



www.matreforestry.com , 2549 Lafayette Plaza Dr Ste 204, Albany GA 31707, 229-639-4973

PROPERTY OVERVIEW
+43 ACRE PRITCHETT TRACT
TERRELL COUNTY GA

TRACT WEBSITE: <http://www.matreforestry.com>

ATTENTION: Southwest Georgia Land for Sale; Timber Timberland Hunting Hunting Land Investment; Small Tract Investment

DISCLAIMER All information is believed to be reliable and from reliable sources, but the information is not guaranteed.

LAST UPDATED: 4/10/2018

NOTICES: Shown by appointment only. Do not enter without permission. The property is for sale, not for lease. See attached files/documents for more info.

TRACT: Terrell GA 43 (PRITCHETT TRACT)

LISTING BROKER: Matre Forestry Consulting, Inc. of Albany GA. Established in 1999, Matre Forestry assists clients with land sales, acquisitions, and management. Contact us today. Licensed in GA & AL.

LISTING AGENT: Mike Matre, Broker, Accredited Land Consultant, Association of Consulting Foresters. 229-869-1111 mike@matreforestry.com

COUNTRY: US **STATE:** GA **COUNTY:** Terrell

ACRES +/-: 43 (43.489 via 1995 survey plat)

ASKING PRICE PER ACRE: \$2,500 per acre

ASKING PRICE TOTAL: \$107,500

PRIMARY USE: Hunting, Timber

PROPOSED/POTENTIAL USE: Hunting, Timber, Homesites

LEGAL DESCRIPTION: LL 197 of the 11th LD; Parcel 017 042C; Deed Book 4-T 182

ZONING: Ag

TEMPORARY CONSERVATION USE ASSESSMENT: No. Could enroll to lower property tax.

PERMANENT CONSERVATION EASEMENT: No

ESTIMATED ANNUAL PROPERTY TAX: \$638

CURRENT ANNUAL FARM RENT: \$0

ESTIMATED TIMBER VALUE: Consist of 1999 Planted pines 1st thinned in 2015; & Mature Hardwood Bottom in the Chenube Creek bottom.

HUNTING: Great hunting tract for deer, turkey, ducks

CROP BASIS: N/A

SOILS: Dominant upland soil is Red Bay sandy loam, 2 to 5 percent slopes (prime farmland soil)

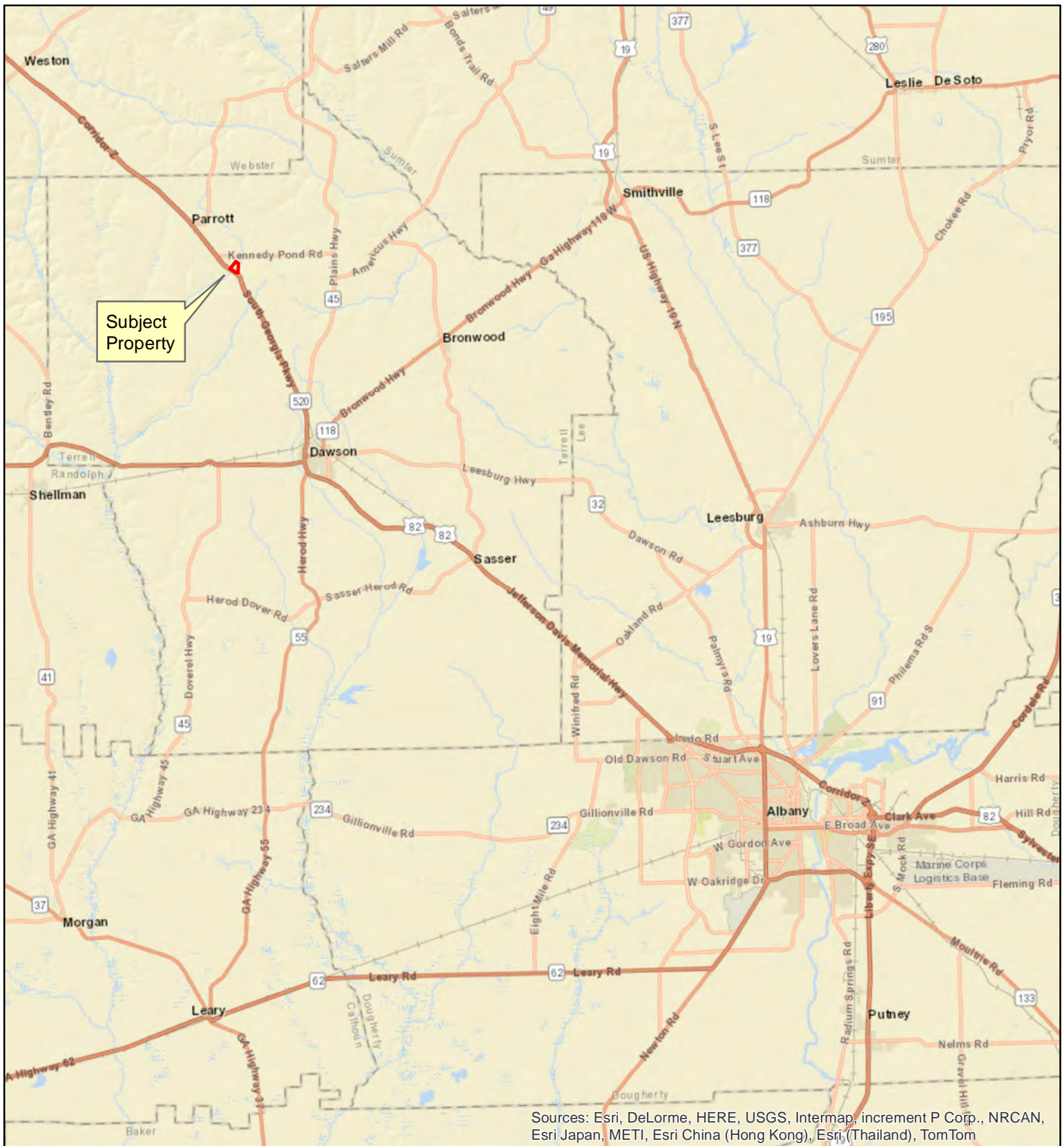
WATER RESOURCES: Perennial named creek (Chenube Creek)

