



SOUTHERN LAND COMPANY TN, LLC

8590/1 FARMINGTON BLVD.
GERMANTOWN, TN 38139

Office: 901-755-8877
FAX: 901-757-9010
land@southernlandco.com
www.southernlandco.com

Farmland and Hunting Land

118 ACRES HARDIN CO TN TIMBER VALUE + DEER & TURKEY

William Gates *Principal Broker*
Cell: 901-488-0368

Approximately 14 miles East of Savannah VIA HWY 64 to Old Bethlehem Road at Olive Hill exit, Old Bethlehem Road to Melson Way after Indian Creek Bridge and end of Melson Way.

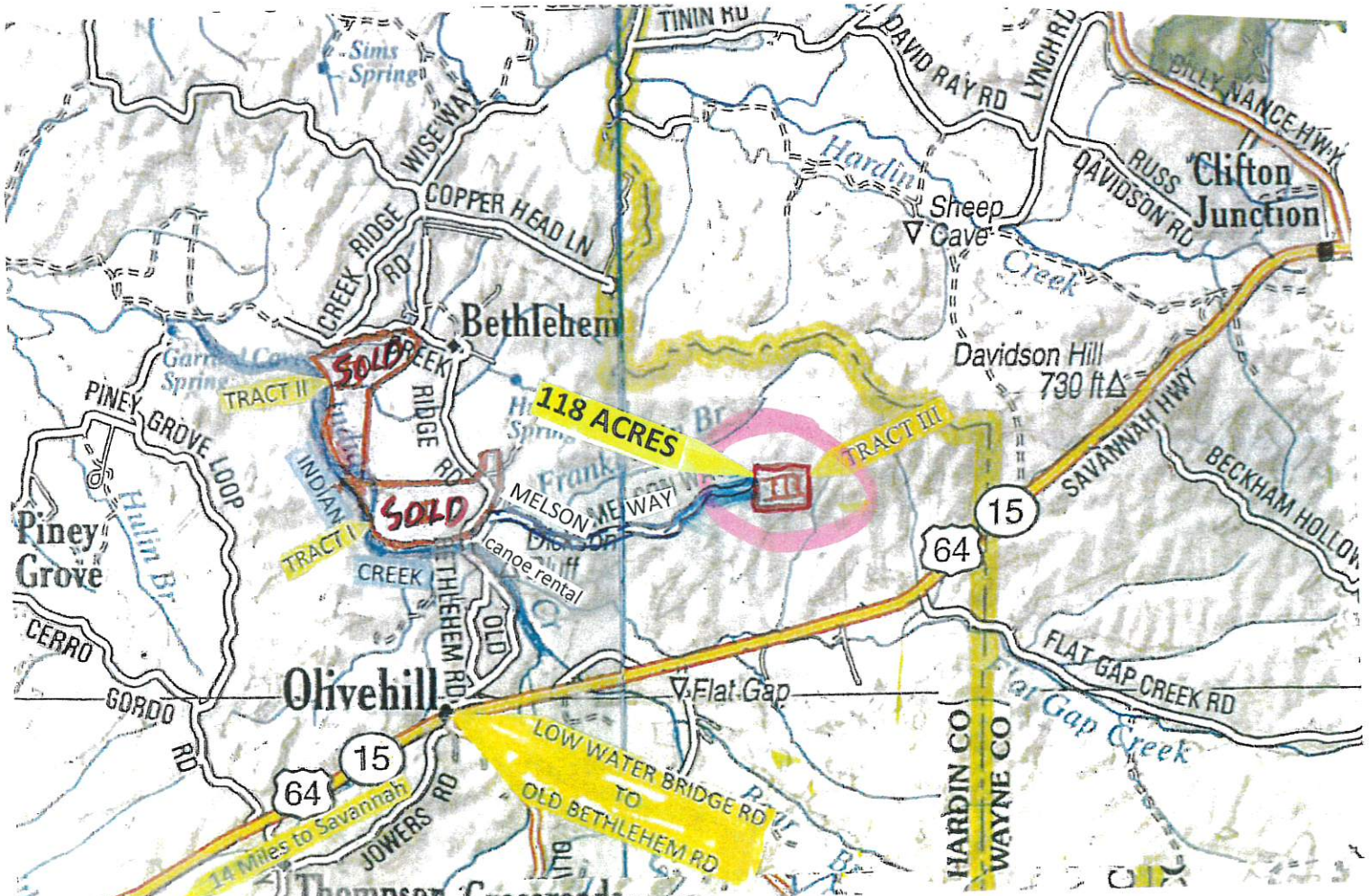
118 acres, by tax rolls, with 100+/- acres good growing timber and 18+/- acres food plots

