

Matre Forestry Consulting, Inc.

2549 Lafayette Plaza Dr
Suite 204
Albany GA 31707
Office (229) 639 4973 Fax (229) 255 2910
www.matreforestry.com



5/31/2019

Re: Real Estate (Land & Timber) Sale Prospectus, +-97.6 acres in Sumter county GA, Pessell Creek Ridge Tract.

Dear Land Buyers,

On behalf of our client Evans Land & Timber LLC, we are pleased to exclusively offer for sale an excellent hunting and timber property in big buck country, southwest Sumter County GA. The Pessell Creek Ridge Tract is +-97.6 acres. The seller has intensively managed the property and deer herd for the since owning the property, feeding the deer and strictly limiting harvest. The seller also planted premium loblolly pines in 2016 for privacy and future income and has managed +-17.4 acres of openings as food plots, shooting lanes, and open habitat. The habitat diversity is excellent on this property having multiple timber types, lots of edge habitat, significant openings, and aesthetic gently rolling topography with two small drains. The seller owns a larger tract nearby and is not using this property enough to keep it, so this is your opportunity to purchase a hard to find, quality, ready to hunt property under 100 acres.

One thing that makes this property truly unique is the tract is +-99% upland and operable for planted pines, conversion to agriculture, homesites, and/or any other suitable use that requires good upland ground. At the same time a premium water source, clear and strong running Pessell Creek, is only +-500' west of the property. Pessell Creek, which flows year-round, is well known to hold quality deer and other wildlife. So, with this tract you get the wildlife advantages of a creek bottom being immediately next door, yet practically every acre on the tract is productive upland ground with prime farmland soils and soils of statewide importance.

The property has frontage on paved Salters Mill Rd and county graded Yankee Rd, and the property divides well. +-94.41 acres is under the 10 year Conservation Use Value Assessment (CUVA), expiring in 2028. +-3.19 acres is not under Conservation Use. Under CUVA, you can build, cut timber, convert to agriculture, hunt, do some division, etc. What you cannot do, until CUVA expires, is subdivide into small acreage, develop into higher and better use such as a neighborhood, etc. You can break the CUVA agreement, but you must pay penalties if you break the CUVA agreement. Since it was enrolled in 2018, the penalties are minimal.

The current asking price, as of the date of this prospectus, is \$2290 per acre, or \$223,504. For the most up to date property offering information, please see <https://www.matreforestry.com/properties.html>

- Location/Access: Sumter county GA +-2.8 miles south southeast of Plains GA, in Sumter county on paved Salters Mill Rd and county graded Yankee Rd. Lat 31.9982 Long -84.3702. The property is locked and gated. Contact Matre Forestry to arrange showing. **Do not enter property without our permission.**
- Property Income: Periodic timber income potential. Annual hunting lease income potential. Agriculture income potential if converted back to agriculture. Subdivision income potential.

Selling homesite income potential. Ideal for holding and enjoying, then liquidating when you are ready.

- Zoning: +-94.41 acres is ag, +-3.19 acres is Residential
- Property Tax: \$874
- Type of Sale: Open Market
- Timber Volume Estimate: No timber cruise available. See timber map for acreage by timber type.
- Timber Rights: All timber rights will convey to the buyer. There are no timber contracts on the property.
- Mineral Rights: Whatever mineral rights the seller owns are included in the sale.
- Crop Basis: Any crop basis or allotment or direct payments or other befits through the Farm Service Agency will be transferred to buyer, if applicable.
- Soils: Henderson cherty sandy loam (2% to 6% slope, Farmland of Statewide Importance, Natural Loblolly Site Index 80' at Base Age 50), & Tifton sandy loam (2% to 6% slope, Prime Farmland, Natural Loblolly Site Index 86' at Base Age 50)
- Topography: Gently rolling
- Water Source: Pessell Creek +-500' west of property, two small drains on property, potential pond sites on property.
- Power: Available on both public roads
- Disclaimer: *The timber estimates, acreages, soil types, income, costs, property taxes, zoning, legal descriptions, and all other information is from sources deemed reliable and is provided as a courtesy, however, the accuracy of the provided information is not guaranteed by Matre Forestry nor the seller.*
- Property Legal Information: Parcels 1708 117 2 & 1708 117 6; Land Lot 117 of the 17th LD
- Survey Plat: Survey on record (2001)

We appreciate your interest in the sale. Please contact us if you have any questions, or if you would like us to show you the property. Also, please let us know if we can assist you with land sales, land acquisitions, land management, and/or timber management. We look forward to hearing from you.

