



Gin Branch Farm +/- 407 Acres

Washington County, GA

\$990,832
\$2,434/Acre

Asking Price

- Road Frontage
- Fantastic Timber Resource
- Planted Pine
- Mature Hardwood
- Creek
- Multiple Ponds

ABOUT THE PROERTY

Gin Branch Farm

Introducing **Gin Branch Farm**, 407 Acres of recreational hunting and timberland in Washington County, Georgia. Gin Branch Farm is a wonderfully diverse property with a mixture of mature planted Pine, flooded timber, flowing creek, mature hardwoods, multiple ponds, ample wildlife, and varied topography. The multitude of habitats from the bottoms of Gin Branch to the Longleaf Hills provide a rich collage of ecosystems hosting a variety of wildlife including deer, turkey, hogs, and waterfowl. Furthermore, the gorgeous vistas and timber resources cultivate a deep appreciation for this distinctive family estate.

Timber

The property supports a variety of hardwood and pine timber with significant timber value. 36 percent, 146 acres, consists of merchantable timber currently utilized for commercial pine production. These areas are on well drained soils with good operability. There are approximately 164 acres of 20-year-old natural regeneration that supports a variety of upland species of hardwood and pine. You will find areas of large natural hardwood surrounding Gin Branch, Bluff Creek. Veins of excellent natural pine and hardwood snake throughout the property further diversifying



A Land Brokerage &
Forestry Services Company

2044 Northside Road
Perry, Georgia 31069

Phone: 912-678-5920
Email: jack.frankhouser@ghland.com

the properties timber resource.

Topography

Typical of Washington County, Gin Branch Farm contains variable topography from rolling hills to flat bottoms, with most of the topography classified as gently to moderately sloping. The elevation ranges from around 470' at its highest point to approximately 300' along Gin Branch and Bluff Creek. The topography contributes to the incredible diversity of the property offering beautiful vistas overlooking the numerous ponds and meandering rows of planted pine.

Soils

The soil has a broad range of properties from sandy upland sites to the extremely productive bottoms of Gin Branch and Bluff Creek. The well drained sandy sites, such as the northeast portion of the property have native upland species of timber including the majestic Longleaf pine and upland oaks such as turkey and blackjack oak. Some areas of the property were once harvested for Kaolin, but have since been reclaimed and are now forested with planted pine.

Infrastructure

The property has an excellent network of roads conveniently located to provide access to key features and locations. Historically used as logging roads for forestry operations, the infrastructure is designed with a good base for heavy travel. A bit of maintenance and a few water bars to control erosion will have them prepared for the next harvest. A gated entrance from Deepstep road is the primary access point to the property.

Utilities

Power is accessible from Deepstep Road which is currently serving the hunting camp.

Water

A unique and diverse network of water features are notable throughout the property. Gin Branch runs the length of the property from the Northwest corner to the Southeast corner where it connects with Bluff Creek. These areas alone lend huge diversity and habitat with the rich bottomland ecosystem and flowing creek. Gin Branch and its tributaries are home to several areas of flooded timber further enhancing the property with great waterfowl habitat.

Four Ponds are scattered throughout the property totaling 5 acres, some of which were constructed as part of the reclamation process after mining was completed in the early 90's.

Miscellaneous

Estimated Property Tax: \$3,681

Property is not enrolled in Conservation Valuation Assessment (CUVA)



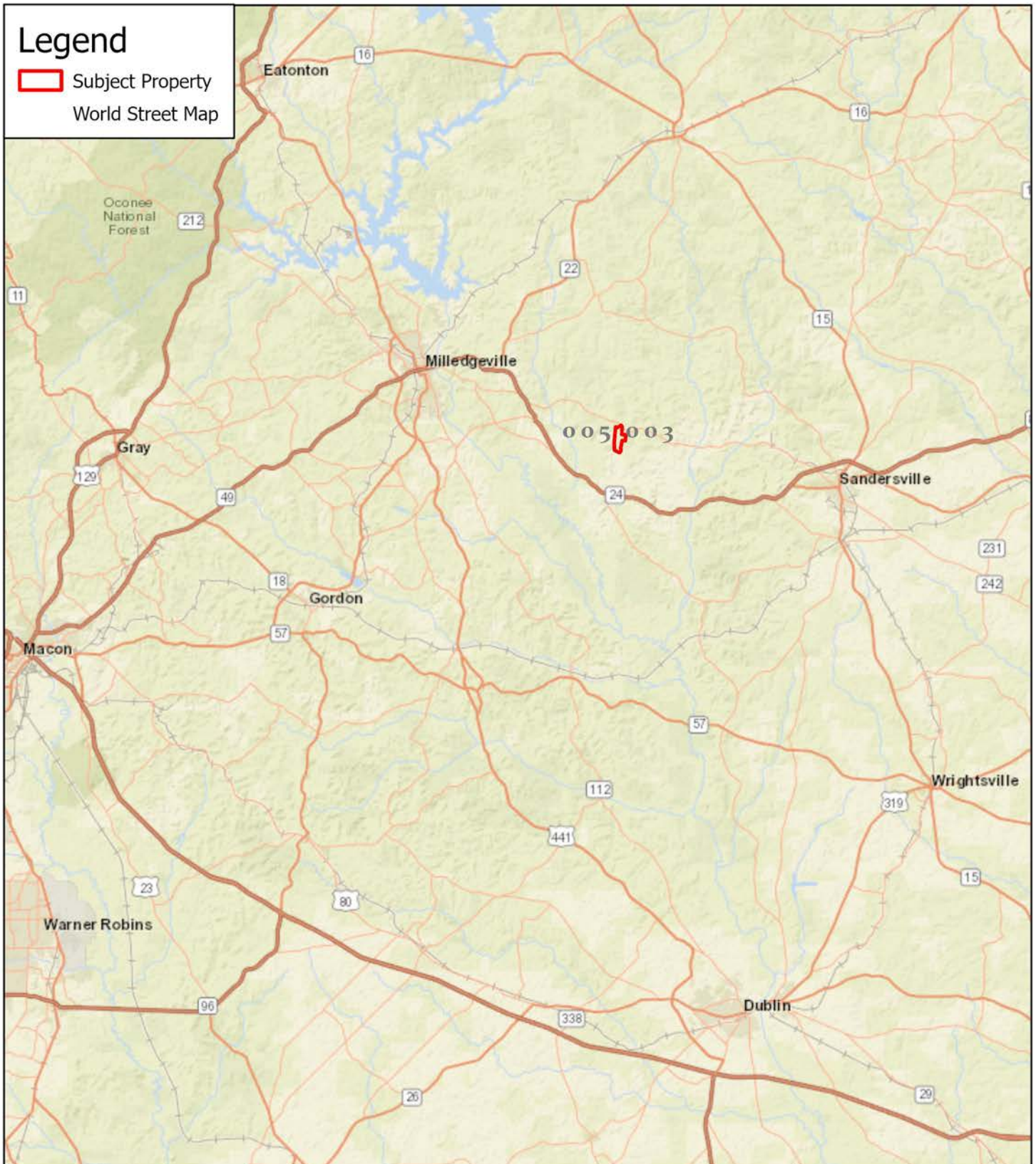
A Land Brokerage &
Forestry Services Company

2044 Northside Road
Perry, Georgia 31069

Phone: 912-678-5920
Email: jack.frankhouser@ghland.com

Legend

-  Subject Property
- World Street Map



Washington County - 407 Acres+/- Region Map



JACK R FRANKHOUSER, ALC
REALTOR/FORESTER
ACCREDITED LAND CONSULTANT
912-678-5920 | GHILAND.COM

2023

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere Center: 83.133°W 32.8975°N

