

Matre Forestry Consulting, Inc.
2549 Lafayette Plaza Dr
Suite 204
Albany GA 31707
Office (229) 639 4973 Fax (229) 255 2910
www.matreforestry.com



11/1/2016

Re: Webster GA 135

Dear Interested Parties,

Matre Forestry Consulting, Inc is pleased to exclusively offer for sale 135 acres in southeast Webster County GA, just off Highway 520 on TV Tower Rd. This fine property has all you need: row crop fields that could be converted to irrigated pecans; mature natural timber, lake, ponds, creek, and new mobile home. The lakes, ponds, and creeks stay full even in drought! There is a recent survey. Visit <http://www.matreforestry.com/webster-ga-135-southwest-georgia-land-for-sale.html> for all of the details. As of the date above, the asking price is \$2207 per acre, or \$298,000.

Attached are select pictures and a map package (see complete package at the above web address). Contact us anytime if you are interested in the property, or if we can ever assist you with selling land, acquiring land, and/or manage land or timber. Thank you very much for your consideration.

Sincerely,

Mike Matre, ALC, ACF, RF
President, Matre Forestry Consulting, Inc.
Georgia & Alabama Registered Forester (GA# 2486, AL# GA2486)
Georgia & Alabama Licensed Real Estate Broker
Mobile (229) 869-1111
mike@matreforestry.com



Established in 1999, Matre Forestry Consulting, Inc. of Albany, Georgia is a full service forestry consulting company and real estate brokerage. On behalf of our clients, our services include timber sales & management, land sales and acquisitions, timber inventories/cruising, appraisals, marking, prescribed burning, reforestation, GPS & GIS mapping, investment & market analysis, contract forestry services, wildlife habitat improvement, and hunting plantation development.



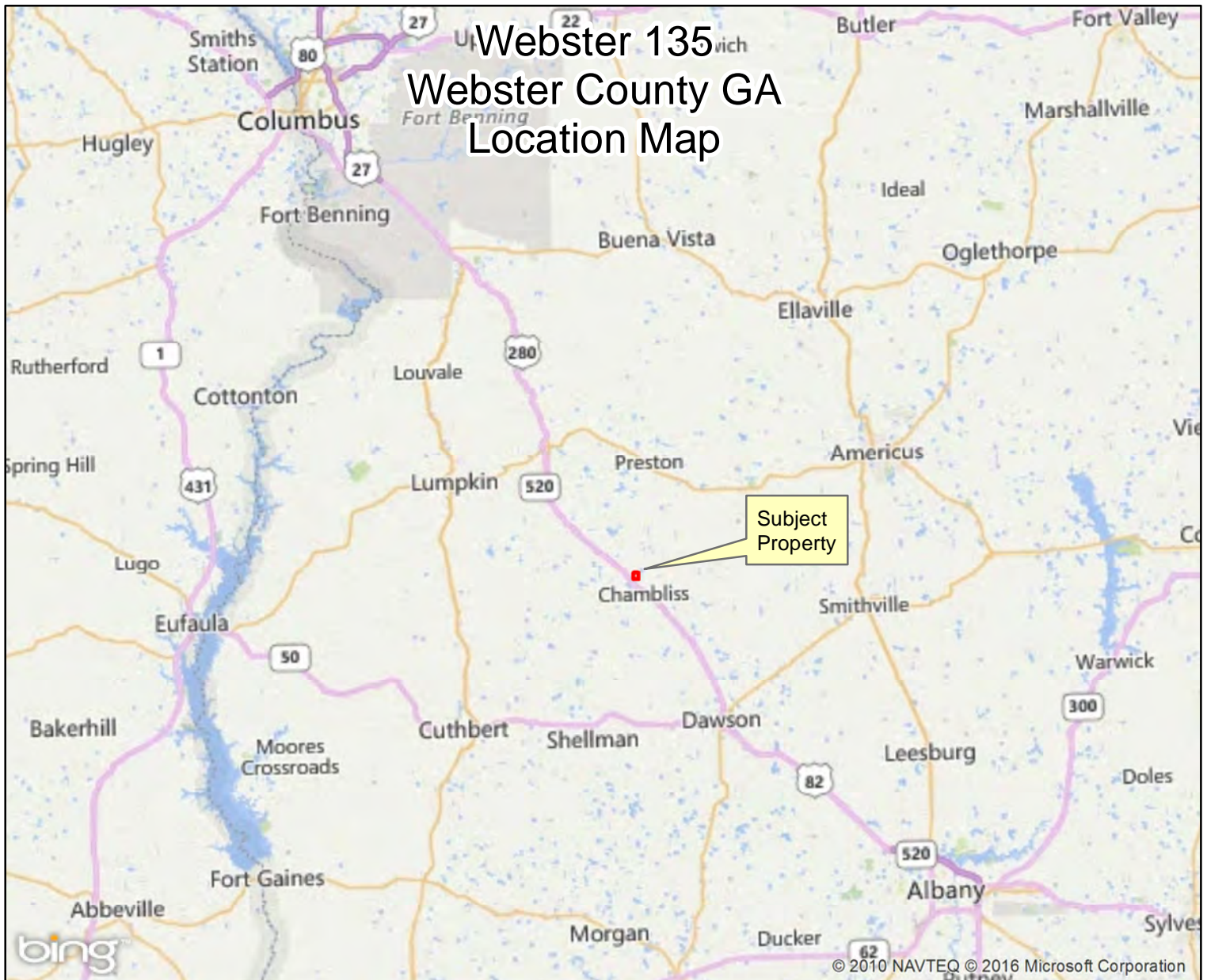
Above left is harvested cotton.



