

**NATIONAL
LAND
REALTY**

**PARCEL: 1487629311
ROCKDALE COUNTY, GEORGIA**



 **LANDGATE**
**PROPERTY
REPORT**

Table Of Contents

- Summary
- Land
- Topo
- Property Features
- Trees
- Soil
- Solar
- Wind
- Electrical Infrastructure
- EV Charging
- Carbon
- Oil & Gas
- Mining

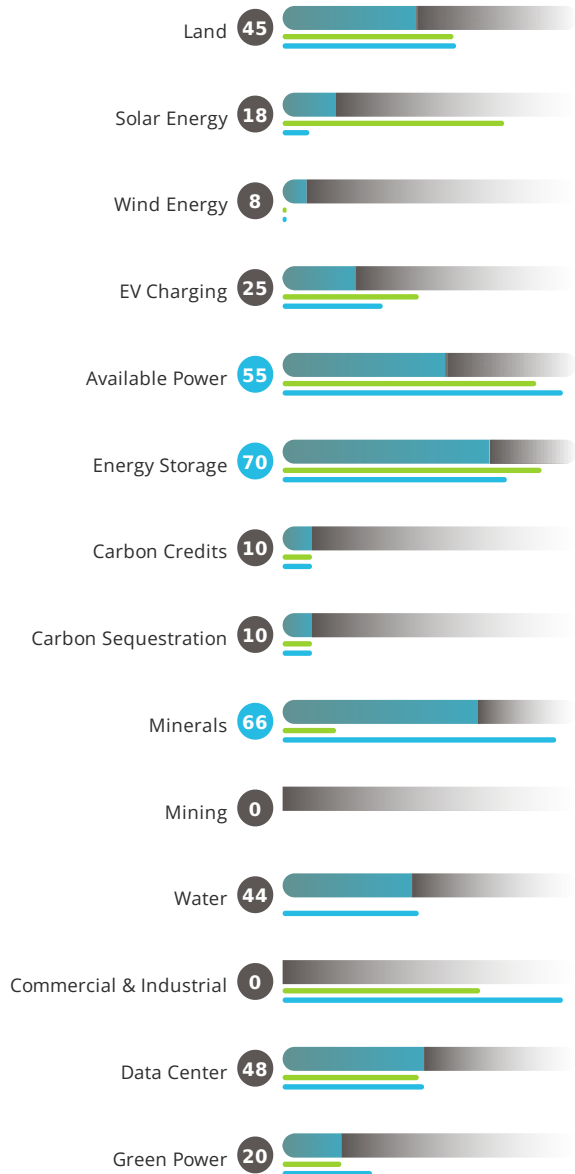
LandGate's engineered valuations take into account large amounts of granular technical data to determine market values of land-based real estate. Valuations for each of the property's segments are based on the most up to date technical conditions. These estimates should not be used as a certified appraisal.

LandGate and its partner KPMG can provide a certified appraisal.