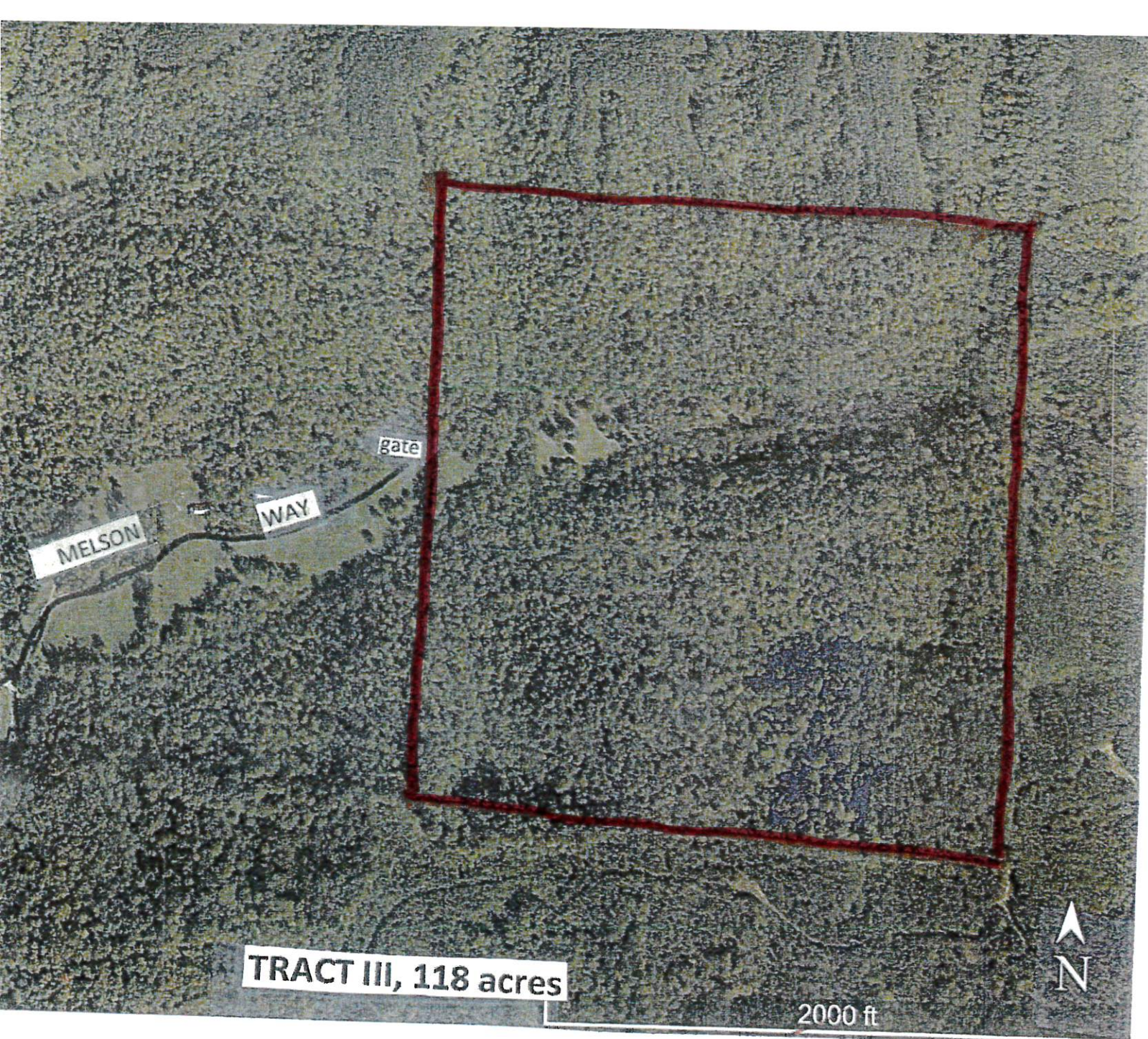
Located at end of Melson Way with small live creek and utilities for house site.

Good timber value based upon a 10 year old cruise with no cutting activity or natural losses.

Good deer and turkey hunting with influence from thousands of acres of neighboring timber.

