



Property Information Packet

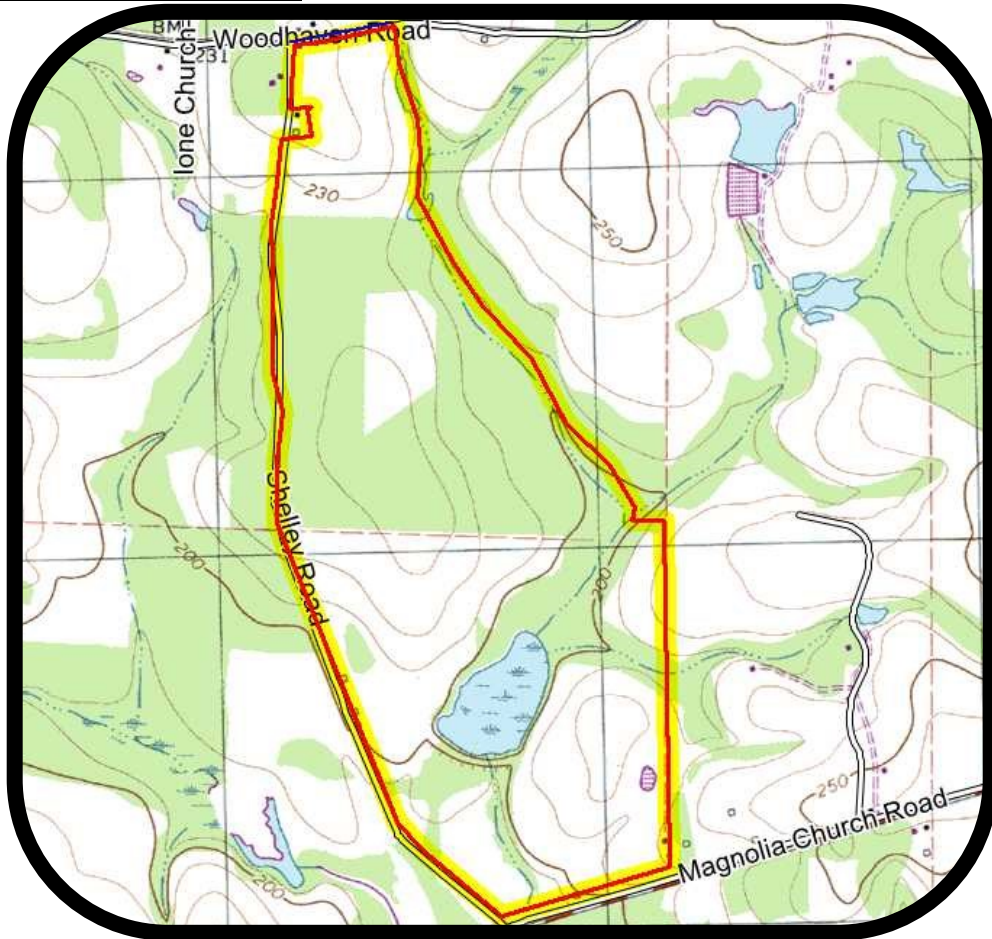
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**376+/- Acres Magnolia Church Rd
Brooks Cty, GA
Timber, Fields, 77%(+/-) Farmable Soils
Offered at \$3,500 per acre**



Strong Value . Over 70% of the Soils on this tract are classified as Farm Land by the NRCS Web Soil Survey. Very Strong Water Feature with pond modifications.....for Irrigation Use or Recreation...possible plant and flood pond this close to Brice and Nichols.. Rare large tract with value on top of the ground as well as value in the soil. 24+/- Acre Field on Property. Pivot Placement works well on this tract if converted back to AG. Property not under lease. (128+/- Acres of Tifton Soils) Feed Plots and Dove Field.

TOPO Map



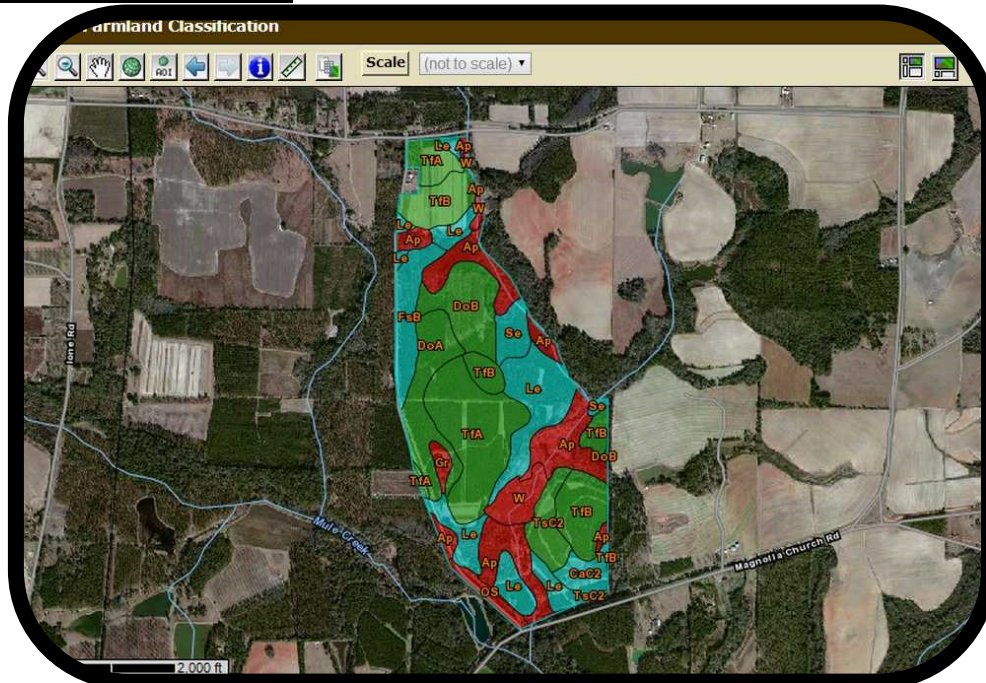
Gentle Slope to Flat Topography. Several Ponds, Large 14 Acre Pond (dam repair needed) Located 4.4 miles West of Brice Pond and 3.3 miles NW of Nichols Lake.. Freeman (Shelley) Road was closed and absorbed by the owner of this property. Frontage on Woodhaven (Shelley) Rd. to the North and Magnolia Church Road to the South. One of the cleanest best managed properties on the market. Superb interior road system with numerous feed plot areas a dove field with Dove Lines across field. Tremendous Deer and Turkey Tract.