Above left is the new mobile home overlooking the lake.



Webster 135 Webster County GA Location Map



Tract#	Strata#	Descrip	Acres +/-	Percent
1098	101	Old Field Young Woods	16.5	12.3%
		Upland Mature Oak		
1098	102	Hardwood some Pine	37.8	28.1%
		Bottom Mature Gum		
1098	301	Poplar Oak Hardwood	20	14.9%
1098	901	Lake	4.3	3.2%
1098	902	Ponds (2)	0.8	0.6%
1098	903	Fields - Row Crops	42	31.2%
1098	904	Open	2.6	1.9%
1098	905	Yard	2.3	1.7%
1098	906	Gas R/W	6.6	4.9%
		TV Tower Anchor		
1098	907	Easement	1.3	1.0%
		Old Railroad (tracks		
1098	908	removed)	0.4	0.3%
Total			134.6	100.0%

Notes:

*Disclaimer: Acreage, boundaries, land use descriptions, all other map information is not guaranteed. It is understood that prospective buyers make their own assessments of the property.

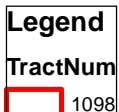
*Public Road and Creek/Drain lines are from outside sources.

*On a 10/28/2016 field inspection during severe drought, the lake and ponds were full and the hardwood creek bottom had good flowing water, and cotton had been harvested. No signs of logging in many years. Property actively well managed for hunting. New mobile home had been set up on south side of lake, and is move in ready.

*TV Tower Rd is paved.

*The property has been recently surveyed.

*Parcels D10 037 & D10 037 001



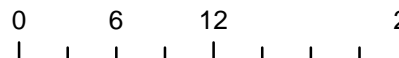
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Albany, Georgia
229-639-4973

Mapped by Mike Matre in ArcGIS.
Map information is not guaranteed.

