

PROPERTY PORTFOLIO



77.62 ACRES BROOKS COUNTY

- 77.62 TOTAL ACRES
- 42 ACRES TILLABLE
- 2 IRRIGATION PIVOTS
- 35+ ACRES OF WOODLANDS
- 2100FT TROUPVILLE HWY FRONTAGE
- QUALITY INVESTMENT

LEADER IN LAND LEGACIES



DANIEL FOWLER, ALC
(229) 561-5097
danielfowler.alc@gmail.com

STUNNING 77.62-ACRE PROPERTY WITH 2,100 SQ FT NESTLED ALONG TROUPVILLE HWY. BOASTS 42 ACRES OF PRIME TILLABLE TIFTON SOILS UNDER PIVOT IRRIGATION, PERFECT FOR FARMING INVESTMENT. EMBRACE NATURE WITH 35 ACRES OF NATURAL REGENERATION WOODLANDS WITH WETLANDS SCATTERED THROUGHOUT, OFFERING A WILDLIFE HAVEN. IDEAL FOR HUNTING ENTHUSIASTS. POSITIONED FOR POTENTIAL DEVELOPMENT, CONVENIENTLY LOCATED NEAR QUITMAN, GA. A RARE BLEND OF AGRICULTURAL PRODUCTIVITY AND DIVERSE LANDSCAPES, THIS PROPERTY PROMISES A UNIQUE INVESTMENT OPPORTUNITY. DON'T MISS ON THIS TRACT! CALL TODAY!

POPE
THE REAL ESTATE COMPANY

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77.62 ACRES/BROOKS COUNTY

POPE, THE REAL ESTATE COMPANY IS PLEASED TO BRING YOU

EXPERIENCE THE ALLURE OF THIS EXPANSIVE 77.62-ACRE PROPERTY, A CAPTIVATING BLEND OF NATURE AND INVESTMENT POTENTIAL. SITUATED ALONG TROUPVILLE HWY, THE 2,100 SQ FT RESIDENCE ADDS A TOUCH OF ELEGANCE TO THIS VAST ESTATE. A PROMINENT FEATURE IS THE 42 ACRES OF FERTILE TIFTON SOILS, METICULOUSLY CULTIVATED UNDER A PIVOT IRRIGATION SYSTEM—AN AGRICULTURAL GEM FOR THOSE SEEKING A ROBUST FARMING INVESTMENT.

NATURE ENTHUSIASTS WILL APPRECIATE THE APPROXIMATELY 35 ACRES OF NATURAL REGENERATION WOODLANDS, CREATING A DIVERSE LANDSCAPE THAT DOUBLES AS A RECREATIONAL HAVEN. THIS PORTION OF THE PROPERTY IS A PARADISE FOR HUNTING ENTHUSIASTS, OFFERING A UNIQUE BLEND OF TRANQUILITY AND ADVENTURE.

BEYOND ITS AGRICULTURAL AND RECREATIONAL MERITS, THIS PROPERTY HOLDS PROMISE AS A DEVELOPMENT SITE. CONVENIENTLY LOCATED NEAR QUITMAN, GA, IT PRESENTS AN OPPORTUNITY FOR STRATEGIC DEVELOPMENT IN A GROWING REGION.

WHETHER YOU'RE ENVISIONING AN IRRIGATED FARMING VENTURE, A SECLUDED RETREAT FOR OUTDOOR ACTIVITIES, OR A STRATEGIC DEVELOPMENT OPPORTUNITY, THIS 77.62-ACRE ESTATE IS POISED TO FULFILL YOUR VISION. A HARMONIOUS BLEND OF PRACTICALITY AND NATURAL BEAUTY, THIS PROPERTY INVITES YOU TO EXPLORE THE POSSIBILITIES IT HOLDS FOR YOUR INVESTMENT ENDEAVORS.

