

110 acres in Calhoun County

Matre Forestry Consulting, Inc. | 229-639-4973 | mike@matreforestry.com



Property Address

0 Silo Road
Edison, Georgia 39846

Property Highlights

- Price: \$352,000.00
- Acres: 110.00
- County: Calhoun
- State: Georgia
- Closest City: Edison
- Property Type: Acreage

Property Description

Tired of earning +-2.5% per year and less on your so called "safe money"? Then move money into this +-110 acre safe and solid irrigated agriculture investment. In addition to a good return on investment, hunt deer and turkey in the woods, and have you some barn burner dove shoots.

*+-90 Acres irrigated, plantable land *+-11 Acres thinned planted pines *+-3 Acres Upland Mature Natural Hardwood/Pine Mix *+-2 Acres Creek Bottom Hardwood *Graded county road frontage on north and east side (Aster Rd, also known as Ferguson Creek Road, & Silo Rd.), with pavement very close to the property. *Two center pivot irrigation systems, a 3208 Caterpillar Diesel Engine, new Berkeley pump, +-3200' of pipe. *Deeded & Permitted right to pump water out of Carter Creek to the east, a very reliable water source. *Seller will lease back the farm at \$16,100 per year; or you can shop it around to other farmers - your choice. *Property taxes are +- \$800 per year.



Mike Matre
mike@matreforestry.com
229-639-4973
1231 Hilltop Drive
Albany, GA 31707
www.matreforestry.com