1:750,000

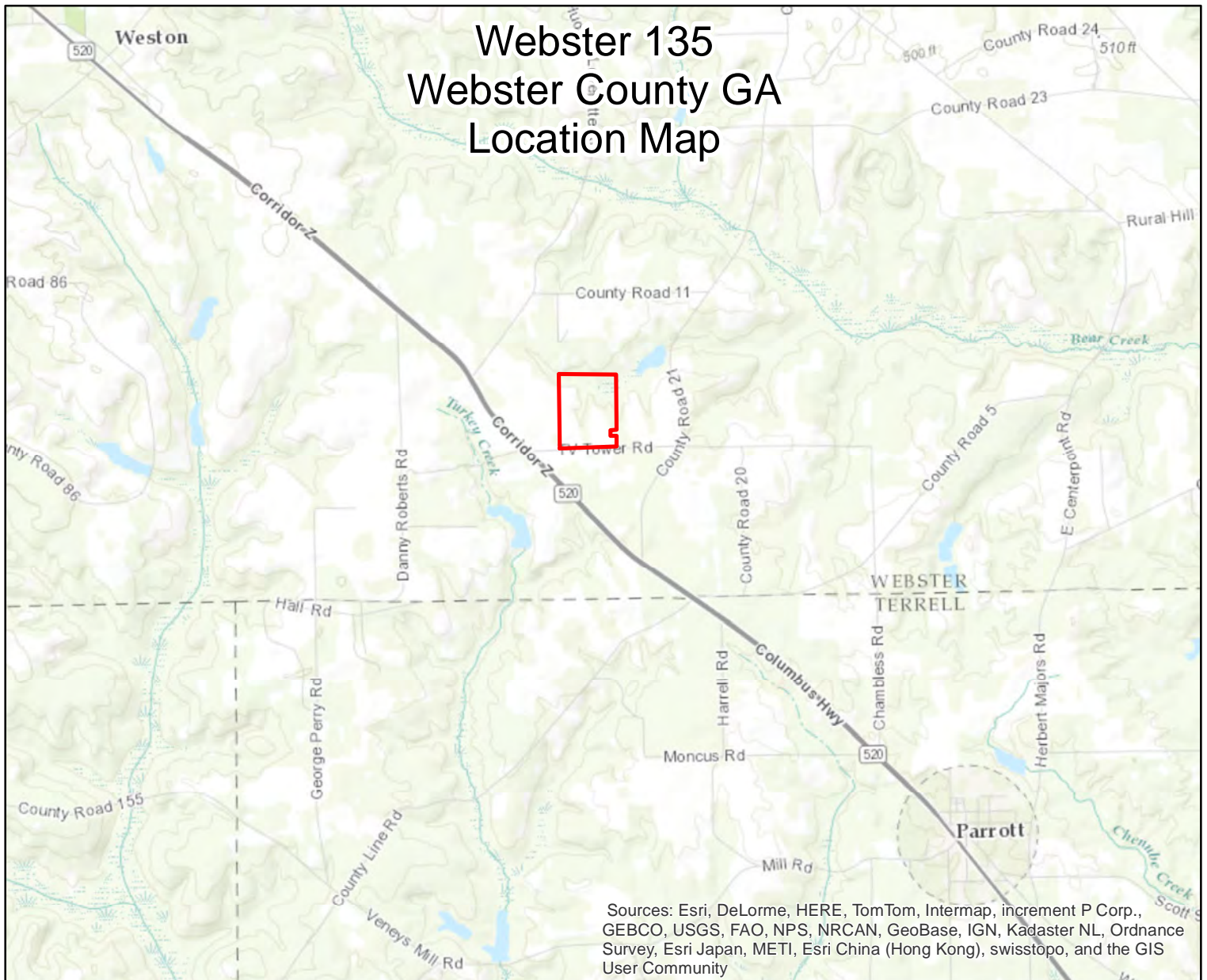
1 in = 62,500 ft

1 inch equals 11.84 miles



24 Miles Date: 11/1/2016

Webster 135 Webster County GA Location Map



Sources: Esri, DeLorme, HERE, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swiss topo, and the GIS User Community

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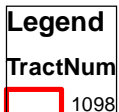
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229-639-4973

Mapped by Mike Matre in ArcGIS.
Map information is not guaranteed.

1:68,706

1 in = 5,725 ft

1 inch equals 1.08 miles



Date: 11/1/2016

Webster 135 Webster County GA Timber Aerial Map



Legend

Public Roads

TractNum

1098

TractNum, Descrip

1098, New Mobile Home

1098, TV Tower

TractNum, Descrip

1098, Private Roads

1098, Tower Easement

1098, Creek

1098, Drain

Stands

Stands

NonTimber

Tract#	Strata#	Descrip	Acres +/-	Percent
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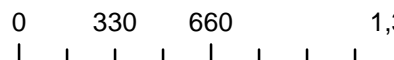
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229-639-4973

Mapped by Mike Matre in ArcGIS.
Map information is not guaranteed.