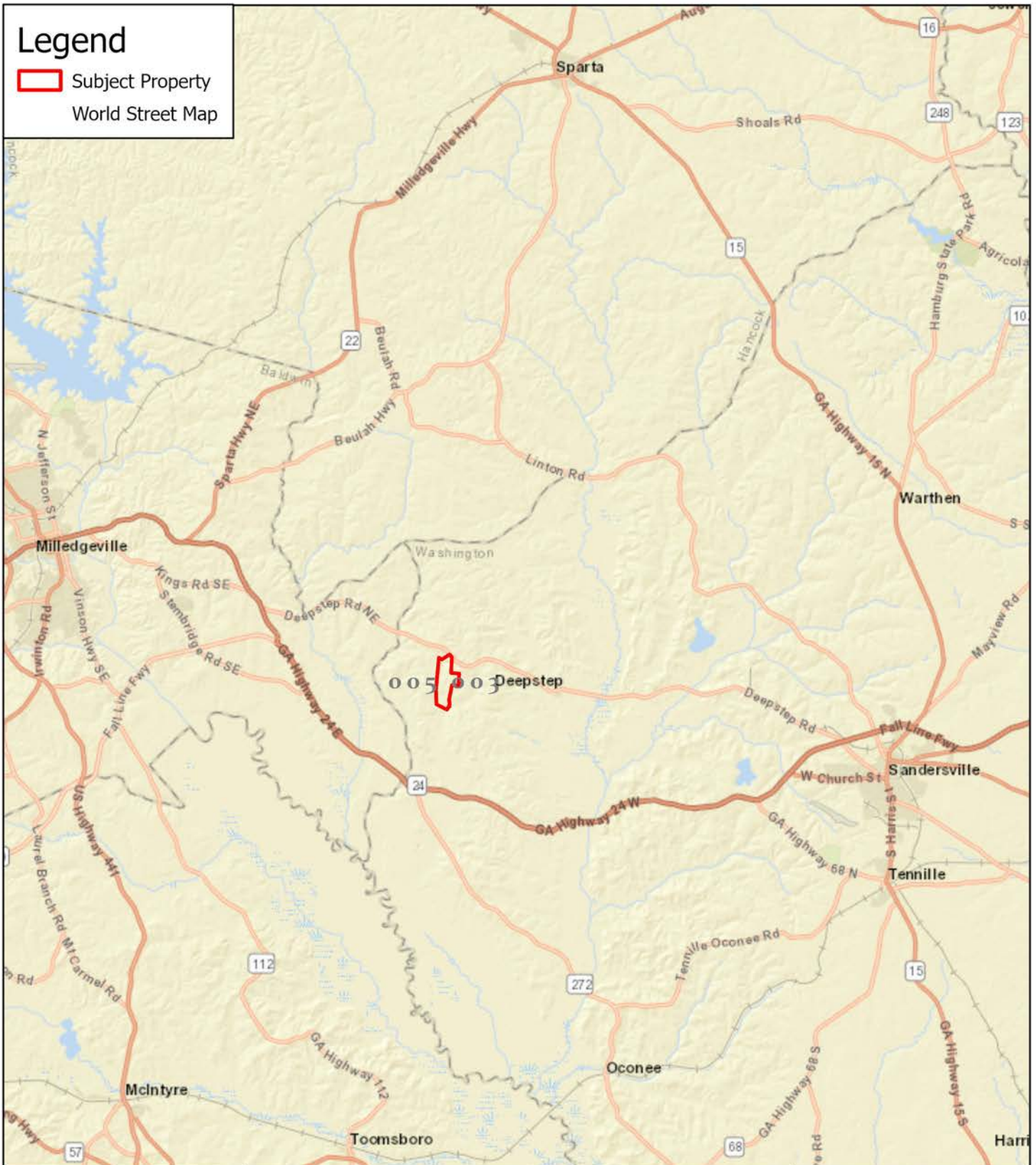


1 inch equals 50,075 feet



Legend

- Subject Property
- World Street Map



Washington County - 407 Acres+/- Location Map



JACK R FRANKHOUSER, ALC
REALTOR/FORESTER
ACCREDITED LAND CONSULTANT
912-678-5920 | GH.LAND.COM

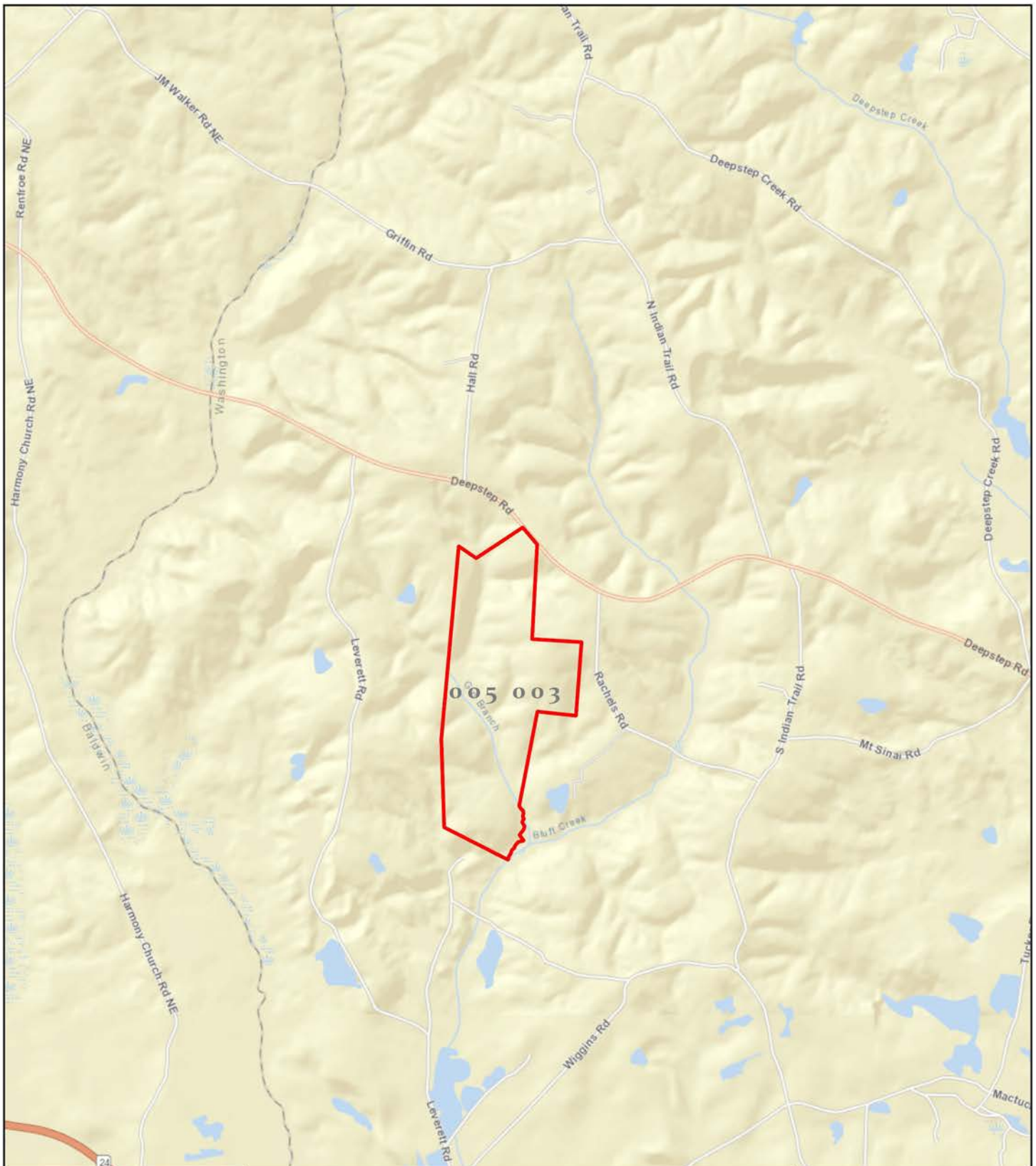
2023

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere Center: 82.9961°W 33.0618°N



