Spooner Springs

(Hilltop Game and Fish) 1050+/- Acres,

Seminole County, GA

Offered @ $3.65 Million

(Price includes New Permitted Irrigation Well)

200+/- Acres Irrigated * 300+/- Acres Pasture * 6BR Cabin * Walk – In Deer Cooler
8,7, & 5 Tower Pivots * Cattle Gaps * 10" Well * 50 HP Electric Pump * Three 4" Wells
One 3" Well * 5 Stand Wobble Trap * Plant and Flood Duck Pond Areas * Cattle Ready
Sykes Water Gap * Buttonwood Pond * Little Lake * Cypress Lake * Spooner Springs

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REALTORS® LAND INSTITUTE
RLI GEORGIA CHAPTER

Daniel E Crocker, ALC, MPA
GA/FL Licensed Real Estate Broker
M: (229) 403-6297
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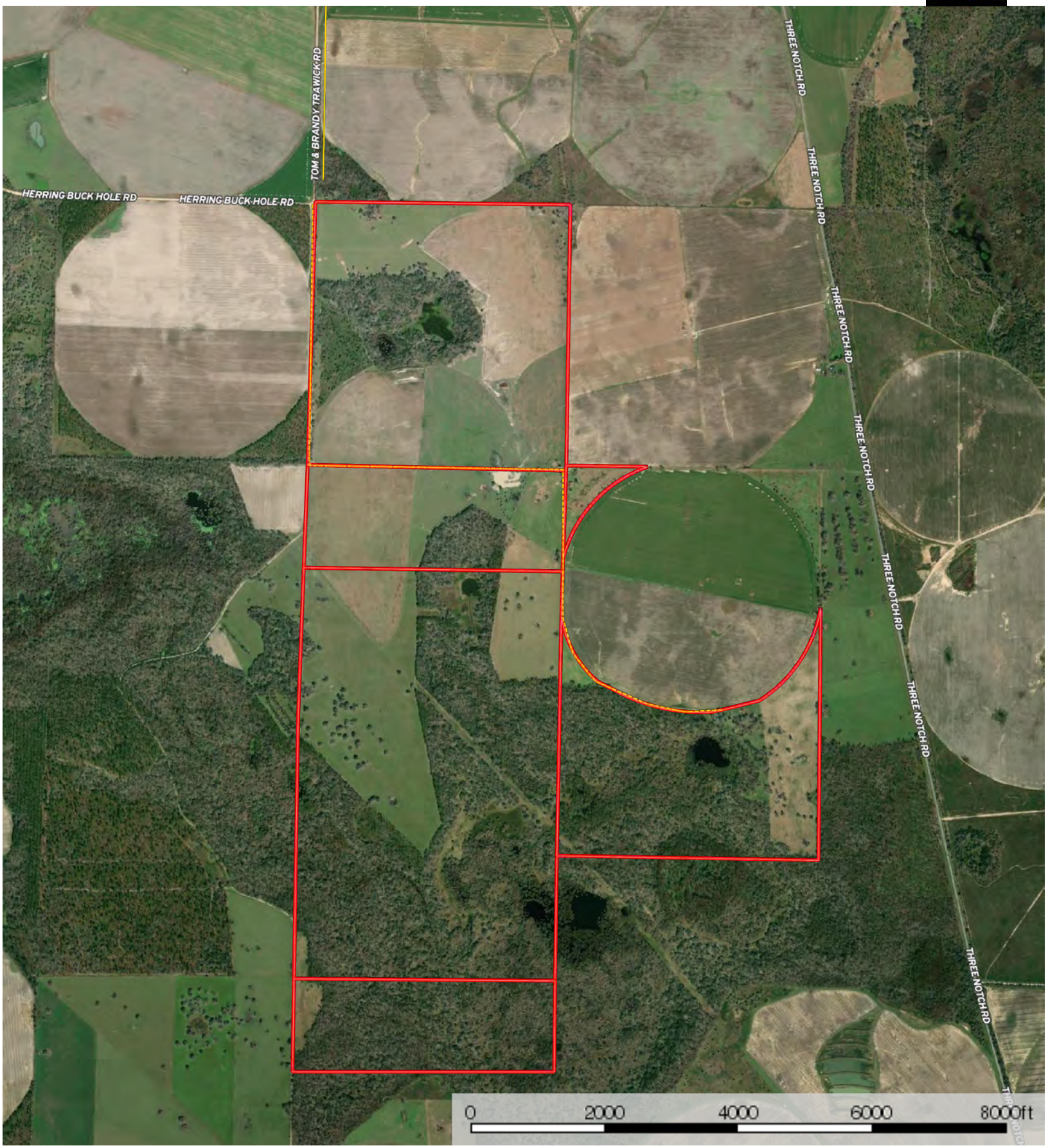
EMAIL: landcrocdan@gmail.com

