

An aerial photograph showing a large, vibrant green field, likely a golf course or agricultural land, surrounded by a dense forest of tall trees. The field is divided into sections by paths or tracks. The overall scene is lush and scenic.

JORDAN TROTTER
LAND

JEFFERSON COUNTY

1050.55 AC

10700 CLARKS MILL ROAD AVERA, GA 30803

\$4,200,000

1050.55 AC

ZONE | AG

APN| 0020-030; 0020-111; 0020-052; 0020-058;
0020-061; 0035-001A; 0021-012A

This 1,050 Acre property is located 45 minutes from Augusta and 10 minutes from Wrens, GA. It is situated 1.5 miles of GA Highway 88 on Clarks Mill Road. This property is the perfect mix of recreation and investment tract. The deer herd has been QDM managed since 2015. Food plots have been cut and equipped with shooting houses.

- 1,000 yard shooting range
- 2 Farm Houses
- 1 pond
- Great mix of hardwoods, natural pine, and planted pine.

JORDAN TROTTER
LAND

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AG 78 AC Field

Food Plots

Timber Stand

**1,000 Yard
Shooting Range**

17.3 AC Field

Food Plots

**6,000 feet of
creek frontage**

Timber

Timber Stand

2.17 AC spring-fed pond

GIBSON

AVERA

STAPLETON

STAPLETON HIGHWAY

12.7 miles away

Wrens Memorial Airport

US HIGHWAY 1

10.9 miles away



WRENS

Avera Industrial Supply

13.3 miles away

Jay's Hardware

12.7 miles away

Lamb Brothers Flooring

12.8 miles away

FENN'S BRIDGE ROAD



US-221 N HIGHWAY

CLARK'S MILL ROAD



CODE	DESCRIPTION	ACRES	%	NCCPI	CAP
OsC2	Orangeburg andy clay loam, 5 to 8 percent slopes, eroded	162.73	15.49%	65	3e
BB	Osier and Bibb soils, 0 to 2 percent slopes, frequently flooded	153.64	14.62%	23	5w
OrB	Orangeburg loamy sand, 2 to 5 percent slopes	121.24	11.54%	69	2e
OsD2	Orangeburg sandy clay loam, 8 to 15 percent slopes, eroded	120.51	11.47%	63	4e
FbB	Faceville sandy loam, 2 to 5 percent slopes	88.64	8.44%	77	2e
LmB	Lucy loamy sand, 0 to 5 percent slopes	66.03	6.29%	51	2s
DoB	Dothan loamy sand, 2 to 5 percent slopes	61.97	5.90%	59	2e
FcD2	Faceville sandy clay loam, 8 to 12 percent slopes, eroded	44.18	4.21%	67	6e
TrC	Troup fine sand, 0 to 5 percent slopes	41.89	3.99%	31	4s
FuB	Fuquay loamy sand, 0 to 5 percent slopes	38.47	3.66%	42	2s
TrB	Troup fine sand, 1 to 5 percent slopes	37.09	3.53%	30	3s
FcC2	Faceville sandy clay loam, 5 to 8 percent slopes, eroded	29.07	2.77%	68	4e
TrE	Troup fine sand, 12 to 25 percent slopes	26.94	2.56%	32	7e
LmC	Lucy loamy sand, 5 to 8 percent slopes	22.94	2.14%	54	3s
LmD	Lucy loamy sand, 8 to 15 percent slopes	8.87	0.84%	56	4s
LmE	Lucy loam sand, 12 to 30 percent slopes	7.58	0.72%	45	6e
CoB	Cowarts loamy sand, 2 to 5 percent slopes	5.99	0.57%	45	2e
BoB	Bonifay fine sand, 2 to 5 percent slopes	5.66	0.54%	33	3s
CmA	Chipley sand, 0 to 2 percent slopes	5.18	0.49%	38	3s
W	water	1.89	0.18%		
DoA	Donthan loamy sand, 0 to 2 percent slopes	0.44	0.04%	60	2e

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