



GREENE FOREST & FARM REALTY, LLC

Specializing in TIMBER & FARMLAND REAL ESTATE

640 Hwy. 49 North / P.O. Box 1596 / Americus, GA 31709

229-924-9048 / Fax: 229-928-8800

May 17, 2016

Dear Timberland Owner/Manager:

Greene Forest & Farm Realty, LLC has been retained to market +/-4,508 acres of timberland located in Russell and Macon Counties, Alabama. The properties are 100% timberland and are dominated by pine timber of various age and product classes with small amounts of hardwood cover types.

Included in the information are location maps, aerial photos, and timber type maps for each parcel. Also included is timber volume information for each tract. The timber cruise work was performed by our sister company, United Forestry Consultants, Inc. in April 2016.

We have attempted to provide the most accurate information available on the subject properties, however, neither Greene Forest & Farm Realty, LLC nor United Forestry Consultants, Inc. guarantees the acreages, timber volumes or other information provided in this report. No warranties are given or implied in providing the information in this report and a potential buyer is responsible for his own determination and estimation of acreages, timber volumes and values and other related information.

This offering is an exclusive right to sell granted to Greene Forest & Farm Realty, LLC. Any other brokerage relationship named or created by an offer which grants compensation to any other brokerage, other than Greene Forest & Farm Realty, LLC, then any other brokerage shall be deemed to represent the buyer and shall be compensated by the buyer on any consummated transaction.

This offering is being made on the +/-4,508 acres in its entirety. The price on this offering is \$8,192,511.00.

Jeff Greene
Broker
229-938-8103

Mack Greene
Salesperson
229-942-1515

Mason Greene
Salesperson
229-942-1698

Ken Coptsias
Salesperson
229-815-0519

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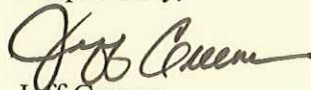
Mason Greene
Salesperson
229-942-1698

Ken Coptsias
Salesperson
229-815-0519

We have additional information available on these tracts such as deeds and are available to answer any questions as to access and current timber management work. At this time there are no outstanding timber harvest contracts on any portion of the property being offered for sale.

Please do not hesitate to contact us concerning this information . We look forward to hearing from you.

Respectfully,

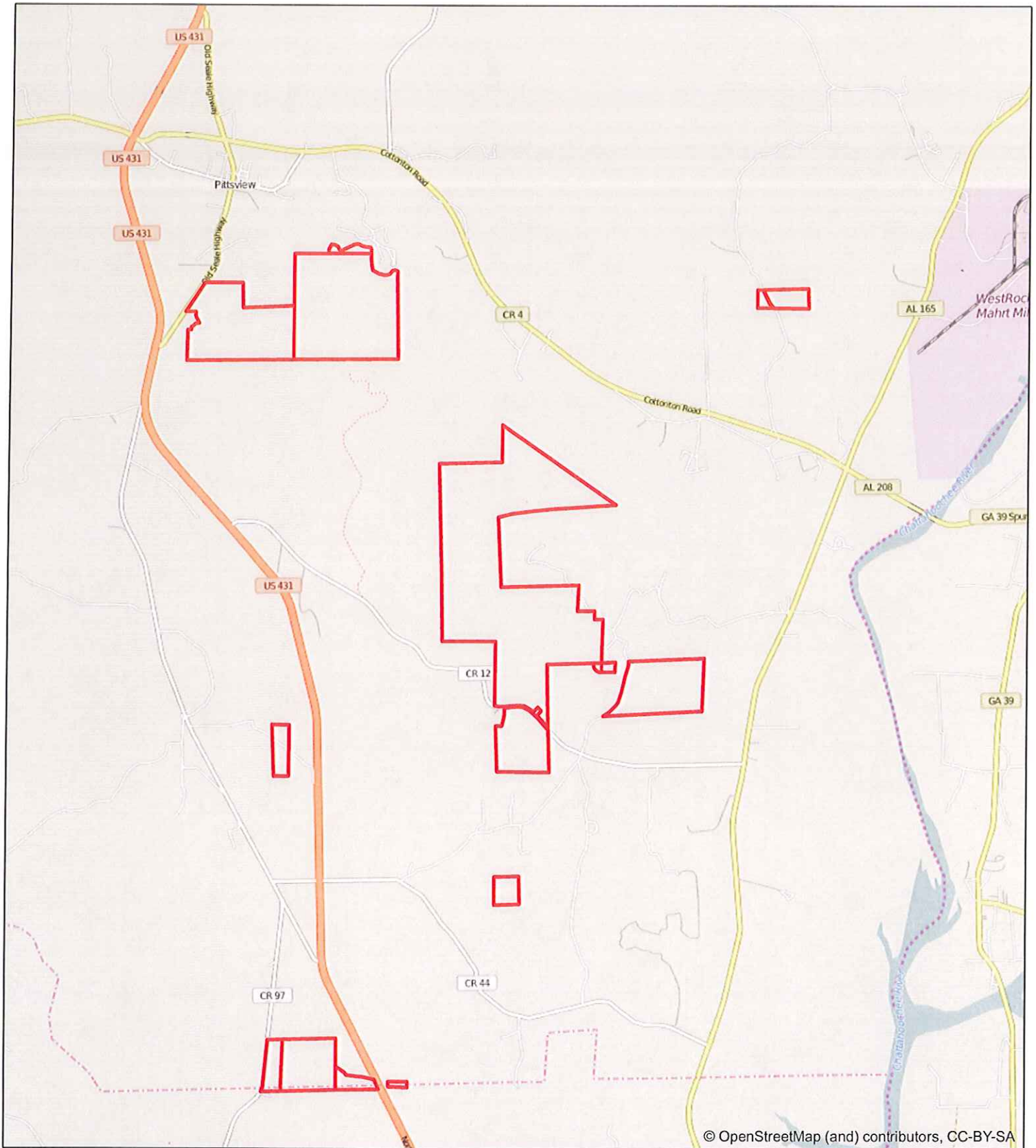

Jeff Greene

Jeff Greene, President
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Registered Forester, GA, AL
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Southern Timber Enterprises LLC



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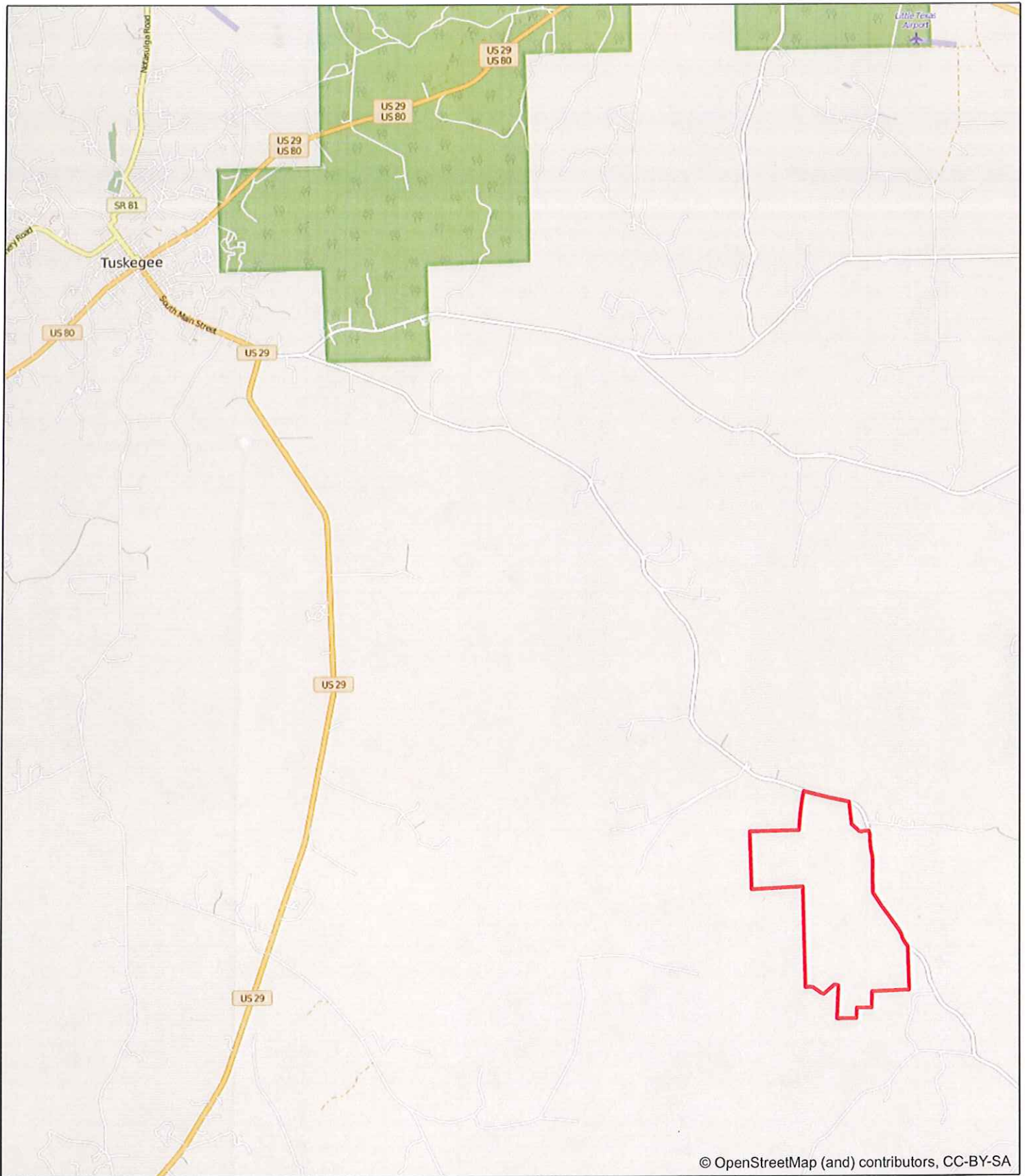


Legend

 Property Boundary +/- 3,399 ac.