Sincerely,

Mike Matre, ALC, ACF, RF
President, Matre Forestry Consulting, Inc.
Georgia & Alabama Registered Forester (GA# 2486, AL# GA2486)
Georgia & Alabama Licensed Real Estate Broker
Mobile (229) 869-1111
mike@matreforestry.com



Established in 1999, Matre Forestry Consulting, Inc. of Albany, Georgia is a full service forestry consulting company and real estate brokerage. On behalf of our clients, our services include timber sales & management, land sales and acquisitions, timber inventories/cruising, appraisals, marking, prescribed burning, reforestation, GPS & GIS mapping, investment & market analysis, contract forestry services, wildlife habitat improvement, and hunting plantation development.



Looking Across 2016 planted pin



102 Salters Mill Rd.jpg



103 Yankee Rd.jpg



NW Deer Stand and Food Plo



104 NW food plot.jpg



th Deer Stand and Shooting L



106 Central deer stand.jpg



6 shooting lane and feeder 2.j



06 shooting lane and feeder.jp



107 Entrance Road.jpg



107 Upland Hardwood.jpg



108 2016 pines and hardwood.jp



109 shooting land and upland pine



110 Shooting Lane thru 2016 pine:



110 large oak.jpg



111 shooting land thru 2016 pines



111 2016 pines.jpg



111 old field.jpg



112 2016 pines and hedgerow.jp



112 upland pine.jpg



113 Upland Hardwood.jpg



114 upland pine.jpg



115 opening.jpg



116 6 upland pine and hardwood.jj



20190526_122750.jpg



20190526_123048.jpg



20190526_123752.jpg



20190526_124741.jpg



20190526_124755.jpg



20190526_124808.jpg



20190526_125803.jpg



20190526_125820.jpg



20190526_125836.jpg



20190526_130020.jpg



20190526_130031.jpg



20190526_130143.jpg



20190526_130259.jpg



20190526_130802.jpg



20190526_130959.jpg



20190526_131124.jpg



20190526_131150.jpg



20190526_131240.jpg



20190526_131347.jpg



20190526_131615.jpg



20190526_131704.jpg



20190526_132152.jpg



20190526_132333.jpg



20190526_132436.jpg



20190526_132446.jpg



20190526_133413.jpg




Pessell Creek Ridge Tract

Sumter County GA
 Parcels 1708 117 2 & 1708 117 6
 Land Lot 117 of the 17th Land District
 +-97.6 Total Acres (from tax card/deed)
 2001 Survey Plat on Record

Disclaimer: Map boundaries, acres, timber descriptions, and all other map data is not guaranteed. The map is not a survey plat. Mapped in ArcMap 10.5 GIS mapping software.