TOPO Map

Possible Pivot Placement on property would cover 90 +/- Acres. Range Ring shown has an area of 93 Acres and would cover the majority of Tifton Soil on the property. Consult with irrigation provider. Timber would need to be harvested and land prepped.



Soil Map

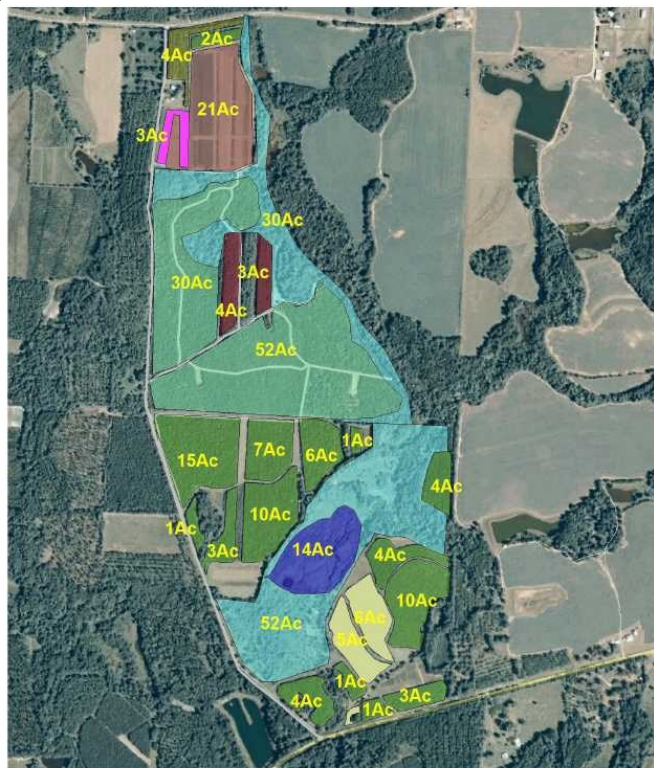


Tables — Farmland Classification — Summary By Map Unit				
Summary by Map Unit — Brooks and Thomas Counties, Georgia (GA612)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ap	Alapaha loamy sand	Not prime farmland	64.1	17.1%
CaC2	Carnegie sandy loam, 5 to 8 percent slopes, eroded	Farmland of statewide importance	9.7	2.6%
DoA	Dothan loamy sand, 0 to 2 percent slopes	All areas are prime farmland	29.8	8.0%
DoB	Dothan loamy sand, 2 to 5 percent slopes	All areas are prime farmland	27.2	7.3%
FsB	Fuquay loamy sand, 1 to 5 percent slopes	Farmland of statewide importance	19.5	5.2%
Gr	Grady sandy loam	Not prime farmland	3.5	0.9%
Le	Leefield loamy sand	Farmland of statewide importance	64.1	17.1%
OS	Osier and Pelham soils	Not prime farmland	6.2	1.7%
Se	Stilson loamy sand	Farmland of statewide importance	10.9	2.9%
TfA	Tifton loamy sand, 0 to 2 percent slopes	All areas are prime farmland	62.7	16.7%
TfB	Tifton loamy sand, 2 to 5 percent slopes	All areas are prime farmland	48.6	13.0%
TsC2	Tifton sandy loam, 5 to 8 percent slopes, eroded	All areas are prime farmland	14.7	3.9%
W	Water	Not prime farmland	13.9	3.7%
Totals for Area of Interest			374.9	100.0%

Timber Map

Consulting Forester: Jamie Michaels 229-413-3213
Georgia Registered Forester #2581

Magnolia Church



1320 0 1320 2640 3960 US Feet

Scale = 1 : 1320.00 (in : US Feet)

This is NOT A SURVEY - Use for reference only

STANDS

- 'Dove Field'
- 'Hardwood'
- 'Planted Loblolly 2006'
- 'Planted Loblolly 2007'
- 'Planted Loblolly 2010'
- 'Planted Slash 1992'
- 'Planted Slash 1997'
- 'Planted Slash 2000'
- 'Pond'

ROADS

2010 Photo

Stand #	Acreage	Total	Description
15	20.9	20.9	Dove Field
19	29.9		Hardwood
20	52.2	82.1	Hardwood
5	73.5	73.5	Planted Loblolly 2006
6	11.6	11.6	Planted Loblolly 2007
13	2.6	2.6	Planted Loblolly 2010
9	4.2	4.2	Planted Slash 1992
10	7.1	7.1	Planted Slash 1997
11	82.7	82.7	Planted Slash 2000
22	13.9	13.9	Pond

Total Acreage: 298.5



Map by Jamie Michaels, GA R.F. #2581, 229-413-3213

EHB Forests