CROCKER REALTY INC.
landcroc.com
229-228-0552

Trawick Farm Seminole County GA (1,011.89+/-)

Seminole County, Georgia, 1 AC +/-



Road / Trail Primary Road Boundary

Daniel Crocker

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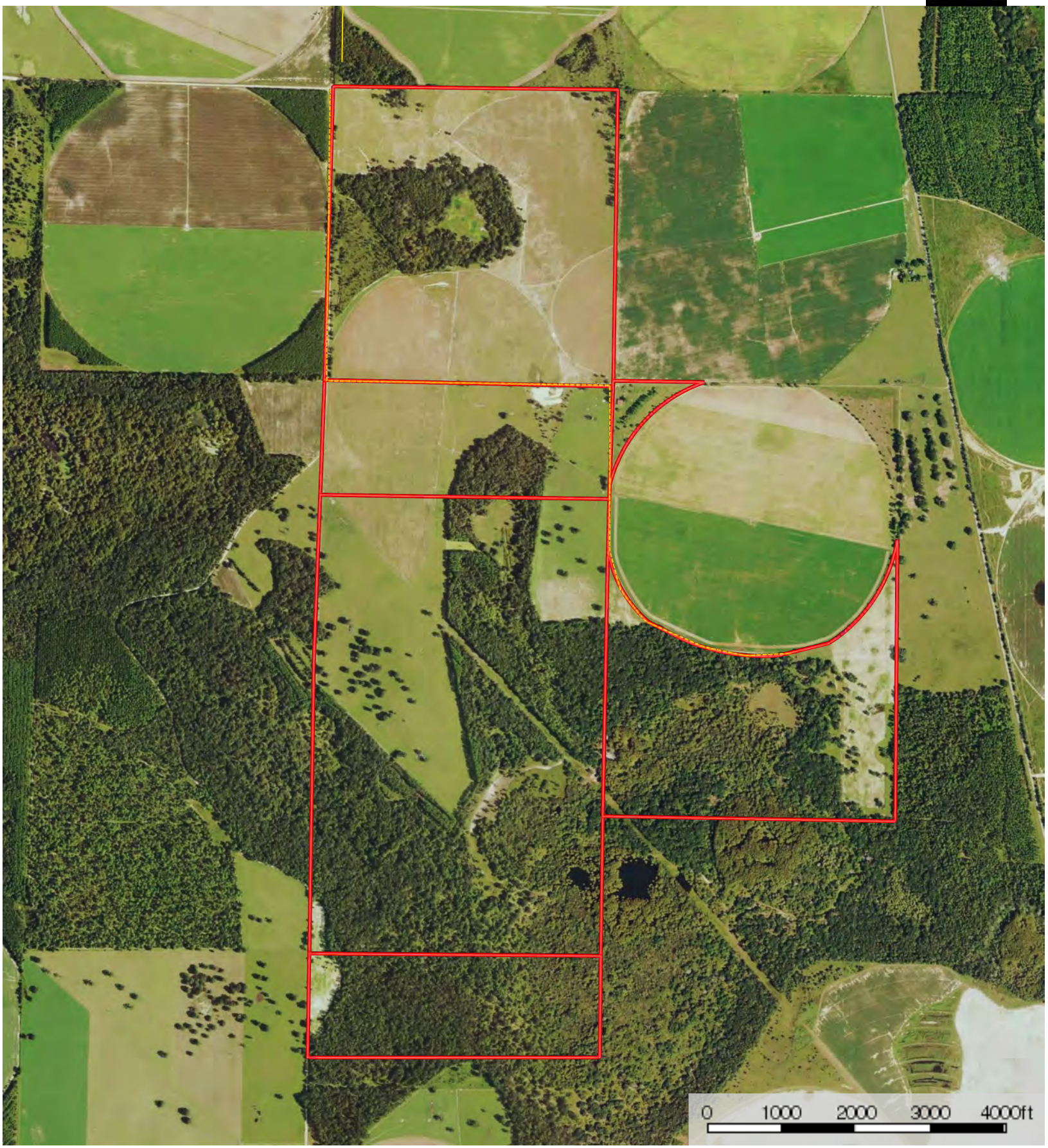

