



BUCK CREEK FARMS

\$436,500

113.36 ACRES

📍 MACON COUNTY, GEORGIA

Buck Creek Farms has proven itself year after year to produce quality whitetail deer hunting and an exceptional place to enjoy with family and friends. Buck Creek Farms features over 3,200 feet of Buck Creek frontage and a 3.5-acre pond. It's not often that you find a tract this size in Macon County with creek frontage, a pond, and turn-key hunting with water and power. Don't miss your chance on this one!

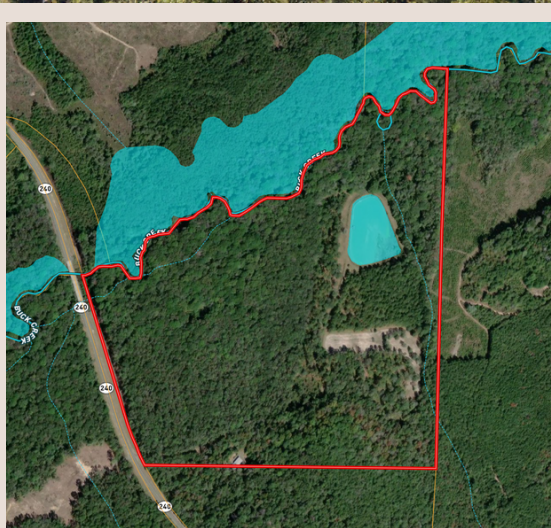
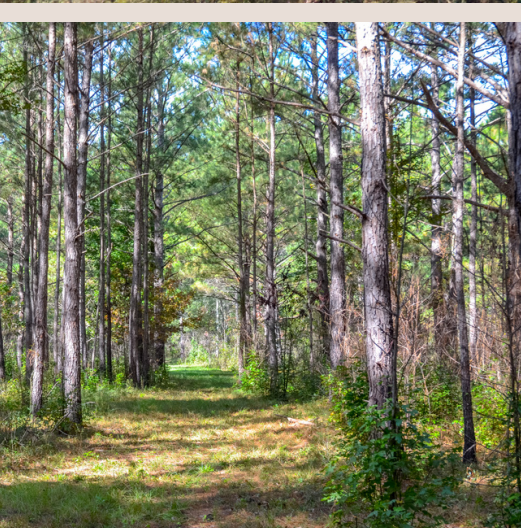


FARM FEATURES

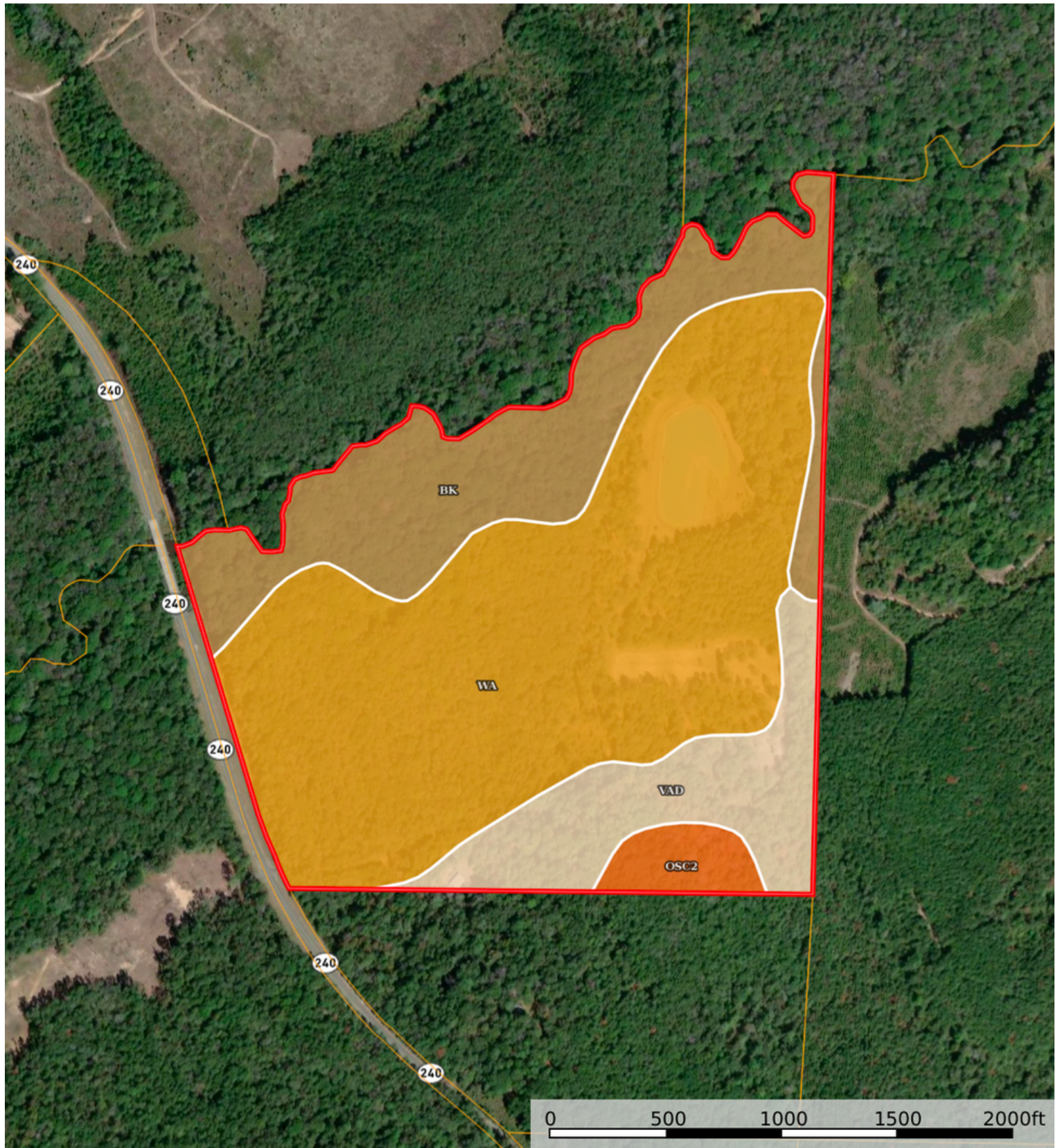
- Mature Hardwood and Pine Timber
- Good Road System
- Existing Food Plots
- Exceptional Deer and Turkey Hunting
- Gated Entrance
- 40x60 Wired Shop with Roll Up Door
- Paved Road Frontage
- 3.5 Acre Pond
- Power and Water on Property



Contact Brandon Vann
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SOILS REPORT



SOILS REPORT

| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|---|-----------|-------|-----|-------|------|
| Wa | Wahee loam | 79.19 | 59.72 | 0 | 67 | 2w |
| BK | Kinston and Bibb soils, 0 to 2 percent slopes, frequently flooded | 31.4 | 23.68 | 0 | 30 | 6w |
| VaD | Vaocluse loamy sand, 10 to 20 percent slopes | 17.96 | 13.54 | 0 | 40 | 6e |
| OsC2 | Orangeburg sandy loam, 5 to 8 percent slopes, moderately eroded | 4.06 | 3.06 | 0 | 67 | 3e |
| TOTALS | | 132.61(*) | 100% | - | 54.58 | 3.52 |









(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

| |  |  |  |  |  |  |  |  |
|--------------|---|---|---|---|--|---|---|---|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| 'Wild Life' | • | • | • | • | • | • | • | • |
| Forestry | • | • | • | • | • | • | • | |
| Limited | • | • | • | • | • | • | • | |
| Moderate | • | • | • | • | • | • | | |
| Intense | • | • | • | • | • | | | |
| Limited | • | • | • | • | | | | |
| Moderate | • | • | • | | | | | |
| Intense | • | • | | | | | | |
| Very Intense | • | | | | | | | |

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

TOPOGRAPHY MAP