Legend

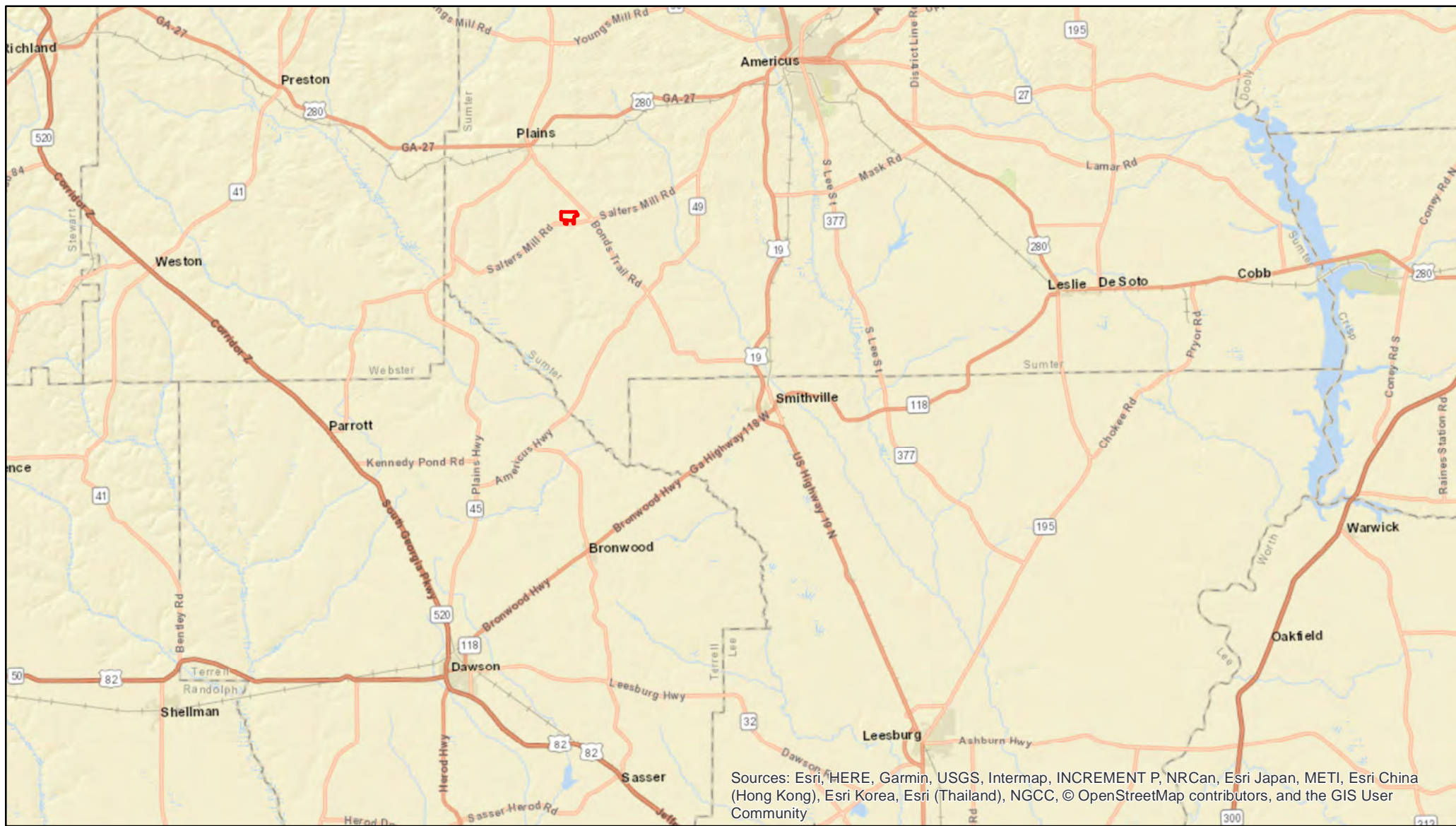
 +-97.6 Total Acres




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 Date: 5/31/2019

1:1,751,252 1 in = 145,938 ft 1 in = 27.6 miles

0 5 10 20 Miles





Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

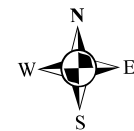
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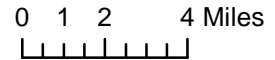
 +-97.6 Total Acres

