#### **TIMBERLAND SERVICES**

Telephone: (229) 407-0208 wes.shiver@gmail.com December 30, 2020

Mr. Charles P. Jones Wheeler Crossing, LLC. 315 Montevallo Drive Sandy Springs, GA 30342

RE: TIMBER INVENTORY REPORT FOR WHEELER ESTATE LOCATED IN OGLETHORPE COUNTY, GEORGIA.

Dear Mr. Jones,

Enclosed are the results of the timber inventory report that was requested for the +/- 52 timbered acres on the Wheeler Estate in Oglethorpe County, Georgia. The cruise was conducted during the month of December 2020.

The estate is broken down into five tracts, three of which have merchantable timber on them. The timber on the tracts consists of mature natural pine and hardwood. The total estimated merchantable timber value on these three tracts is +/- \$74,959 (\$1,441/acre). The timber on Tract 1 has a total estimated current value of \$34,717 or \$1,509/acre. The timber on Tract 2 has a total estimated current value of \$29,153 or \$1,620/acre. The timber on Tract 3 has a total estimated current value of \$11,089 or \$1,008/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 Forest2Market analysis were used in the valuations.

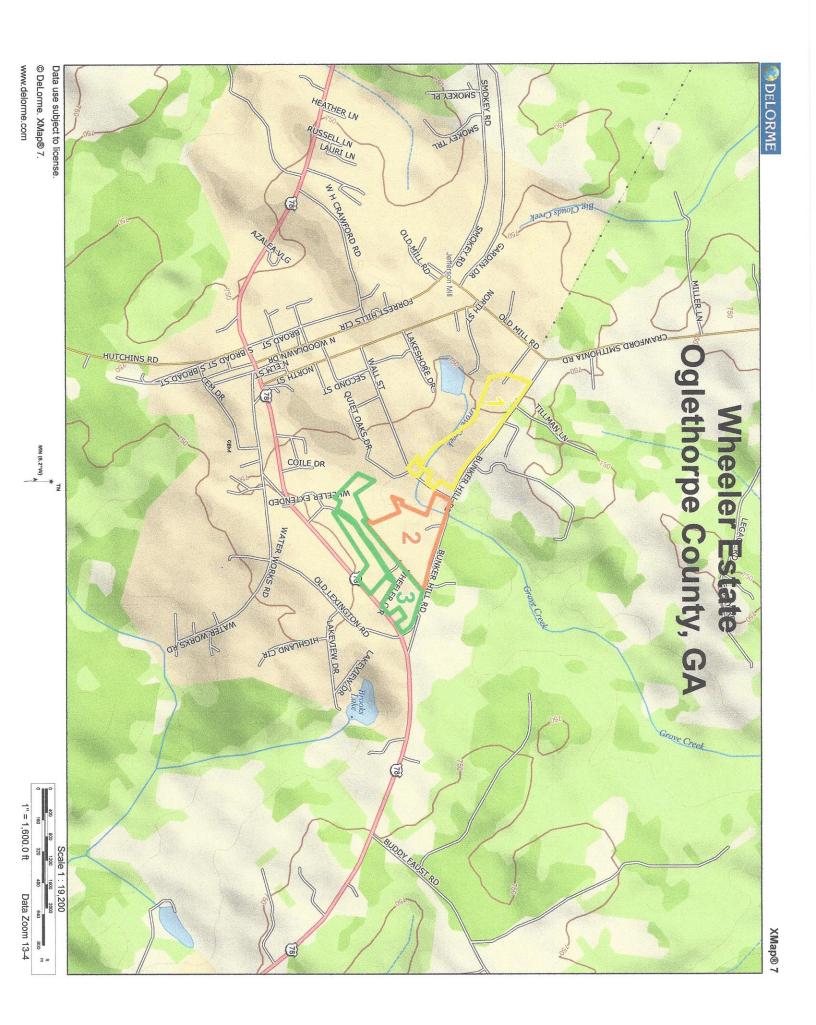
Total volume and value summaries for each timber stand are provided.

