



Property Information Packet

**61.5 Acres, U.S. Hwy 84
Brooks County, GA
Ponds, Woods, Field Area
Big Time Turkey and Deer Tract!
Offered at \$199,000.00**

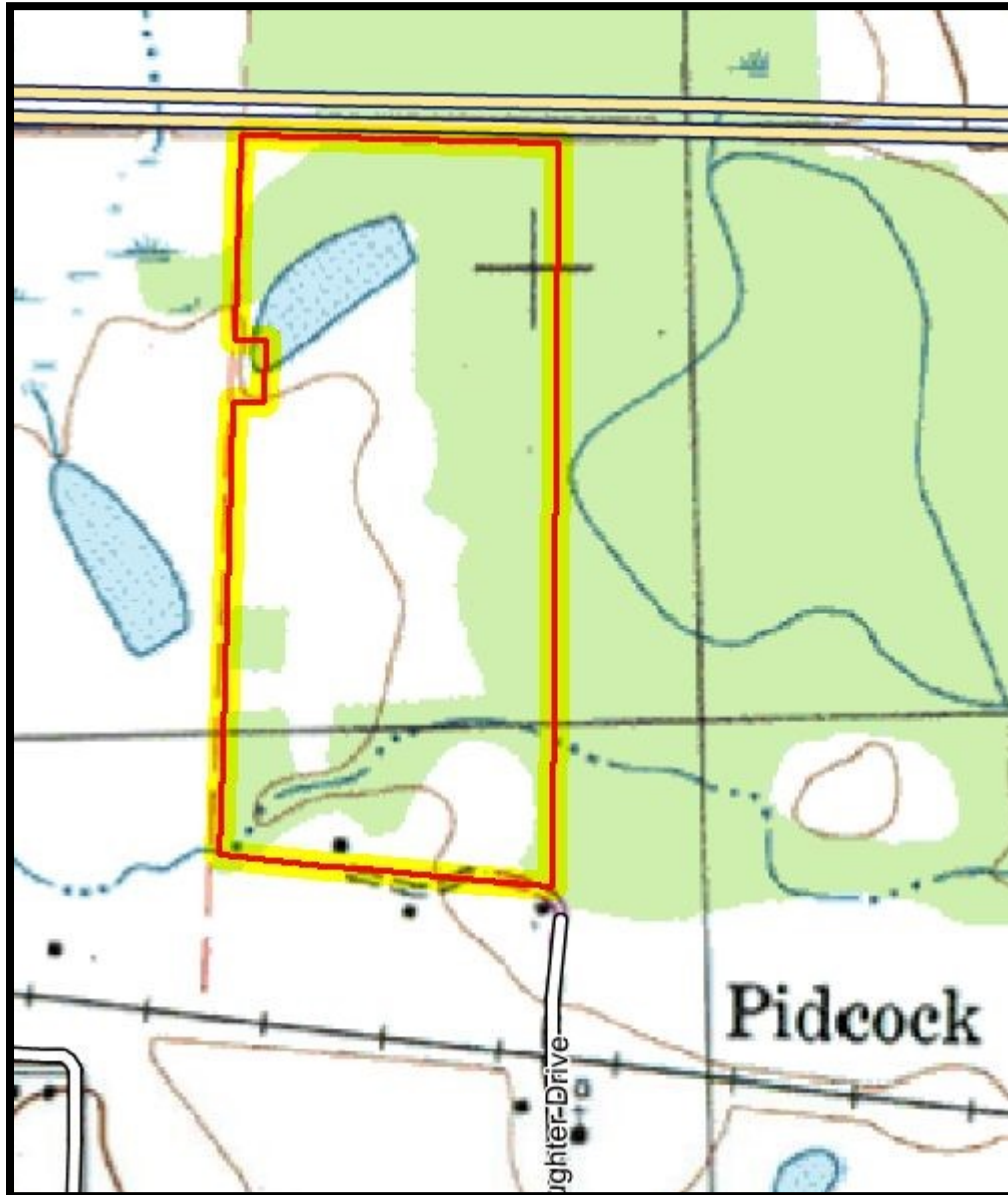
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All Property Line Drawings are Approximate and taken from County Tax Assessor Website.

