



**NEW ERA**  
Land Co.

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# Long Branch Farms

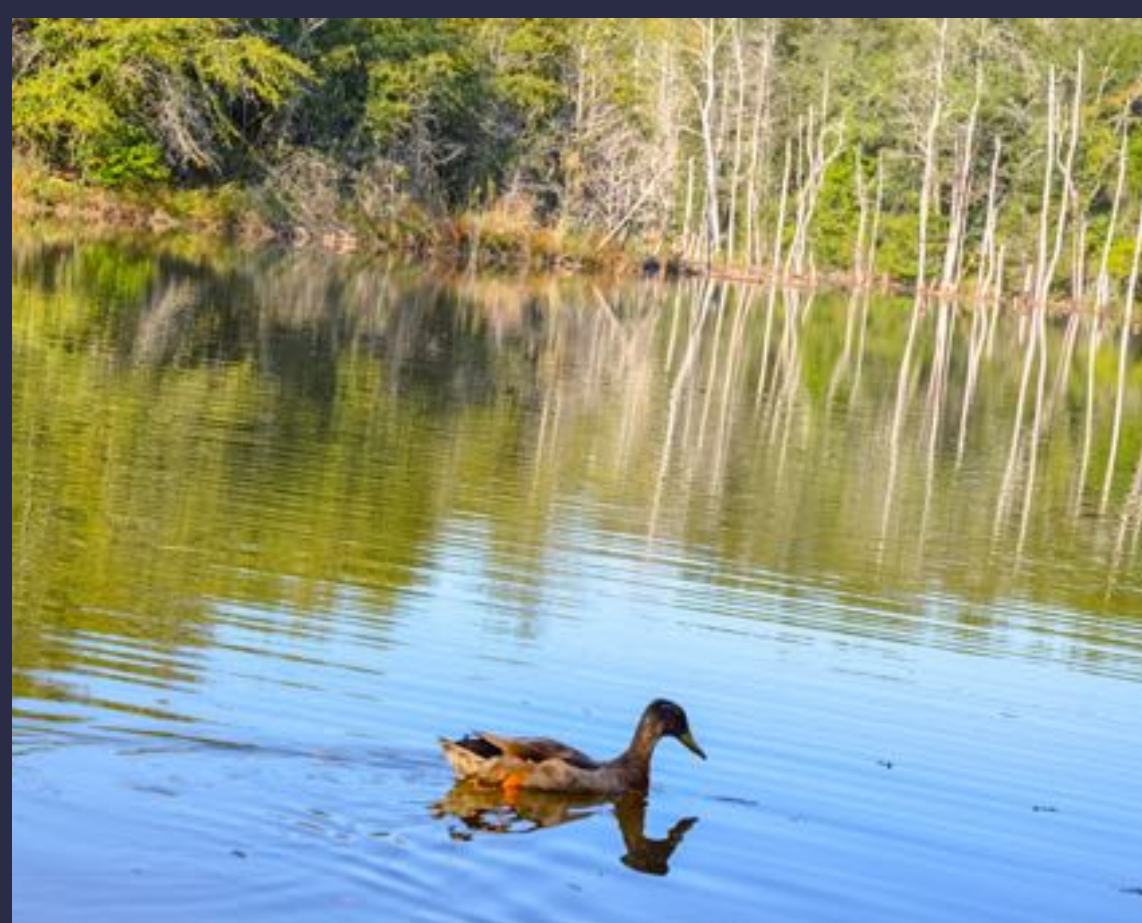
