Webster – C09 020

Tax Bill Amount: C09 002 - \$5,147.31
C09 020 - \$1, 163.49

Driving Directions: From the Intersection of US HWY 520 and CR 129 / Ben Williams Road travel north on CR 129 / Ben Williams Road for 2.5 +/- miles to the property. ***"Watch for Auction Signs!"***

Important Selling Features:

- 88 +/- Acres of Cropland
- 8 +/- Acre Lake
- Rolling Wooded Acreage
- Located in the Heart of Webster County Georgia
- Fantastic Deer and Turkey Hunting
- Pines and Hardwoods are Currently Being Thinned (informational documents included in this package)
- Not Currently Enrolled in Any Conservation Covenants

Aerial Map



Soil Map – Page 1



Soil Map – Page 2

Soil Map—Webster County, Georgia

MAP LEGEND

- Area of Interest (AOI)
- Area of Interest (AOI)
- Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points
- Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.sc.egov.usda.gov>
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Webster County, Georgia
 Survey Area Data: Version 16, Sep 3, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 2, 2020—Dec 5, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

MAP LEGEND

- Soil Area
- Stony Spot
- Very Stony Spot
- Web Spot
- Other
- Special Line Features
- Water Features
- Streams and Canals
- Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads
- Background
- Aerial Photography

Soil Map – Page 3

Soil Map—Webster County, Georgia

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BeB	Benevolence loamy sand, 0 to 5 percent slopes	4.8	0.8%
BoB	Bonneau loamy sand, 0 to 5 percent slopes	8.4	1.5%
KBA	Kinston and Bibb soils, 0 to 2 percent slopes, frequently flooded	122.8	21.7%
LmB	Lucy loamy sand, 0 to 5 percent slopes	4.2	0.7%
NcD	Nankin-Cowarts complex, 5 to 15 percent slopes	33.4	5.9%
NcF	Nankin-Cowarts complex, 15 to 35 percent slopes	33.9	6.0%
OeA	Orangeburg loamy sand, 0 to 2 percent slopes	0.3	0.1%
OeB	Orangeburg loamy sand, 2 to 5 percent slopes	5.4	0.9%
OgC2	Orangeburg sandy loam, 5 to 8 percent slopes, moderately eroded	8.2	1.5%
OgD2	Orangeburg sandy loam, 8 to 15 percent slopes, moderately eroded	3.7	0.7%
TrB	Troup loamy sand, 0 to 5 percent slopes	327.1	57.9%
TrD	Troup loamy sand, 5 to 15 percent slopes	10.5	1.9%
W	Water	2.3	0.4%
Totals for Area of Interest		564.8	100.0%

Tax Card Parcel – Page 1 C09 002

 Webster County, GA

Summary

Parcel Number C09 002
 Location Address 2810 BEN WILLIAMS RD
 Legal Description 095-012 LD 18 LL 125 124
 (Note: Not to be used on legal documents)
 Class A5-Agricultural
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning
 Tax District Webster County (District 01)
 Millage Rate 26.067
 Acres 351.9
 Neighborhood Webster County (00001)
 Homestead Exemption No (50)
 Landlot/District 124 / 18

[View Map](#)



Owner

[WILLSOR](#)
 81 GATLIN BLUFF
 THOMASVILLE, GA 31757

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Openland	Rural	3	80.7
RUR	Woodland	Rural	3	271.2

Residential Improvement Information

Style One Family
 Heated Square Feet 1184
 Interior Walls Pine/Log
 Exterior Walls Wood
 Foundation Piers
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1900
 Roof Type Metal
 Flooring Type Pine/Plywd
 Heating Type None/Sp Ht/Susp
 Number Of Rooms 5
 Number Of Bedrooms 3
 Number Of Full Bathrooms 0
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 0
 Value \$2,200
 Condition Poor
 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Site Improvement W/S	1900	1x0 / 1	1	\$3,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/23/1995	78 412		\$0	Gift	WIS MARIAN DORRIS	WILLS MRS O R & DORI
5/26/1969	TT 348		\$0	Gift	WILLS O R SR	WILLS MRS GUSSIE ETAL

Tax Card Parcel – Page 2 C09 002

Valuation

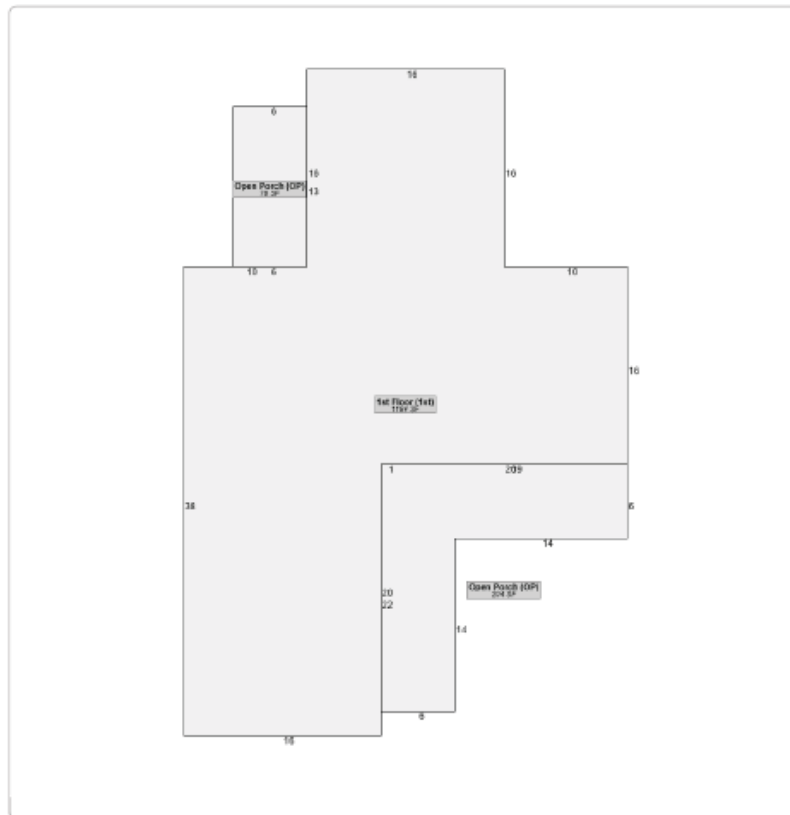
	2021	2020	2019	2018	2017
Previous Value	\$486,200	\$486,200	\$486,200	\$486,200	\$486,200
Land Value	\$481,000	\$481,000	\$481,000	\$481,000	\$481,000
+ Improvement Value	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200
+ Accessory Value	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
= Current Value	\$486,200	\$486,200	\$486,200	\$486,200	\$486,200
10 Year Land Covenant (Agreement Year / Value)					2008 / \$187,383