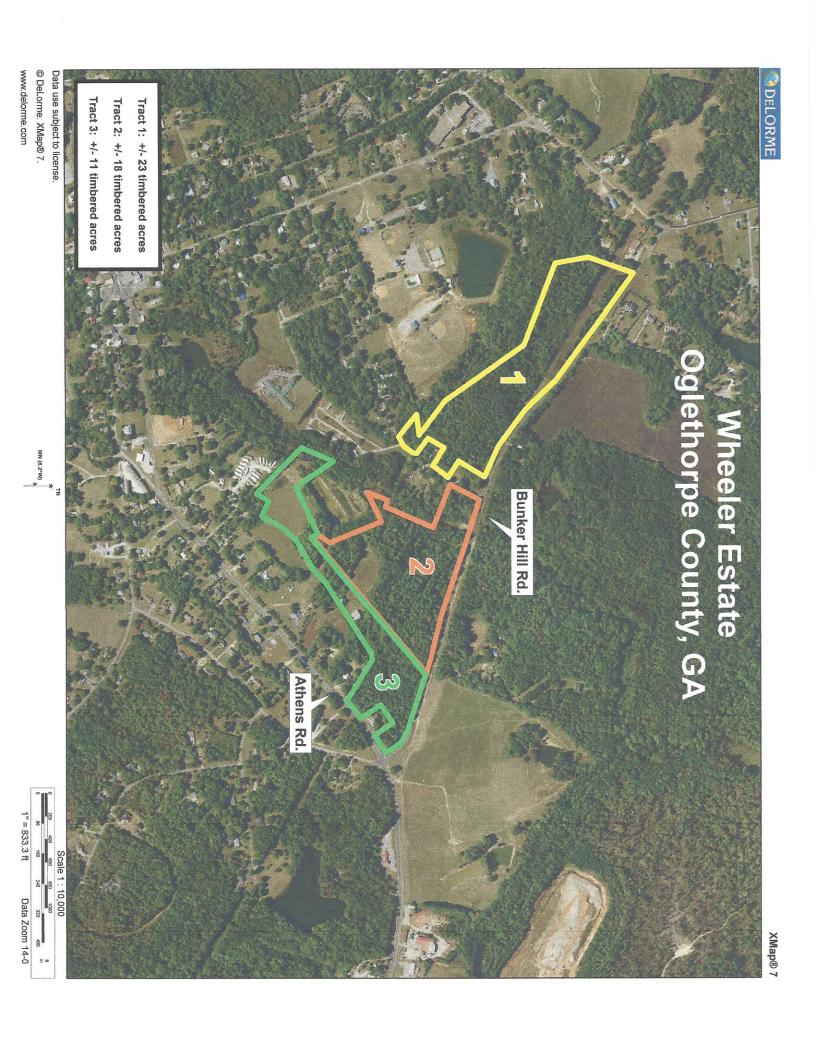
If you have any questions, please contact our office at your convenience.

Sincerely,

Wes Shiver

Georgia Registered Forester #2809





# Tract Value Summary by Class, Group and Product

Number of Stands: 3

# Plots/points: 29

Total Acres: 52

Sawlog Vol Units: Scrib

Report Date:	Location:	Tract Name:
12/30/2020	Oglethorpe County, GA	Wheeler Estate



#### Pine ---> Pine Class

	Tract	Tract Total		
Product	Trees	PW Tons	Saw Tons	MBF
Pulpwood	1,060.7	530.0		
Chip-n-saw	254.1	24.1	108.0	13.5
Sawlog	1,633.6	621.8	2,217.0	395.4
Top_Pulpwood		645.9		
Group Total	2,948.4	1,175.9	2,325.0	408.9

7.864.1	44.7	22.6	56.7	69.2
		12.4		
7,604.8	42.6	12.0	31.4	53.6
259.4	2.1	0.5	4.9	2.8
-		10.2	20.4	12.8
BF	Saw Tons	PW Tons	Trees	BA

					Tons/Tree	
1.2	0.3	1.4	0.4	0.5	99	
138.7		242.1	53.1		BF/Tree	Avg. Tree
15.0		17.7	10.3	10.7	Avg DBH	
\$18.90	\$6.00	\$25.00	\$17.00	\$9.50	\$/1	