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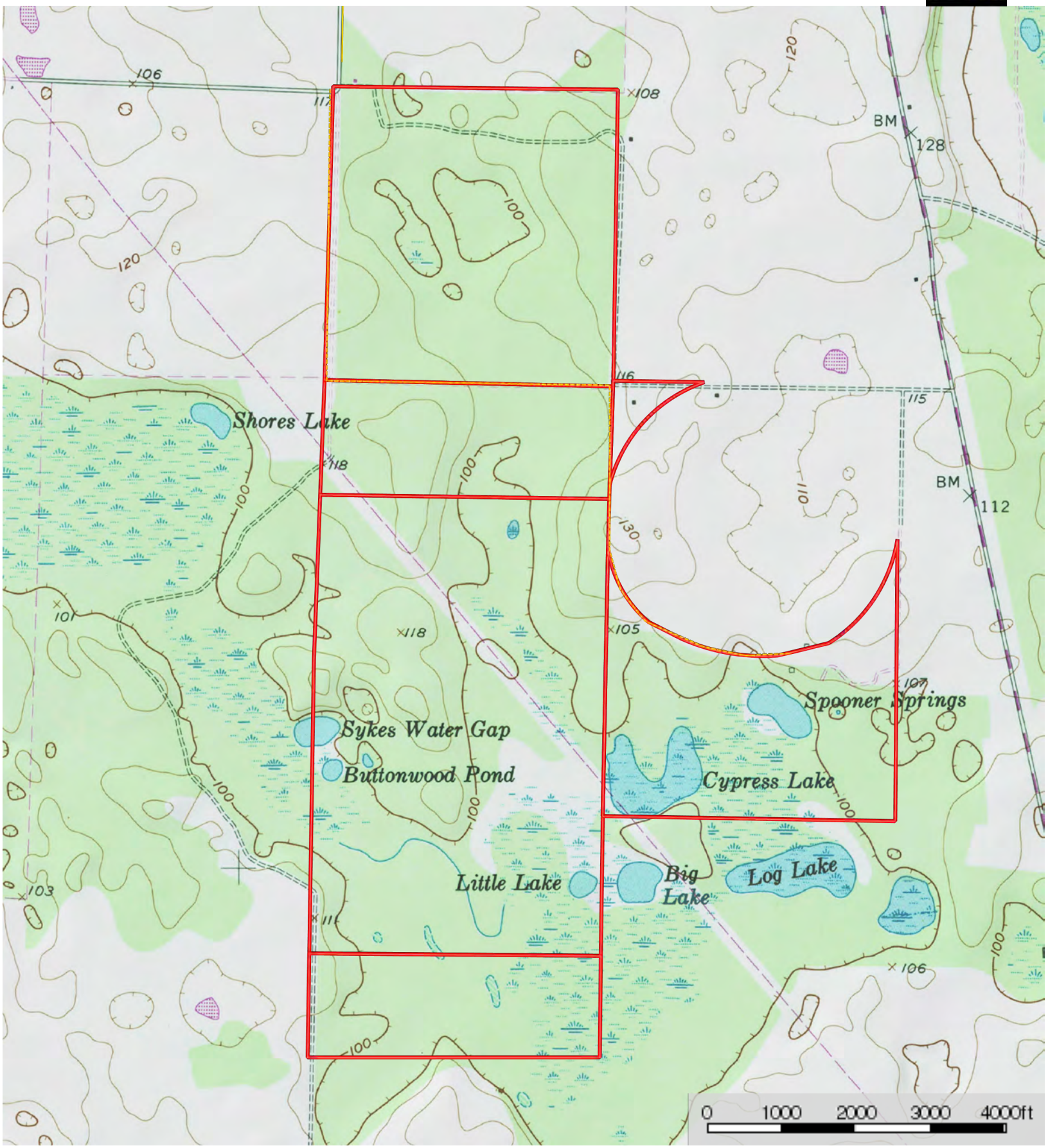

