



Harmony Ridge Farm - 154 Acres

Baldwin County, GA

\$399,000

\$2,591/Acre

Asking Price

- Road Frontage
- Natural Pine and Hardwood Timber
- Convenient Location
- Public Water
- High Speed Internet
- Power Available

ABOUT THE PROPERTY

Harmony Ridge Farm is located in Baldwin County between Milledgeville and Sandersville with frontage on both Deep-step Road and Harmony Church Road. The timber is a mix of natural Pine and Hardwood that is approximately 20 years old with an internal road system consisting of primary roads that will accommodate a full-sized truck and other secondary roads suitable for a four-wheeler or other utility vehicle. The topography of the property ranges from 457 feet at the highest point to approximately 320 feet at the lowest point along the stream that serves as the Western property boundary. The property terrain is gently sloping to approximate grades between 6% and 10%. The soils consist of predominately well drained upland soils that will support year-round access, utility, fantastic timber productivity, and all-weather logging. Harmony Ridge Farm is a great hunting property as the natural timber, streams, gas line, and wildlife openings provide great habitat for the deer, hogs and turkey.

Windstream offers high speed fiber optic internet to this area. County water and power is available along Harmony Church road.



A Land Brokerage &
Forestry Services Company

2044 Northside Road
Perry, Georgia 31069

Phone: 912-678-5920

Email: jack.frankhouser@ghland.com

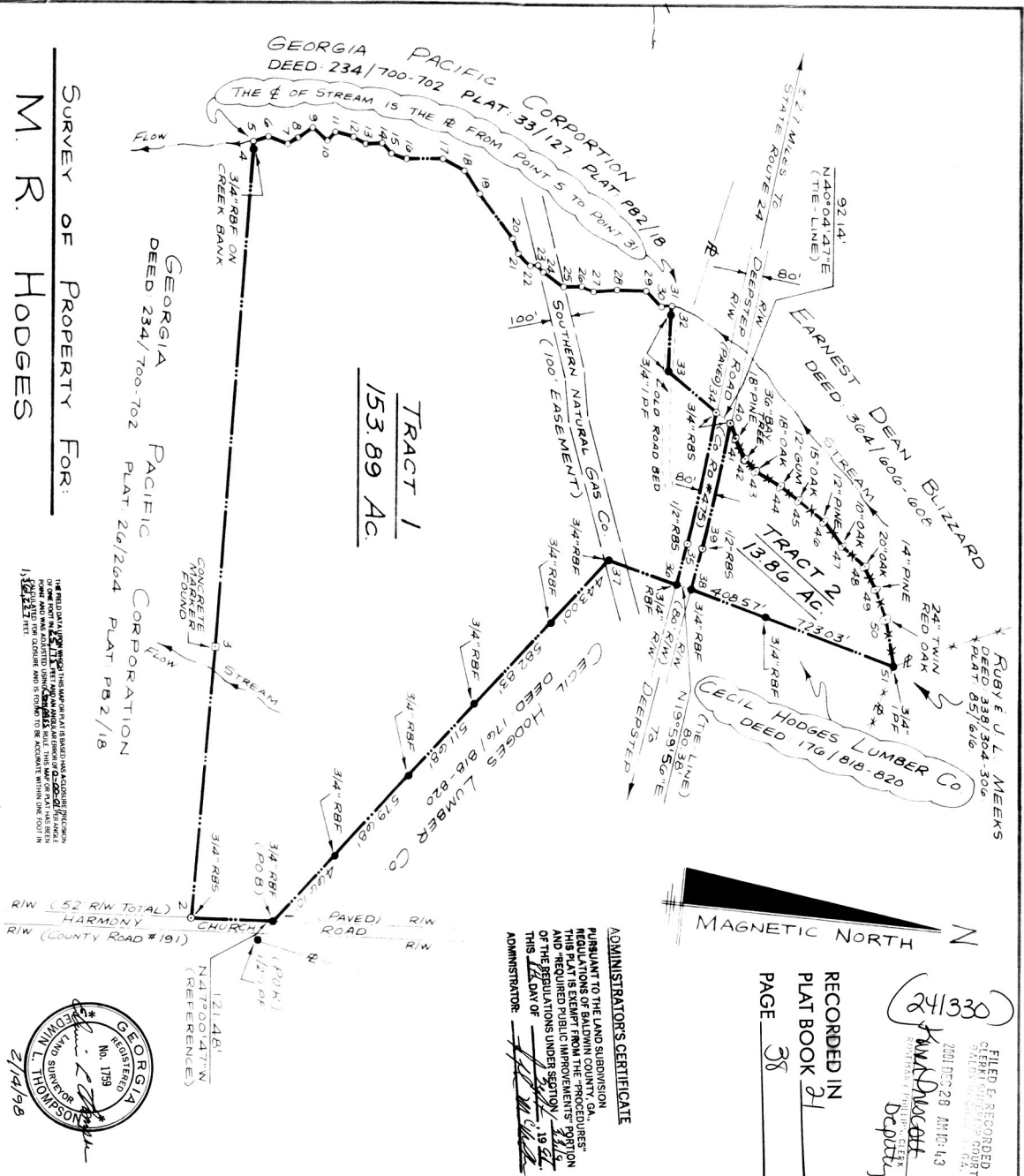
Property is enrolled in CUVA. 2022 property taxes were \$1,435.73

Property is enrolled in CUVA. 2022 taxes were:

Timber Stand Type	Acres
2002 Natural Pine/ Hard-	138
Hardwood Branch	5
Open	7
Natural Gas Line	4
Total	154

Destination	Distance
Milledgeville	14 minutes
Sandersville	22 minutes
Atlanta	1 hour 55 min
Macon	44 minutes
Athens	1 hour 36 minutes
Jacksonville, FL	4 hours 11 minutes





TRACT 1 PERIMETER

POINTS FROM TO	BEARING	DISTANCE
1 2	S02°03'21"W	4.55 30'
2 3	N84°45'03"W	14.24 16'
3 4	N85°40'21"W	26 15 86'
4 5	N85°40'21"W	0 00'
5 6	N23°37'42"W	85 32'
6 7	N17°49'51"W	103 17'
7 8	N21°49'51"W	63 77'
8 9	N35°23'06"W	90 15'
9 10	N37°52'04"E	99 89'
10 11	N48°15'59"W	55 02'
11 12	N10°55'56"E	94 79'
12 13	N31°36'43"E	76 95'
13 14	N05°44'23"W	92 93'
14 15	N51°50'32"E	68 49'
15 16	N18°31'53"E	89 15'
16 17	N02°51'59"E	199 03'
17 18	N24°45'03"E	124 28'
18 19	N57°27'46"E	141 17'
19 20	N53°31'46"E	296 00'
20 21	N66°23'38"E	73 99'
21 22	N46°13'37"E	94 94'
22 23	N03°29'34"W	29 98'
23 24	N45°48'28"E	45 60'
24 25	N36°16'09"E	132 43'
25 26	N00°23'21"E	93 66'
26 27	N27°33'47"E	65 12'
27 28	N07°13'41"W	140 31'
28 29	N04°19'39"E	130 95'
29 30	N43°38'09"E	114 48'
30 31	N08°50'13"E	53 47'
31 32	N08°12'52"E	15 00'
32 33	S88°12'52"E	31 7 91'
33 34	N40°04'47"E	31 7 91'
34 35	RADIUS 10852.65'	705 31'
35 36	CURVE 57°55'34"E	220 26'
36 37	S75°43'43"E	277 75'
37 1	S19°59'56"W	2583 29'

