

**NATIONAL
LAND
REALTY**

**2725 WHITE ROAD NE - ROCKDALE CO
ROCKDALE COUNTY, GEORGIA**



 **LANDGATE**
**PROPERTY
REPORT**

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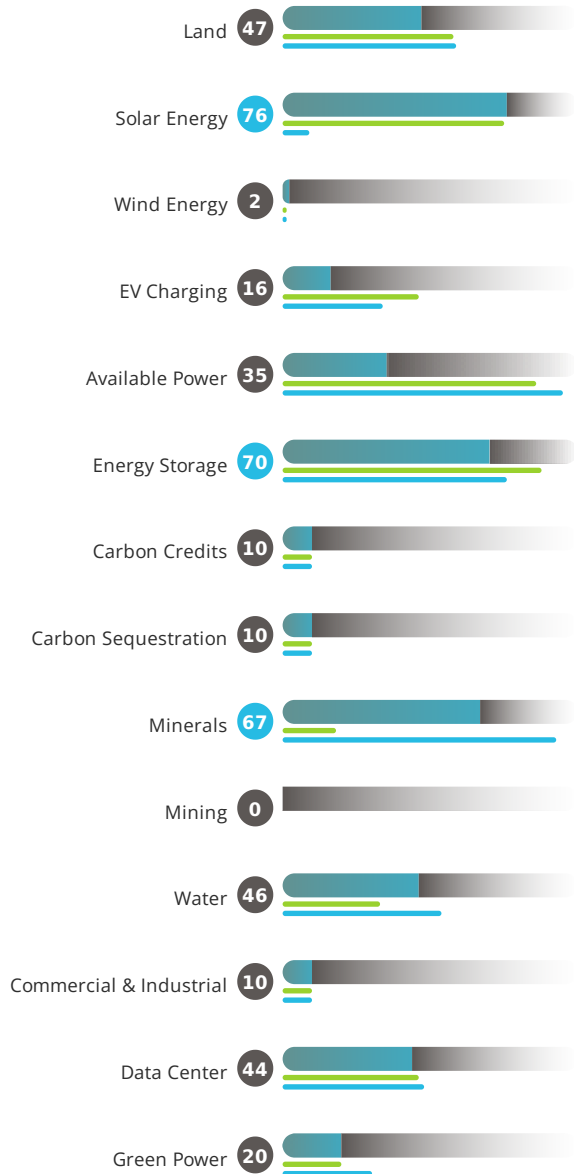
LandGate's engineered valuations take into account large amounts of granular technical data to determine market values of land-based real estate. Valuations for each of the property's segments are based on the most up to date technical conditions. These estimates should not be used as a certified appraisal.

LandGate and its partner KPMG can provide a certified appraisal.