Photos



Sketches

Tax Card Parcel – Page 3 C09 002



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

The Webster County Assessor 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 tax roll. All other data is subject to change.

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[GDPR Privacy Notice](#)

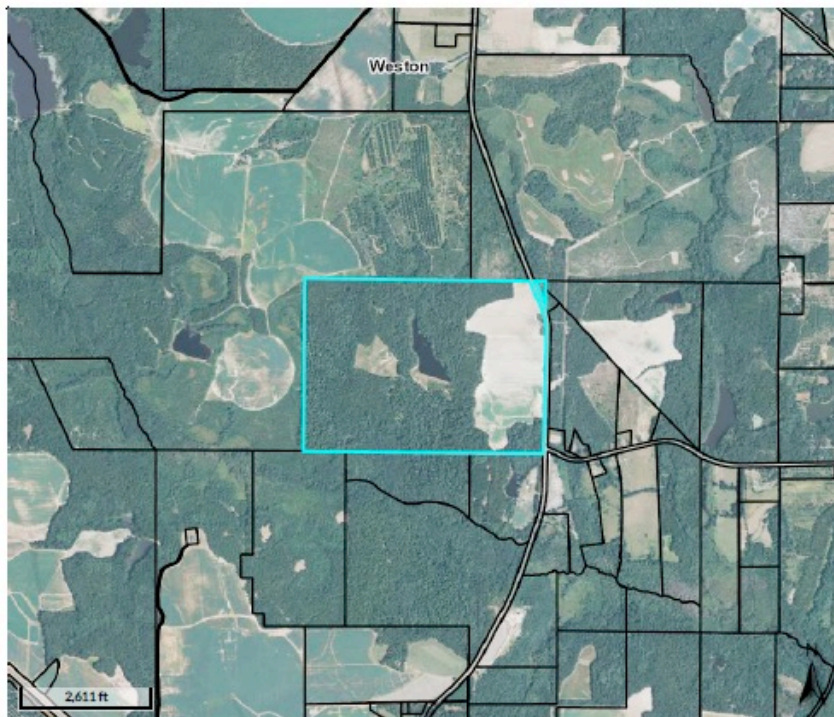
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Version 2.3.179

Tax Map Parcel C09 002

 **qPublic.net™** Webster County, GA



- Legend**
-  Parcels
 -  Roads
 -  City Labels

Parcel ID	C09002	Owner	WILLS O R	Last 2 Sales			
Class Code	Agricultural		81 GATLIN BLUFF	Date	Price	Reason	Qual
Taxing District	Webster County		THOMASVILLE, GA 31757	8/23/1995	0	GT	U
Acres	351.9	Physical Address	2810 BEN WILLIAMS RD	5/26/1969	0	GT	U
		Assessed Value	Value \$486200				

(Note: Not to be used on legal documents)

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GEO SPATIAL

Property Tax Bill 2021 C09 002

2021 ADVALOREM TAX NOTICE FOR THE COUNTY OF WEBSTER

MARJORIE R HINE
WEBSTER CO TAX COMM
P O BOX 73
PRESTON GA 31824

BILL NUMB. 2021 2106
ACCT NUMB. 842400 010
TAXPAYER WILLS O R
MAP NUMBER C 9 2
LEGAL DESC 095-012 LD 18 LL 125 1
LOCATION 2810 BEN WILLIAMS RD
CURRENT YEAR TAXES NO TAX DUE

If paying by check or money order,
please include your tax bill number.

PAYMENT DUE NO TAX DUE
ON OR BEFORE DECEMBER 20, 2021

351.90 acres

WILLS O R
81 GATLIN BLUFF
THOMASVILLE GA 31757

2106FT

MARJORIE R HINE
WEBSTER CO TAX COMM
P O BOX 73
PRESTON GA 31824

2021
CO. PT.
2106

Please return this portion of your bill with your payment

2021 ADVALOREM TAX NOTICE FOR THE COUNTY OF WEBSTER

YEAR	BILL NUM	ACCOUNT NUMBER	DI	LOCATION/DESCRIPTION	MAP/PARCEL	FAIR MARKET VALUE
2021	002106	842400 010	1	095-012 LD 18 LL 125 1	C 9 2	486,200
TAXING ENTITY	ASSESSMENT	EXEMPTION	TAXABLE VALUE	MILLAGE RATE	CREDITS	TAXES DUE
COUNTY	194480		194480	.0090000	373.79	1,750.32
SCHOOL	194480		194480	.0169590		3,298.19
SCHOOL BD	194480		194480	.0005080		98.80
TOTAL TAX						5,147.31
PAYMENTS						-5,147.31