TOPOGRAPHY: Gently rolling.

LOCATION/ACCESS: Frontage on paved Wilbur Gamble Rd and GA Hwy 520 (earth bank along highway and rising topography from highway adds privacy and sound barrier from highway)

NARRATIVE:

Terrell County Georgia is in demand thanks to big deer and desirable southwest Georgia location, and small tracts won't last long. This 43.489 acre surveyed tract has paved access, merchantable pine and hardwood timber, perennial Chenube Creek, open areas ideal for food plots, a great road and firebreak network, and planted sawtooth oaks. The planted pines were planted in 1999 and 1st thinned in 2015, and the creek bottom is fully stocked with nature hardwood. Located just +-7 miles north northwest of Dawson, and just +-2 miles southeast of Parrott. For a small tract, this property hunts bigger and has plenty of privacy, thanks to the desirable shape.



Sources: Esri, DeLorme, HERE, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom

Pritchett Tract Terrell County GA

43,489 Total Acres from 1995 Plat
Parcel 017 042C LL 197; 11th LD
Deed Book 4-T 182

1 inch equals 4.71 miles

1 in = 24,853 ft 1:298,239

3300 Feet

Legend
 Terrell GA 43

Key:

1999ULBth15 = 1999 Planted Upland Planted Loblolly, Thinned in 2015, +27.1 Acres

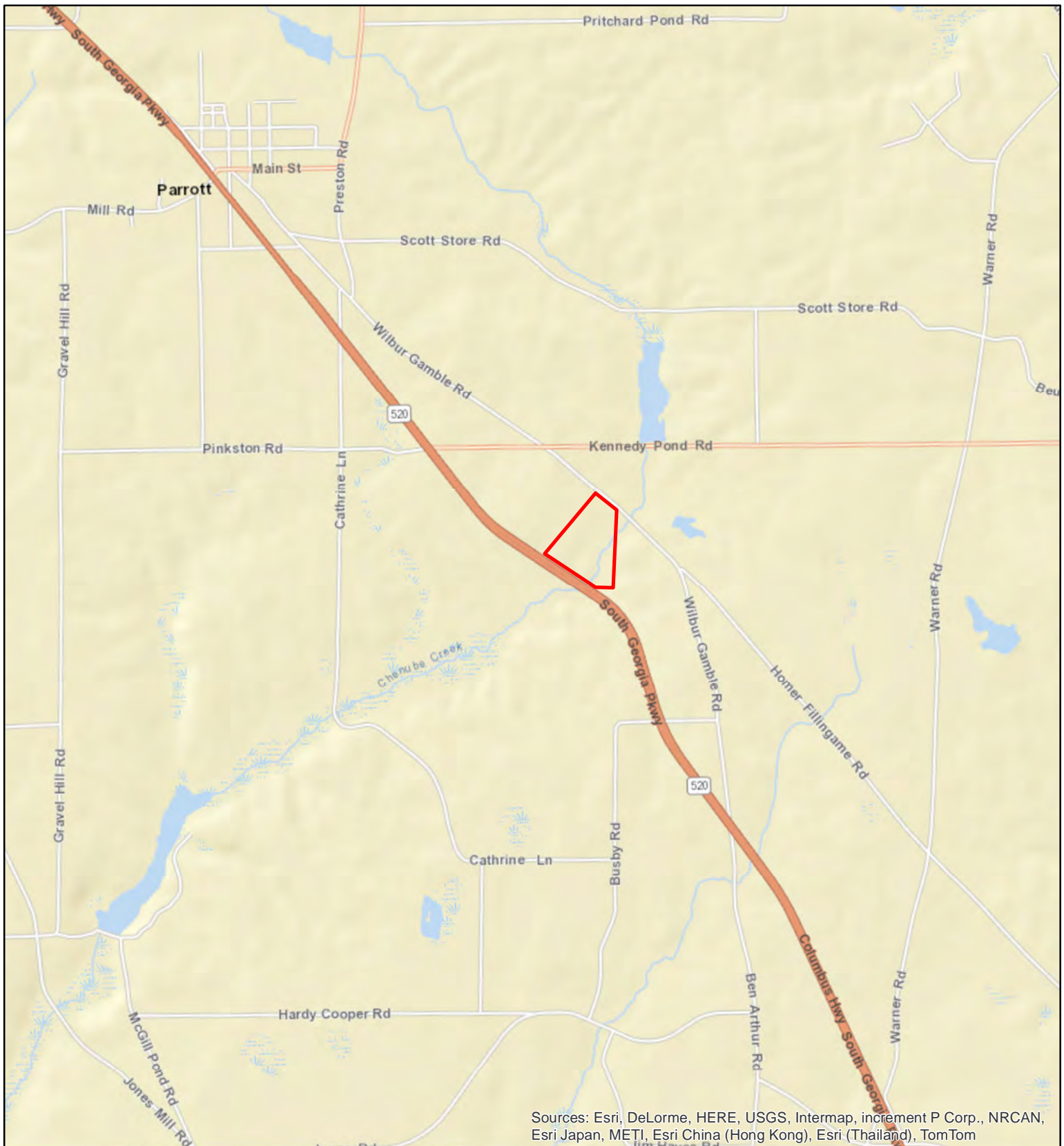
MaBNH = Mature Bottomland Natural Hardwood, +14.5 Acres



