

Georgia

Alabama

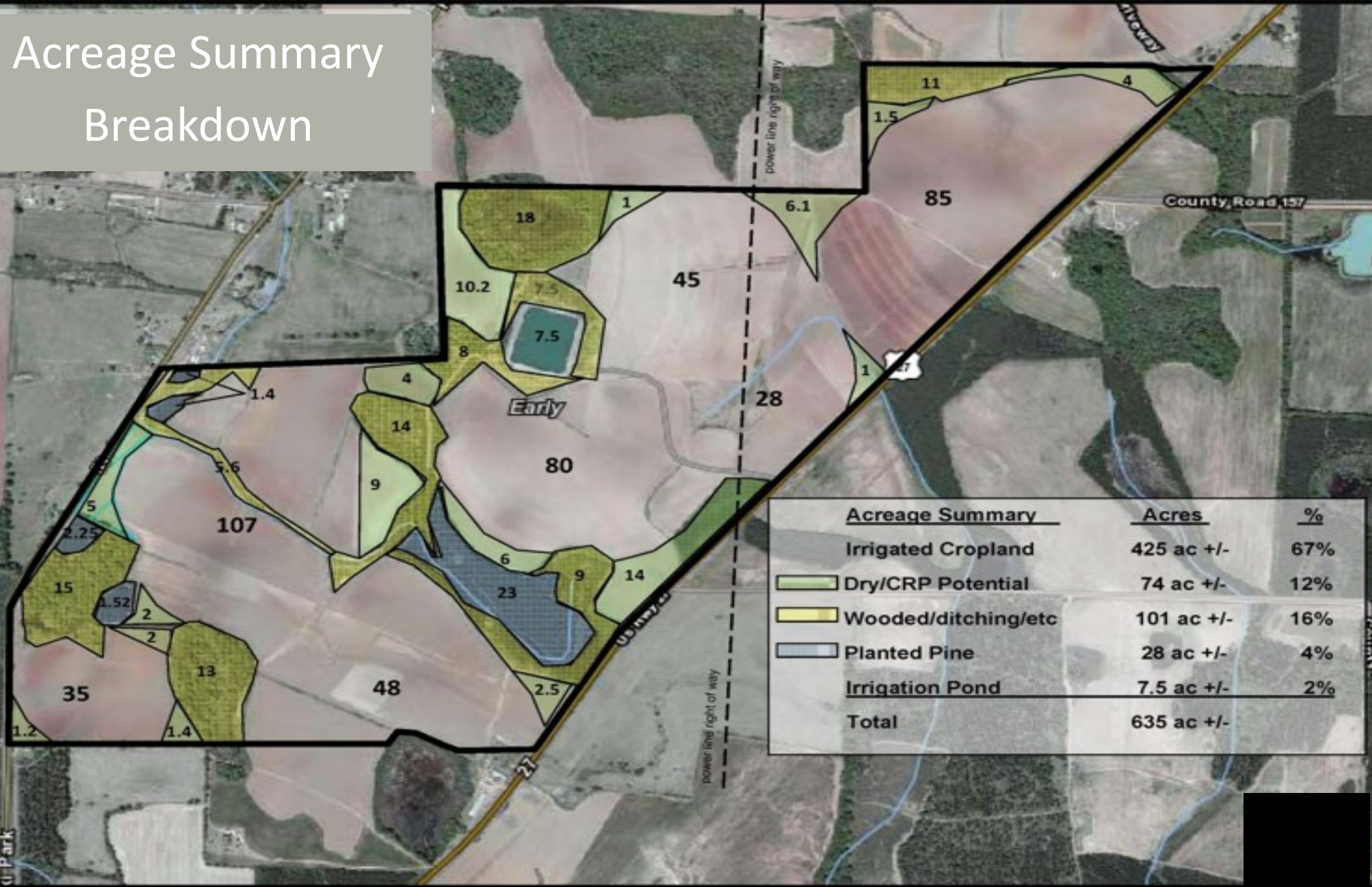
Florida

16737 US-27

- Highway Frontage
- Seven Pivots
- Irrigation Pond
- Five Wells

\$2,900,000

Acreage Summary Breakdown





Natural Resources Conservation Service

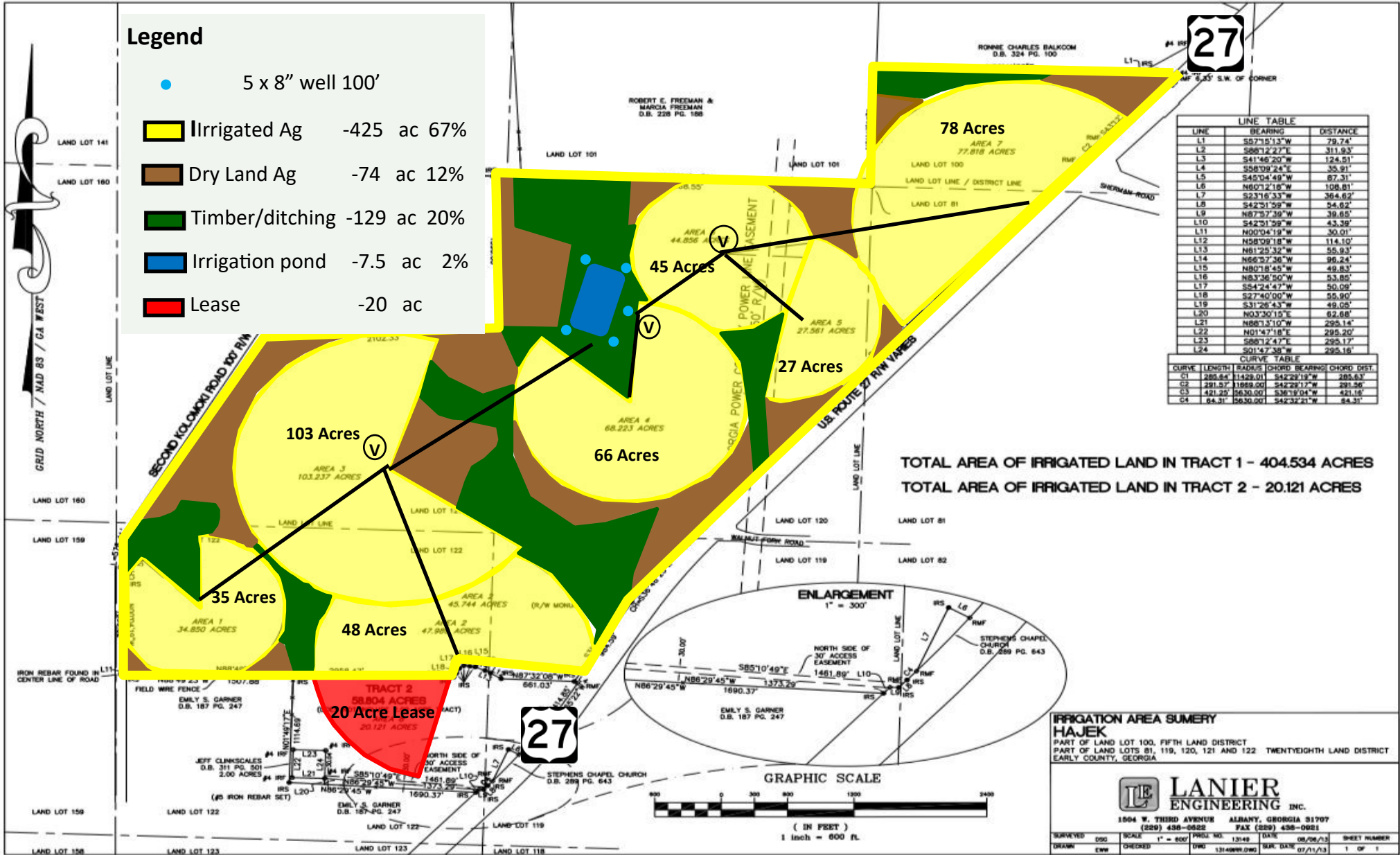
Soil Map Unit Legend



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CnA	Clarendon loamy sand, 0 to 2 percent slopes	11.1	1.7%
DuA	Duplin sandy loam, 0 to 2 percent slopes	38.4	5.9%
FeA	Faceville sandy loam, 0 to 2 percent slopes	34.0	5.2%
FeB	Faceville sandy loam, 2 to 5 percent slopes	35.4	5.4%
FeC2	Faceville sandy loam, 5 to 8 percent slopes, moderately eroded	17.8	2.7%
Gr	Grady loam, 0 to 2 percent slopes, frequently ponded	94.4	14.4%
MaA	Marlboro sandy loam, 0 to 2 percent slopes	29.4	4.5%
MaB	Marlboro sandy loam, 2 to 5 percent slopes	11.7	1.8%
NeC2	Nankin-Esto sandy loams, 5 to 8 percent slopes, eroded	3.8	0.6%
NoB	Norfolk loamy sand, 2 to 5 percent slopes	15.0	2.3%
TfA	Tifton loamy sand, 0 to 2 percent slopes	174.4	26.6%
TfB	Tifton loamy sand, 2 to 5 percent slopes	170.4	26.0%
TgC2	Tifton sandy loam, 5 to 8 percent slopes, eroded	14.3	2.2%
W	Water	5.0	0.8%
Totals for Area of Interest		655.2	100.0%

Legend

- 5 x 8" well 100'
- Irrigated Ag -425 ac 67%
- Dry Land Ag -74 ac 12%
- Timber/ditching -129 ac 20%