More details at
landsofgeorgia.com/listing/2063652



Hilton Tract

Calhoun County, Georgia

Parcel 0007 005M

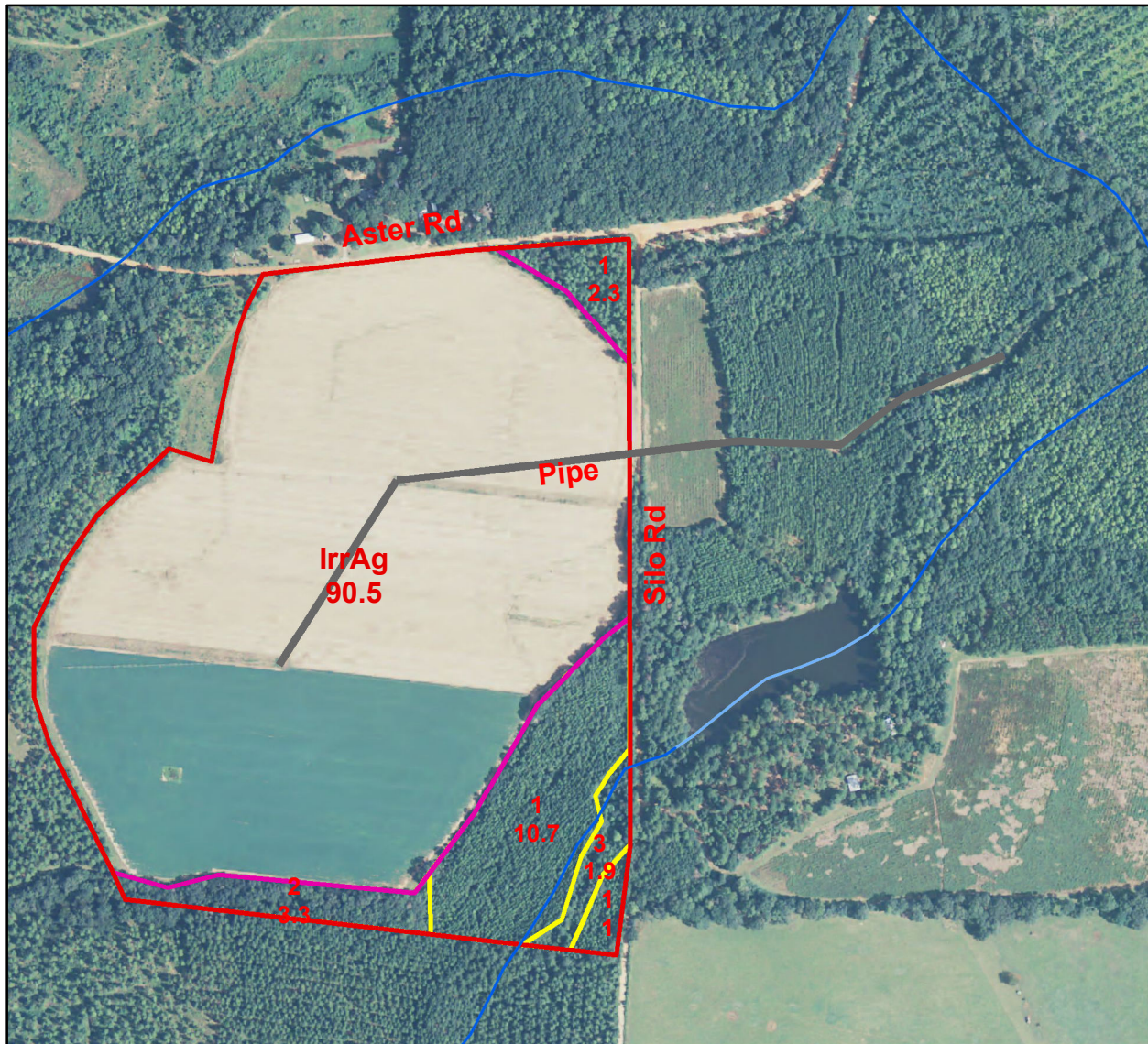
Part of Land Lots 127, 128

4th Land District

109.668 Total Surveyed Acres



Land Use Map



Notes:

Legend

Lines

— Lines

Tracts

NonTimber

Stands

Stands

Irrigated Row Crops: +-90.5 Acres (+-87 Acres Net Planted)

1 = Merch Thinned Planted Pine: +-10.7 Acres

2 = Mature Upland Pine Hardwood Mix: +-3.3 Acres

3 = Mature Creek Bottomland Hardwood: +-1.9 Acres

+3200' pipe

2 Center Pivot Irrigation Systems

3208 Caterpillar Diesel Engine

New Berkeley pump

Deeded & Permitted Water Rights

Disclaimer: Info from sources deemed reliable, but accuracy of the info is not guaranteed. Prospective buyers should rely on their own due diligence.