Russell County, AL



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Legend

 Property Boundary +/- 1,109 ac.



Macon County, AL

**Southern Timber Enterprises, LLC
Macon County Tract**

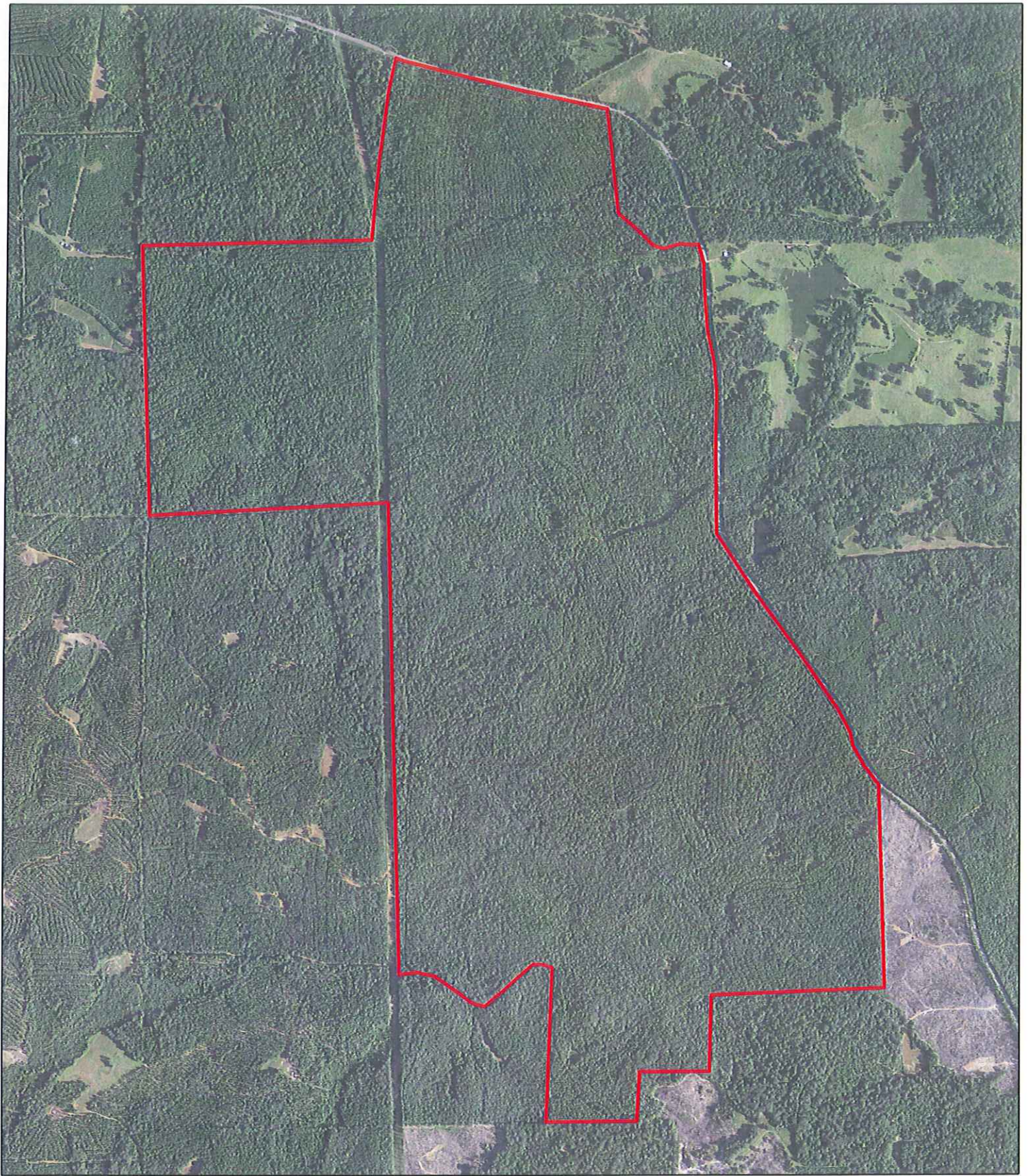
**Hunting & Timber Investment Property – Macon County,
Alabama**

General Information

The subject property totals 1,109 acres more or less and is located off of US HWY 10, about 10 minutes southeast of Tuskegee, Alabama. The property consists of mostly mature planted pine stands, with some hardwood drains and hillsides. This tract would be an excellent timber investment opportunity, with immediate cash flows from thinnings and clearcuts of the planted pine stands located on the tract. The property has excellent road frontage with multiple entrances off of Hwy 10. Good road systems are located on the tract with several of them being rocked.


The property also would be an excellent recreational property, as multiple food plots are located on the tract. There is also a power line on a portion of the tract which offers great hunting opportunities.

Following this information is a timber volume estimate for the timber associated with this tract.



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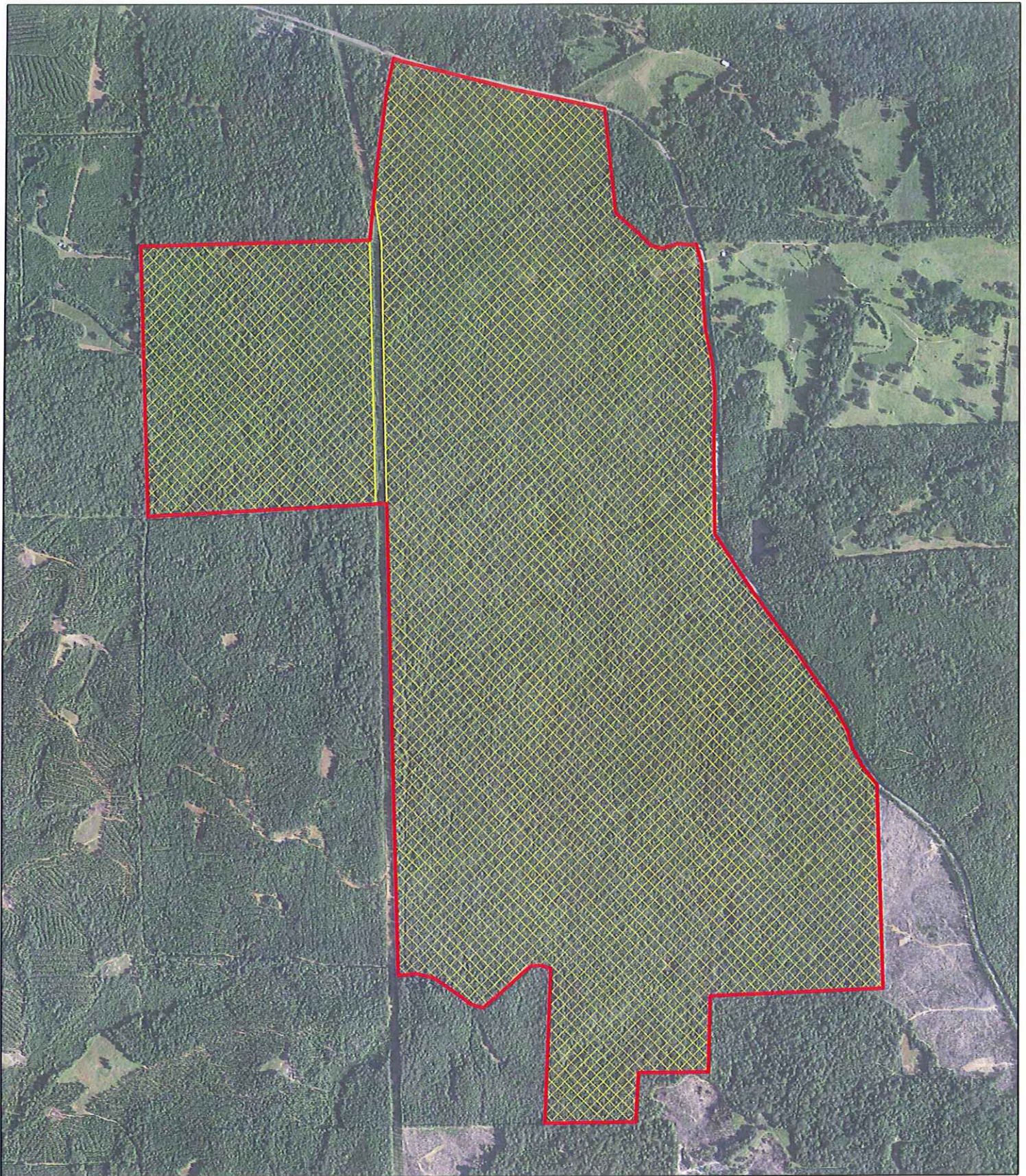


Legend

 Property Boundary +/- 1,109 ac.