- Irrigation pond -7.5 ac 2%
- Lease -20 ac



WELLS

A Total of 5 wells= Two 8-inch diameter 100 ft deep wells, and three 6-inch diameter 70 ft deep well, all five drilled into the Claibourne aquifer at a location as specified on the Letter of Concurrence dated December 31, 1996 or as measured during a subsequent site inspection.



Cont. Wells

A map A97-049-042 indicating the location of the wells is attached herein and is made a part of this permit. Water may be withdrawn from more than one location on this impoundment as long as the maximum combined pumping rate does not exceed 2000 gallons per minute.



Soil Map With Pivot Identification Reference Points



- Seven tower
- Zimmatic Electric
- Half-circle
- UGA-049-03-I-1
- DOS: February 1997
- SN#: 58868



- Four tower
- Zimmatic Electric
- UGA-049-03-I-4
- 80%
- SN#: L58820
- DOS: February 1997



- Five tower
- Lockwood Pivot
- 75%
- SN#: 821180
- 925'x61.75' acres
- Condition: Average



- Five tower
- Zimmatic Electric
- 80%
- Next to pond
- UGA-049-03-I-1
- SN#: 58869
- DOS: 2/4.1997



S-1: Irrigation Pivot

- Six tower
- Zimmatic Electric
- 75% (part of field to be leased)
- UGA-049-03-I-1
- DOS: February 1997
- SN#: L58819



- Five tower
- Valley Standard 8000
- New Valley pivot points and drops
- 40.2 acres
- 80%
- 648.7 ft. long
- DOS: August 2004



- Seven tower
- Zimmatic Electric
- 75%
- UGA-049-03-I-1
- SN#: 08867
- Condition: Average
- DOS: February 1997
- 1344 ft.





Georgia
Early

U.S. Department of Agriculture
Farm Service Agency

Prepared: 7/19/21 9:29 AM
Crop Year: 2021

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name: WILL FOSTER FARMS LLC
Farm Identifier: [Blank]
Recon Number: 2019 - 3

Farms Associated with Operator:
4631, 6032, 6157, 6298

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
650.26	514.55	531.66	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	531.66	0.0	0.0					

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
CORN , PNUTS, SUP	WHEAT, SORGH	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	2.14	38	0.00	100
CORN	135.82	185	0.00	
GRAIN SORGHUM	2.23	38	0.00	
PEANUTS	330.86	4564	0.00	
SEED COTTON	44.07	2165	0.00	
Total Base Acres:	515.12			

Tract Number: 10874 Description

FSA Physical Location : Early, GA

ANSI Physical Location: Early, GA

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Recon Number

Wetland Status: Tract contains a wetland or farmed wetland

2015 - 75

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
650.26	514.55	531.66	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	531.66	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	2.14	38	0.00