THIS YEAR TAX NO TAX DUE

TOTAL TAX DUE NO TAX DUE

CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY

WILLS O R
81 GATLIN BLUFF
THOMASVILLE GA 31757

PAYMENT MUST BE MADE ON OR BEFORE
DECEMBER 20, 2021
YOUR CANCELLED CHECK IS YOUR RECEIPT


MARJORIE R HINE
WEBSTER CO TAX COMM
P O BOX 73
PRESTON GA 31824

-----PLEASE READ, THIS IS AN IMPORTANT PART OF YOUR TAX BILL-----

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead authorized for all homeowners, certain elderly persons are entitled to additional homestead exemptions. The full law relating to such exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of the exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than 4/01/2022 in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact the office of the County Tax Office at 6330 HAMILTON ST 229-828-3690. If you feel that your property has been assigned too high a value for tax purposes by the Board of Tax Assessors, you should file a tax return reducing the value not later than 4/01/2022 in order to have an opportunity to have this value lowered for next year's taxes. Information on filing a return can be obtained from the County Tax Office at 6330 HAMILTON ST and/or 229-828-3690.

<p>LOCAL OPTION SALES TAX CREDIT: The General Assembly reenacted the Local Option Sales Tax Act and another part of your bill shows the dollar amount of reduction of local property taxes which you have received. The law now requires the following additional information to be provided to each taxpayer:</p>	<p>LOCAL TAX LEVY: Mill rate required to produce local budget 10.922 Reduction in mill rate due to rollback to taxpayers of sales tax proceeds this previous year 1.922 Actual mill rate set by local officials 9.000</p>
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Tax Card Parcel C09 020

 Webster County, GA

Summary

Parcel Number C09 020
 Location Address
 Legal Description 093-005A LD 18 LL 132
 (Note: Not to be used on legal documents)
 Class A4-Agricultural
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning
 Tax District Webster County (District 01)
 Millage Rate 26.067
 Acres 40.03
 Neighborhood Webster County (00001)
 Homestead Exemption No (S0)
 Landlot/District 132 / 18

[View Map](#)

Owner

[WILLS O R](#)
 81 GATLIN BLUFF
 THOMASVILLE, GA 31757

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcel	Rural	3	40.03

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/23/1995	78 412		\$0	Gift	WILLS MARIAN DENNIS	WILLS MRS O R & DORI

Valuation

	2021	2020	2019	2018	2017
Previous Value	\$109,900	\$109,900	\$109,900	\$109,900	\$109,900
Land Value	\$109,900	\$109,900	\$109,900	\$109,900	\$109,900
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$109,900	\$109,900	\$109,900	\$109,900	\$109,900
10 Year Land Covenant (Agreement Year / Value)					2008 / \$20,210

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

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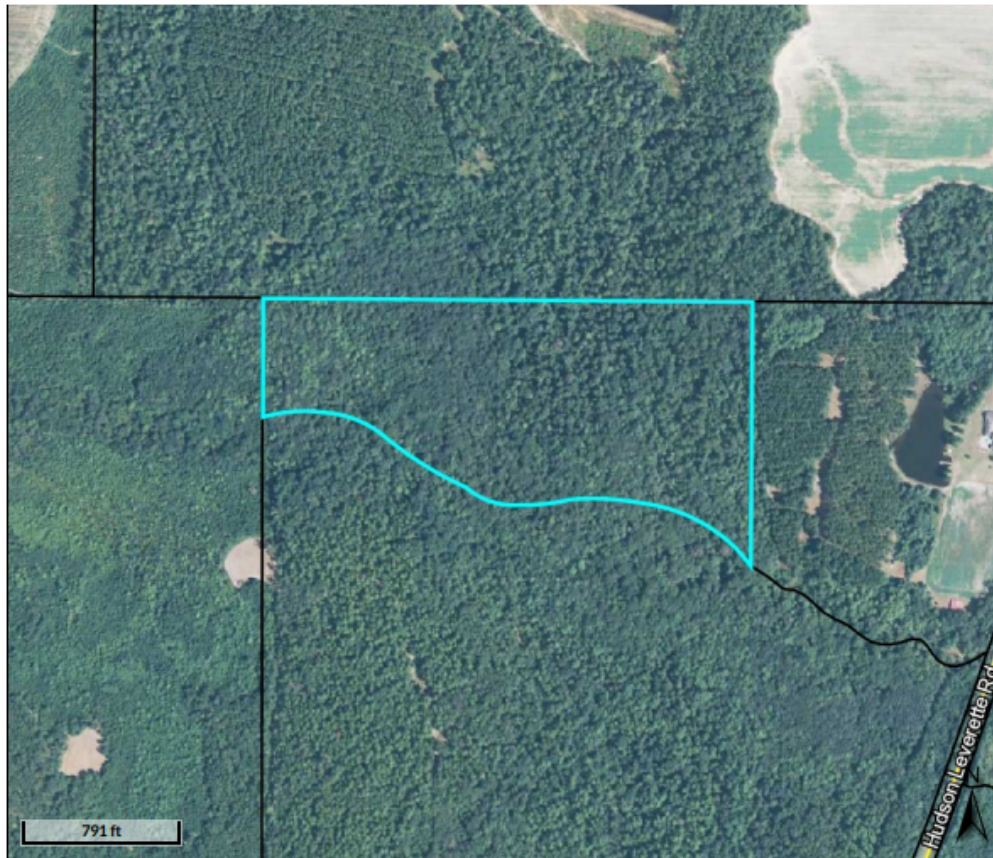
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Tax Map Parcel C09 020




 Webster County, GA



Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID C09 020
Class Code Agricultural
Taxing District Webster County
Acres 40.03

Owner WILLS O R
81 GATLIN BLUFF
THOMASVILLE, GA 31757
Physical Address n/a
Assessed Value Value \$109900

Last 2 Sales			
Date	Price	Reason	Qual
8/23/1995	0	GT	U
n/a	0	n/a	n/a

(Note: Not to be used on legal documents)

Date created: 3/15/2022
Last Data Uploaded: 3/15/2022 6:54:01 AM

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GEOSPATIAL

Property Tax Bill C09 020

2021 ADVALOREM TAX NOTICE FOR THE COUNTY OF WEBSTER

MARJORIE R HINE
WEBSTER CO TAX COMM
P O BOX 73
PRESTON GA 31824

BILL NUMB. 2021 2107
ACCT NUMB. 842800 010
TAXPAYER WILLS O R
MAP NUMBER C 9 20
LEGAL DESC 093-005A LD 18 LL 132
LOCATION
CURRENT YEAR TAXES NO TAX DUE

If paying by check or money order,
please include your tax bill number.