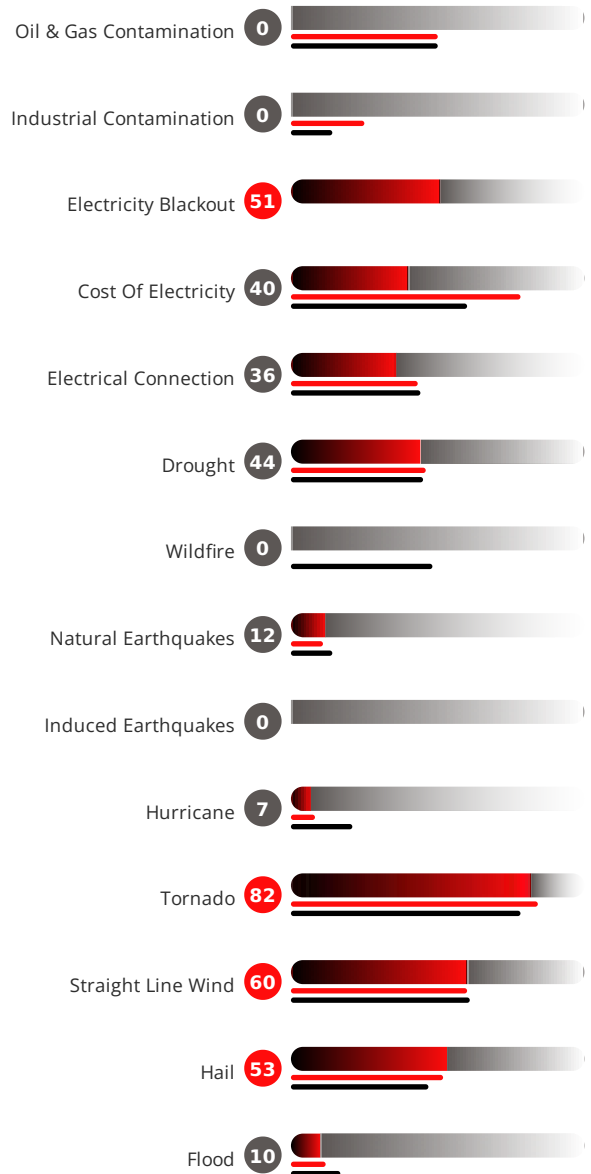
Summary



Value Index



Risk Index



Potential Dividends (Estimated Lease Value)

Solar Farm Lease:	\$420/ac/yr
Wind Farm Lease:	\$13/ac/yr
Carbon (Carbon Credits):	\$6/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
0810010004	NE HARALSON MILL RD	101.422	\$6,758	\$420/ac/yr	\$13/ac/yr	70*	25*	\$5	\$5	\$20/ac	-	-

LandGate Indexes By Parcel

Parcel APN	Parcel Address	Parcel Acreage	Indexes													Risk Factors									
			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	
0810010004	NE HARALSON MILL RD	101.4	45	18	8	25	55	70			66	44	0	0	0	51	40	36	44	0	12				

Land



Cropland Irrigation Percent:	100 %
LandGate Relative Water Stress:	43.6 %
Annual Precipitation:	50.4 "
Average Annual Wind Speed:	14.1 mph
Average 3D Solar Irradiance:	214 W/m ²
Average High Temp:	72.5 °F
Average Low Temp:	50.5 °F
Average Slope:	5.9 °
Maximum Slope:	13.5 °

- Woodland \$477,307 (81.6 acres)
- Deciduous Forest \$290,026 (49.6 acres)
- Evergreen Forest \$136,559 (23.4 acres)
- Mixed Forest \$31,214 (5.3 acres)
- Shrubland \$5,202 (0.9 acres)
- Woody Wetlands \$14,306 (2.4 acres)
- Pastureland \$106,371 (12.5 acres)
- Grassland/Pasture \$106,371 (12.5 acres)
- Barren \$93,381 (6.2 acres)
- Barren \$93,381 (6.2 acres)
- Cropland \$8,312 (0.9 acres)
- Corn \$2,175 (0.2 acres)
- Millet \$2,073 (0.2 acres)
- Other Hay/Non Alfalfa \$4,064 (0.4 acres)

Property Features



Acreage Details:

		100-year Flood Zone:	2 ac
		Federal Wetland:	1 ac
		Topography 5%:	87 ac
		Topography 8%:	64 ac
		Topography 12%:	36 ac
		Topography 15%:	19 ac
		Tree Canopy:	80 ac

