

JOHNSON COUNTY





### Description:

Highly productive farm in a well-established farming community with over 700 acres of irrigated row crop land which yields \$225 per acre annually. It has a large equipment barn with capacity to store multiple combines. It is set up for finishing cattle, has a beautiful 10 acre lake and gorgeous hardwood bottoms that offer excellent hunting.

### Location:

This property is ideally located just outside of Wrightsville in a beautiful farming area with strong agricultural markets.

**Price:** \$5 Million

### Contact:

Jim Branch

(404) 983-4266

[jim@branchtimberlands.com](mailto:jim@branchtimberlands.com)





| <u>Type</u>         | <u>Acreage</u> |
|---------------------|----------------|
| Pasture & Hayfields | 100            |
| Open                | 42             |
| Wooded              | 203            |
| Pond                | 10             |
| Irrigated Farmland  | 700            |
|                     | 1055           |

## **6 Zimmatic Pivots**

5 Pivots installed in 2008

1 Pivot installed 2000

### **Power:**

3 Phase power

Two 350 Horse Power Electric Motors

One 150 Horse Power Electric Motor

### **Water Source:**

Two 16" casing gravel packed deep wells 1600 GPM

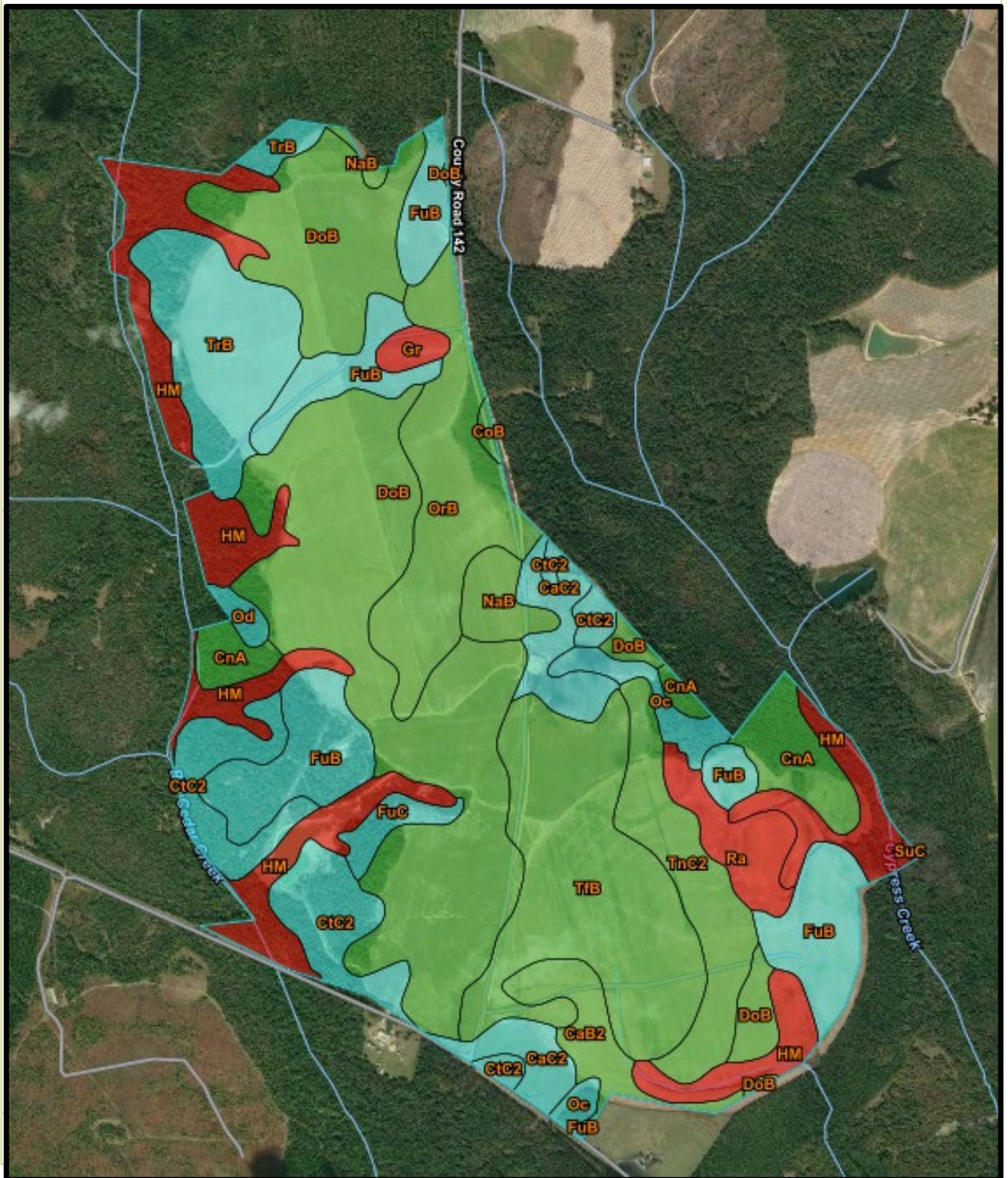
10-acre pond 1700 GMP

6" well feeding pond 380 GPM

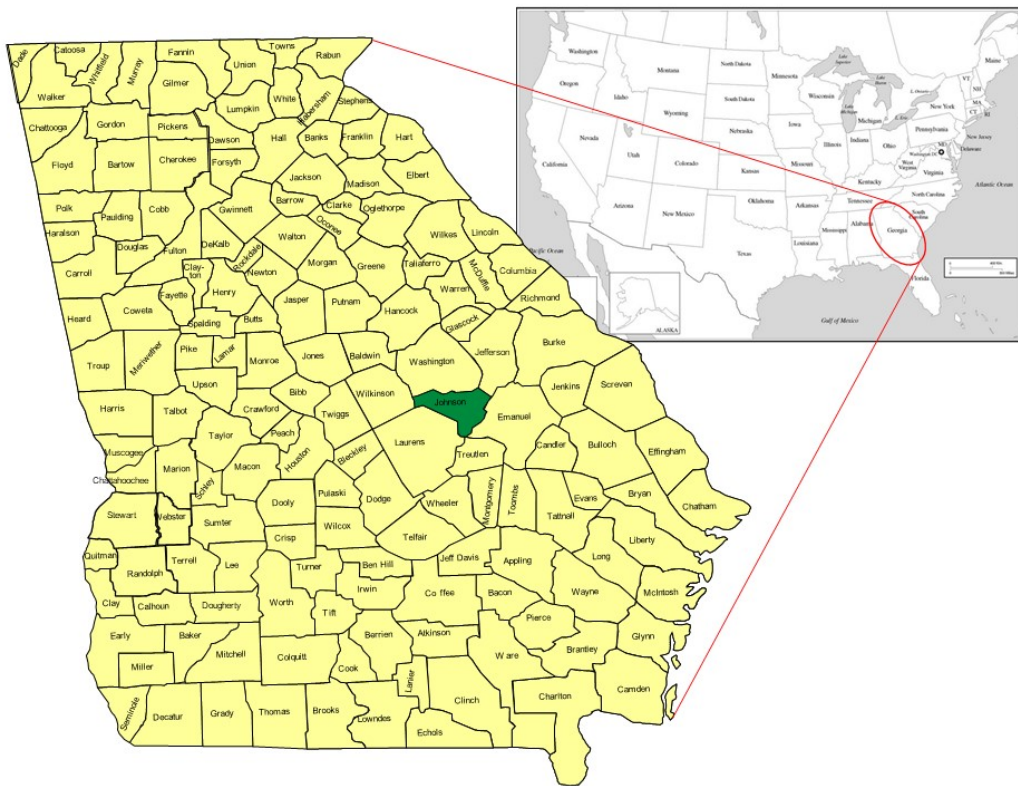
3 house wells



## Over 86% Prime Agricultural Soils



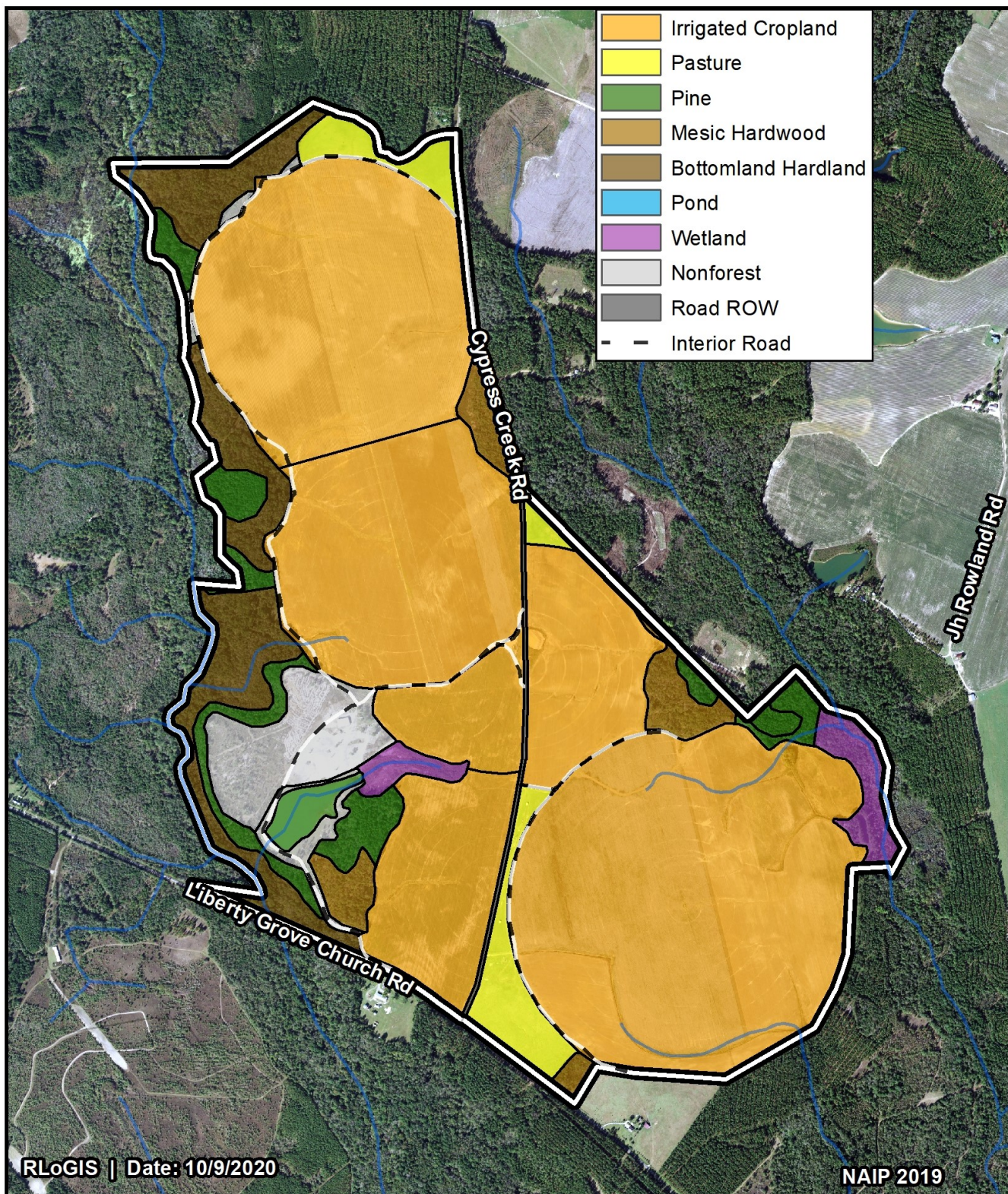




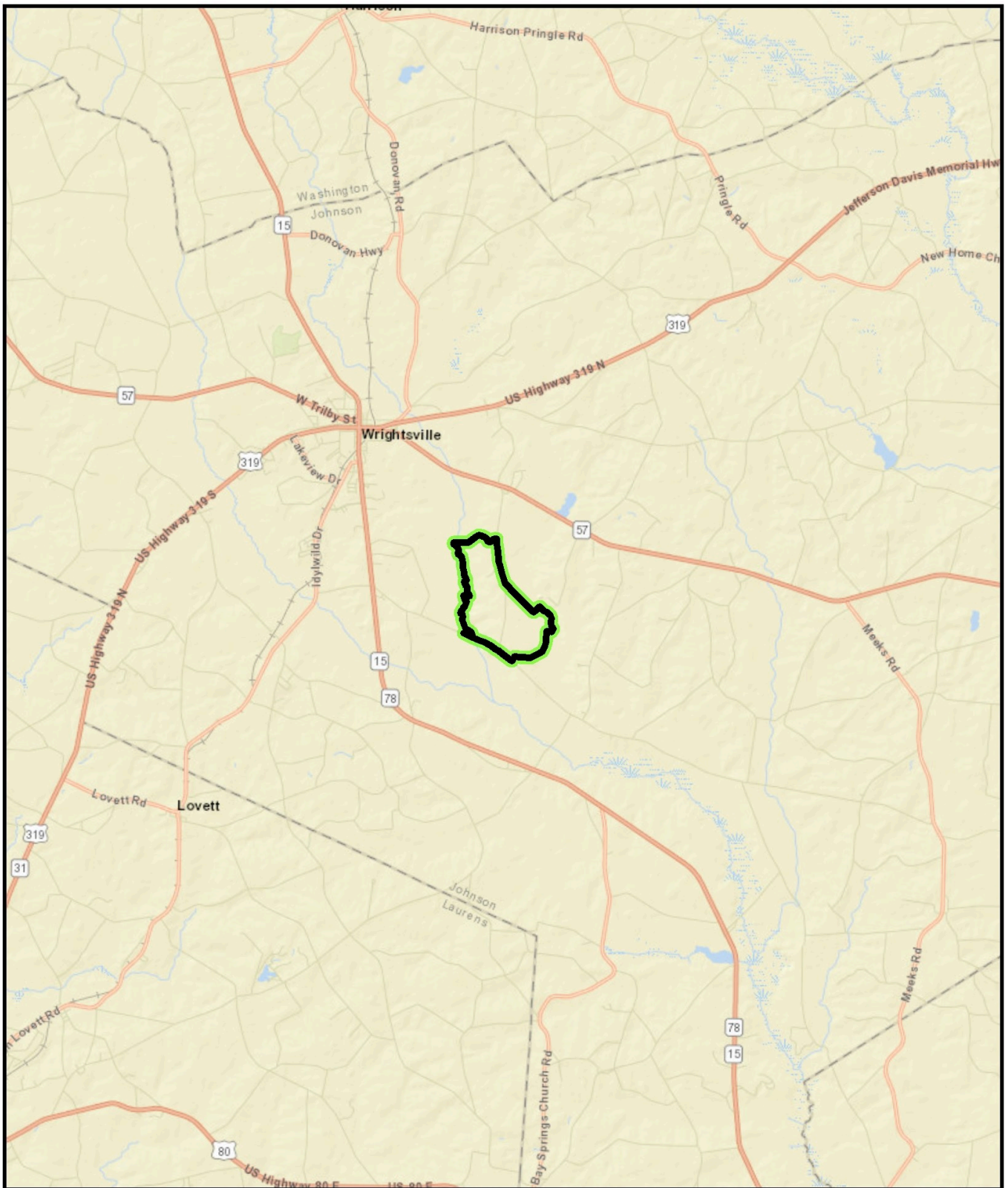












**Johnson County, GA**  
**1,055+/- Acres**

0 Miles 2  
1 in to 2 mi





FARM: 2003

Georgia  
JohnsonU.S. Department of Agriculture  
Farm Service AgencyPrepared: 8/27/20 11:43 AM  
Crop Year: 2020

Report ID: FSA-156EZ

## Abbreviated 156 Farm Record

Page: 1 of 3