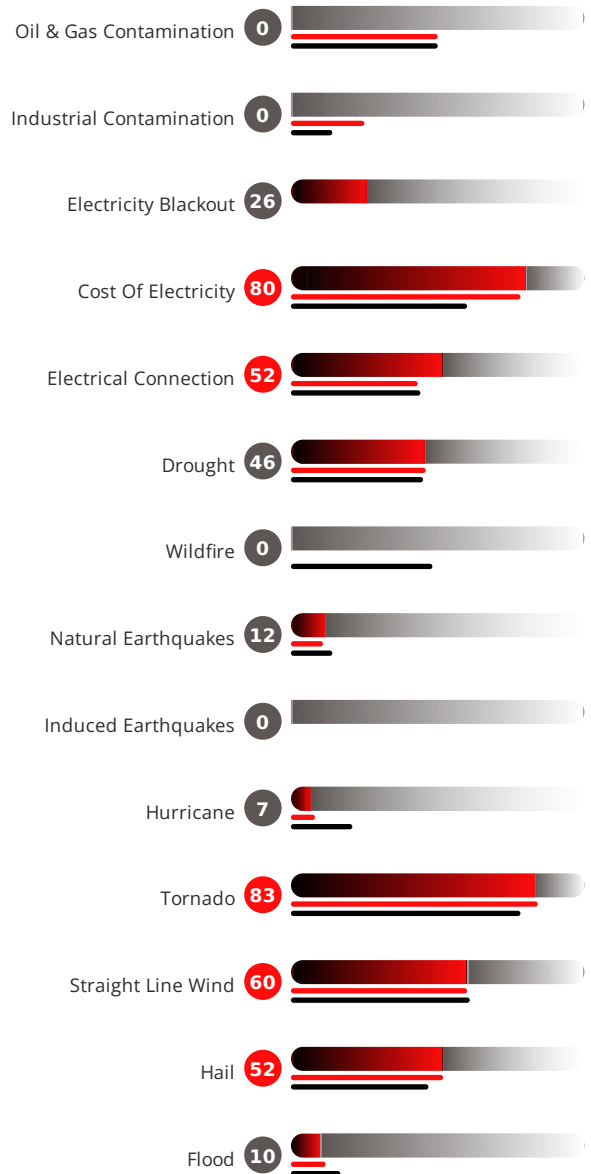
Summary



Value Index



Risk Index



Potential Dividends (Estimated Lease Value)

Solar Farm Lease:	\$587/ac/yr
Wind Farm Lease:	\$11/ac/yr
Carbon (Carbon Credits):	\$7/ac/yr
Oil and Gas (Mineral Lease):	\$10/ac

LandGate Estimates by Parcel

Parcel/APN	Parcel Address	Parcel Acreage	Land Value	Solar Farm Lease	Wind Farm Lease	Battery Storage Score	EV Charging Score	Carbon Credits	Carbon Sequ. Lease	Mineral Lease	Mining	Water Rights
0860010001	2725 NE WHITE RD	114.002	\$8,627	\$587/ac/yr	\$11/ac/yr	70*	16*	\$6	\$6	\$20/ac	-	-

LandGate Indexes By Parcel

			Indexes											Risk Factors									
Parcel APN	Parcel Address	Parcel Acreage	Land	Solar Energy	Wind Energy	EV Charging	Available Power	Energy Storage	Carbon Credits	Carbon Sequestration	Minerals	Mining	Water	Commercial & Industrial	Oil & Gas Contamination	Industrial Contamination	Electricity Blackout	Cost Of Electricity	Electrical Connection	Drought	Wildfire	Natural	
0860010001	2725 NE WHITE RD	114	47	76	2	16	35	70			67	46	0	0	0	26	80	52	46	0	0	12	

Land



Cropland Irrigation Percent:	100 %
LandGate Relative Water Stress:	45.6 %
Annual Precipitation:	49.5 "
Average Annual Wind Speed:	13.5 mph
Average 3D Solar Irradiance:	213 W/m ²
Average High Temp:	73 °F
Average Low Temp:	50.5 °F
Average Slope:	5.7 °
Maximum Slope:	14.7 °

Woodland	\$642,479	(109.9 acres)
Deciduous Forest	\$414,880	(70.9 acres)
Evergreen Forest	\$143,062	(24.5 acres)
Mixed Forest	\$58,525	(10 acres)
Shrubland	\$11,705	(2 acres)
Woody Wetlands	\$11,705	(2 acres)
Herbaceous Wetlands	\$2,601	(0.4 acres)
Developed	\$320,111	(2 acres)
Developed/Open Space	\$124,598	(0.9 acres)
Developed/Low Intensity	\$195,513	(1.1 acres)
Pastureland	\$20,894	(2.4 acres)
Grassland/Pasture	\$20,894	(2.4 acres)

Property Features



Acreage Details:

		Federal Wetland:	3 ac
		Topography 5%:	97 ac
		Topography 8%:	75 ac
		Topography 12%:	35 ac
		Topography 15%:	16 ac
		Tree Canopy:	107 ac

Elevation

Average Elevation:	811 feet
Minimum Elevation:	740 feet
Maximum Elevation:	900 feet

Slope

Average Slope:	6 °
Maximum Slope:	15 ° (Likely will need grading)