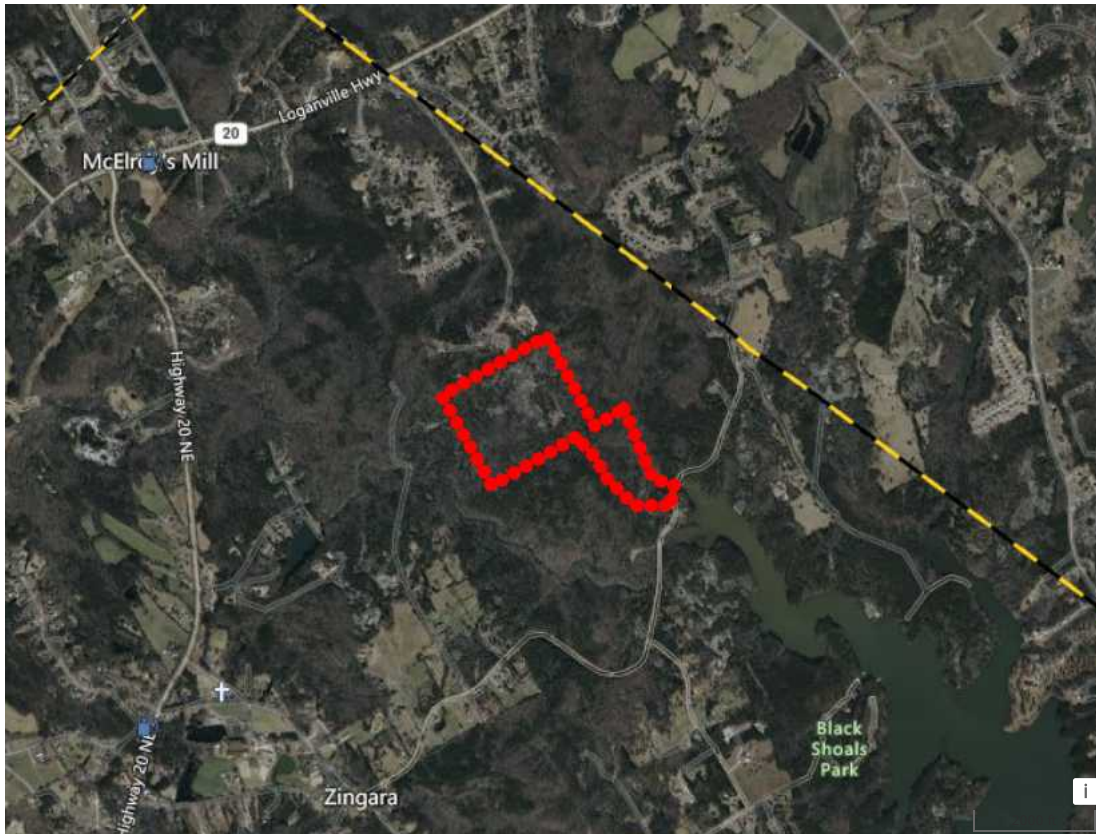
Elevation

Average Elevation:	838 feet
Minimum Elevation:	740 feet
Maximum Elevation:	900 feet

Slope

Average Slope:	6 °
Maximum Slope:	13 ° <i>(Likely will need grading)</i>

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: 0
 Number of Gas Stations within 1.5 mi: 3
 Number of Churches within 1.5 mi: 2
 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: 4.95 mi

Topo



Elevation

Average Elevation:	838 feet
Minimum Elevation:	740 feet
Maximum Elevation:	900 feet

Slope

Average Slope:	6 °
Maximum Slope:	13 ° <i>(Likely will need grading)</i>

Trees



Current Trees

Tree Acres (ac):	79.75
Tree Canopy Avg. Height (ft):	18.88
Tree Canopy Density (%):	69
Forest Age (yr):	45
Mangrove Forest (ton/ac/yr):	0
Water Precipitation (in/yr):	50

Reforestation Potential

From Non-Tree Cover Acres (ac):	21.67
From Tree Cover Acres (ac):	8.37
Exclusion Zone for Non-Tree Area only (ac):	79.75
Potential Area for Reforestation Acres (ac):	0
Water Precipitation (in/yr):	50.00
Suggested Tree Type for Reforestation:	-
Maximum Tree Canopy Density (%):	79.50

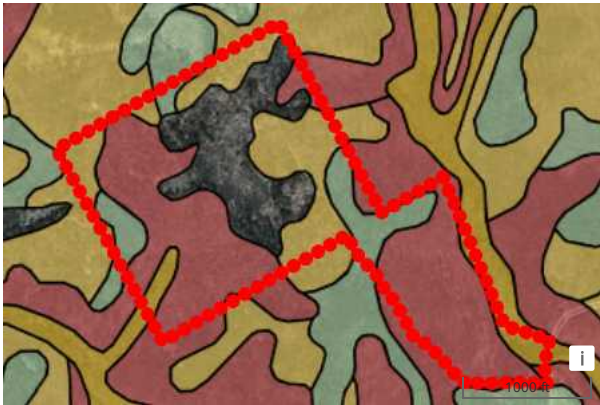
Details by Tree Type

Tree Type	Trees Per Acre (trees / ac)	Avg. Tree Diameter (inch)	Avg. Tree Age (yr)	Carbon Offset Per Tree Est. Current Year (ton/tree/yr)	Carbon Offset Per Tree 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)
Southern Pines All spp	56.46	10.589	19	0.031	1.766	0.051	2.216
Loblolly Pine	56.46	8.797	9	0.026	1.478	0.080	3.702
Oak spp	32.97	6.878	7	0.013	0.445	0.056	1.294
White Oak spp	26.72	5.070	6	0.008	0.219	0.054	1.098
Red Oak spp	17.71	5.138	6	0.009	0.158	0.058	0.715
Red Maple	6.22	1.368	2	0.001	0.004	0.051	0.315
American Beech	2.02	3.501	5	0.005	0.010	0.058	0.117