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name Farm Identifier  
HOOD, CHRISTOPHER M JO

Farms Associated with Operator:  
None

ARC/PLC G//F Eligibility: Eligible

Transferred From: 13107 - 0003153

CRP Contract Number(s): None

| Farmland | Cropland | DCP Cropland | WBP | WRP | EWP | CRP Cropland | GRP | Farm Status | Number of Tracts |
|----------|----------|--------------|-----|-----|-----|--------------|-----|-------------|------------------|
| 1137.32  | 777.07   | 777.07       | 0.0 | 0.0 | 0.0 | 0.0          | 0.0 | Active      | 3                |

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP |
|--------------------|--------------------|------------------------|----------------|---------|
| 0.0                | 0.0                | 777.07                 | 83.8           | 0.0     |

## ARC/PLC

| PLC                                | ARC-CO | ARC-IC | PLC-Default | ARC-CO-Default | ARC-IC-Default |
|------------------------------------|--------|--------|-------------|----------------|----------------|
| WHEAT, CORN, PEANUTS<br>SOYBN, SUP | NONE   | NONE   | NONE        | NONE           | NONE           |

| Crop                     | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|--------------|-----------|-----------------------|
| WHEAT                    | 34.7         | 53        | 0.0                   |
| CORN                     | 224.28       | 176       | 0.0                   |
| PEANUTS                  | 241.99       | 4007      | 0.0                   |
| SOYBEANS                 | 35.67        | 46        | 0.0                   |
| SEED COTTON              | 99.06        | 2856      | 0.0                   |
| <b>Total Base Acres:</b> | <b>635.7</b> |           |                       |