TRACT 2 PERIMETER

POINTS FROM TO	BEARING	DISTANCE
38 39	N75°43'28"W	228 75'
39 40	S83°03'28"W	ARC 664 54'
40 41	N75°19'37"E	35 52'
41 42	N66°00'05"E	109 85'
42 43	N44°00'12"E	80 94'
43 44	N32°03'32"E	152 66'
44 45	N36°00'06"E	111 00'
45 46	N40°29'52"E	182 00'
46 47	N49°27'23"E	161 98'
47 48	N44°56'43"E	161 79'
48 49	N65°00'57"E	133 95'
49 50	N72°27'41"E	166 41'
50 51	N78°40'16"E	235 13'
51 38	S19°59'56"W	1131 60'



ACREAGE SUMMARY

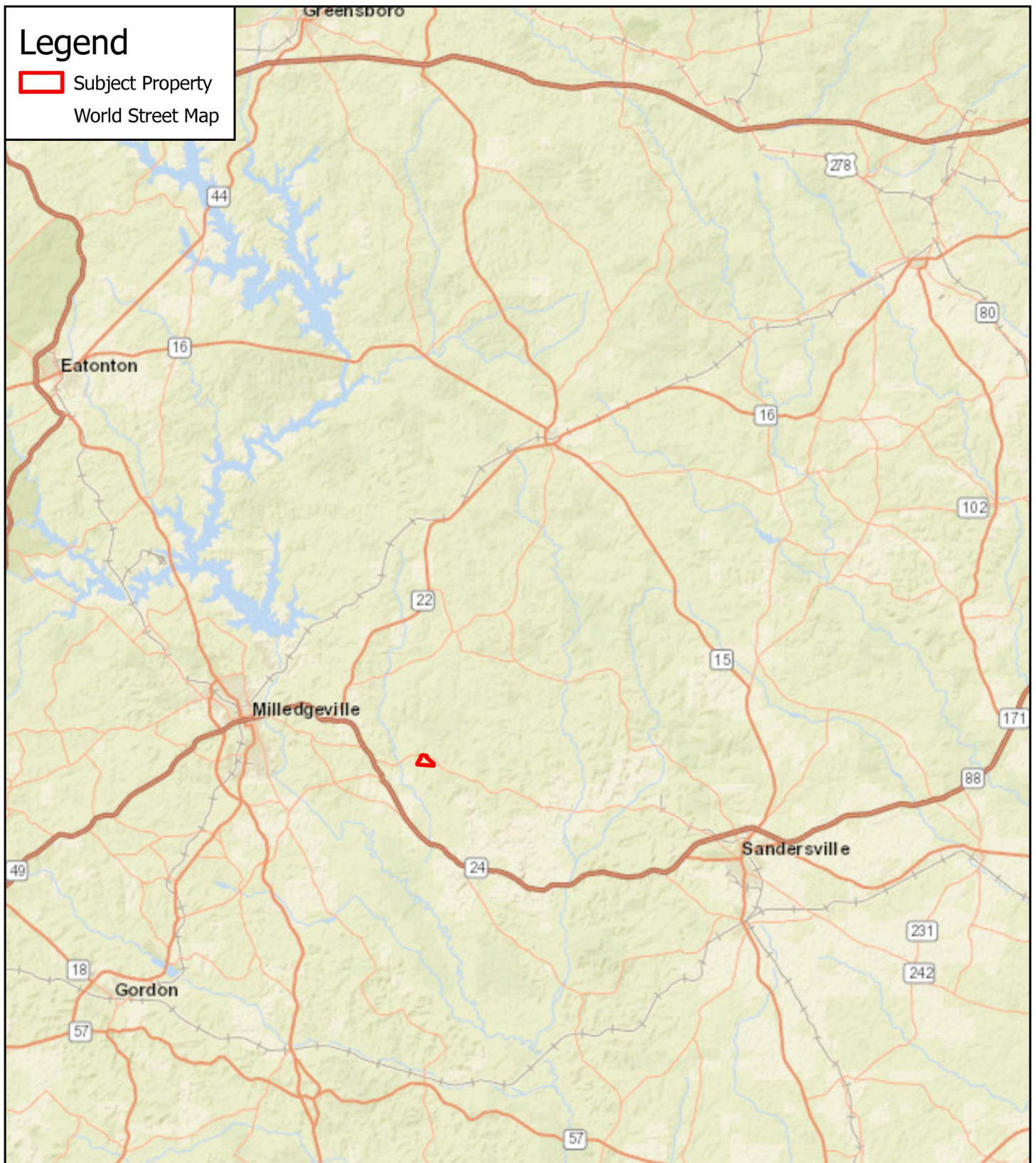
TRACT	ACREAGE
TRACT 1	153.89 AC
TRACT 2	13.86 AC
TOTAL ACREAGE	167.75 AC

LEGEND:

R/W = RIGHT-OF-WAY
= CENTER LINE
= ADJOINING PROPERTY LINE
RBS = REBAR SET
RBF = REBAR FOUND
IPF = IRON PIPE FOUND
(POB) = POINT OF BEGINNING
(POR) = POINT OF REFERENCE
***** = FENCE IS ON OR NEAR #

Legend

-  Subject Property
-  World Street Map



Baldwin County 154 Acres Location Map



JACK R FRANKHOUSER, ALC
REALTOR/FORESTER
ACCREDITED LAND CONSULTANT
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Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere Center: 83.0006°W 33.1741°N