Nearest Amenities



- Restaurant
- Park
- Gas Station
- Coffee
- Entertainment
- School
- Shopping
- Port/Terminal
- Apartment Complex
- Campground
- Church
- Hospital/Clinic
- Hotel/Motel
- Rest Area
- Point Of Interest

Amenity Details

- Number of Restaurants within 1.5 mi: 0
- Number of Coffee shops within 1.5 mi: 0
- Number of Shopping amenities within 1.5 mi: 0
- Number of Hotels within 1.5 mi: 0
- Number of Schools within 1.5 mi: 1
- Number of Gas Stations within 1.5 mi: 1
- Number of Churches within 1.5 mi: 3
- Number of Entertainment options within 1.5 mi: 0

- Distance to nearest Hospital: No hospital within 1.5 miles
- Distance to nearest Port/Terminal: No Port / Terminal within 1.5 miles
- Distance to nearest EV Charger: 4.56 mi

Topo



Elevation

Average Elevation: 811 feet
Minimum Elevation: 740 feet
Maximum Elevation: 900 feet

Slope

Average Slope: 6 °
Maximum Slope: 15 ° (*Likely will need grading*)

Trees



Current Trees

Tree Acres (ac):	107.17
Tree Canopy Avg. Height (ft):	20.58
Tree Canopy Density (%) (ft):	73
Forest Age (yr):	45
Mangrove Forest (ton/ac/yr):	0
Water Precipitation (in/yr):	50

Reforestation Potential

From Non-Tree Cover Acres (ac):	6.85
From Tree Cover Acres (ac):	6.97
Exclusion Zone for Non-Tree Area only (ac):	107.17
Potential Area for Reforestation Acres (ac):	0
Water Precipitation (in/yr):	50.00
Suggested Tree Type for Reforestation:	-
Maximum Tree Canopy Density (%):	79.50

Details by Tree Type

Tree Type	Trees Per Acre (trees / ac)	Avg. Tree Diameter (inch)	Avg. Tree Age (yr)	Carbon Offset Per Tree Type Est. Current Year (ton/tree/yr)	Carbon Offset Per Tree Type Est. Current Year (ton/ac/yr)	Carbon Offset Per Tree Est. 30 Yr Avg (ton/tree/yr)	Carbon Offset Per Tree Est. 30 Yr Avg (ton/ac/yr)
Loblolly Pine	48.86	10.232	10	0.036	1.737	0.084	3.412
Southern Pines All spp	48.86	11.026	20	0.032	1.555	0.052	1.972
Oak spp	45.23	7.654	7	0.013	0.610	0.056	1.775
White Oak spp	38.03	7.666	8	0.019	0.705	0.060	1.798
Red Oak spp	10.86	4.554	5	0.006	0.061	0.054	0.410
Sassafras	0.01	2.774	4	0.001	0.000	0.021	0.000

Carbon Credits

	Carbon Offset Est. Current Year (ton/ac/yr)	Carbon Offset Est. Current Year (ton/yr)	Carbon Credits Est. Current Year (\$/ac/yr)	Carbon Credits Est. Current Year (\$/yr)	Carbon Offset Potential Est. 30 Yr Avg (ton/ac/yr)	Carbon Offset Potential Est. 30 Yr Avg (ton/yr)	Carbon Credits Est. 30 Yr Avg (\$/ac/yr)
Current Trees	4.667	532.105	\$7.01	\$798.15	9.367	1,067.860	\$32.58
Reforestation Potential	0.000	0.000	\$0.00	\$0.00	0	0.000	\$0.00

