

Oliver Tract

auCTION

Valdosta, GA

2,160±
acres

OFFERED IN 21 TRACTS

Saturday, March 14, 10:00 A.M. EST

OFFERED DIVIDED, IN COMBINATIONS OR AS A WHOLE

Auction Location: James H. Rainwater Conference Center, 1 Meeting Place, Valdosta, GA 31601

Seven  Hills
AUCTIONS

7Hauctions.com
800.742.9165



Dear Prospective Bidders,

Seven Hills Auctions is pleased to present to you the Oliver Tract, a 2,160± acre tract located in Lowndes County, GA. This spectacular property is being offered divided into 21 tracts ranging from 6 to 529 acres. This auction will be conducted using a simulcast multi-parcel auction format, allowing you to participate online or in person. The property will be offered in individual tracts, as combinations of tracts or as whole.

The information contained in this property information package has been prepared to assist you in your pre-auction due diligence. Please review this information, the terms and conditions of the auction as well as the information located on 7Huctions.com prior to bidding. Our staff of auction professionals are ready to answer any questions you have regarding the auction process or property specific details. On auction day our staff will be at the auction and available to assist you with bidding and any last minute questions.

The auction will take place on Saturday, March 14 at 10:00 A.M. EST at the James H. Rainwater Conference Center, 1 Meeting Place, Valdosta, GA 31601. Real time online bidding will be available for those not able to attend the live auction.

Here are a few items to consider to ensure you are prepared for the auction:

- The auction is open to the public to view and/or bid.
- Live auction registration will be open one hour prior to the auction start time.
- You will need to provide a driver's license or photo ID at auction registration.
- If you are bidding on behalf of another party a notarized power of attorney must be presented during registration and completion of your contract.
- Earnest money deposits as outlined in the terms and conditions may be paid by cash, cashier's check, personal or business check.
- If you will be taking title in a company, trust, or partnership you will need to provide documentation showing proof of signing authority.

Thank you for your interest in this auction. It's our goal to make the auction process simple and easy for you. Should you have any questions, please do not hesitate to contact us at 800.742.9165.

We look forward to seeing you at the auction!

Sincerely,

Buddy Lee, CAI
Chief Executive Officer



Auction Information

Auction Date: Saturday, March 14, 2020

Auction Start Time: 10:00 A.M. EST

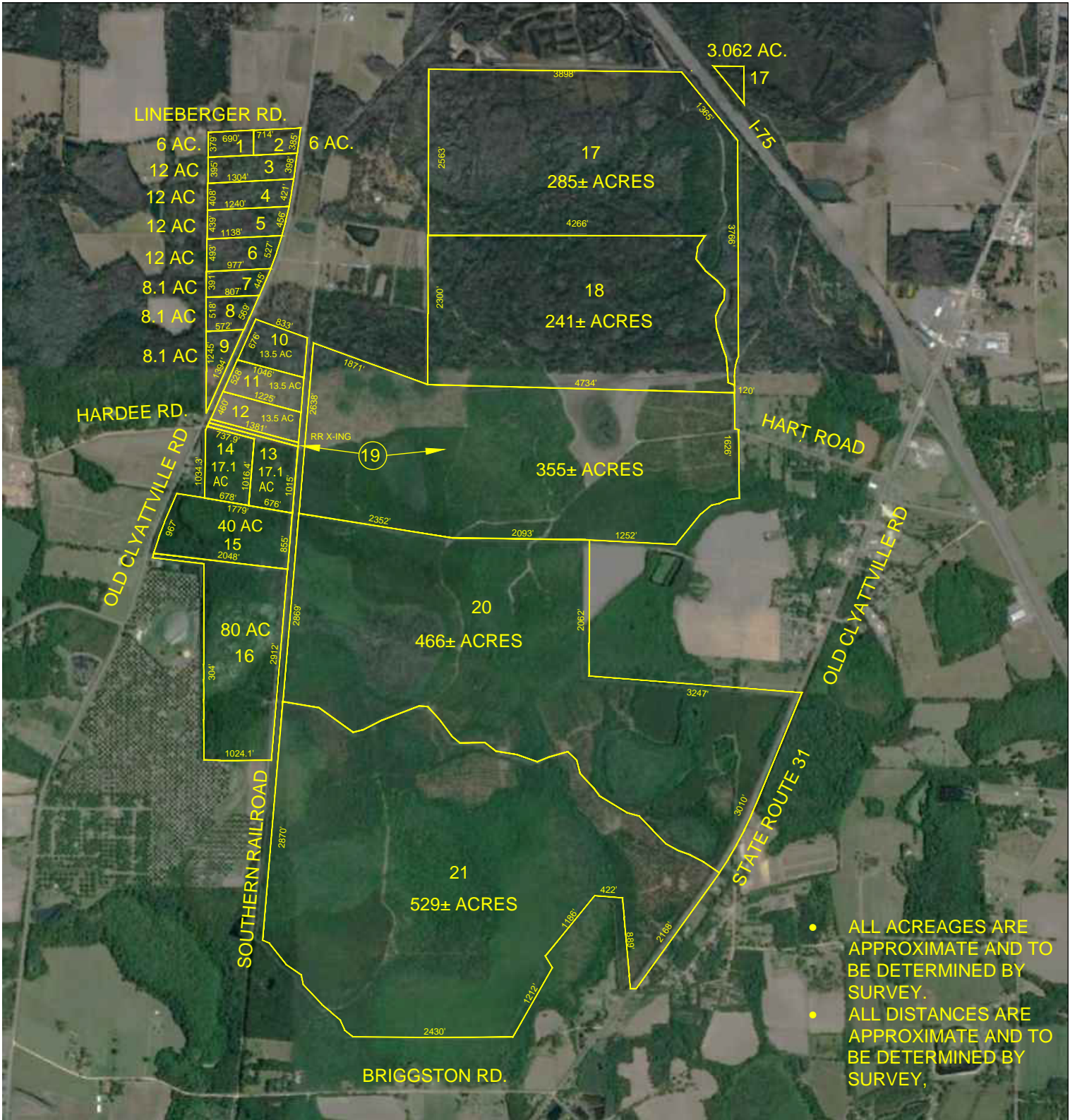
Auction Location: James H Rainwater Conference Center
1 Meeting Place
Valdosta, GA 31601

Auction Managers: Mike Lansdell
912.409.0925
mike@7Hauctions.com

Buddy lee
229.873.4211
buddy@7Hauctions.com

Inspection: Your complete inspection of this report and the inspection of the property by your professionals prior to the auction is encouraged. Those inspecting the property assume all risks associated with any inspection of the property.

For personal tours contact Mike Lansdell (912.409.0925)



- ALL ACREAGES ARE APPROXIMATE AND TO BE DETERMINED BY SURVEY.
- ALL DISTANCES ARE APPROXIMATE AND TO BE DETERMINED BY SURVEY.



Property Overview

Location

The subject property is located approximately 4.5 miles south of the central business district of Valdosta on I-75, Madison Highway (SR 31), Old Clyattville Road and Hart Road in central Lowndes County. A location map can be found in this report in the following pages.

Tax Identification

The subject property is identified by the Lowndes County Tax Assessor's office as parcel numbers 0135-009 and 0135-019.

Timber Information

The following information outlines the overall timber valuation according to an appraisal report prepared by Deep South Appraisals, LLC on October 27, 2019.

MERCHANTABLE TIMBER ESTIMATION-ALL PLANTED PINE STANDS						
	Inventory	Price	Total	Stand	Value/	% of Total
(Volume in Tons)	Volumes	(in tons)	Value	Acres	Acre	Volume
<i>Pine Products</i>						
Pulpwood	16,683.0	\$14.00	\$233,562	519.9	\$449.24	43.42%
Topwood	1,788.0	\$10.00	\$17,880	519.9	\$34.39	4.65%
Chip-n-Saw	13,166.0	\$23.00	\$302,818	519.9	\$582.45	34.27%
Sawtimber	5,859.0	\$31.00	\$181,629	519.9	\$349.35	15.25%
Total Pine	37,496.0		\$735,889	519.9	\$1,415.44	97.58%
<i>Hardwood Products</i>						
Pulpwood	928.0	\$4.00	\$3,712	519.9	\$7.14	2.42%
Sawtimber	0.0	\$24.50	\$0	519.9	\$0.00	0.00%
Total Hardwood	928.0		\$3,712	519.9	\$7.14	2.42%
<i>Cypress Products</i>						
Mulch	0.0	\$10.00	\$0	519.9	\$0.00	0.00%
Sawtimber	0.0	\$18.00	\$0	519.9	\$0.00	0.00%
Total Cypress	0.0		\$0	519.9	\$0.00	0.00%
Totals	38,424.0		\$739,601	519.9	\$1,422.58	100.00%