Georgia
Early

U.S. Department of Agriculture
Farm Service Agency

FARM: 6156

Prepared: 7/19/21 9:29 AM

Crop Year: 2021

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 2 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	135.82	185	0.00
GRAIN SORGHUM	2.23	38	0.00
PEANUTS	330.86	4564	0.00
SEED COTTON	44.07	2165	0.00
Total Base Acres:	515.12		

Owners: WILL FOSTER FARMS LLC

Other Producers: QUE SERA FARMS



State of Georgia
Department of Natural Resources
ENVIRONMENTAL PROTECTION DIVISION



PERMIT FOR FARM USE OF GROUND AND/OR SURFACE WATER

EARLY COUNTY

CHATTAHOOCHEE BASIN

LOWER CHATTAHOOCHEE RIVER WATERSHED

Permit No: A97-049-0424

Permittee's Name and
Mailing Address:

P H CLINKSCALES SR ENTERPRISES LLLP
PHILIP HAROLD CLINKSCALES JR
PO BOX 688
BLAKELY, GA 39823

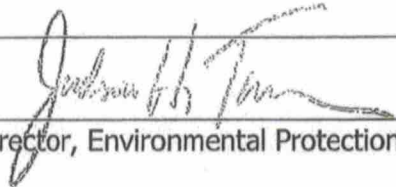
Permission to Withdraw Water: In accordance with the provisions of the Ground Water Use Act, as amended (O.C.G.A. 12-5-105, et seq.), and the Water Quality Control Act, as amended (O.C.G.A. 12-5-31, et seq.), and any Rules and Regulations pursuant thereto, this permit is issued to withdraw, obtain, or use ground water and/or surface water as follows:

Specific Water Sources and Pumping Rate: Surface water pumps withdrawing water from an on-farm constructed impoundment (not named) located on or within the catchment area of LITTLE KOLOMOKI CREEK or its tributaries at a location as specified on the Letter of Concurrence dated December 31, 1996 or as measured during a subsequent site inspection. A map A97-049-0424 indicating the location of the withdrawal(s) is attached herein and is made a part of this permit. Water may be withdrawn from more than one location on this impoundment as long as the maximum combined pumping rate does not exceed 2000 gallons per minute.

Secondary Sources and Pumping Rate: Two 8-inch diameter 100 ft deep wells, two 6-inch diameter 80 ft deep wells, and one 6-inch diameter 70 ft deep well, all five drilled into the Claibourne aquifer at a location as specified on the Letter of Concurrence dated December 31, 1996 or as measured during a subsequent site inspection. A map A97-049-0424 indicating the location of the wells is attached herein and is made a part of this permit. Water may be withdrawn at a maximum combined rate of 1150 gallons per minute from the wells.

Usage: Water withdrawn from the above water source(s) shall be used for the purpose of irrigation of a maximum area of 435 acres within any one year and/or other farm uses including livestock watering, pond refill, nursery/greenhouses, commercial fish production, or farm preparation of fruits and vegetables.

Original Permit Date: April 21, 1997
Transfer/Update Effective: May 3, 2013


Director, Environmental Protection Division

Permit No. A97-049-0424

Page 1 of 3

Standard Conditions:

1. The Provisions of the Ground Water Use and Water Quality Control Acts, or any of the Rules & Regulations therein specified will apply.
2. **Use Limitations:** The use of groundwater and/or surface water is limited to the quantity and purpose herein specified;
3. **Water Source Limitations:** This permit covers only the specific water sources and locations listed in the permit application.
4. **Transferability:** The Environmental Protection Division will transfer or assign this Permit to subsequent owners of the lands, which are the subject of this permit only after receiving complete permit transfer forms from the subsequent owners.
5. **Changes in Use or Capacity:** Any modification in the use or capacity conditions contained in the permit or in the lands, which are the subject of such permit, shall require the permittee to submit an application for review and approval by the director consistent with the requirements of this part.
6. **Water Metering:** All withdrawals for irrigation will be metered as provided for in the Ground Water Use and Water Quality Control Acts and administered by the State Soil and Water Conservation Commission.