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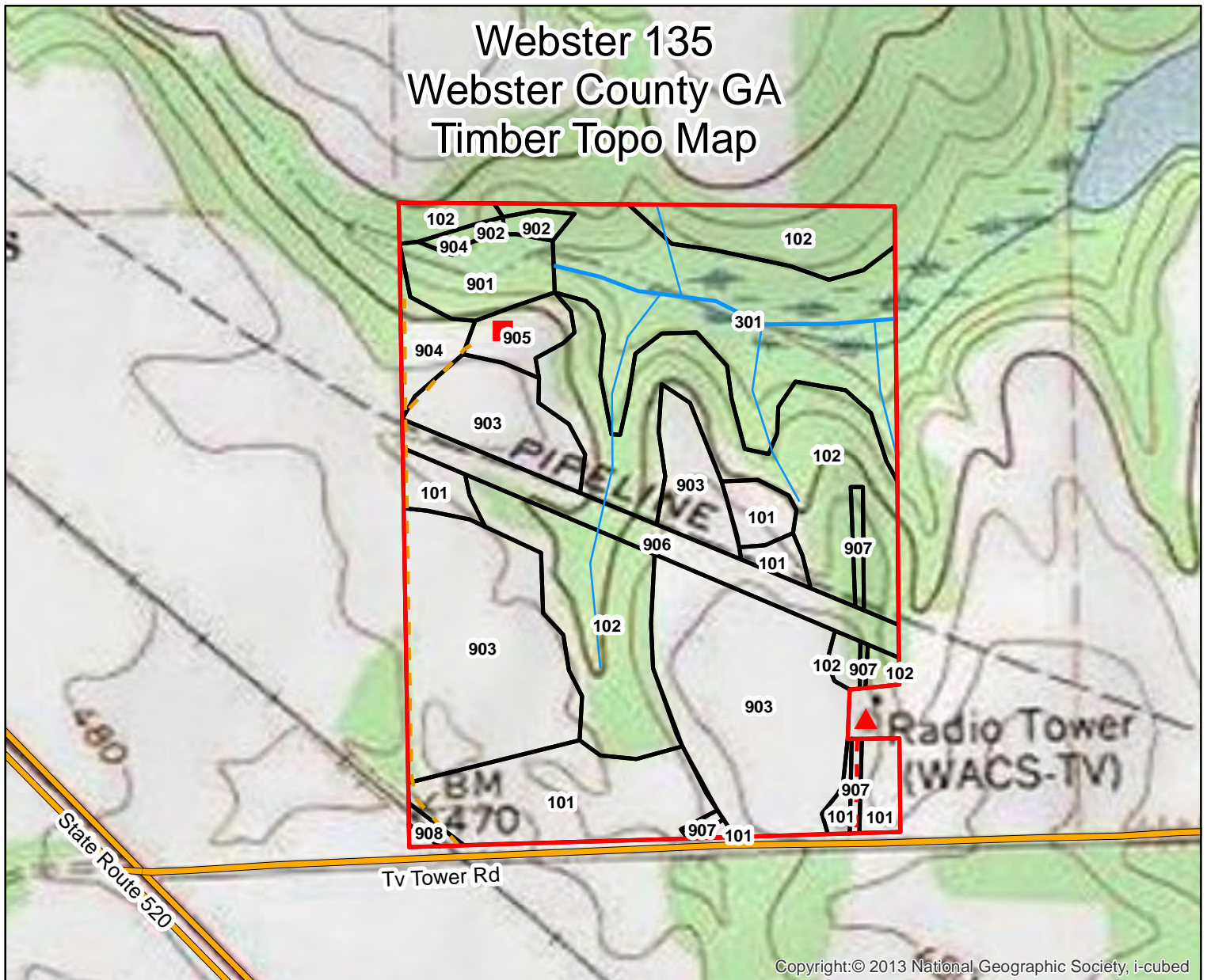
1 in = 660 ft

