



# NEAL'S CREEK PLANTATION

\$1,787,500

550 ACRES



CALHOUN COUNTY, GEORGIA

Looking for a diverse property in one of Southwest Georgia's premier big buck counties? Good soils, good timber, and abundant game are all right here! A mixture of income-producing farmland with significant pine stands makes this incredible property very attractive for investment, hunting, and farming. Give us a call today for a look!

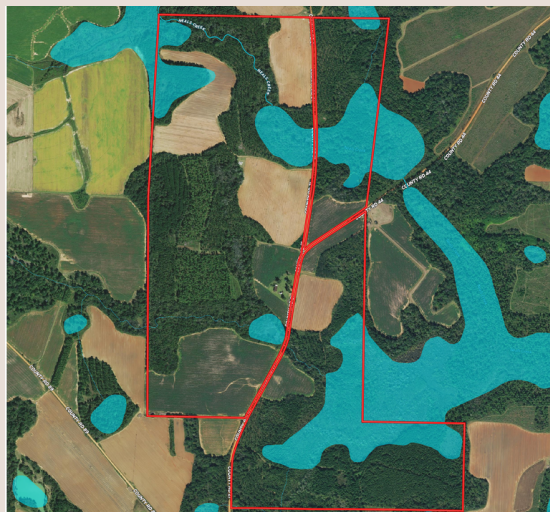


## PLANTATION HIGHLIGHTS

- 700 sq. ft. cabin with electricity and well
- 2 bedrooms, 1 bath
- 170+/- Acres of Dryland Cropland
- Balance in Planted Pines and Mature Hardwood and Pine Timber
- Excellent Hunting for Deer, Turkey, Duck, Dove, and Small Game
- Duck Pond
- Neal's Creek
- Large Machine Shed and Grain Bin
- Crop Bases









# SOILS REPORT



# SOILS REPORT

## I All Polygons 557.47 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Gr	Grady loam, 0 to 2 percent slopes, frequently ponded	168.08	30.15	0	19	5w
FeB	Faceville sandy loam, 2 to 5 percent slopes	142.18	25.5	0	77	2e
GsB	Greenville sandy loam, 2 to 5 percent slopes	124.46	22.33	0	74	2e
GsA	Greenville sandy loam, 0 to 2 percent slopes	55.45	9.95	0	74	1
HM	Herod-Muckalee association	23.31	4.18	0	60	5w
GsC	Greenville sandy loam, 5 to 8 percent slopes	21.42	3.84	0	73	3e
FeA	Faceville sandy loam, 0 to 2 percent slopes	20.69	3.71	0	77	1
W	Water	1.14	0.2	0	-	-
GoA	Goldsboro loamy sand, 0 to 2 percent slopes	0.47	0.08	0	61	2w
CnA	Clarendon loamy sand, 0 to 2 percent slopes	0.27	0.05	0	63	2w
TOTALS		557.49(*)	100%	-	57.5	2.93

(\*) 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.

## I Boundary 308.35 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
FeB	Faceville sandy loam, 2 to 5 percent slopes	106.99	34.7	0	77	2e
Gr	Grady loam, 0 to 2 percent slopes, frequently ponded	77.63	25.18	0	19	5w
GsB	Greenville sandy loam, 2 to 5 percent slopes	65.11	21.12	0	74	2e
GsA	Greenville sandy loam, 0 to 2 percent slopes	22.61	7.33	0	74	1
FeA	Faceville sandy loam, 0 to 2 percent slopes	20.69	6.71	0	77	1
GsC	Greenville sandy loam, 5 to 8 percent slopes	14.85	4.82	0	73	3e
GoA	Goldsboro loamy sand, 0 to 2 percent slopes	0.47	0.15	0	61	2w
TOTALS		557.49(*)	100%	-	61.33	2.66

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## I Boundary 67.01 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
GsB	Greenville sandy loam, 2 to 5 percent slopes	24.42	36.44	0	74	2e
HM	Herod-Muckalee association	23.31	34.79	0	60	5w
Gr	Grady loam, 0 to 2 percent slopes, frequently ponded	7.07	10.55	0	19	5w
GsC	Greenville sandy loam, 5 to 8 percent slopes	6.57	9.8	0	73	3e



# SOILS REPORT

GsA	Greenville sandy loam, 0 to 2 percent slopes	4.5	6.72	0	74	1
W	Water	1.14	1.7	0	-	-
TOTALS		557.4 9(*)	100%	-	61.97	3.42

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 Boundary 182.11 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Gr	Grady loam, 0 to 2 percent slopes, frequently ponded	83.38	45.78	0	19	5w
FeB	Faceville sandy loam, 2 to 5 percent slopes	35.19	19.32	0	77	2e
GsB	Greenville sandy loam, 2 to 5 percent slopes	34.93	19.18	0	74	2e
GsA	Greenville sandy loam, 0 to 2 percent slopes	28.34	15.56	0	74	1
CnA	Clarendon loamy sand, 0 to 2 percent slopes	0.27	0.15	0	63	2w
TOTALS		557.4 9(*)	100%	-	49.38	3.22

(\*) 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

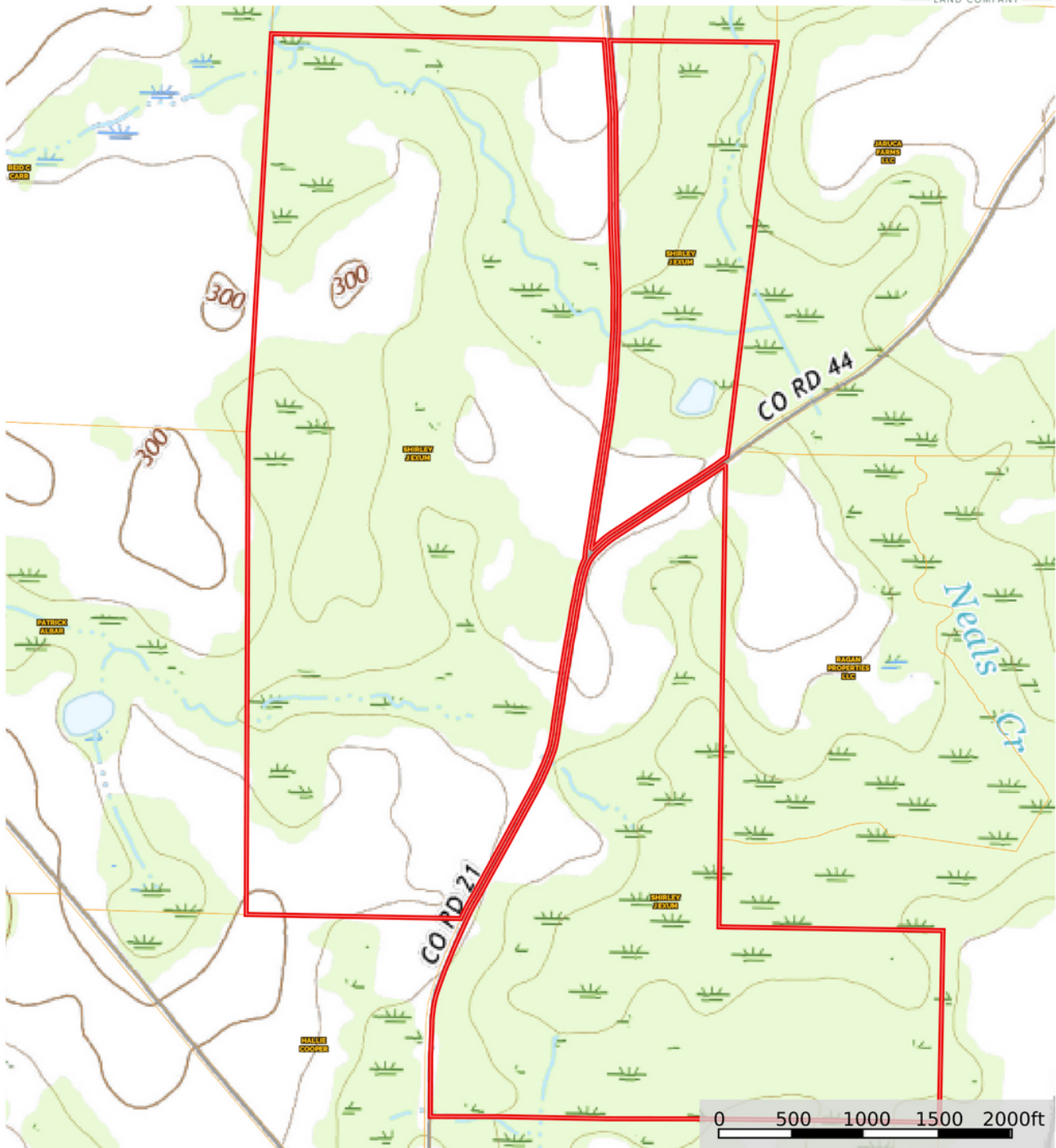
(c) climatic limitations (e) susceptibility to erosion  
(s) soil limitations within the rooting zone (w) excess of water



# TOPOGRAPHY MAP

Georgia, AC +/-

new era  
LAND COMPANY



Boundary

Brandon Vann  
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