Spooner Springs

(Hilltop Game and Fish)

1011.89+/- Acres, Seminole County, GA Offfered @ \$3.8 Million

200+/- Acres Irrigated * 300+/- Acres Pasture * 6BR Cabin * Walk – In Deer Cooler 8,7, & 5 Tower Pivots * Cattle Gaps * 10" Well * 50 HP Electric Pump * Three 4" Wells One 3" Well * 5 Stand Wobble Trap * Plant and Flood Duck Pond Areas * Cattle Ready Sykes Water Gap * Buttonwood Pond * Little Lake * Cypress Lake * Spooner Springs





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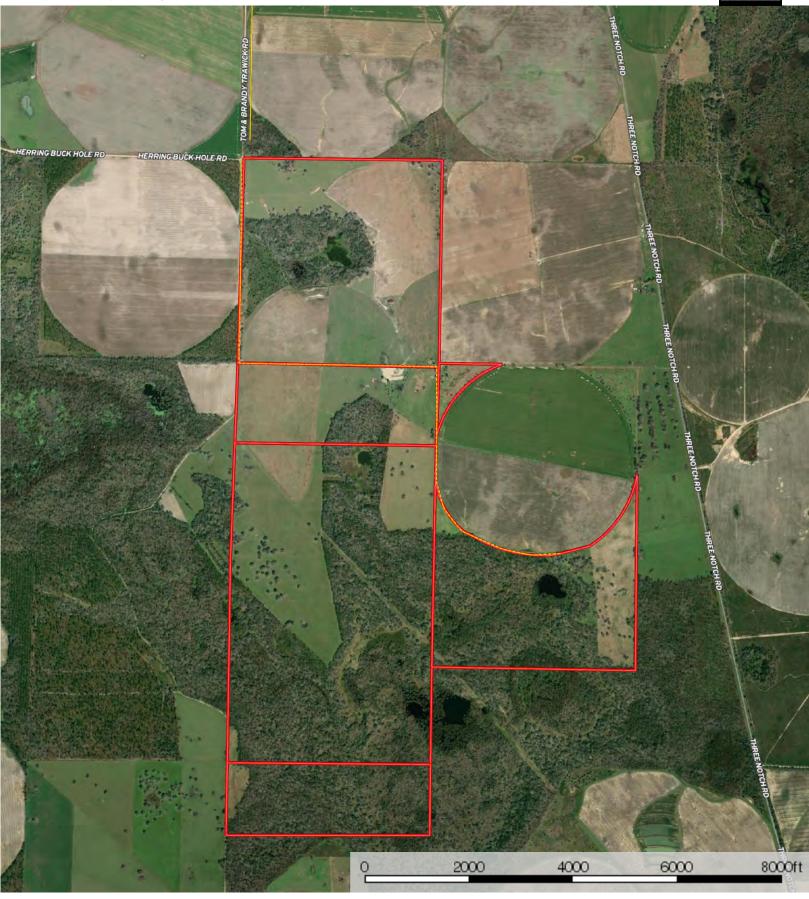
EMAIL: landcrocdan@gmail.com



Trawick Farm Seminole County GA (1,011.89+/-)