**\$1,250,000 | 150 Acres**

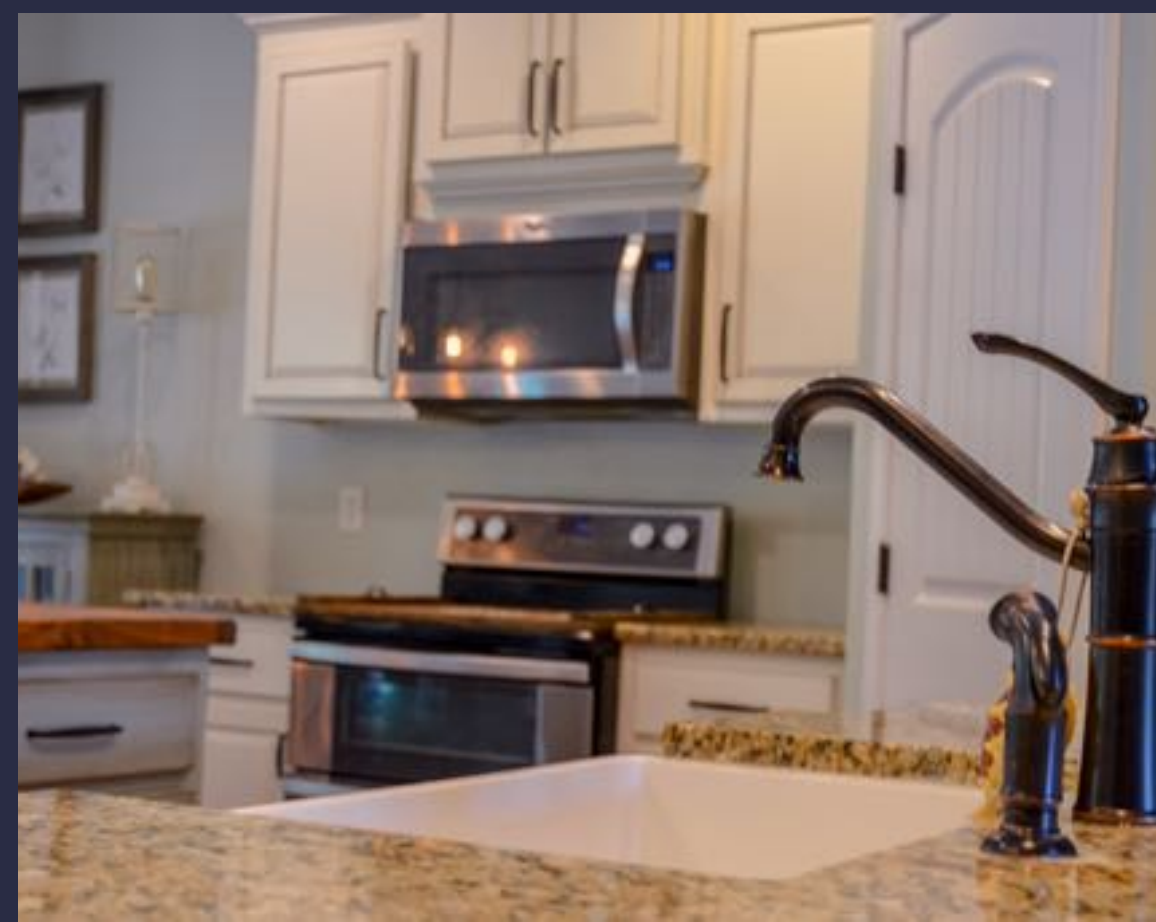
**1691 BEN WILLIAMS RD PRESTON, GA 31824**

