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August 16, 2012

RE: Ichawaynochaway Creek Tract, 222.791 Surveyed Acres, Randolph County GA

Dear Prospective Land Buyer,

Attached are an informative land sale map, 8/15/12 pictures, and a soil map for our 222.791 acre Ichawaynochaway Creek listing located in Randolph County, Georgia (+73 acres is in Terrell County).

Description: The 222.791 acre Ichawaynochaway Creek Tract is a prime hunting tract that has what any serious hunter is looking for: Over 1.5 miles of creek frontage on the Ichawaynochaway Creek and the West Fork Ichawaynochaway Creek; additional smaller creek drains; pine timber needing thinned; hardwood timber; Bermuda grass fields for annual income; 4 tower irrigation system (currently not in use, but is serviceable; needs pump and additional piping from creek to pivot); numerous food plot openings ready to plant; surveyed.

Price: Only \$2180 per acre, or best offer acceptable to the seller.

Visit www.matreforestry.com for more information, and contact us to schedule a tour of this property. Remember Matre Forestry anytime we can assist you with land acquisitions, land sales, and complete timber and land management services. While at www.matreforestry.com, sign up for our complimentary **Matre Forestry Quarterly Newsletter** and stay up to date with the land, timber, farm, and hunting markets.

Sincerely,

Mike Matre, R.F.
President, Matre Forestry Consulting, Inc.
Georgia Registered Forester #2486
Georgia Licensed Realtor Broker #297046
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Enclosures: Map and 8/15/12 Pictures

Matre Forestry Consulting, Inc. of Albany, Georgia is a full service forestry consulting company established in 1999. Our services include Timber Sales, Real Estate Sales & Acquisition, Complete Timber and Land Management, Timber Cruising, Appraisals, Timber Marking, Prescribed Burning, Reforestation, GPS/GIS Computerized Mapping, Large Forest Inventories, Investment Analysis, Contract Forestry Services, Wildlife Habitat Enhancement, and Hunting Plantation Development, Woodland Security

Land Sale Map

Ichawaynochaway Tract

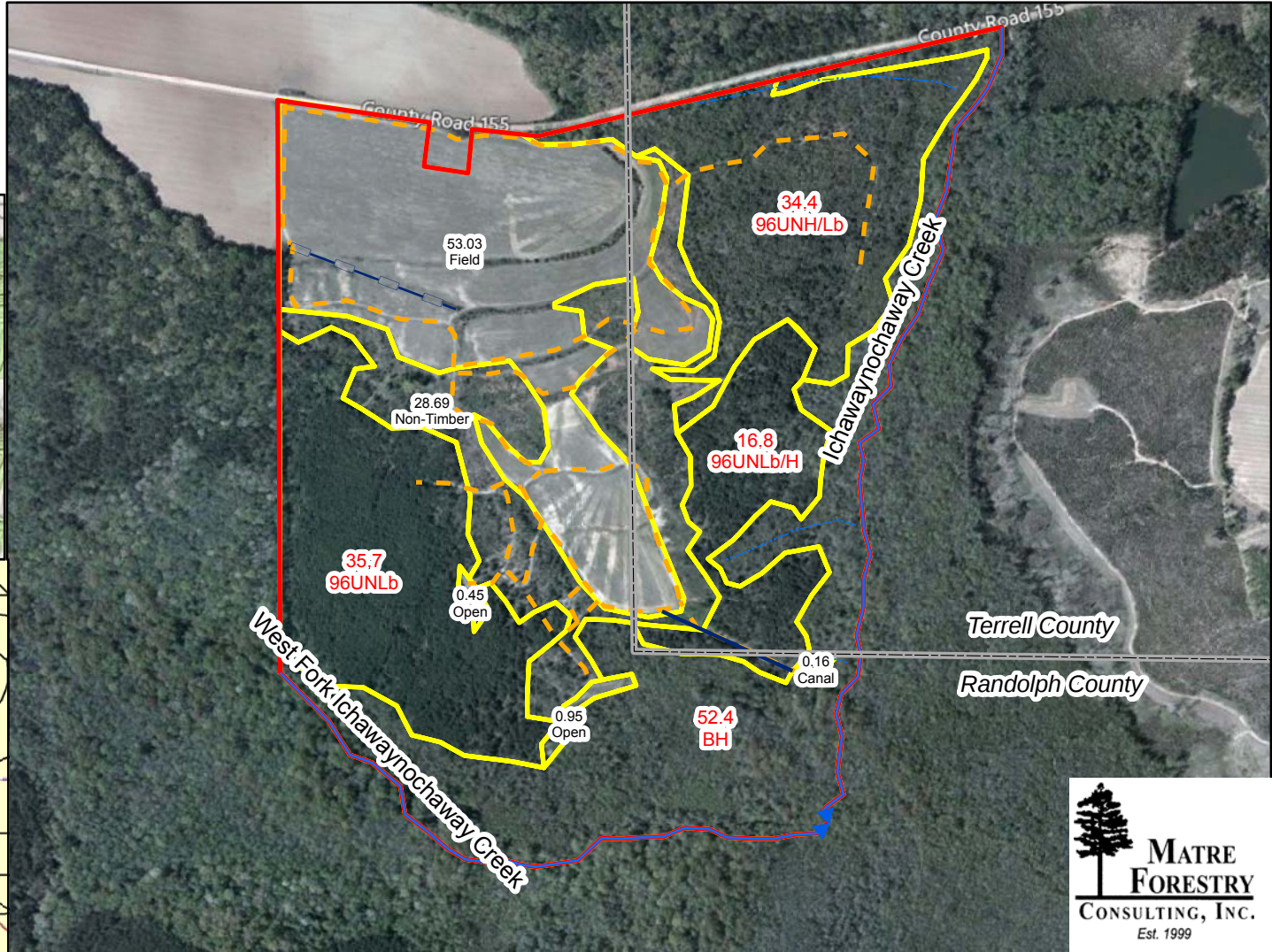
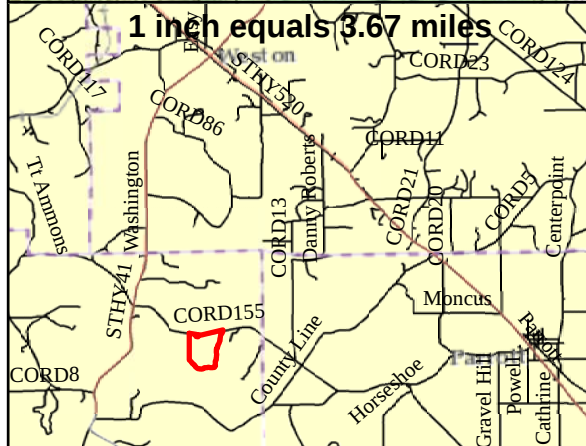
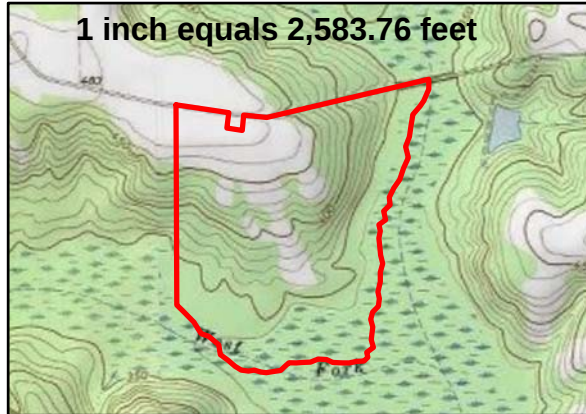
222.791 Total Surveyed Acres
 +-149.79 ac. is in Randolph Co. GA
 +-73 ac. is in Terrell Co. GA