Special Conditions:

1. **Prior Use:** Withdrawal of water from this source does not fall under the Prior Use (Grandfathered) provisions of the Ground Water Use Act or Water Quality Control Act. If the Environmental Protection Division (EPD) determines that pumping from this source is detrimental to the resource or is impacting a Grandfathered user, the Director of EPD reserves the right to adjust your Permit limits as necessary.
2. **Expiration Date:** This permit has no expiration date.
3. **Water Conservation Plan:** Water conservation plans are not a provision of this permit, but they are strongly encouraged.

Revocability: In accordance with the original application dated December 4, 1996 and last transfer or update request dated March 17, 2011 and the statements and supporting data therein or attached thereto or submitted in support thereof (all of which are filed with the Georgia Environmental Protection Division and are hereby made a part of this Permit), this Permit is effective from the date of permit issuance. This Permit is subject to revocation on any of the grounds identified in O.C.G.A 12-5-90 et seq., including but not limited to:

- a. Non-compliance with any of the provisions of the Groundwater Use or the Water Quality Control Acts, as amended, or any of the Rules promulgated pursuant thereto;
- b. Misrepresentation made with the above mentioned application or statements and supporting data therein or attached thereto;
- c. Non-compliance with any condition of this Permit.

A97-049-0424

Aug 27, 2012

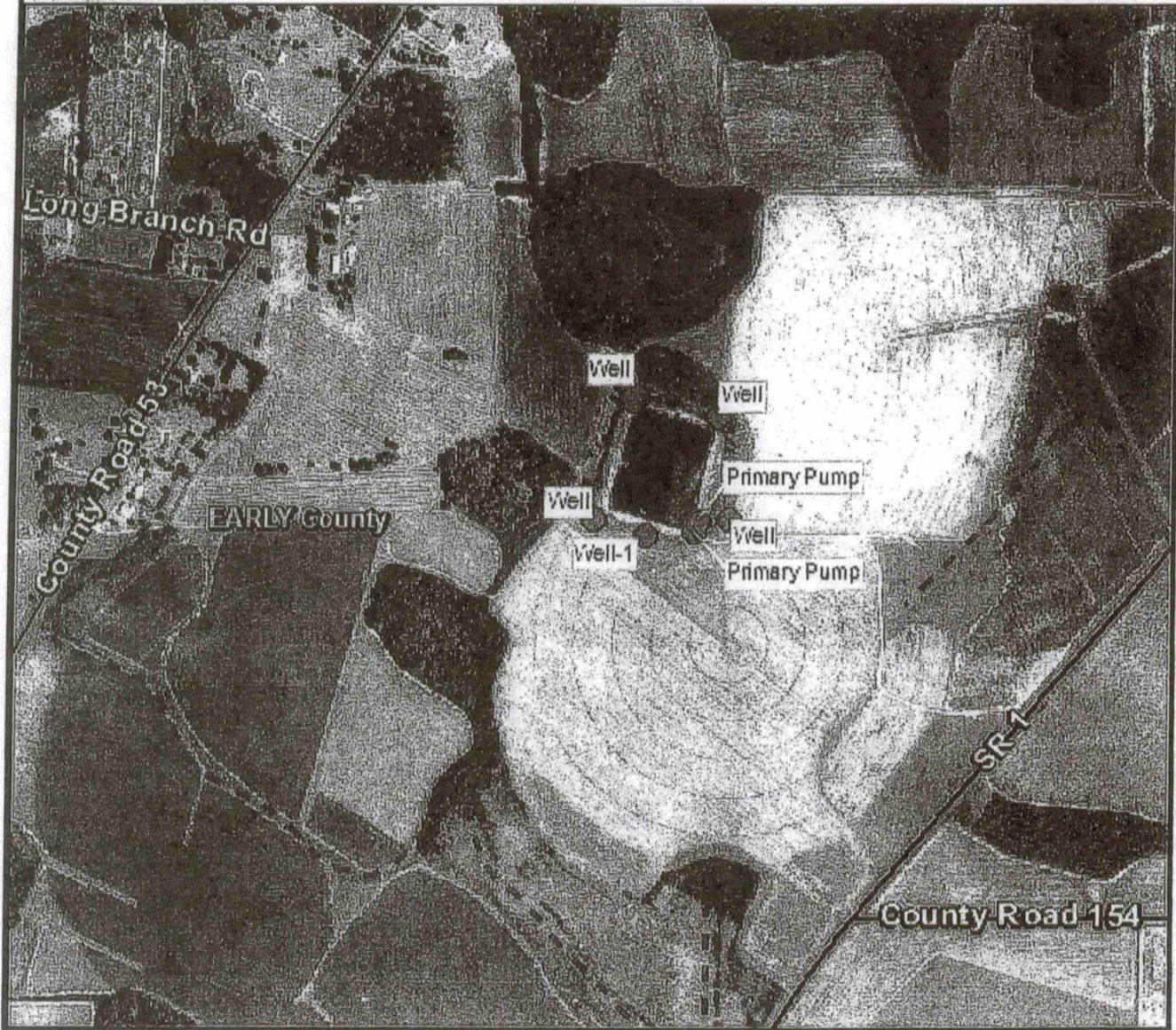
Coordinates for:

Well-1

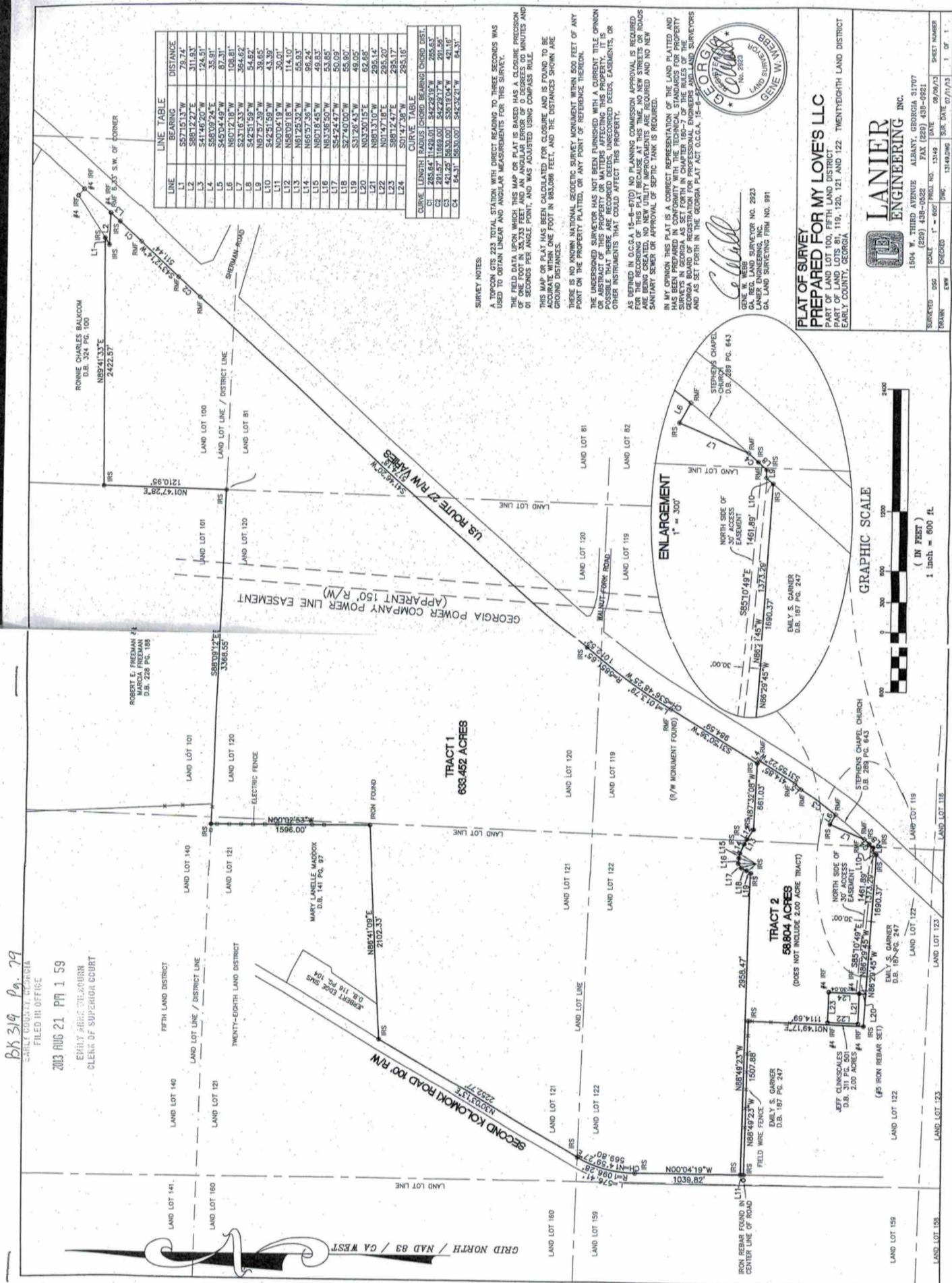
-84.912318854 W

31.433719994 N

1000 Feet



Bk 319 Pg. 79
 FILED IN OFFICE
 2013 AUG 21 PM 1 59
 EMBLY BRINE THE KOURN
 CLERK OF SUPERIOR COURT



LINE TABLE

LINE	BEARING	DISTANCE
L1	S87°15'13"W	79.74'
L2	S89°12'27"E	311.93'
L3	S89°12'27"E	311.93'
L4	S89°09'24"W	35.91'
L5	S45°04'49"W	87.31'
L6	N80°12'18"W	108.81'
L7	S82°16'33"W	364.62'
L8	S42°51'59"W	54.62'
L9	N87°57'39"W	39.65'
L10	S42°31'59"W	43.39'
L11	N00°04'19"W	30.07'
L12	N86°53'12"W	45.93'
L13	N81°25'12"W	65.93'
L14	N66°57'35"W	98.24'
L15	N80°18'45"W	49.83'
L16	N83°26'50"W	53.88'
L17	S54°24'47"W	59.09'
L18	S27°40'00"W	49.05'
L19	S31°26'43"W	49.05'
L20	N81°13'10"W	295.14'
L21	N81°13'10"W	295.14'
L22	N01°47'18"E	295.17'
L23	S88°12'47"E	295.17'
L24	S01°47'38"W	295.16'

CURVE TABLE

CURVE LENGTH	RADIUS	CHORD BEARING	CHORD DIST.	
C1	1468.01'	S42°28'17"W	295.83'	
C2	201.87'	S82°28'17"E	205.83'	
C3	421.25'	S63°30'00"W	528.18'@4°W	421.18'
C4	64.31'	S63°30'00"W	542.32'@21°W	64.31'