Soil



Soil Type	Soil Quality Class	Dominant Soil Group	Soil Acres	Soil Description	Prime Farmland Designation
AwE	6	B	36.3	Ashlar-Pacolet-Wedowee complex, 15 to 25 percent slopes	Not Prime Farmland
PfD2	6	B	15.2	Pacolet sandy clay loam, 10 to 15 percent slopes, moderately eroded	Not Prime Farmland
AsC	3	B	12.3	Ashlar-Rock outcrop complex, 2 to 10 percent slopes	Not Prime Farmland
WeD	4	B	11.4	Wedowee sandy loam, 10 to 15 percent slopes	Not Prime Farmland
PfC2	4	B	10.5	Pacolet sandy clay loam, 2 to 10 percent slopes, eroded	Not Prime Farmland
CCA	5	A/D	8.6	Cartecay and Chewacla soils, frequently flooded	Farmland of Statewide Importance
PaE	6	B	7	Pacolet sandy loam, 15 to 25 percent slopes	Not Prime Farmland
PaC	3	B	6.7	Pacolet sandy loam, 6 to 10 percent slopes	Farmland of Statewide Importance
PaB	2	B	3.8	Pacolet sandy loam, 2 to 6 percent slopes	Prime Farmland
WeB	2	B	1.1	Wedowee sandy loam, 2 to 6 percent slopes	Prime Farmland
AwC	4	B	0.9	Ashlar-Pacolet-Wedowee complex, 4 to 15 percent slopes	Not Prime Farmland
Rr	Unspecified		0.2	Rock outcrop	Not Prime Farmland
GeB	2	B	0	Gwinnett sandy loam, 2 to 6 percent slopes	Prime Farmland

Solar Farm

Solar Farm - Buildable Acreage and Exclusion Zones



Acreage Details:

	Federal Wetland:	3 ac
	Topography 5%:	97 ac
	Topography 8%:	75 ac
	Topography 12%:	35 ac
	Topography 15%:	16 ac
	Tree Canopy:	107 ac

Est. Solar Rent: \$587 / ac / yr

Buildable Acreage For Solar

Gross Parcel Acreage:	114 ac
Total Buildable Acreage:	37 ac

* Solar rent is based off of buildable acreage.
Solar projects may not use the entire potential buildable acreage.
Average acreage for community solar projects is 15-30 acres.
Average acreage for Utility Scale solar projects is 100+ acres.

Potential Capacity/Output

Direct Solar Irradiance:	190 W/m ²
Solar Irradiance - Topography and Panel Tilt Corrected:	213 W/m ²
Possible Number of Solar Panels:	24,271
Parcel Max Capacity:	11 MW
Max Annual Output:	13,394 MWh

Nearest Solar Farm



Nearest Solar Farm

Operator	WALTON ELECTRIC MEMBER CORP
Distance	14.53 miles
Operating Capacity	2.5

Wind



Est. Wind Rent: \$11/ac/yr













Potential Capacity / Output

Possible Number of Wind Turbines on Parcel: 0.46
 Parcel Max. Capacity: 1,528 MW
 Parcel Max. Annual Output: 3,120,346 MWh

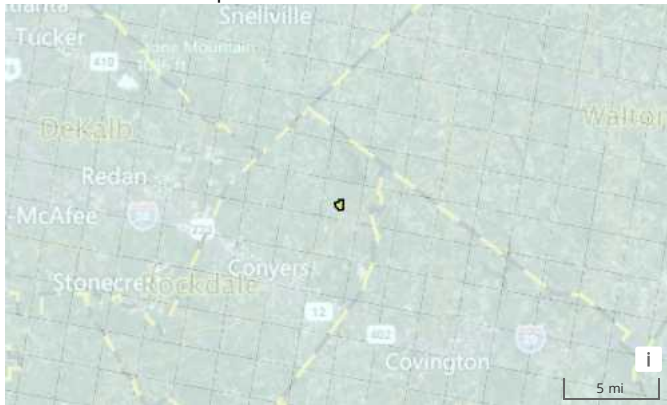
Buildable Acreage For Wind

Gross Parcel Acreage: 114 ac
 Total Buildable Acreage: 37 ac











Acreage Details

		Federal Wetland	3 ac
		Topography 5%	97 ac
		Topography 8%	75 ac
		Topography 12%	35 ac
		Topography 15%	16 ac
		Tree Canopy	107 ac