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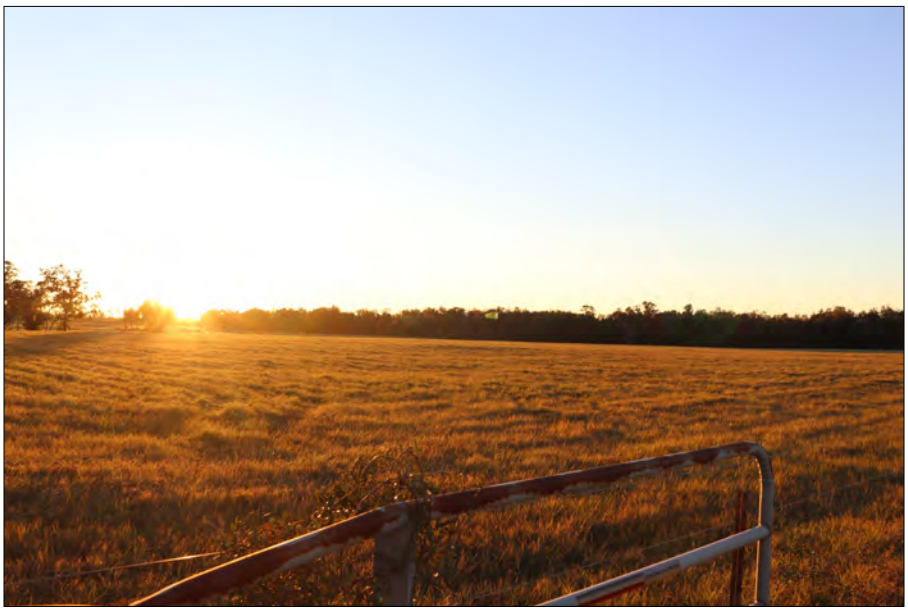

