



TIMBER APPRAISAL

Richard Evans Estate

Brunswick Tract

1,166 acres

Glynn County, Georgia

As of January 24, 2023

David S. Lewis, ACF, CF, RF
Georgia Reg. #1893
Southern Forestry Consultants, Inc.
2897 South Jefferson Street
Monticello, Florida 32344
August 14, 2023



Introduction

The subject property for this appraisal is 1,166 acres in Glynn County, Georgia just northwest of the city of Brunswick (see location map). The tract has frontage on and is accessed from Highway 99 via a fairly good woods road (see type map). This property is located in an area that is primarily timberland but has housing developments nearby. This area of the Georgia and Florida coast has experienced considerable population growth in recent years. The subject property is mostly wetlands that could be categorized as either saltwater marsh or as bottomland hardwood and cypress. A large transmission power line runs along the north side of the property, forming its northern boundary.

This area of Georgia along the Atlantic coast is a hotbed of timber activity. There is an abundance of mills, particularly pulp mills, in the area and the prices for pine pulpwood are reflective of that. On the lumber side, however, the vast majority of available timber is in smaller chip-n-saw sized trees, so the market for larger pine logs is limited. There is an intermittent export market for large logs being shipped out of the Savannah port, but it is inconsistent and can't always be counted on.

Most soils in this region are highly productive for growing timber, particularly if managed intensively through bedding, herbicides, and forest fertilization. However, logging can be a challenge due to persistent wet conditions that hamper consistent logging operations. The merchantable timber would require fairly dry conditions in order to log it.

Valuation

Merchantable Timber

There is one large merchantable stand (Stand #1; 243 acres) on this property. It is natural loblolly pine that consists of large diameter sawtimber-sized pines and younger, smaller diameter trees that likely resulted from the seed from the larger "parent" trees. This stand was cruised, and a copy of the cruise summary is included with this report. Comparable price information was derived from data from Timber Mart South and from conversations with other forestry consultants and timber buyers in this geographic area. Prices used are as follows:

Pine Sawtimber	\$31.00 per ton
Pine Chip-n-saw	\$28.00 per ton
Pine Pulpwood	\$20.00 per ton
Pine Topwood	\$12.00 per ton
Hardwood Pulpwood	\$ 5.00 per ton
Hardwood Logs	\$20.00 per ton

The rest of the property is non-merchantable areas that consist of either cutover hardwood/cypress swamp, marsh, open areas, or areas that have timber but are inaccessible. The inoperable areas (Stand #5; 37 acres) are cut off from access and would require such a large investment to access them that it is economically infeasible to log them.

