



Telfair Hunting Plantation

Description

This 130.75 acre tract is a hunter's paradise. The property is loaded with amenities, including a 1,750 sq ft Two Story Cabin, several outbuildings, pond, creek, irrigated food plots, multiple hunting condos, and good road system. There are approximately 90 acres of 15-20 year pine on the property. Adjacent to the creek is a beautiful hardwood bottom with large mature oaks. The property is wonderfully maintained and is move in ready. Buy today and start planning your hunt tomorrow!

Acreage

130.75 Acres

Price

Total Price: \$795,000

Web Links

Land Listing: www.cartergroupland.com

Video Tour: www.youtube.com



JESUP: 912.530.9515
TOLL FREE: 866.770.0775
FAX: 912.530.9989

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Realtor



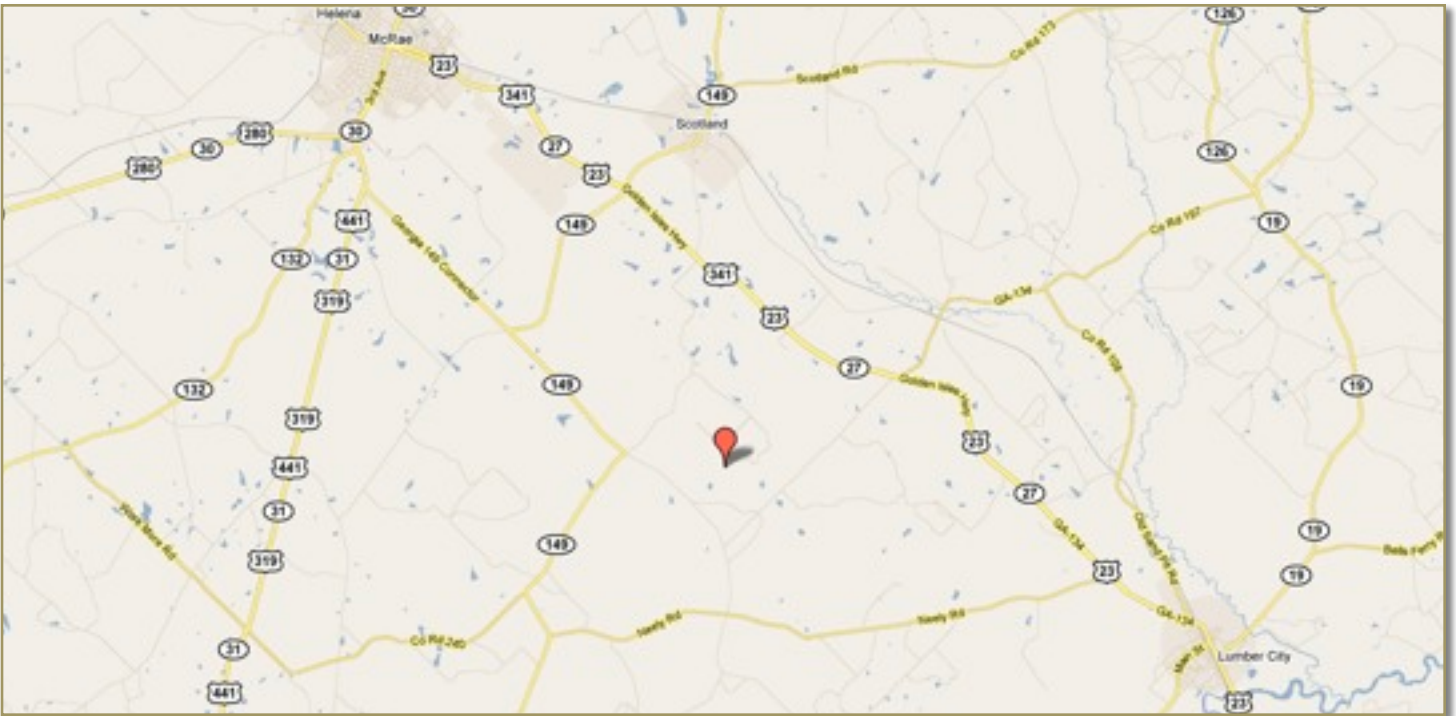
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Directions

From McRae take US 341 South to Hwy 149 on right. Follow Hwy 149 approximately 3 miles to crossroads. Keep on Hwy 149 to left. Follow Hwy 149 approximately 3 miles to crossroads. Stay straight onto Co Rd 160. Follow Co Rd 169 to Co Rd 195 - first right. Follow Co Rd 195 to gated entrance on left.

From Lumber City take US 341 North to Neely Rd - first paved rd to left. Follow Neely Rd approximately 6 miles to crossroads. Take Co Rd 160 to right. Take third dirt road to right. Co Rd 195. Follow Co Rd 195 to gated entrance on left.