Disclaimer: Map acreage, timber types, land use, property lines, and all other map information is not guaranteed. This is a GIS map intended for management purposes only, and is not a survey plat.



Date: 12/28/2017



Sources: Esri, DeLorme, HERE, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom

Pritchett Tract Terrell County GA

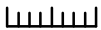
43.489 Total Acres from 1995 Plat
Parcel 017 042C LL 197; 11th LD
Deed Book 4-T 182

1 inch equals 0.54 miles

1 in = 2,858 ft

1:34,296

3360,320 Feet



Legend

Terrell GA 43

Key:

1999UPLBth15 = 1999 Planted Upland Planted Loblolly, Thinned in 2015, +27.1 Acres

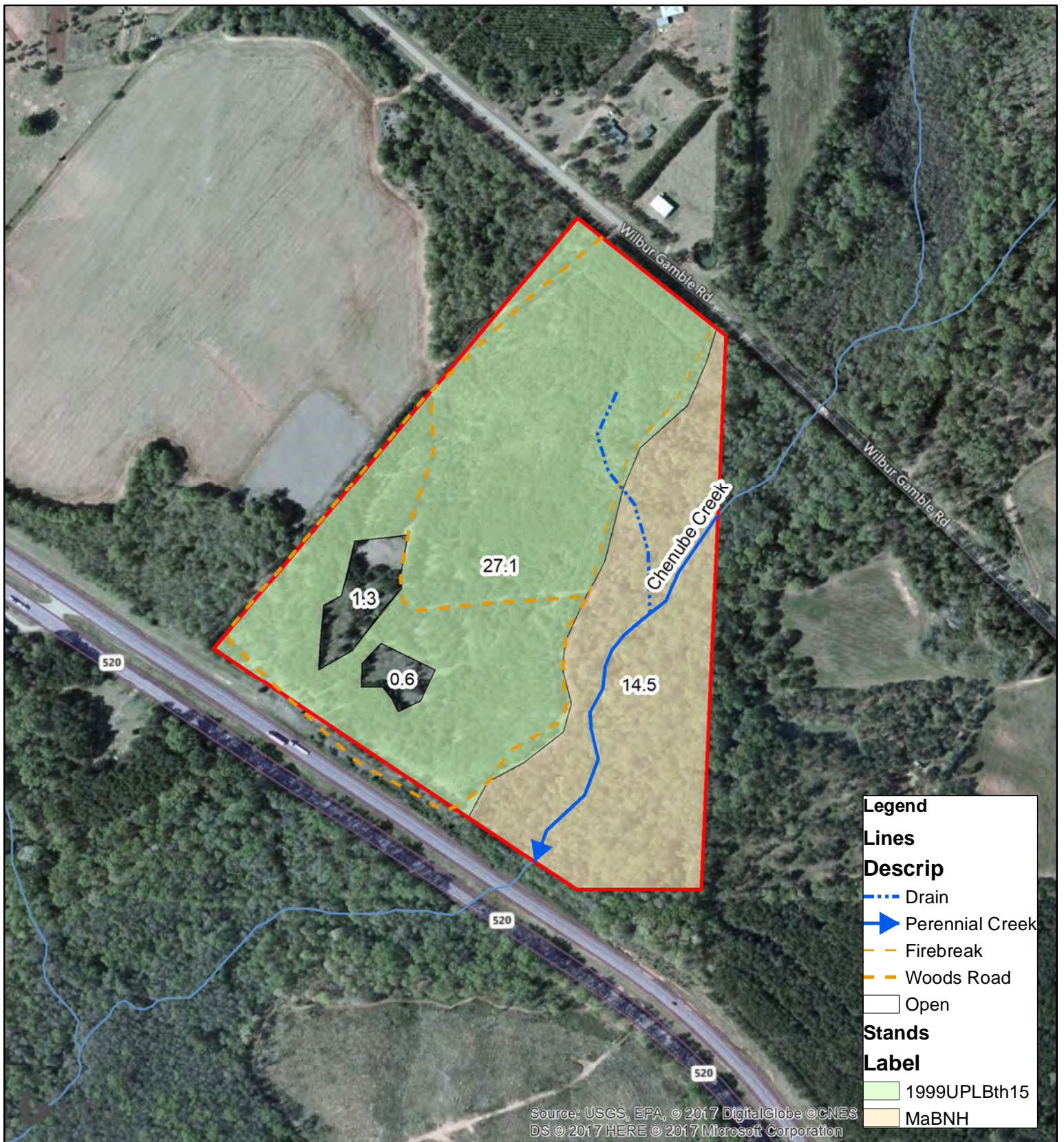
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Date: 12/28/2017