Macon County, AL



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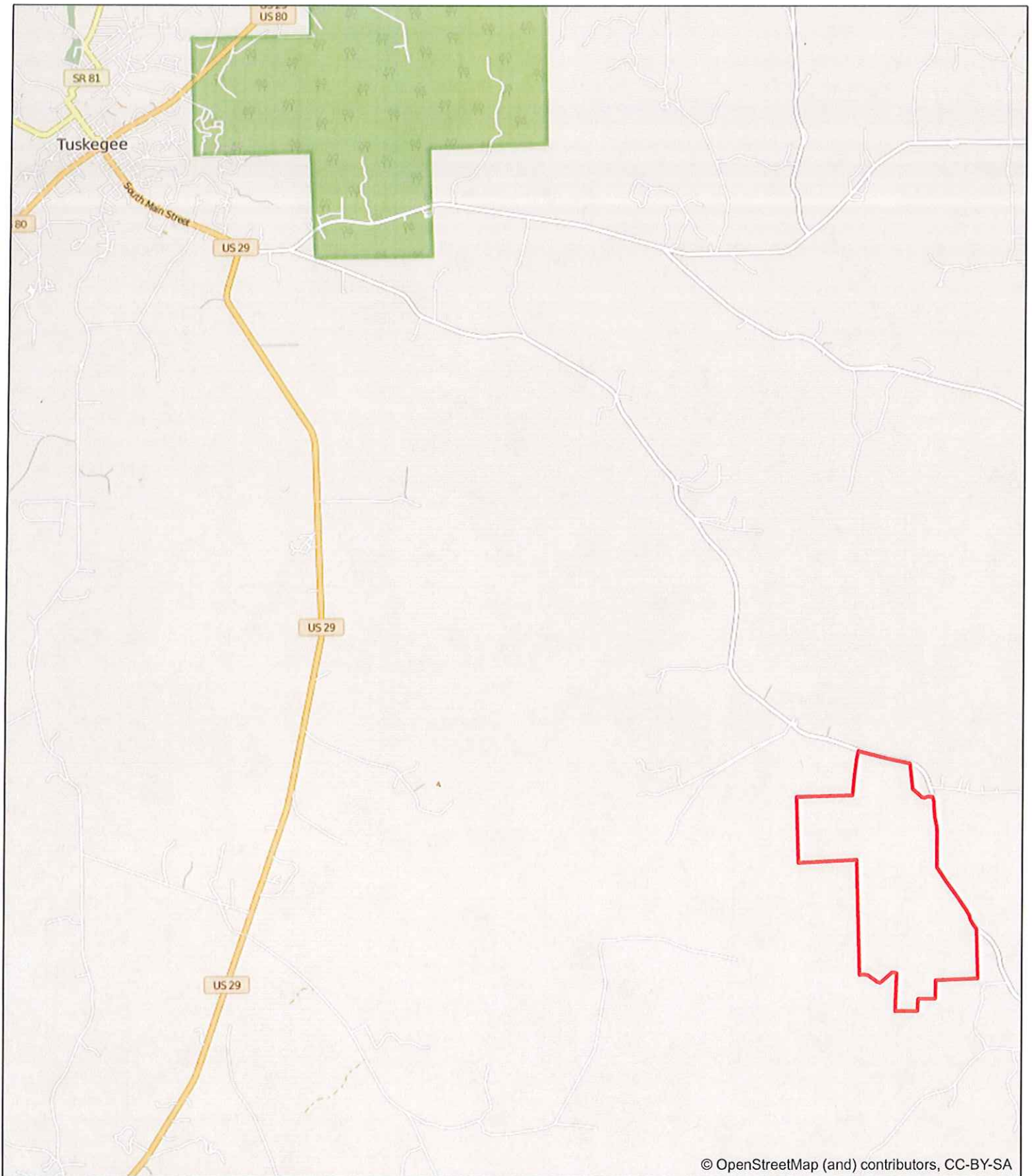
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Legend

-  Property Boundary +/- 1,109 ac.
-  Planted Pine/Hardwood +/- 1,100 ac.



Macon County, AL




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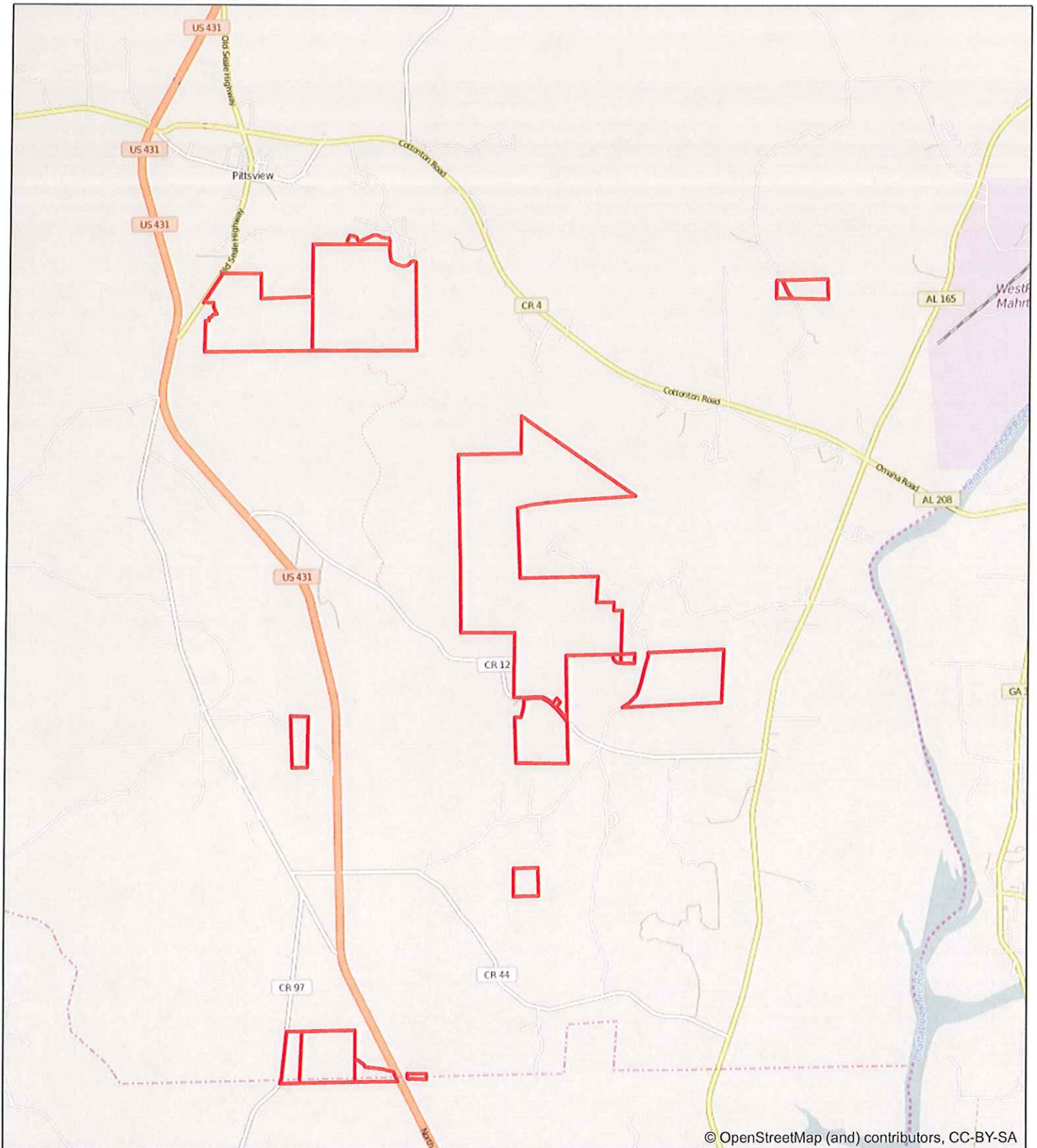

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Legend

 Property Boundary +/- 1,109 ac.