			Value	
DBH	\$/Ton	n	Stand Tot \$ Per Acre \$	Per Acre \$
10.7	\$9.50	Tons	\$5,035.23	\$96.83
10.3	\$17.00	Tons	\$1,835.33	\$35.29
17.7	\$25.00	Tons	\$55,425.43	\$1,065.87
	\$6.00	Tons	\$3,875.17	\$74.52
15.0	\$18.90	Tons	\$66,171.16	\$1,272.52

#### Pine Class

1089	2,325.0	1,175.9	2,948.4	Class Total
MBF	Saw Tons	PW Tons	Trees	Product
		Fract Total	Tract	

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	Avg DBH	BF/Tree	Tons/Tree
746, 1166		JAB. 1166	

Stand Tot S	Per Acre \$	Stand Tot \$		\$/Ton
	And in contrast of the last of		-	

### Oak ---> Hardwood Class

	Tract	Tract Total		
Product	Trees	PW Tons	Saw Tons	MBF
Sawlog	17.7	0.0	9.0	1.2
Group Total	17.7	0.0	9.0	1.2

23.6	0.2	0.0	0.3	0.4
23.6	0.2	0.0	0.3	0.4
BF	Saw Tons	PW Tons Saw Tons	Trees	BA
	10	Per Acre		

0.5 69.5	BF/Tree	Avg. Tree
14.0	Avg DBH	

the same of the same of	-		-
\$/Ton	S	Stand Tot \$	Per Acre \$
\$30.00	Tons	\$269.75	\$5.19
\$30.00	Tons	\$269.75	\$5.19

## Misc. Hardwood ---> Hardwood Class

1,409.0 PW Tons Saw 1,59.8 0.0	156.2	450.8	1,568.8	Group Total
PW Tons         Saw Tons         ME           19.0         450.8            19.8         0.0         156.2				
PW Tons Saw Tons 19.0 450.8			159.8	Sawlog
PW Tons Saw Tons	.8	Ī	1,409.0	Pulpwood
	s Saw Tons	PW Tons	Trees	Product
Tract Total		ct Total	Tra	

	0.4	511.8	3.0	8.7	17.1 30.2	17.1
	1.0	511.8	3.0	0.0	3.1	4.5
1	0.3			8.7	27.1	12.7
	Tons/Tree	BF	Saw Tons	PW Tons Saw Tons	Trees	BA
A			0	Per Acre		

Avg. Tree				Value	
BF/Tree	Avg DBH	\$/Ton	ă	Stand Tot \$ Per Acre \$	Per.
	9.3	\$8.50	Tons	\$3,831.64	
166.5	16.3	\$30.00	Tons	\$4,686.26	\$90.12
17.0	10.2	\$14.03	Tons	\$8,517.90	\$163.81

#### Hardwood Class

436.8	2,490.2	1,626.7	4,534.9	Grand Total
MBF	Saw Tons	PW Tons	Trees	Product
		Tract Total	Tract	
27.8	165.2	450.8	1,586.5	Class Total
MBF	Saw Tons	PW Tons	Trees	Product
		Total	Tract Total	

535.4	3.2	8.7	30.5	17.5
BF	Saw Tons	PW Tons	Trees	BA
	CE	Per Acre		

	8.7
Saw Tons BF Tons/Tree	Tons S
cre	er Acre

Tons/Tree	BF/Tree	Avg DBH
0.4	17.5	10.3

\$168.99	\$8,787.65	Tons	\$14.27
Per Acre \$	Stand Tot \$	_	\$/Ton
	Value		

**\$/Ton** \$18.21 Tons

Stand Tot \$ Per Acre \$ \$74,958.81 \$1,441.52

86.7

# Stand Value Summary by Class, Group and Product

1 .0 d Service	Cruiser: Timberland Services	Stand Acres: 23.0	BAF / Plot Size: 0.1	Sampling Method: Plot
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Date Cruised:	Location:	Stand ID:	Tract Name:	
12/30/2020	Oglethorpe County, GA	Tract 1	Wheeler Estate	