Map



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Image USDA Farm Service Agency

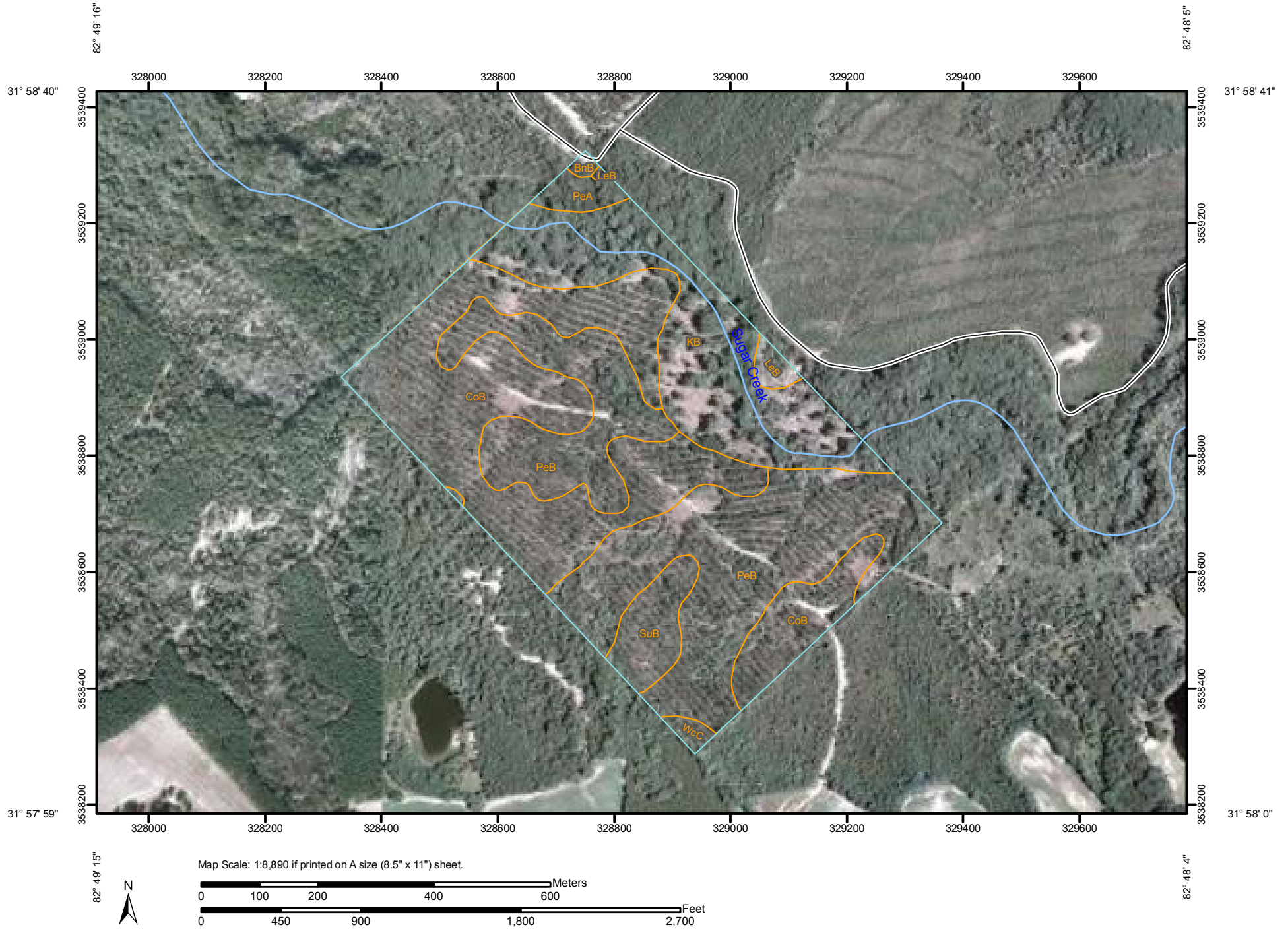
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Soil Map—Bleckley, Dodge, and Telfair Counties, Georgia
(Telfair Hunting Plantation)



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MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Units

Special Point Features

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot



Very Stony Spot



Wet Spot



Other

Special Line Features



Gully



Short Steep Slope



Other

Political Features



Cities

Water Features



Oceans



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

MAP INFORMATION

Map Scale: 1:8,890 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>

Coordinate System: UTM Zone 17N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Bleckley, Dodge, and Telfair Counties, Georgia

Survey Area Data: Version 6, Dec 10, 2010

Date(s) aerial images were photographed: 12/4/2007; 8/20/2007

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



Map Unit Legend

Bleckley, Dodge, and Telfair Counties, Georgia (GA610)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BnB	Bonifay sand, 0 to 8 percent slopes	0.4	0.3%
CoB	Cowarts loamy sand, 2 to 5 percent slopes	45.1	35.7%
KB	Kinston-Bibb association, frequently flooded	25.6	20.3%
LeB	Leefield loamy sand, 0 to 3 percent slopes	1.2	1.0%
PeA	Pelham loamy sand, 0 to 1 percent slopes	1.9	1.5%
PeB	Pelham loamy sand, 1 to 3 percent slopes	46.5	36.8%
SuB	Susquehanna sandy loam, 2 to 5 percent slopes	4.9	3.9%
WcC	Wicksburg loamy sand, 5 to 8 percent slopes	0.7	0.6%
Totals for Area of Interest		126.4	100.0%