Macon County, AL



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Legend

 Property Boundary +/- 3,399 ac.



Russell County, AL

**Southern Timber Enterprises, LLC
Tract One**

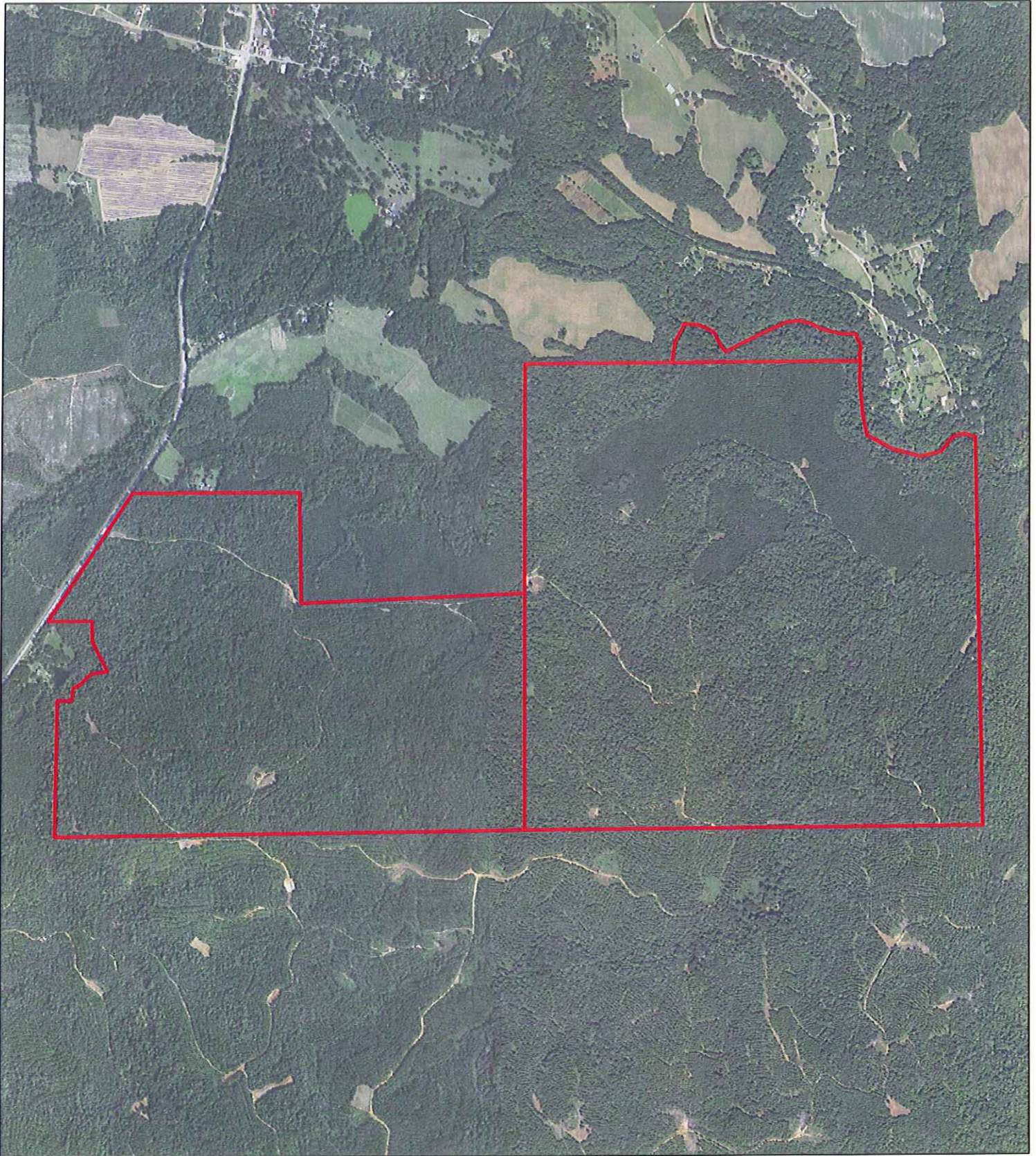
**Hunting & Timber Investment Property – Russell County,
Alabama**

General Information

The subject property totals 1,036 acres more or less and is located off of Old Seale HWY in Pittsview, Alabama. The property consists of 130 acres of unthinned planted pine, which are ready to be thinned, and the rest of the tract totals 906 acres of mature planted pine and hardwood drains. This tract is an excellent timber investment, with immediate income potential from thinning of the young planted pine stand, and potential conversion of the mature planted pine stands. There is one entrance to the tract off of Old Seale HWY. The interior road system off the tract is excellent with several creek crossings in place.

The property also has recreational opportunities, as several food plots are located throughout the tract.

Following this information are timber volume estimates for the various timber stands associated with this tract.



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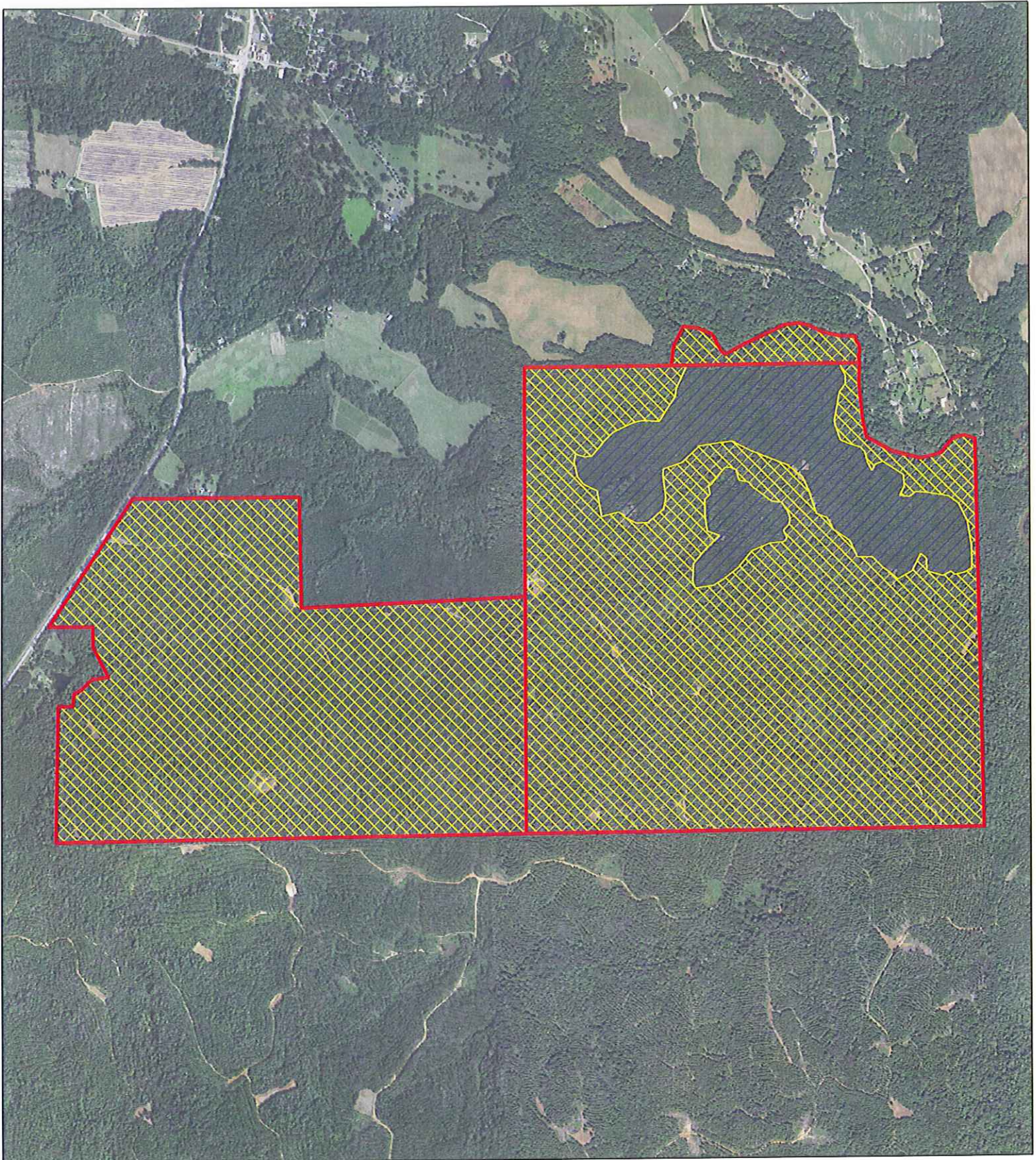


Legend


 Property Boundary +/- 1036 ac.