1 inch equals 25,000 feet





Washington County - 407 Acres+/- Location

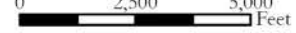
 GREEN HILL LAND AND TIMBER Foresters/Realtors	JACK R FRANKHOUSER, ALC REALTOR/FORESTER ACCREDITED LAND CONSULTANT 912-678-5920 GHAND.COM	2023
Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere Center: 83.0301°W 33.0293°N		

N



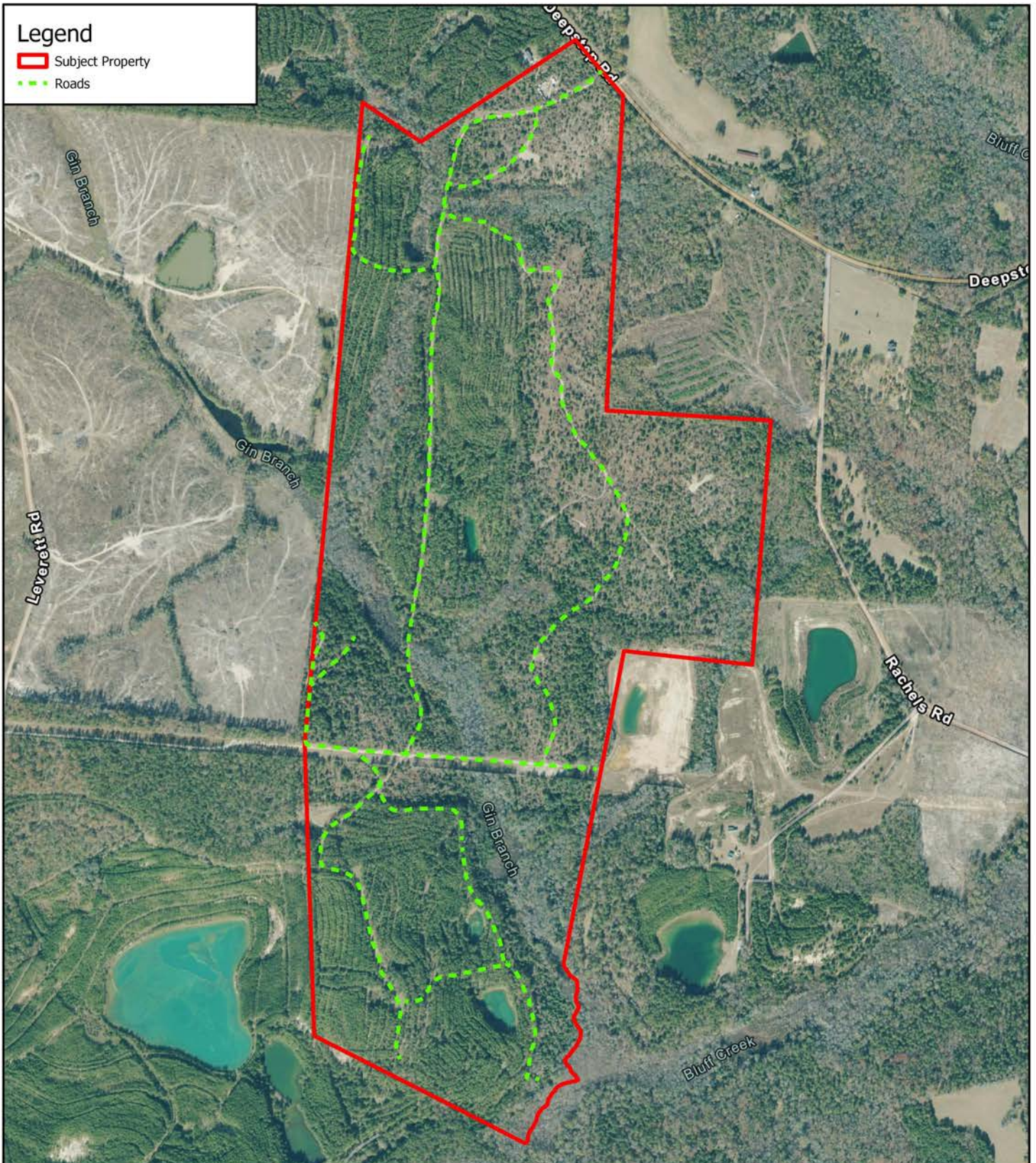
1 inch equals 4,162 feet

0 2,500 5,000 Feet



Legend

- ▬ Subject Property
- - - Roads



Washington County - 407 Acres+/- Tract Map



JACK R FRANKHOUSER, ALC
REALTOR/FORESTER
ACCREDITED LAND CONSULTANT
912-678-5920 | GHAND.COM

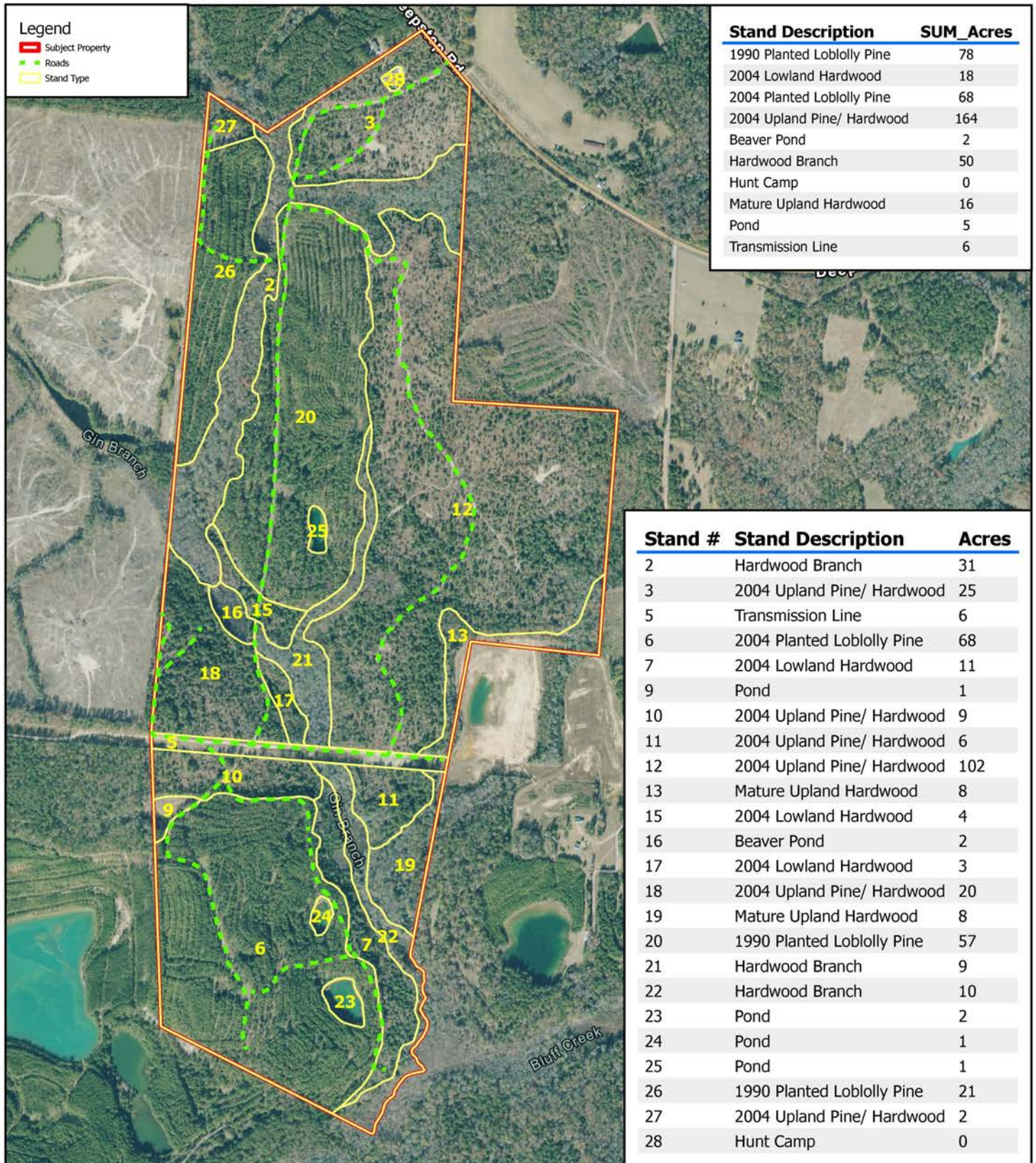
2023

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere Center: 83.0311°W 33.022°N



1 inch equals 1,250 feet

0 500 1,000 Feet



Washington County - 407 Acres+/-

Timber Type

JACK R FRANKHOUSER, ALC
REALTOR/FORESTER
ACCREDITED LAND CONSULTANT