SURVEY NOTES:

A TOPCON GTS 223 TOTAL STATION WITH DIRECT BEAMING TO THREE SECONDS WAS USED TO OBTAIN LINEAR AND ANGULAR MEASUREMENTS FOR THIS SURVEY.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,233 FEET AND AN ANGULAR ERROR OF 0 DEGREES 00 MINUTES AND 01 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE WITHIN ONE FOOT IN 953,086 FEET, AND THE DISTANCES SHOWN ARE GROUND DISTANCES.

THERE IS NO CLAIM OF UNDISCOVERED SURVEY MONUMENT WITHIN 500 FEET OF ANY POINT ON THE PROPERTY PLATED, OR ANY PORT OF THEREOF, THEREOF.

THE INSTRUMENTS USED IN THIS SURVEY HAVE BEEN FURNISHED WITH A CURRENT TITLE OPINION OR ABSTRACT OF TITLE RECORDS, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS THAT COULD AFFECT THIS PROPERTY.

AS DEFINED IN O.C.G.A. 15-6-67(D) NO PLANNING COMMISSION APPROVAL IS REQUIRED FOR THE RECORDING OF THIS PLAT BECAUSE AT THIS TIME, NO NEW STREETS OR ROADS ARE BEING PLANNED OR CONSIDERED FOR CONSTRUCTION AND NO NEW SANITARY SEWER OR APPROVAL OF SEPTIC TANK IS REQUIRED.