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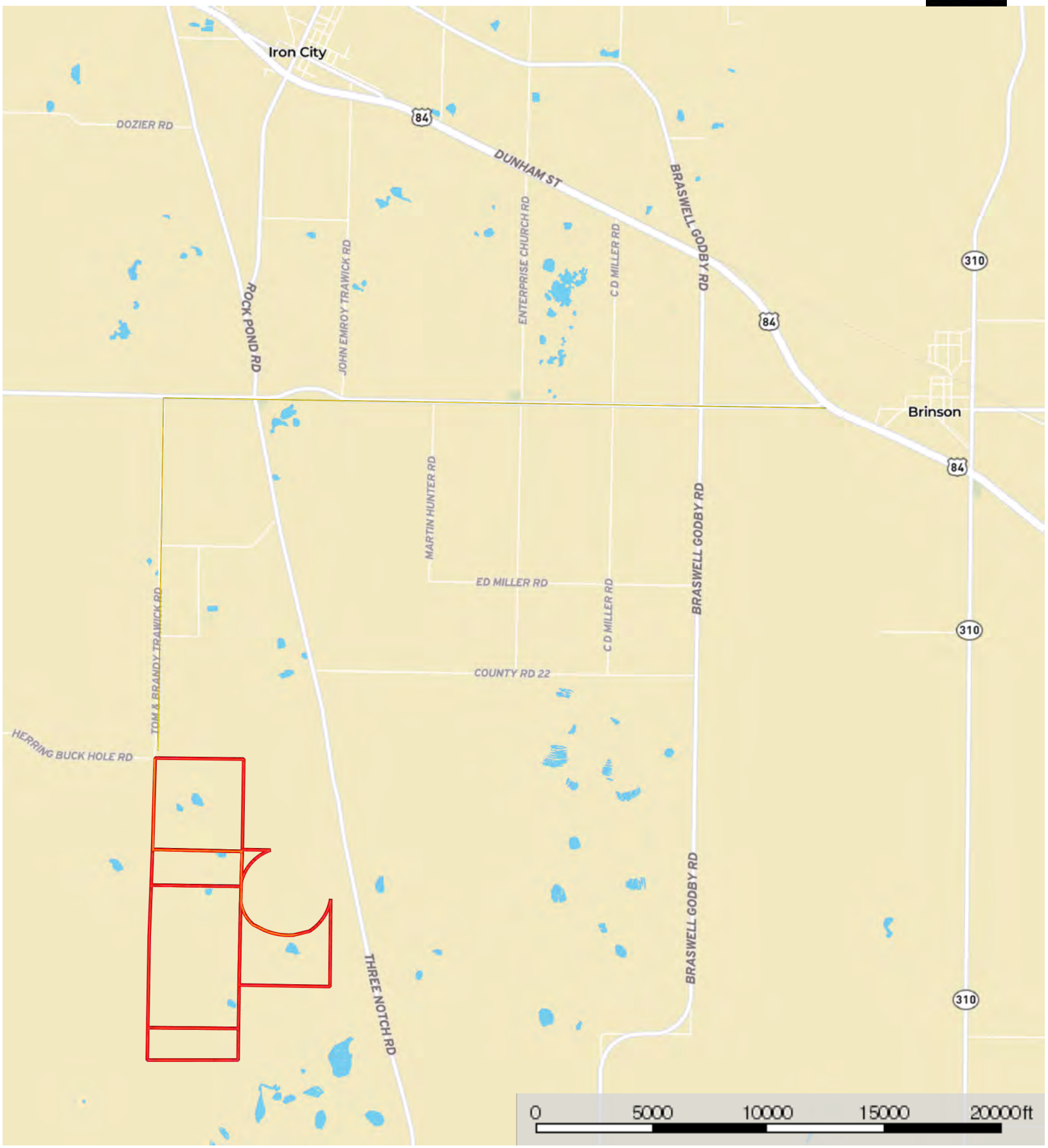