912-678-5920 | GHAND.COM

2023

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere Center: 83.0272°W 33.0218°N

1 inch equals 1,250 feet

Legend

Stand Type

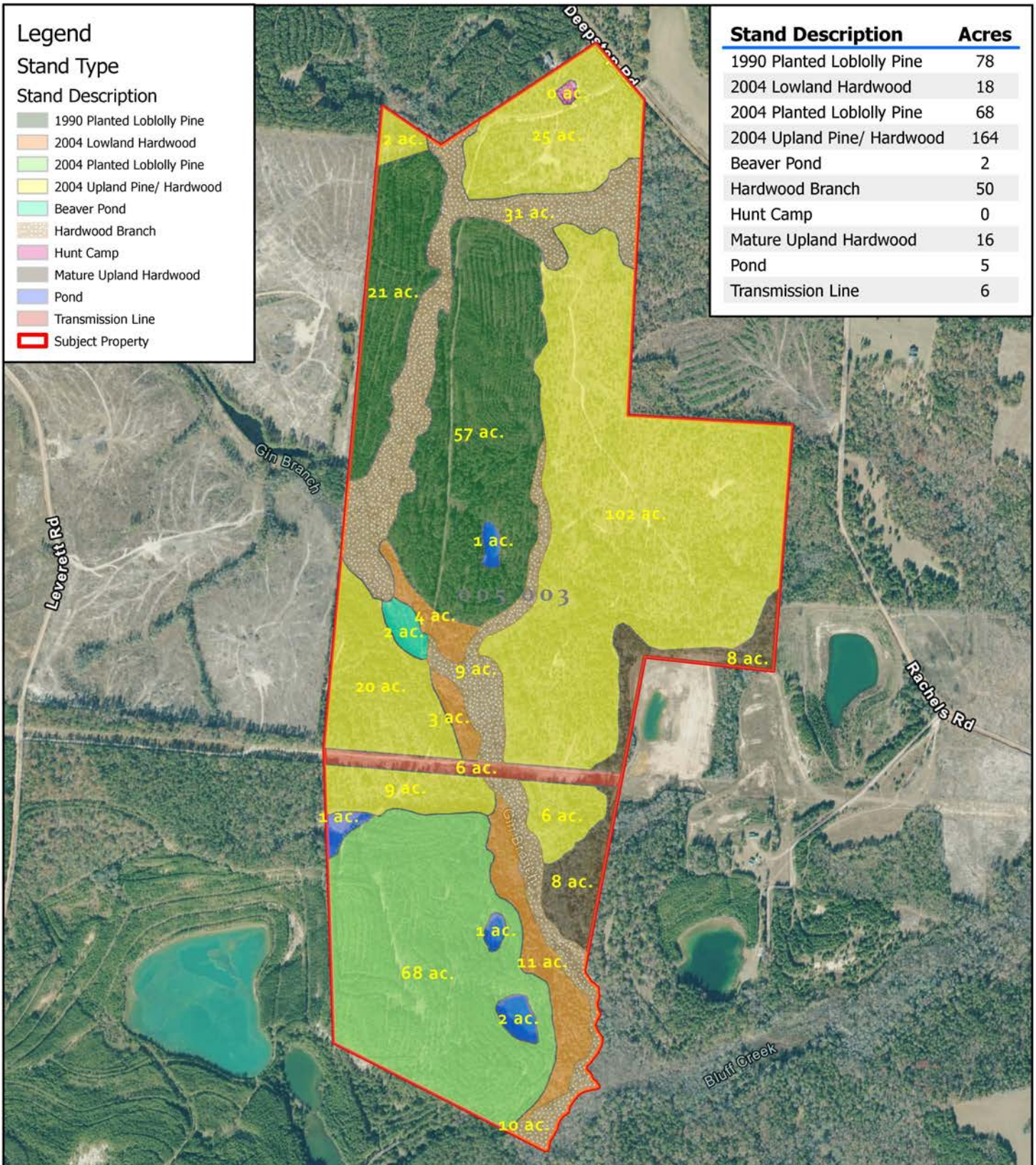
Stand Description

- 1990 Planted Loblolly Pine
- 2004 Lowland Hardwood
- 2004 Planted Loblolly Pine
- 2004 Upland Pine/ Hardwood
- Beaver Pond
- Hardwood Branch
- Hunt Camp
- Mature Upland Hardwood
- Pond
- Transmission Line
- Subject Property

Stand Description

Acres

1990 Planted Loblolly Pine	78
2004 Lowland Hardwood	18
2004 Planted Loblolly Pine	68
2004 Upland Pine/ Hardwood	164
Beaver Pond	2
Hardwood Branch	50
Hunt Camp	0
Mature Upland Hardwood	16
Pond	5
Transmission Line	6



Washington County - 407 Acres+/- Timber Type



JACK R FRANKHOUSER, ALC
REALTOR/FORESTER
ACCREDITED LAND CONSULTANT
912-678-5920 | GHAND.COM

2023

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere Center: 83.0316°W 33.0221°N