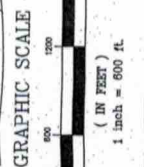
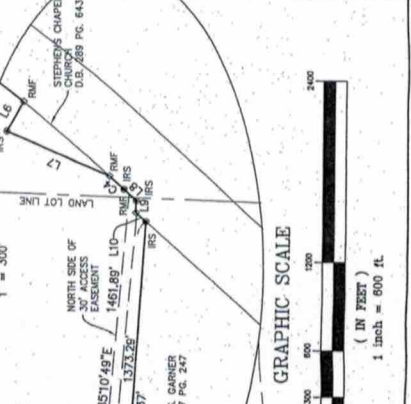
IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE BOARD OF SURVEYING AND MAPPING, AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-82.

EMILY S. GARNER
 D.B. 187 PG. 247
 GA. REG. LAND SURVEYOR NO. 2923
 LANIER ENGINEERING, INC.
 GA. LAND SURVEYING FIRM NO. 991

**FLAT OF SURVEY
 PREPARED FOR MY LOVE'S LLC**

PART OF LAND LOT 100, FIFTH LAND DISTRICT
 PART OF LAND LOTS 81, 119, 120, 121 AND 122, TWENTY-EIGHTH LAND DISTRICT
 EARLY COUNTY, GEORGIA

LANIER ENGINEERING INC.
 1504 W. THIRD AVENUE ALEANY, GEORGIA 31707
 (202) 438-0022 FAX (202) 438-0821
 SURVEYED: DSE DATE: 08/06/13
 DRAWN: EWM CHECKED: 1" = 800' SHEET NUMBER: 1 OF 1



Prepared by:
Amos John Sheffield
Pataula Law, LLC
94 Court Sq.
Blakely, Georgia 39823
229-724-4471
2018-0385

Recorded 10/26/2018 02:30PM Deed Doc: WD

GAYLE W. ANDERSON
Clerk of Superior Court, Early County, Ga.
Bk 00358 Pg 0165-0166

GEORGIA, EARLY COUNTY

Warranty Deed

THIS INDENTURE, made and entered into by and between

MY LOVE'S, LLC,
a Georgia Limited Liability Company
2318 PENDLETON STREET, ALBANY, GA 31721

as party of the first part, hereinafter called Grantor, and

FOSTER FARM 27, LLC,
a Georgia Limited Liability Company
1180 COLOMOKEE CHURCH RD, BLAKELY, GA 39823

as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their heirs, successors, and assigns and the singular and the plural where the context requires or permits),

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable considerations, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell, and convey unto the said Grantee, in fee simple, the following property, to wit:

All that tract or parcel of land lying and being in Land lot 100 of the 5th Land District and Land Lots 81, 119, 120, 121, and 122 of the 28th Land District of Early County, Georgia, being 633.452 acres, and being more particularly described as Tract 1 on a plat of survey entitled "Plat of Survey for My Love's LLC" dated August 6, 2013, prepared by Gene W. Webb, Georgia Registered Land Surveyor No. 2923, with Lanier Engineering, Inc., and recorded in Deed Book 319, Page 79, Early County, Georgia Public Deed Records.

(M/P: 0065-013)

Together with all irrigation crop bases, irrigation equipment, and well and surface water permits.

Subject to that Deed of Conservation Easement dated July 28, 2015, and recorded in Deed Book 336, Pages 793-829, Early County, Georgia, Deed Records.

The undersigned hereby certifies as follows regarding MY LOVE'S, LLC:

- (1) The company is in active compliance with the Georgia Secretary of State;
- (2) Debbie Hajek is the sole Manager of the Company and has the complete and absolute authority to make decisions and execute documents necessary to bind the Company and transfer this real estate;
- (3) Debbie Hajek is the only member of the Company;
- (4) The Member of the Company has approved this transaction; and
- (5) Debbie Hajek, acting in all of the foregoing capacities, has determined that selling and transferring this real estate is in the best interest of the Company.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property, unto the said Grantee, as hereinabove described, against all claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has executed and delivered this instrument the day and year below written.

Signed this 26th day of October, 2018, in the presence of:

[Signature]
Unofficial Witness

MY LOVE'S, LLC

[Signature] (L.S.)
DEBBIE HAJEK, Managing Member

[Signature]
Notary Public
My Commission Expires: _____