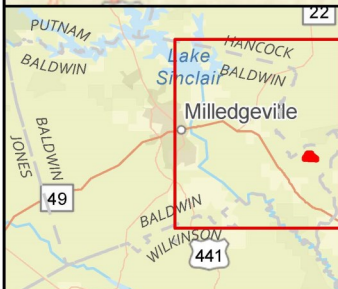
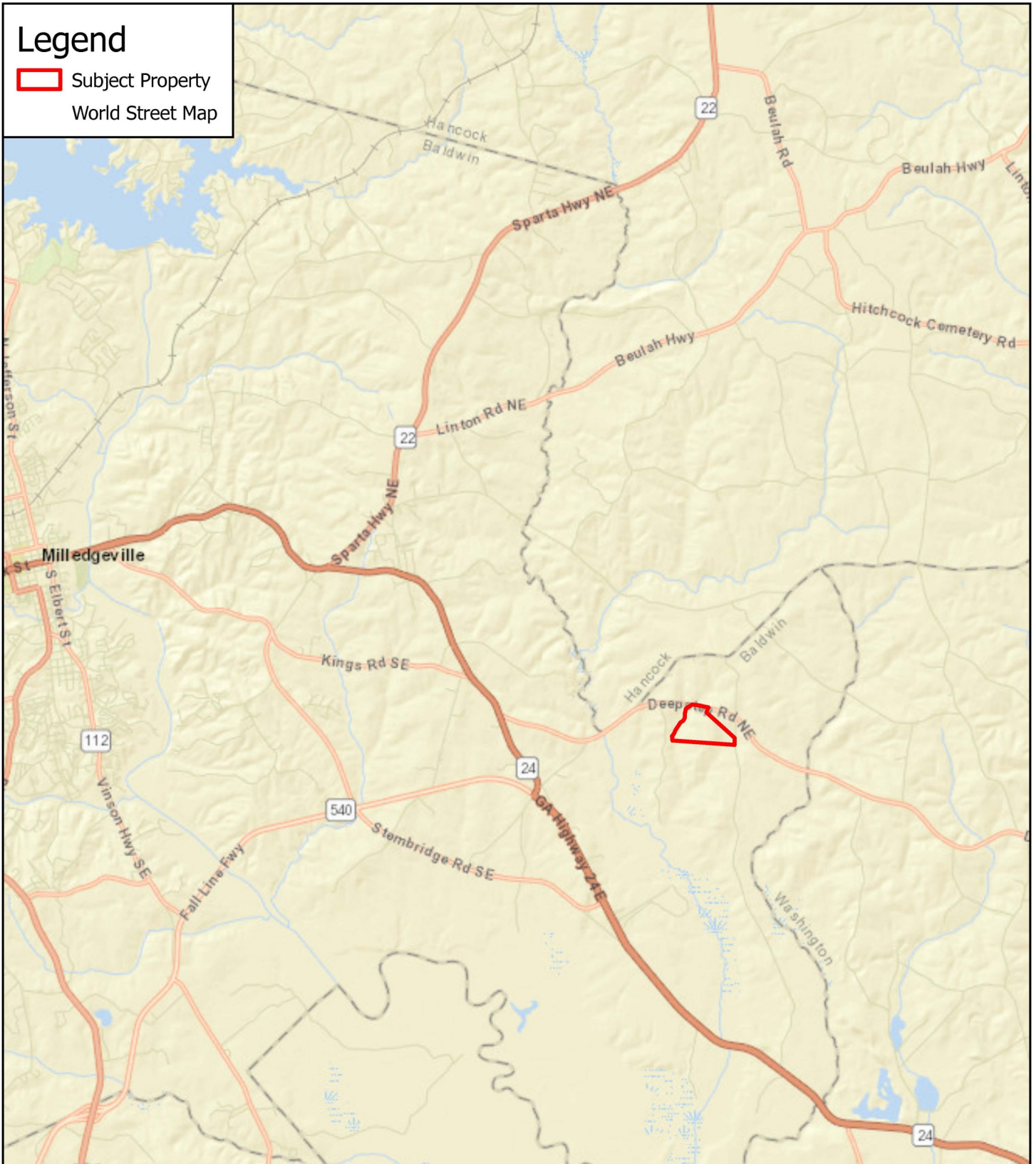


1 inch equals 42,257 feet

0 25,000 50,000 Feet

Legend

-  Subject Property
- World Street Map



Baldwin County 154 Acres Location Map



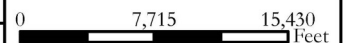
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1 inch equals 11,078 feet



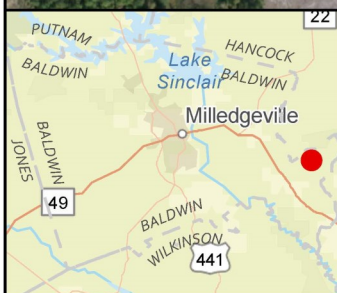
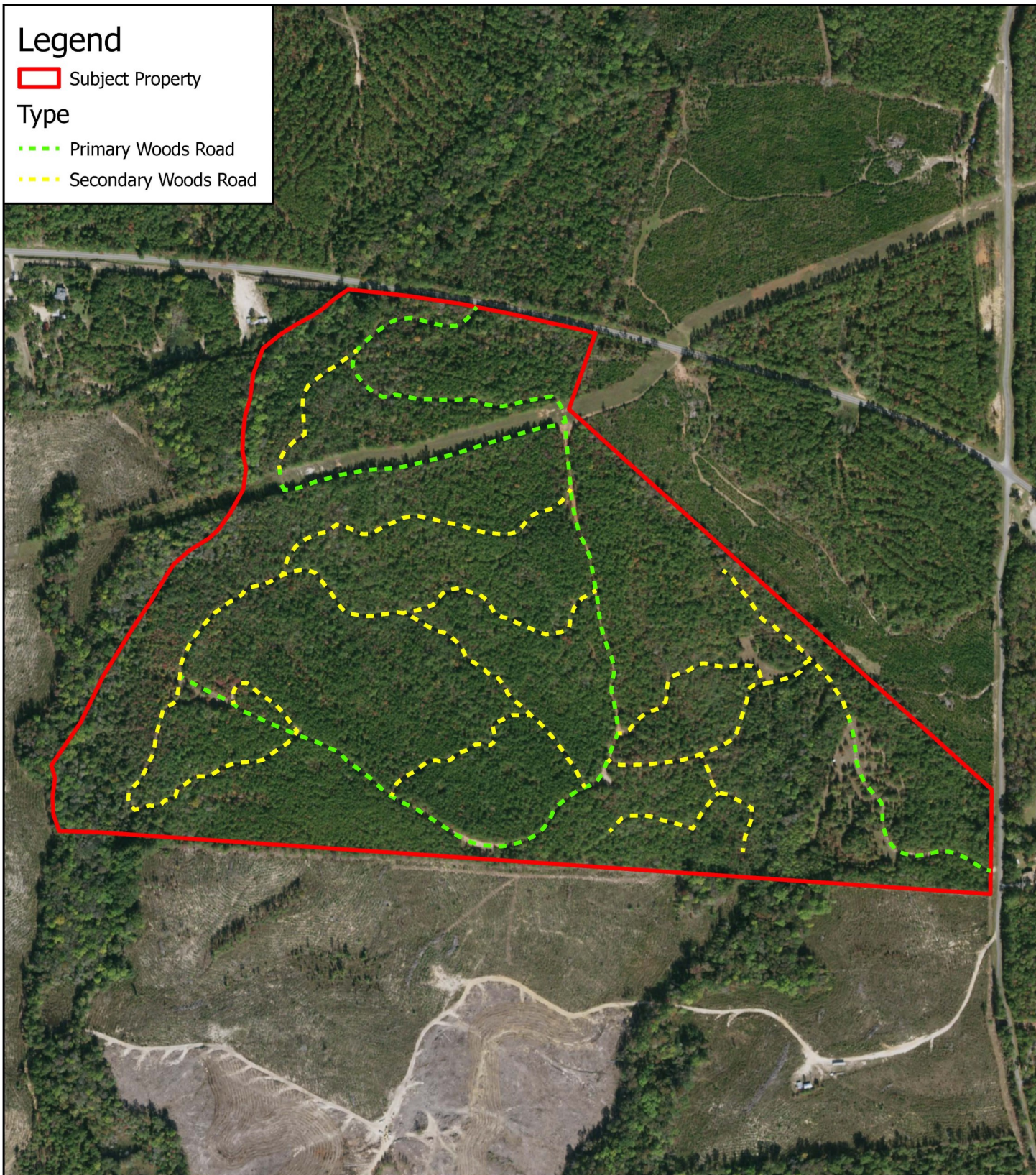
Legend