Russell County, AL



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Legend

-  Property Boundary +/- 1,036 ac.
-  Pine/Hardwood +/- 906 ac.
-  Unthinned Planted Pine +/- 130 ac.



Russell County, AL

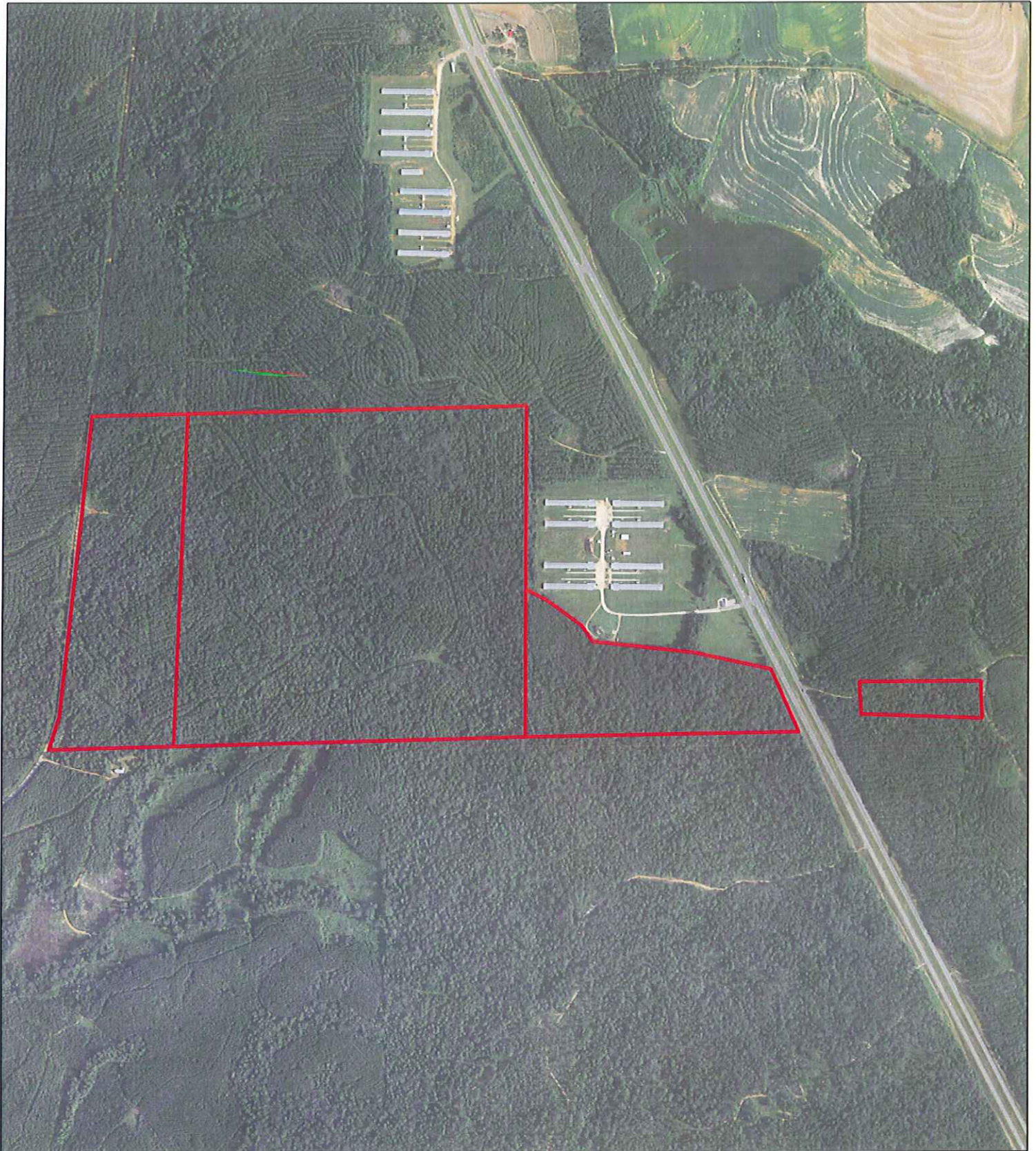
Southern Timber Enterprises, LLC
Tract Two

**Hunting & Timber Investment Property – Russell County,
Alabama**

General Information

The subject property totals 257 acres more or less and is located off of HWY 431 about 10 minutes south of Pittsview, Alabama. The property consists of mostly mature planted pine stands with hardwood drains. The tract is an excellent timber investment, and also has great hunting opportunities as well. Access to the main portion of the tract is off of Gammage Road, with a entrance to the small side off of HWY 431.

Following this information is a timber volume estimate for the timber associated with this tract.



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Legend

 Property Boundary +/- 257 ac.



Russell County, AL





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Legend

-  Property Boundary +/- 257 ac.
-  Upland Pine/Hardwood +/- 257 ac.



Russell County, AL

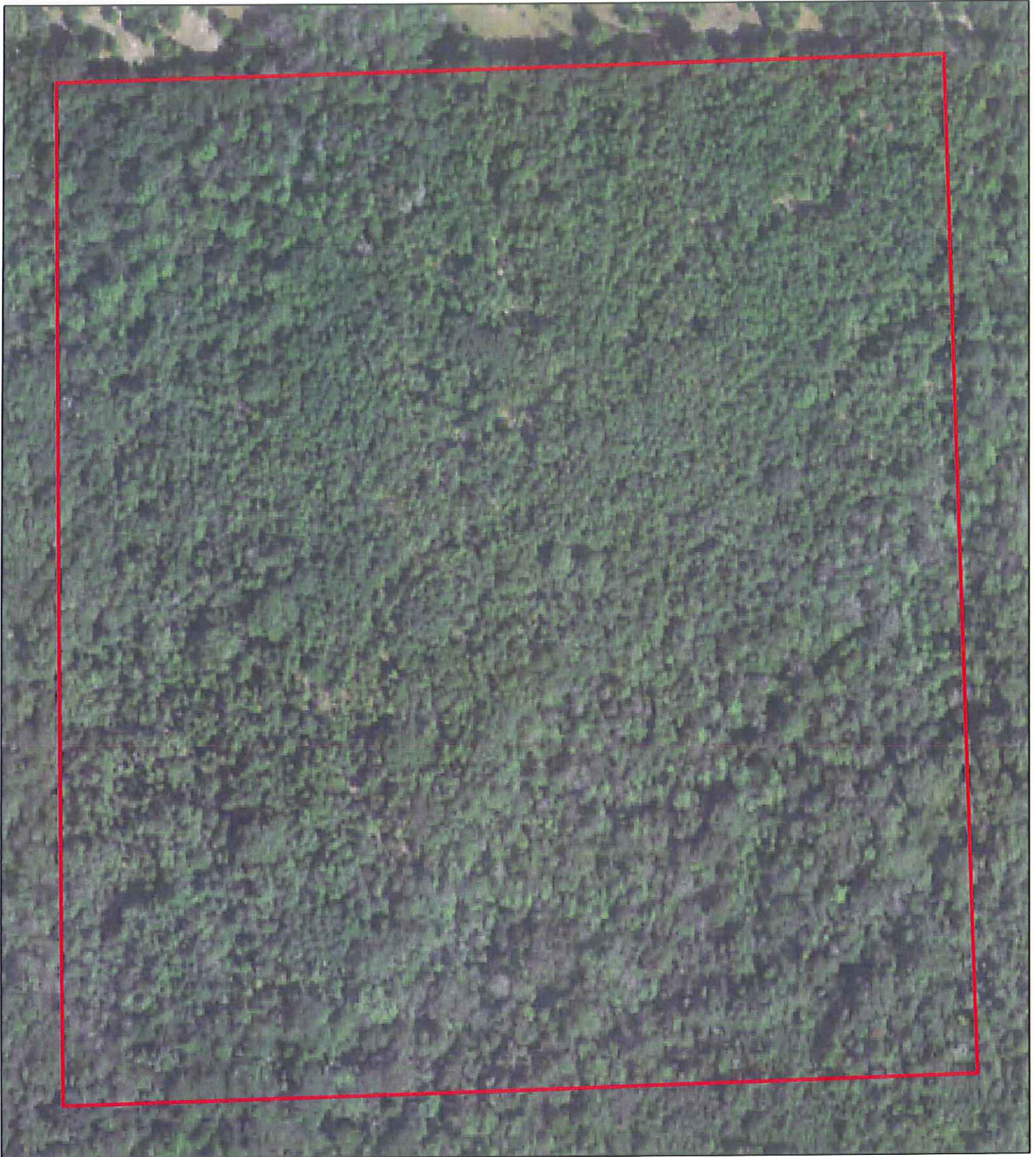
**Southern Timber Enterprises, LLC
Tract Three**

**Hunting & Timber Investment Property – Russell County,
Alabama**

General Information

The subject property totals 41 acres more or less and is located south of Leroy Road, which is about 10 minutes southeast of Pittsview, Alabama. The property consists of mostly scattered pines and hardwoods, and is a land-locked tract.