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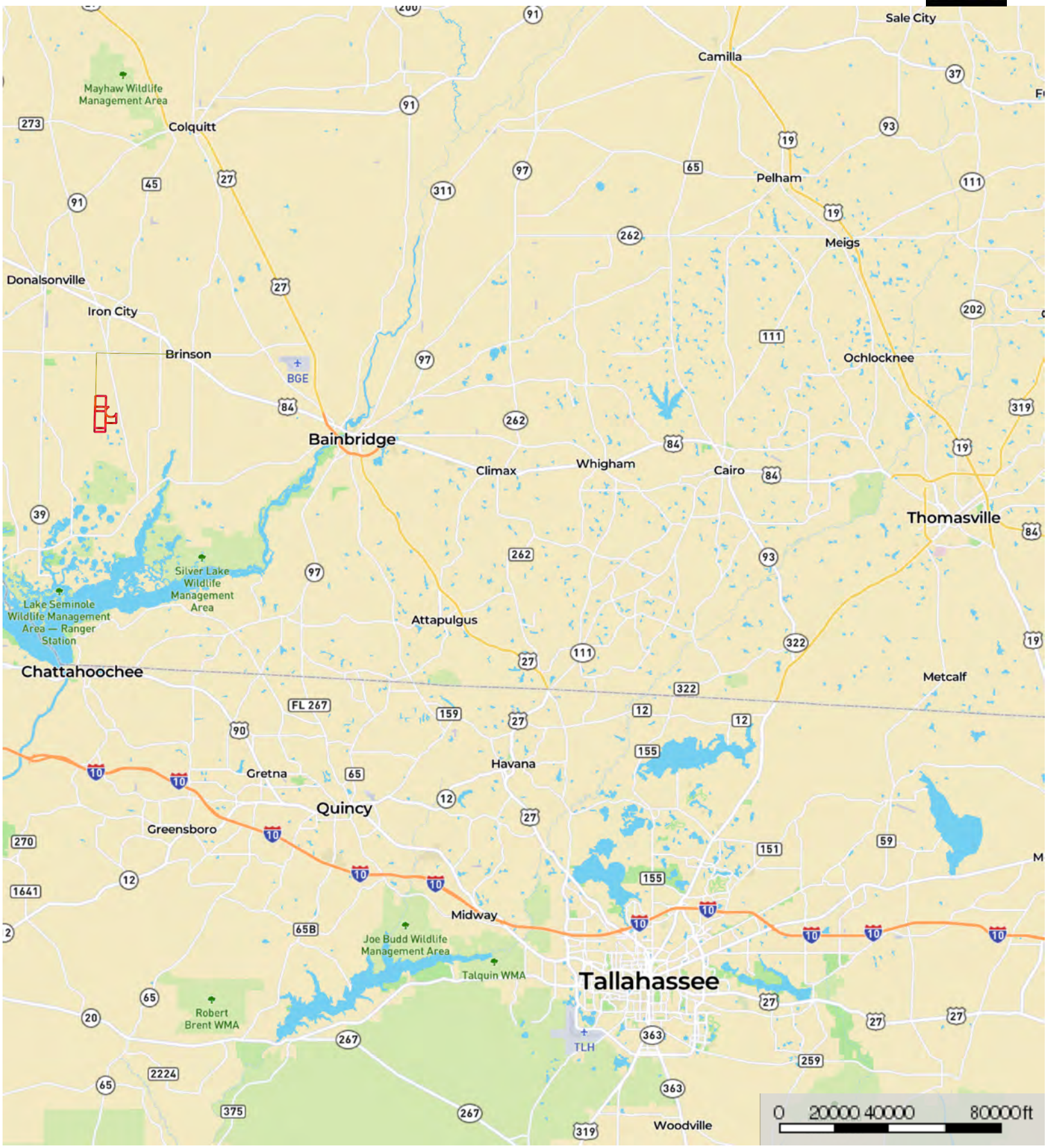