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	4.079	413.750	\$6.13	\$620.62	9.457	959.194	\$33.03
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	26.5	Ashlar-Pacolet-Wedowee complex, 15 to 25 percent slopes	Not Prime Farmland
PaE	6	B	20.9	Pacolet sandy loam, 15 to 25 percent slopes	Not Prime Farmland
Rr	Unspecified		20.9	Rock outcrop	Not Prime Farmland
AwC	4	B	19.2	Ashlar-Pacolet-Wedowee complex, 4 to 15 percent slopes	Not Prime Farmland
PaC	3	B	8.8	Pacolet sandy loam, 6 to 10 percent slopes	Farmland of Statewide Importance
CCA	5	A/D	2.6	Cartecay and Chewacla soils, frequently flooded	Farmland of Statewide Importance
BwB	5	A	1.6	Buncombe loamy sand, 0 to 5 percent slopes, frequently flooded	Not Prime Farmland
AsC	3	B	1.1	Ashlar-Rock outcrop complex, 2 to 10 percent slopes	Not Prime Farmland
WeC	3	B	0	Wedowee sandy loam, 6 to 10 percent slopes	Farmland of Statewide Importance

Rooftop Solar

Rooftop and Parking Lot footprint



Site Details

Building Square Feet:	225
Parking Lot Square Feet:	0
Number of Rooftop Solar Panels:	6
Number Parking Lot Solar Panels:	0

Production Details

Total Site Capacity:	0 MW
MWh generated per year:	4 MWh
Avoided CO2 emissions:	0 tons CO2e/year
Estimated Yearly Revenue:	478 \$/yr
Estimated Yearly Value:	0 \$/sqft/yr

Solar Farm

Solar Farm - Buildable Acreage and Exclusion Zones



Acreage Details:

100-year Flood Zone:	2 ac
Federal Wetland:	1 ac
Topography 5%:	87 ac
Topography 8%:	64 ac
Topography 12%:	36 ac
Topography 15%:	19 ac
Tree Canopy:	80 ac

Est. Solar Rent: \$420 / ac / yr

Buildable Acreage For Solar

Gross Parcel Acreage:	101 ac
Total Buildable Acreage:	36 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:	214 W/m ²
Possible Number of Solar Panels:	23,461
Parcel Max Capacity:	11 MW
Max Annual Output:	13,124 MWh

Nearest Solar Farm



Nearest Solar Farm

Operator	WALTON ELECTRIC MEMBER CORP
Distance	14.976 miles
Operating Capacity	2.5

Wind



Est. Wind Rent: \$13/ac/yr

Potential Capacity / Output

Possible Number of Wind Turbines on Parcel: 0.45
 Parcel Max. Capacity: 1.477 MW
 Parcel Max. Annual Output: 3,498.414 MWh

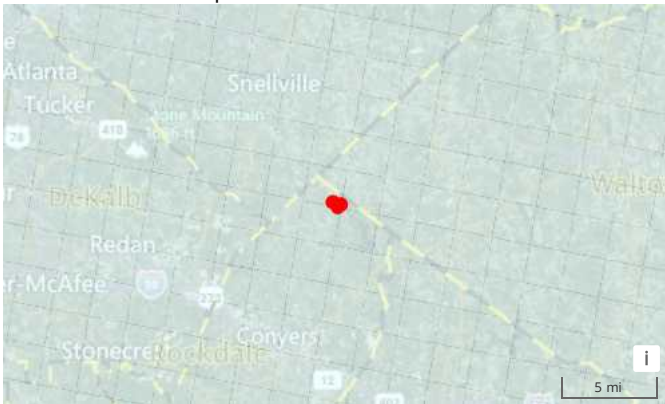
Buildable Acreage For Wind

Gross Parcel Acreage: 101 ac
 Total Buildable Acreage: 36 ac

Acreage Details

		100-year Flood Zone	2 ac
		Federal Wetland	1 ac
		Topography 5%	87 ac
		Topography 8%	64 ac
		Topography 12%	36 ac
		Topography 15%	19 ac
		Tree Canopy	80 ac