 Subject Property

Type

 Primary Woods Road

 Secondary Woods Road



Baldwin County 154 Acres Primary & Secondary Woods Roads



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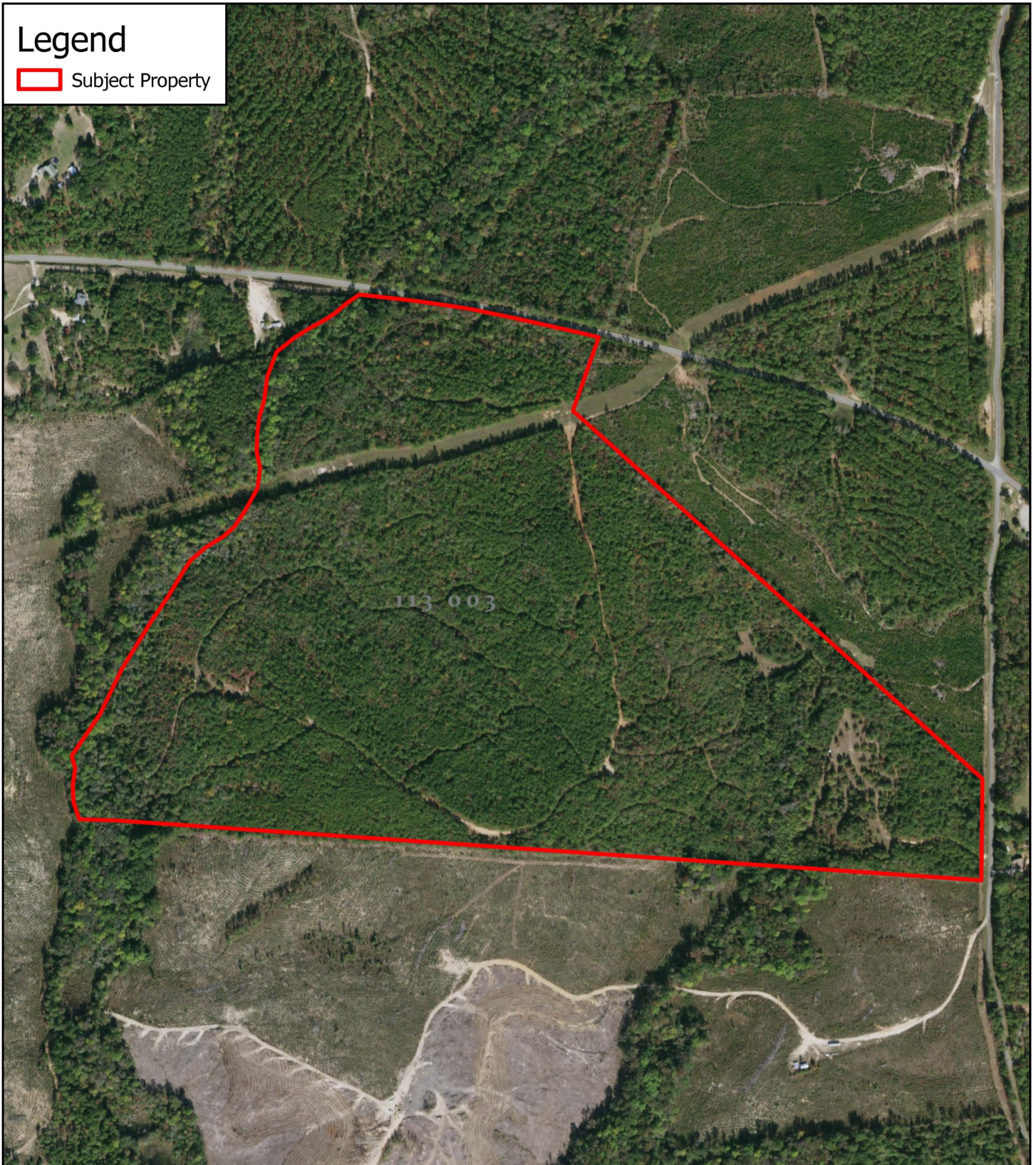


