



CAMP CREEK PLANTATION

\$1,390,000

386 ACRES



MACON COUNTY, GEORGIA

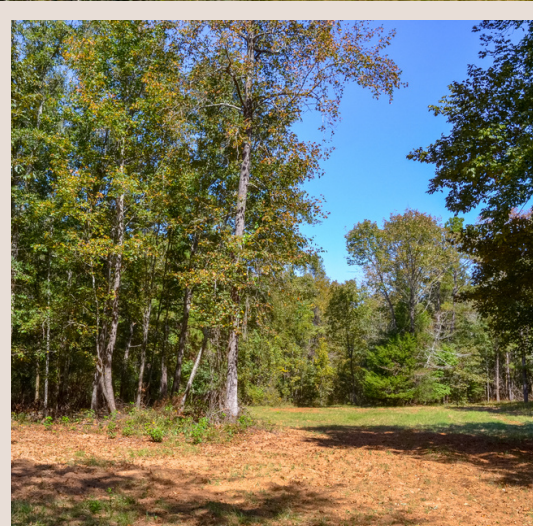
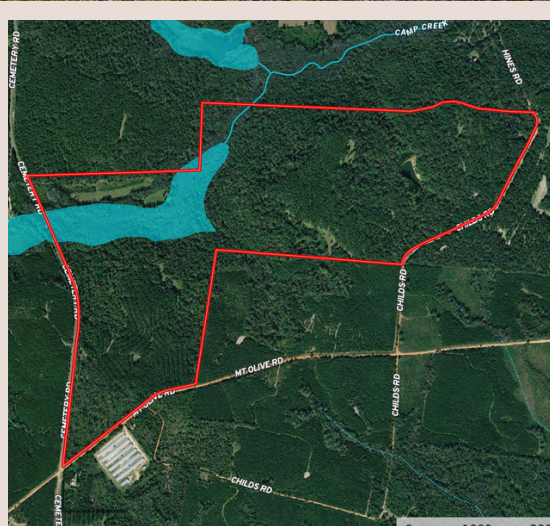
From beautiful plantation-style pines to white oaks with running water, **Camp Creek Plantation** has it all. The property boasts miles of interior roads, including 6 gated entrances, providing easy access to nearly any section of the property. The current owners are avid outdoorsmen and have practiced quality game management for years. It's rare to come across a tract this size and in this area that encompasses all that Camp Creek does.