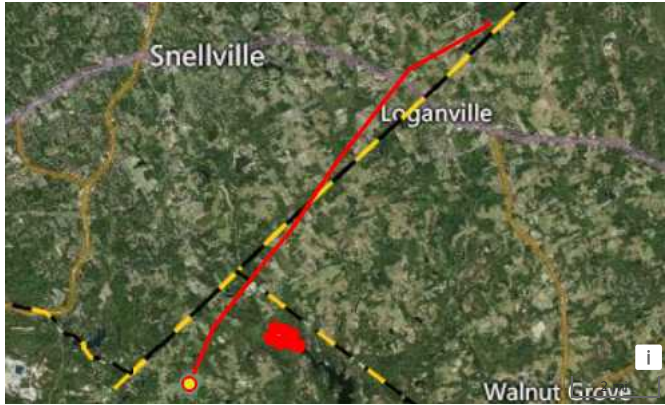
Wind Lease Value Heat Map



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: Rockdale
 Distance: 2.116 miles
 Substation Hosting: -
 Capacity: -

Nearest Transmission Line

Owner: GEORGIA POWER CO
 Distance: 1.049 miles
 Max Capacity: 500 MW
 Available Capacity: -

Nearest Solar Farm



Nearest Solar Farm

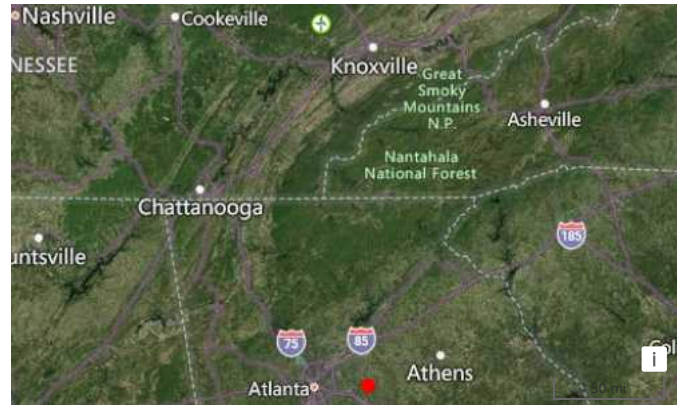
Operator: WALTON ELECTRIC MEMBER CORP
 Distance: 14.976 miles
 Operating Capacity: 2.5

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: 214 W/m²

Nearest Wind Farm



Nearest Wind Farm

Name: Buffalo Mountain
 Distance: 164.878 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	Distance	miles
EV Site Score:	25	
EV Corridor Site Score:	0	
EV Exit Ramp Score:	0	
Substation Index Score:	25	
Transmission Line Index Score:	50	
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:	1 miles
Max Capacity:	500 MW
Available Capacity:	-

Site Details

Nearest Amenity Name:	Bethel Church
Nearest Amenity Type:	Church
Nearest Amenity Distance:	1.1 miles
Existing Parking Lot Size:	0 sq ft
Paveable Area:	35.799847 sq ft
Average Annual Energy Price:	118.61 \$/MWh
Average 30 Day Energy Price:	0 \$/MWh

Nearest Substation

Substation Name:	Rockdale
Distance:	2.1 miles
Substation Max kV:	230 kV
Substation Min kV:	230 kV

Nearest EV Charging Station

EV Network/Owner:	SemaCharge Network
Distance:	5 mi
EV Level:	Level 2
EV Connectors:	J1772
EV Pricing:	\$2.00/Hr Parking Fee

Carbon



Tree Carbon and Reforestation Credits

Total Parcel Acres (ac):	101.42
Tree Cover Acres (ac):	79.75
Non-Tree Cover Acres (ac):	21.67
Carbon Credits Offset Est.	4.080
Current Year (ton/ac/yr):	
Carbon Credits Offset Est.	413.750
Current Year (ton/yr):	
Carbon Credits Est. Current Year (\$/ac/yr):	\$6
Carbon Credits Est. Current Year (\$/yr):	\$620.62

Tree Carbon Credits

Tree Acres (ac):	79.75
Tree Canopy Avg. Height (ft):	62
Tree Canopy Density (%):	69
Forest Age (yr):	45
Mangrove Forest (ton/ac/yr):	0
Water Precipitation (in/yr):	50.00
Tree Carbon Offset Est.	4.079
Current Year (ton/ac/yr):	
Tree Carbon Offset Est.	413.750
Current Year (ton/yr):	
Tree Carbon Credits Est.	\$6.13
Current Year (\$/ac/yr):	
Tree Carbon Credits Est.	\$620.62
Current Year (\$/yr):	