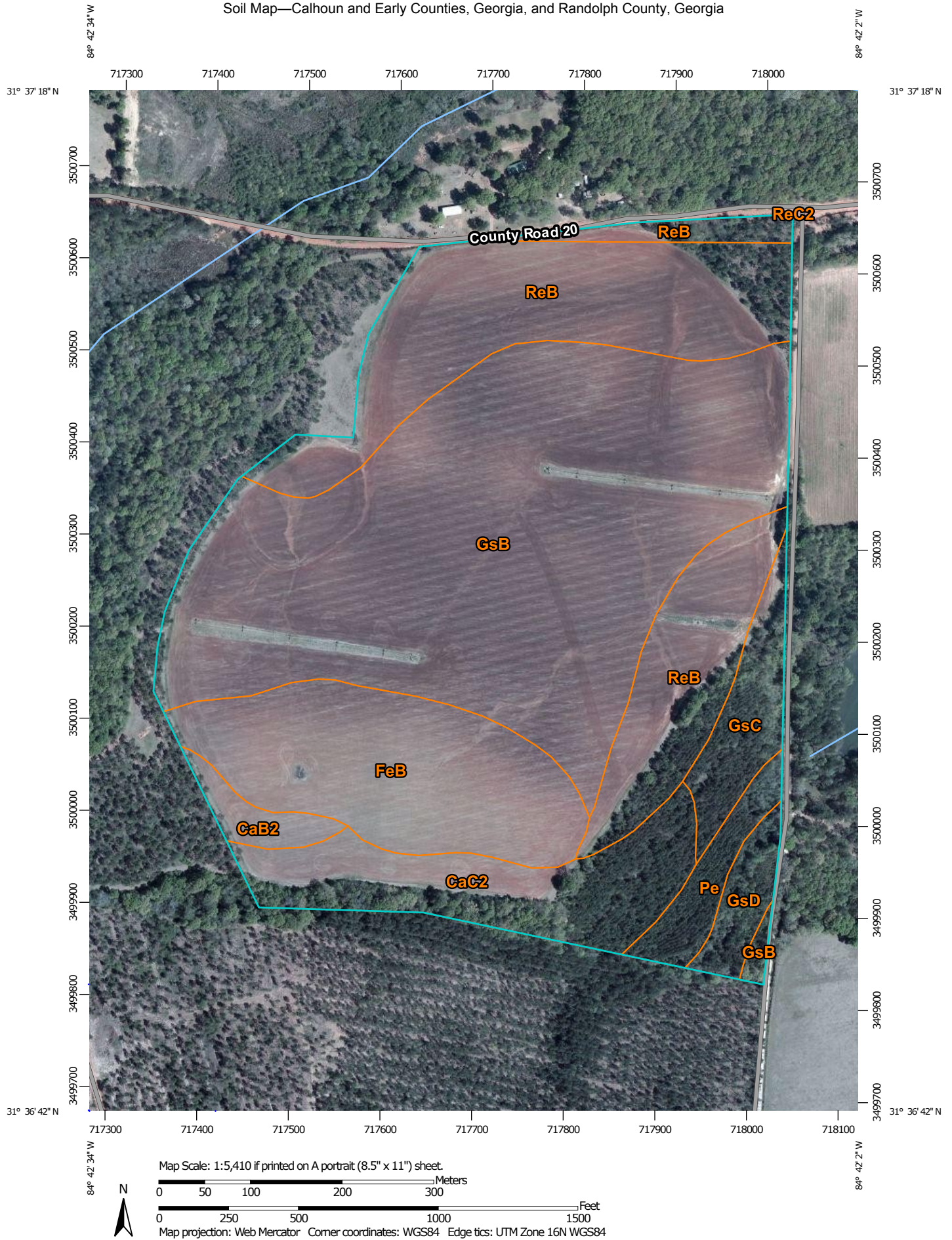
0 330 660 1,320
Feet

1 inch = 660 feet

www.matreforestry.com

Disclaimer: Mapped by Mike Matre on 10/30/14 in ArcGIS 10.2.2. The map acreage and other info is not guaranteed. For more information contact Matre Forestry Consulting, Inc., 201 Baldwin Dr., Albany GA 31707. 229-639-4973. mike@matreforestry.com

Soil Map—Calhoun and Early Counties, Georgia, and Randolph County, Georgia



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

10/13/2014
Page 1 of 3

Map Unit Legend

Calhoun and Early Counties, Georgia (GA615)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CaB2	Carnegie sandy loam, 3 to 5 percent slopes, eroded	1.6	1.5%
CaC2	Carnegie sandy loam, 5 to 8 percent slopes, eroded	10.2	9.2%
FeB	Faceville sandy loam, 2 to 5 percent slopes	14.8	13.4%
GsB	Greenville sandy loam, 2 to 5 percent slopes	49.0	44.5%
GsC	Greenville sandy loam, 5 to 8 percent slopes	3.9	3.5%
GsD	Greenville sandy loam, 8 to 12 percent slopes	2.1	1.9%
Pe	Pelham loamy sand	2.6	2.4%
ReB	Red Bay sandy loam, 2 to 5 percent slopes	24.5	22.2%
Subtotals for Soil Survey Area		108.6	98.6%
Totals for Area of Interest		110.2	100.0%