MERCHANTABLE TIMBER ESTIMATION-ALL NATURAL STANDS						
	Inventory	Price	Total	Stand	Value/	% of Total
(Volume in Tons)	Volumes	(in tons)	Value	Acres	Acre	Volume
<i>Pine Products</i>						
Pulpwood	4,739.0	\$14.00	\$66,346	589.5	\$112.55	14.30%
Topwood	2,087.0	\$10.00	\$20,870	589.5	\$35.40	6.30%
Chip-n-Saw	3,161.0	\$23.00	\$72,703	589.5	\$123.33	9.54%
Sawtimber	4,711.0	\$31.00	\$146,041	589.5	\$247.74	14.22%
Total Pine	14,698.0		\$305,960	589.5	\$519.02	44.35%
<i>Hardwood Products</i>						
Pulpwood	9,032.0	\$4.00	\$36,128	589.5	\$61.29	27.25%
Sawtimber	426.0	\$24.50	\$10,437	589.5	\$17.70	1.29%
Total Hardwood	9,458.0		\$46,565	589.5	\$78.99	28.54%
<i>Cypress Products</i>						
Mulch	6,615.0	\$10.00	\$66,150	589.5	\$112.21	19.96%
Sawtimber	2,369.0	\$18.00	\$42,642	589.5	\$72.34	7.15%
Total Cypress	8,984.0		\$108,792	589.5	\$184.55	27.11%
Totals	33,140.0		\$461,317	589.5	\$782.56	72.89%



Property Overview

Timber Information Continued

MERCHANTABLE TIMBER ESTIMATION-ALL MERCHANTABLE STANDS						
	Inventory	Price	Total	Tract	Value/	% of Total
(Volume in Tons)	Volumes	(in tons)	Value	Acres	Acre	Volume
<i>Pine Products</i>						
Pulpwood	21,422.0	\$14.00	\$299,908	2,160.58	\$138.81	29.93%
Topwood	3,875.0	\$10.00	\$38,750	2,160.58	\$17.93	5.41%
Chip-n-Saw	16,327.0	\$23.00	\$375,521	2,160.58	\$173.81	22.81%
Sawtimber	10,570.0	\$31.00	\$327,670	2,160.58	\$151.66	14.77%
Total Pine	52,194.0		\$1,041,849	2,160.58	\$482.21	72.93%
<i>Hardwood Products</i>						
Pulpwood	9,960.0	\$4.00	\$39,840	2,160.58	\$18.44	13.92%
Sawtimber	426.0	\$24.50	\$10,437	2,160.58	\$4.83	0.60%
Total Hardwood	10,386.0		\$50,277	2,160.58	\$23.27	14.51%
<i>Cypress Products</i>						
Mulch	6,615.0	\$10.00	\$66,150	2,160.58	\$30.62	9.24%
Sawtimber	2,369.0	\$18.00	\$42,642	2,160.58	\$19.74	3.31%
Total Cypress	8,984.0		\$108,792	2,160.58	\$50.35	12.55%
Totals	71,564.0		\$1,200,918	2,160.58	\$555.83	100.00%

Zoning

According to the Lowndes County Zoning Department, the subject property is currently zoned E-A, Estate Agricultural District and CON, Conservation District. The EA District is intended to provide for agricultural activities, including those related to crops, livestock, and timber, protected from the effects of suburban residential development. Single-family homes, and specified accessory structures and uses are permissible. The minimal lot size in this district must be at least five acres. The residential dwellings can be manufactured or conventional site-built homes. Most other agricultural uses are permitted within this zoning classification. The Conservation District is intended to provide for the long-term protection and preservation of environmentally sensitive natural resource systems. Development within the Conservation district is limited to buildings that are supportive of and accessory to the conservation land uses.

Utilities

Electrical and telephone service is currently available to the subject property along the highway frontage. Municipal water and sewage services are not available to the subject property at the present time. These utilities must be provided by wells and septic systems in this area. A zoning variance was granted on December 9, 2019 by the Lowndes County Zoning Board of Appeals to allow for wells and septic systems. The Notice of Decision can be found on following pages.

Taxes

The 2019 taxes for the subject property were \$9,732.75.



The following zoning variance was granted on December 9, 2019 by the Lowndes County Zoning Board of Appeals to allow for wells and septic systems.

Lowndes County Board of Commissioners (229) 671-2424
325 West Savannah Avenue, Valdosta, GA 31601 www.lowndescounty.com

NOTICE OF DECISION

Date of Notice: DECEMBER 9, 2019
Application Type: VARIANCE Case # VAR-2019-14
Site Location: Lineberger Road, Old Clyattville Road and Madison Highway
Map and Parcel Number: O135 009 AND 019
Project Name: OLIVER FAMILY TIMBERLANDS, LLLP

The ZBA (Zoning Board of Appeals) heard VAR-2019-14 on Tuesday, December 3, 2019, and voted to **APPROVE** the applicant's request by a unanimous vote of Six-Zero (6-0) to grant a Variance to the ULDC's Section 4.04.02(F)(G) as it pertains to the general requirements for potable water system and general requirements for public sewer system.. The Motion was approved citing *criteria(s) 'C' The application of this ULDC to this particular piece of property would create an unnecessary hardship.*


Debra A. Tulloch
Administrative Assistant - Zoning

Actions by the ZBA (Zoning Board of Appeals) are subject to appeal through the Superior Court. Therefore, actions by the ZBA (Zoning Board of Appeals) are not final until thirty (30) days after the date that such actions are recorded.



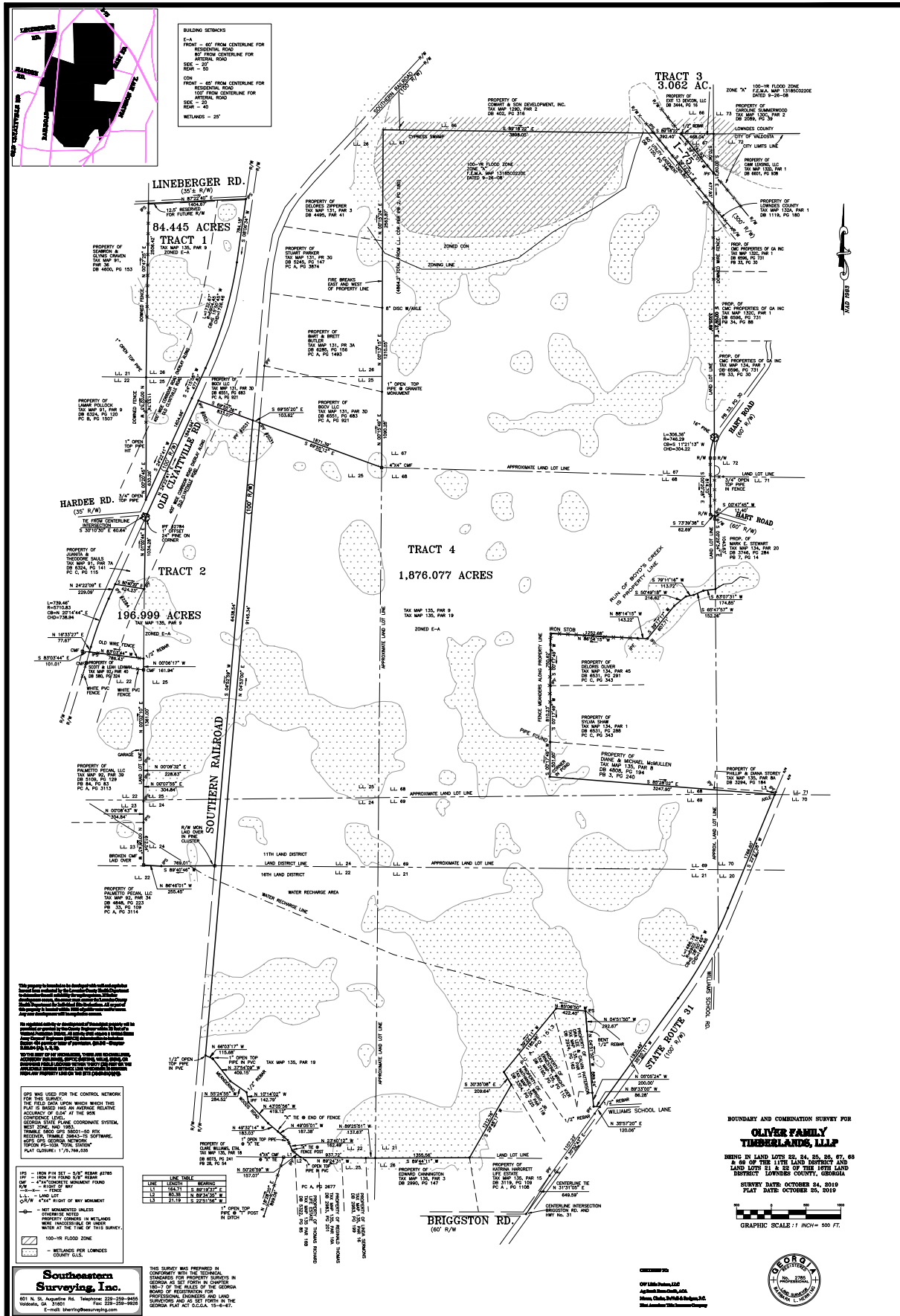
Forest Landowner Protection Act (O.C.G.A 48-5-7.7)