1 inch equals 0.13 miles



Date: 11/1/2016

Webster 135 Webster County GA Timber Topo Map



Copyright:© 2013 National Geographic Society, i-cubed

Legend

Public Roads

TractNum

1098

TractNum, Descrip

1098, New Mobile Home

1098, TV Tower

TractNum, Descrip

1098, Private Roads

1098, Tower Easement

1098, Creek

1098, Drain

Stands

Stands

NonTimber

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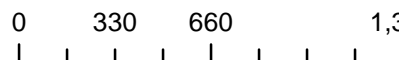
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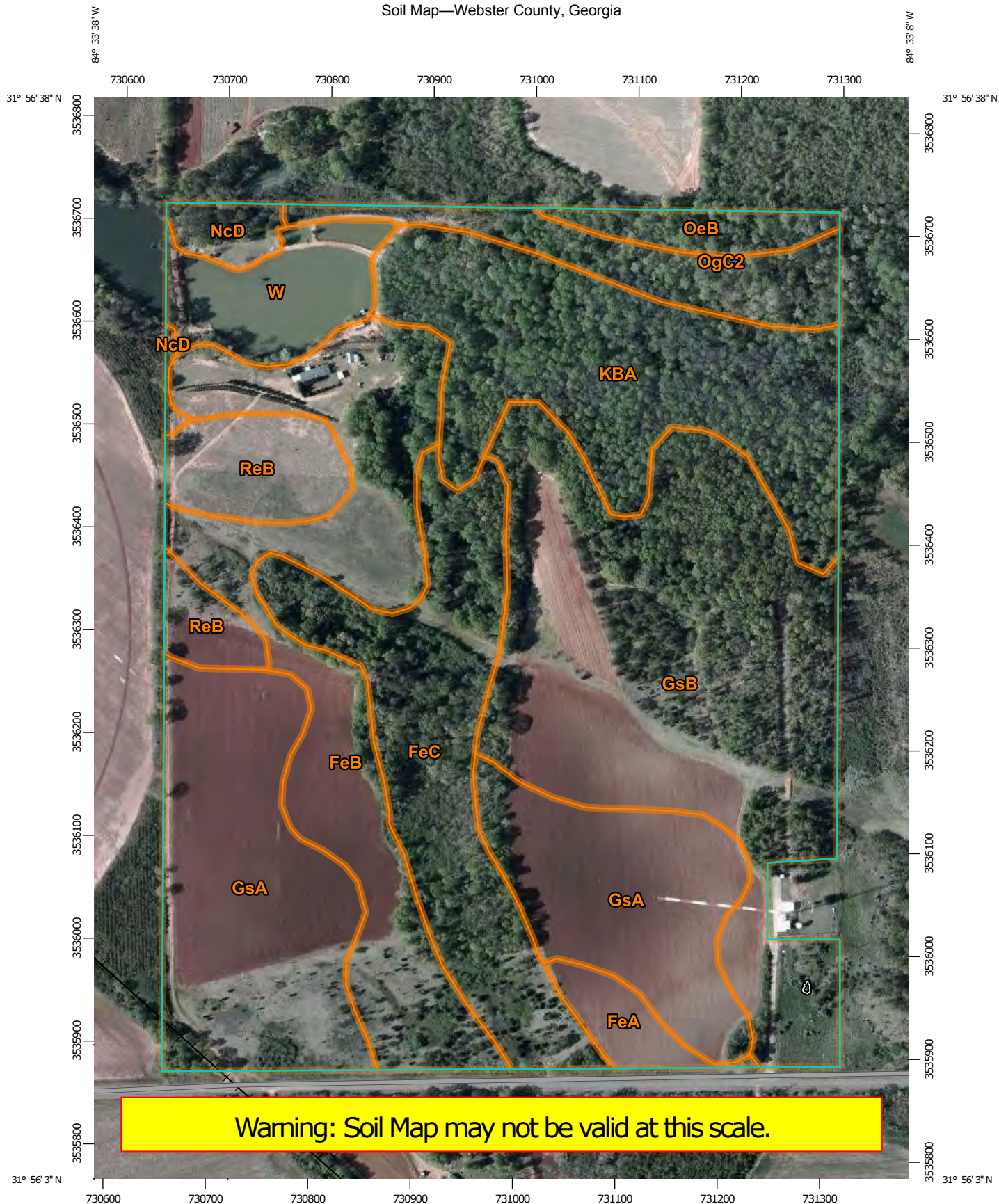
1 in = 660 ft

