

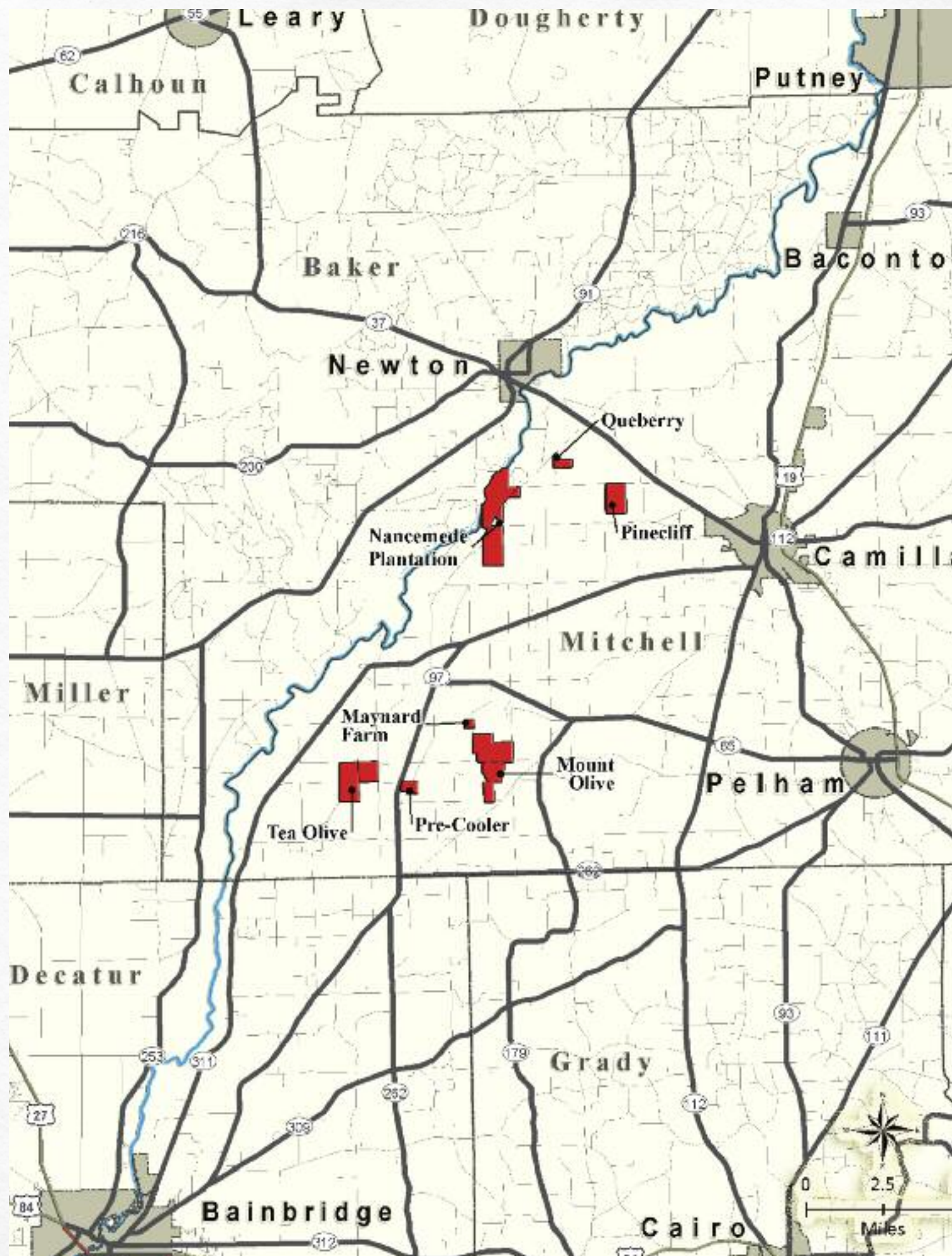
NANCEMEDE FARMS

3593 +/- ACRES • MITCHELL COUNTY, GEORGIA
OFFERED IN MULTIPLE TRACTS

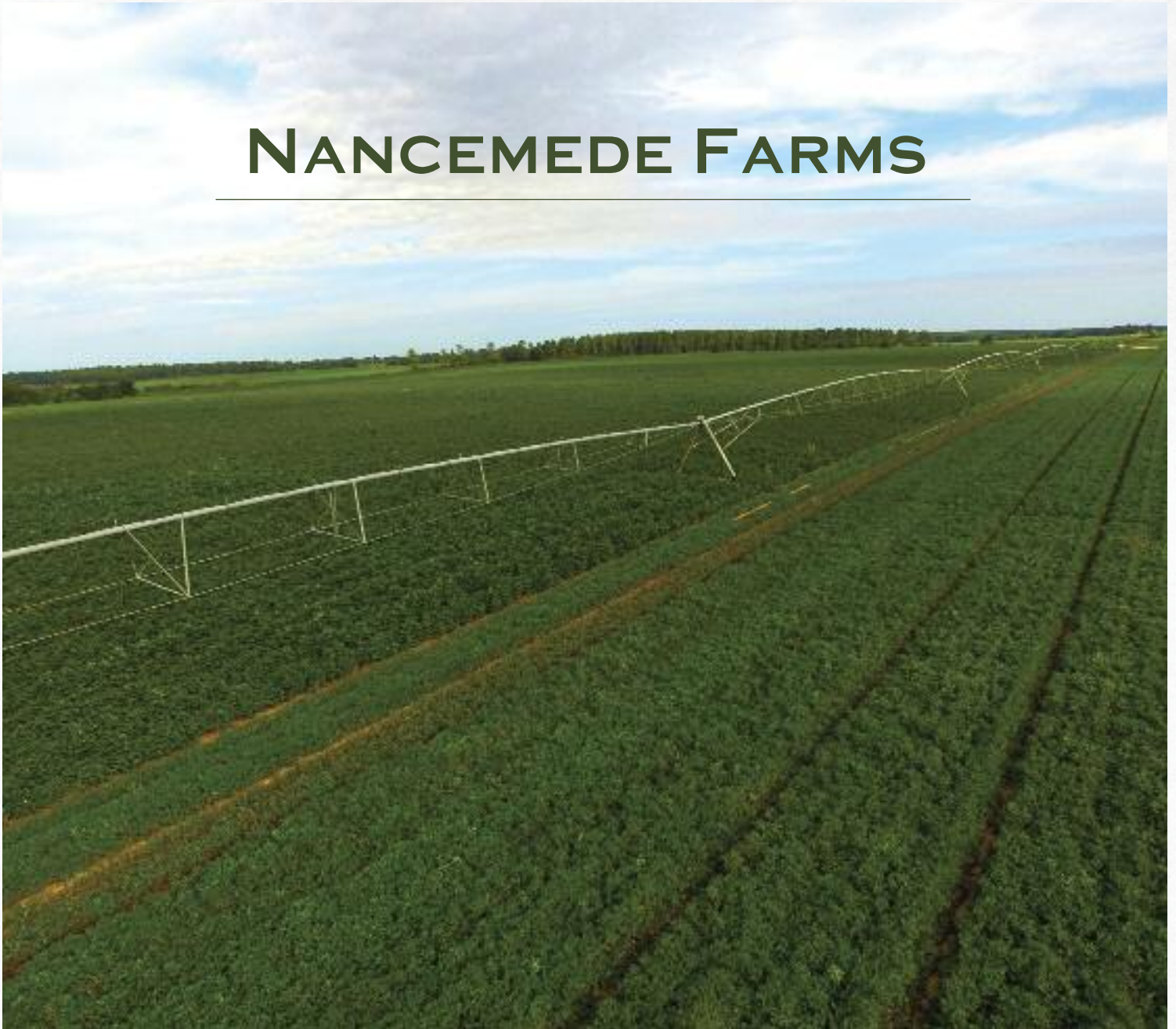
SEALED BID AUCTION
NOVEMBER 20, 2015



OFFERED EXCLUSIVELY BY THE WRIGHT GROUP



NANCEMEDE FARMS



ANNOUNCING THE SEALED BID AUCTION SALE OF NANCEMEDE FARMS.

Located in the Flint River farm belt, lies one of the most exciting opportunities to purchase premier farmland in years at a scale that is unheard of in the area. Nancemedede consists of 3593+/- acres in total with approximately 2124 acres under center pivot irrigation. The combination of location, size, timber volumes, soil types, wildlife diversity, and water resources make Nancemedede perhaps the most unique farmland offering and investment opportunity available in the southeastern United States.