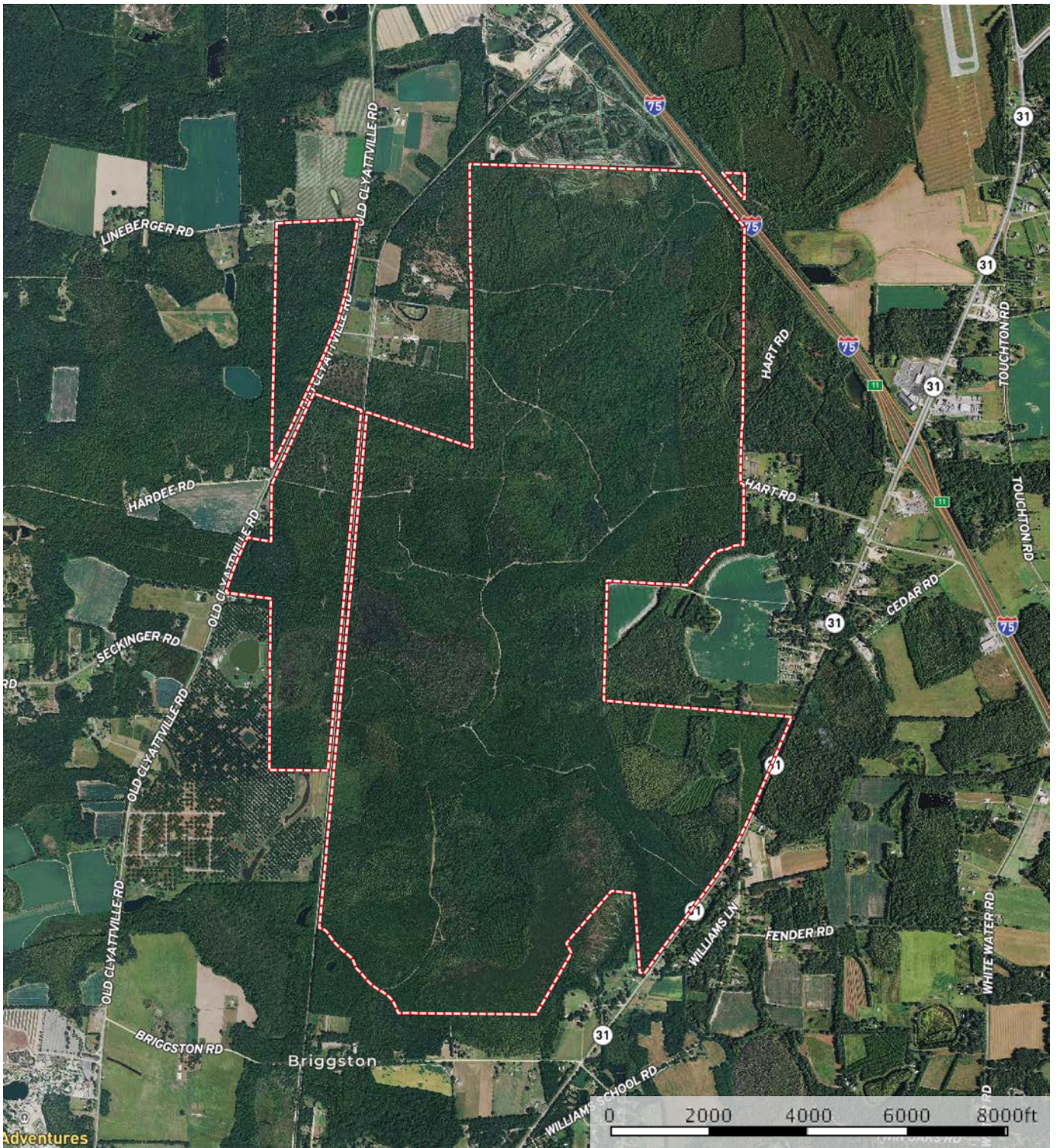
The subject property is currently enrolled in the Georgia Forest Land Protection Act (FLPA) through the Lowndes County Tax Assessor's Office. The FLPA program is designed to reduce the property tax burden for owners of forest land. The FLPA is a 15 year program and the subject property was placed into FLPA in 2016.

Any purchaser that buys a tract(s) greater than 200 acres will be required to sign an agreement stating that the purchaser will maintain the FLPA covenant by executing such necessary documents with the Lowndes County Tax Assessor 's Office or be responsible for paying the breach penalty on the entire 2,160 acre property.

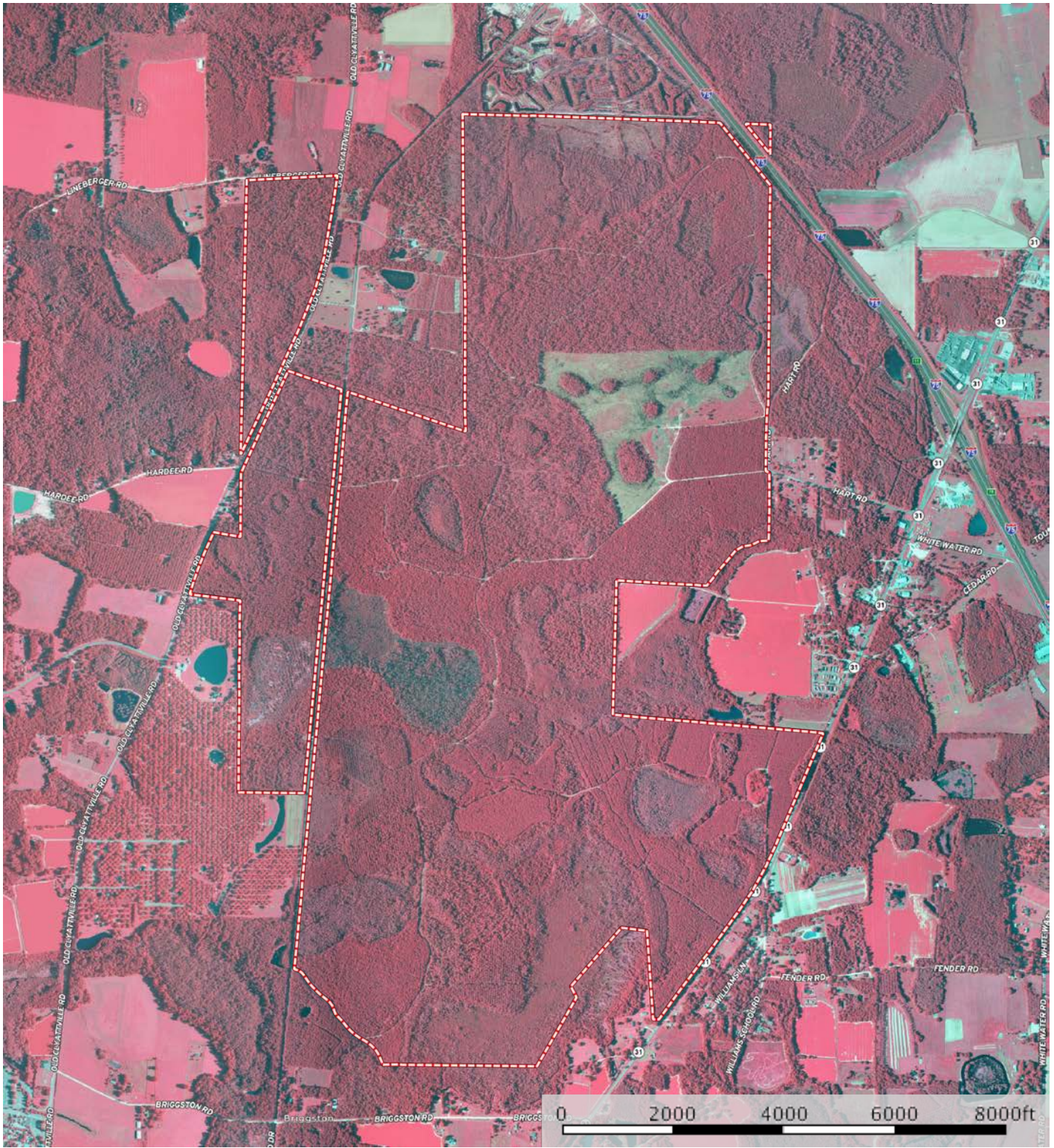
For any tract purchased that is less than 200 acres and located west of the railroad the current owner will pay the breach penalty and the property will come out of the FLPA.

Furthermore, Tract 21 includes 529± acres, a portion of this tract includes 104.40± acres in tax parcel 0135-019. Tax parcel 0135-019 is not enrolled in the FLPA.