Source: USGS, EPA, © 2017 DigitalGlobe ©CNES DS © 2017 HERE © 2017 Microsoft Corporation

Legend	
Lines	Descrip
	Drain
	Perennial Creek
	Firebreak
	Woods Road
	Open
Stands	Label
	1999UPLBth15
	MaBNH

Pritchett Tract Terrell County GA

43.489 Total Acres from 1995 Plat
Parcel 017 042C LL 197; 11th LD
Deed Book 4-T 182

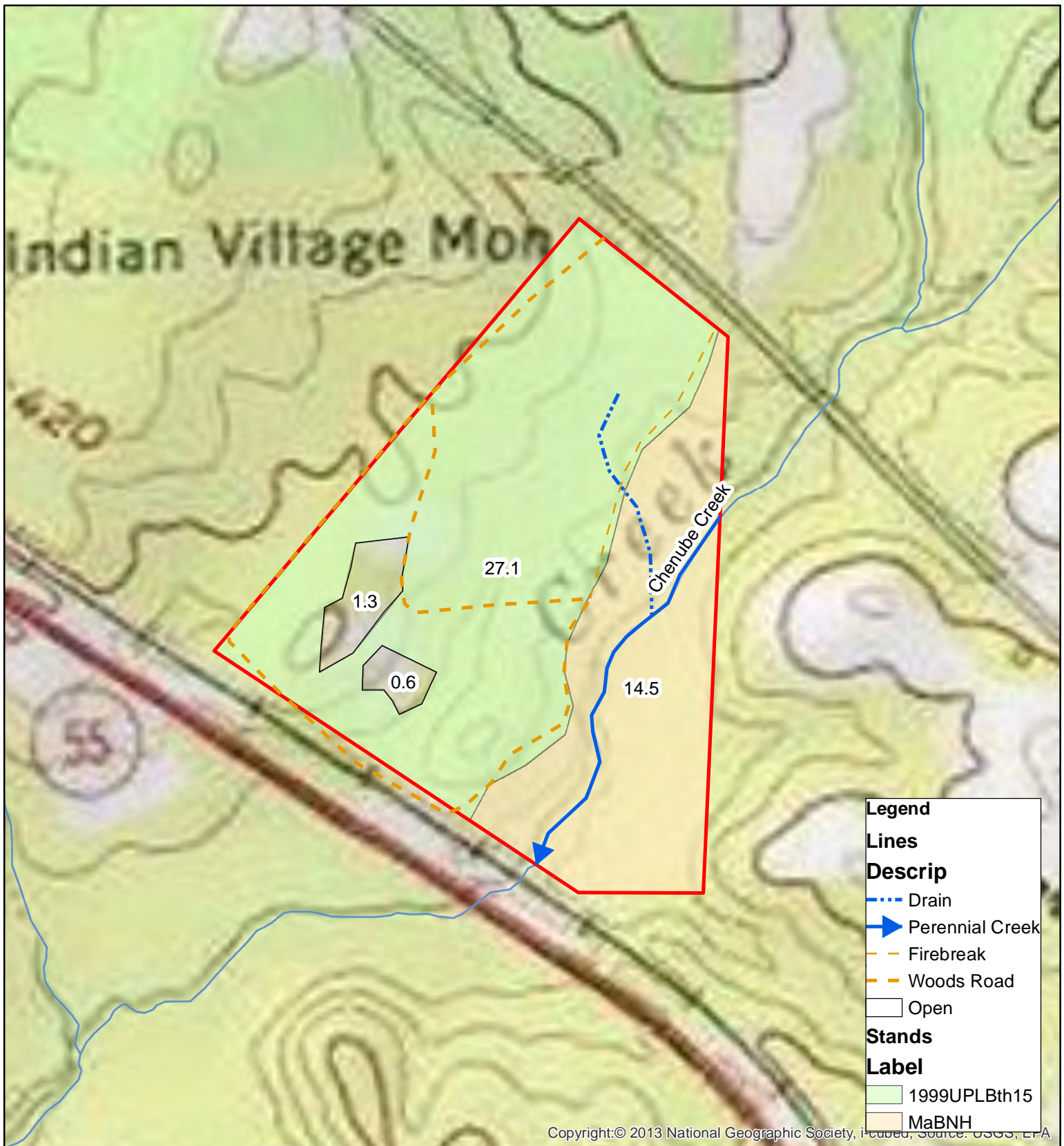
1 inch equals 0.08 miles 1 in = 400 ft 1:4,800
 0 330 660 1,320 Feet

