

# *Spooner Springs*

(Hilltop Game and Fish)

**1011.89+/- Acres, Seminole County, GA**

**Offered @ \$3.8 Million**

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**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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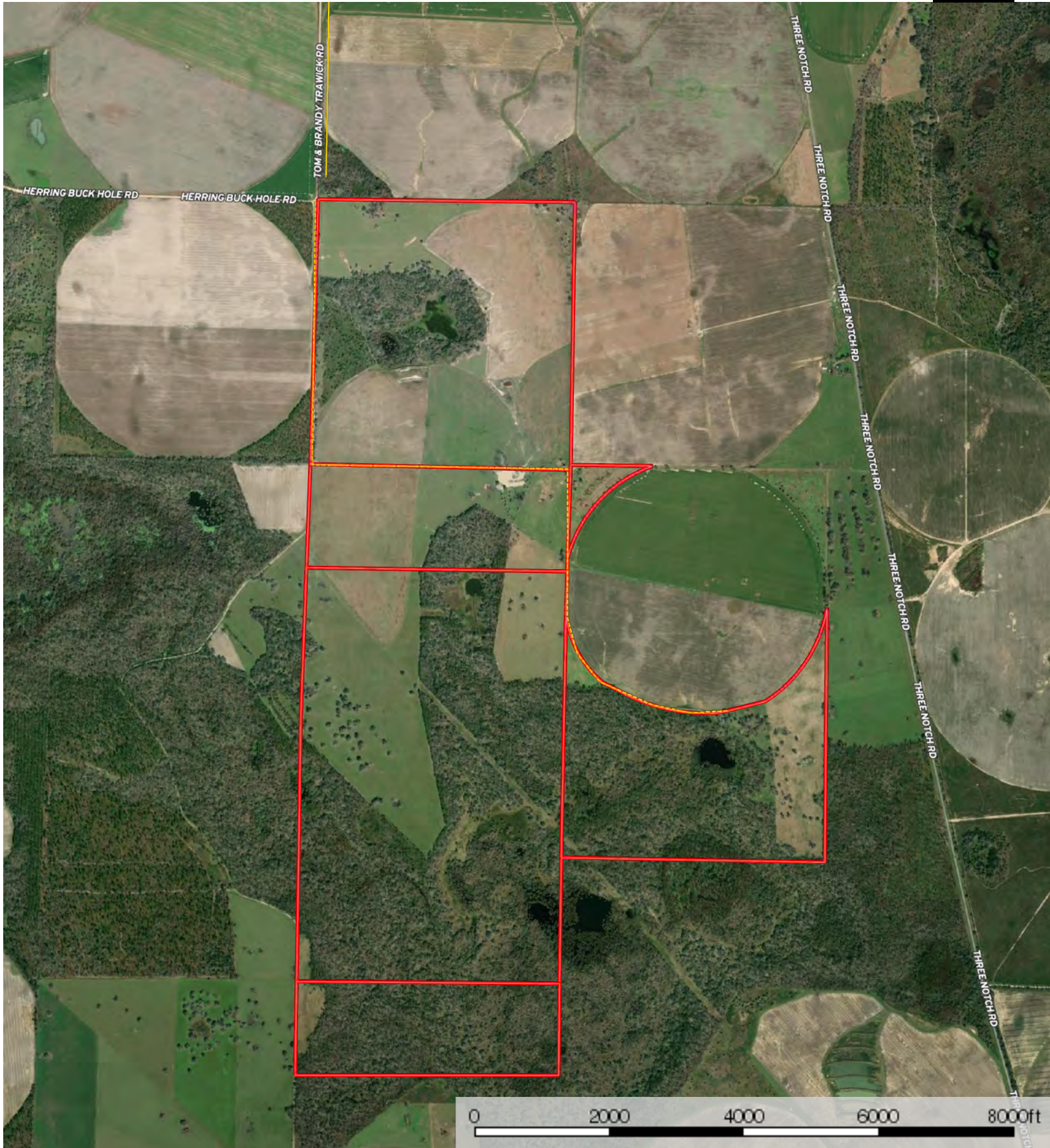