Topo Map


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Aerial Map


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Soil Map

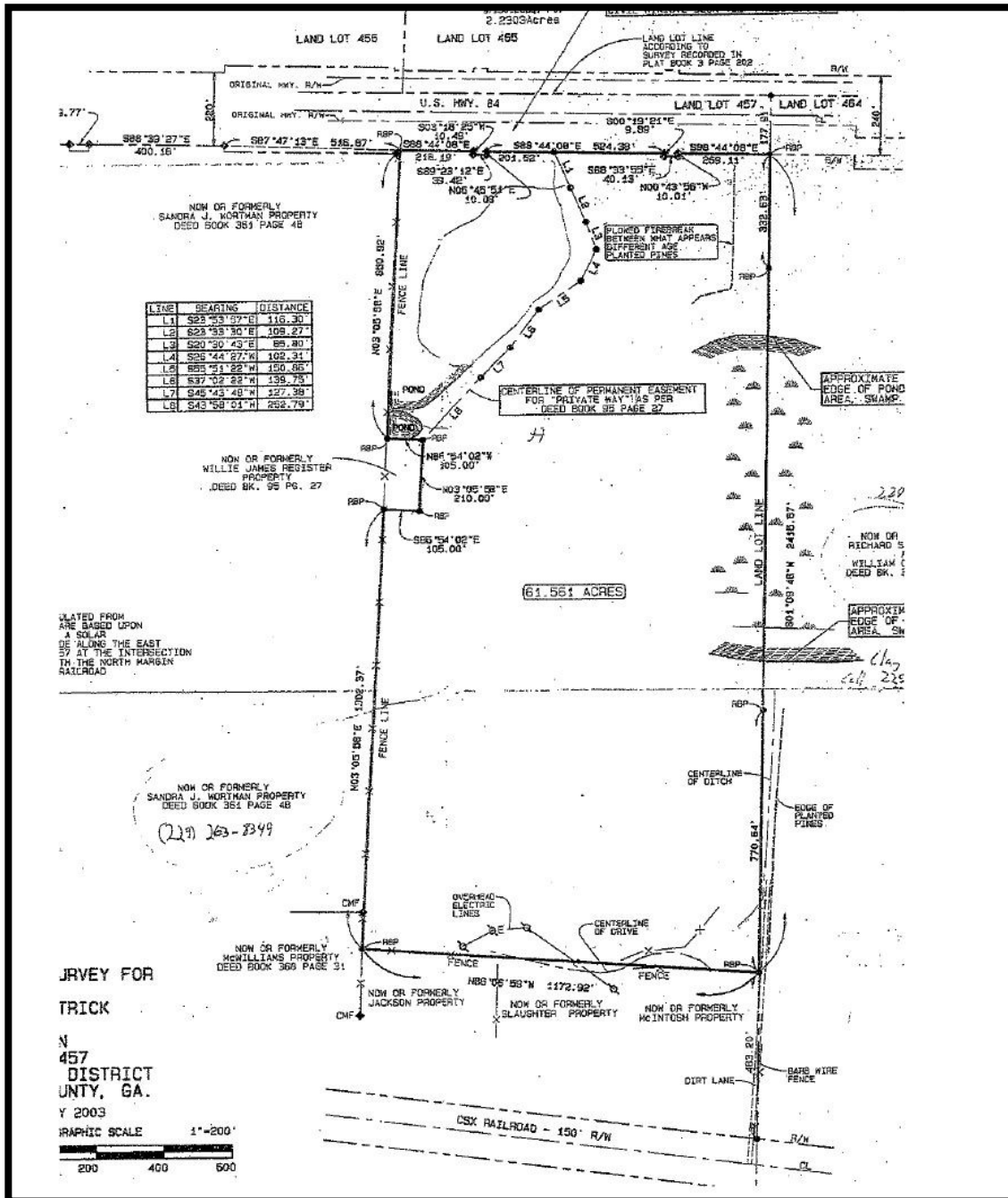


Summary by Map Unit — Brooks and Thomas Counties, Georgia (GA612)						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
Ap	Alapaha loamy sand, 0 to 2 percent slopes, occasionally flooded	Very limited	Alapaha (80%)	Flooding (1.00)	10.4	16.9%
				Depth to saturated zone (1.00)		
			Pelham (4%)	Flooding (1.00)		
				Depth to saturated zone (1.00)		
			Rains (3%)	Ponding (1.00)		
				Depth to saturated zone (1.00)		
DoB	Dothan loamy sand, 2 to 5 percent slopes	Not limited	Lynchburg (1%)	Depth to saturated zone (1.00)	23.6	38.6%
			Dothan (80%)			
			Fuquay (5%)			
			Covarts (5%)			
			Nankin (5%)			
Le	Leefield loamy sand, 0 to 2 percent slopes	Somewhat limited	Leefield (80%)	Depth to saturated zone (0.39)	3.2	5.2%
Od	Ocilla loamy sand, 0 to 2 percent slopes	Somewhat limited	Ocilla (80%)	Depth to saturated zone (0.88)	15.2	24.9%
			Goldsboro (6%)	Depth to saturated zone (0.39)		
Se	Stilson loamy sand, 0 to 2 percent slopes	Not limited	Stilson (80%)		4.1	6.7%
			Fuquay (5%)			
			Dothan (5%)			
W	Water	Not rated	Water (100%)		2.7	4.4%
WA	Wahee soils	Very limited	Wahee (100%)	Flooding (1.00)	2.0	3.2%
				Depth to saturated zone (1.00)		
				Shrink-swell (0.42)		
Totals for Area of Interest					61.2	100.0%

Green is Good.....Red can usually get pretty wet...consult with Soil Scientist.

Survey

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Details



Present Use: Pasture, Timber, Other-See Remarks	Lot #:
Apx Total Acreage: 61.5	Main Area: Brooks County
Price/Acre:	Subdivision: No Recorded Subdivision
Terrain: Bottom Land, Flood Plain, Gentle, Level	County: City of Colquitt
