

488 acres in Terrell County

Matre Forestry Consulting, Inc. | 229-639-4973 | mike@matreforestry.com

Property Address

Sasser, Georgia 39885

Property Highlights

- Price: \$1,073,600.00
- Acres: 488.00
- County: Terrell
- State: Georgia
- Closest City: Sasser
- Property Type: Acreage



Property Description

See helpful files for a complete tract package that includes applicable information such as various maps, soil data, pictures, timber data, crop basis, new survey, etc.

The Goose Hollow Timberlands tract has been in the same family for generations and offers PRIME hunting, good periodic timber income, and good homesites. The tract is conveniently located only +-11 miles from desirable northwest Albany, GA. In addition to productive merchantable planted pine, there is mature lowland and bottomland hardwood with substantial oak timber. Caney Branch is located on the tract, as well as other intermittent streams. There are good roads located on the tract.

- *+-141 Acres of 1996 Old-field Planted Loblolly Pine that could be grown to maturity or clearcut and converted back to agriculture.
- *+-136 Acres of Lowland/Upland 1994 Planted Slash Pine/Natural Hardwood.
- *+-127 Acres of Mature Bottomland/Lowland
- *+-50 Acres of low Mixed Lowland/Bottomland Brush/Regen/Timber
- *+-28 Acres of open land (mostly old logging ramps suitable for food plots)
- *+-3 acres of Marsh (non-timbered wetlands)
- +7 Acres open/Non-Timbered/Old Logging Ramps (clean logging ramps ready for a harrow)

Property Taxes were +-\$8073 per year(the property is NOT in Conservation Use Assessment).