**“WATER IS THE MOST LIMITING FACTOR FOR CROP PRODUCTION,
GROWTH, AND DEVELOPMENT AROUND THE WORLD”**

With 17 center pivot irrigation systems, supplied by 14 separate deep wells, Nancemedo is the largest irrigated farm available in the region. Known for its large scale row crop and sweet corn production, Nancemedo is located in an area regarded as some of the most fertile farmland in the Eastern United States. This region of the state of Georgia is under a well moratorium that prohibits new permitting of wells within the Floridian aquifer. To recreate the permitted well infrastructure that exists on Nancemedo today is simply not possible. This factor alone solidifies Nancemedo's long term investment value and is what makes the property such a rare opportunity.

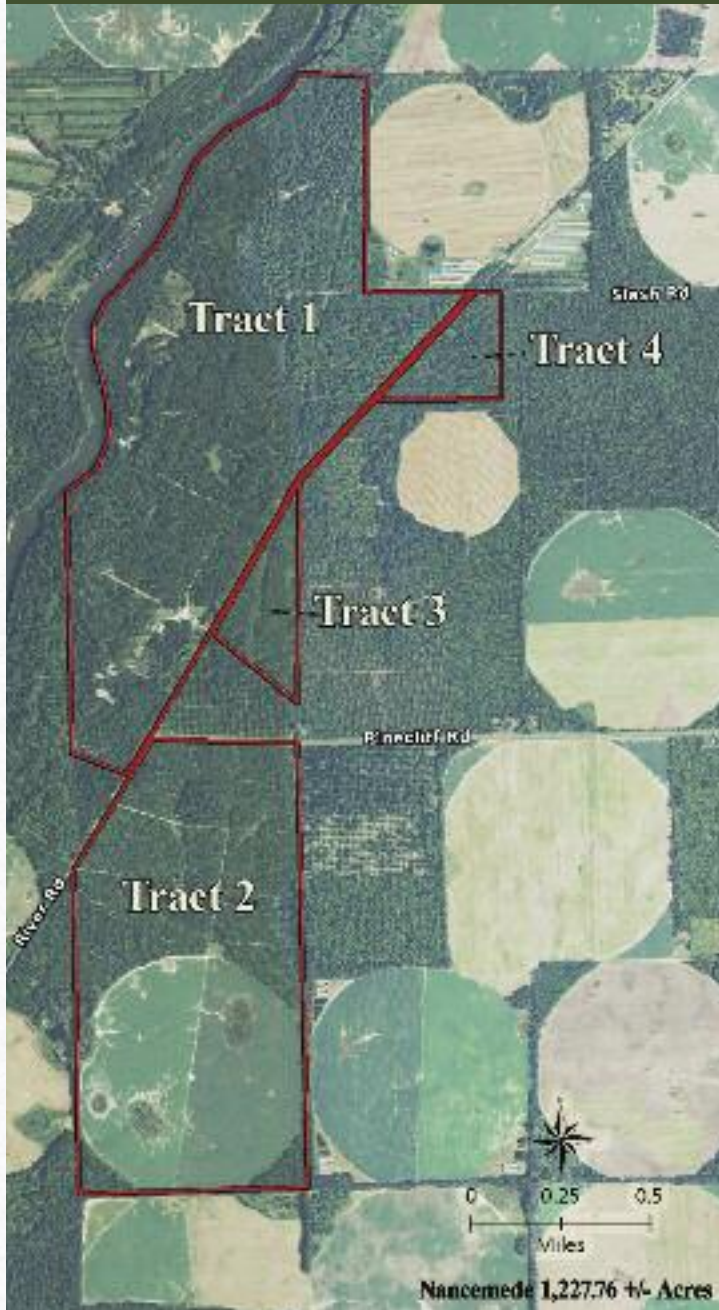




Along with quality, tillable land, timber management has also been a long term focus. Almost every acre of available property that is not in cultivation has been utilized to create well balanced, mixed age class pine timber stands. The “dry corners” of the fields have been planted predominantly in longleaf pine, while the balance of the property consists of longleaf, loblolly and slash pines ranging in size from pulp to saw timber. The timber reserves contained on Nancemedeserve to complement the farming component by creating an alternate income stream. Current timber inventories have been provided and are available for review as part of the comprehensive bidder packet.