Seminole County, Georgia, 1 AC +/-





Road / Trail

Primary Road D Boundary

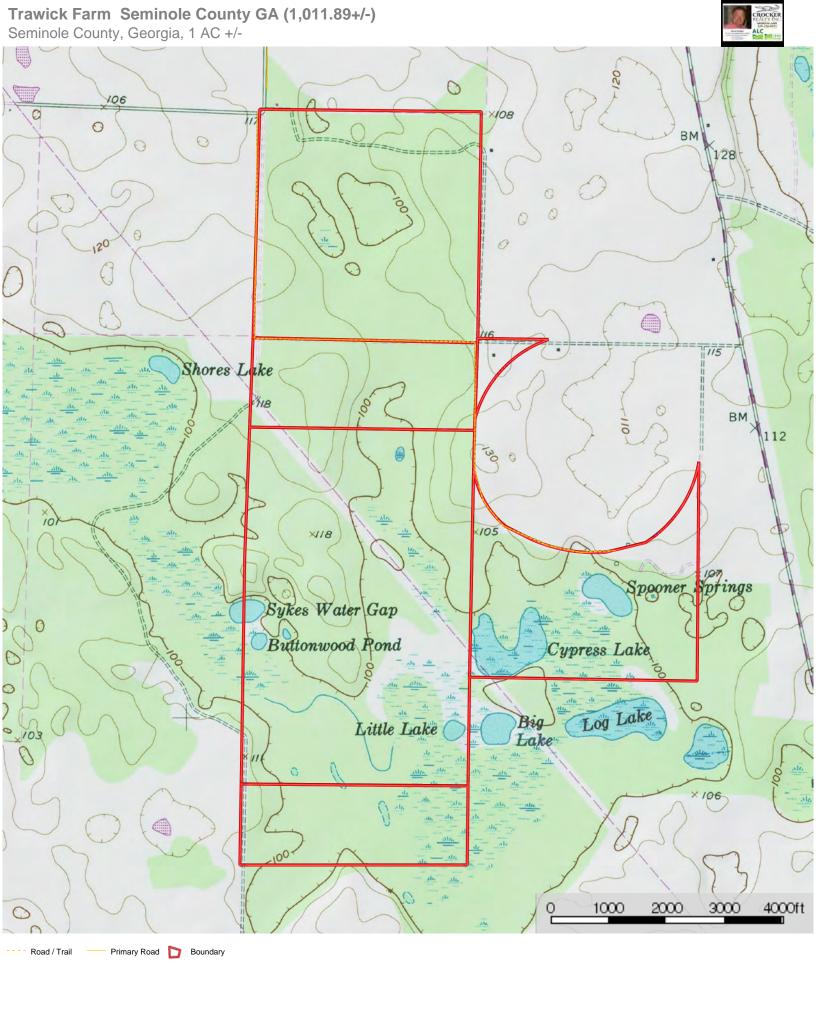




4000ft

Road / Trail

Primary Road D Boundary











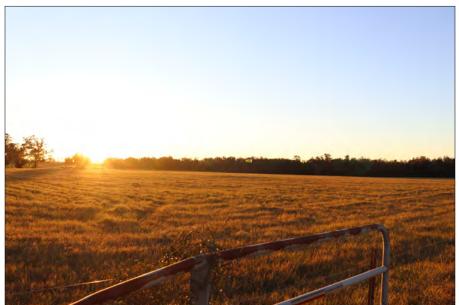














Trawick Farm Seminole County GA (1,011.89+/-) Seminole County, Georgia, 1 AC +/-Iron City 84 DOZIER RD BRASWELLGODBYRD CD MILLER RD JOHN EMROY TRAWICK RD 310 ROCK POND RD 84 Brinson MARTIN HUNTER RD 84 BRASWELL GODBY RD ED MILLER RD 310 COUNTY RD 22 HERPING BUCK HOLE RD BRASWELL GODBY RD 310 10000 5000 15000 20000ft Primary Road D Boundary Road / Trail

Trawick Farm Seminole County GA (1,011.89+/-) Seminole County, Georgia, 1 AC +/-Jones Crossroads Colquitt 273 Howards Mill Bellview Killarney **Enterprise** fold [45] Babcock 84 Boykin Jakin 84 **Pine Lake Estates** Eldorendo Donalsonville ASH CROSSING RD **Town and Country** Subdivision Number 2 Iron City Ausmac **Green Acres** Riverturn Subdivision Lynn 285 **Neals Landing** Brinson Cyrene BGE (39) 164 Hanover Hornsville West Bainbridge Lake Seminole Wildlife Management Area — Dresser Bainbridge Tract **Smiths Landing** Desser (253) Vista Parramore 27 (97) Reynoldsville Bethany (309) 199 Lake Seminole WELCOME CHURCH RD Fairchild Wildlife Management Area — Hales Landing 271 Fowlstown 69 Wildlife Wildlife Lake Seminole Management Wildlife Management Area - Ranger Recovery Station Faceville HOWELL RD [271] **Jinks** 200000 Hann 40000 800000ft and Ridge 600000 Sneads Chattahoochee Inwood Road / Trail — Primary Road 🛅 Boundary