Key:
 1999UPLBth15 = 1999 Planted Upland Planted Loblolly, Thinned in 2015, +-27.1 Acres
 MaBNH = Mature Bottomland Natural Hardwood, +-14.5 Acres

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Copyright:© 2013 National Geographic Society, included, Source: USGS, EPA

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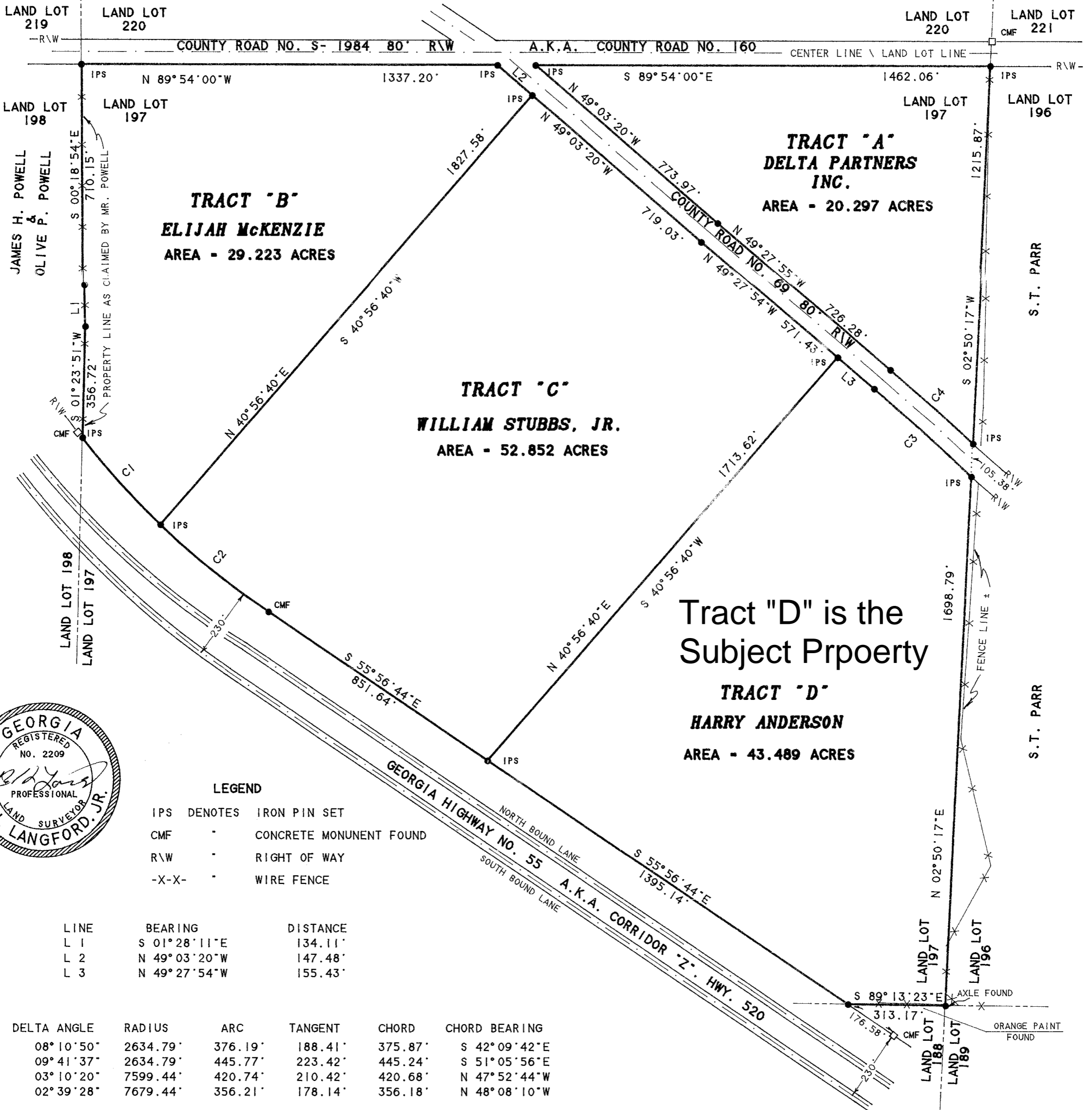