Georgia  
Johnson

U.S. Department of Agriculture  
Farm Service Agency  
**Abbreviated 156 Farm Record**

**FARM: 2003**  
Prepared: 8/27/20 11:43 AM  
Crop Year: 2020  
Page: 2 of 3

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 44790 Description J0

FSA Physical Location : Johnson, GA ANSI Physical Location: Johnson, GA

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

| Farmland           | Cropland           | DCP Cropland           | WBP                   | WRP     | EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|-----------------------|---------|-----|--------------|-----|
| 450.19             | 351.07             | 351.07                 | 0.0                   | 0.0     | 0.0 | 0.0          | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped        | MPL/FWP |     |              |     |
| 0.0                | 0.0                | 351.07                 | 50.4                  | 0.0     |     |              |     |
| Crop               | Base Acreage       | PLC Yield              | CCC-505 CRP Reduction |         |     |              |     |
| WHEAT              | 16.96              | 53                     | 0.0                   |         |     |              |     |
| CORN               | 109.64             | 176                    | 0.0                   |         |     |              |     |
| PEANUTS            | 118.29             | 4007                   | 0.0                   |         |     |              |     |
| SOYBEANS           | 17.44              | 46                     | 0.0                   |         |     |              |     |
| SEED COTTON        | 59.56              | 2856                   | 0.0                   |         |     |              |     |
| Total Base Acres:  | 321.89             |                        |                       |         |     |              |     |

Owners: HOOD, CHRISTOPHER M

Other Producers: ROWLAND, JOE AL

Tract Number: 44791 Description J0

FSA Physical Location : Johnson, GA ANSI Physical Location: Johnson, GA

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

| Farmland           | Cropland           | DCP Cropland           | WBP                   | WRP     | EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|-----------------------|---------|-----|--------------|-----|
| 224.73             | 152.51             | 152.51                 | 0.0                   | 0.0     | 0.0 | 0.0          | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped        | MPL/FWP |     |              |     |
| 0.0                | 0.0                | 152.51                 | 11.8                  | 0.0     |     |              |     |
| Crop               | Base Acreage       | PLC Yield              | CCC-505 CRP Reduction |         |     |              |     |
| WHEAT              | 6.33               | 53                     | 0.0                   |         |     |              |     |



Georgia  
Johnson

U.S. Department of Agriculture  
Farm Service Agency  
**Abbreviated 156 Farm Record**

Report ID: FSA-156EZ

**FARM: 2003**  
Prepared: 8/27/20 11:43 AM  
Crop Year: 2020  
Page: 3 of 3

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

| Crop                     | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|--------------|-----------|-----------------------|
| CORN                     | 40.93        | 176       | 0.0                   |
| PEANUTS                  | 44.17        | 4007      | 0.0                   |
| SOYBEANS                 | 6.51         | 46        | 0.0                   |
| SEED COTTON              | 13.96        | 2856      | 0.0                   |
| <b>Total Base Acres:</b> | <b>111.9</b> |           |                       |

Owners: HOOD, CHRISTOPHER M

Other Producers: ROWLAND, JOE AL

Tract Number: 44792      Description J0

FSA Physical Location : Johnson, GA

ANSI Physical Location: Johnson, GA

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

| Farmland           | Cropland           | DCP Cropland           | WBP            | WRP     | EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|-----|--------------|-----|
| 462.4              | 273.49             | 273.49                 | 0.0            | 0.0     | 0.0 | 0.0          | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP |     |              |     |
| 0.0                | 0.0                | 273.49                 | 21.6           | 0.0     |     |              |     |

| Crop                     | Base Acreage  | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|---------------|-----------|-----------------------|
| WHEAT                    | 11.41         | 53        | 0.0                   |
| CORN                     | 73.71         | 176       | 0.0                   |
| PEANUTS                  | 79.53         | 4007      | 0.0                   |
| SOYBEANS                 | 11.72         | 46        | 0.0                   |
| SEED COTTON              | 25.54         | 2856      | 0.0                   |
| <b>Total Base Acres:</b> | <b>201.91</b> |           |                       |

Owners: HOOD, CHRISTOPHER M

Other Producers: ROWLAND, JOE AL





# BRANCH

FARM & TIMBERLAND