Randolph County, Georgia (GA243)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ReB	Red Bay loamy sand, 2 to 5 percent slopes	1.6	1.4%
ReC2	Red Bay sandy loam, 5 to 8 percent slopes, eroded	0.0	0.0%
Subtotals for Soil Survey Area		1.6	1.4%
Totals for Area of Interest		110.2	100.0%

Calhoun

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 2072

Prepared: 9/30/14 12:19 PM

Crop Year: 2015

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name

Farm Identifier

Recon Number

JOSHUA D HILTON

Farms Associated with Operator:

74, 1023, 1392, 1439

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
105.08	87.27	89.97	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	89.97	0.0	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
UPLAND COTTON	55.3	800	800	0.0
PEANUTS	34.6	3284	3284	0.0
Total Base Acres:	89.9			

Tract Number: 1827

Description:

FAV/WR
History
N

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

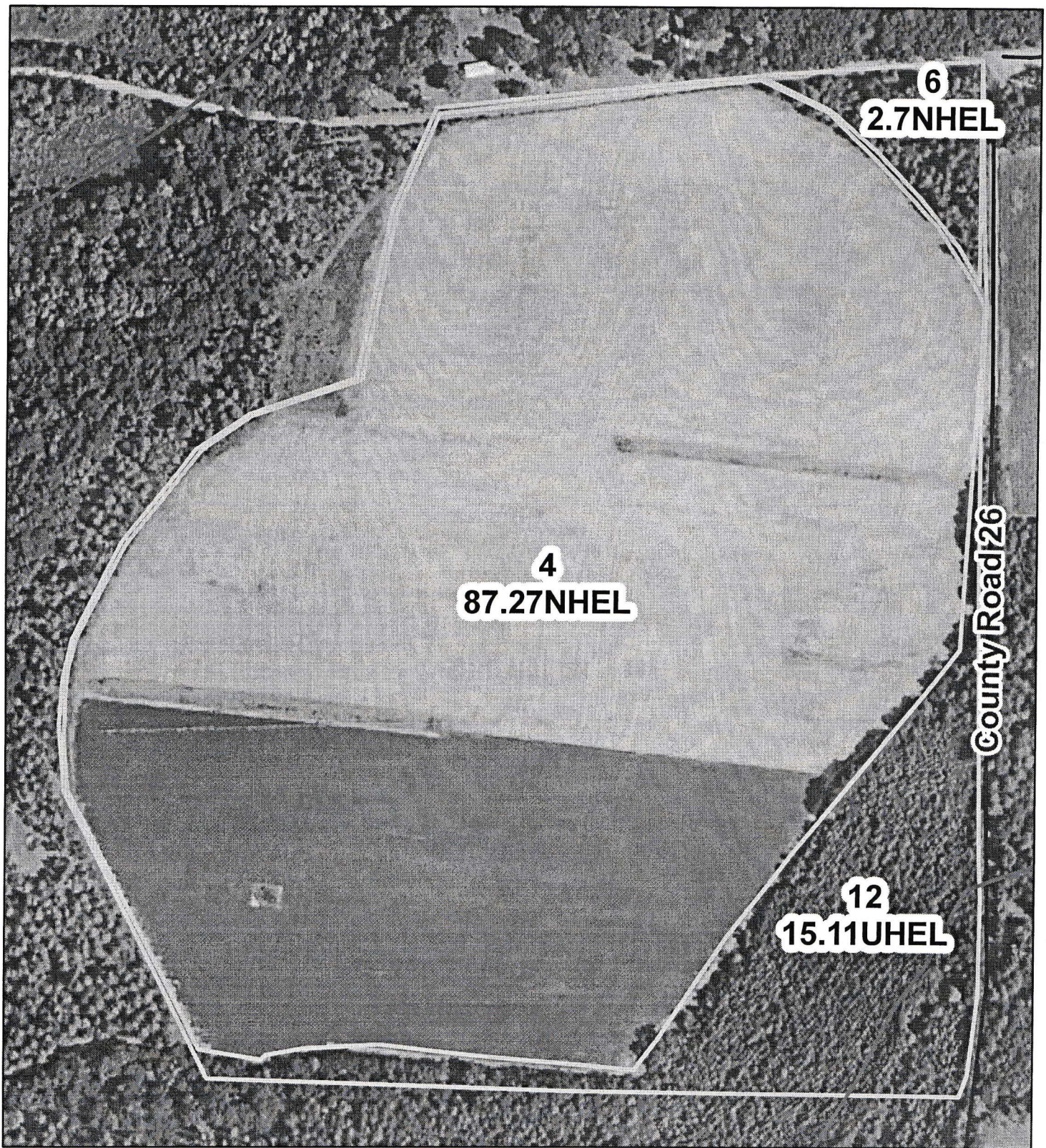
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
105.08	87.27	89.97	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	89.97	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
UPLAND COTTON	55.3	800	800	0.0
PEANUTS	34.6	3284	3284	0.0
Total Base Acres:	89.9			

