

GUM CREEK



BRANCH
FARM & TIMBERLAND

595 Acres in Dodge County, Georgia





DESCRIPTION

Gum Creek is 595 acres of irrigated farmland and timberland located in Dodge County, GA in an established farming area with good soils and access to markets. Gum Creek is situated close to the crossroads at Yonkers, GA, near Cochran. The property is made up of approximately 280 acres of irrigated cropland, with newly installed well and irrigation equipment and has over 100 acres of hardwood, on the headwaters of the Ocmulgee River, with food plots and approximately 200 acres of 2016 planted pine.

LOCATION

Gum Creek is located in Dodge County, GA in Yonkers, GA accessed by Hwy 257 and Lister Cemetery Road.

ZONING

The property is zoned AG.

CONTACT

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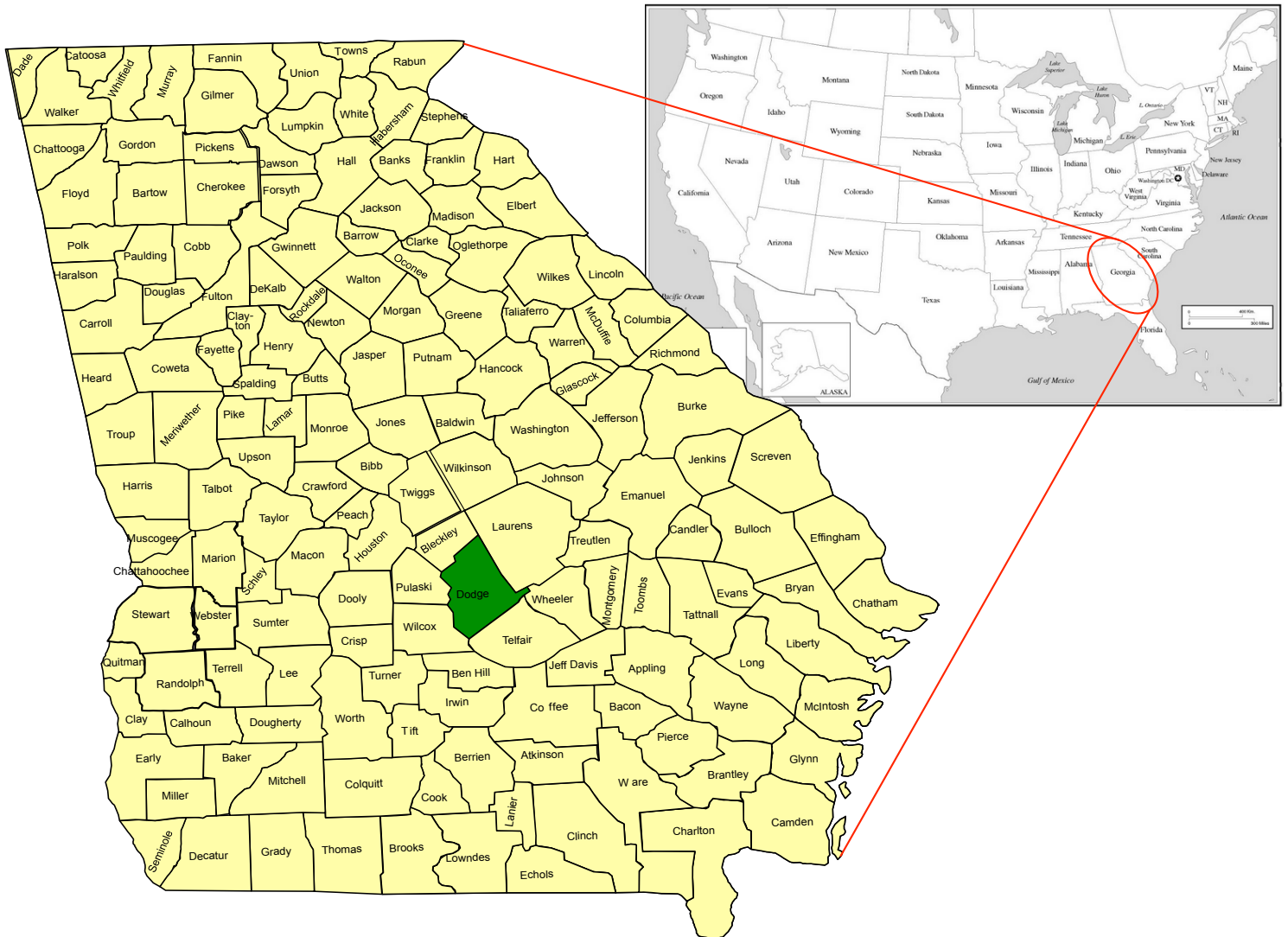
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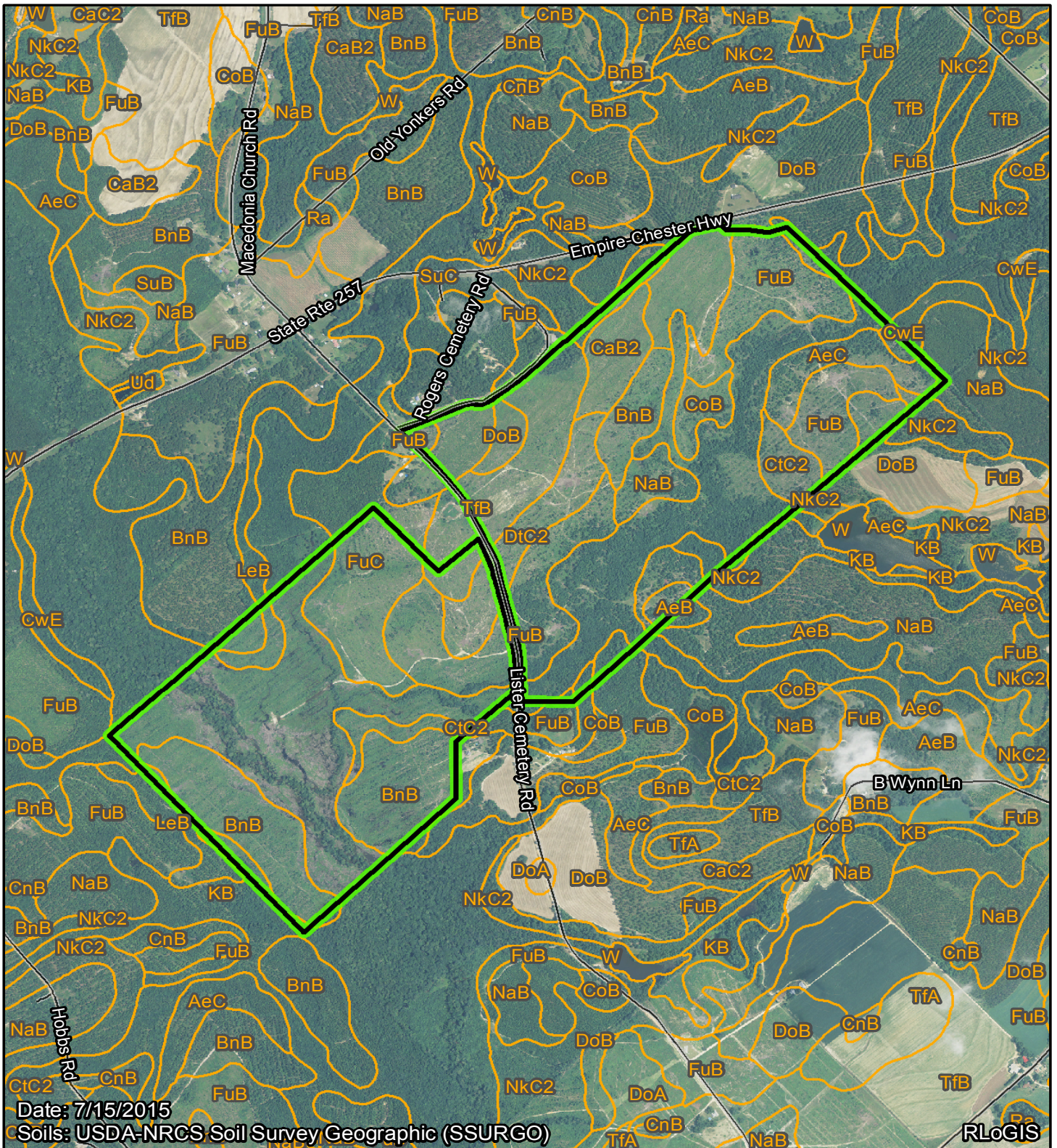
GUM CREEK *Area Map*