1 inch equals 0.13 miles

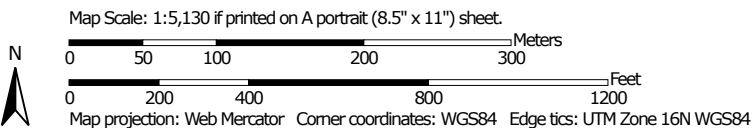


Date: 11/1/2016

Soil Map—Webster County, Georgia



Warning: Soil Map may not be valid at this scale.



Map Unit Legend

Webster County, Georgia (GA307)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FeA	Faceville sandy loam, 0 to 2 percent slopes	2.1	1.5%
FeB	Faceville sandy loam, 2 to 5 percent slopes	19.8	14.6%
FeC	Faceville sandy loam, 5 to 8 percent slopes	15.9	11.7%
GsA	Greenville sandy clay loam, 0 to 2 percent slopes	26.5	19.6%
GsB	Greenville sandy clay loam, 2 to 5 percent slopes	31.8	23.5%
KBA	Kinston and Bibb soils, 0 to 1 percent slopes, frequently flooded	18.6	13.7%
NcD	Nankin-Cowarts complex, 5 to 15 percent slopes	1.7	1.3%
OeB	Orangeburg loamy sand, 2 to 5 percent slopes	2.3	1.7%
OgC2	Orangeburg sandy loam, 5 to 8 percent slopes, eroded	5.6	4.1%
ReB	Red Bay loamy sand, 2 to 5 percent slopes	5.9	4.4%
W	Water	5.3	3.9%
Totals for Area of Interest		135.5	100.0%

SURVEY NOTES:

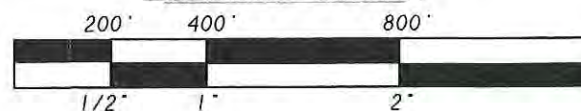
- 1) LANGFORD & ASSOCIATES, INC. & THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN HEREON.
- 2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A LINEAR PRECISION OF ONE FOOT IN 87.000 FEET AND AN ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT AND WAS BALANCED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 685.000 FEET. A TOPCON TOTAL STATION AND A TRIMBLE 5800 GPS WERE USED IN SURVEYING THIS PROPERTY.
- 3) THERE IS NO KNOWN NATIONAL GEODETIC SURVEY MONUMENT WITHIN 500 FEET OF ANY POINT OF THE PROPERTY PLATTED, OR ANY POINT OF REFERENCE THEREON.
- 4) IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

D. SCOTT LANGFORD
GA. REG. LAND SURVEYOR NO. 3172

LEGEND

R/W	DENOTES	RIGHT OF WAY
IRS	"	5/8" IRON REBAR SET
IRF	"	5/8" IRON REBAR FOUND
-X-X-	"	WIRE FENCE
CMF	"	CONCRETE MONUMENT FOUND
IPF	"	IRON PIPE FOUND
IBF	"	1" IRON BAR FOUND
-O-O-	"	CHAIN LINK FENCE
MPP	"	METAL POSTS PLACED

GRAPHIC SCALE



TOTAL AREA = 134.608 ACRES

SOURCE DOCUMENTS
DEED BOOK 107, PAGE 007

LINE TABLE

Line	Direction	Distance
L1	S 88°45'34"W	207.20'
L2	S 01°20'39"E	208.58'
L3	N 88°42'44"E	201.84'
L4	S 00°07'43"W	429.60'
L5	N 48°18'38"W	214.07'
L6	N 41°42'16"E	50.00'
L7	N 48°18'38"W	176.94'
L8	N 48°16'08"W	106.63'
L9	S 41°42'16"W	49.90'
L10	S 00°11'41"W	36.27'
L11	N 88°42'11"E	112.93'
L12	N 88°42'11"E	146.92'

WILLIAM L. ARMES AND LISA ARMES

LAND LOT 188 - 18TH LAND DISTRICT

WEBSTER COUNTY, GEORGIA

FIELD SURVEY DATE:
05-02-2013 - 05-15-2013

DRAWING NO C-4009

DRAWN BY D.S.L.

FIELD WORK BY R.K.B.

SCALE: 1" = 400'

PLAT DATE 05-21-2013



LANGFORD & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
CONSULTING FORESTERS
P.O. BOX 240 - 3054 CALHOUN STREET
SHELLMAN, GA, 39886
TEL: 229-679-5072 FAX: 229-679-2160
WEB: LANGFORDANDASSOCIATESINC.COM



GA RLS NO. 3172

PROPERTY OF
TOMMY L. ELLINGTON
DEED BOOK 94, PAGE 72
PLAT BOOK 3, PAGE 299

PROPERTY OF
RICHARD GRIMSLEY
DEED BOOK 95, PAGE 101
PLAT BOOK 3, PAGE 299

PROPERTY OF
RUFUS W. HALL AND LUTHA W. HALL
DEED BOOK 61, PAGE 156

TRACT 2
AREA = 18.021 ACRES

NOTE
THE EAST AND SOUTH LINES OF TRACT 2 HAVE NOT BEEN FIELD SURVEYED BY LANGFORD AND ASSOCIATES, INC. SAID LINES COMPUTED FROM DEEDS OF RECORD.

TRACT 1
AREA = 116.479 ACRES

PROPERTY OF
GEORGIA PUBLIC TELECOMMUNICATIONS COMMISSION
DEED BOOK 126, PAGE 90

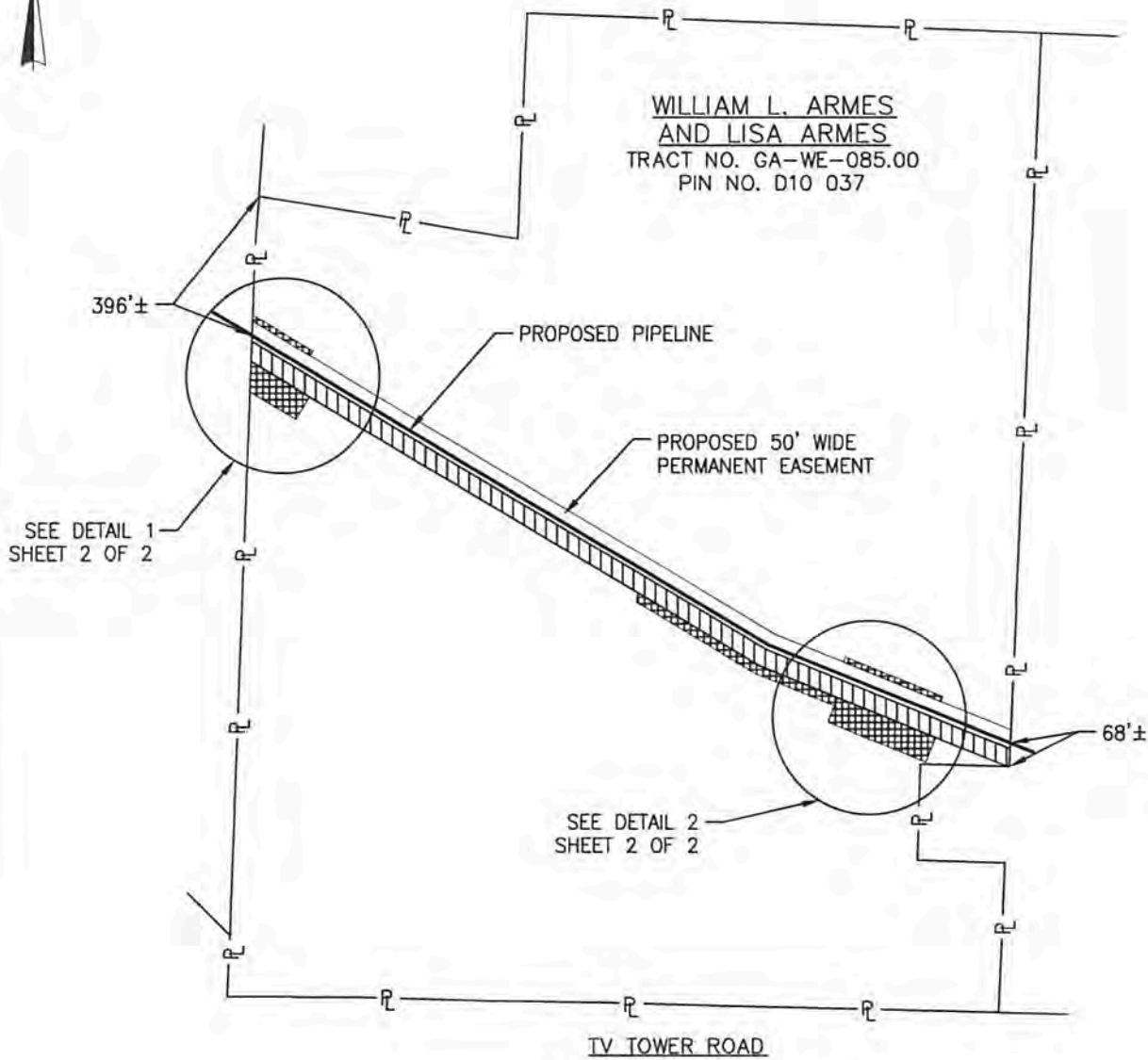
TRACT 3
AREA = 0.108 ACRES

TV TOWER ROAD 80' R/W

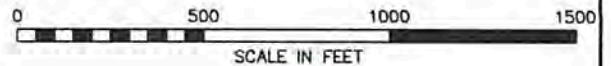
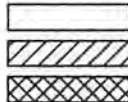
GRID NORTH - NAD 83 - GEORGIA WEST ZONE

EXHIBIT "A"

LAND LOT NO. 188, 18TH LAND DISTRICT
WEBSTER COUNTY, GEORGIA



LENGTH OF PROPOSED PIPELINE	2,457.0'
AREA OF PERMANENT EASEMENT	2.82 AC.
AREA OF TEMPORARY WORKSPACE EASEMENT	2.82 AC.
AREA OF ADDITIONAL TEMPORARY WORKSPACE EASEMENTS ...	1.36 AC.



THE INFORMATION SHOWN ON THIS DRAWING IS DERIVED FROM A FIELD SURVEY BASED ON NAD83 UTM ZONE 17N PERFORMED BY SABAL TRAIL TRANSMISSION FOR THE SOLE PURPOSE OF CREATING A RIGHT-OF-WAY AND REPRESENTS THE CONDITIONS AS THEY EXISTED ON THE GROUND AS OF THE SURVEY. PROPERTY BOUNDARIES SHOWN ARE BASED ON INFORMATION RECEIVED FROM A THIRD PARTY, AND THE PROPOSED PIPELINE LOCATION IS BASED ON FIELD SURVEY. THE PROPOSED EASEMENT SHOWN SHALL BE FIXED AND DETERMINED BY THE INITIALLY INSTALLED PIPELINE.

DRAWN BY:	GIE	DATE:	09/09/2014
CHECKED BY:	MET	DATE:	10/21/2014
SCALE:	1"=500'	W.O.:	
REV.	DESCRIPTION	DATE	
0	ISSUED FOR ACQUISITION	10/21/2014	

SABAL TRAIL TRANSMISSION PROPOSED PIPELINE CROSSING PROPERTY OF WILLIAM L. ARMES AND LISA ARMES	
WEBSTER COUNTY, GEORGIA	
DRAWING NUMBER: GA-WE-085.000	SHEET NO. 1 OF 2
REV. 0	REV. 0

1657-PL-DG-28418

154:32 PM

10/21/2014

pattersonville.cb

C:\work\1657-PL-DG-28418\1657-PL-DG-28418.dwg - Sabal Trail Transmission - 10/21/2014 10:54:32 AM - 1657-PL-DG-28418.dwg