Trawick Farm Seminole County GA (1,011.89+/-) Seminole County, Georgia, 1 AC +/-(91) Sale City Camilla 37) Mayhaw Wildlife Management Area 91) 273 93 Colquitt [19] 65 97 27 Pelham 111 45 311) (91) [19] Meigs Donalsonville (27) (202) Iron City 111 Brinson 97 Ochlocknee BGE 84 319 (262) Bainbridge [19] Whigham Climax Cairo 84 39 **Thomasville** 84 262 (93) 97 Wildlife Management Lake Seminole Area Wildlife Management Attapulgus Area - Ranger 19 Station (322) 111 27 Chattahoochee Metcalf 322 FL 267 12 159 27 12 90 155 Havana Gretna 65 12 Quincy 27 Greensboro W 59 270 [151] (12) 155 W 1641 Midway 2) 65B W Joe Budd Wildlife Management Area Talquin WMA **Tallahassee** 65 27 Robert (20) 27 27 Brent WMA (363) (267) TLH 259 2224 65 363 375 800000ft 20000 40000 (267) Woodville (319) Road / Trail Primary Road D Boundary



MAP LEGEND MAP INFORMATION The soil surveys that comprise your AOI were mapped at Area of Interest (AOI) Background 1:20.000. Area of Interest (AOI) Aerial Photography Please rely on the bar scale on each map sheet for map Soils measurements. Soil Rating Polygons Very limited Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Somewhat limited Coordinate System: Web Mercator (EPSG:3857) Not limited Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts Not rated or not available distance and area. A projection that preserves area, such as the Soil Rating Lines Albers equal-area conic projection, should be used if more Very limited accurate calculations of distance or area are required. Somewhat limited This product is generated from the USDA-NRCS certified data as of the version date(s) listed below. Not limited Soil Survey Area: Miller and Seminole Counties, Georgia Not rated or not available Survey Area Data: Version 16, Jun 8, 2020 Soil Rating Points Soil map units are labeled (as space allows) for map scales Very limited 1:50.000 or larger. Somewhat limited Date(s) aerial images were photographed: Feb 11, 2016—Dec 15, 2017 Not limited The orthophoto or other base map on which the soil lines were Not rated or not available compiled and digitized probably differs from the background **Water Features** imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident. Streams and Canals Transportation Rails Interstate Highways **US Routes** Major Roads Local Roads

Dwellings Without Basements

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
Grd	Grady soils	Very limited	Grady (100%)	Ponding (1.00)	223.7	21.7%
				Depth to saturated zone (1.00)		
				Shrink-swell (0.42)		
LMB	Lucy loamy sand, 0 to 5 percent slopes	Not limited	Lucy (85%)		8.1	0.8%
OeA	Orangeburg loamy sand, 0 to 2 percent slopes	Not limited	Orangeburg (80%)		8.3	0.8%
Oh	Ocilla loamy sand, 0 to 2 percent slopes	Somewhat limited	Ocilla (80%)	Depth to saturated zone (0.88)	135.0	13.1%
Pa	Pelham sand	Very limited	Pelham (100%)	Flooding (1.00)	191.5	18.6%
				Depth to saturated zone (1.00)		
TuB	Tifton sandy loam, 2 to 5 percent slopes	Not limited	Tifton (80%)		7.4	0.7%
TzB	Troup sand, 0 to 5 percent slopes	Not limited	Troup (80%)		395.5	38.4%
W	Water	Not rated	Water (100%)		5.1	0.5%
WeB	Wagram loamy sand, 0 to 5 percent slopes	Not limited	Wagram (100%)		55.8	5.4%
Totals for Area	of Interest	1,030.6	100.0%			

Rating	Acres in AOI	Percent of AOI				
Not limited	475.2	46.1%				
Very limited	415.2	40.3%				
Somewhat limited	135.0	13.1%				
Null or Not Rated	5.1	0.5%				
Totals for Area of Interest	1,030.6	100.0%				

Description

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

Aggregation Method: Dominant Condition Component Percent Cutoff: None Specified

Tie-break Rule: Higher