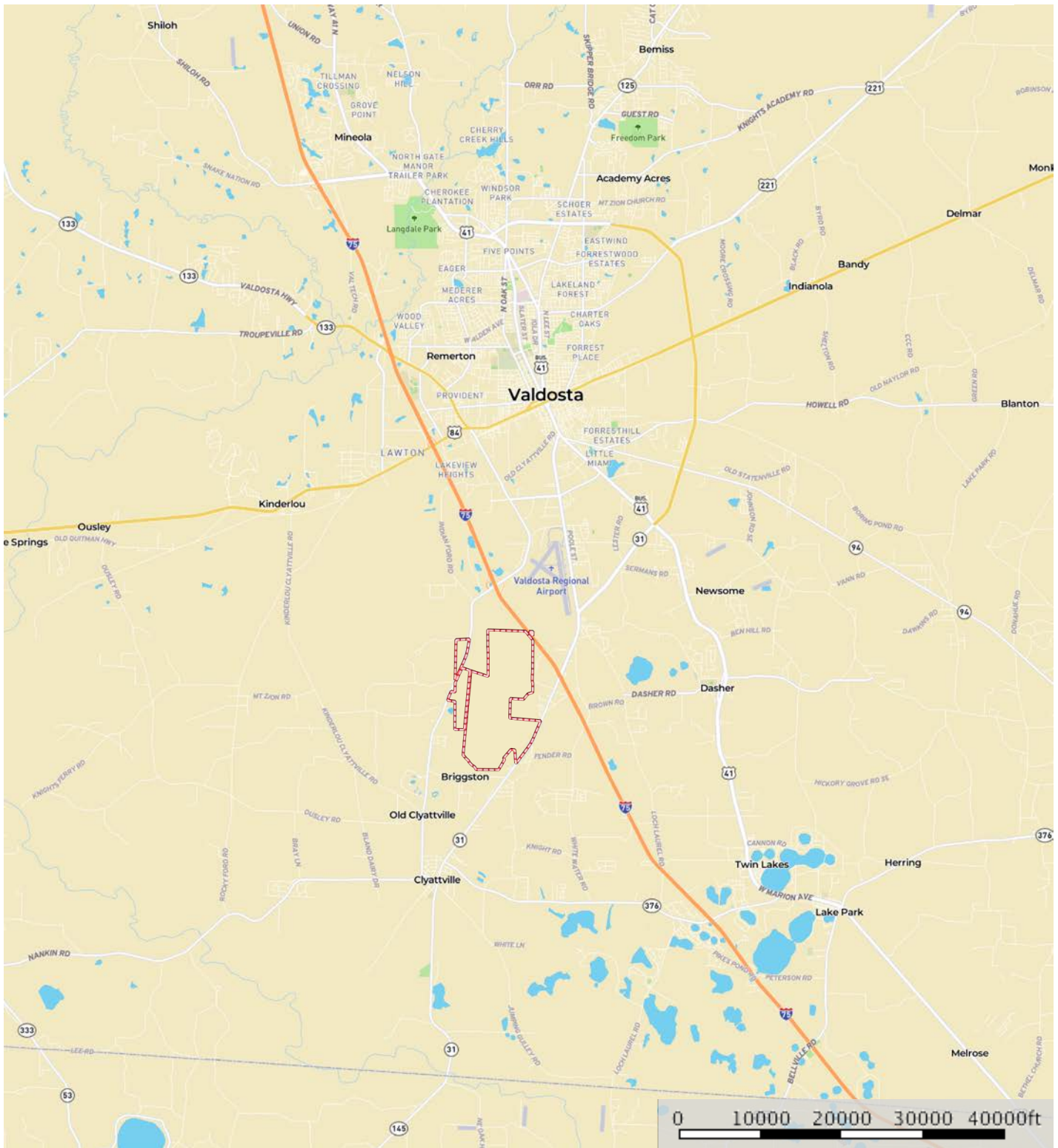
 Property Boundary



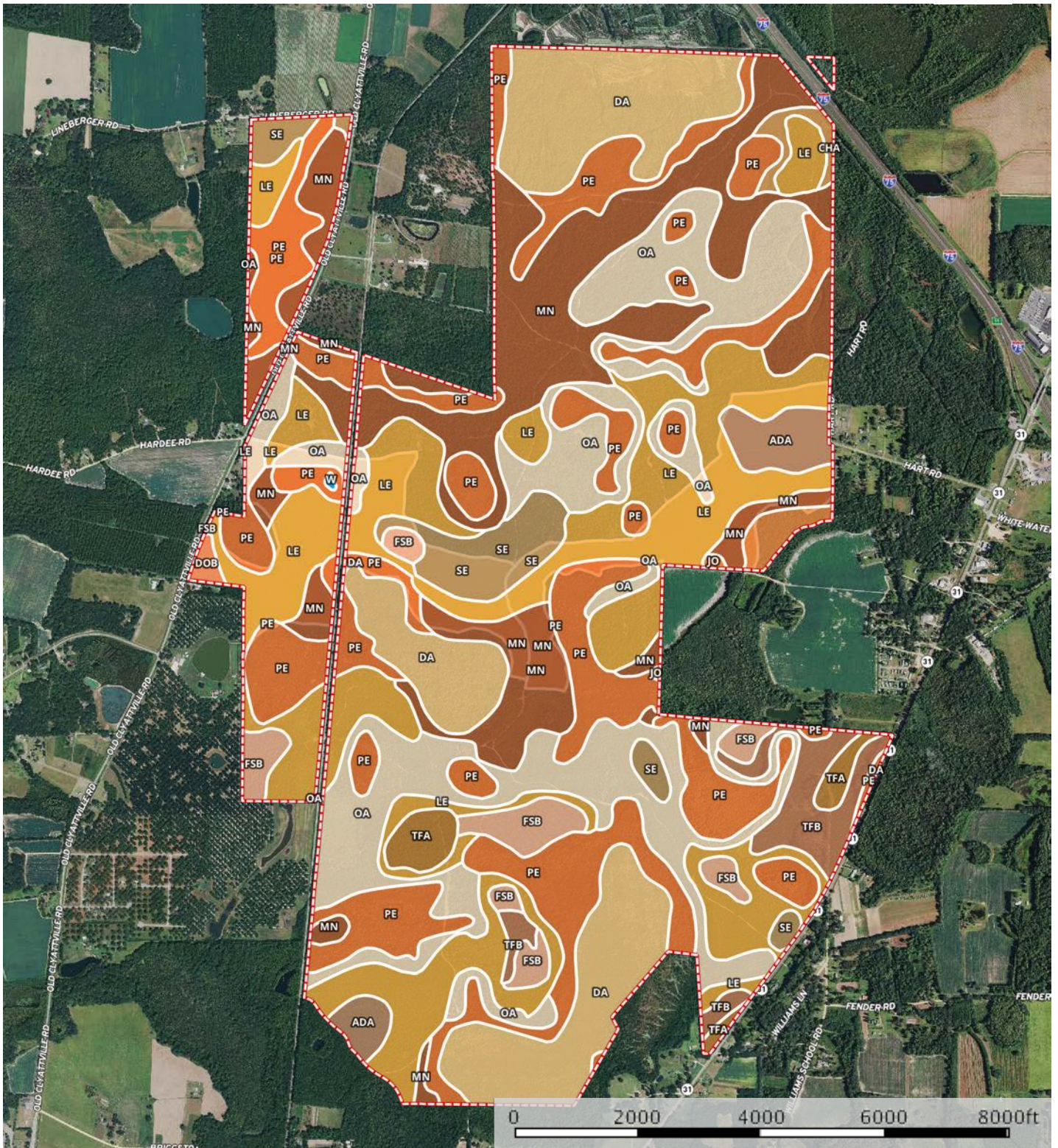
 Property Boundary



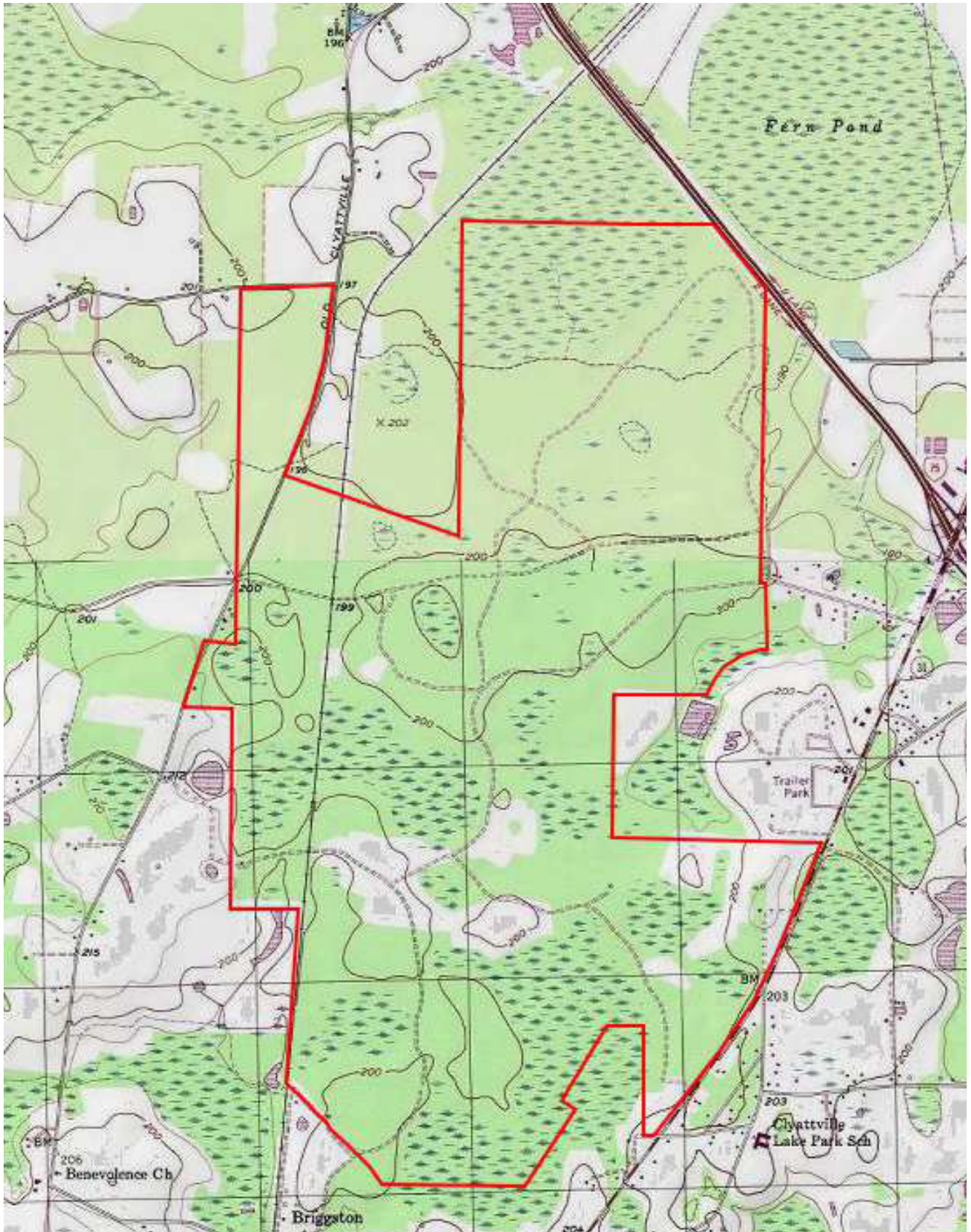
Location Map

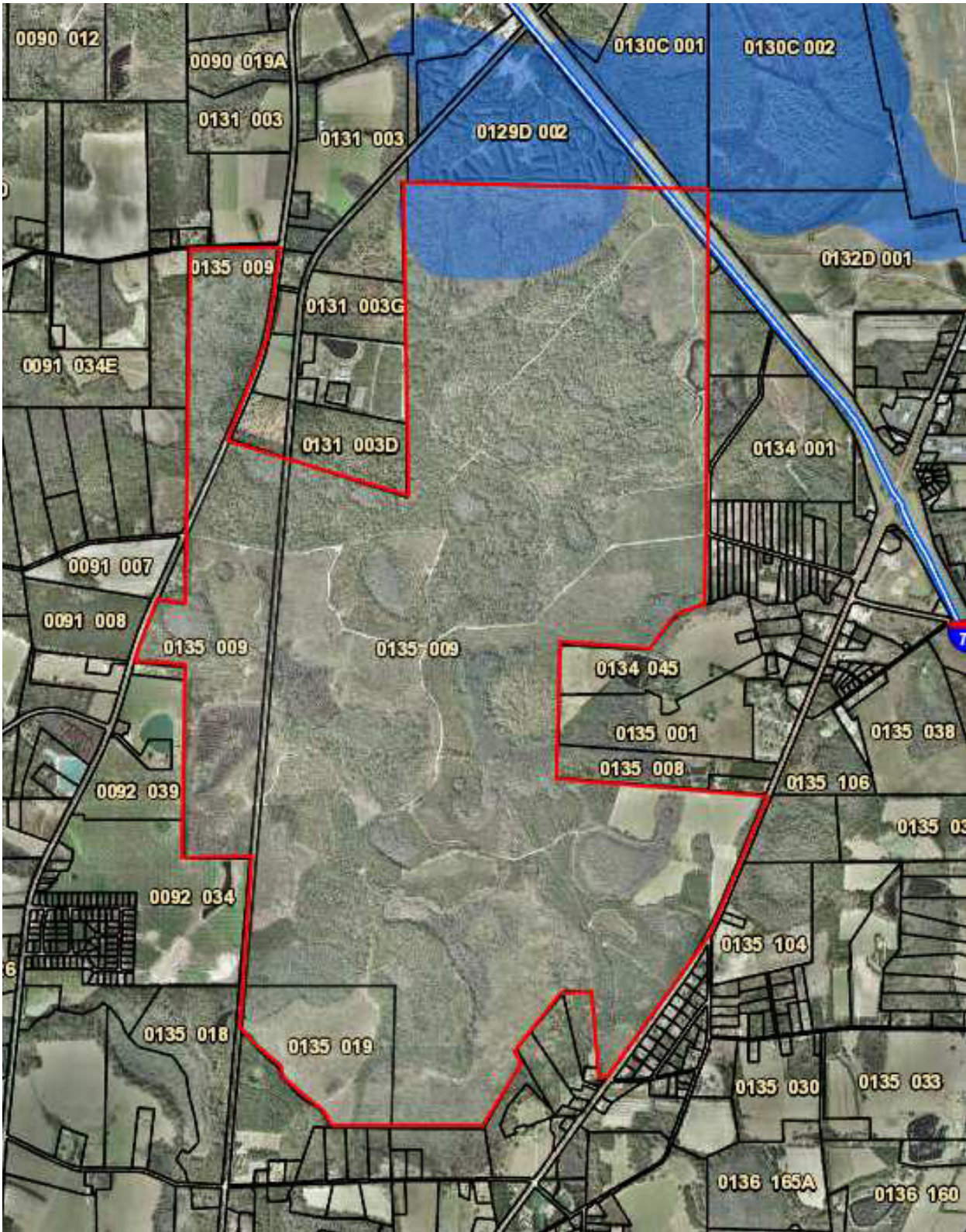


 Property Boundary



 Property Boundary





Dark blue shading indicates that portion of the subject property in the 100-year flood plain.



Wetland Determination



United States Department of Agriculture

Natural Resources Conservation Service
USDA-NRCS
151 Langston Chapel Road
Statesboro, GA 30458
912-871-2600 ext.3

DELIVERY CONFIRMATION REQUESTED

Jean Barrett
4905 Princess Drive
Lake Park, GA 31636

9-14-2018

Dear Jean Barrett:

This is to notify you that the Natural Resources Conservation Service (NRCS) made a **Preliminary Highly Erodible Land and/or Wetland Determination** on the tract(s) and field(s) listed below as was requested by you with an AD-1026 form. The determination for the area requested has been labeled on the enclosed map and CPA-026E and is only for Food Security Act purposes. A copy of your determination for has been included in this correspondence for your review. The comments section below gives specific information regarding the determination made on your land. If you have any questions or concerns regarding this determination as it has been documented, please do not hesitate to contact me for discussion.

Tract(s) and Field(s): T730; fields UN1-UN19
Date of Request: 9-5-2018
Activity/Purpose of request: determination requested
Date of Determination: 9-14-2018

Comments:

There are no highly erodible soils on this tract. Fields UN1-UN19 are all NHEL.

IF YOU DISAGREE with the NRCS determination, you can exercise preliminary appeal rights within the next 30 days. **All requests for appeals, must be made in writing and should be as specific as possible.** Preliminary appeal requests should be submitted to the Designated Conservationist for HELC/WC Compliance as specified on this letter. Tract number, specific field(s) as labeled on the determination map, printed name, best contact number, signature, and date should be included in your written request. There are two ways you may appeal the NRCS Preliminary Determination:

1. **Request a field visit** - NRCS will meet you at the site to review the data we gathered to make our determination. This field visit will be your opportunity to ask questions about the specifics of your determination. NRCS will allow you to provide any additional technical information to our findings, and will consider if it provides a basis for NRCS to change its preliminary determination. If the information gathered from the field review does not change the technical determination from being adverse, the determination and supporting documents pertaining to this determination must be forwarded to the State Conservationist for further review. The State Conservationist will review the determination to ensure that the facts support the determination and that the determination is in conformance with the regulation. The State Conservationist will then issue the Final Technical Determination and provide you with additional appeal rights.