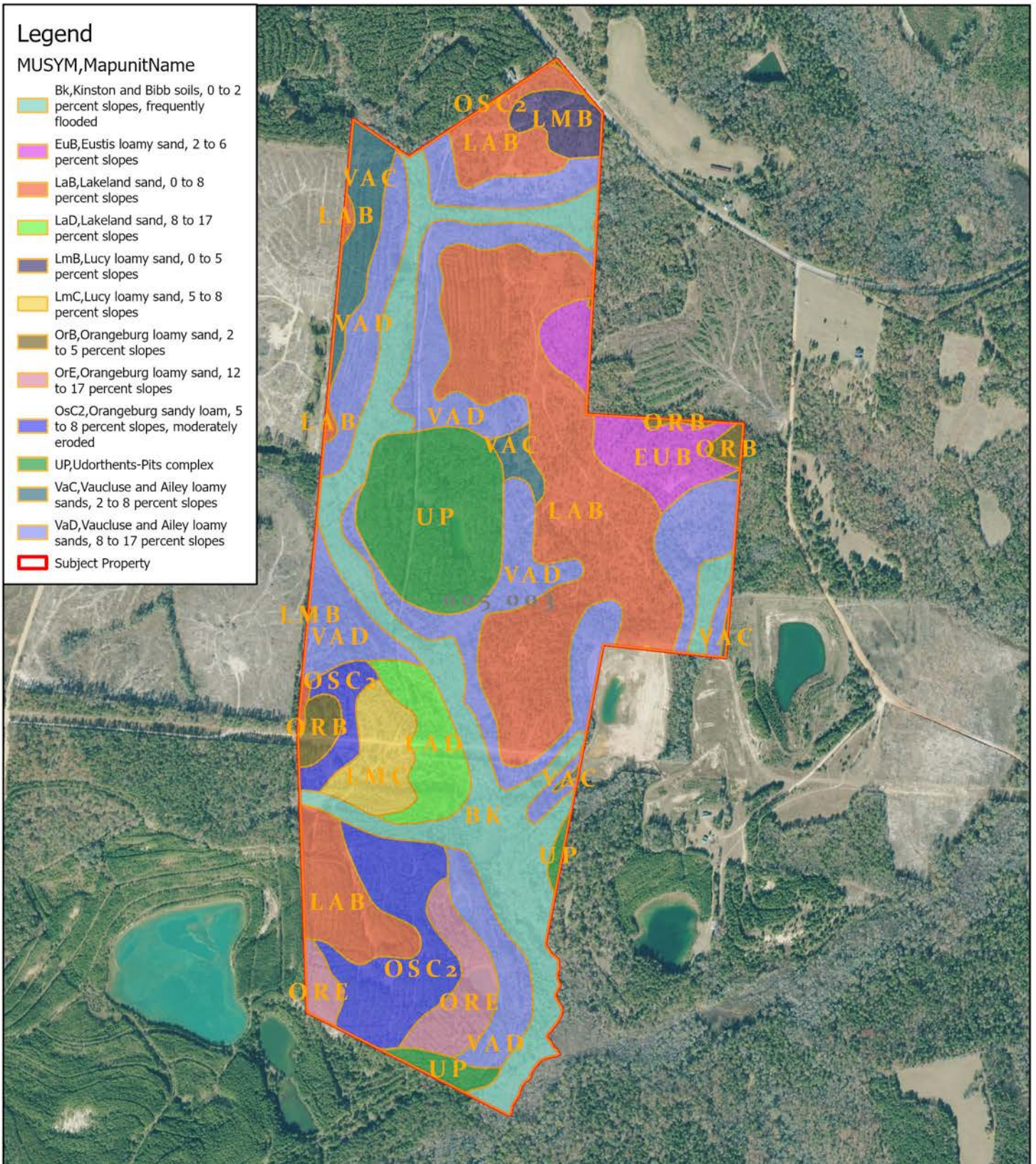
1 inch equals 1,250 feet

0 500 1,000 Feet

Legend

MUSYM,MapunitName

- Bk,Kinston and Bibb soils, 0 to 2 percent slopes, frequently flooded
- EuB,Eustis loamy sand, 2 to 6 percent slopes
- LaB,Lakeland sand, 0 to 8 percent slopes
- LaD,Lakeland sand, 8 to 17 percent slopes
- LmB,Lucy loamy sand, 0 to 5 percent slopes
- LmC,Lucy loamy sand, 5 to 8 percent slopes
- OrB,Orangeburg loamy sand, 2 to 5 percent slopes
- OrE,Orangeburg loamy sand, 12 to 17 percent slopes
- OsC2,Orangeburg sandy loam, 5 to 8 percent slopes, moderately eroded
- UP,Udorthents-Pits complex
- VaC,Vaocluse and Ailey loamy sands, 2 to 8 percent slopes
- VaD,Vaocluse and Ailey loamy sands, 8 to 17 percent slopes
- Subject Property



Washington County - 407 Acres+/- Soil Map Units



JACK R FRANKHOUSER, ALC
REALTOR/FORESTER
ACCREDITED LAND CONSULTANT
912-678-5920 | GH.LAND.COM

2023

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere Center: 83.0307°W 33.0219°N



1 inch equals 1,309 feet

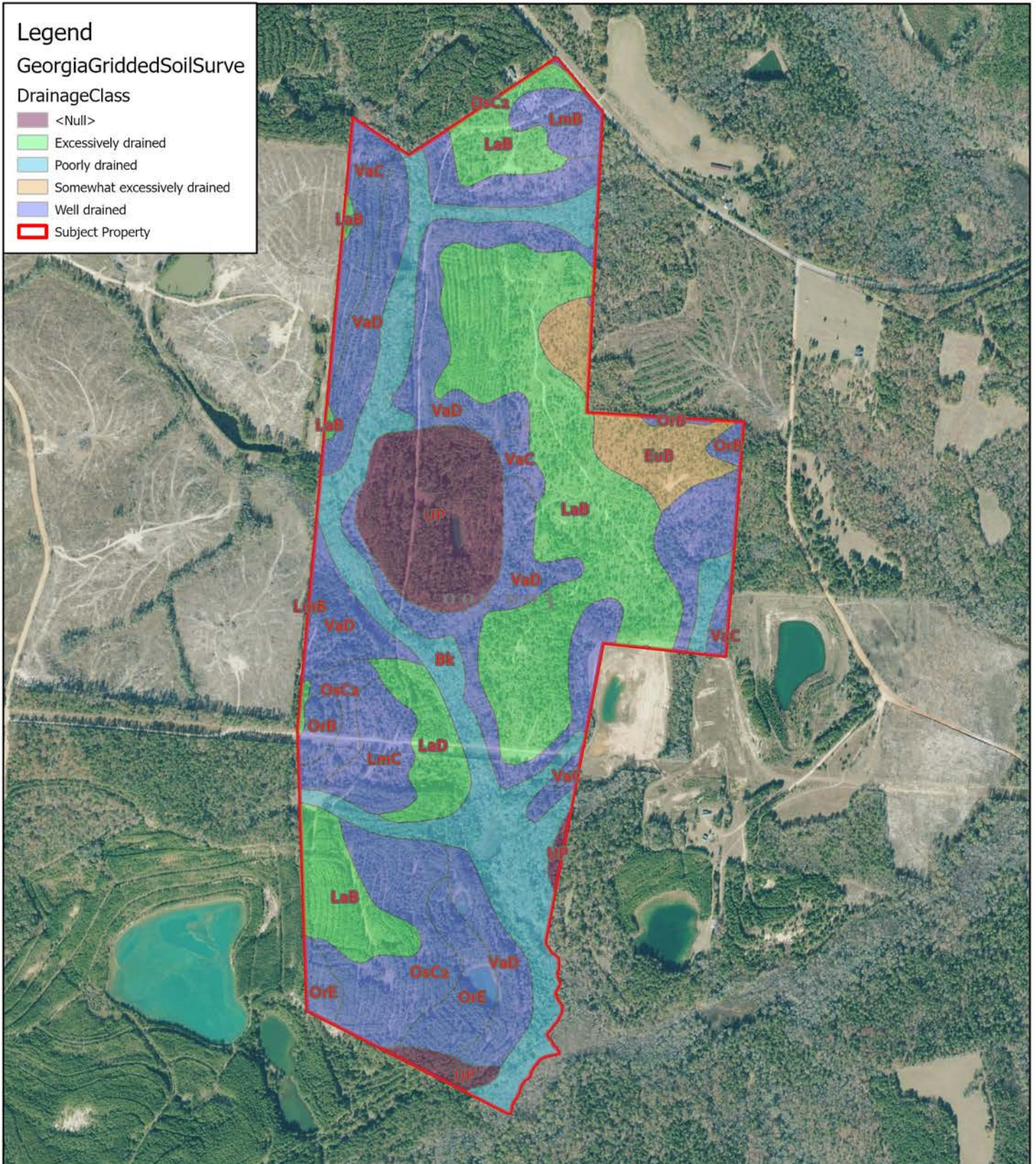
0 500 1,000 Feet

Legend

GeorgiaGriddedSoilSurvey

DrainageClass

- <Null>
- Excessively drained
- Poorly drained
- Somewhat excessively drained
- Well drained
- Subject Property