Total merchantable timber value = \$438,258

Pre-merchantable Timber

There are not any pre-merchantable stands of timber on this property

Total Timber Value: \$438,258

8/14/2023

Evans Glynn County Appraisal

Glynn, GA

TIMBER APPRAISAL REPORT

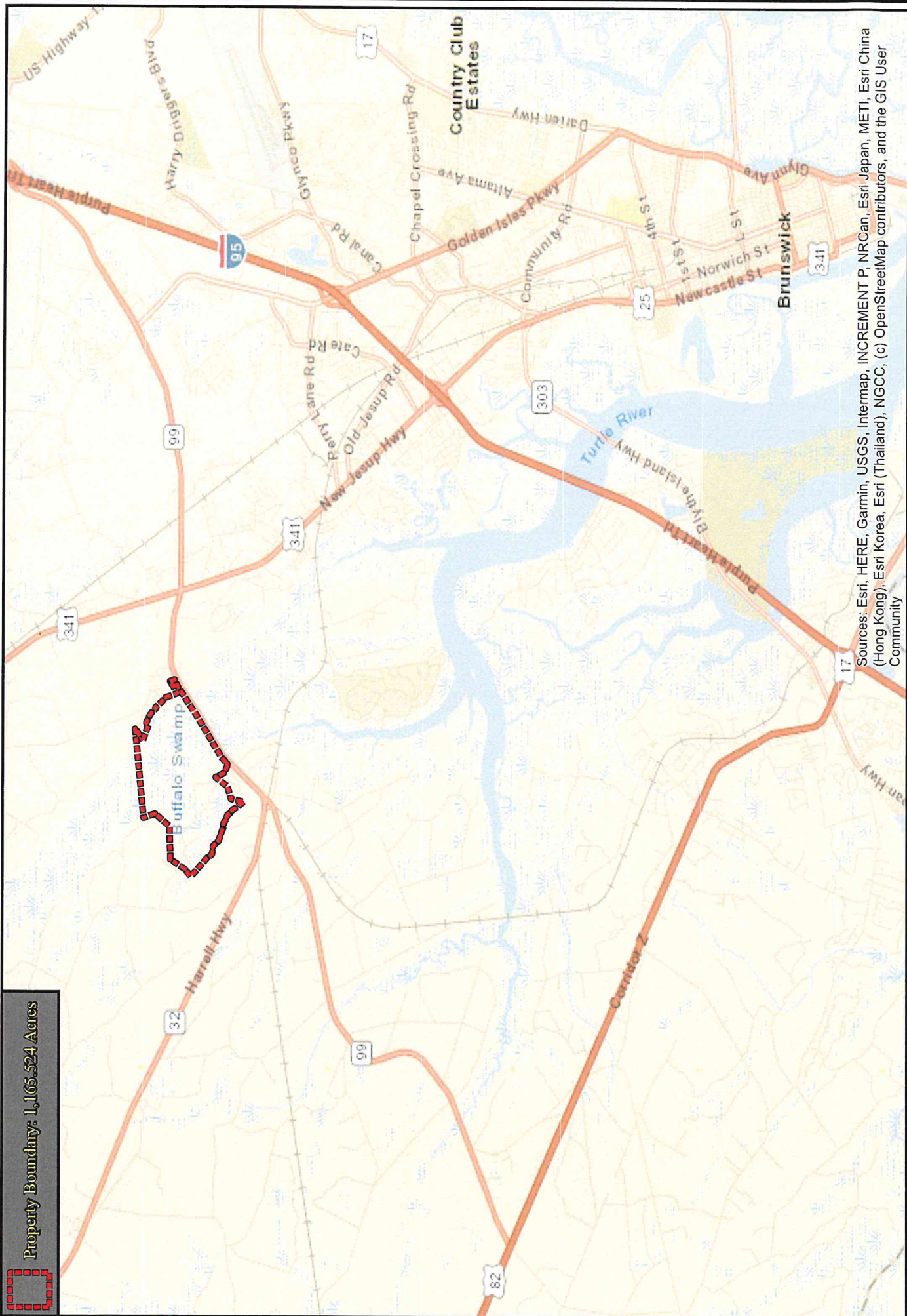
TRACT AREA:	243	ACRES
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PRODUCT	TONS	PRICE	VALUE
PINE TOPWOOD	1,087.3	\$12.00	\$13,048.02
PINE PULPWOOD	8,655.8	\$20.00	\$173,116.00
PINE CHIP-N-SAW	3,983.5	\$28.00	\$111,538.00
PINE SAWTIMBER	4,062.1	\$31.00	\$125,925.10
PINE POLES	0.0	\$0.00	\$0.00
HARDWOOD PULP	2,362.2	\$5.00	\$11,811.00
HARDWOOD LOGS	141.0	\$20.00	\$2,820.00
TOTAL APPRAISED VALUE		\$438,258.12	
VALUE/ACRE		\$1,803.53	
VALUE/TON		\$21.60	

PRODUCT	TONS	TONS/ACRE
PINE TOPWOOD	1,087.3	4.5
PINE PULPWOOD	8,655.8	35.6
PINE CHIP-N-SAW	3,983.5	16.4
PINE SAWTIMBER	4,062.1	16.7
PINE POLES	0.0	0.0
HARDWOOD PULP	2,362.2	9.7
HARDWOOD LOGS	141.0	0.6
TOTAL TONS	20,291.9	
TONS/ACRE	83.5	



**SOUTHERN
FORESTRY**
CONSULTANTS



Sources: Esri, HERE, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Property Boundary: 1,165.524 Acres