PAYMENT DUE NO TAX DUE
ON OR BEFORE DECEMBER 20, 2021

40.03 acres

WILLS O R
81 GATLIN BLUFF
THOMASVILLE GA 31757

2107PT

MARJORIE R HINE
WEBSTER CO TAX COMM
P O BOX 73
PRESTON GA 31824

2021
CO. PT.
2107

Please return this portion of your bill with your payment

2021 ADVALOREM TAX NOTICE FOR THE COUNTY OF WEBSTER

YEAR	BILL NUM	ACCOUNT NUMBER	DT	LOCATION/DESCRIPTION	MAP/PARCEL	FAIR MARKET VALUE
2021	002107	842800 010	1	093-005A LD 18 LL 132	C 9 20	109,900
TAXING ENTITY	ASSESSMENT	EXEMPTION	TAXABLE VALUE	MILLAGE RATE	CREDITS	TAXES DUE
COUNTY	43960		43960	.0090000	84.49	395.64
SCHOOL	43960		43960	.0169590		745.52
SCHOOL BD	43960		43960	.0005080		22.33
TOTAL TAX						1,163.49
PAYMENTS						-1,163.49

THIS YEAR TAX NO TAX DUE

TOTAL TAX DUE NO TAX DUE

CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY

WILLS O R
81 GATLIN BLUFF
THOMASVILLE GA 31757

PAYMENT MUST BE MADE ON OR BEFORE
DECEMBER 20, 2021
YOUR CANCELLED CHECK IS YOUR RECEIPT

MARJORIE R HINE
WEBSTER CO TAX COMM
P O BOX 73
PRESTON GA 31824

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LOCAL OPTION SALES TAX CREDIT:
The General Assembly enacted the Local Option Sales Tax Act and another part of your bill shows the dollar amount of reduction of local property taxes which you have received. The law now requires the following additional information to be provided to each taxpayer:

LOCAL TAX LEVY:
Mill rate required to produce local budget 10.922
Reduction in mill rate due to rollback to taxpayers of sales tax proceeds this previous year 1.922
Actual mill rate set by local officials 9.000

Timber Sales Agreement – Page 1

LONG FORM TIMBER SALE CONTRACT

This Indenture made and entered into this, the 20th day of August 2021, by and between:

<u>SELLER</u>	<u>SELLER</u>	<u>SELLER</u>	<u>PURCHASER</u>
Ronnie Wills 81 Gatlin Bluff Thomasville, GA. 31757	Yvonne Coalson 4628 Hwy. 19 South Camillia, GA. 31730	Sherrie Hales 2600 Bridgewater Circle Gainesville, GA. 30506	Oakcrest Lumber Inc. P.O. Box 458 Buena Vista, GA. 31803

Witnesseth, That:

Seller, for and in consideration of the terms and provisions of this Timber Sale Contract hereinafter set forth, and for in consideration of the Sum of \$254,806.32 (see EXHIBIT B). To be paid at the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, have granted, bargined, sold, conveyed and demised, and do hereby grant, bargain, sell, convey and demise to Purchaser, its successors and assigns, all and singular, the following described trees, and timber, now on the following described lands, to-wit:

All Pine trees and Hardwood trees marked with Orange treemarking paint located in selectcut areas, Also All Pine & Hardwood trees NOT Striped with BLUE treemarking paint for sale in selectcut areas. All Hardwood pulpwood and fuelwood to be paid as cut at the following rates Hardwood pulpwood at \$7.00 per ton & Fuelwood at \$.50 per ton (2,000 lbs = 1 Ton). Said trees are located in portions of Land Lots 124, 125 & 132 of Land District 18, Webster County, Georgia. The area from which the trees sold hereunder are to be cut and removed is more particularly delineated on the attached map ("EXHIBIT A"). Said map are made a part hereof by this express reference thereto.

This conveyance is made under the terms, conditions and provisions hereinafter set forth, and purchaser's acceptance of, and agreement to, said terms, conditions and provisions shall be evidenced by (but not by way of limitation): (A) Purchasers payment of said amount stated above; and, (B) the acceptance of delivery of this TIMBER SALE CONTRACT by the authorized agent of Purchaser. Said terms, conditions and provisions are as follows, to-wit:

(1) Seller extends to Purchaser the uninterrupted use and enjoyment of said trees, and the right to cut and remove said trees from said lands, which time period shall commence to run from the date of the execution of this Instrument and terminate at Midnight on December 31, 2023.

Timber Sales Agreement – Page 2

LONG FORM TIMBER SALE CONTRACT

(2) Purchaser shall have full right of ingress and egress in, to and over the above-described property, for the purpose of making roads, tramroads, trailways, and skid roads, or any other type of access, in the cutting and removing of the timber herein conveyed, but existing roads shall be used where expedient; provided however, that : (a) all additional roads must be approved by Seller in advance; (b) roads existing at the execution of this instrument must, at the termination hereof, be in the same, or a better, condition as they were at the time of execution; (c) Purchaser will keep all roads in a condition that is not conducive to erosion; (d) any portion of any tree falling across any road, or in field or pasture, shall be removed as soon as practical, or immediately if conditions warrant; (e) no forest products will be ramped in the roads on said lands; (f) all roads shall be left open and passable at the end of each day's operation.