Washington County - 407 Acres+/- Drainage Class



JACK R FRANKHOUSER, ALC
REALTOR/FORESTER
ACCREDITED LAND CONSULTANT
912-678-5920 | GH.LAND.COM

2023

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere Center: 83.0307°W 33.0219°N



1 inch equals 1,309 feet

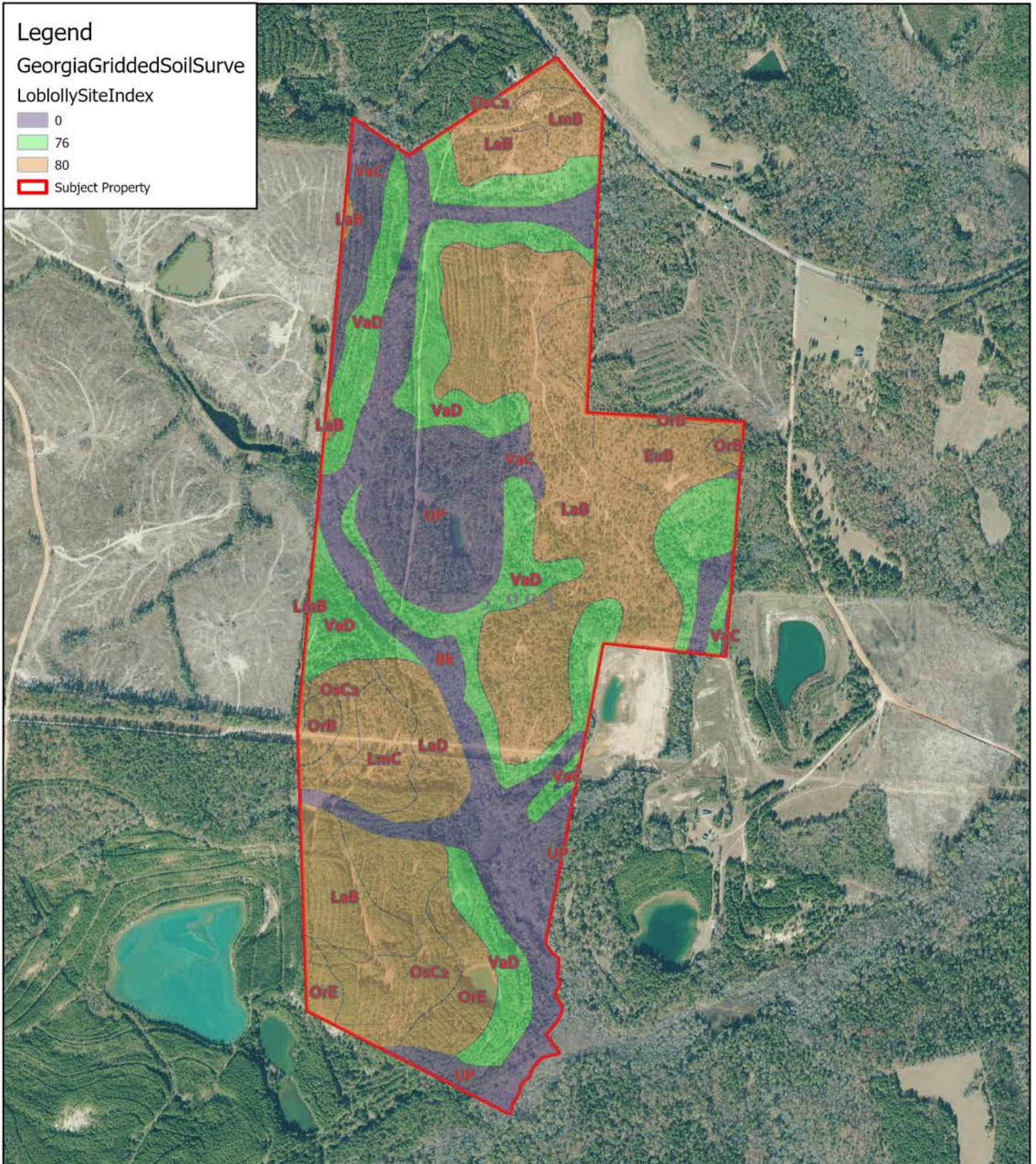
0 500 1,000
Feet

Legend

GeorgiaGriddedSoilSurvey

LoblollySiteIndex

- 0
- 76
- 80
- Subject Property



Washington County - 407 Acres+/- Loblolly Site Index



JACK R FRANKHOUSER, ALC
REALTOR/FORESTER
ACCREDITED LAND CONSULTANT
912-678-5920 | GH.LAND.COM

2023

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere Center: 83.0307°W 33.0219°N