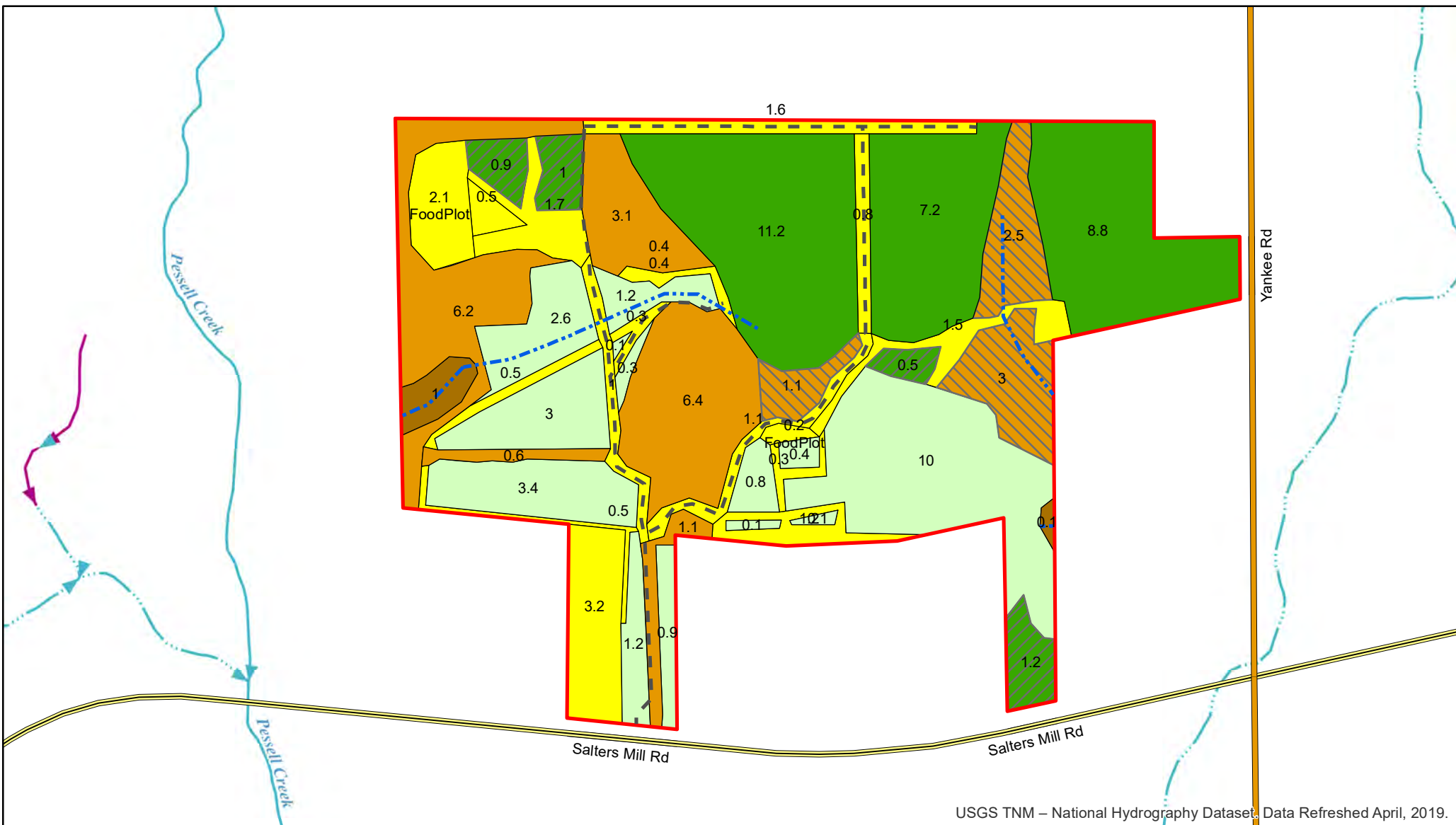


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1:294,480

1 in = 24,540 ft 1 in = 4.6 miles





USGS TNM – National Hydrography Dataset, Data Refreshed April, 2019.

Pessell Creek Ridge Tract

Legend

Sumter County GA
 Parcels 1708 117 2 & 1708 117 6
 Land Lot 117 of the 17th Land District
 +-97.6 Total Acres (from tax card/deed)
 2001 Survey Plat on Record

StrataNum, Label, Acres+-

- 101, 2016OFPLB, +-23.9 ac
- 201, 1993UNPH, +-27.2 ac
- 202, 1993UNHP, +-6.7 ac
- 203, 1993UNH, +-17.5 ac
- 204, 2005OFNLB, +-3.7 ac
- 301, 1993BNH, +-1.1 ac
- Open, +-17.4 ac

+-97.6 Total Acres

Lines

Descrip

- Paved County Rd
- Dirt County Rd
- Primary Woods Road
- Drain

Flowline - Large Scale

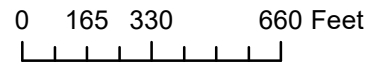
FType, FCode

- Perennial
- Intermittent
- Ephemeral
- Artificial Path
- Canal Ditch
- Coastline
- Connector
- Pipeline
- Underground Conduit



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1:5,880 1 in = 490 ft 1 in = 0.1 miles