NANCEMEDE



TRACT	TOTAL ACRES
TRACT 1*	655.84
TRACT 2	487.5
TRACT 3	43.37
TRACT 4	41.05

NANCEMEDE
TOTAL ACRES 1227.76

*ALL IMPROVEMENTS ARE LOCATED ON TRACT 1

MOUNT OLIVE



TRACT	TOTAL ACRES
TRACT 1	240.85
TRACT 2	96.67
TRACT 3	261.16
TRACT 4	247.31
TRACT 5	125.16

MOUNT OLIVE
TOTAL ACRES 971.15

PINECLIFF



TOTAL ACRES 372.69

QUEBERRY



TOTAL ACRES 108.61

MAYNARD



TOTAL ACRES 48.16

PRE-COOLER



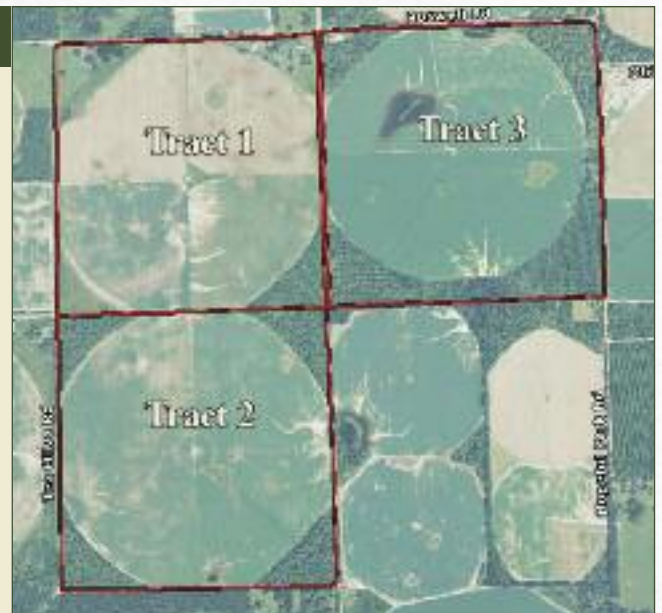
TOTAL ACRES 118.27

TEA OLIVE

TRACT	TOTAL ACRES
TRACT 1	240.36
TRACT 2	251.67
TRACT 3	255.05

TEA OLIVE
TOTAL ACRES 747.07

FOR MORE DETAILED INFORMATION ON ALL OF THE TRACTS,
PLEASE REFER TO THE BIDDER INFORMATION PACKET.





Situated on a dramatic high bluff overlooking the rocky shoals of the Flint River stands the elegant Nancemedede plantation house. The classic Georgian style house was constructed in 1990 by the noted architect Frank McCall and includes 6 bedrooms, 6 baths, and 2 half baths, encompassing over 7500 square feet. The formal living room is paneled in rich, burl walnut with french doors and palladian windows overlooking the pool area and Flint River beyond. Interior details and upgrades include custom millwork, mouldings, hardwood flooring, marble foyer, and spiral stairwell to name only a few. Overflow guest and staff can also be housed in a separate wing.