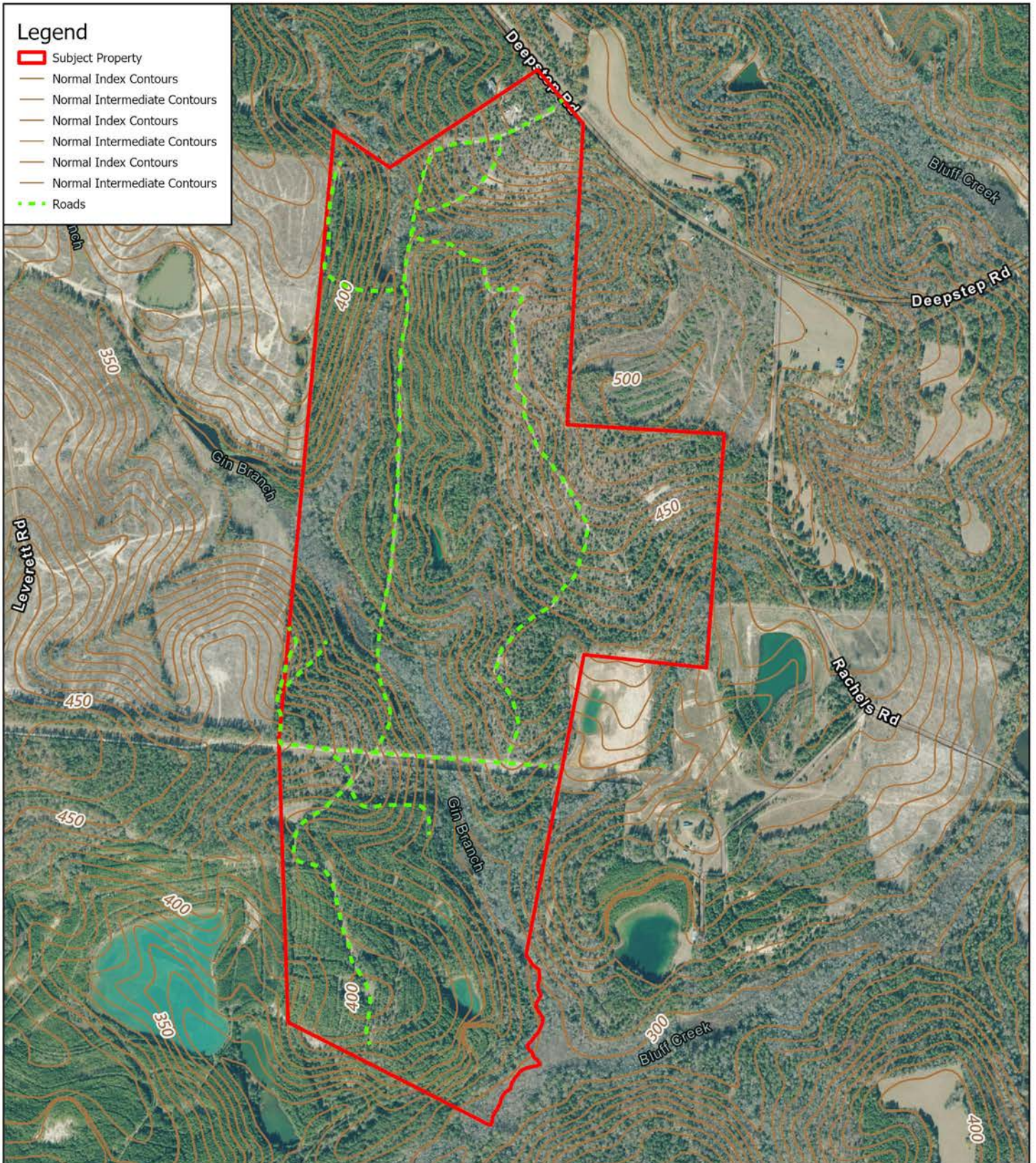


1 inch equals 1,309 feet

0 500 1,000 Feet

Legend

- ▬ Subject Property
- ▬ Normal Index Contours
- ▬ Normal Intermediate Contours
- ▬ Normal Index Contours
- ▬ Normal Intermediate Contours
- ▬ Normal Index Contours
- ▬ Normal Intermediate Contours
- ▬ Roads



Washington County - 407 Acres+/- Contour Map



JACK R FRANKHOUSER, ALC
REALTOR/FORESTER
ACCREDITED LAND CONSULTANT
912-678-5920 | GH.LAND.COM

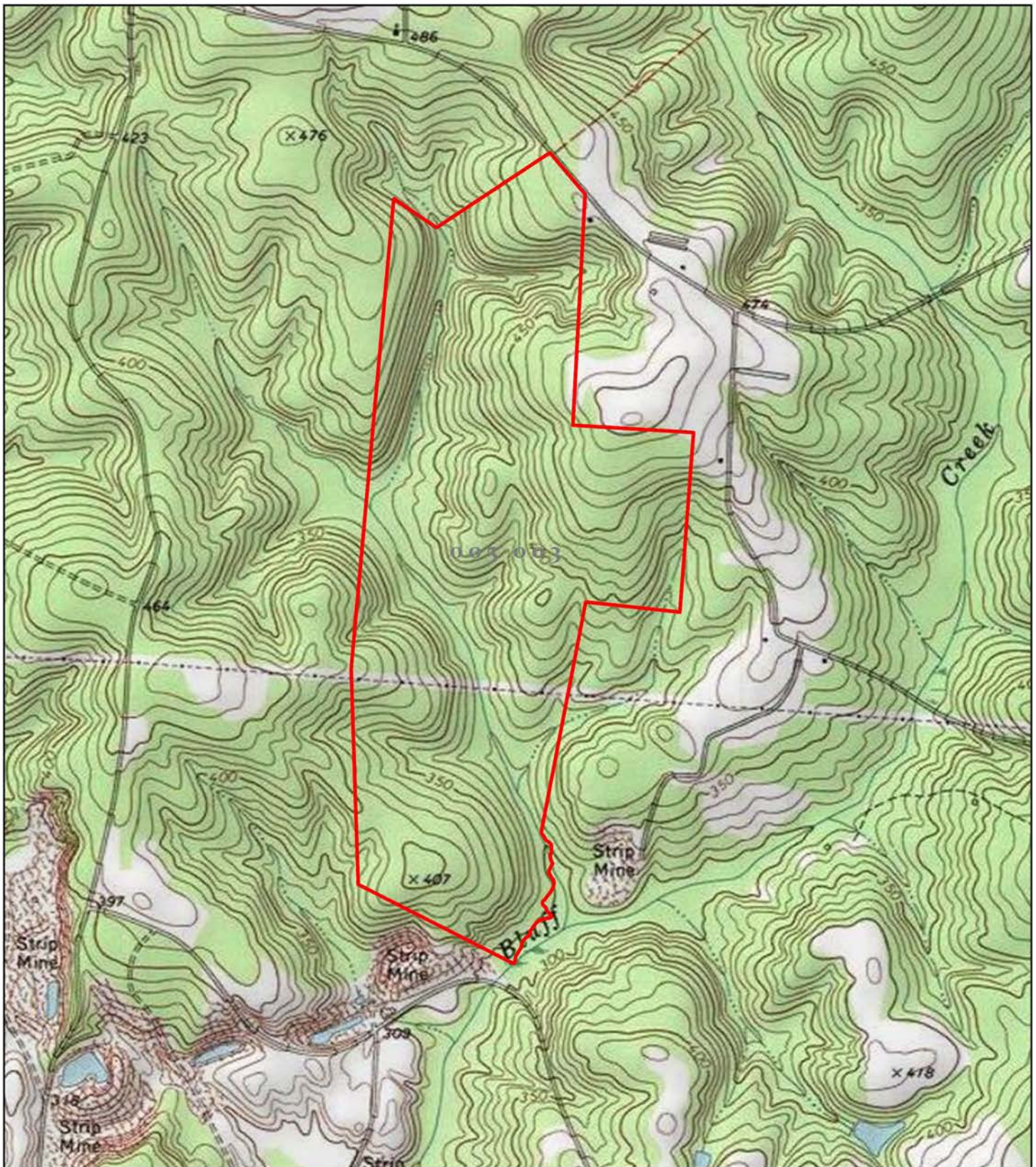
2023

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere Center: 83.0302°W 33.0222°N



1 inch equals 1,309 feet

0 500 1,000
Feet



Washington County - 407 Acres+/- Topo Map



JACK R FRANKHOUSER, ALC
REALTOR/FORESTER
ACCREDITED LAND CONSULTANT
912-678-5920 | GH.LAND.COM

2023

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere Center: 83.0307°W 33.0211°N