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Pessell Creek Ridge Tract

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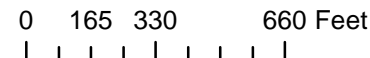
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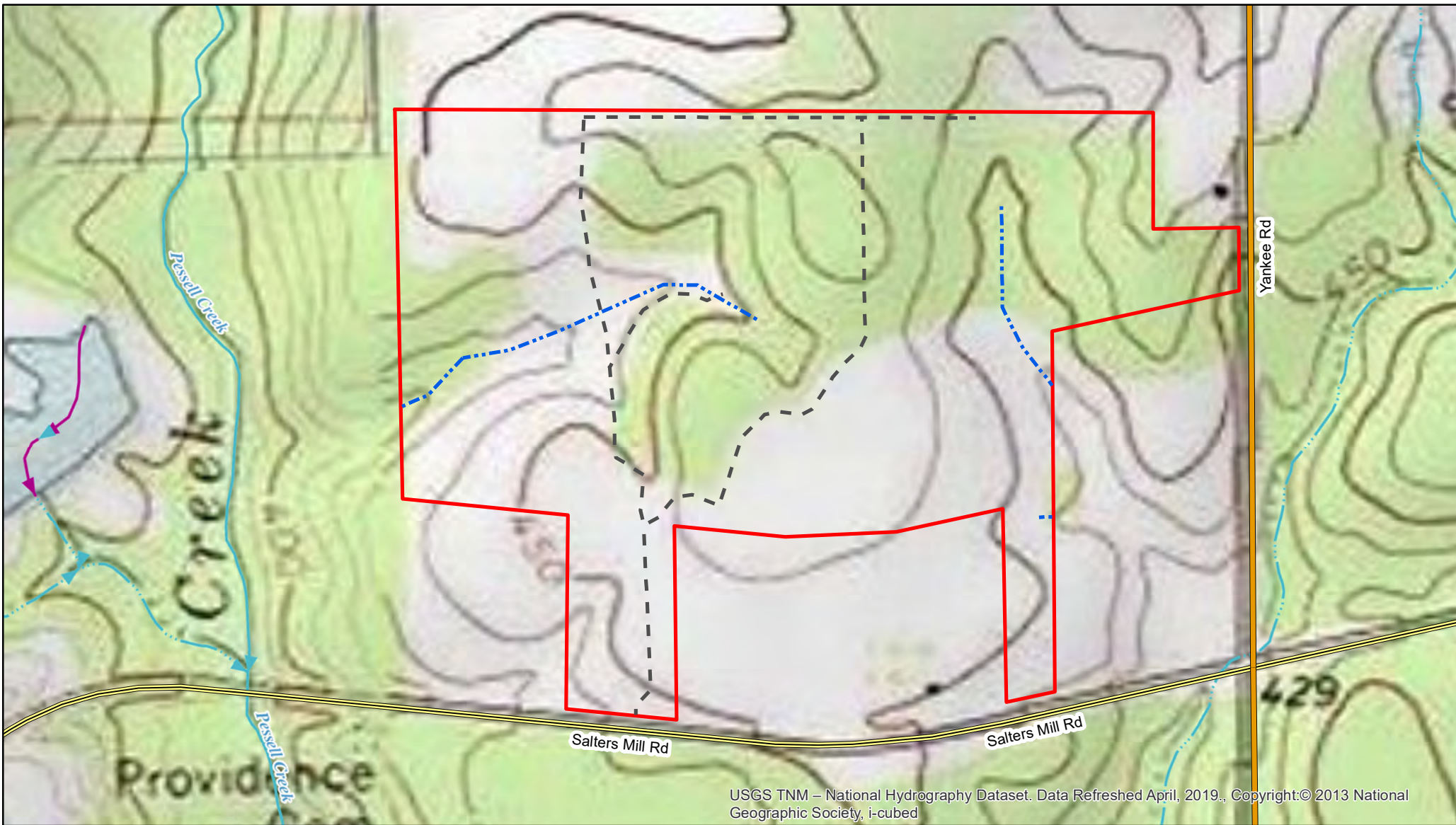


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USGS TNM – National Hydrography Dataset. Data Refreshed April, 2019., Copyright:© 2013 National Geographic Society, i-cubed

Pessell Creek Ridge Tract

Sumter County GA

Parcels 1708 117 2 & 1708 117 6

Land Lot 117 of the 17th Land District

+/-97.6 Total Acres (from tax card/deed)