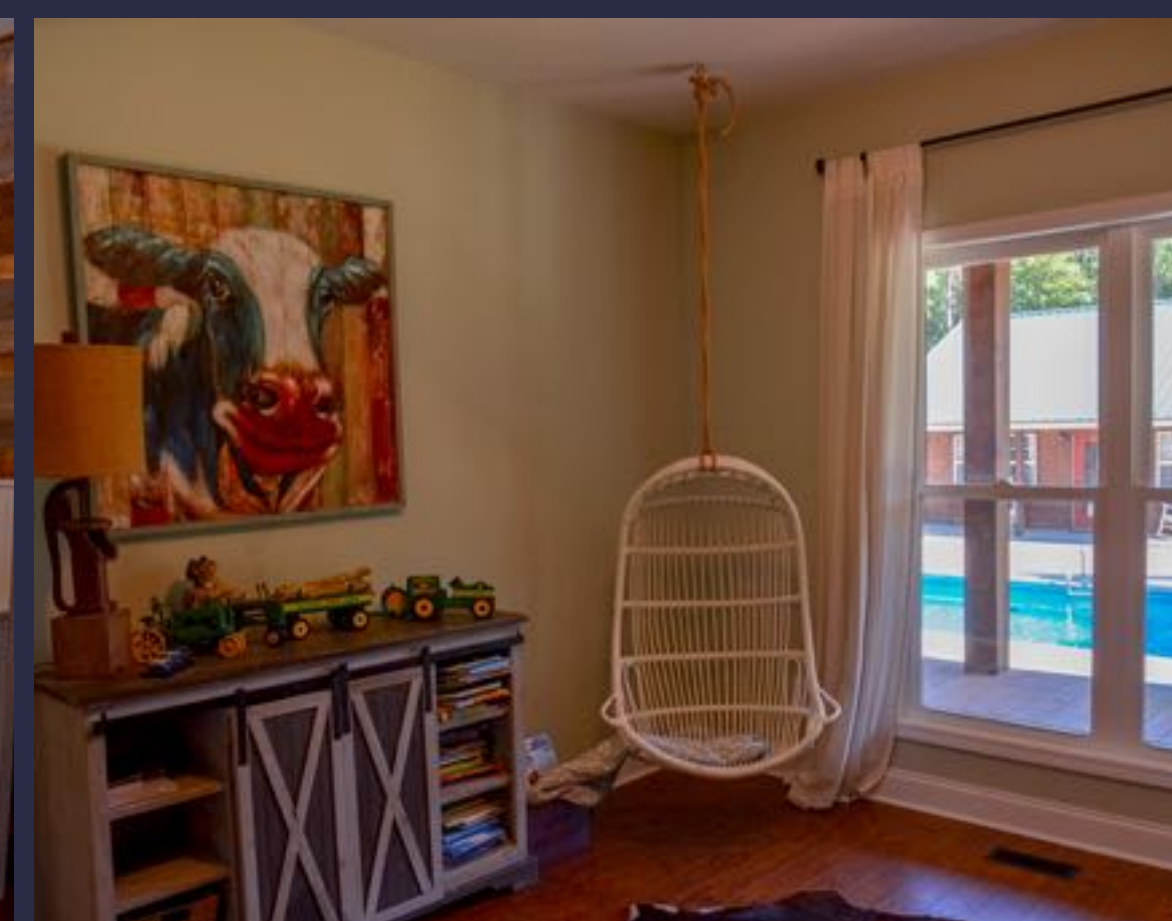
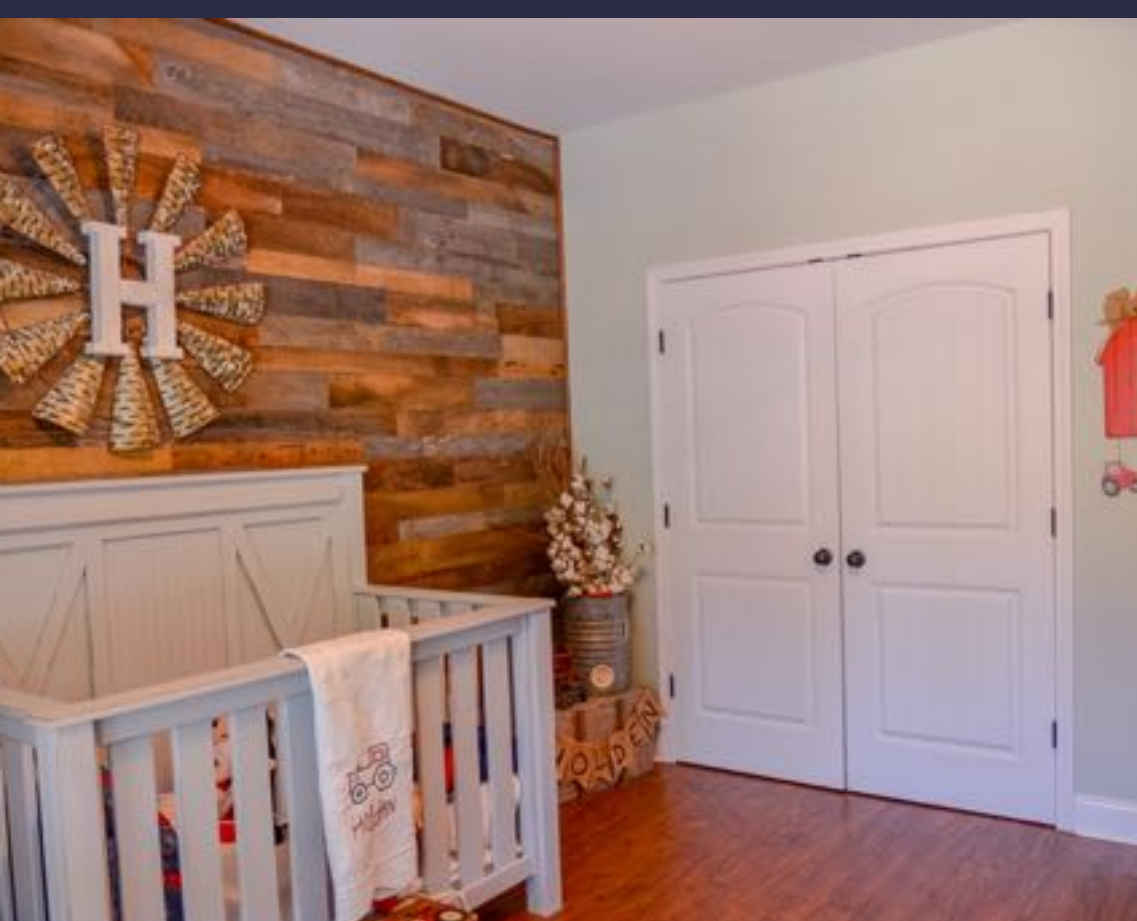
Looking for that perfect location accompanied by a beautiful home, pool, pond, and farm income? Say it doesn't exist? Well, here it is folks! Long Branch Farms, located in Webster County, Ga. consists of approximately 73 acres of open farmland, 65 acres of which are irrigated, approximately 75 acres of wooded acreage perfect for hunting and recreation, and a beautiful 3-acre fully stocked pond. As if the land isn't enough, Long Branch farms features a beautiful log home overlooking the pond, a pool house, an entertainment/outdoor cooking area, a detached carport, sheds, and more. This place really does have it all! Properties like this rarely come available so don't miss your chance to own your own piece of paradise!

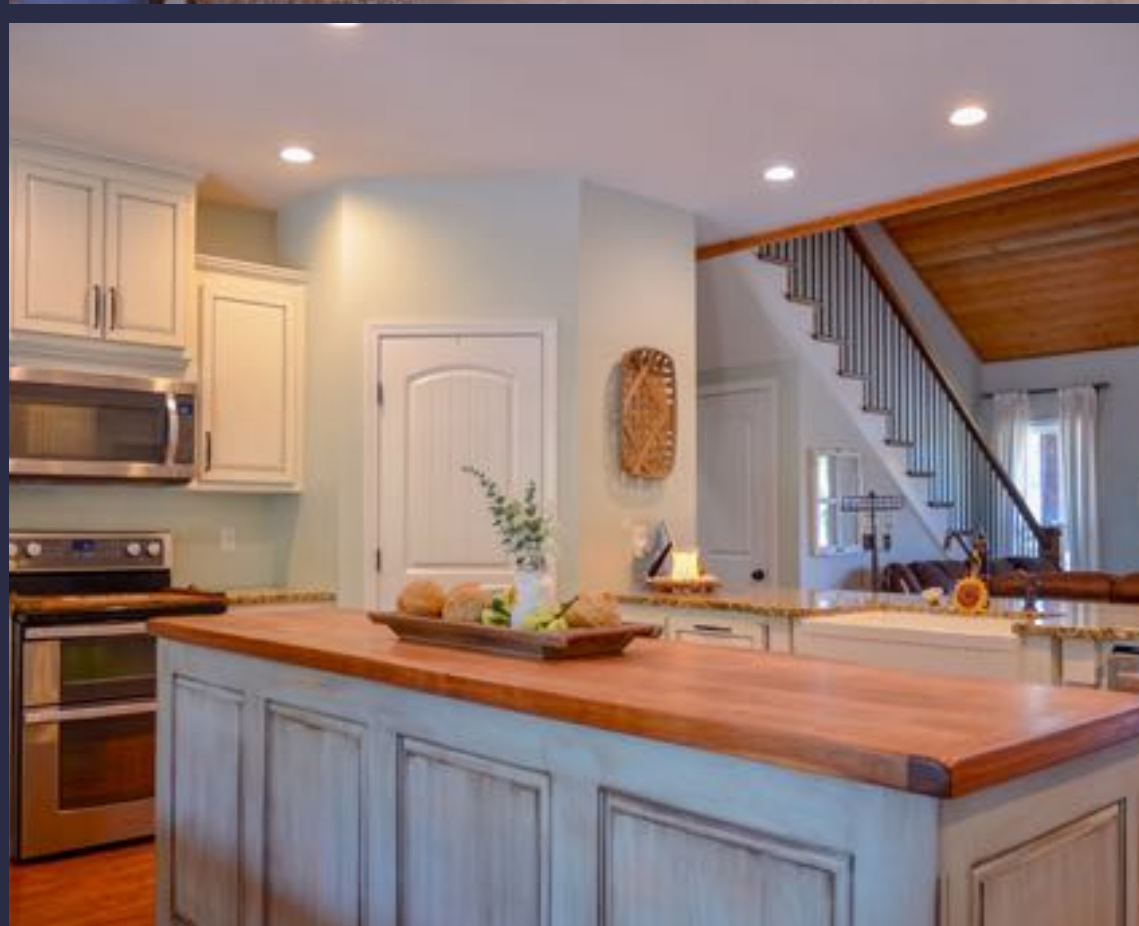


- 2,964 SQ. FT. HEATED AND COOLED LOG HOME BUILT IN 2019. 4 BEDROOMS 3 BATHROOMS
- 576 SQ. FT. HEATED AND COOLED GUEST HOUSE BUILT IN 2019.
- 2,266 SQ. FT. BRICK HOUSE BUILT IN 1957. 3 BEDROOMS 1 BATHROOM
- 16X30 SHOP WITH 10X10 WALK-IN COOLER/FREEZER
- 16X30 GREENHOUSE
- 16X30 COOKING PAVILION

