



PROFESSIONAL QUALIFICATIONS

CURTIS B. BEARDEN, MAI



Curtis Bearden Owner of:

AG VALUE LLC – APPRAISAL & CONSULTING
1100 MARKET STREET SUITE 600
CHATTANOOGA, TN 37402

LICENSES

Georgia Certified General Real Property Appraiser No. CG 209156
Tennessee Certified General Real Property Appraiser No. 4830
Alabama Certified General Real Property Appraiser No. G01088
North Carolina Certified General Real Property Appraiser No. CGA7333
South Carolina Certified General Real Property Appraiser No. 7369
Kentucky Certified General Real Property Appraiser No. 4867
Florida Certified General Real Property Appraiser No. RZ4616

PROFESSIONAL AFFILIATIONS

Member Appraisal Institute – MAI #493786
Member ASFRMA

FORMAL EDUCATION

GBC (Georgia Baptist) Undergraduate - BA
LU (Liberty University) Graduate – MA

PROFESSIONAL EDUCATION – APPRAISAL INSTITUTE

The Appraisal Institute is an international membership association of professional real estate appraisers, with more than 18,000 members and 99 chapters throughout the United States, Canada, and abroad. Its mission is to support and advance its members as the choice for real estate solutions and uphold professional credentials, standards of professional practice, and ethics consistent with the public good. The MAI designation, its most prestigious, is held by appraisers who are experienced in the valuation of commercial, industrial, residential, and other types of property and who advise clients on real estate investment decisions.

MAI designates must meet the following requirements: Education: Receive a passing grade on 11 examinations that reflect 380 hours of classroom instruction and that test the appraiser's knowledge of basic and advanced appraisal principles, procedures, and applications; report writing, valuation analysis and standards of professional practice. Receive a passing grade on a four-module, two-day comprehensive examination. Hold an undergraduate degree from a four-year accredited educational institution. Experience: Receive credit for 6,000 hours of experience, including 3,000 hours of specialized appraisal experience, all of which must meet strict criteria. Demonstration Report: Receive credit for a demonstration appraisal report relating to income-producing property that demonstrates the ability to present a properly supported value estimate or opinion evaluating the nature, quality, or utility of a parcel of real estate or any interest in, or aspect of, real property, including handling physical incurable depreciation, or fulfill an approved comparable alternative. Because of its rigorous requirements and commitment to providing valuable information, continuing education and other valuable resources to its members, you can be confident that an appraiser with a MAI designation will provide you with the very highest quality service on virtually any appraisal assignment, even the most complex commercial appraisal.

CERTIFIED MACHINERY & EQUIPMENT APPRAISER (CMEA)

The experienced and USPAP compliant Certified Machinery and Equipment Appraisers (CMEA) who are members of NEBB Institute, are qualified appraisers to prepare a qualified appraisal required by the IRS, Council of Foundations, and U.S. Small Business Administration's Standard Operating Procedures 50 10 (5) (J).

A Certified Machinery and Equipment Appraiser (CMEA) is an advocate of the appraisal, not of any person or entity. We are experts at locating and determining substantiated values on equipment. We hold and promote the ethics and reporting guidelines of the Uniform Standards of Professional Appraisal Practice (USPAP). A CMEA's Certified Machinery and Equipment Appraisal is defensible, substantiated, and will withstand scrutiny! That's why a CMEA is called upon by business owners, lenders, CPAs, attorneys, courts, adjusters and others for a qualified and substantiated CERTIFIED appraisal of their machinery and equipment.

ADDITIONAL INFORMATION

BIO

Curtis (Curt) Bearden, MAI, is a distinguished industry valuation expert with a career spanning over two decades. Since entering the field in 1998, Curt has established himself as a leading authority in agricultural valuation, specializing in a diverse range of properties across the Southeastern United States.

Background and Education

Curt's journey into the world of valuation began with a solid foundation in education, earning his bachelor's and master's degrees from GBC and Liberty University, respectively. His early years in the industry were marked by a fruitful partnership with his father, Jerry H. Bearden, a seasoned poultry farmer turned poultry valuation specialist. Together, they built a reputable local appraisal firm with multiple offices and a team of skilled appraisers.

Professional Journey

In 2005, Curt embarked on a mission to expand and specialize in the firm's agricultural sector. This endeavor saw him obtaining the Appraisal Institutes prestigious MAI designation, permanent licenses in most Southeastern states, and delving into the valuation of various agricultural/agribusiness projects, including poultry and hog farms, large farmland tracts, large permanent planting groves/orchards, and other agribusiness-related assets.

In 2012, Curt's expertise caught the attention of the national agricultural valuation and consulting team, AgVisory, where he made significant contributions. Subsequently, in 2013 Curt established AgValue Consulting, further solidifying his position as a trusted expert in highly specialized ag properties.

Notable Projects

Throughout his career, Curt has been entrusted with valuing numerous highly specialized and largescale agricultural properties, including Willoway Nurseries, a leading wholesale grower in the Midwest, a vertically integrated squab operation, one of only two in the U.S., Dyersburg Grain facilities, the largest grain storage facilities east of the Mississippi, food processing operations including Vidalia Onion facilities in Vidalia, GA, dairy operations such as the 25,000+ head Barrington Dairy, one of the Southeast's largest, agricultural lime inventories, vertically integrated poultry operations, and more.

One of his standout achievements includes the development and marketing of Ag-Valuation, a statistically based valuation software. Acquired by the esteemed land investment group, Acre Trader, in 2022, the platform was widely utilized within multiple Farm Credit organizations across the Southeastern United States.

RECENT CLIENTS:

Acre Trader Farm REIT
Farm Credit
Willoway Nurseries
Gladstone Capital
TRG (The Rohatyn Group)
Prudential (PGIM)
Farmer-Mac
Farm Service Agency
Generation Farms LLC (Gov of Dubai)
Jamaican Broilers
Cottonwood Ag (Bill Gates Investments)
Iroquois Valley Farmland REIT
Rambo Nurseries
United States Department of Justice