(3) Purchaser shall have the right to operate, on said lands, skidders, trucks, tractors and equipment of every kind, nature and description, together with any other device or devices needful or necessary by Purchaser to obtain the trees herein conveyed; provided, that Purchaser shall not conduct any cutting and/or harvesting operations upon said lands unless Purchaser's operations crews are properly supervised at all times.

(4) Purchaser shall be responsible to Seller or any other party damaged by fires caused by him and/or his servants, agents, employees, representatives, successors, licensees and/or assigns.

(5) Purchaser agrees to leave in place and undamaged, all boundary trees and survey points, and to avoid damage to fences, crops, other fixtures, and/or improvements on said lands. Purchaser shall repair damages at its own expense. Fences subject to damage repair are those shown on attached map. Purchaser agrees to prevent undue damages to the lands of Seller during logging operations under wet conditions. Felled trees will not be delimited by backing same thru or against any tree or trees not conveyed herein. No tree or any portion of any tree shall be left in and/or across any stream (excluding any small limbs, leaves and/or pine cones that will not impede the flow of any stream and/or streams located on subject property).

(6) Seller warrants the title of said trees to Purchaser, its successors and assigns, and agrees to defend said title and the rights herein granted against any and all claims, taxes, mortgages and/or other legitimate encumbrances, and from any hostile claimant, all at Seller's own expense. Seller shall indemnify Purchaser and hold Purchaser harmless against any and all lawful claims against the trees conveyed herein. Seller agrees to pay and discharge all taxes and assessments levied and assessed upon the lands hereinabove described and the timber growing thereon.

(7) All the rights and privileges granted in this lease shall be deemed to include the Purchaser, its servants, agents, employees, licensees, assigns, representatives and/or successors.

(8) This Contract may not be assigned by Purchaser without the prior written consent of Seller, assignments to Purchaser's lienholder(s) excepted from this provision. Those trees/products not used by Purchaser may be assigned to another Vendor and/or Vendors.

(9) In the event that Purchaser is delayed in the cutting of the trees herein conveyed, due to any defect, dispute and/or infirmity in the title to the property, or any portion of the same, then the term of this Contract shall be extended for a sufficient length of time following the settlement of any such defect, so that Purchaser may remove the remaining trees.

(10) Purchaser will not allow its contractors, agents, servants and/or employees to leave trash, bottles, cans and/or other forms of litter on the property or to drain, pour and/or spill oil, gas, fuel and/or other petroleum products on said lands. Logging debris is not trash and shall remain on property.

(11) Seller acknowledges that some damage arising from logging operations is inevitable. Premerchantable trees in the designated sale area which are damaged in the cutting, felling and or skidding operations, are exempt from damage penalties. Purchaser will not affix any structure to any standing trees located outside designated sale area. Trees cut or mortally damaged, not conveyed hereunder, will be valued at twice stumpage price for such trees prevailing at time same are cut. Purchaser will notify Seller's Forester three (3) days prior to commencing cutting operations and will give three (3) days notice before final move from said lands.

(12) Purchaser shall indemnify and defend Seller, and hold Seller harmless, from and against loss, cost, damages, and/or expenses (including without limitation court cost, expenses, and reasonable attorney's fees) for injury, death, or property damage (including Seller, Purchaser's and Purchaser's contractor's, and subcontractor's, agents, servants, and employees) connected with Purchaser's operation under this instrument, except where any such injury, death or damage is solely the result or proximate result of Seller's negligence or intentional acts.

(13) Purchaser shall comply with all Federal and State Laws and abide by Georgia Forestry Commission Best Management Practices in conducting its operations.

(14) Seller shall have the right to inspect all operations covered by this agreement for the purpose of determining and assuring compliance with this Contract.

Timber Sales Agreement – Page 3

LONG FORM TIMBER SALE CONTRACT

(15) In the event of any dispute between the parties arising out of the terms, conditions, and provisions of this instrument, and the performance of this Contract by either party thereto, then Seller and Purchaser agree to resolve the dispute by arbitration as follows, to-wit: Each party hereto shall select an arbiter, and the two arbiters so selected shall within forty-eight (48) hours select one (1) more arbiter, for a total of three (3) members to the arbitration panel. Within thirty (30) days of the selection of said third arbiter, the arbitration panel shall render its decision resolving the dispute to each of the parties, Seller and Purchaser. In agreeing to arbitration, both acknowledge that in the event of a dispute, each of us is giving up the right to have the dispute decided in a court of law before a judge or jury and instead we are accepting the use of arbitration for resolution. If the issue to be arbitrated is such that it becomes necessary to suspend cutting and harvesting operations hereunder then the terms of this Contract shall be extended for the same period of time that such operations have been suspended.

(16) The Purchaser, its successors and assigns, shall remove within thirty (30) days following the termination of this Contract any machinery, equipment and/or other improvements placed on said property by Purchaser, its successors or assigns.

(17) It is expressly understood and agreed that Kennedy Forest Services, Inc. is Seller's agent in this transaction and as such is authorized to act for the Seller in connection with this instrument and transaction, except wherein written notice to the contrary is received by Purchaser from the Seller himself.

(18) The words "him", "his", and "its" used herein, shall be construed to be synonymous, and shall be construed to mean both the singular and the plural as the case may be. The terms "Seller" and "Purchaser" shall not only refer to the parties executing this Contract, but also to those parties respective agents, servants, employees, contractors, heirs, administrators, executors, successors, and assigns.

(19) Purchaser shall obtain, pay for and keep in force the following minimum insurance effective in all localities, where Purchaser may perform work hereunder.