	Zoning:

WARNING:				
Lot Dimensions:				
Deed Book/Page:	Plat Book/Page:	HOA: No	Assoc Fee:	Assoc Fee Pd:
City Taxes:	County Taxes:		Tax Year:	
Improvements:				
Allotments:				
Character: Pond, Pond Site, Site Evaluation, Timber, Wooded, Other-See Remarks				
Road Access: Easement, Paved, Other-See Remarks				
Utilities:				
Frontage: Road				
Directions: Hwy 84 Property is West of Dixie and East of Boston on Hwy 84. South Side of Road. Just East of Pidcock Road and just before Piscola Creek. Sign on Property. Gated.				
Public Remarks: This is a great recreation/home site tract. Good strong water feature in a 2 to 3 acre pond on the property. Checked it out personally with my Fly Rod! Saw Turkeys on it the day before writing this! Deer? Just ask a few people who have any history around the Piscola Creek system and they will let you know real quick....this creek system grows big deer! Property can be accessed through the south end of property but the North end is preferred. Pretty good soil map with the highest percentage of soil being Dothan Soils. Part of the Piscola Flood Plain overlaps this property. If building a home an elevation certificate would be advised. Some 4+/- year old planted pine on property, some volunteer pine stands, and some hardwood areas. Small Cypress head on the NW side of property. Lots of feed plot areas. There is about a 4 acre area that could be planted for a huge feed plot or used for pasture. (Turkeys love this elevated area) Small Beaver Pond Area (Ducks)				

Ground Pics


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Ground Pics


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Locator Map


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