Following this information is a timber volume estimate for the timber associated with this tract.



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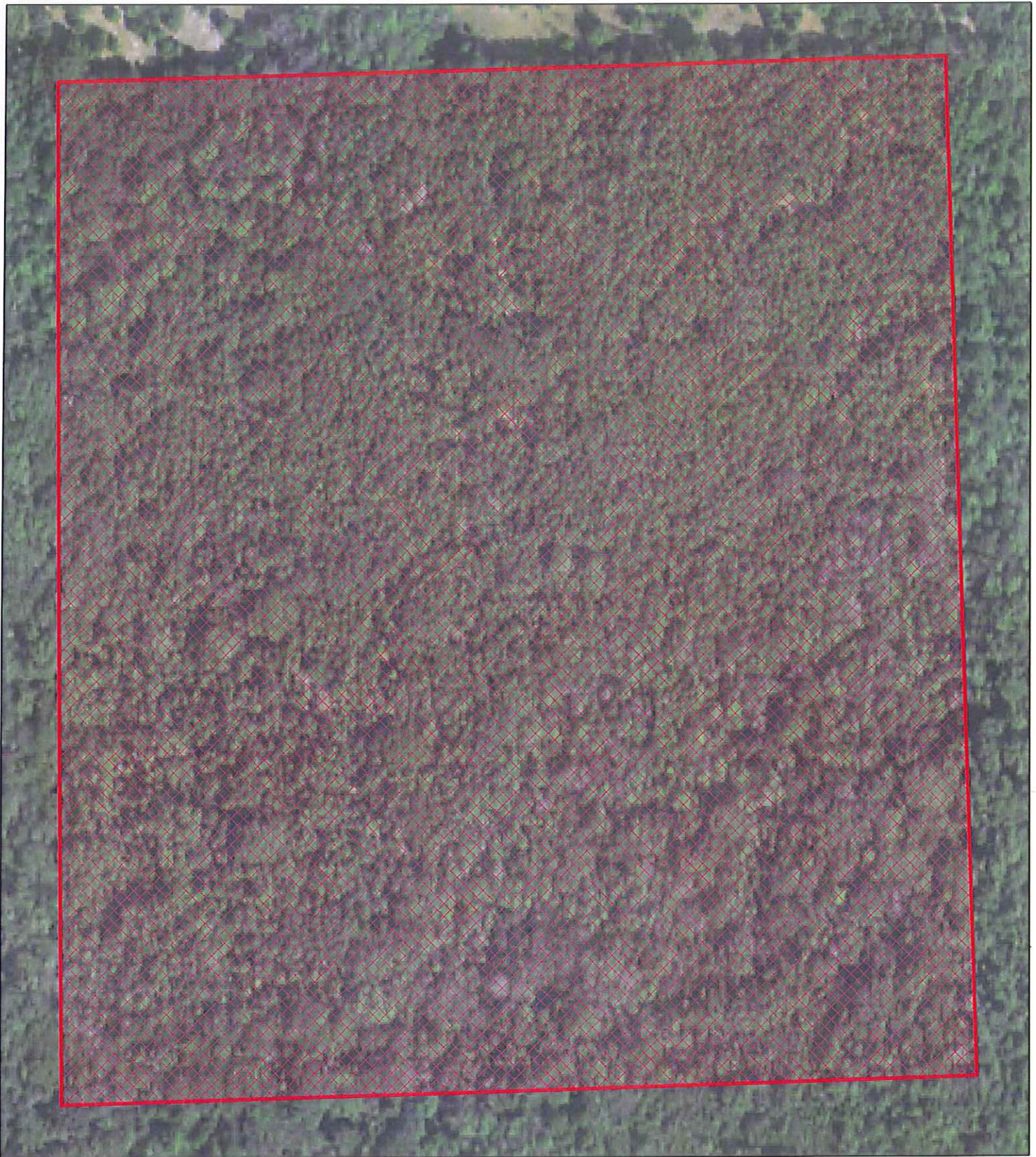


Legend

 Property Boundary +/- 41 ac.



Russell County, AL





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Legend

-  Property Boundary +/- 41 ac.
-  Pine/Hardwood +/- 41 ac.



Russell County, AL

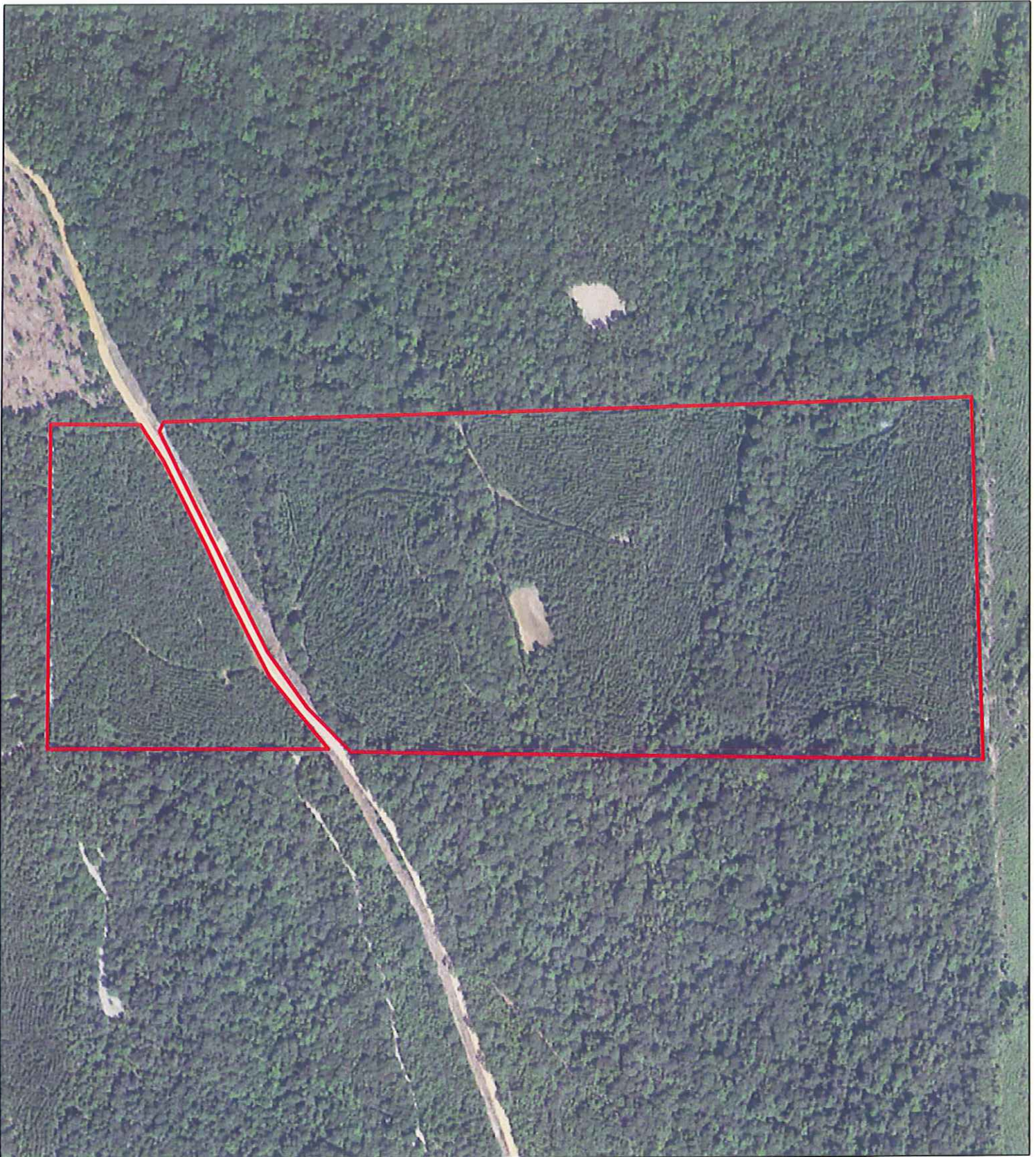
**Southern Timber Enterprises, LLC
Tract Four**

Timber Investment Property – Russell County, Alabama

General Information


The subject property totals 58 acres more or less and is located off of Gatewood Road about a mile north of HWY 208 east of Pittsview, Alabama. The property consists of 45 acres of planted loblolly pines that are ready to be first thinned, with the remaining 13 acres being hardwood drains.

Following this information is a timber volume estimate for the timber associated with this tract.