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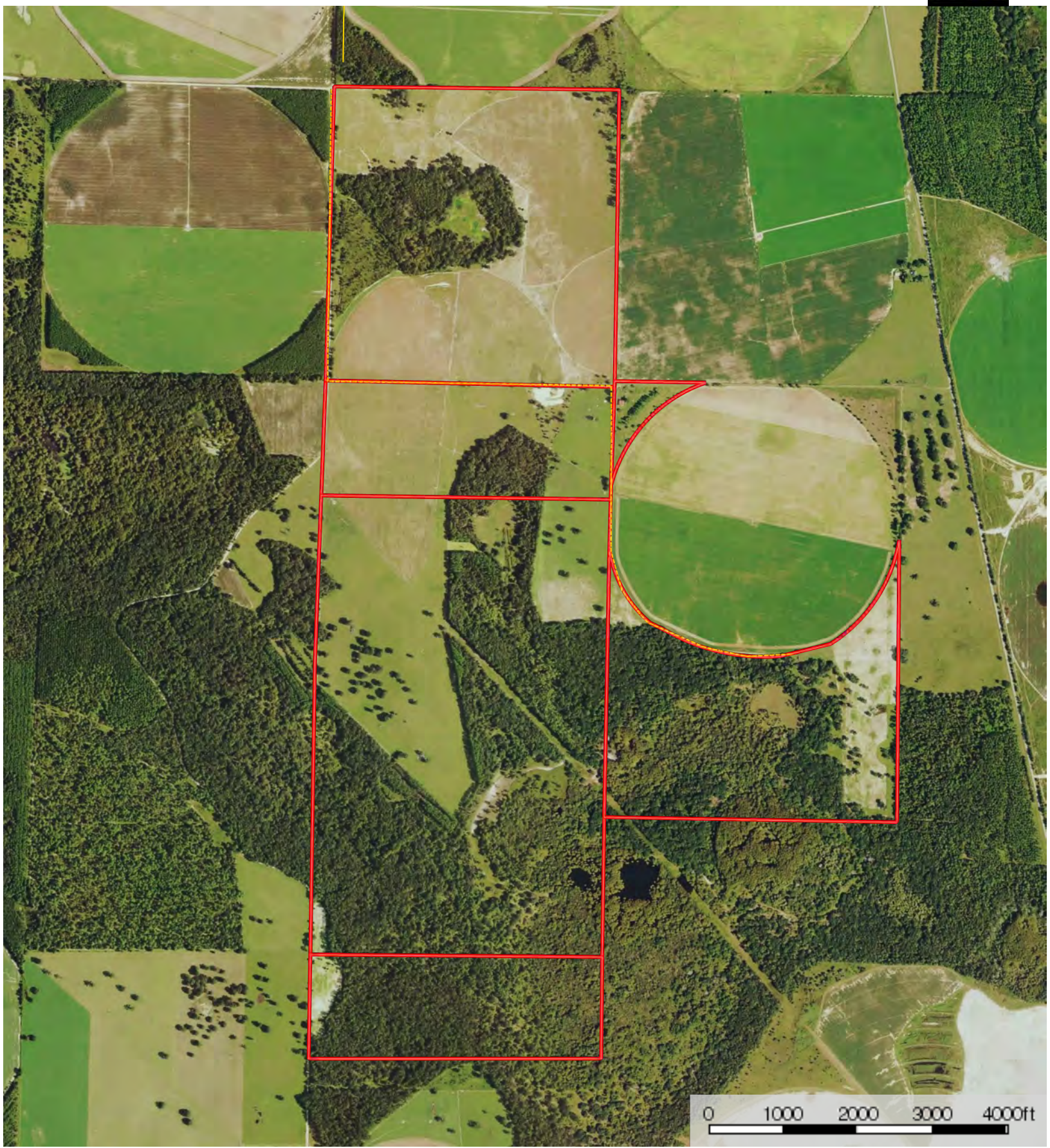


Trawick Farm Seminole County GA (1,011.89+/-)  
Seminole County, Georgia, 1 AC +/-



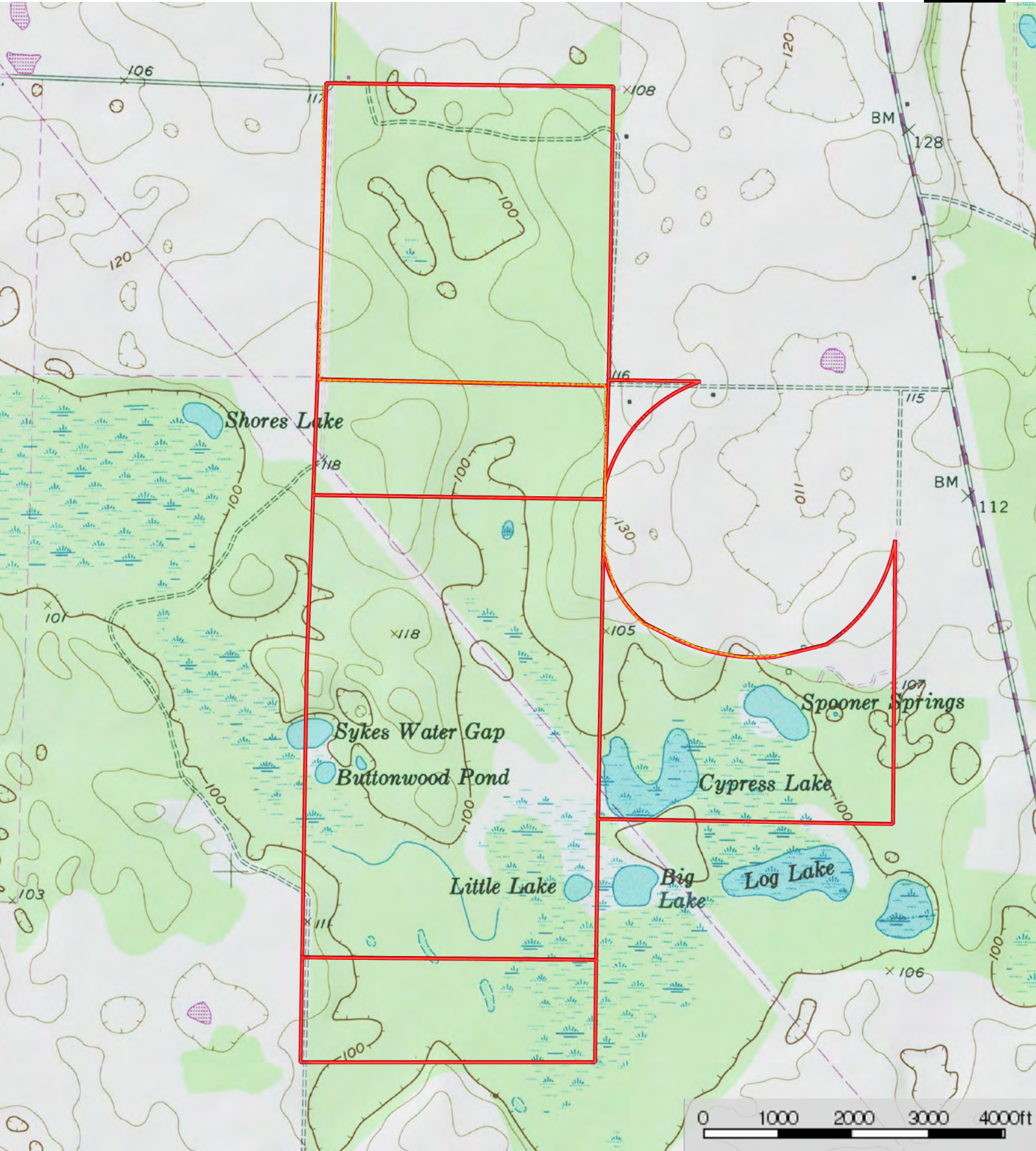
--- Road / Trail    Primary Road    Boundary





--- Road / Trail    --- Primary Road    □ Boundary





--- Road / Trail    — Primary Road    □ Boundary











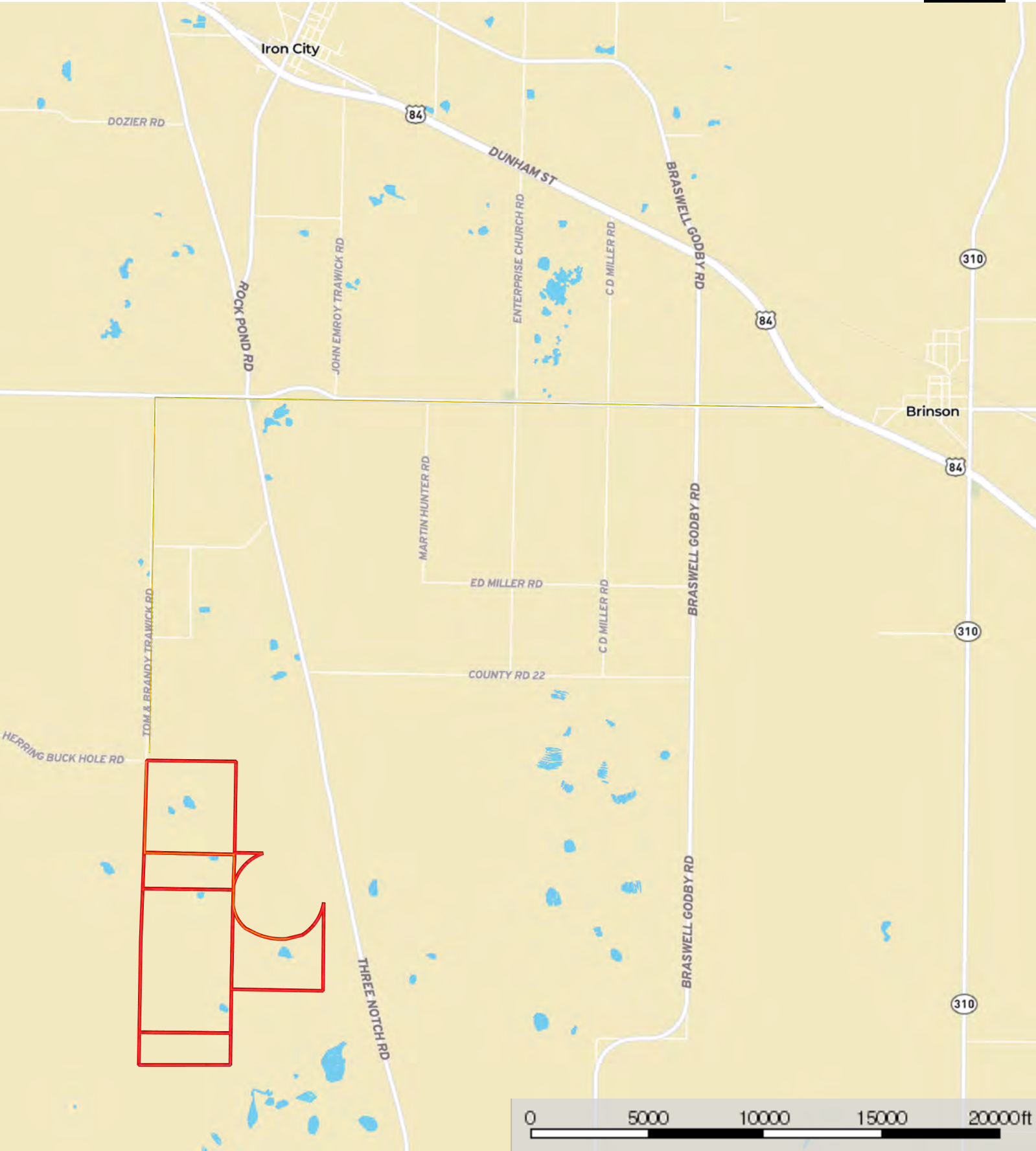








Trawick Farm Seminole County GA (1,011.89+/-)  
Seminole County, Georgia, 1 AC +/-

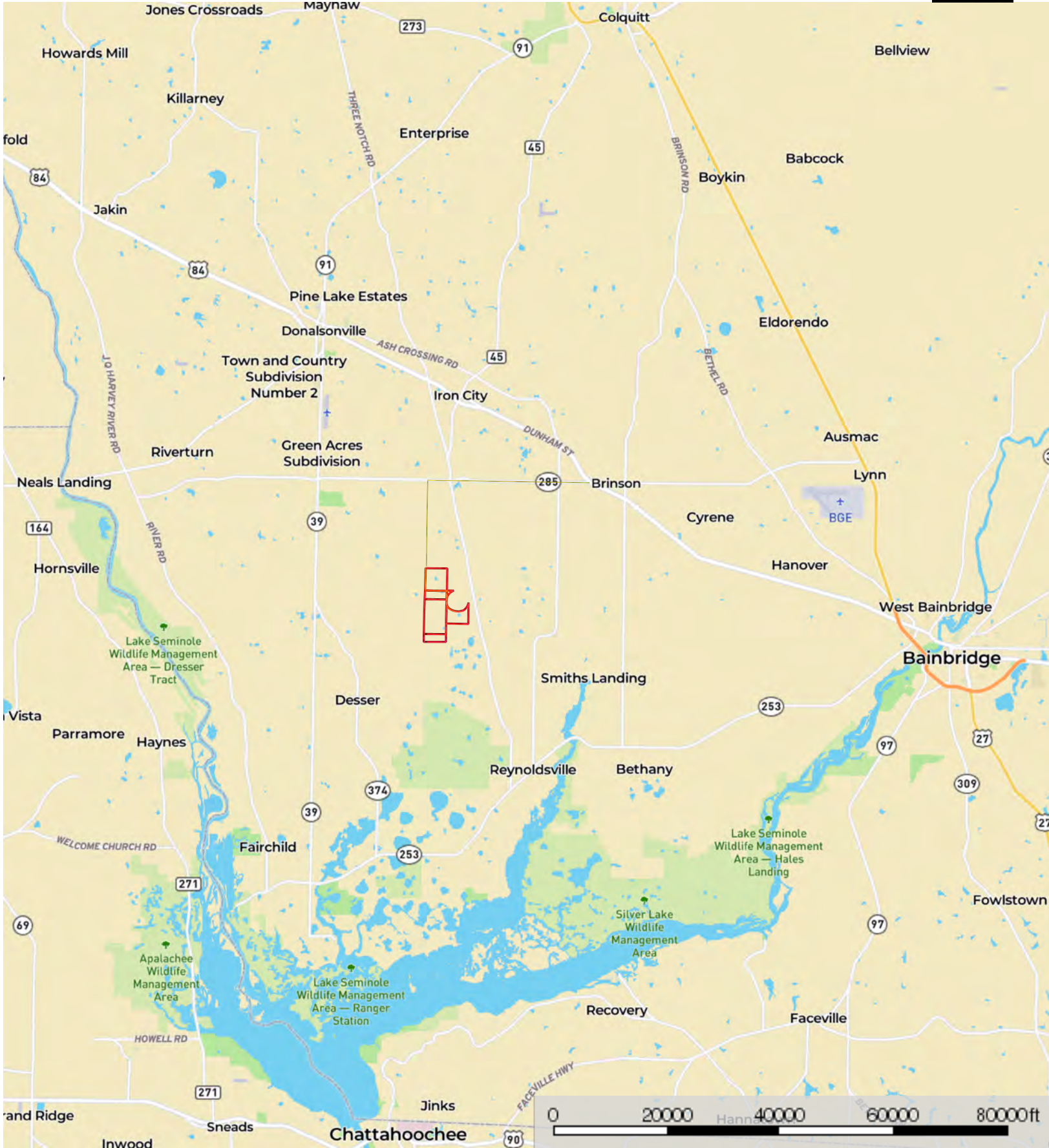


--- Road / Trail    --- Primary Road    □ Boundary



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

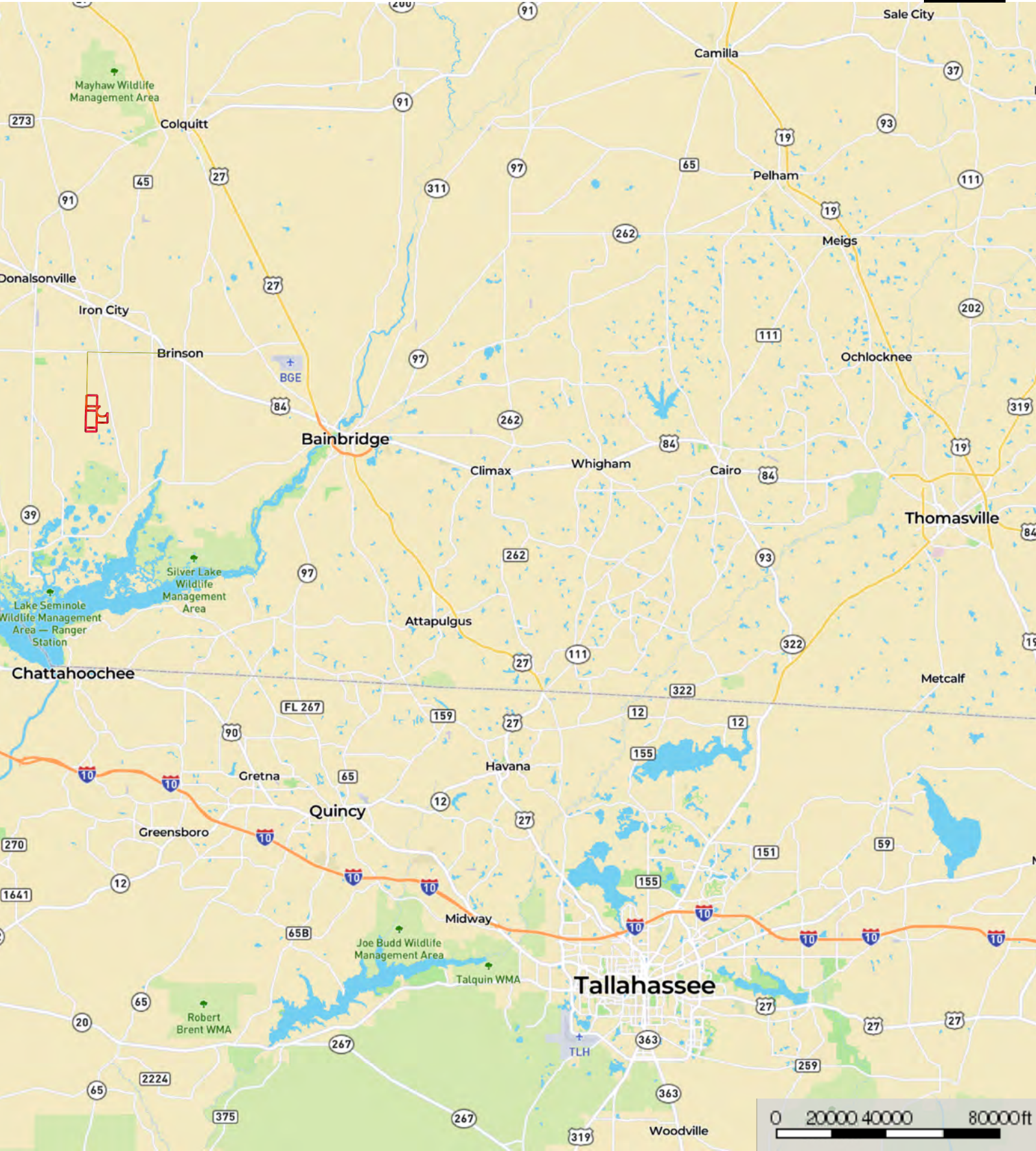
Seminole County, Georgia, 1 AC +/-



--- Road / Trail    --- Primary Road    □ Boundary



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



--- Road / Trail    — Primary Road    □ Boundary




Dwellings Without Basements—Miller and Seminole Counties, Georgia  
(Trawick Farm)






## MAP LEGEND

### Area of Interest (AOI)





 Area of Interest (AOI)

### Background





 Aerial Photography

### Soils





#### Soil Rating Polygons

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available


#### Soil Rating Lines

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available






#### Soil Rating Points

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available

### Water Features

 Streams and Canals

### Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

## MAP INFORMATION

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

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: Miller and Seminole Counties, Georgia  
Survey Area Data: Version 16, Jun 8, 2020

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

Date(s) aerial images were photographed: Feb 11, 2016—Dec 15, 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.



## 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%           |
| <b>Totals for Area of Interest</b> |  |                  |                          |                                 | <b>1,030.6</b> | <b>100.0%</b>  |

| 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%           |
| <b>Totals for Area of Interest</b> | <b>1,030.6</b> | <b>100.0%</b>  |



## 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