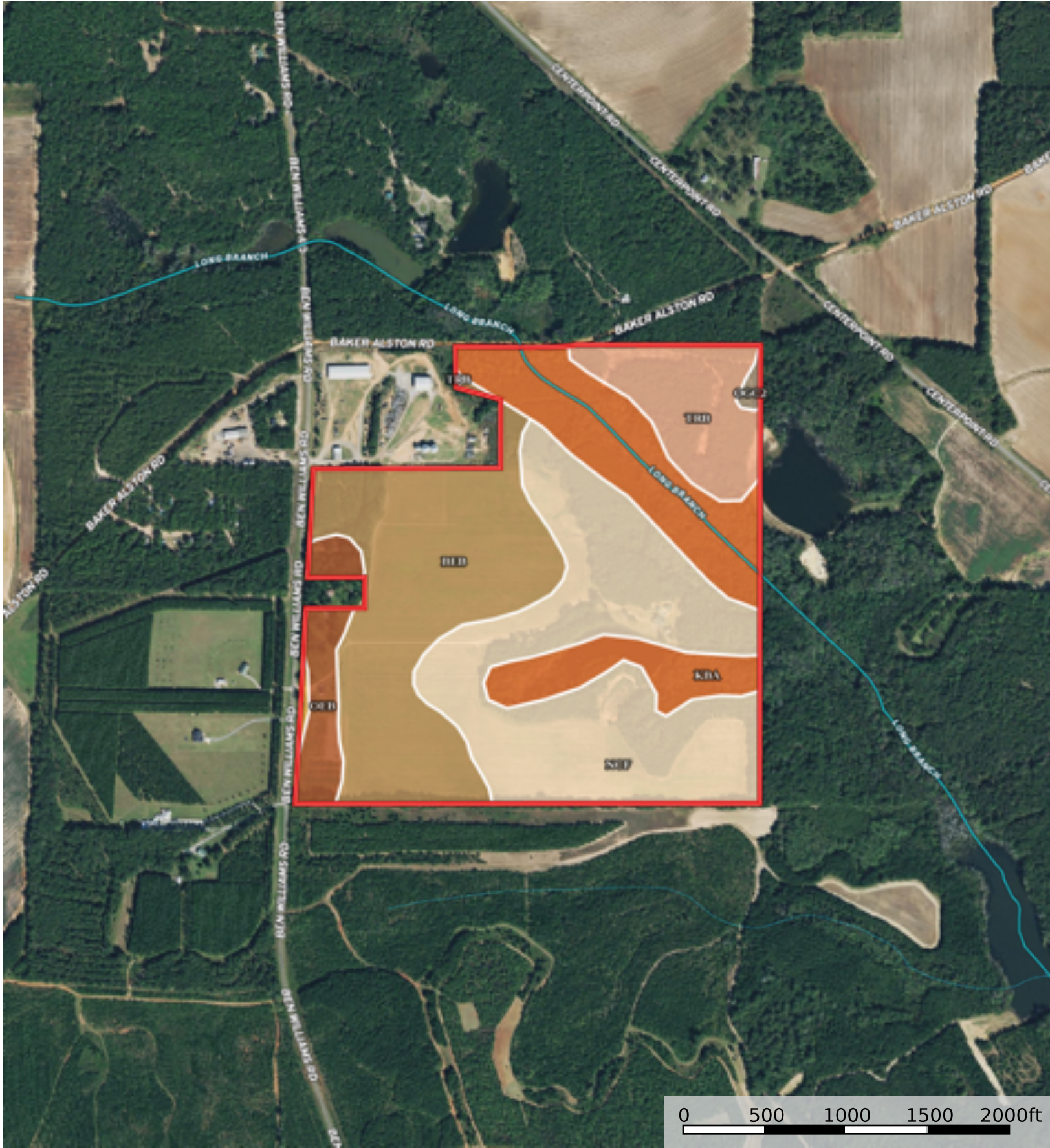












Boundary

Stream, Intermittent

River/Creek

Water Body

## I Boundary 160.63 ac

| SOIL CODE | SOIL DESCRIPTION                                                  | ACRES     | %     | CPI | NCCPI | CAP  |
|-----------|-------------------------------------------------------------------|-----------|-------|-----|-------|------|
| NcF       | Nankin-Cowarts complex, 15 to 35 percent slopes                   | 58.07     | 36.15 | 0   | 16    | 6e   |
| BeB       | Benevolence loamy sand, 0 to 5 percent slopes                     | 45.96     | 28.61 | 0   | 58    | 2e   |
| KBA       | Kinston and Bibb soils, 0 to 2 percent slopes, frequently flooded | 32.09     | 19.98 | 0   | 30    | 6w   |
| TrB       | Troup loamy sand, 0 to 5 percent slopes                           | 15.17     | 9.44  | 0   | 47    | 3s   |
| OeB       | Orangeburg loamy sand, 2 to 5 percent slopes                      | 8.14      | 5.07  | 0   | 69    | 2e   |
| OgC2      | Orangeburg sandy loam, 5 to 8 percent slopes, moderately eroded   | 0.73      | 0.45  | 0   | 67    | 3e   |
| OeA       | Orangeburg loamy sand, 0 to 2 percent slopes                      | 0.47      | 0.29  | 0   | 69    | 1    |
| TOTALS    |                                                                   | 160.63(*) | 100%  | -   | 36.81 | 4.34 |

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

### Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

|              | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|--------------|---|---|---|---|---|---|---|---|
| 'Wild Life'  | • | • | • | • | • | • | • | • |
| Forestry     | • | • | • | • | • | • | • |   |
| Limited      | • | • | • | • | • | • | • |   |
| Moderate     | • | • | • | • | • | • |   |   |
| Intense      | • | • | • | • | • |   |   |   |
| Limited      | • | • | • | • |   |   |   |   |
| Moderate     | • | • | • |   |   |   |   |   |
| Intense      | • | • |   |   |   |   |   |   |
| Very Intense | • |   |   |   |   |   |   |   |

### Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water