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Legend

+/-97.6 Total Acres

Lines

Descrip

Paved County Rd

Dirt County Rd

Primary Woods Road

Drain

Flowline - Large Scale

FType, FCode

Perennial

Intermittent

Ephemeral

Artificial Path

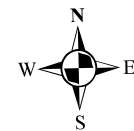
Canal Ditch

Coastline

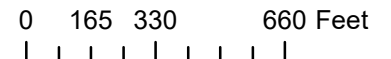
Connector

Pipeline

Underground Conduit



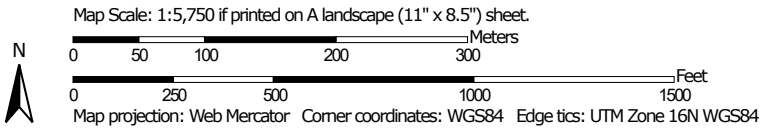
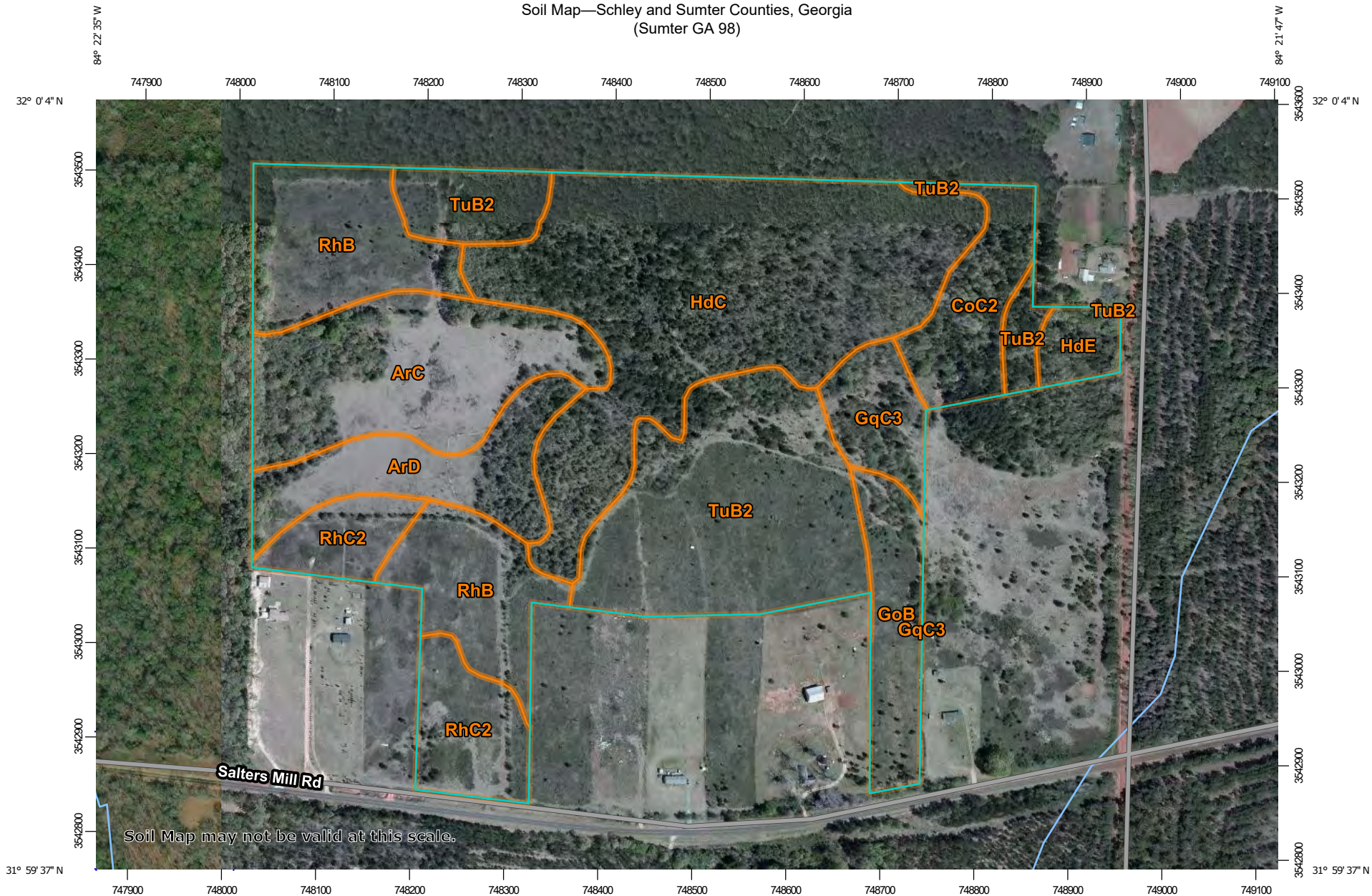
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Date: 5/31/2019

Soil Map—Schley and Sumter Counties, Georgia
(Sumter GA 98)



Map Unit Legend

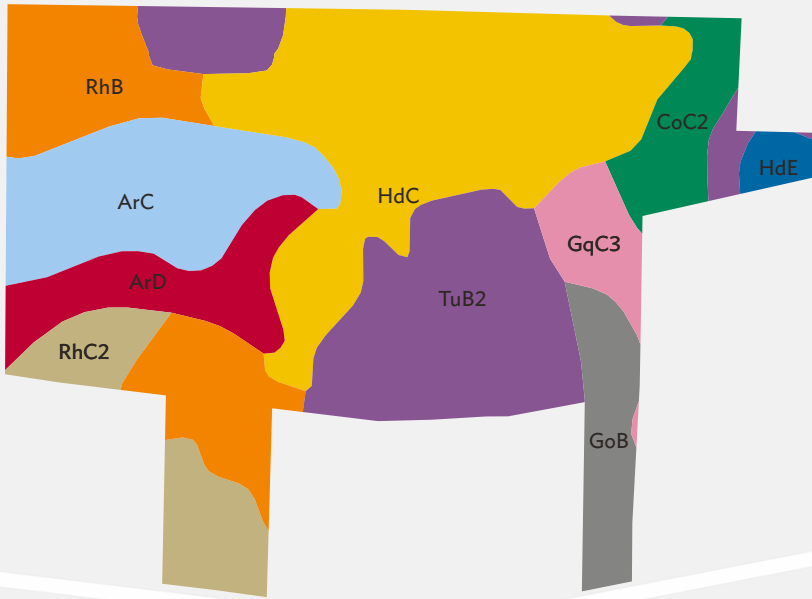
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ArC	Americus loamy sand, 5 to 8 percent slopes	11.8	12.1%
ArD	Americus loamy sand, 8 to 15 percent slopes	6.4	6.6%
CoC2	Carnegie sandy loam, 5 to 8 percent slopes, moderately eroded	4.7	4.8%
GoB	Greenville sandy loam, 2 to 5 percent slopes	4.6	4.8%
GqC3	Greenville sandy clay loam, 5 to 8 percent slopes, severely eroded	3.2	3.3%
HdC	Henderson cherty sandy loam, 2 to 8 percent slopes	26.5	27.3%
HdE	Henderson cherty sandy loam, 8 to 17 percent slopes	1.6	1.6%
RhB	Red Bay sandy loam, 2 to 5 percent slopes	12.5	12.9%
RhC2	Red Bay sandy loam, 5 to 8 percent slopes, eroded	6.7	6.9%
TuB2	Tifton sandy loam, 2 to 5 percent slopes, moderately eroded	19.0	19.6%
Totals for Area of Interest		97.0	100.0%