PURCHASE PRICE: \$252,955.00 Cash, (\$2,143.00 per acre)





TRACT III, 118 acres

2000 ft



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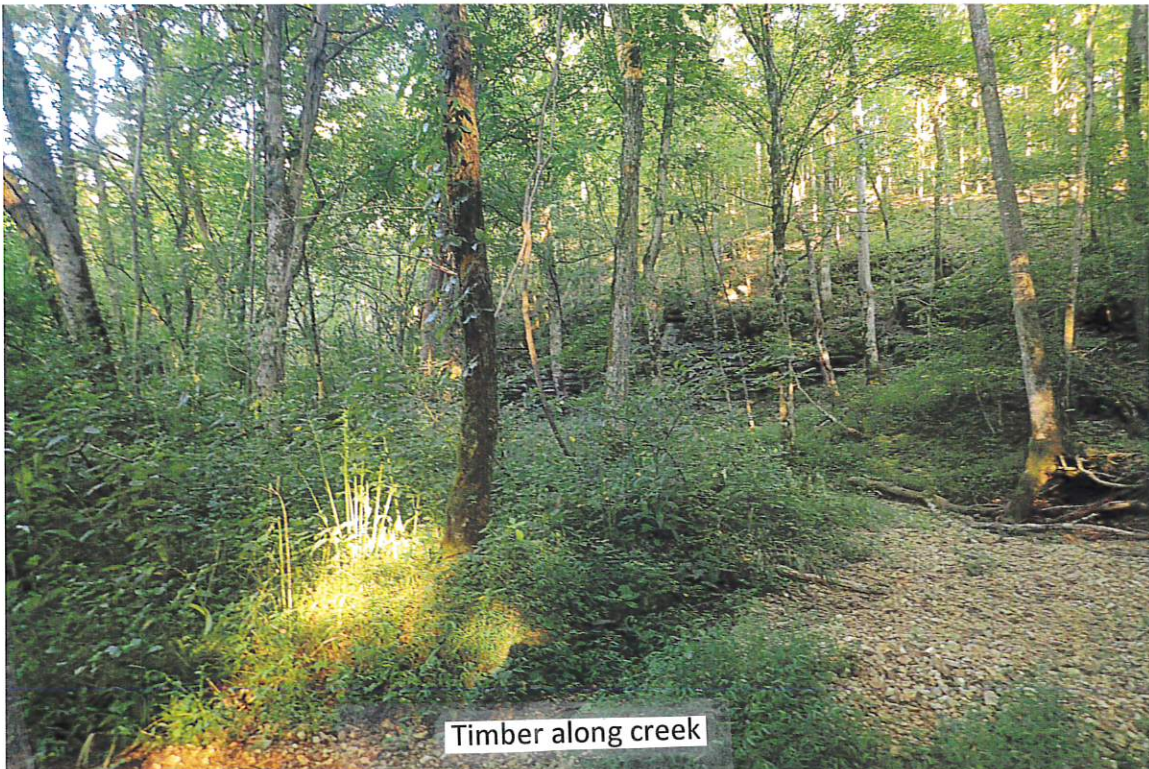
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Food plot with deer stand



Timber along creek

TRACT: Herbert Patrick, Franklin Branch Tract
 LOCATION: Hardin Co., TN
 TIMBERED ACRES: 115
 CRUISE DATE: October 11, 2011
 CRUISE TYPE: Variable radius plot
 CRUISED BY: Paul Yielding

HARDWOOD SAWTIMBER SPECIES	TOTAL BOARD FEET	% OF TOTAL BOARD FEET	ESTIMATED VALUE
WHITE OAK	30,475	19.5%	\$ 9,600
*MISCELLANEOUS HARDWOODS	27,025	17.3%	\$ 4,054
YELLOW POPLAR	25,990	16.6%	\$ 4,548
RED OAK	22,310	14.3%	\$ 6,693
HICKORY	13,225	8.5%	\$ 2,182
HARD MAPLE	10,465	6.7%	\$ 2,145
CHESTNUT & POST OAKS	9,660	6.2%	\$ 2,608
CHERRY & WALNUT	8,625	5.5%	\$ 3,019
BASSWOOD	6,555	4.2%	\$ 1,147
ASH	2,070	1.3%	\$ 518
TOTAL	156,400	100.0%	\$ 36,514

HARDWOOD PULPWOOD	TOTAL TONS	% OF TOTAL TONS	ESTIMATED VALUE
PULPWOOD TREES	1,593	77.3%	9,558
TOPWOOD	469	22.7%	2,814
TOTAL PULPWOOD	2,062	100.0%	\$ 12,372

TOTAL VALUE, ALL PRODUCTS	\$ 48,886
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* MISCELLANEOUS HARDWOODS: includes beech, elm, hackberry, sweetgum, and sycamore.

Hardwood sawtimber includes all hardwoods measuring ≥ 12 inches DBH, with at least one 8 foot sawlog.

Pulpwood trees measured ≥ 6 inches DBH, with at least 20 feet of merchantable pulpwood.

The pulpwood volume estimate includes pulpwood trees and an estimate of topwood in sawtimber trees.

The board foot volumes were computed using the International 1/4" Rule, form class 78.

This cruise is believed to be an accurate estimate of the described timber; however no warranty or guarantee is made as to the quantity, quality, or value of the timber present, or of the acreage estimates presented.