A. Worker's Compensation covering all state and local requirements and Employer's Liability Insurance covering all persons employed by Purchaser in connection with this Contract.

B. Comprehensive General Public Liability, including:

(1) Contractual liability assumed by this Contract.

(2) Broad form Property Damage Liability.

C. Comprehensive Automobile Liability covering all owned hired and other non-owned vehicles of the Purchaser.

The minimum limits for A., B. and C. above shall be:

A. Worker's Compensation -Statutory. Employer's Liability Insurance-
\$500,000 per occurrence.

B. AND C. Bodily injury \$1,000,000 for the injury or death of any one person in any one occurrence; \$1,000,000 for the injury or death of more than one person in any one occurrence.

Property damage - \$1,000,000 per occurrence.

Timber Sales Agreement – Page 4

LONG FORM TIMBER SALE CONTRACT

IN WITNESS WHEREOF, Seller and Purchaser have set their hand and affixed their seal on the day month and year first above written. Signed sealed and delivered in the presence of:

[Signature]
(WITNESS)

[Signature]
(SELLER) Ronnie Wills

[Signature]
NOTARY PUBLIC: STATE OF GEORGIA
My commission expires 5-22-23

[Signature]
(WITNESS)

[Signature]
(SELLER) Yvonne Coalson

[Signature]
NOTARY PUBLIC: STATE OF GEORGIA
My commission expires 5-22-23

[Signature]
(WITNESS)

[Signature]
(SELLER) Sherrie Hales

[Signature]
NOTARY PUBLIC: STATE OF GEORGIA
My commission expires 5-22-23

[Signature]
(WITNESS)

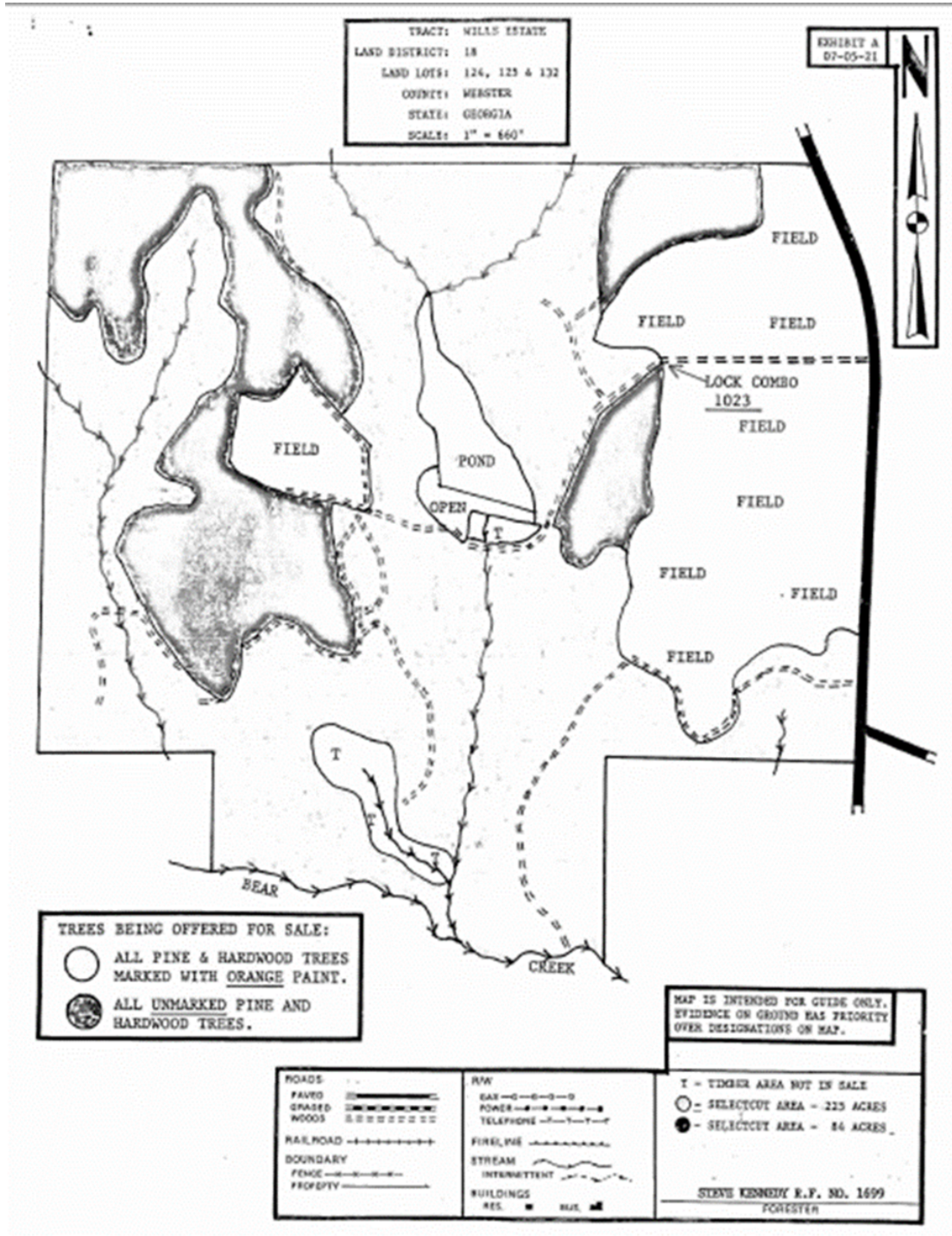
Delivery of this instrument
accepted by:

Oakcrest Lumber Inc.
(COMPANY NAME)

[Signature]
NOTARY PUBLIC: STATE OF GEORGIA
My commission expires 5-22-23

[Signature]
AUTHORIZED AGENT FOR COMPANY

Timber Sales Agreement – Page 5



Timber Cruise Information

The following Timber Cruise is provided for informational purposes only and the values reflected are estimates of the timber and are not guaranteed by either the sellers or Weeks Auction Group.