Sumter GA 98 Management Map

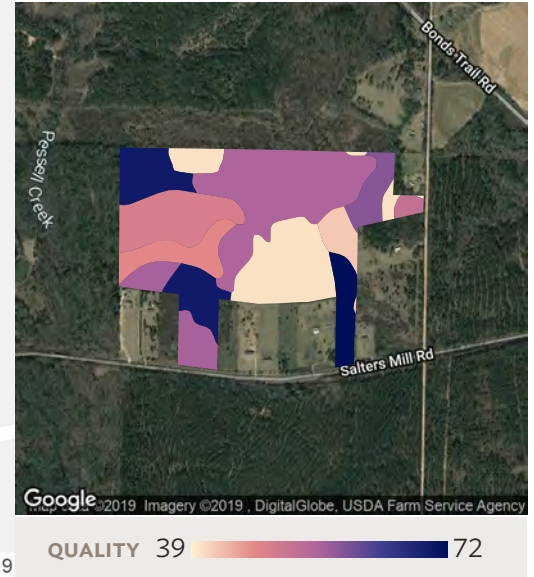
Soil Report

Symbol	Map Unit Description	Fa rmland cla s s	Area (AC)	Ava ilia ble Wa te r S tora ge (0-150cm - We ighte d Ave ra ge)	Flooding Fre que ncy (Ma ximum)	Dra ina ge Cla s s (Domina nt Condition)	Dra ina ge Cla s s (We tte s t Compone nt)	Hydric Cla s s ifica tion	Wa te r Ta ble De pth (Annua l Minimum)	Wa te r Ta ble De pth (April to June Minimum)	Be drock De pth (Minimum)	Soil Orde r
HdC	He nders on cherty s andy loa m, 2 to 8 percent slopes	Fa rmland of s ta te wide importa nce	26.56	18.3	None	We ll dra ine d	We ll dra ine d	0	0	0	0	Ultis ols
TuB2	Tifton s andy loa m, 2 to 5 percent slopes , erode d	All a re a s a re prime fa rmland	19.06	17.3	None	We ll dra ine d	We ll dra ine d	0	137	0	0	Ultis ols
RhB	Re d Bay s andy loa m, 2 to 5 percent slopes	All a re a s a re prime fa rmland	12.5	20.5	None	We ll dra ine d	We ll dra ine d	0	0	0	0	Ultis ols
ArC	Americus loamy sand, 5 to 8 percent slopes	Fa rmland of s ta te wide importa nce	11.77	15.8	None	Some wha t exce s sive ly dra ine d	Some wha t exce s sive ly dra ine d	0	0	0	0	Ultis ols
RhC2	Re d Bay s andy loa m, 5 to 8 percent slopes , erode d	All a re a s a re prime fa rmland	6.7	20.5	None	We ll dra ine d	We ll dra ine d	0	0	0	0	Ultis ols
ArD	Americus loamy sand, 8 to 15 percent slopes	Not prime fa rmland	6.37	15.8	None	Some wha t exce s sive ly dra ine d	Some wha t exce s sive ly dra ine d	0	0	0	0	Ultis ols
CoC2	Ca rnegie s andy loa m, 5 to 8 percent slopes , erode d	Fa rmland of s ta te wide importa nce	4.66	17.9	None	We ll dra ine d	We ll dra ine d	0	0	0	0	Ultis ols
GoB	Gre enville s andy loa m, 2 to 5 percent slopes	All a re a s a re prime fa rmland	4.63	22.9	None	We ll dra ine d	We ll dra ine d	0	0	0	0	Ultis ols
GqC3	Gre enville s andy clay loa m, 5 to 8 percent slopes , s evere ly erode d	Not prime fa rmland	3.21	23.8	None	We ll dra ine d	We ll dra ine d	0	0	0	0	Ultis ols
HdE	He nders on cherty s andy loa m, 8 to 17 percent slopes	Not prime fa rmland	1.6	18.3	None	We ll dra ine d	We ll dra ine d	0	0	0	0	Ultis ols

4 fields, 97 acres in Sumter County, GA



AVG NCCPI **53.5** COUNTY AVG 56.6



All fields

97 ac

Source: NRCS Soil Survey

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
HdC	Henderson cherty sandy loam, 2 to 8 percent slopes	27.01	27.9%	4	55.2
TuB2	Tifton sandy loam, 2 to 5 percent slopes, moderately eroded	18.61	19.2%	2	40.2
RhB	Red Bay sandy loam, 2 to 5 percent slopes	12.53	12.9%	2	69.6
ArC	Americus loamy sand, 5 to 8 percent slopes	12.17	12.6%	4	49.0
ArD	Americus loamy sand, 8 to 15 percent slopes	6.61	6.8%	6	47.2
RhC2	Red Bay sandy loam, 5 to 8 percent slopes, eroded	6.54	6.8%	4	55.8
GoB	Greenville sandy loam, 2 to 5 percent slopes	4.78	4.9%	2	73.6
CoC2	Carnegie sandy loam, 5 to 8 percent slopes, moderately eroded	4.21	4.3%	4	58.3
GqC3	Greenville sandy clay loam, 5 to 8 percent slopes, severely eroded	3.31	3.4%	4	42.1

4 fields, 97 acres in Sumter County, GA

■ HdE	Henderson cherty sandy loam, 8 to 17 percent slopes	1.07	1.1%	7	52.1
		96.82			53.5

Forest Productivity (Tree Site Index): loblolly pine (Schumacher 1928 (050))

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
ArC	Americus loamy sand, 5 to 8 percent slopes	84	11.8	12.1%
ArD	Americus loamy sand, 8 to 15 percent slopes	84	6.4	6.6%
CoC2	Carnegie sandy loam, 5 to 8 percent slopes, moderately eroded	86	4.7	4.8%
GoB	Greenville sandy loam, 2 to 5 percent slopes	82	4.6	4.8%
GqC3	Greenville sandy clay loam, 5 to 8 percent slopes, severely eroded	82	3.2	3.3%
HdC	Henderson cherty sandy loam, 2 to 8 percent slopes	80	26.5	27.3%
HdE	Henderson cherty sandy loam, 8 to 17 percent slopes	80	1.6	1.6%
RhB	Red Bay sandy loam, 2 to 5 percent slopes	90	12.5	12.9%
RhC2	Red Bay sandy loam, 5 to 8 percent slopes, eroded	90	6.7	6.9%
TuB2	Tifton sandy loam, 2 to 5 percent slopes, moderately eroded	86	19.0	19.6%
Totals for Area of Interest			97.0	100.0%

Description

The "site index" is the average height, in feet, that dominant and codominant trees of a given species attain in a specified number of years. The site index applies to fully stocked, even-aged, unmanaged stands.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this attribute, only the representative value is used.

Rating Options

Units of Measure: feet