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Date: 12/28/2017

ORIENTED TO THAT CERTAIN PLAT PREPARED BY LANGFORD & ASSOCIATES UNDER DATE OF 05-02-1994 FOR WILLIAM B. SCOTT & STACEY HUNTER SCOTT



Tract "D" is the Subject Prpoerty
TRACT "D"
HARRY ANDERSON
AREA - 43.489 ACRES



LEGEND
 IPS DENOTES IRON PIN SET
 CMF " CONCRETE MONUMENT FOUND
 R\W " RIGHT OF WAY
 -X-X- " WIRE FENCE

LINE	BEARING	DISTANCE
L 1	S 01°28'11"E	134.11'
L 2	N 49°03'20"W	147.48'
L 3	N 49°27'54"W	155.43'

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	08°10'50"	2634.79'	376.19'	188.41'	375.87'	S 42°09'42"E
C 2	09°41'37"	2634.79'	445.77'	223.42'	445.24'	S 51°05'56"E
C 3	03°10'20"	7599.44'	420.74'	210.42'	420.68'	N 47°52'44"W
C 4	02°39'28"	7679.44'	356.21'	178.14'	356.18'	N 48°08'10"W



The field data upon which this plat is based has a linear precision of one foot in 21,000 feet and an angular error of 2 seconds per angle point and was balanced using the compass rule. This plat has been calculated for closure and is found to be accurate within one foot in 120,000 feet. A Topcon Total Station was used for surveying this property.

Langford & Associates, Inc.
 P. O. BOX 241 HWY. 41 S. TEL: (912) 679 - 5072 Ga. Reg. No. 2209
 SHELLMAN, GA. 31786 FAX: (912) 679 - 2160 AL. Reg. No. 12355