2. **Request mediation** – Mediation is a process in which a trained, impartial person helps us look at mutual concerns, consider options, and determine if we can agree on a solution. The mediator has no decision making authority, but may be able to help us reach a mutually agreeable decision.

This NRCS determination will be considered Final in 30 days. Once the determination becomes a **Final HELC/WC Determination** it can be appealed to the Farm Service Agency (FSA) County Committee or the National Appeals Division (NAD). If you wish to appeal immediately to the County Committee or NAD, you may request **Immediate Finality** by sending the State Conservationist a letter explaining that you want the status of the determination to be changed to "**Final**" in less than 30 days. If you want to exercise this right, the NRCS must have your request in writing in less than 30 days from the date of this letter. You may submit that request to:

Helping People Help the Land

An Equal Opportunity Provider and Employer



Wetland Determination

Terrance Rudolph
State Conservationist, USDA, NRCS 355
East Hancock Ave, Mail Stop 200
Athens, Georgia 30601

If you wish to appeal the Final HELC/WC Determination, it must be filed within 30 Days of the determination becoming final. There are two ways you may appeal the NRCS Final Determination:

1. **Appeal to the County FSA Committee** - To have an appeal hearing with the FSA County Committee, you must send the Committee a written request including a brief statement explaining specifically why you believe the NRCS determination is incorrect within 30 days. The Committee can uphold the final technical determination, or request a review by the NRCS State Conservationist. You may contact the FSA the following address:

Lowndes County FSA Committee
County Executive Director
2108 East Hill Avenue
Valdosta, GA 31601
229-242-0575

2. **Appeal to the National Appeals Division (NAD)** - To have an appeal hearing with NAD, you must send their regional office a written request for appeal including a brief statement explaining specifically why you believe the NRCS determination is incorrect within 30 days. You may contact the NAD regional office at the following address:

USDA National Appeals Division
Southern Regional Office
Post Office Box 1508
Cordova, Tennessee 38088
Telephone: 1-800-552-5377 TTY: 1-800-627-8332 Fax: (901) 544-0363

The NRCS determination only indicates whether or not the activity you proposed will affect your eligibility for USDA program benefits. This determination applies only to the requested areas delineated on the attached map. More information regarding determinations on the rest of tract may be found on the previous determination on file in the local NRCS office. If you plan to alter any areas without an existing, valid determination on file, you must request NRCS to perform another determination for those areas by filing an updated AD-1026 with the Farm Service Agency.