ALWAYS WORKING FOR YOU,

DANIEL FOWLER, ALC
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PROPERTY INFORMATION

PROPERTY ADDRESS

TROUPVILLE HWY QUITMAN GA 31643

COUNTY

BROOKS

ASSESSOR'S PARCEL NUMBERS:

094 0010

PROPERTY TAXES

\$750.68

IMPORTANT FEATURES

- 77.62 TOTAL ACRES
- 2 PIVOTS COVERING APPROX. 42 ACRES
- QUALITY WILDLIFE HABITAT
- GREAT AGRICULTURAL SOILS
- 2100 FT OF TROUPVILLE HWY ROAD FRONTAGE
- POTENTIAL DEVELOPMENT
- PASSIVE INCOME

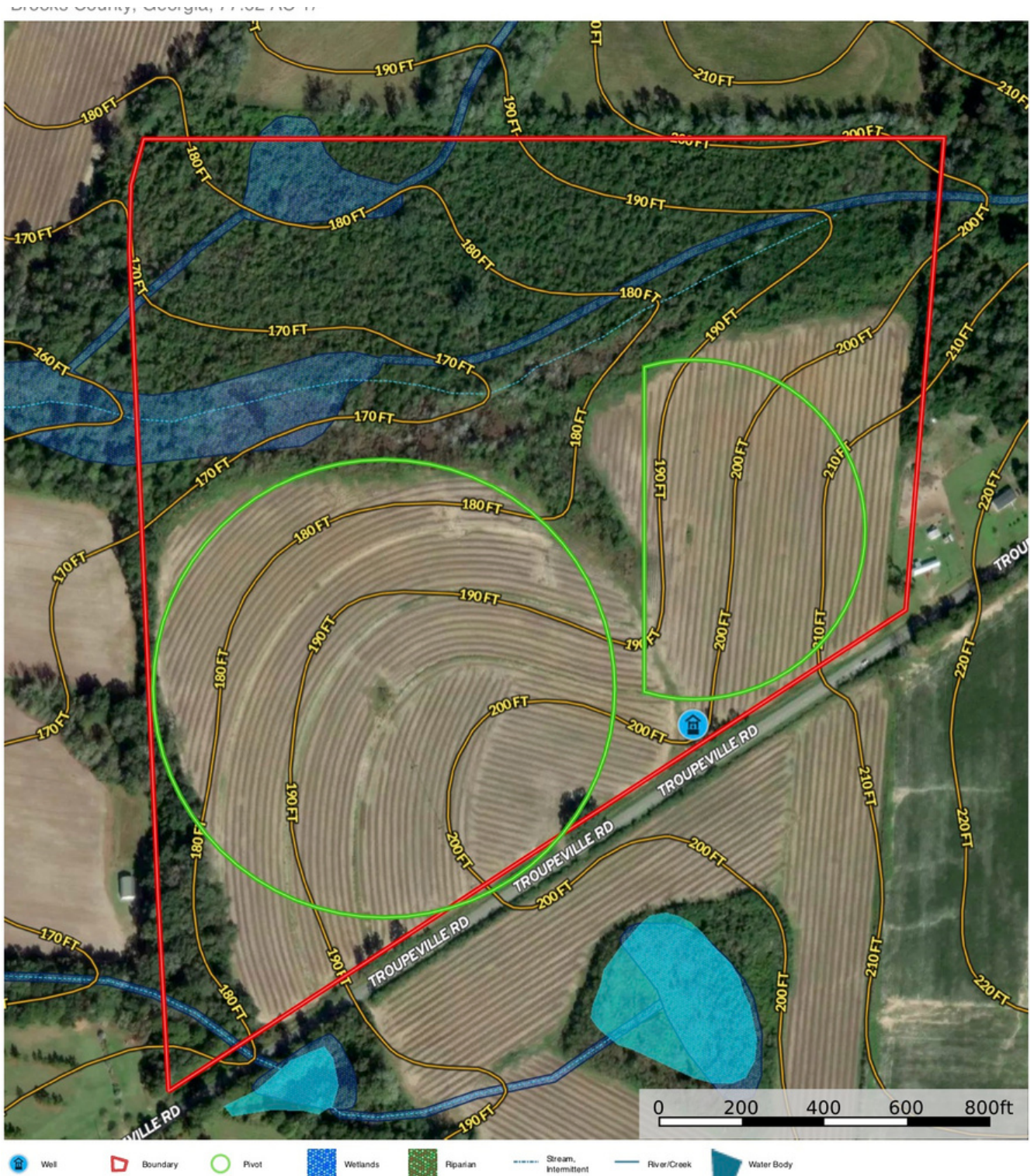
DRIVING DIRECTIONS:

NORTH ON HWY 76 OUT OF QUITMAN, RIGHT ON

TROUPVILLE HWY, 1/2 MILE ON LEFT

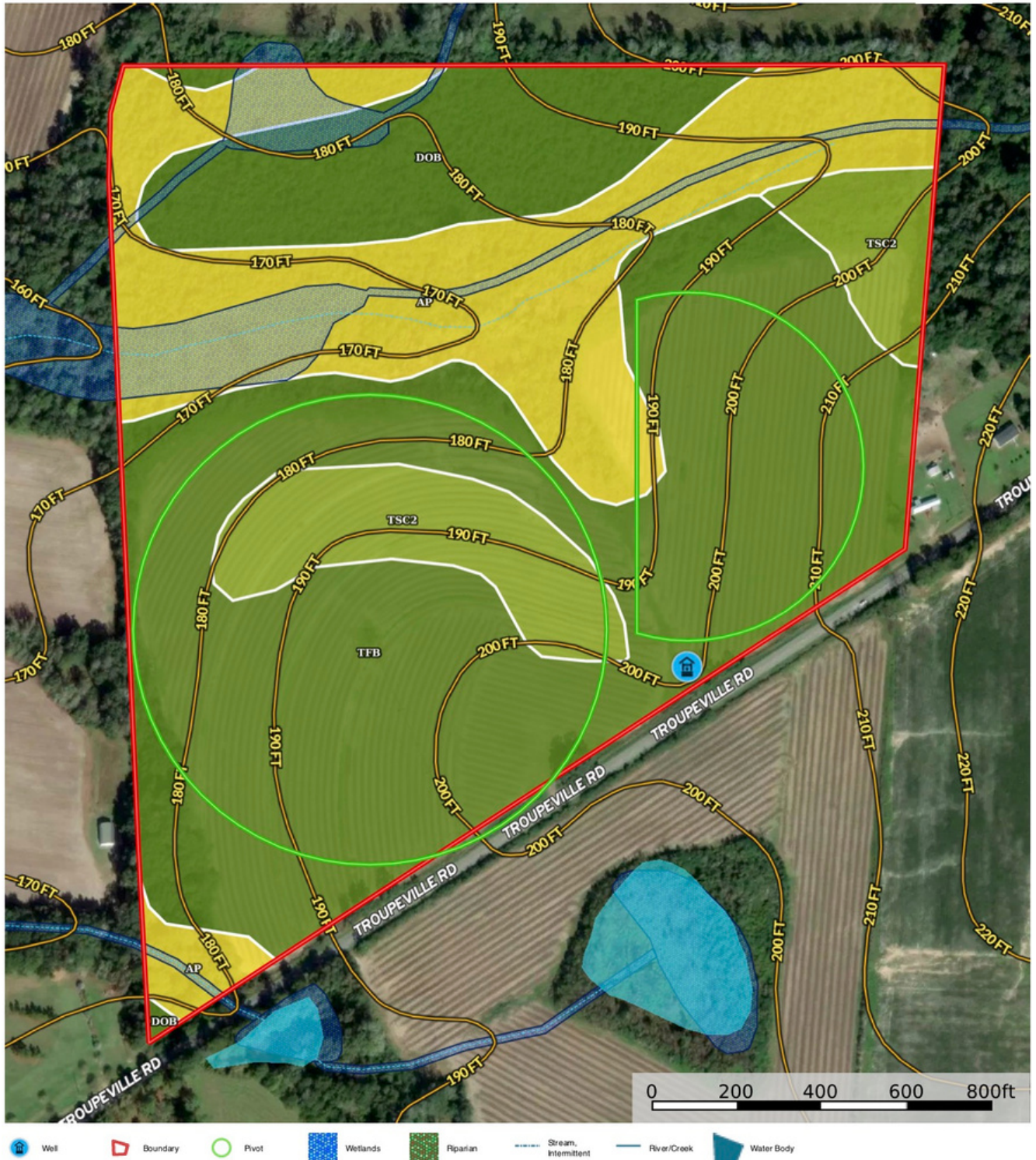
AERIAL MAP

77.62 ACRES/BROOKS COUNTY



SOIL MAP

77.62 ACRES/BROOKS COUNTY



SOIL MAP

77.62 ACRES/BROOKS COUNTY

Boundary 75.1 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TfB	Tifton loamy sand, 2 to 5 percent slopes	38.25	50.93	0	65	2e
Ap	Alapaha loamy sand, 0 to 2 percent slopes, occasionally flooded	19.65	26.16	0	33	5w
DoB	Dothan loamy sand, 2 to 5 percent slopes	9.44	12.57	0	61	2e
TsC2	Tifton sandy loam, 5 to 8 percent slopes, eroded	7.76	10.33	0	49	3e
TOTALS		75.1(*)	100%	-	54.46	2.89