Gum Creek
595 Acres
Dodge County



GUM CREEK

Soil Map



Gum Creek
Dodge County, GA

880 0 880

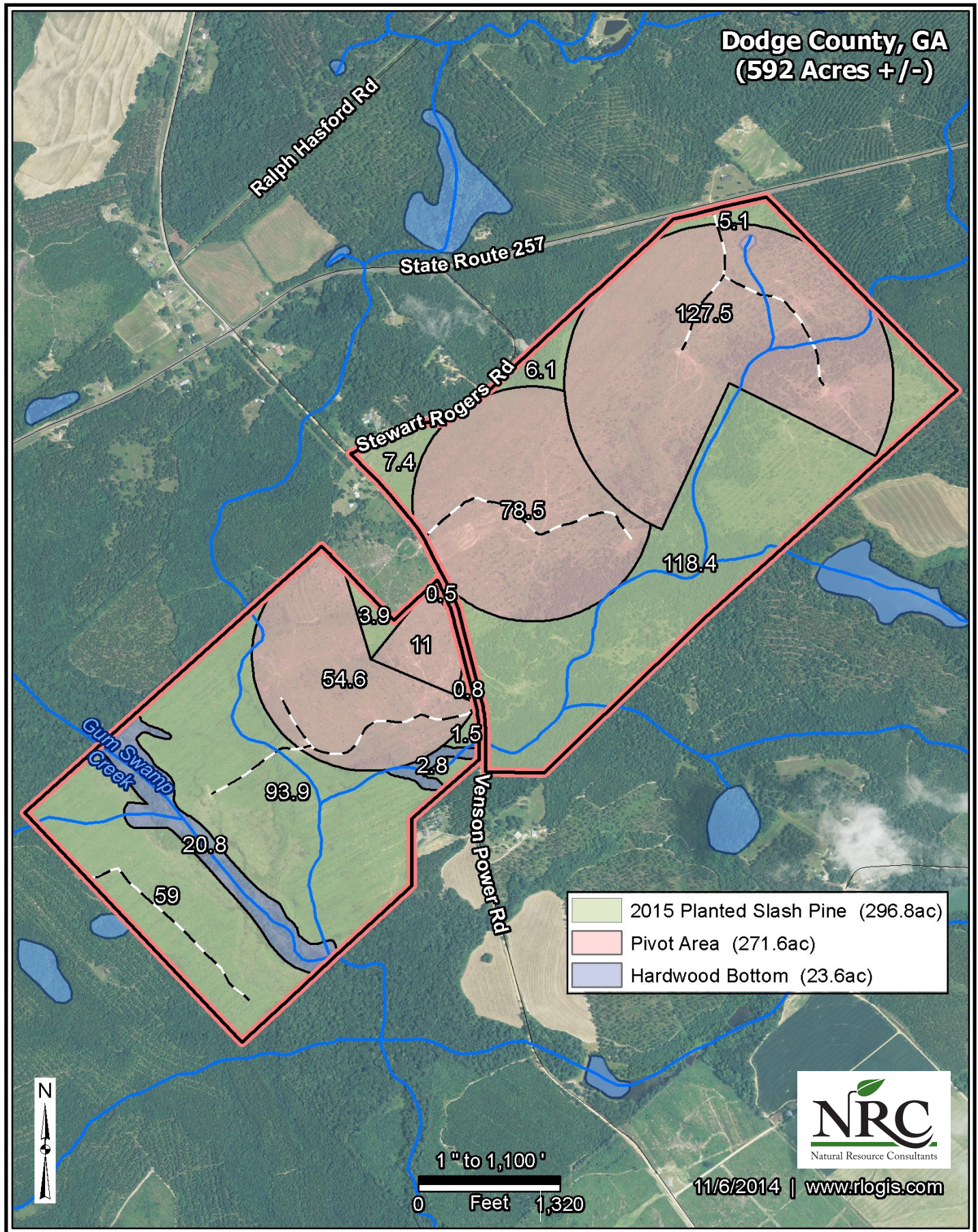


Feet
 1 in = 1,344 ft



Bleckley, Dodge, and Telfair Counties, Georgia (GA610)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AeB	Ailey loamy sand, 2 to 5 percent slopes	2.9	0.5%
AeC	Ailey loamy sand, 5 to 8 percent slopes	16.2	2.7%
BnB	Bonifay sand, 0 to 8 percent slopes	76.1	12.7%
CaB2	Carnegie sandy loam, 2 to 5 percent slopes, eroded	15.3	2.6%
CoB	Cowarts loamy sand, 2 to 5 percent slopes	8.2	1.4%
CtC2	Cowarts sandy loam, 5 to 8 percent slopes, eroded	16.5	2.8%
CwE	Cowarts-Nankin-Ailey complex, 8 to 25 percent slopes	2.2	0.4%
DoB	Dothan loamy sand, 2 to 5 percent slopes	30.4	5.1%
DtC2	Dothan sandy loam, 5 to 8 percent slopes, eroded	26.9	4.5%
FuB	Fuquay loamy sand, 1 to 5 percent slopes	97.1	16.2%
FuC	Fuquay loamy sand, 5 to 8 percent slopes	38.0	6.4%
KB	Kinston-Bibb association, frequently flooded	192.5	32.2%
LeB	Leefield loamy sand, 0 to 3 percent slopes	8.2	1.4%
NaB	Nankin loamy sand, 2 to 5 percent slopes	16.4	2.7%
NkC2	Nankin sandy loam, 5 to 8 percent slopes, eroded	15.2	2.5%
TfB	Tifton loamy sand, 2 to 5 percent slopes	35.9	6.0%
Totals for Area of Interest		598.1	100.0%

GUM CREEK *Aerial Map*





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