The 2014 Farm Bill connected producer eligibility for Federal crop insurance premium subsidy to compliance with the highly erodible land (HEL) provisions. Previous USDA participants who are currently not in compliance with the HEL provisions have 2 reinsurance years to develop and comply with an NRCS-approved conservation plan to remain eligible for Federal crop insurance premium subsidy. Producers who are subject to HEL compliance for the first time due to the 2014 Farm Bill have 5 reinsurance years to develop and comply with an NRCS-approved conservation plan when producing an agricultural commodity on HEL. If you are unsure about your status as a previous USDA participant, please inquire at your local Farm Service Agency office. The 2014 Farm Bill connected producer eligibility for Federal crop insurance premium subsidy to compliance with the wetland conservation provisions. Eligibility for most USDA programs is lost for any wetland conversions that have occurred after December 23, 1985. However, only wetland conversions that occur after February 7, 2014, result in ineligibility for Federal crop insurance premium subsidy.

Wetland determinations by NRCS are for Food Security Act purposes only and do not identify the U.S. Army Corps of Engineers' jurisdiction. If you will conduct any activity that constitutes a discharge of dredged or fill material into wetlands or other waters, you must obtain a separate determination from the Corps of Engineers before starting the work. If needed, please contact me and I will provide you with copies of your wetland determination to provide to the Corps. It is your responsibility to ensure your activity meets the regulatory requirements of other agencies. **The NRCS wetland determination is not a permit to manipulate wetlands and does not imply any endorsement of the activity by NRCS.** You may contact your local U.S. Army Corps of Engineers' office at the following location and phone number: Albany, GA; Phone: 229-430-8567

If you need guidance or technical assistance regarding any conservation practices or programs, please contact your local NRCS office for assistance. If you have any questions or concerns regarding this determination, please contact me directly.

Office phone: 912-871-2600 ext 3
Email: casey.sowell@ga.usda.gov

Sincerely,

THOMAS
SOWELL

Digitally signed by
THOMAS SOWELL
Date: 2018.09.14 12:38:22
-04'00'

Designated Conservationist for HELC/WC Compliance

Enclosures:

Wetland Determination Map
Form CPA-026E



United States Department of Agriculture

Natural Resources Conservation Service

NRCS-CPA-026e 9/2012

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name	Jean Barrett	Request Date:	9-5-2018	County:	Lowndes
Address:	4905 Princess Drive Lake Park, GA 31636				
Agency or Person Requesting Determination:	self	Tract No:	730	FSA Farm No.:	3583

Section I - Highly Erodible Land

Is a soil survey now available for making a highly erodible land determination?	Yes
Are there highly erodible soil map units on this farm?	No

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

Field(s)	HEL(Y/N)	Sodbust (Y/N)	Acres	Determination Date

The Highly Erodible Land determination was completed in the office.

Section II - Wetlands

Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

Field(s)	Wetland Label*	Occurrence Year (CW)	Acres	Determination Date	Certification Date
UN1	NW		1339.4	09/14/2018	
UN2	W		42.7	09/14/2018	
UN3	W		9.9	09/14/2018	
UN4	W		1.3	09/14/2018	
UN5	W		150.7	09/14/2018	

The wetland determination was completed in the office. It was mailed to the person on 9/17/18

Remarks: See supplemental pages for remarks.

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature Designated Conservationist	Date
THOMAS SOWELL Digitally signed by THOMAS SOWELL Date: 2018.09.14 12:38:42 -04'00'	

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DEFINITIONS OF WETLAND LABELS

- AW Artificial Wetland: An area that was formerly a non-wetland area under natural conditions but now exhibit wetland characteristics because of the influence of human activities. These areas are exempt from the Food Security Act of 1985, as amended. This label includes irrigation induced wetlands.
- CC Commenced Conversion: A wetland, farmed wetland, farmed wetland pasture, or converted wetland on which the conversion began but was not completed before December 23, 1985, was approved by FSA to continue, and the conversion was completed by January 1, 1995.
- CPD COE Permit with Mitigation: A converted wetland authorized by a permit issued under Section 404 of the Clean Water Act. Production of agricultural commodities is allowed subject to conditions of the permit.
- CWE Categorical Minimal Effect: A wetland that meets specific categories of conversion activities that have been determined by NRCS to have minimal effect, individually and cumulatively, on the function and values of the wetland and the wetlands in the watershed.
- CW Converted Wetland: A wetland converted between December 23, 1985 and November 28, 1990. Production of an agricultural commodity or additional manipulation of these areas will yield USDA benefit ineligibility. Also, these areas are wetlands converted after December 23, 1985 by a county, drainage district or similar entity. For these instances, production of an agricultural commodity or forage for mechanical harvest or additional manipulation will cause ineligibility for USDA program benefits.
- CW+year Converted Wetland +(year the conversion occurred): A wetland converted after November 28, 1990 where the USDA program participant is ineligible for benefits until the wetland is restored or mitigated unless an exemption applies.
- CWNA* Converted Wetland Non-Agricultural Use: A wetland converted after November 28, 1990 to a use other than agricultural commodity production.
- CWTE Converted Wetland Technical Error: A wetland converted or commenced after December 23, 1985 based on an incorrect NRCS determination. This label does not apply to obvious wetlands as defined in the National Food Security Act Manual.
- FW Farmed Wetland: A wetland that is farmed under natural conditions, was manipulated and planted before December 23, 1985 but still meets wetland criteria, and addresses either of the pothole, playa or pocosin criterions. These areas may be farmed and maintained as documented before December 23, 1985 as long as they are not abandoned (i.e., management or maintenance for commodity production ceased for five consecutive years).
- FWP Farmed Wetland Pasture or Hayland: A wetland that is used for pasture or haying under natural conditions, was manipulated and planted before December 23, 1985, meets the inundation or saturation criteria, but still meets wetland criteria. These areas may be farmed and maintained as documented before December 23, 1985 as long as they are not abandoned (i.e., management or maintenance for commodity production ceased for five consecutive years).
- MIW Mitigation Exemption: A converted wetland, farmed wetland or farmed wetland pasture of which the acreage, functions and values lost have been compensated for through an NRCS approved mitigation plan.
- MW Minimal Effect Exemption: A converted wetland that is exempt from the wetland conservation provisions of the Food Security Act of 1985, as amended, based on an NRCS determination that the conversion has or will have a minimal effect, individually and cumulatively, on the functions and values of the wetland and the wetlands in the watershed.
- MWM Mitigation Site: The site of wetland restoration, enhancement, or creation serving as mitigation for the mitigation exemption (MIW) site.
- NI* Not Inventoried: An area where no wetland determination has been conducted.
- NW Non-Wetland: An area that does not contain a wetland. Also includes wetlands converted before December 23, 1985, but a commodity crop was not produced and the area does not meet wetland criteria. The area has not been abandoned.
- PC Prior Converted Cropland: A wetland converted to cropland before December 23, 1985, and as of December 23, 1985 was capable of being cropped and did not meet farmed wetland hydrology criteria. These areas are not subject to the wetland conservation provisions of the Food Security Act of 1985, as amended, unless further drainage manipulation affects adjacent wetlands.
- TP Third Party Exemption: A wetland converted after December 23, 1985 by a third party who is not associated with the participant, and without the participant's collusion, fraud, scheme or device. A third party does not include predecessors in interest on the tract, drainage districts, or other local government entities.
- W Wetland: An area meeting wetland criteria that was not converted after December 23, 1985. These areas include farmed wetlands and farmed wetland pasture that have been abandoned.
- WX Manipulated Wetlands: A wetland manipulated after December 23, 1985, but the manipulation was not for the purpose of making production possible and production was not made possible. These areas include wetlands manipulated by drainage maintenance agreements.

*These labels are no longer used for certified wetland determinations completed after posting of the revised National Food Security Act Manual Part 514-516 (February 8, 2008).

The U.S. Department of Agriculture (USDA) prohibits discrimination in all of its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, political beliefs, genetic information, reprisal, or because all or part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Assistant Secretary for Civil Rights, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, S.W., Stop 9410, Washington, DC 20250-9410, or call toll-free at (866) 632-9992 (English) or (800) 877-8339 (TDD) or (866) 377-8642 (English Federal-relay) or (800) 845-6136 (Spanish Federal-relay). USDA is an equal opportunity provider and employer.