1 inch equals 743 feet

0 500 1,000 Feet

Legend

 Subject Property



Baldwin County 154 Acres Tract Map - NAIP Imagery



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1 inch equals 761 feet

0 500 1,000 Feet

Legend

 Subject Property



Baldwin County 154 Acres Tract Map - Bing Imagery



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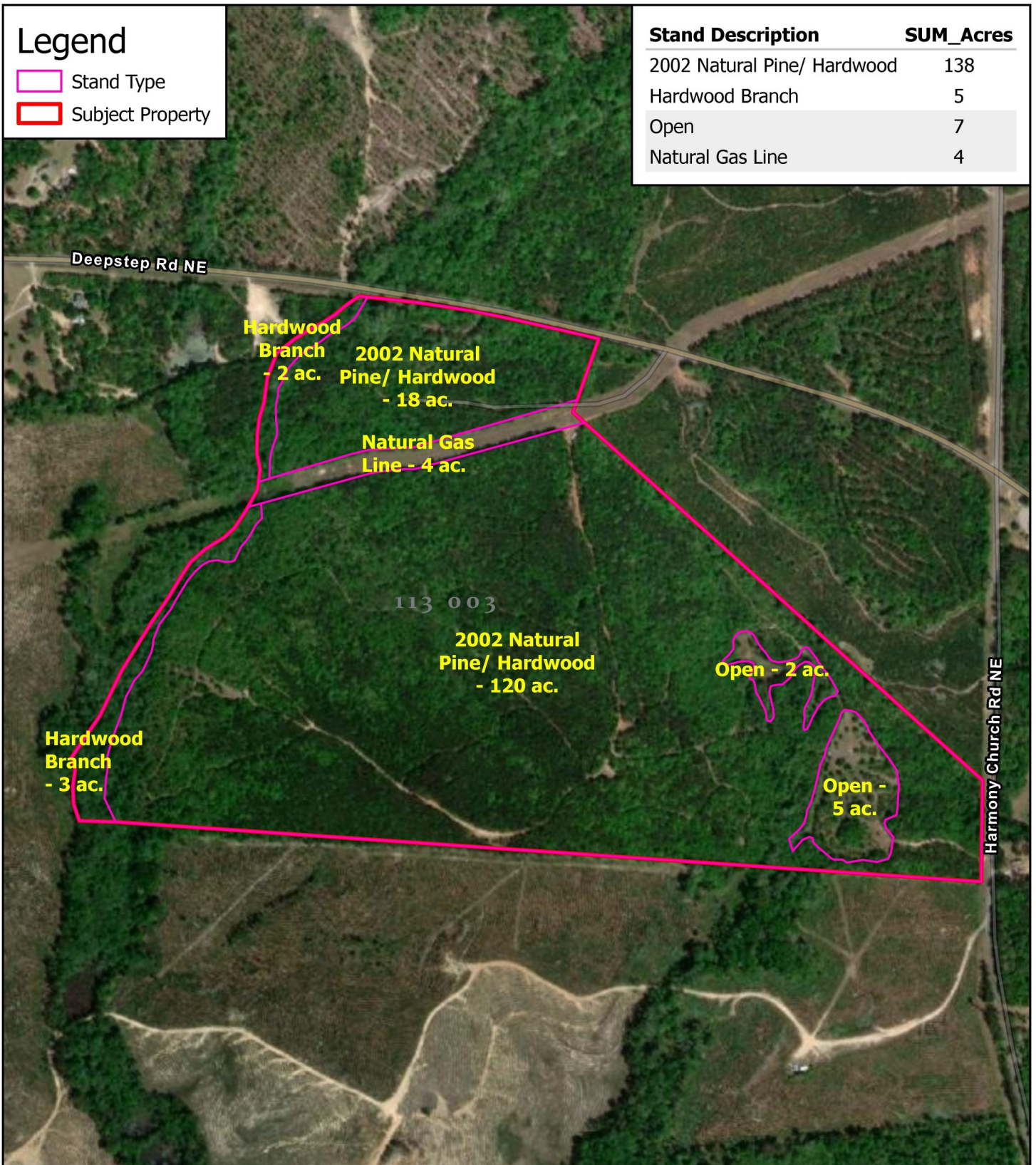
1 inch equals 761 feet

0 500 1,000 Feet

Legend

- Stand Type
- Subject Property

Stand Description	SUM_Acres
2002 Natural Pine/ Hardwood	138
Hardwood Branch	5
Open	7
Natural Gas Line	4



Baldwin County 154 Acres Timber Stand Type



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1 inch equals 761 feet



Legend

Stand Type

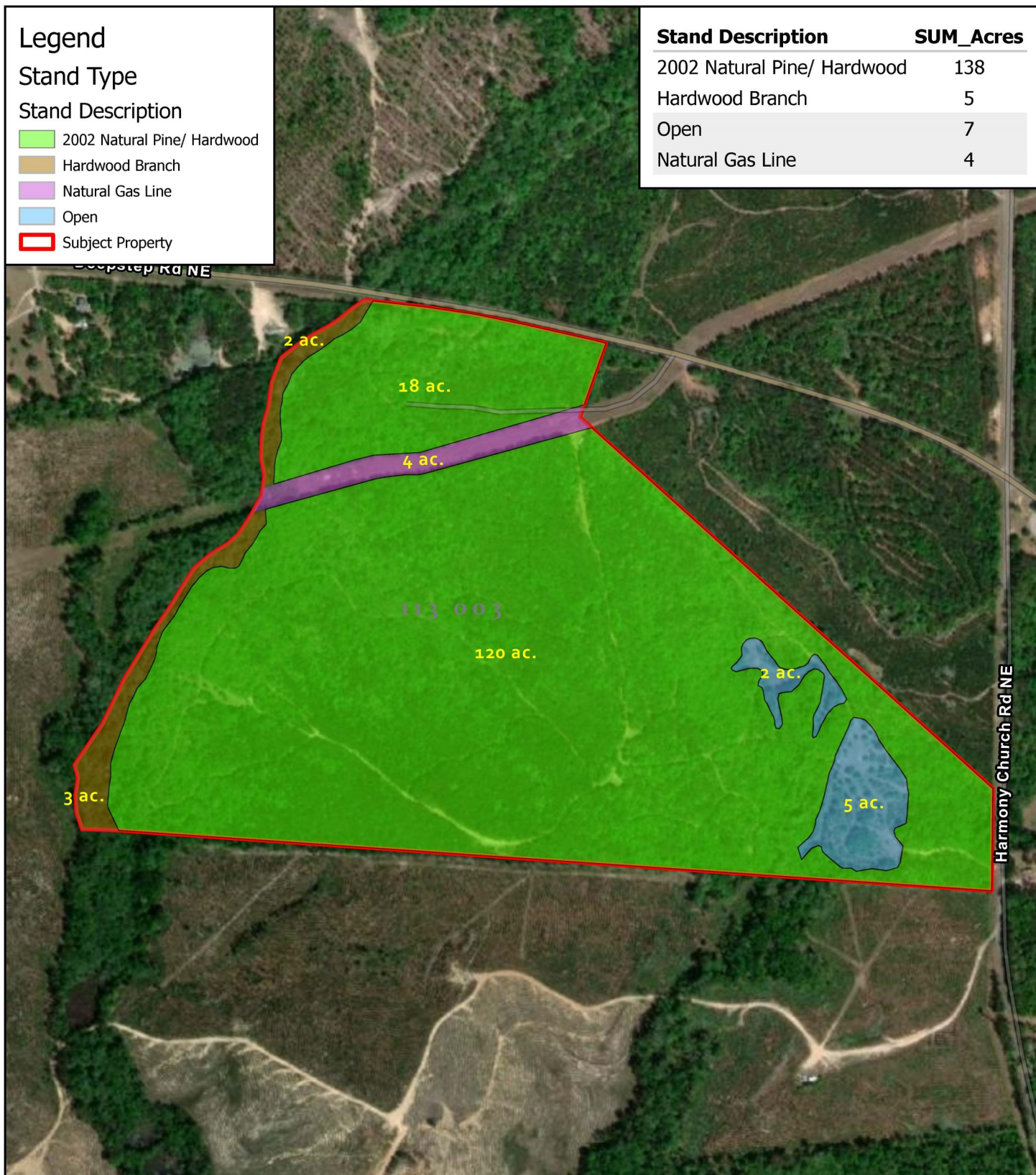
Stand Description

- 2002 Natural Pine/ Hardwood
- Hardwood Branch
- Natural Gas Line
- Open
- Subject Property

Stand Description

SUM_Acres

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Open	7
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Baldwin County 154 Acres Timber Stand Type



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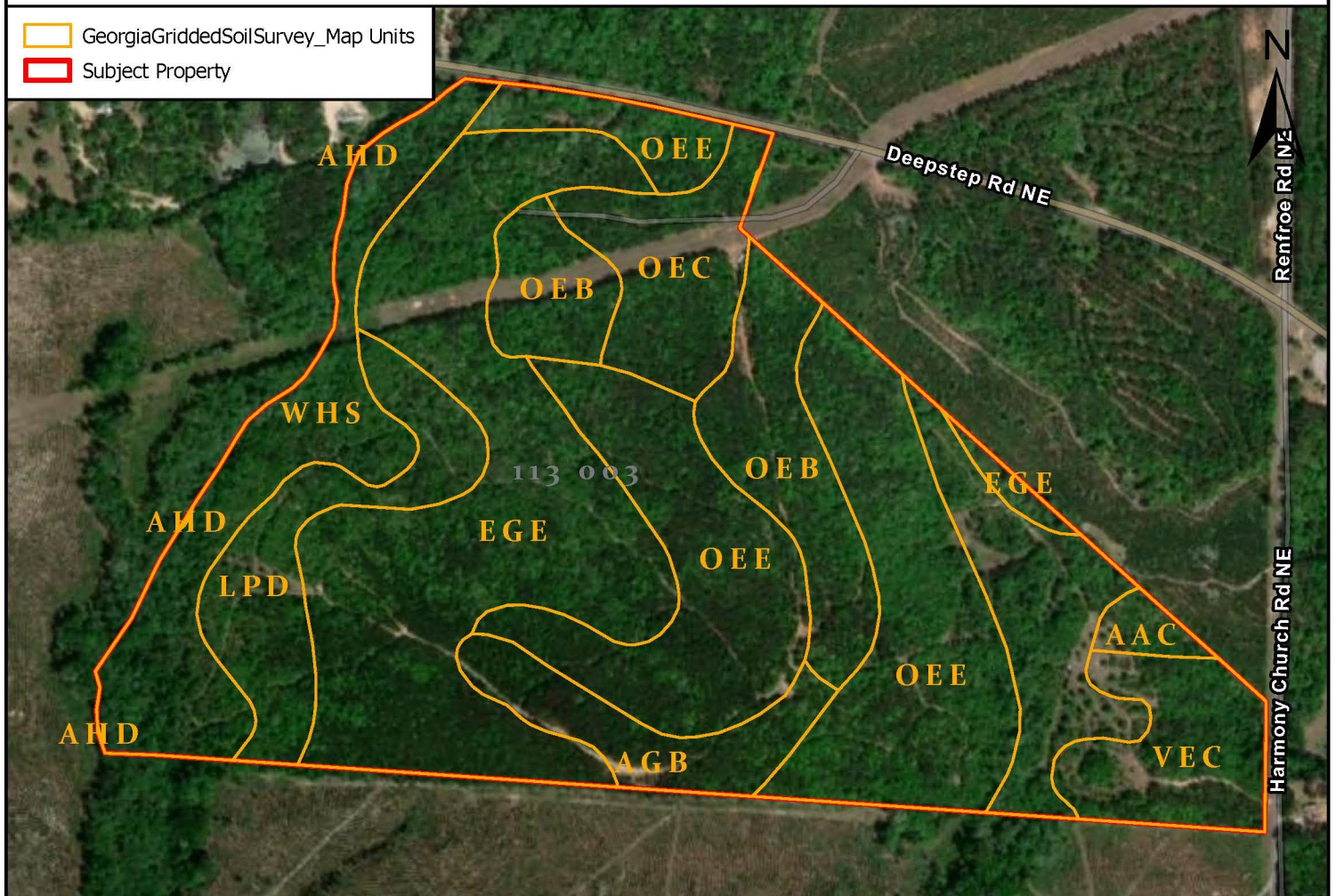


Soil Map

113 003 | Baldwin County, GA | 154 +/- Acres

MUSYM	MapunitName	DrainageClass	LoblollySiteIndex
EgE	Esto soils, 10 to 25 percent slopes	Well drained	82
AgB	Ailey loamy sand, 2 to 6 percent slopes	Well drained	0
OeB	Orangeburg loamy sand, 2 to 6 percent slopes	Well drained	80
EgE	Esto soils, 10 to 25 percent slopes	Well drained	82
OeB	Orangeburg loamy sand, 2 to 6 percent slopes	Well drained	80
OeE	Orangeburg loamy sand, 10 to 20 percent slopes	Well drained	80
AhD	Ailey soils, 10 to 15 percent slopes	Well drained	0
VeC	Vaucluse loamy sand, 2 to 10 percent slopes	Well drained	76
Whs	Wehadkee soils, 0 to 2 percent slopes, frequently flooded	Poorly drained	93
OeE	Orangeburg loamy sand, 10 to 20 percent slopes	Well drained	80
OeE	Orangeburg loamy sand, 10 to 20 percent slopes	Well drained	80
AhD	Ailey soils, 10 to 15 percent slopes	Well drained	0
AhD	Ailey soils, 10 to 15 percent slopes	Well drained	0
AAC	Ailey and Norfolk loamy sands, 2 to 10 percent slopes	Well drained	84
LpD	Lakeland sand, 10 to 15 percent slopes	Excessively drained	75
OeC	Orangeburg loamy sand, 6 to 10 percent slopes	Well drained	80

- GeorgiaGriddedSoilSurvey_Map Units
- Subject Property



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0 500 1,000
 Feet



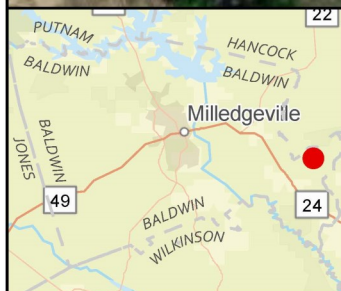
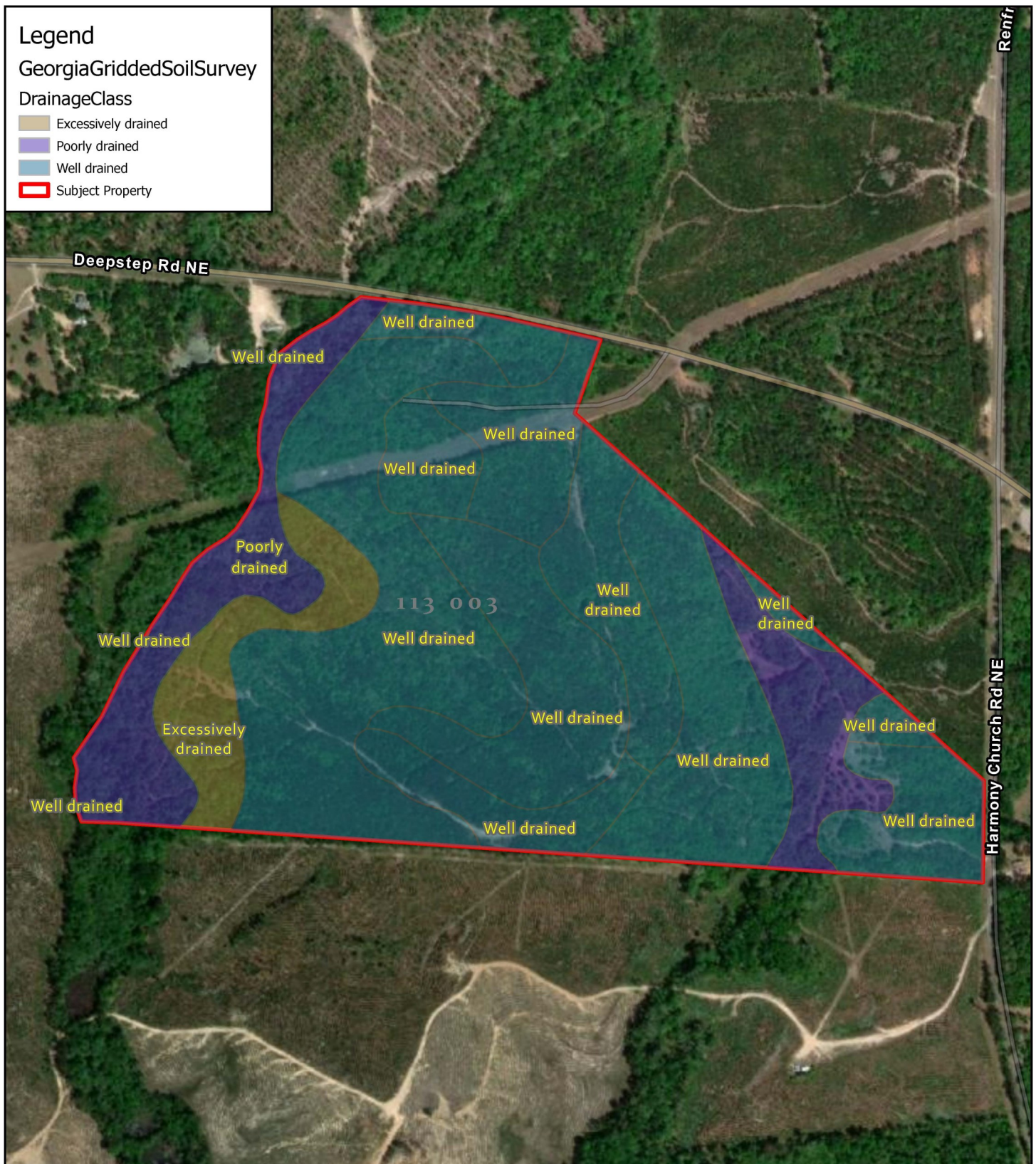
*Site Index: average height, in feet, that a given species can attain in a specified number of years.

Legend

GeorgiaGriddedSoilSurvey

DrainageClass

- Excessively drained
- Poorly drained
- Well drained
- Subject Property



Baldwin County 154 Acres Soil Drainage Class



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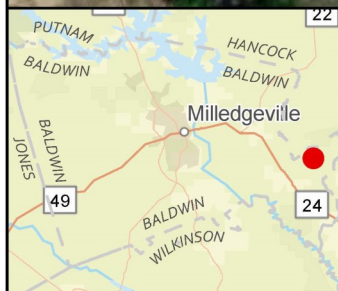
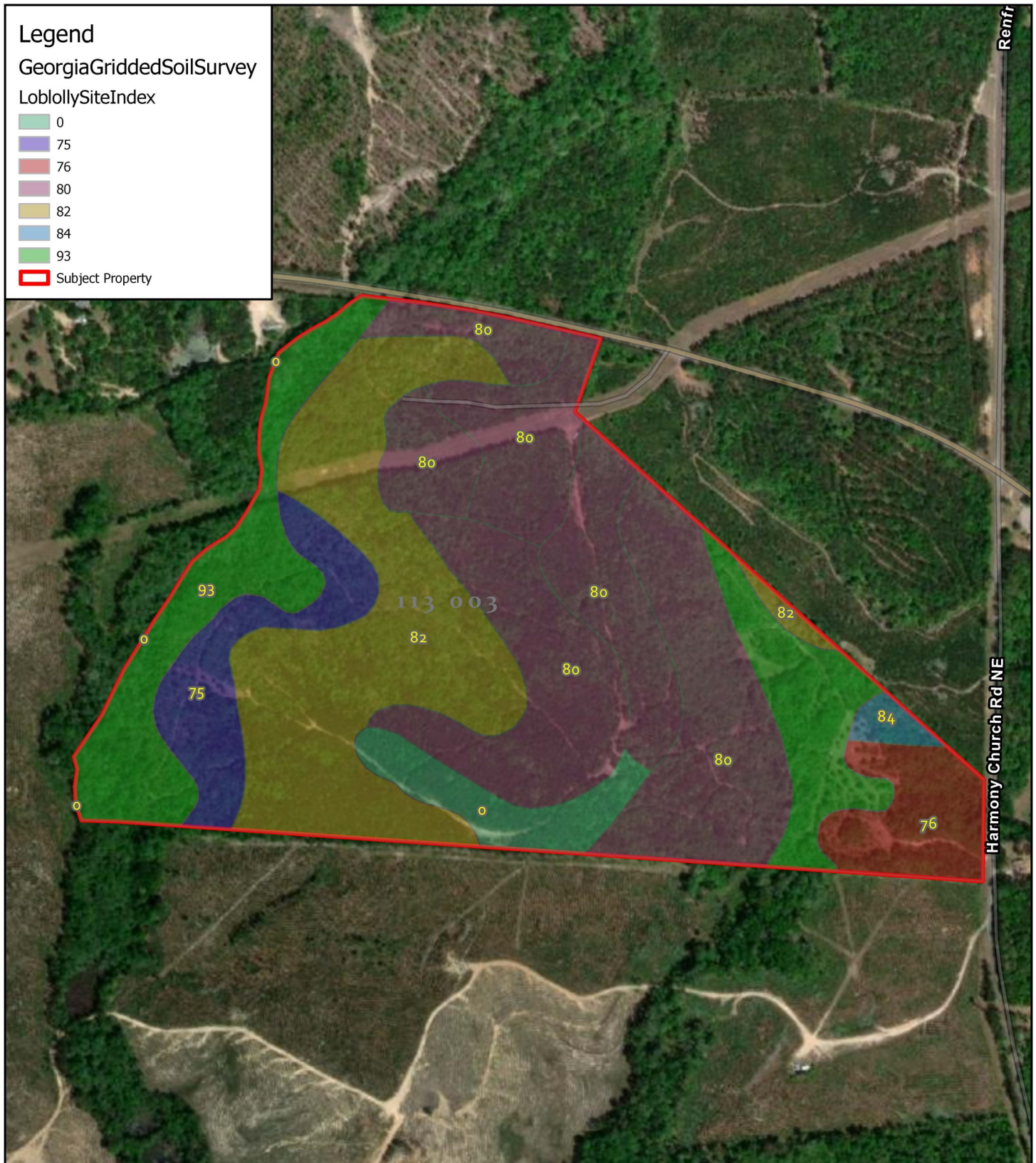
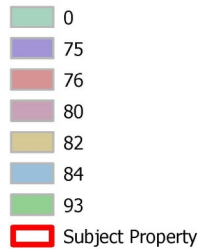
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Legend

GeorgiaGriddedSoilSurvey

LoblollySiteIndex



Baldwin County 154 Acres Loblolly Site Index



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1 inch equals 761 feet



Legend

- | | | | |
|---|------------------------------|---|------------------------------|
|  | Subject Property |  | Normal Index Contours |
|  | Normal Index Contours |  | Normal Intermediate Contours |
|  | Normal Intermediate Contours |  | Normal Index Contours |
|  | Normal Index Contours |  | Normal Intermediate Contours |
|  | Normal Intermediate Contours |  | Normal Index Contours |



Taliaferro County GA | 264 Ac +/- Contour Map

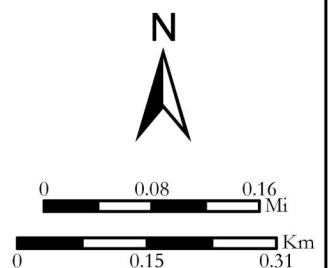


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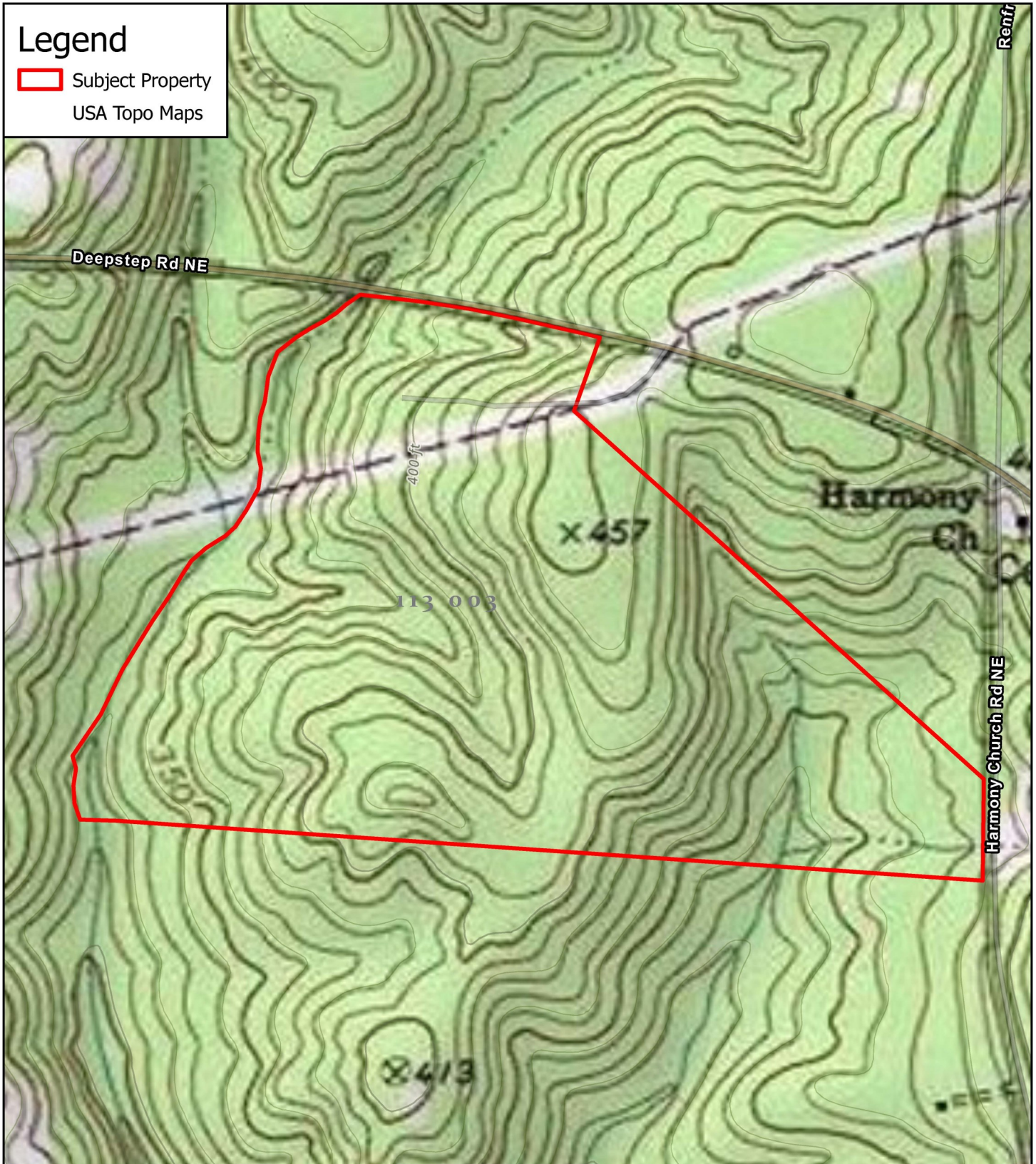
Coordinate System: GCS WGS 1984

Center: 82.9166°W 33.6036°N



Legend

- Subject Property
- USA Topo Maps



Baldwin County 154 Acres Topo Map



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1 inch equals 761 feet