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- *1.5+ Miles of creek frontage
- *Prime hunting
- *Bermuda grass hay fields
- *Pine timber needing thinned now
- *Hardwood timber
- *Food plots
- *4 tower center pivot irrigation system (needs more pipe, pump, and some repair)
- *Some pipe from canal towards pivot.
- *Surveyed
- *Asking \$2180 per acre

Legend	
Other Lines	
Co. Line+-	
Irr.System	
Pipe	
Streams	
Perennial Creeks	
Intermittent Creeks	
tracts	
Private Roads	
Non-Timber	
Timber	

BH = Bottomland Hardwood, 52.4 ac.+-
 96UNLb = 1996 Upland Natural Loblolly
 35.7 ac.+-
 96UNH/Lb = 1996 Upland Natural Hardwood/
 Pine, 34.4 ac.+-
 96UNLb/H = 1996 Upland Natural Loblolly/
 Hardwood, 16.8 ac.+-
 Field = 53.0 ac.+-
 Misc. Non-Timbered = 28.7 ac.+-
 Open = 1.4 ac.+-
 Canal = 0.2 ac.+-



Contact Mike Matre @ 229-639-4973 or mike@matreforestry.com

*Disclaimer: Map info is believed reliable, but is not guaranteed.

0 660 1,320 2,640 Feet 1 in = 800 ft





1_Ichawaynochaway.jpg



2_Irrigation_Field.jpg



3_Field_Landscape3.jpg



4_FoodPlot_Pines.jpg



5_WestFork.jpg



6_BigOak.jpg



7_Pines3.jpg



8_CountyRoad.jpg



8_Field_Stand.jpg



9_Creek.jpg



10_FoodPlot_Pines2.jpg



11_ThickHwd.jpg



12_Pines.jpg



CountyRoad2.jpg



Entrance.jpg



Field2.jpg



Field_Landscape2.jpg



Field_Landscape.jpg



Field_Stand2.jpg



FoodPlot_Stand.jpg



HwdandPine.jpg



Irrigation.jpg



Pines2.jpg



Pines4.jpg



RoadStrip_Stand.jpg



Slough2.jpg



Slough.jpg



StandField.jpg



WestFork2.jpg

Map Unit Legend

Randolph County, Georgia (GA243)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AoE	Ailey-Cowarts complex, 8 to 25 percent slopes	24.2	10.9%
KBA	Kinston and Bibb soils, 0 to 1 percent slopes, frequently flooded	33.9	15.3%
LkC	Lakeland sand, 0 to 8 percent slopes	10.7	4.8%
LmB	Lucy loamy sand, 0 to 5 percent slopes	31.8	14.4%
LmC	Lucy loamy sand, 5 to 8 percent slopes	50.3	22.7%
LmD	Lucy loamy sand, 8 to 15 percent slopes	14.6	6.6%
NcF	Nankin-Cowarts complex, 15 to 35 percent slopes	36.1	16.3%
OeB	Orangeburg loamy sand, 2 to 5 percent slopes	4.8	2.2%
OeC2	Orangeburg sandy loam, 5 to 8 percent slopes, eroded	15.4	6.9%
Totals for Area of Interest		221.8	100.0%

(Ichawaynochaway Tract)