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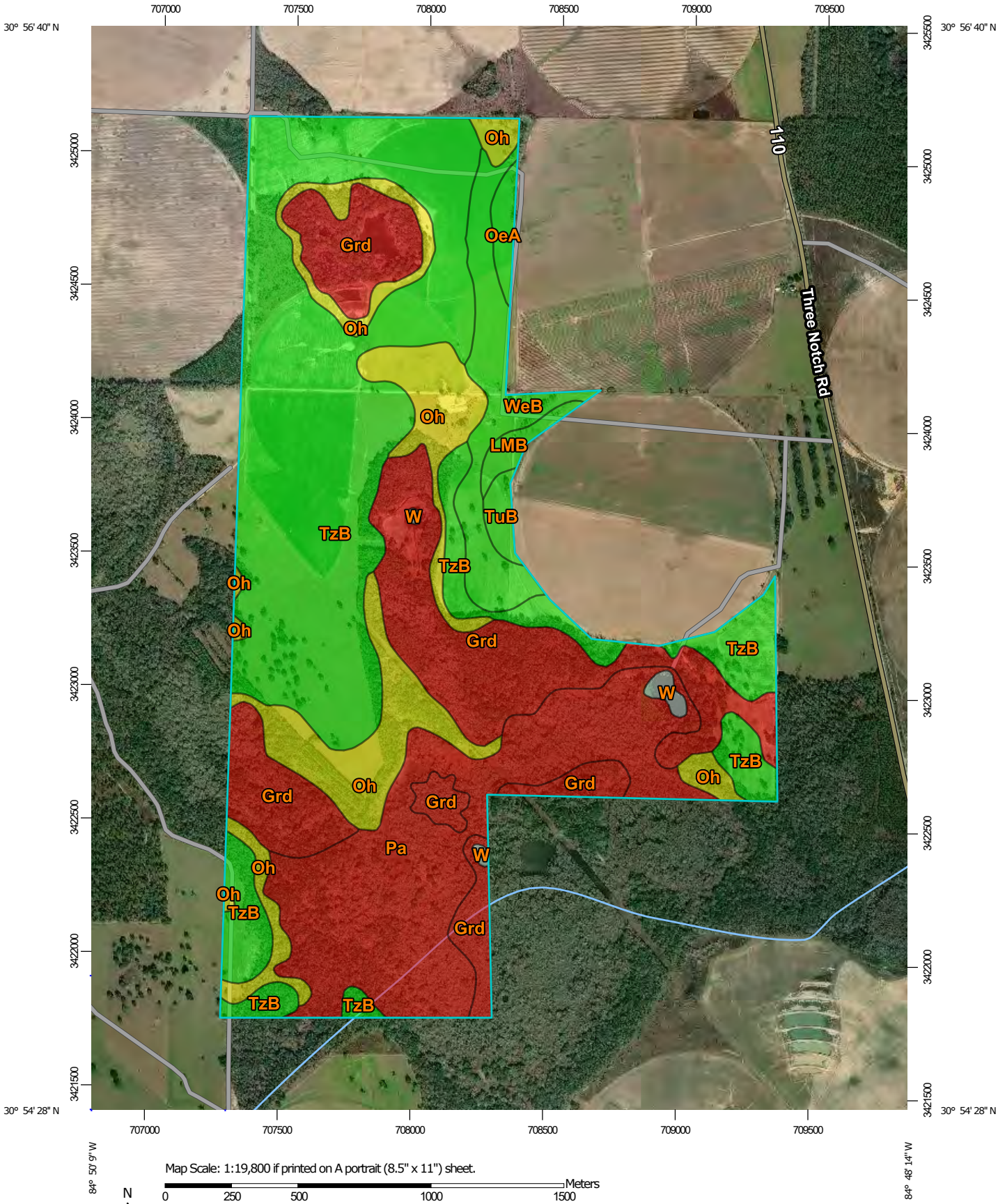
Dwellings Without Basements—Miller and Seminole Counties, Georgia
(Trawick Farm)



Map Scale: 1:19,800 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 250 500 1000 1500

Feet
0 500 1000 2000 3000

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Lines
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Points
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Miller and Seminole Counties, Georgia
Survey Area Data: Version 16, Jun 8, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 11, 2016—Dec 15, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Dwellings Without Basements

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
Grd	Grady soils	Very limited	Grady (100%)	Ponding (1.00)	223.7	21.7%
				Depth to saturated zone (1.00)		
				Shrink-swell (0.42)		
LMB	Lucy loamy sand, 0 to 5 percent slopes	Not limited	Lucy (85%)		8.1	0.8%
OeA	Orangeburg loamy sand, 0 to 2 percent slopes	Not limited	Orangeburg (80%)		8.3	0.8%
Oh	Ocilla loamy sand, 0 to 2 percent slopes	Somewhat limited	Ocilla (80%)	Depth to saturated zone (0.88)	135.0	13.1%
Pa	Pelham sand	Very limited	Pelham (100%)	Flooding (1.00)	191.5	18.6%
				Depth to saturated zone (1.00)		
TuB	Tifton sandy loam, 2 to 5 percent slopes	Not limited	Tifton (80%)		7.4	0.7%
TzB	Troup sand, 0 to 5 percent slopes	Not limited	Troup (80%)		395.5	38.4%
W	Water	Not rated	Water (100%)		5.1	0.5%
WeB	Wagram loamy sand, 0 to 5 percent slopes	Not limited	Wagram (100%)		55.8	5.4%
Totals for Area of Interest					**1,030.6**	**100.0%**

Rating	Acres in AOI	Percent of AOI
Not limited	475.2	46.1%
Very limited	415.2	40.3%
Somewhat limited	135.0	13.1%
Null or Not Rated	5.1	0.5%
Totals for Area of Interest	**1,030.6**	**100.0%**

Description

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher