



MILL CREEK FARMS

\$699,000

182.1 ACRES



MACON COUNTY, GEORGIA

Mill Creek Farms has proven itself year after year to produce quality whitetail deer hunting and unprecedented turkey hunting. The property consists of mature natural hardwood and pine timber and a large food plot or dove field, depending on your preference for hunting. Good road systems, location, and living quarters make this a phenomenal recreational tract that could soon be yours.

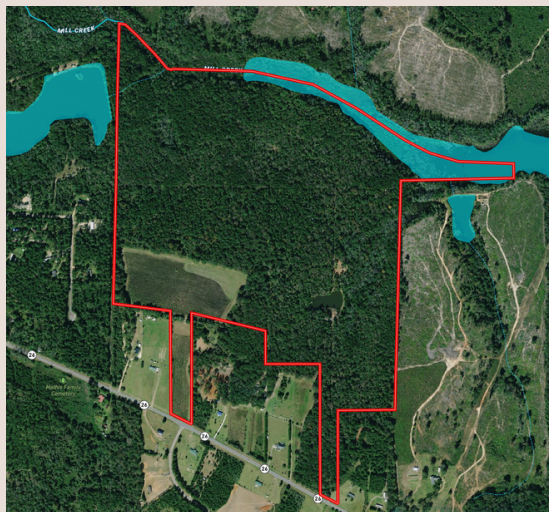


MILL CREEK HIGHLIGHTS

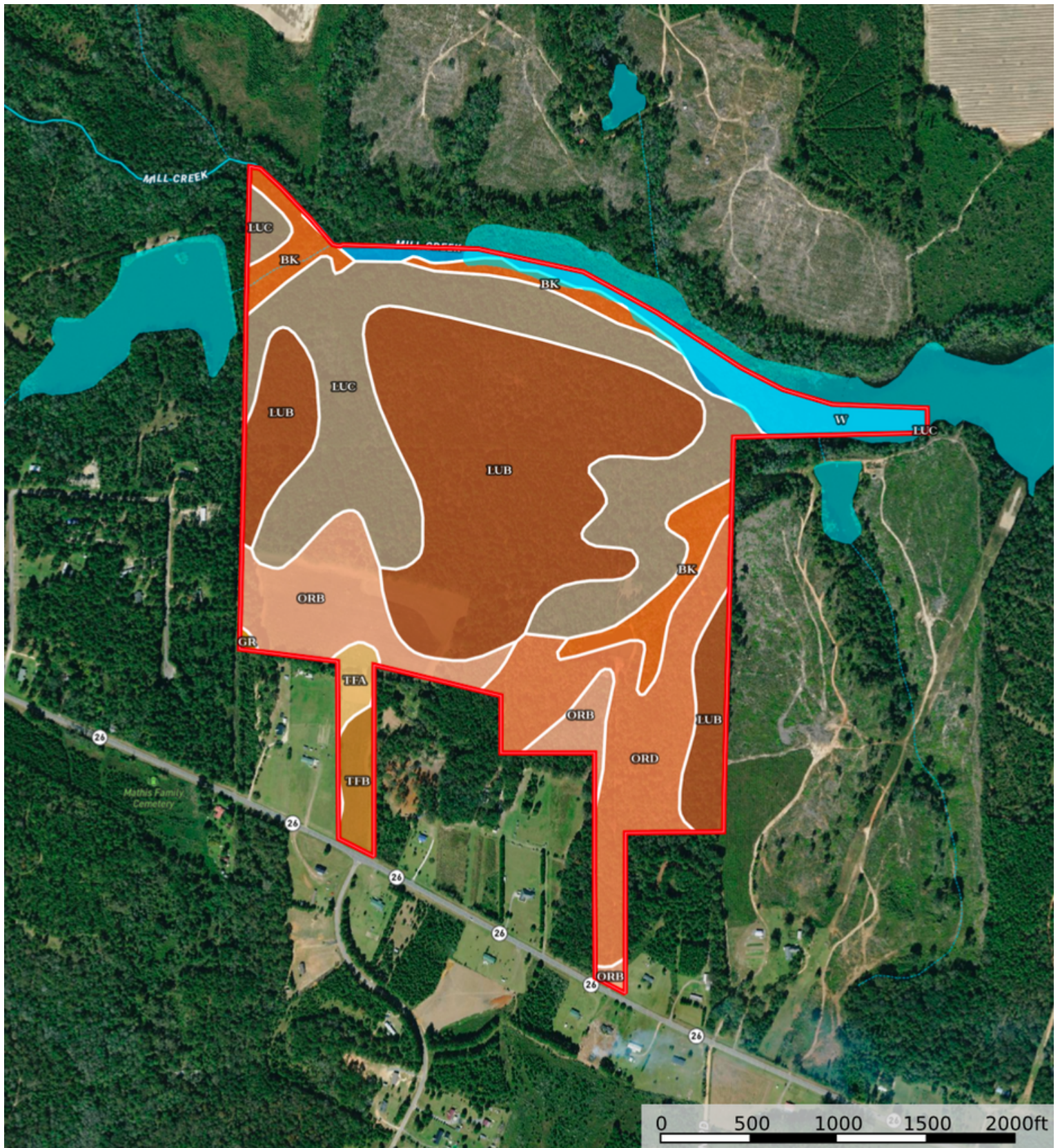
- Good Road System
- Existing Food Plots
- Large Food Plot/Dove Field
- Exceptional Turkey Hunting
- Gated Entrance
- Paved Road Frontage
- Mill Creek Frontage
- Cabin/Bunk House (powered by generator)
- Small Pond
- Access to Large Beaver Pond



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SOILS REPORT



SOILS REPORT

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
LuB	Lucy loamy sand, 0 to 5 percent slopes	65.57	36.23	0	51	2s
LuC	Lucy loamy sand, 5 to 12 percent slopes	47.73	26.38	0	49	4s
OrD	Orangeburg loamy sand, 8 to 12 percent slopes	22.97	12.69	0	67	4e
OrB	Orangeburg loamy sand, 2 to 5 percent slopes	17.27	9.54	0	69	2e
BK	Kinston and Bibb soils, 0 to 2 percent slopes, frequently flooded	12.07	6.67	0	30	6w
W	Water	9.77	5.4	0	-	-
TfB	Tifton loamy sand, 2 to 5 percent slopes	3.36	1.86	0	65	2e
TfA	Tifton loamy sand, 0 to 2 percent slopes	2.03	1.12	0	66	1
Gr	Grady sandy loam, 0 to 2 percent slopes, frequently ponded	0.21	0.12	0	18	5w
TOTALS		180.96(*)	100%	-	50.46	3.1

(*) 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

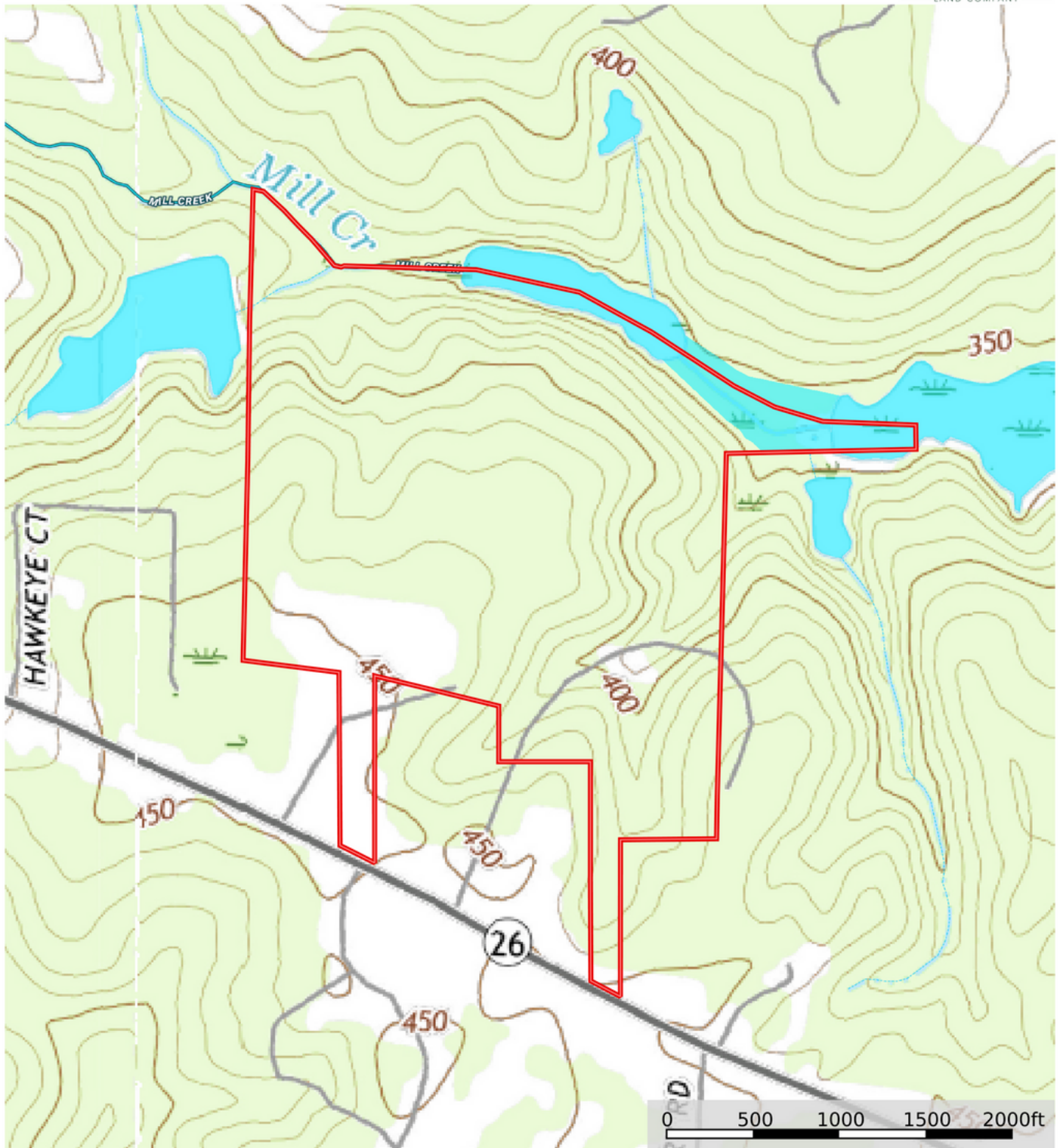
(c) climatic limitations (e) susceptibility to erosion

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

TOPOGRAPHY MAP

Mill Creek Farms
Georgia, AC +/-

new era
LAND COMPANY



 Boundary  Stream, Intermittent  River/Creek  Water Body