Wind Lease Value Heat Map



LandEstimate - Lease Value in \$/ac/yr

	< \$100
	\$100 < x < \$150
	\$150 < x < \$225
	\$225 < x < \$300
	\$300 < x < \$375
	\$375 < x < \$450
	\$450 < x < \$550
	\$550 < x < \$650
	\$650 < x < \$700
	> \$700

Electrical Infrastructure



Nearest Substation

Substation Name: MILSTEAD
 Distance: 2.495 miles
 Substation Hosting: -
 Capacity: -

Nearest Transmission Line

Owner: GEORGIA POWER CO
 Distance: 3.555 miles
 Max Capacity: 250 MW
 Available Capacity: -

Nearest Solar Farm



Nearest Solar Farm

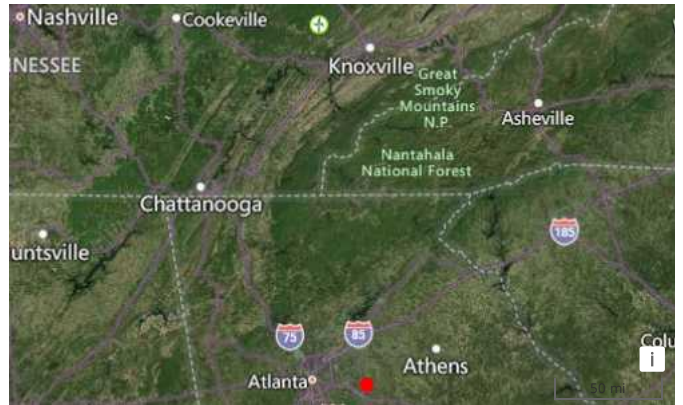
Operator: WALTON ELECTRIC MEMBER CORP
 Distance: 14.53 miles
 Operating Capacity: 2.5

Commodity Pricing

Wholesale Market: SE-index
 Avg. Energy Price: -
 State/Local Incentives: 36 \$/MWh
 Total Value of Solar Energy: -

Direct Solar Irradiance: 190 W/m²
 Solar Irradiance - Topography and Panel Tilt Corrected: 213 W/m²

Nearest Wind Farm



Nearest Wind Farm

Name: Buffalo Mountain
 Distance: 168.463 miles
 Operating Capacity: 1.8 MW

Commodity Pricing

Wholesale Market: SE-index
 Avg. Energy Price: -
 State/Local Incentives: 36 \$/MWh
 Total Value of Wind Energy: -

EV Charging

Nearest Major Road and Site Score



Nearest Major Road

Name	S138
Distance	0.6 miles

EV Site Score:	16
EV Corridor Site Score:	0
EV Exit Ramp Score:	0
Substation Index Score:	25
Transmission Line Index Score:	0
EV Charging Station Score:	50
Tribal and DAC Index Score:	50

Nearest Transmission Lines and Substation



Nearest Amenity and Charging Station



Nearest Transmission Line

Owner:	GEORGIA POWER CO
Distance:	3.6 miles
Max Capacity:	250 MW
Available Capacity:	-

Site Details

Nearest Amenity Name:	North Rockdale Baptist Church
Nearest Amenity Type:	Church
Nearest Amenity Distance:	0.6 miles
Existing Parking Lot Size:	0 sq ft
Paveable Area:	37.03569 sq ft
Average Annual Energy Price:	99.75 \$/MWh
Average 30 Day Energy Price:	0 \$/MWh

Nearest Substation

Substation Name:	MILSTEAD
Distance:	2.5 miles
Substation Max kV:	-
Substation Min kV:	-

Nearest EV Charging Station

EV Network/Owner:	SemaCharge Network
Distance:	4.6 mi
EV Level:	Level 2
EV Connectors:	J1772
EV Pricing:	\$0.00-\$10.00/Hr Variable Parking Fee

Carbon



Tree Carbon and Reforestation Credits

Total Parcel Acres (ac):	114
Tree Cover Acres (ac):	107.17
Non-Tree Cover Acres (ac):	6.85
Carbon Credits Offset Est.	4.667
Current Year (ton/ac/yr):	
Carbon Credits Offset Est.	532.105
Current Year (ton/yr):	
Carbon Credits Est. Current Year (\$/ac/yr):	\$7
Carbon Credits Est. Current Year (\$/yr):	\$798.15