Saw Volume Unit

Scrib



### Pine ---> Pine Class

177.9	999.3	447.5	1,167.7	Group Total
		245.4		Top_Pulpwood
175.2	976.9	240.5	636.9	Sawlog
2.8	22.5	5.0	53.1	Chip-n-saw
		202.1	477.7	Pulpwood
MBF	Saw Tons	PW Tons	Trees	Product
		Total	Stand Total	

		Per Acre	е	
BA	Trees	PW Tons	Saw Tons	BF
12.3	20.8	8.8		
1.4	2.3	0.2	1.0	121.1
50.3	27.7	10.5	42.5	7,615.7
		10.7		
64.0	50.8	19.5	43.4	7,736.8

		Avg. Tree	
BF	Tans/Tree	BF/Tree	Avg DB
	0.4		10
121.1	0.4	52.5	10
7,615.7	1.5	275.0	18
	0.4		
7,736.8	1.2	152.4	15

				Value	
	Avg DBH	\$/Ton	n	Stand Tot \$	Per Acre \$
	10.4	\$9.50	Tons	\$1,920.10	\$83.48
ū	10.4	\$17.00	Tons	\$381.74	\$16.60
0	18.3	\$25.00	Tons	\$24,421.90	\$1,061.82
		\$6.00	Tons	\$1,472.52	\$64.02
4	15.2	\$19.49	Tons	\$28,196.25	\$28,196.25 \$1,225.92

\$1,225.92

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Class Total 1,167.7	Product Trees	Sta
.7 447.5	PW Tons	Stand Total
999.3	Saw Tons	
177.9	MBF	

BA Trees PW Tons Saw Tons BF	7,736.8	43.4	19.5	50.8	64.0
- 21 7510	BF	Saw Tons		Trees	BA
		1	1 61 101		

BF/Tree Avg DBH
╣,

: \$ Per Acre \$	Stand Tot \$	3	\$/Ton
	Adine		

### Oak ---> Hardwood Class

1.2	9.0	0.0	17.7	Group Total
1.2	9.0	0.0	17.7	Sawlog
MBF	Saw Tons	PW Tons	Trees	Product
		Total	Stand Total	

		Per Acre	е	
BA	Trees	PW Tons	Saw Tons	BF
0.8	0.8	0.0	0.4	53.4
0.8	0.8	0.0	0.4	53.4

	Avg. Tree	
Tons/Tree	BF/Tree	Avg DBH
0.5	69.5	14.0
0.5	69.5	14.0

\$/Ton Stand Tot \$ Per Acre \$
\$30.00 Tons \$269.75 \$11.73

## Misc. Hardwood ---> Hardwood Class

	Stanc	Stand Total		
Product	Trees	PW Tons	Saw Tons	MBF
Pulpwood	902.3	330.6		
Sawlog	123.8	0.0	114.7	19.4
Group Total	1,026.2	330.6	114.7	19.4

		Per Acre	е	
ВА	Trees	PW Tons	Saw Tons	BF
19.8	39.2	14.4		
7.4	5.4	0.0	5.0	843.0
27.2	44.6	14.4	5.0	843.0

Tons/Tree BF/Tree

0.4

#### Hardwood Class

Product	
Trees	Star
PW Tons	Stand Total
Saw Tons	
MBF	

Per Acre	Saw Tons	PW Tons S	Trees	BA	-
		Per Acre			

	Tons/Tree
vg. itee	

Stand Tot \$ Per Acre \$	Stan	\$/Ton
	Value	

\$1.509.4	\$34,717.44 \$1,509.45	Tons	\$18.26 Tons	13.2	89.8	0.9	8.633.3	48.8	33.8	96.2	92.0	198.6	1.123.0	778.2	2.211.5	Grand Total
Per Acre	Stand Tot \$ F		\$/Ton	Avg DBH	BF/Tree /	Tons/Tree	BF	Saw Tons	Trees PW Tons Saw Tons	Trees	ВА	MBF	Saw Tons	PW Tons Saw Tons	Trees	Product
	Value				Avg. Tree				Per Acre					Total	Stand Total	
							squo	All Species Groups	All Sp							
2003.	20,221.10	1003	1013	a.o.t	0.61	0.4	890.5	5.4	14.4	45.4	28.1	20.6	123./	330.6	1,043.8	Class Total
52 5052	66 571 10	Topo	614 25	106	100	0	2 200	T .		10 1	704	200	477 -	220	2000	-