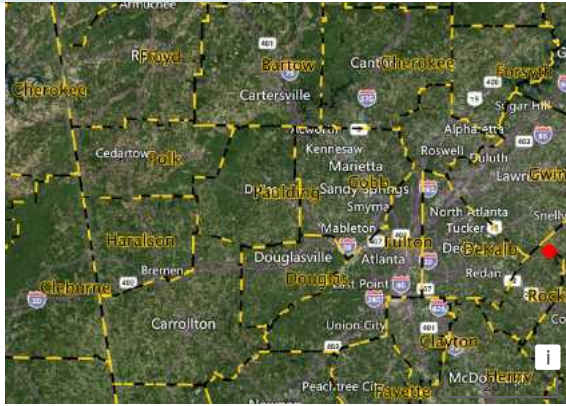
Soil Carbon Credits

Organic Carbon Stocks (ton/ac):	15.783
Organic Carbon Density (kg/m ³):	135
Soil Carbon Offset Est.	0.835
Current Year (ton/ac/yr):	
Soil Carbon Offset Est.	84.645
Current Year (ton/yr):	
Soil Carbon Credits Est.	\$1.25
Current Year (\$/ac/yr):	
Soil Carbon Credits Est.	\$126.97
Current Year (\$/yr):	

Reforestation Potential Carbon Credits

From Non-Tree Cover Acres (ac):	21.67
From Tree Cover Acres (ac):	8.37
Exclusion Zone for Non-Tree Area only (ac):	79.75
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

Oil And Gas



- Producing
- Drilled
- Permitted
- Service
- Abandoned
- Upside
- ▲ Surface Hole
- Hydrocarbon Gas Liquid
- Natural Gas Pipelines
- Natural Gas Compressor
- Natural Gas Processing Plants
- CO2 Emitting Facilities

Estimated Oil Gas Value (Lease) \$10/acre

Geology (Nearby Wells)

● Valley And Ridge Basin

Production (Nearby Wells)

Selected items do not have available production data

Stratigraphic data is not supported for the selected basin

Nearby Wells (2)

Status	On Property	Label	Operator	Api #	Well Category	Formation	First Production	Total Oil (bbl)	Total Gas (Mcf)
● Producing	No (134.473 mi)	THOMISON RICHARD P #1	RICHLAND OIL & GAS COMPANY	4114300004	Vertical	Other			
● Abandoned	No (93.169 mi)	P.H. MINTON #1	Messrs. Westbrook, Robert & John	0101920000	Vertical	Other			

Mining



Nearest Mining Location

Associated	Lithonia Quarry
Claim/Owner Names	
Location Type	Construction Materials
Distance from Parcel	6.011 mi
Location Name	Rock Chapel Quarry
Discovery Year	
Commodity Type	Non-Metal
Resource Size	
Main Commodity	Crushed/Broken,Stone
Additional Commodity	
Operation Type	Surface
County	DeKalb
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 Pegmatite Granitic/Granite Diorite Mafic Alkalic Igneous Extrusive Mafic Volcanic Felsic Volcanic Alkalic Andesite Rhyolite Tuff Undifferentiated	Sedimentary Sandstone Shale Banded Iron Carbonate Clastic Chert Conglomerate Undifferentiated	Metamorphic Greenstone Amphibolite Granofels Gneiss Schist Conglomerate Undifferentiated	Evaporite Gypsum Salt Anhydrite Undifferentiated Unconsolidated Alluvium Water/Ice Water Ice	Mines Rare Earth Elements Precious Metals Construction Materials Energy Industrial Critical Minerals Unknown
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Rock Description	Rock Classification	Acres	Percent of Parcels
Granitic Gneiss undifferentiated	Metamorphic Gneiss	101	100

Industrial Contamination



Nearby EPA Superfund Site ◇

Site Name: Westside Lead
Distance: 25.18 miles
Contaminant: LEAD,ARSENIC
Category: Unavailable
Stauts: NPL Site
LG Risk Score: 45.5 / 100

(The LandGate Risk score takes into account the initial level of contamination as well as the work that has been done to remediate the site, in order to give a better understanding of the risks to development)

EPA Region: 4
City: Atlanta
County: Fulton
State: Georgia
Latitude: 33.766472
Longitude: -84.407278
Date Proposed: 2021-09-09
Date Listed: 2022-03-16
Link: [Westside Lead](#)

Near by Abandoned Wells

Status	Distance (miles)	Label	Operator	Api #	Well Category	Formation	First Production	Total Oil (bbl)	Total Gas (Mcf)
Abandoned	92.53	P.H. MINTON #1	Messrs. Westbrook, Robert & John	0101920000	V	Other	1951-03-31	0	0