CPA-026e Supplemental Worksheet

Section I - Highly Erodible Land

<u>Field(s)</u>	<u>HEL(Y/N)</u>	<u>Sodbust (Y/N)</u>	<u>Acres</u>	<u>Determination Date</u>

Remarks:

Fields that are not wetland and have been labeled NHEL (Not Highly Erodible Land) can be cropped without any special requirements.

Fields that are not wetland and have been labeled HEL (Highly Erodible Land) can be cropped, but require a signed conservation plan to remain in compliance. See your local NRCS office for assistance with an HEL plan.

Only the requested area was evaluated. The determination for the requested area supersedes any prior determination for the designated area only. Refer to the previous determination on file for information on the rest of the tract.

This HEL determination was based on the field boundaries and acreages as they were designated on this request. If fields are split, combined, or boundaries are redefined any differently than what was requested, it is the responsibility of the Farm Service Agency to decide if another HEL determination is needed.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all of its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, political beliefs, genetic information, reprisal, or because all or part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Assistant Secretary for Civil Rights, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, S.W., Stop 9410, Washington, DC 20250-9410, or call toll-free at (866) 632-9992 (English) or (800) 877-8339 (TDD) or (866) 377-8642 (English Federal-relay) or (800) 845-6136 (Spanish Federal-relay). USDA is an equal opportunity provider and employer.



CPA-026e Supplemental Worksheet

Section II - Wetlands

<u>Field(s)</u>	<u>Wetland Label*</u>	<u>Occurrence Year (CW)**</u>	<u>Acres</u>	<u>Preliminary Determination Date</u>	<u>Final Certification Date</u>
UN6	NW		39.7	09/14/2018	
UN7	NW		22.3	09/14/2018	
UN8	W		54.8	09/14/2018	
UN9	W		1.1	09/14/2018	
UN10	W		10.2	09/14/2018	
UN11	W		96.8	09/14/2018	
UN12	W		40.7	09/14/2018	
UN13	W		224.8	09/14/2018	
UN14	W		9.1	09/14/2018	
UN15	W		3.6	09/14/2018	
UN16	W		94.6	09/14/2018	
UN17	W		12.5	09/14/2018	
UN18	W		12.6	09/14/2018	
UN19	W		13.2	09/14/2018	

Remarks:

Areas labeled NW (Non-Wetland) are areas that do not contain wetlands as defined by the Food Security Act. Land clearing, including stump removal, is acceptable in this area.

Areas labeled W (Wetland) meet the Food Security Act definition of wetland. Trees may be cut in these areas but stumps CANNOT be removed and production of an agricultural commodity CANNOT be made possible or it may result in non-compliance and potential loss of USDA benefits.

Only the requested area was evaluated. The determination for the requested area supersedes any prior determination for the designated area only. Refer to the previous determination on file for information on the rest of the tract.

This delineation/determination has been conducted for the purpose of implementing the wetland conservation provisions of the Food Security Act of 1985. This determination/delineation may not be valid for identifying the extent of the USACE's CWA jurisdiction of this site. If you intend to conduct any activity that constitutes a discharge of dredge or fill material into wetland or other waters, you should request a jurisdictional determination from the local office of the USACE prior to starting work.

In addition, the participant is responsible for ensuring compliance with all other federal, state, and local laws before commencing any land-disturbing or habitat-disturbing activity, such as those regarding threatened and endangered species, protection of cultural resources, and/or water quality issues (non-exempt stream buffer requirements).

The U.S. Department of Agriculture (USDA) prohibits discrimination in all of its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, political beliefs, genetic information, reprisal, or because all or part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Assistant Secretary for Civil Rights, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, S.W., Stop 9410, Washington, DC 20250-9410, or call toll-free at (866) 632-9992 (English) or (800) 877-8339 (TDD) or (866) 377-8642 (English Federal-relay) or (800) 845-6136 (Spanish Federal-relay). USDA is an equal opportunity provider and employer.



Wetland Determination

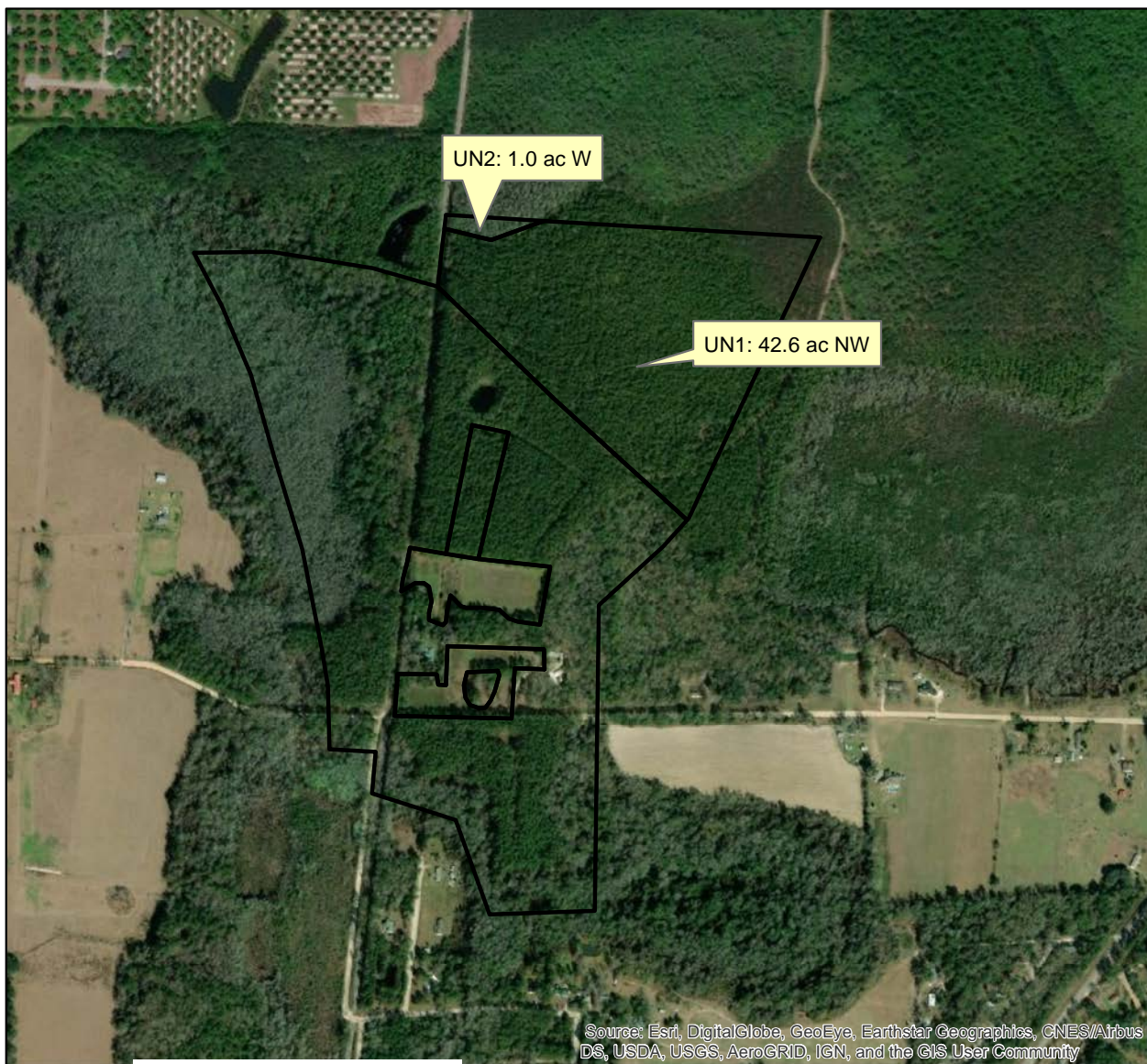
F863 T1243

Date: 9/14/2018

Customer(s): Jean Barrett

Agency: USDA/NRCS

Assisted By: THOMAS SOWELL

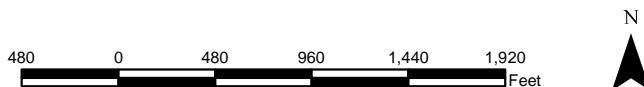


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Prepared with assistance from USDA-Natural Resources Conservation Service

Legend

-  T1243
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations





Wetland Determination

F3583 T730

Date: 9/14/2018

Customer(s): Jean Barrett

Agency: USDA/NRCS

Assisted By: THOMAS SOWELL



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Prepared with assistance from USDA-Natural Resources Conservation Service

Legend

- T730
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations





Terms and Conditions

The following Terms and Conditions apply to all properties offered in this auction. Seven Hills Auctions, LLC hereinafter "Auctioneer", shall be construed to apply to all officers, principals, employees, agents and/or any other representatives hired or contracted with the Auctioneer. Anyone participating in the auction by registering for the auction, placing a bid or bidding on behalf of another person or entity with a Power of Attorney shall hereafter be referred to as a "Bidder".