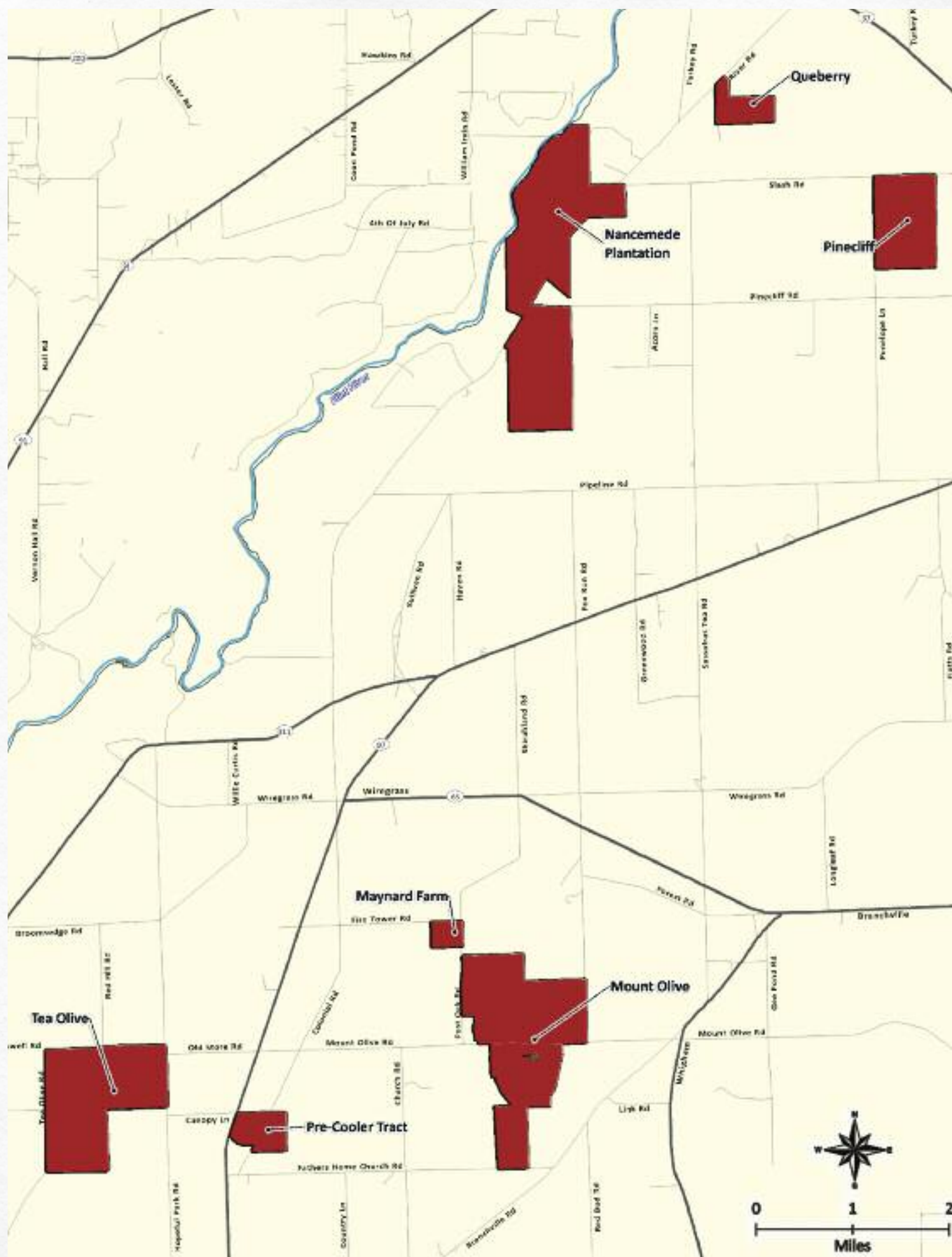
The recreational component of the property is well established and actively maintained. The vast timber reserves of mature pines and beautiful hardwoods are home to a very healthy whitetail deer and turkey population. The area is well known for its classic hunting plantations, shooting lodges, and overall bobwhite quail habitat. The farm headquarters on the property includes pole barns, a managers house, office, horse barns, fenced paddocks, and kennels. The beauty and diversity associated with the 1.5 miles of Flint River frontage offers endless recreational opportunities and options to complement the farming and timber operations.





NANCEMEDE FARMS OVERVIEW

- Sealed Bid Submission Deadline: November 20th, 2015 @ 5:00 PM
 - Seller: The Estate of Lisbeth Fogg
 - All of the property included in the sealed bid offering is located in Mitchell County, Georgia
 - Total Acres: 3593.17 with approximately 2124 acres of irrigated, cultivated land
 - Property being offered divided in 17 separate tracts ranging in size from 41 - 3593+/- acres. These tracts are offered individually, in combinations, or as a whole.
 - All Improvements are located on Nancemedede, Tract 1, and include the 7500+ square foot plantation house with 3 car garage that also houses a 3 bedroom apartment, 1600 square foot managers house, 2 pole barns, shop, office, horse barn, and 6 run dog kennel. This tract is being sold turnkey with all equipment, tractors, tools, and implements.
 - All well pumps, pivots, and associated irrigation equipment are being included in the sale of the tract on which they are located.
 - A complete bidder package is available upon request and includes a full terms and conditions document, maps, timber data, FSA reports, irrigation equipment inventory, surveys, draft title commitments, purchase and sale agreements, and bid forms.
 - Property is being sold subject to final approval of bid price by the executor of estate.
 - No Buyer's Premium is being applied.
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NANCEMEDE FARMS

SEALED BID AUCTION NOVEMBER 20TH — 2015

OFFERED EXCLUSIVELY BY THE WRIGHT GROUP



THE WRIGHT GROUP

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