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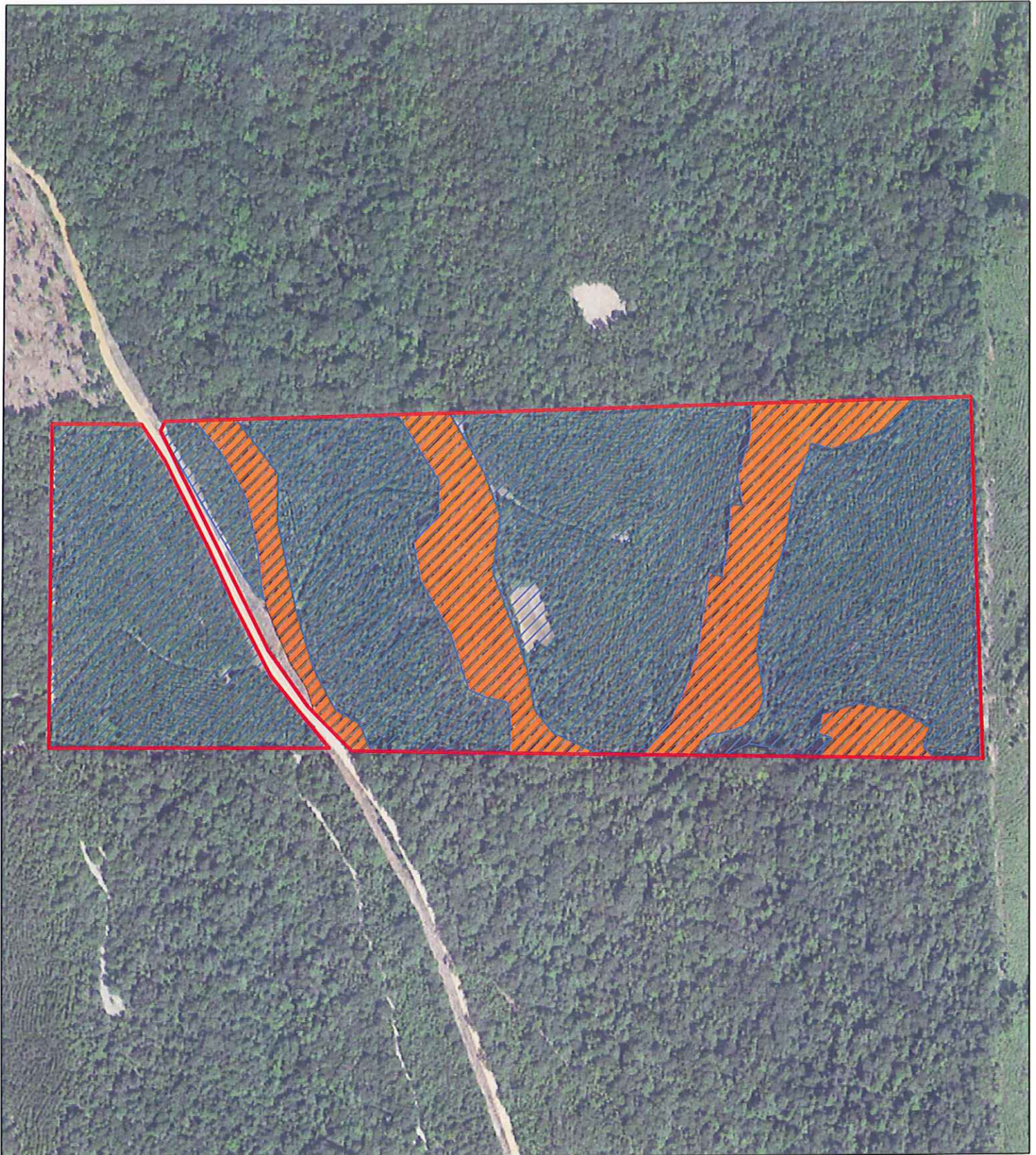


Legend

 Property Boundary +/- 58 ac.






Russell County, AL



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Legend

-  Property Boundary +/- 58 ac.
-  Unthinned Planted Pine +/- 45 ac.
-  Hardwood/Drains +/- 13 ac.



Russell County, AL

Southern Timber Enterprises, LLC
Tract Five

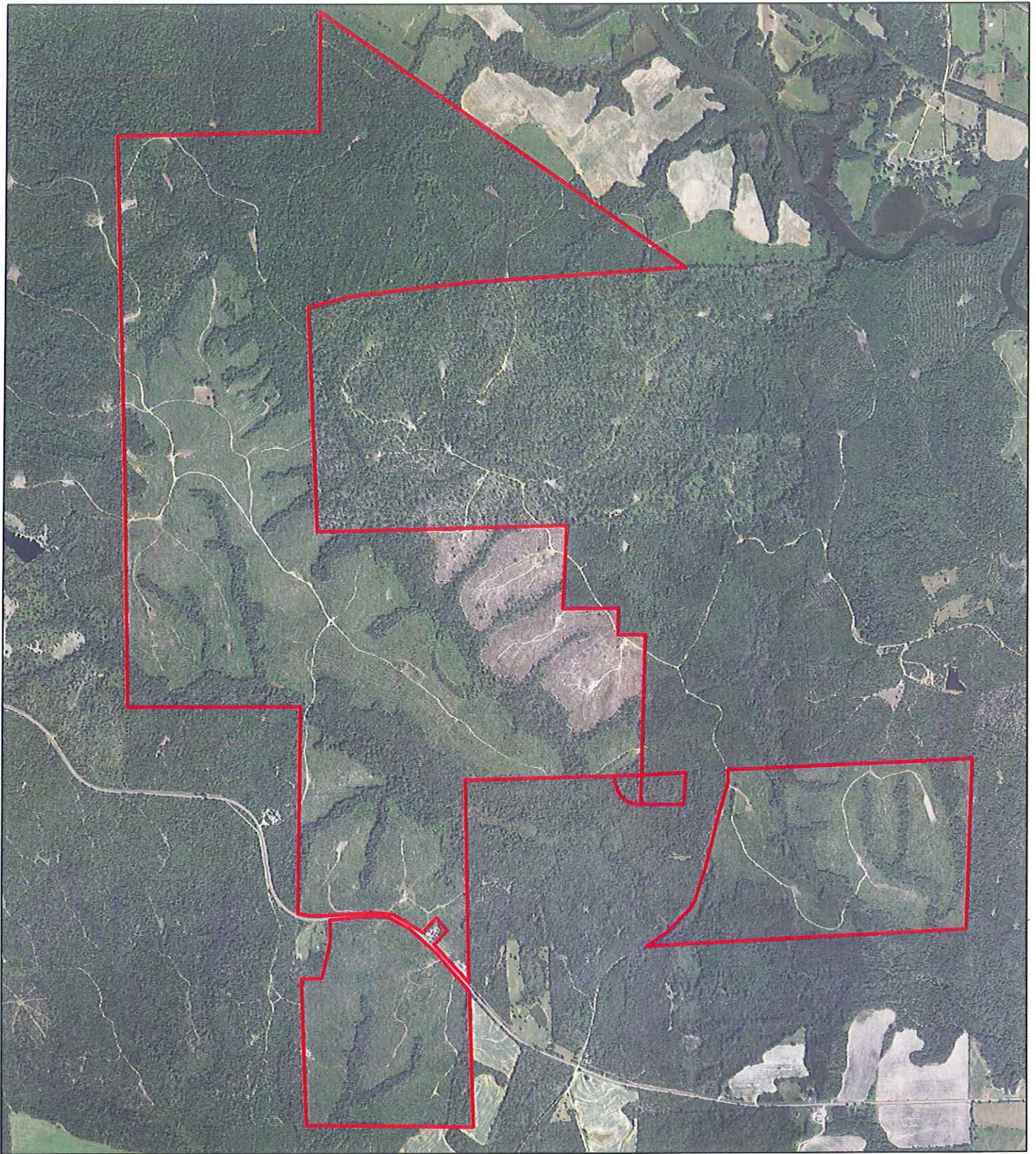
**Hunting & Timber Investment Property – Russell County,
Alabama**

General Information

The subject property totals 1958 acres and consist of multiple parcels. The property is located off of Cedar Heights Road just south of Pittsview, Alabama. Multiple stand types exist on the property, making it an excellent timber investment. There are 1,015 acres of young planted pines that have already been established, and 329 acres of mature pine/hardwood that are ready for conversion. Also, there are 168 acres of merchantable planted pines that are ready to be first thinned. Of the 1,015 acres of pre-merchantable stands, the age classes run from 1 year old to 6 years of age.


Several main dirt roads access the tracts off of cedar heights road, with good road systems throughout the entire property. There are also multiple food plots located on the tracts making it a great recreational property as well. This would provide good income by leasing the tracts to hunters.