Tract 1 – 3 represent tracts 1 – 3 on the 529 Acre Tract which are subject to the current timber contract. The volume and values are an estimate of the timber that will be remaining after the sold timber is removed.

Timber Cruise – Page 1

KENNEDY FOREST SERVICES, INC.
386 ROGERS RD. PRESTON, GEORGIA 31824 (229)938-8250

May 23, 2022

Ronnie Wills
81 Gatlin Bluff
Thomasville, Georgia 31757

RE: Timber/Tree values per tract.

Ronnie:

Find listed below the timber/tree values for tracts one (1) thru five (5). The Homeplace is also listed. Attached is the Value Sheet for each tract.

<u>TRACT</u>	<u>VALUE</u>	<u>TIMBERED ACRES</u>	<u>PER ACRE VALUE</u>
1	\$ 65,182.70	103	\$ 632.84
2	\$ 52,557.30	80	\$ 656.97
3	\$ 75,421.30	124	\$ 608.24
[REDACTED]			
[REDACTED]			
[REDACTED]			

Should you have any questions or need additional information, please let me know.

Sincerely,



Steve Kennedy
Georgia Registered Forester
License Number 1699

Enclosures

Timber Cruise – Page 2

KENNEDY FOREST SERVICES, INC.

VALUE SHEET

DATE: 5-20-22
TRACT: 1 - WILLS ESTATE

SPECIES	TONS	RATE	VALUE
PINE PULPWOOD	52.1	\$12.00	\$ 625.20
PINE CHIP-N-SAW	192.7	\$35.00	\$ 6,744.50
HARDWOOD PULPWOOD	2,012.0	\$10.00	\$20,120.00
PALLET WOOD			
YELLOW PINE ST	312.0	\$45.00	\$14,040.00
SPRUCE PINE ST			
POPLAR ST	133.7	\$35.00	\$ 4,679.50
GUM ST	202.8	\$30.00	\$ 6,084.00
RED OAK ST	284.3	\$35.00	\$ 9,950.50
WHITE OAK ST	7.4	\$35.00	\$ 259.00
SOFT HDWD ST	100.1	\$25.00	\$ 2,502.50
HARD HDWD ST	7.1	\$25.00	\$ 177.50
ASH ST			
CYPRESS ST			
CLEAT WOOD			
MISC HDWD ST			
TOTAL HARDWOOD ST			\$23,653.00
TOTAL TIMBER VALUE FOR ALL PRODUCTS.....			\$65,182.70

Conversions:
Pine Cords 2.7 tons/cord
Hardwood Cords 2.8 tons/cord
Pine BDFT 7.5 tons/MBF
Hardwood BDFT 8.0 tons/MBF

Cord volumes calculated using "Form Class Volume Tables" by Charles O. Minor Louisiana Bulletin No. 445.

Pine sawtimber volumes calculated using "Scribner log rule Form Class 78".
Hardwood sawtimber volumes calculated using "Doyle log rule Form Class 78".

Timber Cruise – Page 3

KENNEDY FOREST SERVICES, INC.

VALUE SHEET

DATE: 5-20-22
TRACT: 2 - WILLS ESTATE

SPECIES	TONS	RATE	VALUE
PINE PULPWOOD	53.9	\$12.00	\$ 646.80
PINE CHIP-N-SAW	245.0	\$35.00	\$ 8,575.00
HARDWOOD PULPWOOD	1,102.2	\$10.00	\$11,022.00
<i>PALLET WOOD</i>			
YELLOW PINE ST	285.0	\$45.00	\$12,825.00
<i>SPRUCE PINE ST</i>			
POPLAR ST	96.4	\$35.00	\$ 3,374.00
GUM ST	231.9	\$30.00	\$ 6,957.00
RED OAK ST	153.7	\$35.00	\$ 5,379.50
WHITE OAK ST	62.3	\$35.00	\$ 2,180.50
SOFT HDWD ST	50.8	\$25.00	\$ 1,270.00
HARD HDWD ST	13.1	\$25.00	\$ 327.50
ASH ST			
CYPRESS ST			
GLEAT WOOD			
MISC HDWD ST			
TOTAL HARDWOOD ST			\$19,488.50
TOTAL TIMBER VALUE FOR ALL PRODUCTS.....			\$52,557.30

Conversions:
Pine Cords 2.7 tons/cord
Hardwood Cords 2.8 tons/cord
Pine BDFT 7.5 tons/MBF
Hardwood BDFT 8.0 tons/MBF

Cord volumes calculated using "Form Class Volume Tables" by Charles O. Minor Louisiana Bulletin No. 445.

Pine sawtimber volumes calculated using "Scribner log rule Form Class 78".
Hardwood sawtimber volumes calculated using "Doyle log rule Form Class 78".

Timber Cruise – Page 4

KENNEDY FOREST SERVICES, INC.

