

MICHAEL D. NEAL & ASSOCIATES, INC.
Forestry Consultants to Private Landowners Since 1974
1227 NC Highway 42
Post Office Box 37
Colerain, North Carolina 27924
PHONE 252-356-2747
FAX 252-356-1206

FARM SALE
MAXWELL FOODS, LLC
SAUNDERS #2 – TEASTER SHACK FARM
HERTFORD AND NORTHAMPTON COUNTIES, NC

Property Owner of Record: Maxwell Foods, LLC

Type of Sale: Private Treaty

Price: \$320,000

Property Identification: Parcel Identification Numbers:
Hertford County 5931-17-2015
Northampton County 5921-98-0180

Contact of Sale: Michael D. Neal office: 252-356-2747
cell: 252-287-7205

Boundary Lines: Painted Blue

Saunders #2 – Teaster Shack Farm: 185.61 Acres (deeded)

- Cropland per Hertford Co. FSA 87.44 Acres
 - Other Open Land 5.56 Acres
- (includes all ditches, waterways, field borders, hedgerows, and access paths)
- Woodsland 92.61 Acres

Total 185.61 Acres

Timberland Breakdown:

Stand 001 Thinned Pine-Hardwood 89.00 Acres
Canals and Lateral 3.00 Acres
Additional Paths 0.61 Acres

Total Woodsland 92.61 Acres

TIMBER INVENTORY (PRISM PLOT CRUISE)
 MAXWELL FOODS, LLC
 SAUNDERS #2 - TEASTER SHACK - APPROXIMATELY 89 ACRES
 HERTFORD AND NORTHAMPTON COUNTIES
 FORM CLASS PINE 78, HARDWOOD 78; FORESTERS: BOONE/HOLLEY

SAWTIMBER
 Pine = (MBF) Scribner Log Rule, Hardwood = (MBF) Doyle Log Rule

SPECIES	D B H											TOTALS	PER AC	
	8	10	12	14	16	18	20	22	24	26	28+			
Loblolly Pine	0.0	0.0	0.0	158.9	26.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	185.5	2.084
Chip & Saw	0.0	52.0	168.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	220.5	2.472
TOTAL PINE	0.0	52.0	168.5	158.9	26.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	406.0	4.562
Misc. Red Oak	0.0	0.0	0.0	0.0	1.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.9	0.021
White Oak	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.7	0.0	0.0	0.0	2.7	0.030
Yellow Poplar	0.0	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.0	0.022
TOTAL HWD	0.0	0.0	0.0	2.0	1.9	0.0	0.0	0.0	2.7	0.0	0.0	0.0	6.6	0.074
TOTALS	0.0	52.0	168.5	160.9	28.5	0.0	0.0	0.0	2.7	0.0	0.0	0.0	412.6	4.836

SAWTIMBER
 Numbers of Trees

SPECIES	D B H											TOTALS	PER AC	
	8	10	12	14	16	18	20	22	24	26	28+			
Loblolly Pine	0	0	0	1289	144	0	0	0	0	0	0	0	1433	16.101
Chip & Saw	0	1211	2157	0	0	0	0	0	0	0	0	0	3368	37.843
TOTAL PINE	0	1211	2157	1289	144	0	0	0	0	0	0	0	4801	53.944
Misc. Red Oak	0	0	0	0	21	0	0	0	0	0	0	0	21	0.235
White Oak	0	0	0	0	0	0	0	0	9	0	0	0	9	0.101
Yellow Poplar	0	0	0	27	0	0	0	0	0	0	0	0	27	0.303
TOTAL HWD	0	0	0	27	21	0	0	0	9	0	0	0	57	0.640
TOTALS	0	1211	2157	1316	165	0	0	0	9	0	0	0	4858	54.584

FEBRUARY 16, 2009

MICHAEL D. NEAL & ASSOCIATES, INC.
 Consulting Foresters
 Colerain, NC 27924

TABLE 1

TIMBER INVENTORY (PRISM PLOT CRUISE)
 MAXWELL FOODS, LLC
 SAUNDERS #2 - TEASTER SHACK - APPROXIMATELY 89 ACRES
 HERTFORD AND NORTHAMPTON COUNTIES
 FORM CLASS PINE 78, HARDWOOD 78; FORESTERS: BOONE/HOLLEY

PULPWOOD
 Standard Cords

SPECIES	D B H											TOTALS	PER AC
	0	2	4	6	8	10	12	14	16	18	20+		
Loblolly Pine	0	0	0	13	84	17	15	2	0	0	4	135	1.517
Chip & Saw	0	0	0	0	0	0	2	0	0	0	0	2	0.022
TOTAL PINE	0	0	0	13	84	17	17	2	0	0	4	137	1.539
Misc. Red Oak	0	0	0	15	0	18	18	0	0	0	0	51	0.573
Sweetgum	0	0	0	38	139	85	23	0	0	0	0	285	3.202
Elm	0	0	0	4	8	7	0	0	0	0	0	17	0.191
Ash	0	0	0	9	0	0	0	0	0	0	0	9	0.101
Red Maple	0	0	0	29	46	0	12	0	0	0	0	87	0.978
Yellow Poplar	0	0	0	0	8	0	7	0	0	0	0	15	0.169
TOTAL HWD	0	0	0	95	199	110	60	0	0	0	0	464	5.213
TOTALS	0	0	0	108	283	127	77	2	0	0	4	601	6.753

PRE-MERCHANTABLE & PULPWOOD
 Numbers of Trees

SPECIES	D B H											TOTALS	PER AC
	0	2	4	6	8	10	12	14	16	18	20+		
Loblolly Pine	0	0	0	292	822	105	73	27	0	0	1	1320	14.831
Chip & Saw	0	0	0	0	0	0	37	0	0	0	0	37	0.416
TOTAL PINE	0	0	0	292	822	105	110	27	0	0	1	1357	15.247
Misc. Red Oak	0	0	0	585	0	158	110	0	0	0	0	853	9.584
Sweetgum	0	0	287	1316	1809	632	110	0	0	0	0	4154	46.674
Elm	0	0	0	292	82	105	0	0	0	0	0	479	5.382
Ash	0	0	0	439	0	0	0	0	0	0	0	439	4.933
Red Maple	0	0	287	1316	688	105	73	0	0	0	0	2439	27.404
Yellow Poplar	0	0	0	0	82	0	37	0	0	0	0	119	1.337
TOTAL HWD	0	0	574	3948	2631	1000	330	0	0	0	0	8483	95.315
TOTALS	0	0	574	4240	3453	1105	440	27	0	0	1	9840	110.582

FEBRUARY 16, 2009

MICHAEL D. NEAL & ASSOCIATES, INC.
 Consulting Foresters
 Colerain, NC 27924

TABLE III

1998 Infrared Photography Showing
Maxwell Foods, LLC
Saunders # 2, Teaster Shack
185.61 Total Acres
Hertford and Northampton Counties, NC



Prepared by
Michael D. Neal & Associates, Inc.
Colerain, NC

February 17, 2009



LEGEND
— ROADS
TTTTT AHOSSKIE CREEK AND LATERAL CANALS
MAXWELL FOODS, LLC

0 500 1,000 2,000 Feet