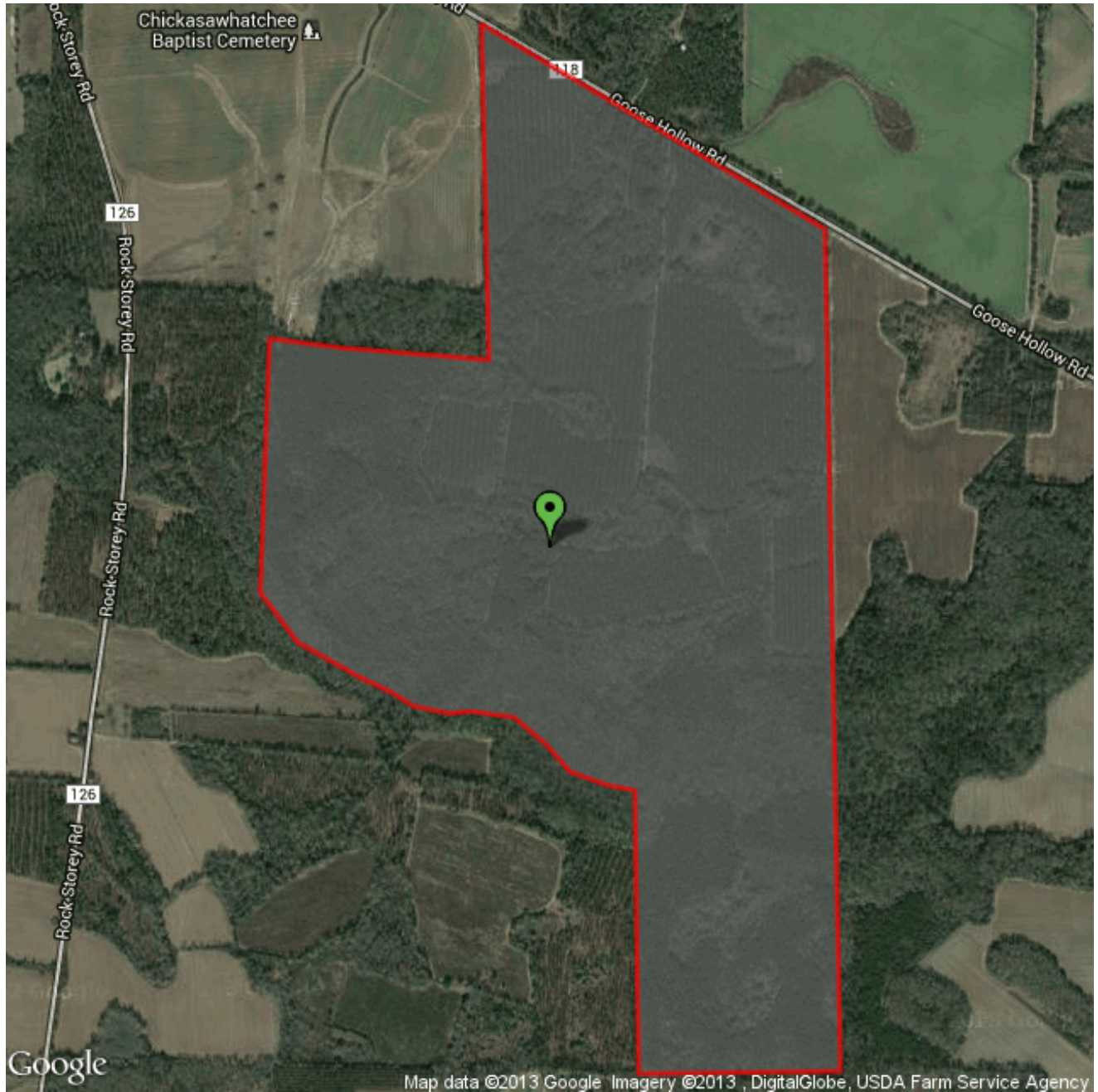


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More details at
landsofgeorgia.com/listing/1414535

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GA. RLS 3165
141 Eagle Dr.
Tifton, Ga. 31793
(229) 392-7690

LEGEND
○ Iron Pin Found
● 1/2" REBAR SET
--- Fence



THE SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-2 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.G.C.A. 15-6-67.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries. I hereby certify that this plat, to the best of my knowledge and belief, accurately represents land surveyed under my direct supervision and control.

J. Marshall Collins
Ga. Reg. No. 3165

500 0 500 1000 1500
GRAPHIC SCALE - FEET

GENERAL NOTES:

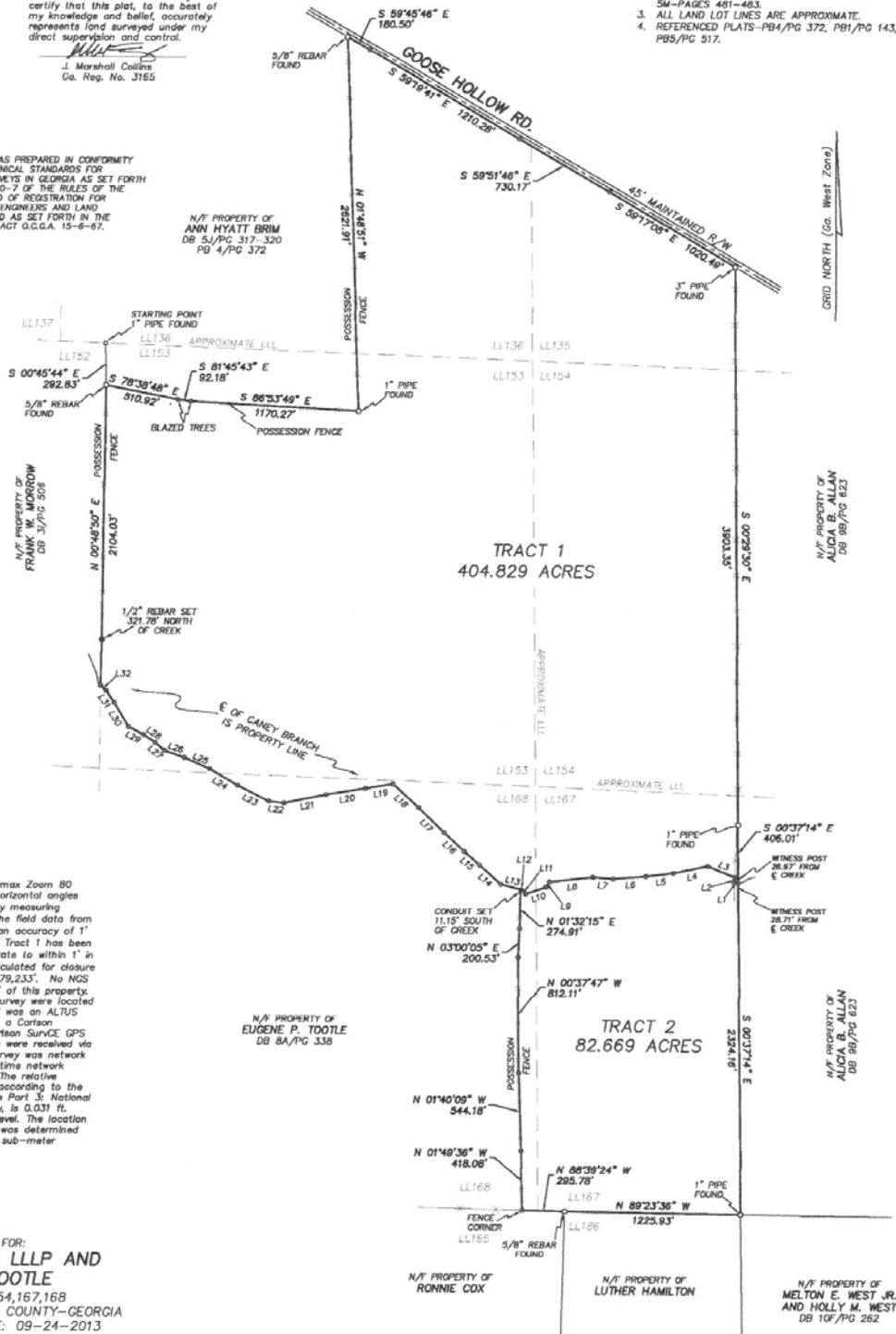
1. ACCORDING TO THE COUNTY TAX ASSESSORS OFFICE, THE CURRENT OWNER IS RAWLS PROPERTY, LLP.
2. PURPOSE OF SURVEY IS TO PROVIDE A CURRENT BOUNDARY SURVEY OF RAWLS PROPERTY, LLP, PORTION OF DEED BOOK 5M-PAGES 461-483.
3. ALL LAND LOT LINES ARE APPROXIMATE.
4. REFERENCED PLATS-PB4/PG 372, PB1/PG 143, PB5/PG 517.

CALLS		
L1	N 74°35'18" W	30.07'
L2	N 11°46'53" E	31.55'
L3	N 67°49'03" W	203.98'
L4	S 78°05'48" W	246.08'
L5	S 82°54'14" W	192.91'
L6	S 85°23'02" W	229.12'
L7	N 85°56'58" W	141.77'
L8	S 83°56'19" W	302.52'
L9	S 34°09'42" W	44.07'
L10	S 71°09'55" W	150.68'
L11	N 37°37'57" W	34.05'
L12	N 75°45'15" W	15.25'
L13	N 75°45'15" W	141.85'
L14	N 48°06'38" W	201.19'
L15	N 48°35'34" W	140.78'
L16	N 47°08'14" W	190.27'
L17	N 45°49'23" W	254.56'
L18	N 47°42'05" W	242.01'
L19	S 81°02'38" W	184.82'
L20	S 81°02'10" W	276.39'
L21	S 78°27'42" W	301.39'
L22	N 83°29'33" W	106.25'
L23	N 63°24'13" W	243.80'
L24	N 59°50'27" W	228.15'
L25	N 65°56'47" W	192.24'
L26	N 20°33'51" W	150.17'
L27	N 48°51'40" W	83.77'
L28	N 54°37'41" W	96.61'
L29	N 62°00'04" W	120.80'
L30	N 31°02'03" W	193.68'
L31	N 34°15'19" W	99.53'
L32	N 46°10'10" W	53.40'