Following this information are timber volume estimates for the various timber stands associated with this tract.



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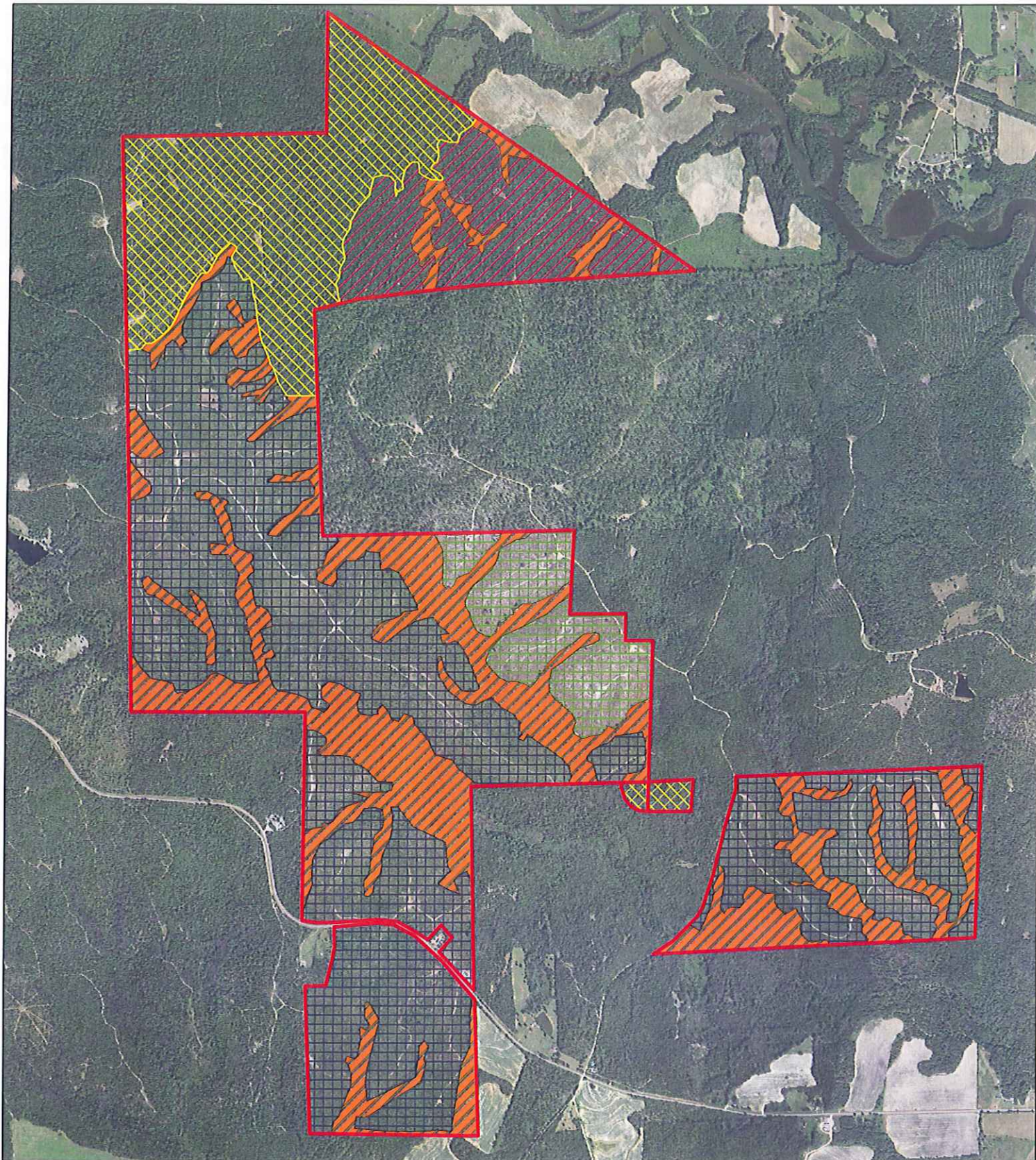


Legend

 Property Boundary +/- 1958 ac.



Russell County, AL




Southern Timber Enterprises LLC

Legend

-  Property Boundary +/- 1958 ac.
-  Mature Planted Pine/Hardwood +/- 329 ac.
-  Hardwood/Drains +/- 446 ac.
-  Unthinned Planted Pine +/- 168 ac.
-  Young Planted Pine +/- 899 ac.
-  1 Year Old Loblolly +/- 116 ac.



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**Southern Timber Enterprises, LLC
Tract Six**

Timber Investment Property – Russell County, Alabama


General Information

The subject property totals 49 acres more or less and is located on Annie Laura Way right of of Hwy 341 south of Pittsview, Alabama. The property consists of mostly pre-merchantable planted pines, with a few hardwood drains.




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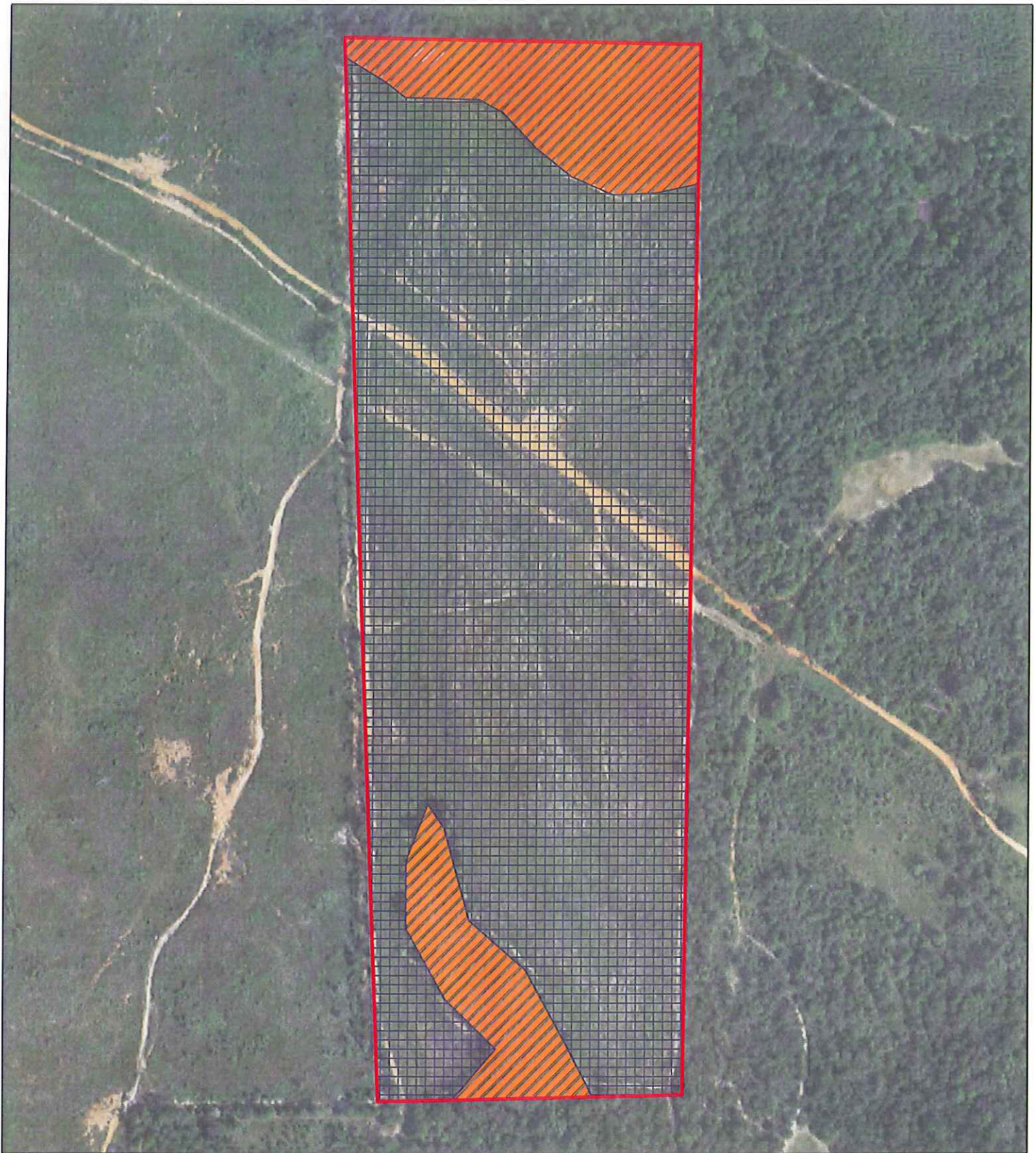


Legend

 Property Boundary +/- 49 ac.






Russell County, AL



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Legend

-  Property Boundary +/- 49 ac.
-  Young Planted Pine +/- 41 ac.
-  Hardwoods/Drains +/- 8 ac.



Russell County, AL