Tree Carbon Credits

Tree Acres (ac):	107.17
Tree Canopy Avg. Height (ft):	68
Tree Canopy Density (%):	73
Forest Age (yr):	45
Mangrove Forest (ton/ac/yr):	0
Water Precipitation (in/yr):	50.00
Tree Carbon Offset Est.	4.667
Current Year (ton/ac/yr):	
Tree Carbon Offset Est.	532.105
Current Year (ton/yr):	
Tree Carbon Credits Est.	\$7.01
Current Year (\$/ac/yr):	
Tree Carbon Credits Est.	\$798.15
Current Year (\$/yr):	

Soil Carbon Credits

Organic Carbon Stocks (ton/ac):	16.187
Organic Carbon Density (kg/m ³):	124
Soil Carbon Offset Est.	0.837
Current Year (ton/ac/yr):	
Soil Carbon Offset Est.	95.446
Current Year (ton/yr):	
Soil Carbon Credits Est.	\$1.26
Current Year (\$/ac/yr):	
Soil Carbon Credits Est.	\$143.17
Current Year (\$/yr):	

Reforestation Potential Carbon Credits

From Non-Tree Cover Acres (ac):	6.85
From Tree Cover Acres (ac):	6.97
Exclusion Zone for Non-Tree Area only (ac):	107.17
Potential Area for Reforestation Acres (ac):	0
Water Precipitation (in/yr):	50.00
Maximum Tree Canopy Density (%)	79.50
Reforestation Carbon Offset Est. Current Year (ton/ac/yr):	0.000
Reforestation Carbon Offset Est. Current Year (ton/yr):	0.000
Reforestation Carbon Credits Est. Current Year (\$/ac/yr):	\$0.000
Reforestation Carbon Credits Est. Current Year (\$/yr):	\$0.00

Mining



Nearest Mining Location

Associated	
Claim/Owner Names	
Location Type	Construction Materials
Distance from Parcel	5.797 mi
Location Name	Newton County Quarry
Discovery Year	
Commodity Type	Non-Metal
Resource Size	
Main Commodity	Crushed/Broken,Stone
Additional Commodity	
Operation Type	Surface
County	Newton
Rock Formation	
Rock Type	
Deposit Type	
Ore	
Orebody Shape	
Associated Waste Rock	
Geologic Notes	
Site Status	Producer
Year First Produced	
Year Last Produced	

Igneous Intrusive	Sedimentary	Metamorphic	Evaporite	Mines
<ul style="list-style-type: none"> ■ Pegmatite ■ Granitic/Granite ■ Diorite ■ Mafic ■ Alkalic 	<ul style="list-style-type: none"> ■ Sandstone ■ Shale ■ Banded Iron ■ Carbonate ■ Clastic ■ Chert ■ Conglomerate ■ Undifferentiated 	<ul style="list-style-type: none"> ■ Greenstone ■ Amphibolite ■ Granofels ■ Gneiss ■ Schist ■ Conglomerate ■ Undifferentiated 	<ul style="list-style-type: none"> ■ Gypsum ■ Salt ■ Anhydrite ■ Undifferentiated Unconsolidated ■ Alluvium 	<ul style="list-style-type: none"> ● Rare Earth Elements ● Precious Metals ● Construction Materials ● Energy ● Industrial ● Critical Minerals ✖ Unknown
Igneous Extrusive			Water/Ice	
<ul style="list-style-type: none"> ■ Mafic Volcanic ■ Felsic Volcanic ■ Alkalic ■ Andesite ■ Rhyolite ■ Tuff ■ Undifferentiated 			<ul style="list-style-type: none"> ■ Water ■ Ice 	

Rock Description	Rock Classification	Acres	Percent of Parcels
Granitic Gneiss undifferentiated	Metamorphic Gneiss	114	100