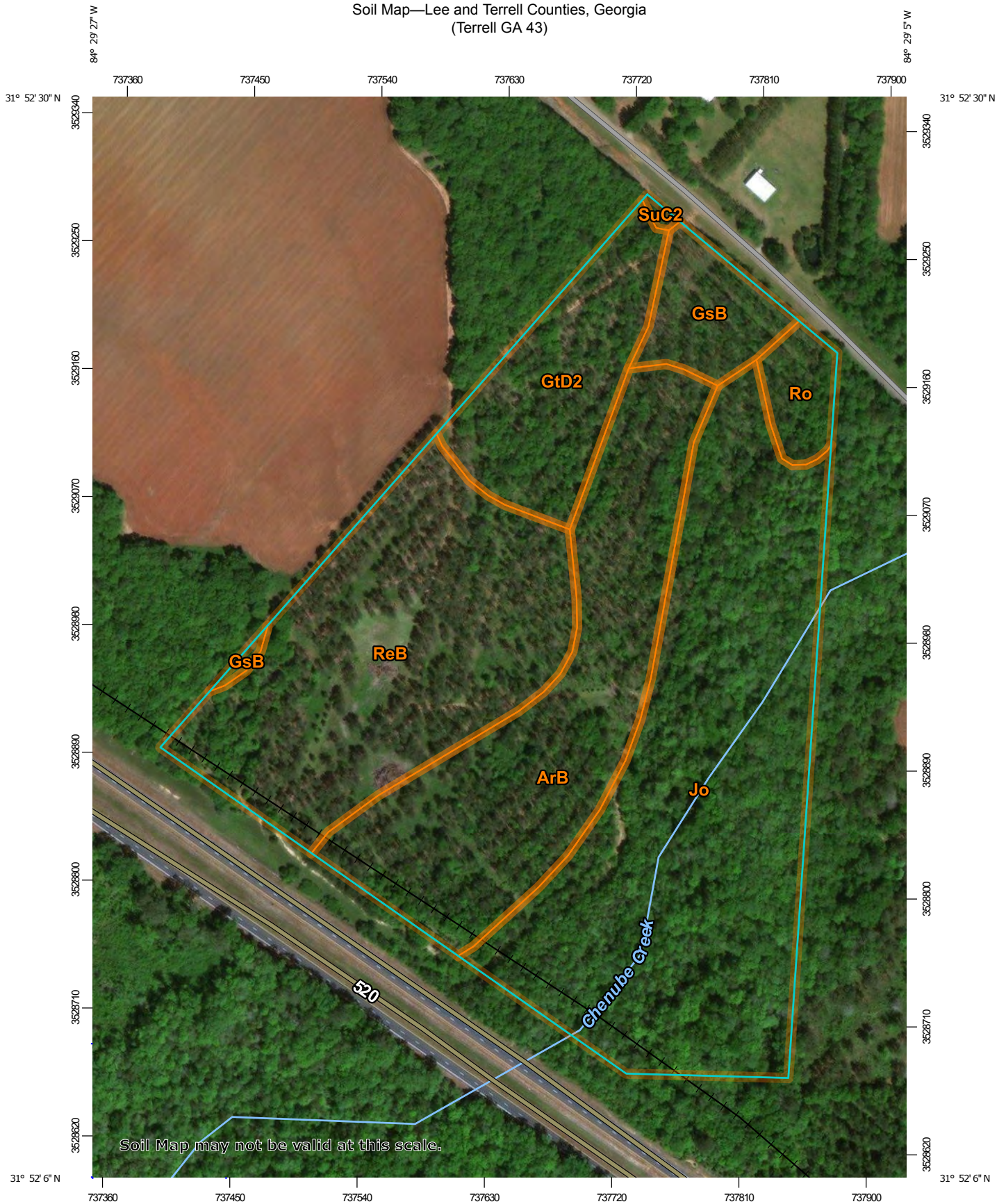
SURVEY FOR: **FRANK COOK ESTATE**

LAND LOT 197 - 11TH LAND DISTRICT

TERRELL COUNTY, GEORGIA

drw. no.	drw. by	field work	scale	date	revision date
C-618	D. S. C.	J.R.T./e.s.b.	1" = 300'	06-14-1995	

Soil Map—Lee and Terrell Counties, Georgia
(Terrell GA 43)



Map Scale: 1:3,710 if printed on A portrait (8.5" x 11") sheet.



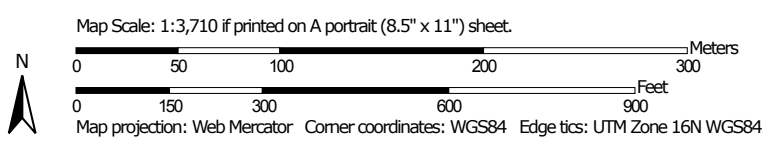
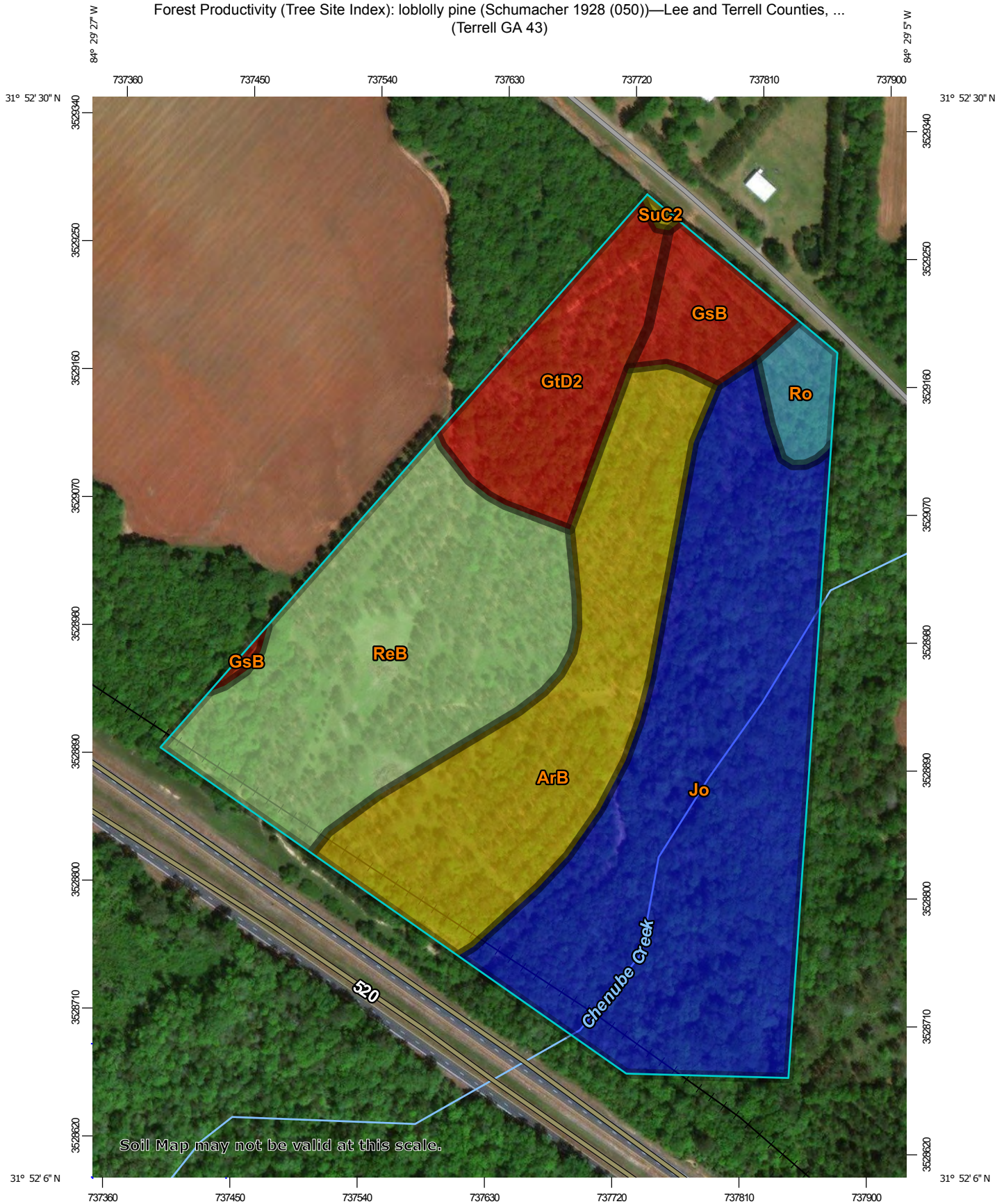
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84