VALUE SHEET

DATE: 5-20-22
TRACT: 3 - WILLS ESTATE

SPECIES	TONS	RATE	VALUE
PINE PULPWOOD	80.9	\$12.00	\$ 970.80
<i>PINE CHIP-N-SAW</i>	131.2	\$35.00	\$ 4,592.00
HARDWOOD PULPWOOD	1,872.4	\$10.00	\$18,724.00
<i>PALLET WOOD</i>			
YELLOW PINE ST	218.8	\$45.00	\$ 9,846.00
<u>SPRUCE PINE ST</u>			
POPLAR ST	85.3	\$35.00	\$ 2,985.50
GUM ST	402.2	\$30.00	\$12,724.00
RED OAK ST	351.6	\$35.00	\$12,306.00
WHITE OAK ST	255.1	\$35.00	\$ 8,928.50
SOFT HDWD ST	124.5	\$25.00	\$ 3,112.50
HARD HDWD ST	75.6	\$25.00	\$ 1,890.00
ASH ST			
CYPRESS ST			
CLEAT WOOD			
MISC HDWD ST			
<u>TOTAL HARDWOOD ST</u>			<u>\$41,288.50</u>
<u>TOTAL TIMBER VALUE FOR ALL PRODUCTS.....</u>			<u>\$75,421.30</u>

Conversions:
Pine Cords 2.7 tons/cord
Hardwood Cords 2.8 tons/cord
Pine BDFT 7.5 tons/MBF
Hardwood BDFT 8.0 tons/MBF

Cord volumes calculated using "Form Class Volume Tables" by Charles O. Minor
Louisiana Bulletin No. 446.

Pine sawtimber volumes calculated using "Scribner log rule Form Class 78".
Hardwood sawtimber volumes calculated using "Doyle log rule Form Class 78".

Legal Description – Page 1

Tax Parcel C09 020

Tract II: All of my interest in and to that tract or parcel of land containing 40-1/3 acres, more or less, consisting of a part of lot of Land No. 132 that lies north of Bear Creek, situated, lying, and being in the 18th Land District of Webster County, Georgia and being bounded as follows: On the north by the property of O. R. Wills, Sr. and Marion Dennis Wills, on the east by the property of Zack Moncus, Jr., on the south by the center of the run of Bear Creek which separates the herein described property from the property of Oscar Ray Wills, Jr., and on the west by the property of Bill Starling; and said property is a part of the Sword Place; and the said O. R. Wills, Sr. obtained his one-half undivided interest in and to the herein described property under and by virtue of that certain deed executed by Walter K. Wills and Oscar R. Wills, Jr. to O. R. Wills, Sr., dated March 9, 1962, and recorded in Deed Book PP, Page 260 of the deed records of Webster County, Georgia, and the said Marion Dennis Wills already owns a one-half undivided interest in and to the herein described property under and by virtue of those two certain deed of (1) a one-fourth (1/4) undivided interest under and by virtue of that certain deed executed by O. R. McGill to Dennis Wills (same person as Marion Dennis Wills), dated July 5, 1951, and recorded in Deed Book KK, Page 37 of the deed records of Webster County, Georgia; and (2) a one-fourth (1/4) undivided interest contained as Tract No. 1 in that certain deed executed by O. R. Wills, Sr. to Dennis Wills (same person as Marion Dennis Wills), dated march 9, 1962, and recorded in Deed Book PP, Pages 263-264, of the deed records of Webster County, Georgia.

Said property being all or part of the property as described in a deed dated the 26th day of May 1969, from O. R. Wills, Sr. to Mrs. Gussie Blanche West Wills and Marion Dennis Wills and being recorded in the records of the Clerk of Superior Court of Webster County, State of Georgia, at Deed Book TT, Page 346, said deed is made a part of this description by reference.

Legal Description – Page 2

Tax Parcels C09 002 / D09 002 003 / D09 002 004

Tract III: All of my interest in and to that tract or parcel of land situated, lying, and being in the 18th Land District of Webster County, Georgia, and consisting of 85.8 acres more or less off of lot of Land No. 123, the same lying north of the public road and west of a line agreed upon between Mrs. W. V. Davenport and W. H. Harris and B. N. Harris as shown by an agreement dated November 15, 1944, and recorded in Deed Book HH, Page 467, of the deed records of Webster County, Georgia; and also consisting of 32 acres, more or less, in the shape of a triangle in the northeast corner of lot of Land No. 124, and being all of said Lot No. 124 lying north and east of a road which traverses the northeastern part of said Lot No. 124; and also consisting of the whole of the west half of lot of Land No. 124 containing 101-1/4 acres, more or less; and also consisting of the whole of lot of Land No. 125 containing 202-1/2 acres, more or less; and all of said land lying and being in one body and containing in the aggregate 421.55 acres, more or less, and being a portion of the property contained in that certain deed executed by W. H. Harris and B. N. Harris to O. R. Wills (same person as O. R. Wills, Sr.), dated November 3, 1945, and recorded in Deed Book HH, Page 570, of the deed records of Webster County, Georgia, and the east boundary line of the lands in Lot No. 123 was changed by the agreement with Mrs. W. V. Davenport as hereinbefore set out, and also the spillway and high water privileges west of the line agreed upon is shown by the conveyance to Mrs. W. V. Davenport recorded in Deed Book HH, Page 467, of the deed records of Webster County, Georgia; and Marion Dennis Wills owns the other one-half undivided interest in the hereinabove described property under and by virtue of the property described in Tract No. 2 in that certain deed executed by O. R. Wills, Sr. to Dennis Wills (same person as Marion Dennis Wills), dated March 9, 1962, and recorded in Deed Book PP, Pages 263-264, of the deed records of Webster County, Georgia.

Said property being all or part of the property as described in a deed dated the 26th day of May 1969, from O. R. Wills, Sr. to Mrs. Gussie Blanche West Wills and Marion Dennis Wills and being recorded in the records of the Clerk of the Superior Court of Webster County, State of Georgia, at Deed Book TT, Page 348, said deed is made a part of this description by reference.

Less and Except

All that tract or parcel of land located in Land Lot 123 and 124 of the 18th Land District of Webster County, Georgia, containing 122.947 acres, and being more define and delineated as Tract 4 according to that certain Survey prepared by Craig R. Bargstadt, Georgia Registered Land Surveyor, dated July 12, 2022, which Survey is recorded in Plat Book 2022, Page 20, Public Deed Records of Webster County, Georgia, which survey is by reference hereto incorporated herein and made a part of this description.



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