

**BROOKS TRACT  
52.5 ACRES  
CALHOUN COUNTY  
GA**

**OFFERED BY SEALED BID**





# PROPERTY HIGHLIGHTS

- 52.5 acres of productive timberland in Southwest Georgia, the state's premier deer hunting region
- 22 acres of old-field longleaf pine planted in 1999
- 22 acres of loblolly pine planted in 2012
- Open areas for food plots / hunting
- Frontage on seasonal creek with hardwoods, providing habitat and water for wildlife
- Potential income from pine straw lease
- Future income from timber harvesting
- Frontage on well-maintained county road













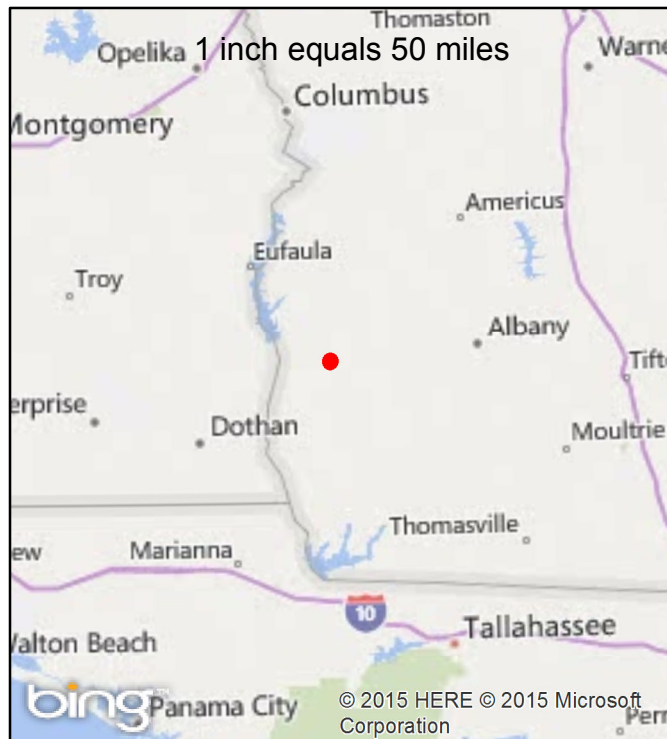


# Brooks Tract Calhoun County, Georgia

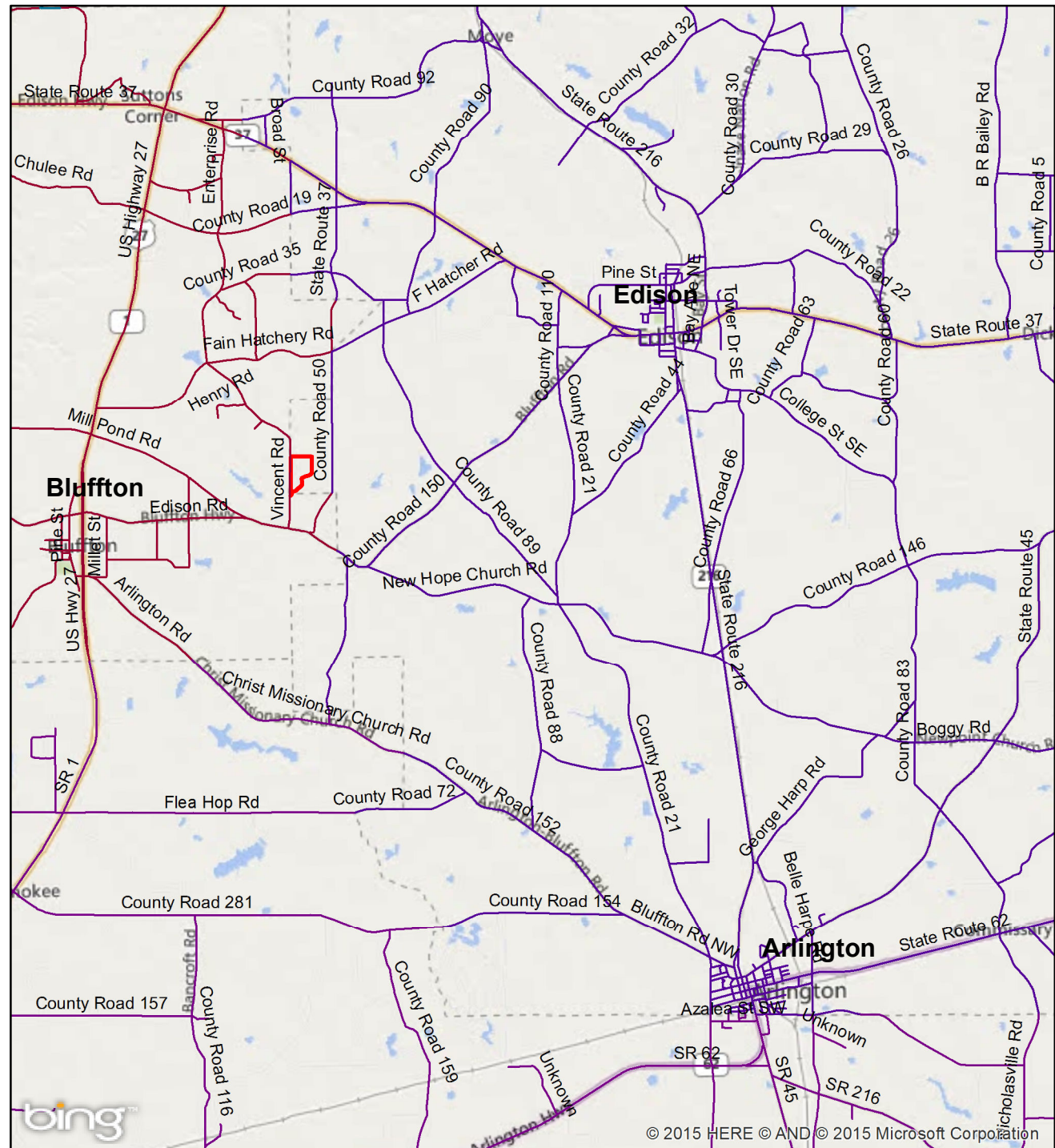
Parcel 0040 012  
Land Lot 343 Land District 4  
Deed Book 54 Page 183  
52.5 Taxed Total Acres +/-  
56.3 GIS Total Acres +/-

## Legend

TractNum  
1009



Key:  
Strata# & +/-Acres are labeled.  
Acres include all area within type lines,  
including woods roads, small openings,  
etc. (unless otherwise noted).



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1:120,742  
1 in = 10,062 ft  
1 in = 1.9 miles

0 1 2 4 Miles

Mapped by Mike Matre in ArcGIS.  
Last update on 8/14/2015  
Map information is not guaranteed.





# Brooks Tract Calhoun County, Georgia

Parcel 0040 012  
Land Lot 343 Land District 4  
Deed Book 54 Page 183  
52.5 Taxed Total Acres +/-  
56.3 GIS Total Acres +/-

## Legend

### TractNum

- 1009
- Stands
- NonTimber

| Strata         | Descrip                            | Label     | GIS Acres +/- | % of Total Acres +/- |
|----------------|------------------------------------|-----------|---------------|----------------------|
| 1              | 2006 Old Field<br>Planted Longleaf | 1999OFPLL | 21.6          | 38%                  |
| 2              | 2012 Upland<br>Planted Loblolly    | 2012UPLB  | 22.1          | 39%                  |
| Total Planted: |                                    |           | 43.7          | 78%                  |
| 3              | Natural                            | Natural   | 9.2           | 16%                  |
| 0              | Open                               | Open      | 3.4           | 6%                   |
| Total:         |                                    |           | 56.3          | 100%                 |

Key:  
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etc. (unless otherwise noted).



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1:7,920  
1 in = 660 ft  
1 in = 0.1 miles



0 330 660 1,320 Feet

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Map information is not guaranteed.

# CALHOUN COUNTY

## Board of Tax Assessors

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### Owner and Parcel Information

|                                       |                       |                     |                                 |
|---------------------------------------|-----------------------|---------------------|---------------------------------|
| Owner Name                            | BROOKS BOBBY J        | Today's Date        | May 13, 2015                    |
| Mailing Address                       | 162 ENTERPRISE CH RD  | Parcel Number       | 0040 012                        |
|                                       | EDISON, GA 39846-8402 | Tax District        | 5 (District 5)                  |
| Location Address                      | VINCENT RD            | 2014 Millage Rate   | 5                               |
| Legal Description                     | 52.50 AC/ VINCENT RD  | Acres               | 52.5                            |
| Property Class(NOTE: Not Zoning Info) | V5-Consrv Use         | Neighborhood        |                                 |
| Zoning                                |                       | Homestead Exemption | No (S0)                         |
|                                       |                       | Parcel Map          | <a href="#">Show Parcel Map</a> |
| Water                                 | No Water              | Sewer               | No Sewer                        |
| Electric                              |                       | Gas                 | None                            |
| Topography                            | Level                 | Drainage            | Good                            |
| Road Class                            | County                | Parcel Road Access  | Unpaved                         |

### 2015 Preliminary Value Information

| Land Value | Improvement Value | Accessory Value | Total Value | Previous Value |
|------------|-------------------|-----------------|-------------|----------------|
| \$ 60,977  | \$ 0              | \$ 0            | \$ 60,977   | \$ 60,977      |

### Land Information

| Type | Description | Calculation Method | Soil Productivity | Acres | Photo |
|------|-------------|--------------------|-------------------|-------|-------|
| RUR  | WOODLAND    | Rural              | 1                 | 3.49  | NA    |
| RUR  | WOODLAND    | Rural              | 3                 | 27.96 | NA    |
| RUR  | WOODLAND    | Rural              | 4                 | 6.74  | NA    |
| RUR  | WOODLAND    | Rural              | 8                 | 3.13  | NA    |
| RUR  | WOODLAND    | Rural              | 9                 | 11.18 | NA    |

### Land Conservation Use Information

| Type | Description   | Soil Productivity | Acres |
|------|---------------|-------------------|-------|
| CUV  | Timberland 93 | 1                 | 3.49  |
| CUV  | Timberland 93 | 3                 | 27.96 |
| CUV  | Timberland 93 | 4                 | 6.74  |
| CUV  | Timberland 93 | 8                 | 3.13  |
| CUV  | Timberland 93 | 9                 | 11.18 |

### Improvement Information

No improvement information associated with this parcel.

### Accessory Information

| Description              | Year Built | Dimensions/Units | Value |
|--------------------------|------------|------------------|-------|
| Fee - Emergency Services | 2011       | 0x0 1            | \$ 0  |

### Sale Information

| Sale Date  | Deed Book / Page | Plat Book / Page | Sale Price | Reason           | Grantor | Grantee        |
|------------|------------------|------------------|------------|------------------|---------|----------------|
| 03/01/1989 | 54 183           |                  | \$ 1       | Unqualified Sale |         | BROOKS BOBBY J |

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The Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. Website Updated: May 11, 2015

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\*\*\*Note: Value Info above is only an estimate of "dirt value" and does not include timber value. MWM



**For more information regarding this property  
or other properties for sale, please contact  
one of our agents:**

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