# Stand Value Summary by Class, Group and Product

Cruiser:	Stand Acres:	BAF / Plot Size:	Sampling Method:
Timberland Services	18.0	0.1	Plot

Saw Volume Unit	Date Cruised:	Location:	Stand ID:	Tract Name:
Scrib	12/30/2020	Oglethorpe County, GA	Tract 2	Wheeler Estate



### Pine ---> Pine Class

	Stan	Stand Total		
Product	Trees	PW Tons	PW Tons Saw Tons	MBF
Pulpwood	198.0	96.9		
Chip-n-saw	36.0	2.8	12.8	1.5
Sawlog	630.0	290.2	968.5	177.1
Top_Pulpwood		293.0		
Group Total	864.0	389.9	981,3	178.6

-	545	217	180	75 7
		16.3		
9,840.9	53.8	16.1	35.0	68.8
82.0	0.7	0.2	2.0	1.0
		5.4	11.0	5,9
BF	Saw Tons	PW Tons	Trees	BA

	Avg. Tree				Value	
Tons/Tree	BF/Tree	Avg DBH	\$/Ton	on .	Stand Tot \$	Per Acre \$
0.5		9.9	\$9.50	Tons	\$920.41	\$51.13
0.4	41.0	9.5	\$17.00	Tons	\$218.10	\$12.12
1.5	281.2	19.0	\$25.00	Tons	\$24,212.50	\$1,345.14
0.4			\$6.00	Tons	\$1,758.07	\$97.67
1.6	206.7	17.0	\$19.77	Tons	\$27,109.07 \$1,506.06	\$1,506.0

#### Pine Class

Trees	Product
	Trees

BA Trees PW Tons Saw Tons BF	9,922.9	54.5	21.7	48.0	75.7
	BF	Saw Tons	PW Tons	Trees	BA

-	17.0	206.7	1.6
2000 11CC	Avg DBH	BF/Tree	Tons/Tree
The state of the s		WAS. TICC	

Per Acre	Stand Tot \$	1 3	\$/Ton
	Value		

## Misc. Hardwood ---> Hardwood Class

7.2	41.5	93.9	396.0	Group Total
7.2	41.5	0.0	36.0	Sawlog
		93.9	360.0	Pulpwood
MBF	Saw Tons	PW Tons Saw Tons	Trees	Product
		Total	Stand Total	

401.2	2.3	5.2	22.0	12.1
401.2	2.3	0.0	2.0	3.4
		5.2	20.0	8.7
84	Saw Tons	PW Tons	Trees	BA
	10	Per Acre		

\$15.09	10.0	18.2	0.3
\$30.00	17.6	200.6	1.2
\$8.50	9.0		0.3
\$/10	Avg DBH	BF/Tree	Tons/Tree
		Avg. Tree	

		Value	
\$/Ton	ä	Stand Tot \$	Per Acre \$
\$8.50	Tons	\$798.29	\$44.35
\$30.00	Tons	\$1,245.18	\$69.18
\$15.09	Tons	\$2,043.47	\$113.53

#### Hardwood Class

200	396.0	Class Total
s PW Tons Saw Tons MBF	Trees	Product
Stand lotal	Stand	

<b>BF</b> 401.2	Tons/Tr
	Tons/Tree
BF/Tree 18.2	

Trees 22.0

Value   Value     Value
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Per Acre \$ \$113.53

#### All Species Groups

185.8	1,022.8	483.8	1,260.0	Grand Total
MBF	Saw Tons	PW Tons	Trees	Product
		Total	Stand Tota	

BA Trees PW Tons Saw Tons BF	10,324.	56.8	26.9	70.0	87.9
	BF	Saw Tons	PW Tons	Trees	BA
			Contract of the last of the la		-