(*) 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

FARM SERVICE AGENCY FORM

77.62 ACRES/BROOKS COUNTY

BROOKS

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



Farm Service Agency

Abbreviated 156 Farm Record

Prepared : 1/23/24 12:00 PM CST

Crop Year : 2024

Operator Name :
CRP Contract Number(s) : None
Recon ID : 13-027-2021-58
Transferred From : None
ARCPLC G/VF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
76.35	38.49	38.49	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	38.49	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	PNUTS, SUP

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Peanuts	9.24	0.00	3017	
Seed Cotton	26.39	0.00	1733	
TOTAL	35.63	0.00		

NOTES

Tract Number : 78227

Description :
FSA Physical Location : GEORGIA/BROOKS
ANSI Physical Location : GEORGIA/BROOKS
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners :
Other Producers :
Recon ID : 13-027-2021-57

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
76.35	38.49	38.49	0.00	0.00	0.00	0.00	0.0

FARM SERVICE AGENCY FORM

77.62 ACRES/BROOKS COUNTY

BROOKS

Form: FSA-156EZ



Farm Service Agency

Abbreviated 156 Farm Record

Prepared : 1/23/24 12:00 PM CST

Crop Year : 2024

Tract 78227 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	38.49	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Peanuts	9.24	0.00	3017
Seed Cotton	26.39	0.00	1733
TOTAL	35.63	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

CUVA

77.62 ACRES/BROOKS COUNTY

eFiled & eRecorded
DATE: 5/10/2023
TIME: 9:32 AM
DEED BOOK: 00856
PAGE: 00079 - 00080
RECORDING FEES: \$25.00
PARTICIPANT ID: 4711895495
CLERK: Belinda Wheeler
Brooks County, GA

PT283A Rev. 2/15

APPLICATION AND QUESTIONNAIRE FOR CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

To the Board of Tax Assessors of Brooks County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

Owner's mailing address <div style="background-color: black; width: 200px; height: 20px;"></div>		City, State, Zip BARNEY, GA 31625	Number of acres included in this application. Agricultural Land: <u>40.00</u> Timber Land: <u>37.60</u>
Property location (Street, Route, Hwy, etc.) 0 TROUPEVILLE RD		City, State, Zip of Property QUITMAN, GA 31643	Covenant Acres 77.60 Total Acres 77.60
District 12	Land Lot 305	Sublot & Block 682 226	Recorded Deed Book/Page 682 226
List types of storage and processing buildings: <u>none</u>			

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the person making application to the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable in the event of a false statement.

Signature of Taxpayer or Taxpayer's Authorized Representative

Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)

Sworn to and submitted before me this 31st day of March, 2023

Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 094 0010	TAX DISTRICT 02	TAXPAYER ACCOUNT NUMBER 3018	YEAR COVENANT: Begin: Jan 1, 2023 Ends: Dec 31, 2032
If transferred from Preferential Agricultural Assessment, provide date of transfer:	If applicable, covenant is a renewal for tax year: Begin: Jan 1, <u>2023</u> Ends: Dec 31, <u>2032</u> Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number:

Approved: ☒ Date: 4/12/23

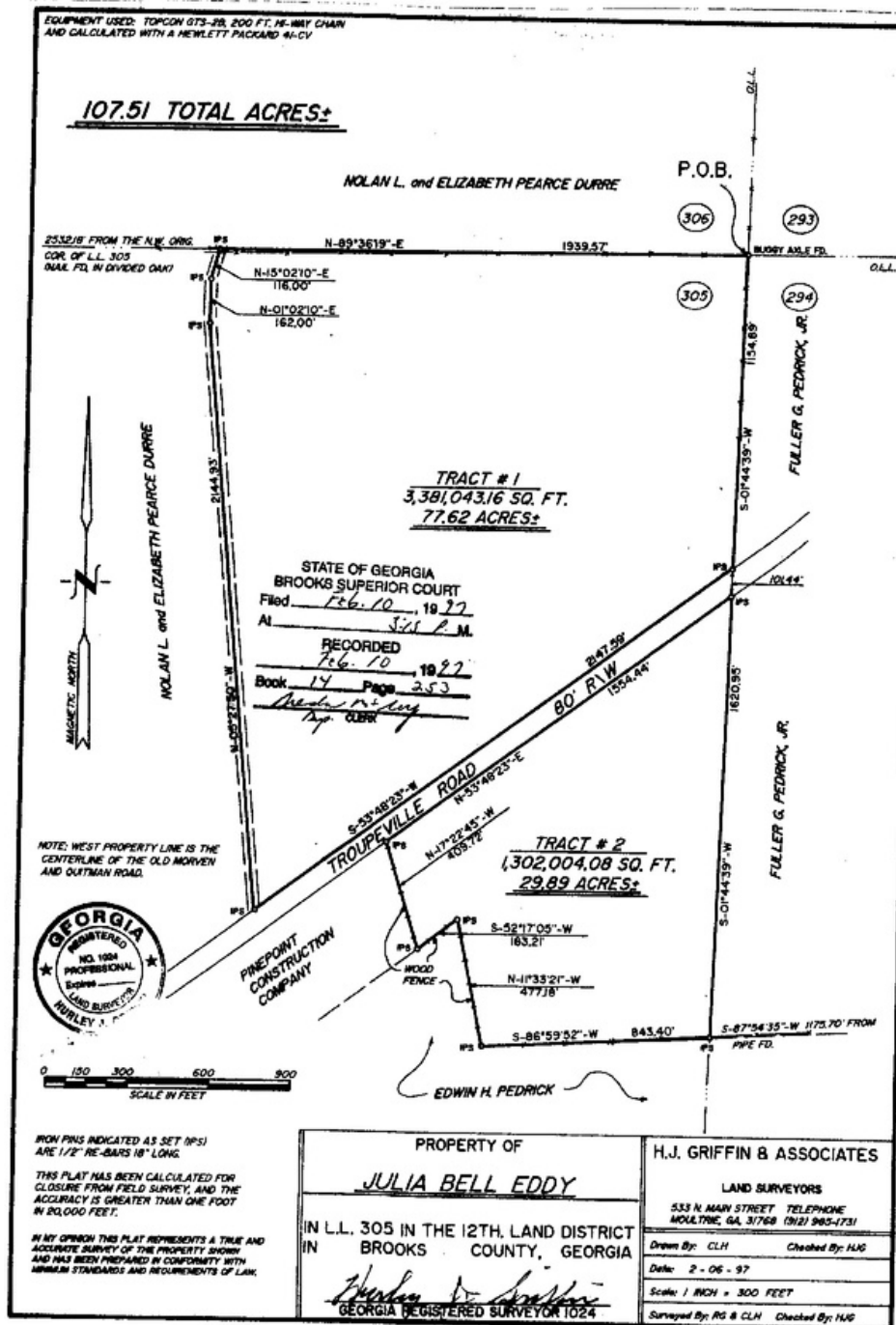
Board of Tax Assessors

Date: 4/12/23

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

PLAT MAP

77.62 ACRES/BROOKS COUNTY





I am Daniel Fowler, your dedicated guide in the world of land transactions. Growing up with a deep love for the outdoors, from quail hunting to mastering archery, I've now turned my passion for land into a career. As an Accredited Land Consultant,

I've got this unique knack for spotting opportunities where others might miss them. From the thrill of the outdoors to navigating the world of investments, I'm here for you.

What you won't find: me wearing a suit unless it's a special occasion...
What you will find: I'm just a down-to-earth guy who's ready to make your property visions come to life.

In everything that I set out to do, I am marked by a commitment to excellence. I am not just a realtor; I specialize in land, navigating the intricate terrain of investments, legacy building, and profitable property transactions.

With a robust network of lenders, attorneys, accountants, and fellow land experts, my focus is clear: your success. Trust in my expertise, characterized by integrity, innovation, and a personal touch that sets me apart. I look forward to working with you!

A handwritten signature in dark ink that reads "Daniel Fowler". The script is fluid and cursive, with a large, stylized 'D' and 'F'.

POPE
THE REAL ESTATE COMPANY

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