

Quitman Solar, Quitman, GA



This project was built in 2019 on 1200 acres for a 150 MW project where the closest home is 285 feet from the closest panel.

Adjoining 5799 and 5755 Barwick Road sold on December 2, 2022 for \$1,000,000 for 152 acres with conservation easements in place and the two homes. The two parcels were bought by the owner of an adjoining parcel to the south that is within this solar farm project. Given the conservation easements, the multiple houses, the acreage, and the adjoining purchaser, there are too many variables to do a credible paired sales analysis on this sale. The last market transfer of this property was in 1994 for \$185,000, but that did not include the later home built in 1996. I therefore cannot complete a Sale/Resale analysis on this transaction either.

To the southeast of this project at 4355 Barwick Road a home sold on January 18, 2022 for \$292,500 for an historic home on 7.20 acres. The home was sold for above asking price within 30 days of being listed and was marketed as having “great views.” This home is around 2,200 feet from the nearest solar panel. It is difficult to use this sale for analysis as it is far away from the project and does not directly adjoin the project. It does show that nearby properties are not being identified as impacted.