1 inch = 9,167 feet

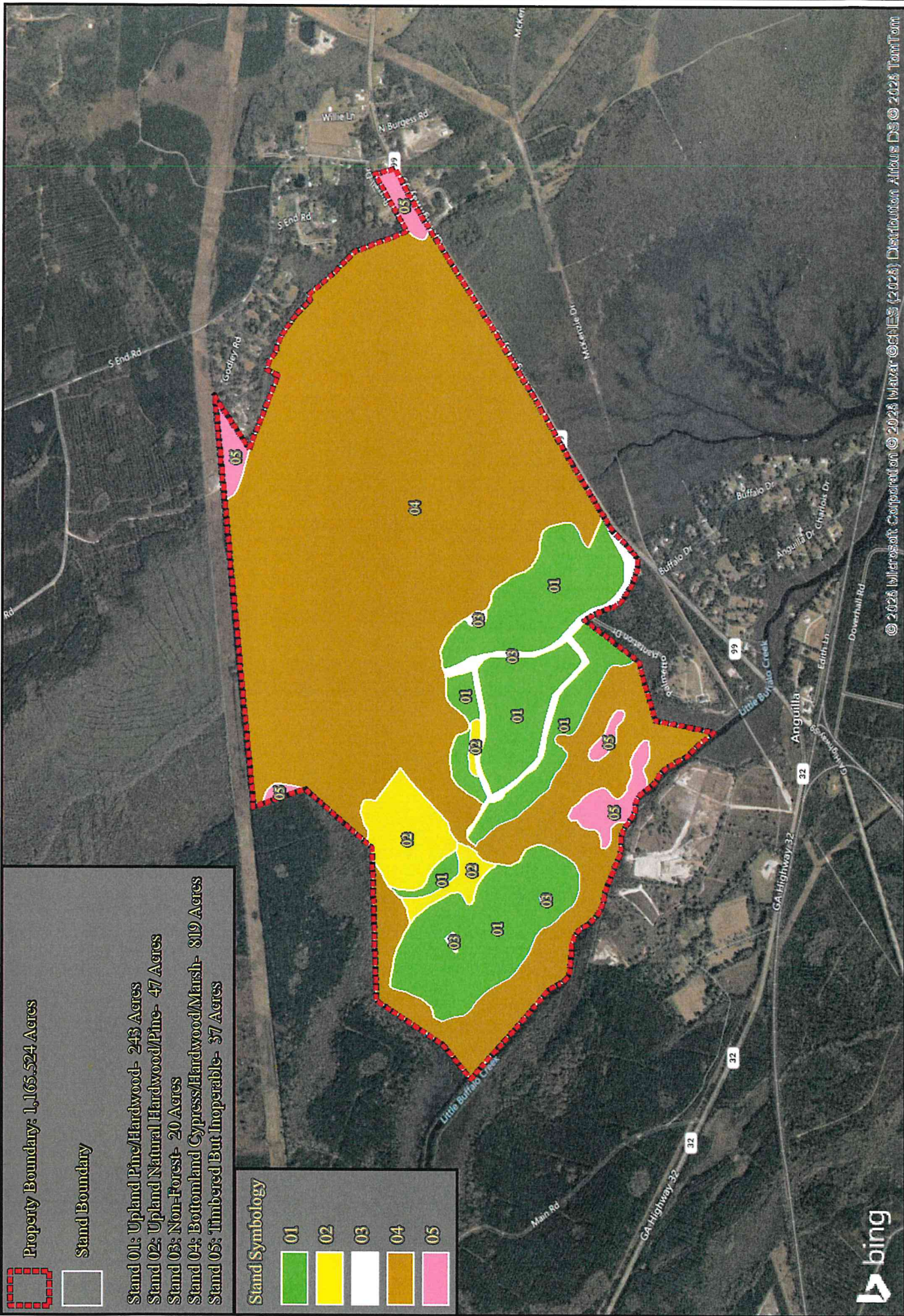
**Richard
Evans Estate**

Glynn County, GA Tract
1,165.524 Acres

State: GEORGIA
County: GLYNN



Date: 4/13/2023
Drawn By: TR



Property Boundary: 1,165.524 Acres

Stand Boundary

- Stand 01: Upland Pine/Hardwood- 243 Acres
- Stand 02: Upland Natural Hardwood/Pine- 47 Acres
- Stand 03: Non-Forest- 20 Acres
- Stand 04: Bottomland Cypress/Hardwood/Marsh- 819 Acres
- Stand 05: Timbered But Inoperable- 37 Acres