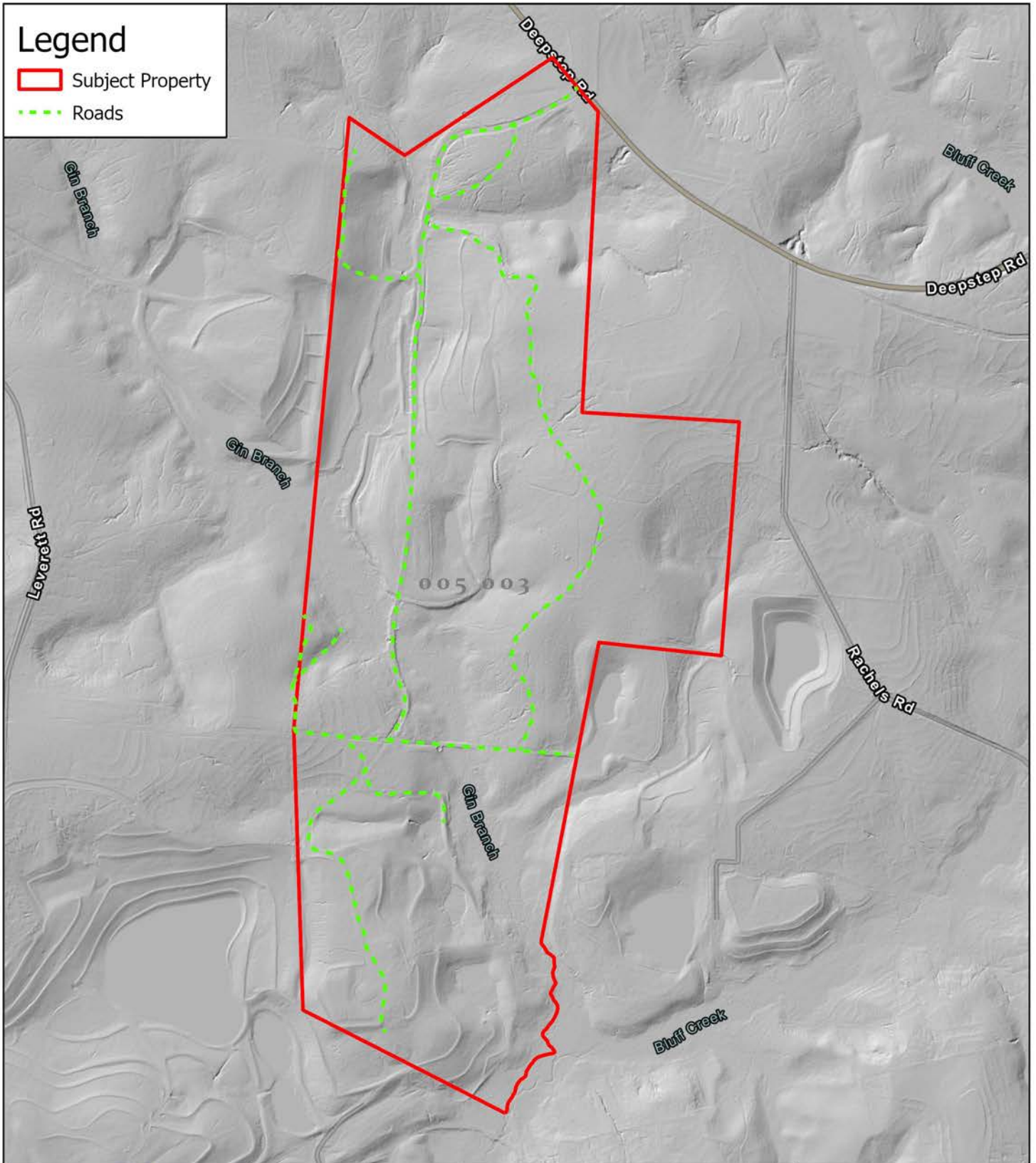


1 inch equals 1,705 feet



Legend

- Subject Property
- Roads



Washington County - 407 Acres+/- Terrain Map



JACK R FRANKHOUSER, ALC
REALTOR/FORESTER
ACCREDITED LAND CONSULTANT
912-678-5920 | GH.LAND.COM

2023

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere Center: 83.0306°W 33.0219°N



1 inch equals 1,309 feet

0 500 1,000 Feet

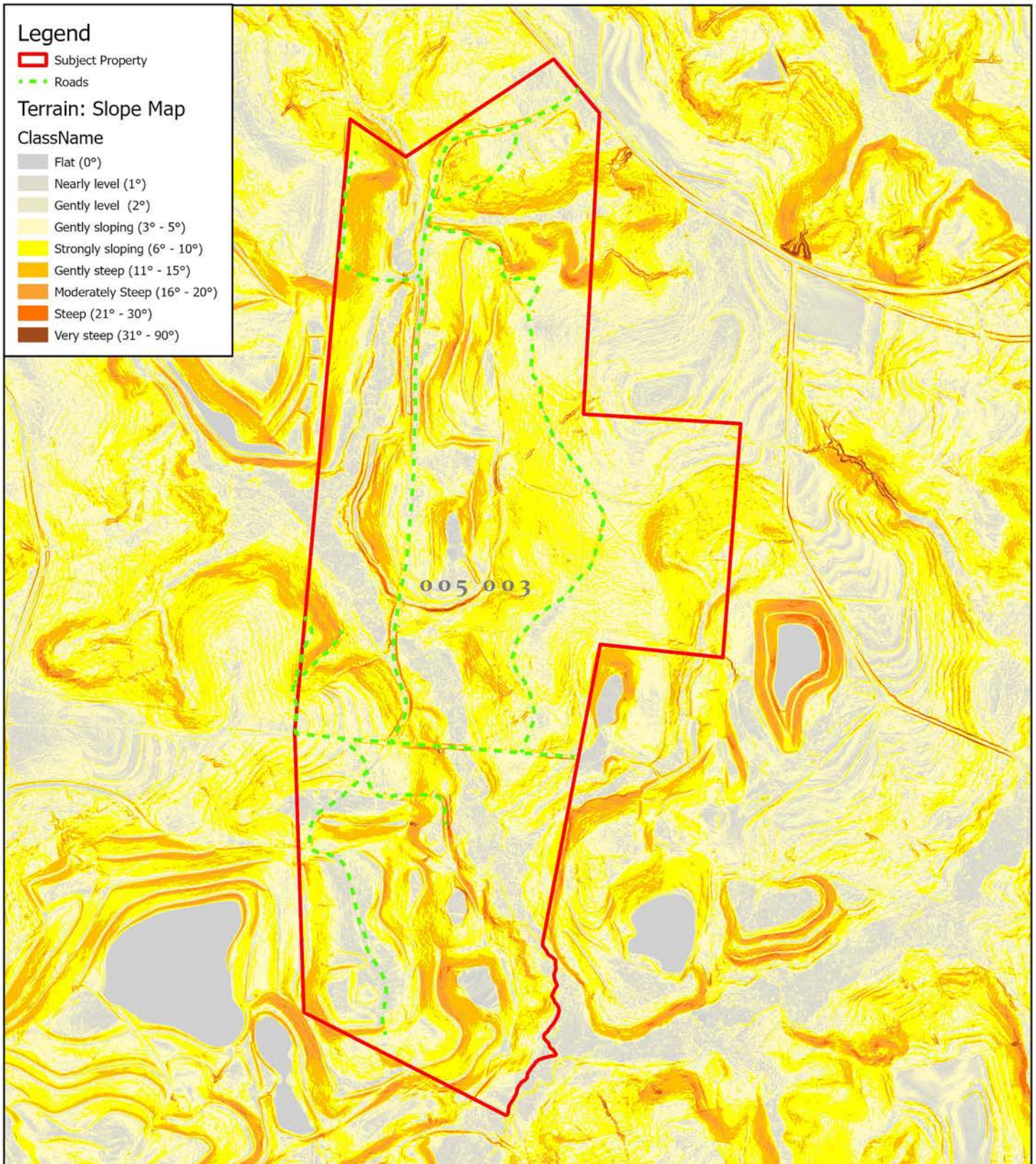
Legend

-  Subject Property
-  Roads

Terrain: Slope Map

ClassName

-  Flat (0°)
-  Nearly level (1°)
-  Gently level (2°)
-  Gently sloping (3° - 5°)
-  Strongly sloping (6° - 10°)
-  Gently steep (11° - 15°)
-  Moderately Steep (16° - 20°)
-  Steep (21° - 30°)
-  Very steep (31° - 90°)



Washington County - 407 Acres+/- Slope Map



JACK R FRANKHOUSER, ALC
REALTOR/FORESTER
ACCREDITED LAND CONSULTANT
912-678-5920 | GH.LAND.COM

2023

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere Center: 83.0306°W 33.0219°N



1 inch equals 1,309 feet

0 500 1,000
Feet