All Bidders are required at the time of registration to acknowledge that they have reviewed and accepted the Terms and Conditions. Additionally, by placing a bid the bidder is specifically acknowledging and accepting the conditions stated in these Terms and Conditions as well as the provisions in the Purchase and Sale Agreement.

Agency: The Auctioneer is acting as an exclusive agent for the Seller in this transaction. The Auctioneer does not represent the Bidder.

Due Diligence: All information provided by the Auctioneer is deemed to have been obtained from reliable sources; however, the Auctioneer makes no representations or warranties to its accuracy. It is the Bidder's responsibility to conduct his/her own site visit, necessary due diligence, inspections, as well as review and/or analyze each property prior to placing a bid. All sales are pursuant to the property being sold on an "as-is, where-is" basis, with no representations or warranties of any kind, expressed or implied by the Seller and/or Auctioneer.

Inspection: Each Bidder is encouraged to inspect the property prior to Bidding. When shown, contact the listing agent for scheduled inspection times or for an appointment. Where no listing agent is identified, contact the auctioneer for information on how to obtain access to a property. If a property is identified as "Occupied" contact the auctioneer or listing agent to see if times are available for inspection and do not disturb the tenant.

Auctioneer Authority: The auctioneer shall make the sole and final decision as to the winning high bid amount. Acceptance by the online bidding platform does not necessarily constitute an accepted bid by the auctioneer.

Buyer's Premium: The successful bidder will be required to pay a buyer's premium of 10% of the final accepted bid price. The buyer's premium shall become part of the total purchase price in the Purchase and Sale Agreement.

Online Bidder - Escrow Deposit & Contract Execution: The Purchase and Sale Agreement, wiring instructions and closing information will be emailed to the successful online Bidder immediately following the ending of the auction or upon bid acceptance by the seller. The successful bidder must within 48 hours execute the Purchase and Sale Agreement and remit an earnest deposit. The earnest deposit is calculated from the total purchase price (i.e. high bid amount plus the buyer's premium). For properties with a total purchase price of \$2,499 or less the full purchase price is due, for properties selling for \$2,500 to \$100,000 the greater of \$2,500 or 20% is due, for properties selling for \$100,001 to \$200,000 15% is due and for properties selling from \$200,001 or greater 10% is due.

Live Bidder - Escrow Deposit & Contract Execution: A successful bidder at the live auction must execute the Purchase and Sale Agreement and remit an earnest deposit the day of the auction. The earnest deposit is calculated from the total purchase price (i.e. high bid amount plus the buyer's premium). For properties with a total purchase price of \$2,499 or less the full purchase price is due, for properties selling for \$2,500 to \$100,000 the greater of \$2,500 or 20% is due, for properties selling for \$100,001 to \$200,000 15% is due and for properties selling from \$200,001 or greater 10% is due. Earnest deposits may be made by wire transfer, cash, certified funds or a business or personal check.

Online Auction Registration: In order to be eligible to bid, participants must: (1) set up a bidder account at 7hauctions.com and (2) remit a bid deposit of \$5,000 to Seven Hills Auctions, LLC, no later than 3:00 P.M. on Friday, March 13, 2020, by wire transfer or certified funds. The bid deposit will be held in Seven Hills Auctions, LLC escrow account and will be applied to the winning bidders total escrow deposit due. For any unsuccessful bidders the bid deposit will be returned within five business days following the closing of the auction.

Live Auction Registration: Registration at the live auction will be open one hour prior to the start of the auction. A photo id or driver's license must be presented at the time of registration. If you are bidding on behalf of another party a notarized power of attorney must be presented during registration and completion of the contract. If you will be taking title in a company, trust or partnership you will need to provide documentation showing proof of signing authority.

Closing: All properties must close within thirty (30) days of the "binding agreement date", unless otherwise stated in the Purchase and Sale Agreement. The "binding agreement date" is the date in which the last signatory party executes the Purchase and Sale Agreement. The closing will be conducted by the firm shown on the individual property specific web page at 7hauctions.com. All closing cost will be paid by the successful Bidder including, but not limited to, attorneys' fees to prepare the closing

documents and deed, closing coordination fee, title examination, transfer tax and purchaser's legal fees. Taxes and property owner association dues will be prorated as of the date of closing. Title Insurance will be available for purchase.

Survey (Oliver Tract Only): Should all tracts be sold in its entirety to a single purchaser the property will be conveyed by existing legal description. In the event the property sells divided a final survey will be completed by Southeastern Surveying, Inc. The cost of the survey will be paid by the purchasers at a rate of 28 cents per liner foot with common lines split 50/50 between adjoining purchasers. A boundary survey of the entire property has been recently completed by Southeastern Surveying, Inc. The individual tracts contain estimated acreage amounts and are not field measurements. The final acreage may vary slightly on individual tracts. Final sales prices will be adjusted on a per acre basis only if the final survey reveals a deviation of one acre or greater from what is advertised the day of the auction.

Broker Participation: Broker Participation is encouraged by the Auctioneer. A commission of 2% of the highest accepted bid (before adding a buyer's premium) will be paid to any qualified licensed real estate broker that holds a current and valid license in the state where the property is located. Commissions will only be paid at closing. In order to qualify the broker must submit the Broker/Bidder Participation Form no later than 1:00 P.M. EST on Friday, March 13, 2020. UNDER NO CIRCUMSTANCE WILL BROKER REGISTRATION BE ALLOWED ON THE DAY OF THE AUCTION. A bidder is only allowed to be registered by one broker. Broker/Agents acting as a principal in the transaction are not eligible for a commission.

Non-Compliance: If a participant is the successful high bidder and fails to execute the Purchase and Sale Agreement and/or remit the earnest deposit with 5 days of the Purchase and Sale Agreement being delivered, the participant will be responsible for a Non-Compliance Fee of up to \$5,000. This Non-Compliance Fee is a penalty for failing to abide by the Terms and Conditions of the auction. Auctioneer at its discretion shall charge the credit card on file, retain the bid deposit or use any other means necessary to collect such fees. Any bidder that fails to execute a Purchase and Sale Agreement and/or remit an earnest deposit may also be prohibited from bidding on future auctions conducted by the Auctioneer. The Seller and Auctioneer, upon Non-Compliance by a bidder, reserves the right to immediately offer the property for sale.

Successful Bidder Default: A successful bidder that fails to close per the specific terms of the Purchase and Sale Agreement for any reason shall be required to release their earnest deposit to the Seller as nonexclusive liquidated damages as fully outlined in the Purchase and Sale Agreement.

Technical Problems: The auction will be conducted using simulcast and online bidding. Any technical problem that may arise from internet connectivity, hardware, software, human error, or any other such issue whether on behalf of the Bidder or Auctioneer may arise at any time without notice. In the event such technical problems arise, neither Auctioneer nor the Seller shall be responsible. Auctioneer, reserves the right to cancel, postpone and/or extend the bidding time in the event of such technical problems. Any actions the Auctioneer takes shall be final.

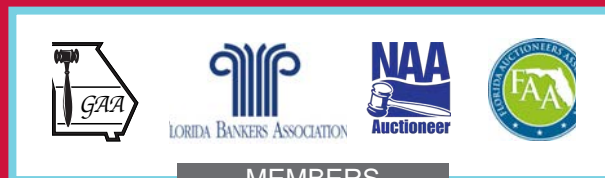
Additional Terms: All property is being sold "As-Is, Where-Is" with all faults and is selling subject to any existing restrictions, conditions, easements, zoning, property owners associations fees and all matters that may be revealed in a current survey, inspection and/or title examination. No warranty is expressed or implied as to the improvements, soil, environmental, wetlands, zoning or any other matters. The Auctioneer reserves the right to cancel the auction at any time, add properties or delete properties without notice. The seller reserves the right to reject any bid unless the property is selling "Absolute". The Seller and their agents reserve the right to place bids on the property up to the Seller's reserve. Any acceptance of a winning bid may be rescinded by the Seller, in the seller's sole discretion, for any reason prior to the Purchase and Sale Agreement being executed by the Seller, unless selling "Absolute". Neither the Auctioneer nor Seller will be responsible for any omissions or errors related to this auction, these terms and conditions, the Purchase and Sale Agreement and/or the closing documents. All bidders shall carefully review, inspect, analyze, perform any test or other necessary due diligence prior to bidding. Bidders shall make their own determination as to the accuracy of any due diligence or information provided by the Auctioneer or Seller. No personal property will be conveyed unless specifically denoted in the Purchase and Sale Agreement. The terms of the Purchase and Sale Agreement shall prevail in the event of any inconsistencies between the terms and conditions of the auction, announcements, communications by the Auctioneer and/or the Purchase and Sale Agreement. The Auctioneer is not responsible for any technical issues, missed bids or bids placed after the closing of the auction. The Auctioneer reserves the right, in its sole discretion, to revoke the bidding privileges of any bidder at any time for any reason.

Seven Hills AUCTIONS

Seven Hills Auctions, LLC:
GA/FL Broker: William C. Lee III
Firm: FL-CQ1057830; GA-77326
Auction License: GA: AUC003134,
FL: AB3765, AL:#5495

7Hauctions.com

800.742.9165



MEMBERS
Mar. 14, 2020