Stand Symbology

- 01
- 02
- 03
- 04
- 05

Richard
Evans Estate

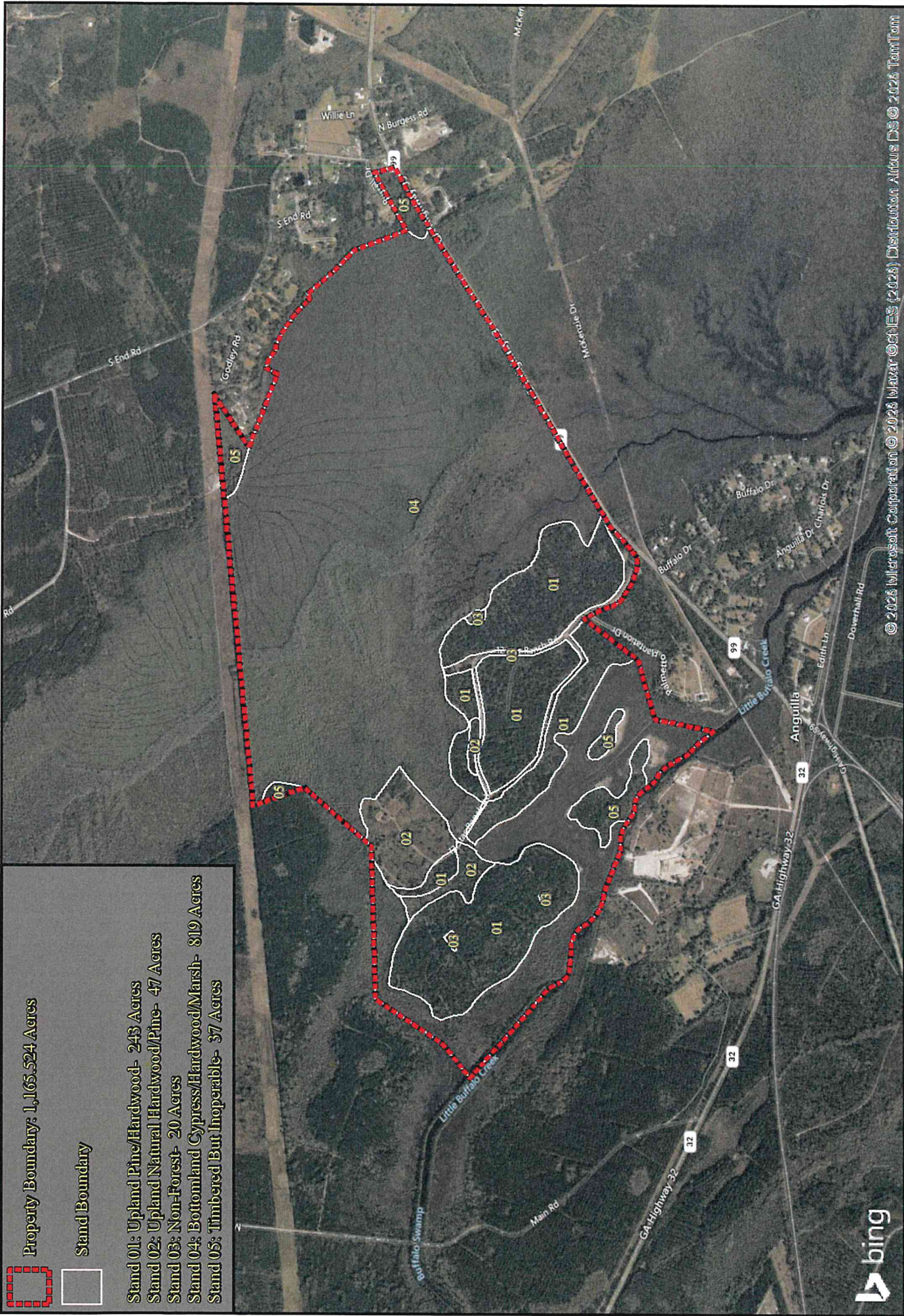
State: GEORGIA
County: GLYNN
Parcel: 03-20986

Glynn County, GA Tract
1,166 +/- Acres



Date: 8/15/2023
Drawn By: TR

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- Stand 01: Upland Pine/Hardwood- 243 Acres
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1 inch = 1,984 feet

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Glynn County, GA Tract
1,166 +/- Acres



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