Map Unit Legend

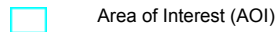
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ArB	Americus sand, 0 to 5 percent slopes	9.3	21.5%
GsB	Greenville sandy loam, 2 to 5 percent slopes	1.9	4.4%
GtD2	Greenville sandy clay loam, 5 to 12 percent slopes, eroded	4.2	9.7%
Jo	Johnston soils	16.2	37.2%
ReB	Red Bay sandy loam, 2 to 5 percent slopes	10.8	24.8%
Ro	Riverview soils	1.0	2.3%
SuC2	Sunsweet sandy loam, 2 to 8 percent slopes, eroded	0.1	0.2%
Totals for Area of Interest		43.5	100.0%

Forest Productivity (Tree Site Index): loblolly pine (Schumacher 1928 (050))—Lee and Terrell Counties, ...
(Terrell GA 43)



MAP LEGEND

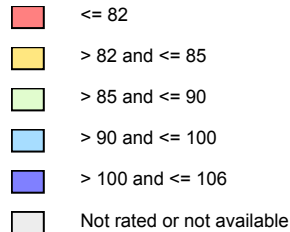
Area of Interest (AOI)



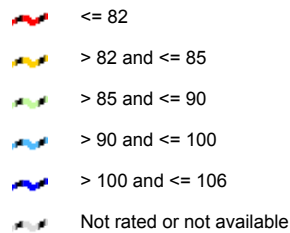
Area of Interest (AOI)

Soils

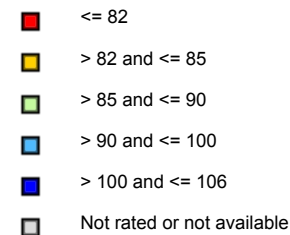
Soil Rating Polygons



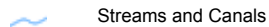
Soil Rating Lines



Soil Rating Points

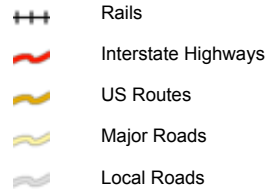


Water Features



Streams and Canals

Transportation



Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lee and Terrell Counties, Georgia
Survey Area Data: Version 11, Sep 18, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 1, 2012—Mar 16, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Forest Productivity (Tree Site Index): loblolly pine (Schumacher 1928 (050))

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
ArB	Americus sand, 0 to 5 percent slopes	84	9.3	21.5%
GsB	Greenville sandy loam, 2 to 5 percent slopes	82	1.9	4.4%
GtD2	Greenville sandy clay loam, 5 to 12 percent slopes, eroded	82	4.2	9.7%
Jo	Johnston soils	106	16.2	37.2%
ReB	Red Bay sandy loam, 2 to 5 percent slopes	90	10.8	24.8%
Ro	Riverview soils	100	1.0	2.3%
SuC2	Sunsweet sandy loam, 2 to 8 percent slopes, eroded	85	0.1	0.2%
Totals for Area of Interest			43.5	100.0%

Description

The "site index" is the average height, in feet, that dominant and codominant trees of a given species attain in a specified number of years. The site index applies to fully stocked, even-aged, unmanaged stands.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this attribute, only the representative value is used.

Rating Options

Units of Measure: feet

Tree: loblolly pine

Site Index Base: Schumacher 1928 (050)

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Interpret Nulls as Zero: No