This survey was made using a Geomax Zoom 80 Robotic Total Station, measuring horizontal angles direct to 0°00'05" and electronically measuring distances to the nearest 0.005'. The field data from which this plat was prepared has an accuracy of 1" in 49,750' and was not adjusted. Tract 1 has been calculated for closure and is accurate to within 1" in 854,119' and Tract 2 has been calculated for closure and is accurate to within 1" in 1,479,233'. No NGS monuments were found within 500' of this property. The initial control points for this survey were located utilizing GPS. The equipment used was an ALTIMAP 3 dual frequency receiver with a Carlson Surveyor data collector running Carlson Survey GPS software. Network RTK corrections were received via a cellular modem. The type of survey was network RTK utilizing the Trimble VRS real time network operated by eGPS Solutions, Inc. The relative positional accuracy, as calculated according to the Federal Geographic Data Committee Part 3: National Standard for Spatial Data Accuracy, is 0.031 ft. Horizontal at the 95% confidence level. The location of the centerline of Caney Branch was determined using a PRO XH GPS receiver with sub-meter accuracy.

PLAT OF SURVEY FOR: RAWLS PROPERTY, LLP AND EUGENE P. TOOTLE

PT. LL 135, 136, 153, 154, 167, 168
3RD LAND DISTRICT, TERRELL COUNTY-GEORGIA
SCALE: 1"=500' DATE: 09-24-2013
FIELD WORK COMPLETED 09-24-2013



Timber Map

Tract#	Name	Owner	County	State	*GISAcres+	*TaxedAc	TaxMaps	Parcel	Land Lots	LandDist
215	Rawls West	Rawls Property LL	Terrell	GA	490.75	510	63	5	135,136,153,154,167,168	3rd

Legend

- - 215, Roads Private
 215, Rawls West

LandUse

Strata, StrDescrip

- | | |
|---|----------------------------------|
|  | 215001, +-96 Old-Field PLOb |
|  | 215002, +-94 Low PSlash/NHwd |
|  | 215003, Mature Hwd Bottom |
|  | 215004, Cutover/NoTimbVal Bottom |
|  | 215050, Misc. Non-Timbered |
|  | 215053, Marsh |
|  | 215054, Open/Logging Ramps |

*Strata#	Strata Description	*GrossAcres+
215001	+96 Old-Field PLOb	140.6
215002	+94 Low PSlash/NHwd	136
215003	Mature Hw d Bottom	127.3
215004	Cutover/NoTimbVal Botto	49.7
215050	Misc. Non-Timbered	28.4
215053	Marsh	3.2
215054	Open/Logging Ramps	6.7

*Map Notes:

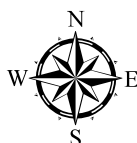
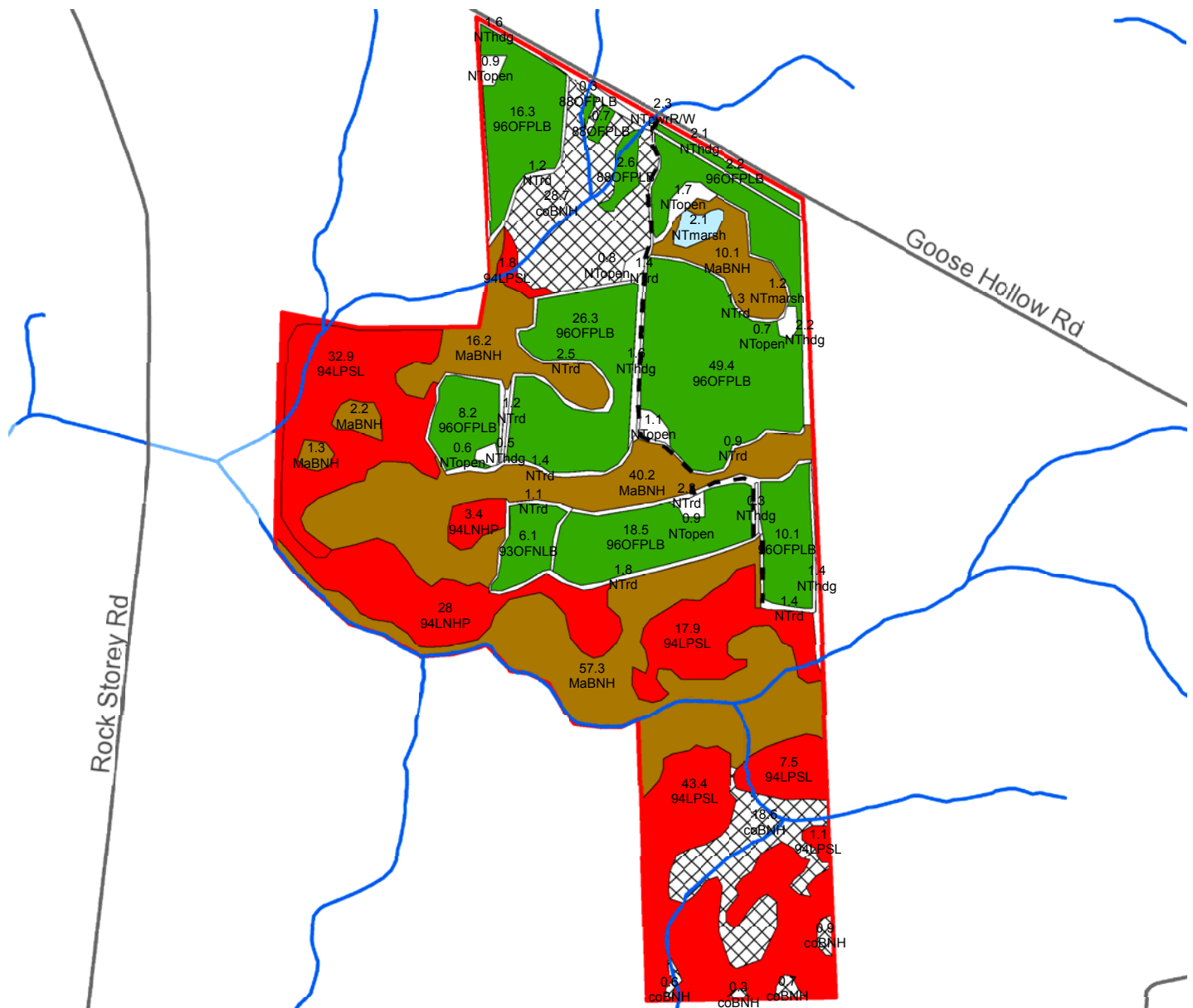
GIS Acres+= Acresages estimated in ArcView Geographic Information System software.

Taxed Acres+= Taxed acres, derived from the deed.

Strata# = The first three digests of the Strata# is the tract number. The last three digests is the strata number.

Strata = A grouping of similar timber stands or land uses.

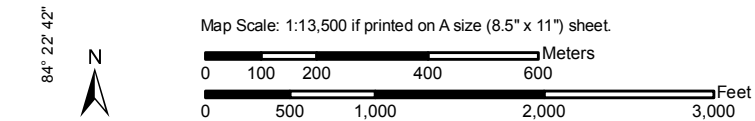
Gross Acres+= Gross acres includes all acres within a mapped polygon, which may include some non-productive acreage such as woods roads, hedgerows, field perimeters, etc.



0 330 660 1,320 Feet

1:15,840

Map Date: 5/29/13
Mapped in Arcview 9.3 GIS by Mike Matre.
Disclaimer: The map is believed to be a reliable representation of the property, but the map information is not guaranteed.
MFC, Inc. 229-639-4973.



Map Unit Legend

Lee and Terrell Counties, Georgia (GA643)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
GoA	Goldsboro loamy sand, 0 to 2 percent slopes	40.4	8.5%
Gr	Grady soils	28.1	5.9%
GsB	Greenville sandy loam, 2 to 5 percent slopes	30.2	6.4%
HdC	Henderson cherty sandy loam, 2 to 8 percent slopes	7.8	1.7%
Hm	Herod and Muckalee soils	86.6	18.3%
IgA	Irvington loamy sand, 0 to 2 percent slopes	32.1	6.8%
OeB	Orangeburg loamy sand, 2 to 5 percent slopes	35.7	7.5%
ReB	Red Bay sandy loam, 2 to 5 percent slopes	10.2	2.2%
Ro	Riverview soils	7.2	1.5%
SuC2	Sunsweet sandy loam, 2 to 8 percent slopes, eroded	13.4	2.8%
TfA	Tifton loamy sand, 0 to 2 percent slopes	29.7	6.3%
TsB2	Tifton sandy loam, 2 to 5 percent slopes, eroded	149.6	31.6%
TsC2	Tifton sandy loam, 5 to 8 percent slopes, eroded	2.9	0.6%
Totals for Area of Interest		474.1	100.0%

The FSA Farm Record Sheet #156 indicates the following crops bases.

Tract Number: 866		Description: 110/1A		FAVWR History		
BIA Range Unit Number:					N	
HEL Status: NHEL: no agricultural commodity planted on undetermined fields						
Wetland Status: Tract contains a wetland or farmed wetland						
WL Violations: None						

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
494.9	0.0	161.4	0.0	0.0	0.0	0.0

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP
0.0	0.0	161.4	0.0	0.0

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
WHEAT	23.0	40	40	0.0
CORN	19.6	51	51	0.0
GRAIN SORGHUM	0.4	39	39	0.0
Total Base Acres:	43.0			

Owners: O G RAWLS JR

Other Producers: DRYLAND FARMS INC

Timber Summary
Goose Hollow Timber Tract
Terrell County, GA
Tax Map 63 Parcel 5
Taxed Acres: 510.0



Cruise Date: May 2013

Number of Cruise Plots: 87 **90% Confidence Limit for merchantable tons:** +/- 9.7%

Disclaimer: *The timber estimates are based on a timber cruise, which is a sample of the timber. The estimates were diligently made in an unbiased manner, however, the estimates are not guaranteed. Timber type descriptions, timber volumes, timber values, acres, and all other information are not guaranteed.*

*PW (pulpwood) includes topwood. CNS is chip-n-saw, Pall is pallett wood, and ST is sawtimber.

Pi is pine and H is hardwood.

*Strata 1 (1996 old-Field Planted Lob) has chip-n-saw and sawtimber sized trees cruised as chip-n-saw and sawtimber, however, those trees may not meet minimum age specifications at sawmills.

Strata#	Year	Origin	Site	Dominant Species	Age	GIS Acres	Trees/ Ac	Basal Area/Ac	Tons/ Ac	Total Tons	Pi Tons *Pw	Pi Tons CNS	Pi Tons ST	H Tons *PW	H Tons Pall	H Tons ST	Oak Tons ST
*1	1996	P	Old-Field	Loblolly	17	140.6	173	77	56.8	7990	4144	3434	412	0	0	0	0
2	1994	P	Low/Up	Slash/H	19	136.0	168	70	50.5	6864	2596	2053	346	1600	97	0	172
3	1950	N	Bot/Low	H	63	127.3	109	74	59.5	7574	119	0	234	4434	874	828	1085
			Bot. Regen			49.7											
			Non-Timber			28.4											
			Open			6.7											
			Marsh			3.2											
						491.9			45.6	22428	6859	5487	992	6034	971	828	1257