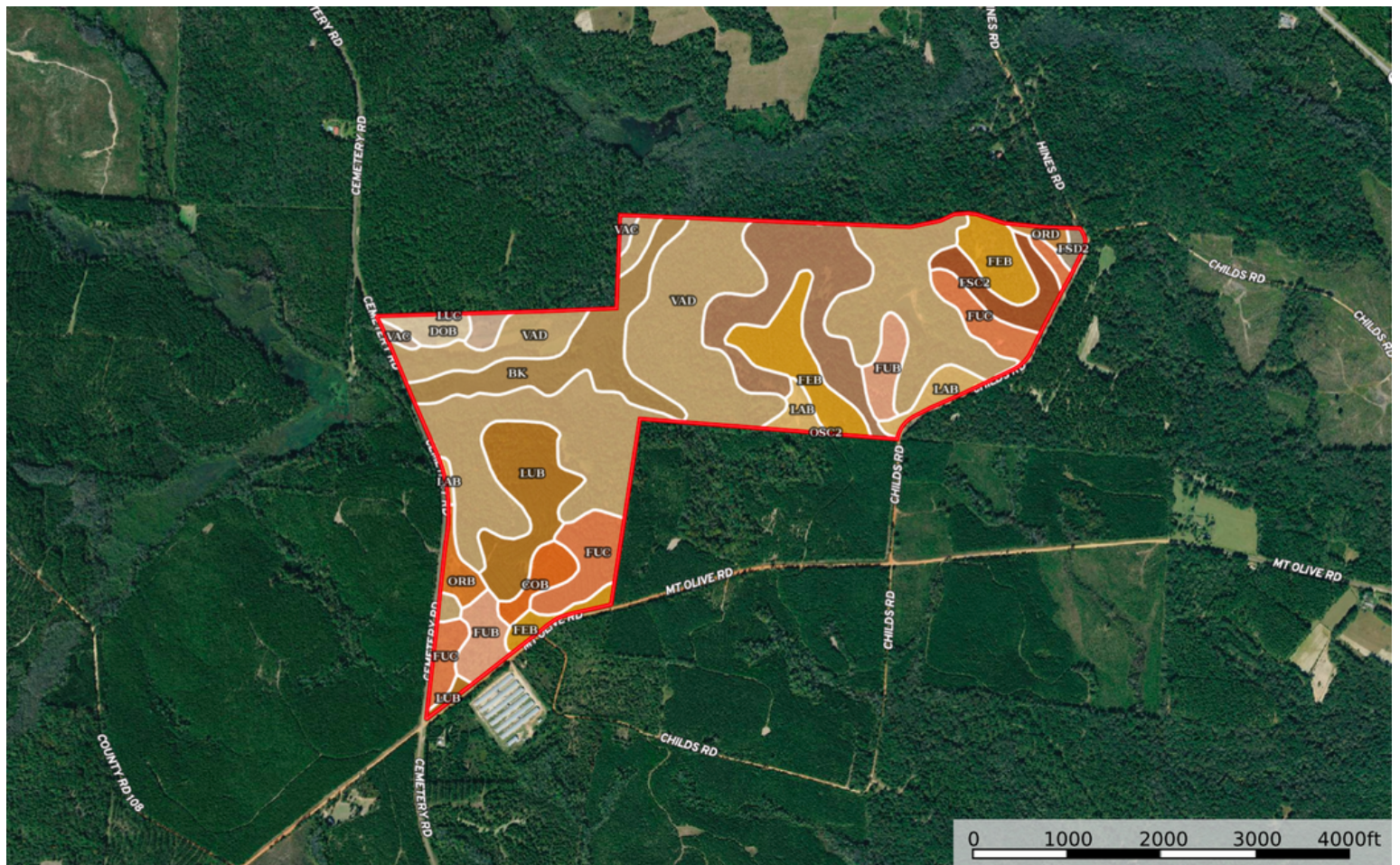
CAMP CREEK FEATURES

- Beautiful Mature Hardwood and Pine Timber
- Miles of Interior Roads
- Exceptional Deer and Turkey Hunting
- 6 Gated Entrances
- Loaded with White Oaks
- Camp Creek Frontage
- Beautiful Homesites
- Paved and Dirt Road Frontage
- Existing Food Plots
- Power Easily Accessible





SOILS REPORT



SOILS REPORT

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
VaD	Vaucluse loamy sand, 10 to 20 percent slopes	162.3 1	41.76	0	40	6e
OsC2	Orangeburg sandy loam, 5 to 8 percent slopes, moderately eroded	41.23	10.61	0	67	3e
FeB	Faceville sandy loam, 2 to 5 percent slopes	33.1	8.52	0	77	2e
BK	Kinston and Bibb soils, 0 to 2 percent slopes, frequently flooded	31.38	8.07	0	30	6w
FuC	Fuquay loamy sand, 5 to 8 percent slopes	29.37	7.56	0	46	3s
LuB	Lucy loamy sand, 0 to 5 percent slopes	27.21	7.0	0	51	2s
FuB	Fuquay loamy sand, 0 to 5 percent slopes	15.66	4.03	0	42	2s
FsC2	Faceville sandy clay loam, 5 to 8 percent slopes, eroded	11.43	2.94	0	68	4e
LaB	Lakeland sand, 0 to 8 percent slopes	10.45	2.69	0	24	4s
CoB	Cowarts sandy loam, 2 to 5 percent slopes	6.72	1.73	0	52	2e
VaC	Vaucluse loamy sand, 5 to 10 percent slopes	5.43	1.4	0	42	3e
DoB	Dothan loamy sand, 2 to 5 percent slopes	5.2	1.34	0	59	2e
OrB	Orangeburg loamy sand, 2 to 5 percent slopes	5.1	1.31	0	69	2e
OrD	Orangeburg loamy sand, 8 to 12 percent slopes	2.11	0.54	0	67	4e
FsD2	Faceville sandy clay loam, 8 to 12 percent slopes, eroded	1.75	0.45	0	67	6e
LuC	Lucy loamy sand, 5 to 12 percent slopes	0.25	0.06	0	49	4s
TOTALS		388.7(*)	100%	-	48.05	4.33

(*) 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.

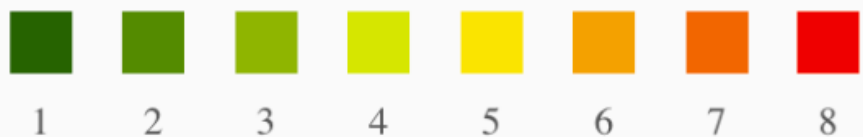
SOILS REPORT

Capability Legend

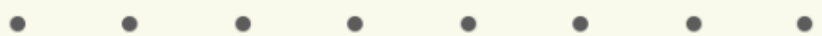
Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



'Wild Life'



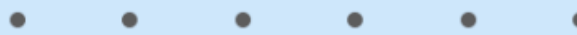
Forestry



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