Owners: JOSHUA D HILTON

Other Producers: None



United States Department of Agriculture
Farm Service Agency

Farm: 2072
Tract: 1827

Calhoun County

1 inch = 334 feet

March 10, 2014

This acreage is for FSA program purposes only. No warranty is made for any other use.



Wetland Determination Identifiers

- Restricted Used
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

COLLINS Surveying LLC

GA. RLS 3165
141 Eagle Dr.
Tifton, Ga. 31793
(229) 392-7690



GRID NORTH (Ca. West Zone)

This survey was made using a Geomax Zoom 80 Robotic Total Station, measuring horizontal angles direct to 0'00'05" and electronically measuring distances to the nearest 0.005'. The field data from which this plat was prepared has an accuracy of 1' in 94,213' and was not adjusted. This plat has been calculated for closure and is accurate to within 1' in 1085488'. No NGS monuments were found within 500' of this property. Established Grid North by GPS, using an ALTUS APS 3 receiver, with eGPS realtime network.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries. I hereby certify that this plat, to the best of my knowledge and belief, accurately represents land surveyed under my direct supervision and control.

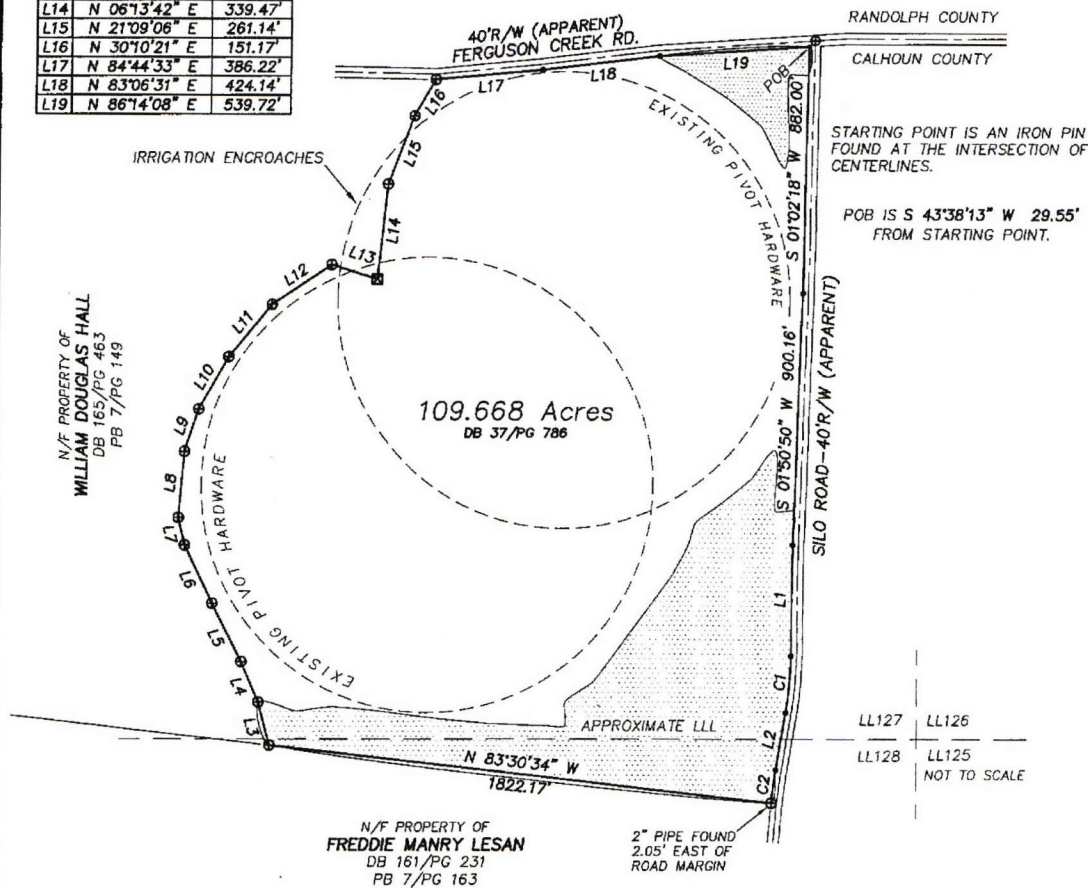
J. Marshall Collins
Ga. Reg. No. 3165

CALLS		
L1	S 00°34'41" W	398.15'
L2	S 09°34'11" W	205.91'
L3	N 15°14'04" W	159.09'
L4	N 23°03'10" W	157.95'
L5	N 26°24'56" W	234.72'
L6	N 25°46'20" W	230.68'
L7	N 13°37'09" W	101.22'
L8	N 04°50'49" E	234.50'
L9	N 18°59'22" E	159.11'
L10	N 29°35'33" E	216.22'
L11	N 39°15'34" E	242.71'
L12	N 56°13'22" E	256.02'
L13	S 72°52'10" E	172.02'
L14	N 06°13'42" E	339.47'
L15	N 21°09'06" E	261.14'
L16	N 30°10'21" E	151.17'
L17	N 84°44'33" E	386.22'
L18	N 83°06'31" E	424.14'
L19	N 86°14'08" E	539.72'

LEGEND

- ⊕ Iron Pin Found
- ⊗ Iron Pin Set

WOODED AREA



CURVE	RADIUS	ARC LENGTH	CH LENGTH	CH BEARING	DELTA ANGLE
C1	1313.83'	206.18'	205.97'	S 05°04'26" W	8°59'30"
C2	1949.09'	119.51'	119.50'	S 07°48'47" W	3°30'48"

PLAT OF SURVEY FOR:

JOSH HILTON

BEING A PART OF LAND LOT 127 AND 128
4TH LAND DISTRICT, CALHOUN COUNTY-GEORGIA
SCALE: 1"=400' DATE: 02-08-2013

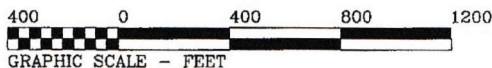
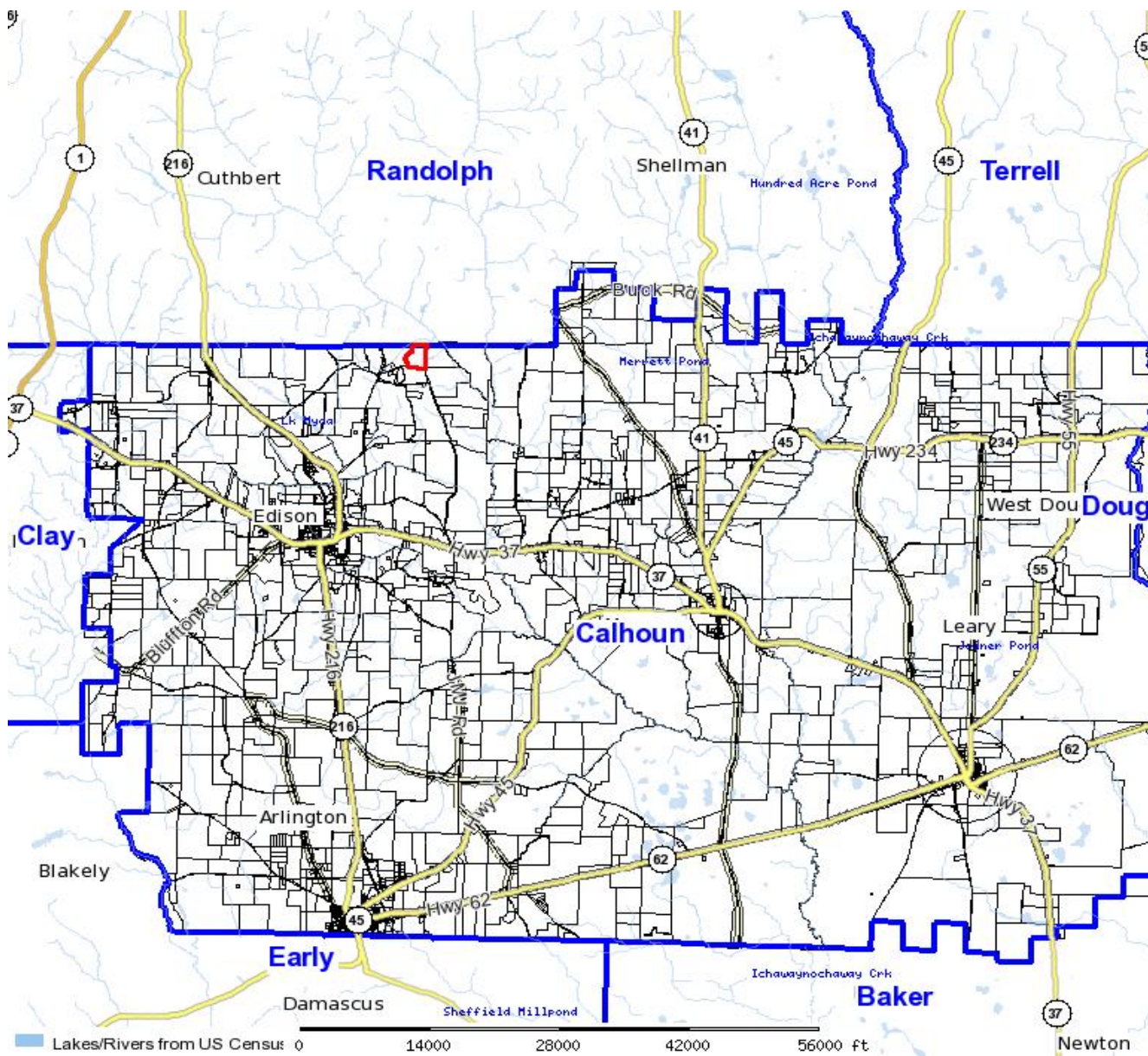


EXHIBIT "A"

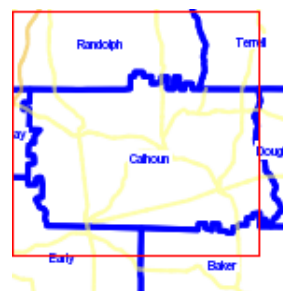
DWG # B-129



Calhoun County Assessor

Parcel: 0007 005M Acres:

Name:		Land Value	
Site:		Building Value	
Sale:		Misc Value	
Mail:		Total Value:	



The Calhoun County 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. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER CALHOUN COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 10/13/14 : 16:32:43