Tree BF/Tree Avg DBH	Tons/Tree

		Value	
\$/Ton	on	Stand Tot \$	Per Acre \$
\$19.35	Tons	\$29,152.54	\$1,619.59

# Stand Value Summary by Class, Group and Product

Timberl	$\Box$
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Date Cruised: 12/30/2020	Location: Oglethorpe County, GA	Stand ID: Tract 3	Tract Name: Wheeler Estate
	ounty, GA	3	Estate

Saw Volume Unit

Scrib



### Pine ---> Pine Class

	344.3	338.5	916.7	Group Total
		107.4		Top_Pulpwood
	271.6	91.1	366.7	Sawlog
	72.7	16.3	165.0	Chip-n-saw
		231.0	385.0	Pulpwood
MBF	Saw Tons	PW Tons	Trees	Product
		Stand Total	Stand	

		Per Acre	ro .	
ВА	Trees	PW Tons	Saw Tons	BF
25.0	35.0	21.0		
9.0	15.0	1.5	6.6	838.6
35.6	33.3	8.3	24.7	3,922.8
		9.8		
69.6	83.3	30.8	31.3	4.761.5

		Avg. Tree	
	Tons/Tree	BF/Tree	Avg DBH
	0.6		11.4
3.6	0.4	55.9	10.5
00	0.7	117.7	14.0
	0.2		
5	0.7	57.1	12.4

			Value	
vg DBH	\$/Ton	n	Stand Tot \$	Per Acre \$
11.4	\$9.50	Tons	\$2,194.72	\$199.52
10.5	\$17.00	Tons	\$1,235.49	\$112.32
14.0	\$25.00	Tons	\$6,791.04	\$617.37
	\$6.00	Tons	\$644.58	\$58.60
12.4	\$15.91	Tons	\$10,865.84	\$987.80

#### Pine Class

Product Trees PW Tons Saw Tons MBF	52.4	344.3	338.5	916.7	Class Total
	MBF	Saw Tons	PW Tons	Trees	Product
Stand lotal			loral	Stano	

3 4.761.	31.3	30.8	83.3	69.6
S BF	Saw Tons	PW Tons	Trees	BA
	C	FEI ACIE		

1	571	0.7
Avg DBH	BF/Tree	Tons/Tree
2	AVE, Tree	

\$987.80	\$10,865.84	Tons	\$15.91
Per Acre \$	Stand Tot \$	3	\$/Ton
	Value		

## Misc. Hardwood ---> Hardwood Class

Group Total 146.7 26.2	Pulpwood 146.7 26.2	Product Trees PW Tons Saw	Stand Total
0.0		Saw Tons	
0.0		MBF	

0.0	0.0	2.4	13.3	4.2
		2.4	13.3	4.2
BF	Saw Tons	PW Tons	Trees	BA
		Per Acre		

\$8.50	7.6	0.0	0.2
\$8.50	7.6		0.2
\$/Ton	Avg DBH	BF/Tree	Tons/Tree
		Avg. Tree	

\$20.27	\$223.00	Tons	\$8.50
\$20.27	\$223.00	Tons	\$8.50
Per Acre \$	Stand Tot \$	3	\$/Ton
	Value		

## Hardwood Class ---> Hardwood Class

Product Trees PW Tons Saw Tons MBF	0.0	0.0	26.2	146.7	Class Total
Statin Total	MBF	Saw Tons		Trees	Product
			iotai	Stand	

		Per Acre	e	
BA	Trees	PW Tons	Saw Tons	8F
4.2	13.3	2.4	0.0	0.0

Tons/Tree 0.2

	Tons	\$8.50	7.6	0.0
S	3	\$/Ton	Avg DBH	BF/Tree
Va				vg. Tree

50.05	\$223,00	Tons	\$8.50
Per Acre \$	Stand Tot \$	3	\$/Ton
	Adine		

#### All Species Groups

Grand Total 1,063.3 364	Product Trees PW Ton	Stand Total
364.7	PW Tons Saw Tons	nd Total
344.3 52.4	ons MBF	

73.8 96.7 33.2 31.3	BA Trees PW Tons Saw Tons	Per Acre
4,761.5	BF	

Avg DBH	BF/Tree	Tons/Tree
	Avg. Tree	

\$/Ton		Stand Tot \$	Per Acre \$
\$15 64	Tone	\$11 088 84	\$1,008.08