



PATAULA CREEK FARMS

\$2,047,000
890 ACRES

 STEWART COUNTY, GA

Pataula Top Perks:

- Over 2 miles of Pataula Creek Frontage
- 890 Contiguous Acres
- Miles of Newly Established Interior Roads and Food Plots
- Power and Water located at property
- Hwy 520 Frontage
- Paved Road Frontage
- Gated Entrance
- Mature Hardwood Timber
- Hardwood Bottoms
- Beautiful Views with potential homesites
- Numerous pond sites
- Excellent Deer, Turkey, Duck, and Dove Hunting
- Small Stocked Pond
- 3 - 25 Acre Open Fields eligible for CRP



Contact Brandon Vann
(229) 591-0902
bvann@neweraland.co



This aerial map displays the Pataula Creek watershed, which is delineated by a red boundary. The watershed is divided into numerous sub-watersheds, each labeled with a specific land use or management code. These codes include GSB, GSA, REB, OEB, COC, GSC, OGC2, NCF, NCD, RSC2, KBA, REA, BOC, NGF, and OGD2. The map also shows the Pataula Creek and its tributaries, as well as several roads, including Dairy Rd and Highway 520. The surrounding landscape is a mix of forested areas and agricultural fields.

SOILS REPORT

 Boundary 959.1 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
NcD	Nankin-Cowarts complex, 5 to 15 percent slopes	167.1 5	17.43	0	59	4e
KBA	Kinston and Bibb soils, 0 to 2 percent slopes, frequently flooded	162.7 8	16.97	0	30	6w
NcF	Nankin-Cowarts complex, 15 to 35 percent slopes	143.8 1	14.99	0	16	6e
ReB	Red Bay loamy sand, 2 to 5 percent slopes	134.7 4	14.05	0	58	2e
OgC2	Orangeburg sandy loam, 5 to 8 percent slopes, eroded	90.42	9.43	0	60	3e
OeB	Orangeburg loamy sand, 2 to 5 percent slopes	66.32	6.91	0	69	2e
OgD2	Orangeburg sandy loam, 8 to 15 percent slopes, eroded	63.0	6.57	0	57	4e
GsB	Greenville sandy clay loam, 2 to 5 percent slopes	24.72	2.58	0	74	2e
RsC2	Red Bay sandy loam, 5 to 8 percent slopes, eroded	23.94	2.5	0	56	3e
CoC	Cowarts loamy sand, 5 to 8 percent slopes	21.04	2.19	0	45	3e
GsC	Greenville sandy clay loam, 5 to 8 percent slopes	20.34	2.12	0	74	3e
BoC	Bonneau loamy sand, 5 to 8 percent slopes	18.35	1.91	0	49	3s
GsA	Greenville sandy clay loam, 0 to 2 percent slopes	16.34	1.7	0	75	1
ReA	Red Bay loamy sand, 0 to 2 percent slopes	4.48	0.47	0	61	1
W	Water	1.67	0.17	0	-	-
TOTALS		959.1(*)	100%	-	48.45	3.92

(*) 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.

SOILS REPORT

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

