## 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





Daniel E Crocker, ALC, MPA GA/FL Licensed Real Estate Broker

M: (229) 403-6297 O: (229) 228-0552

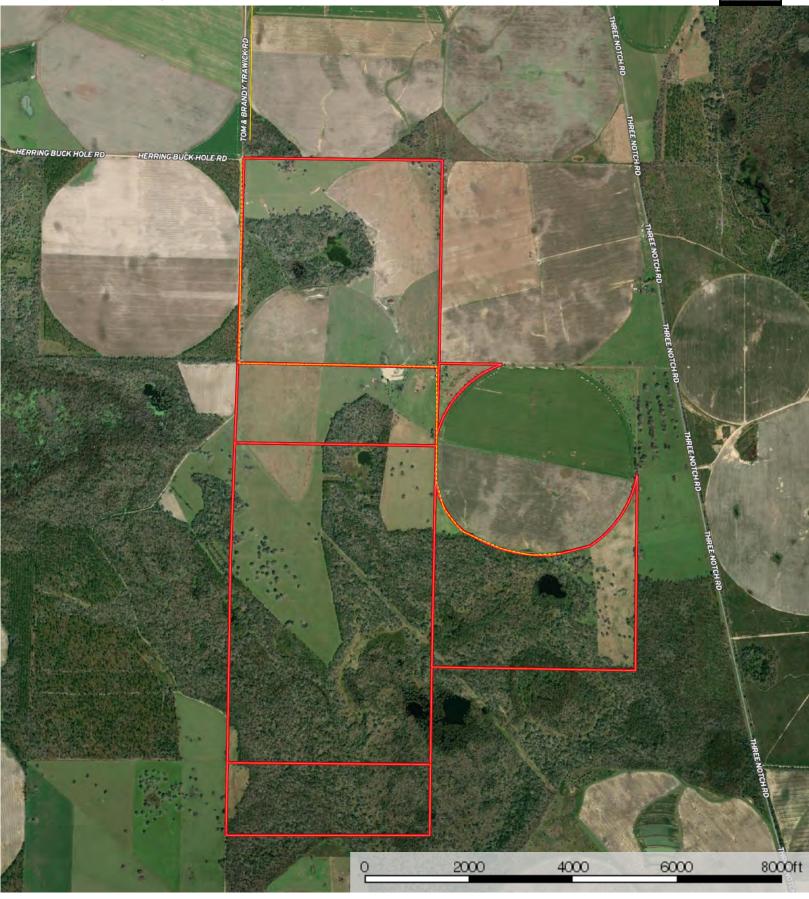
EMAIL: landcrocdan@gmail.com



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

Seminole County, Georgia, 1 AC +/-





Road / Trail

Primary Road D Boundary

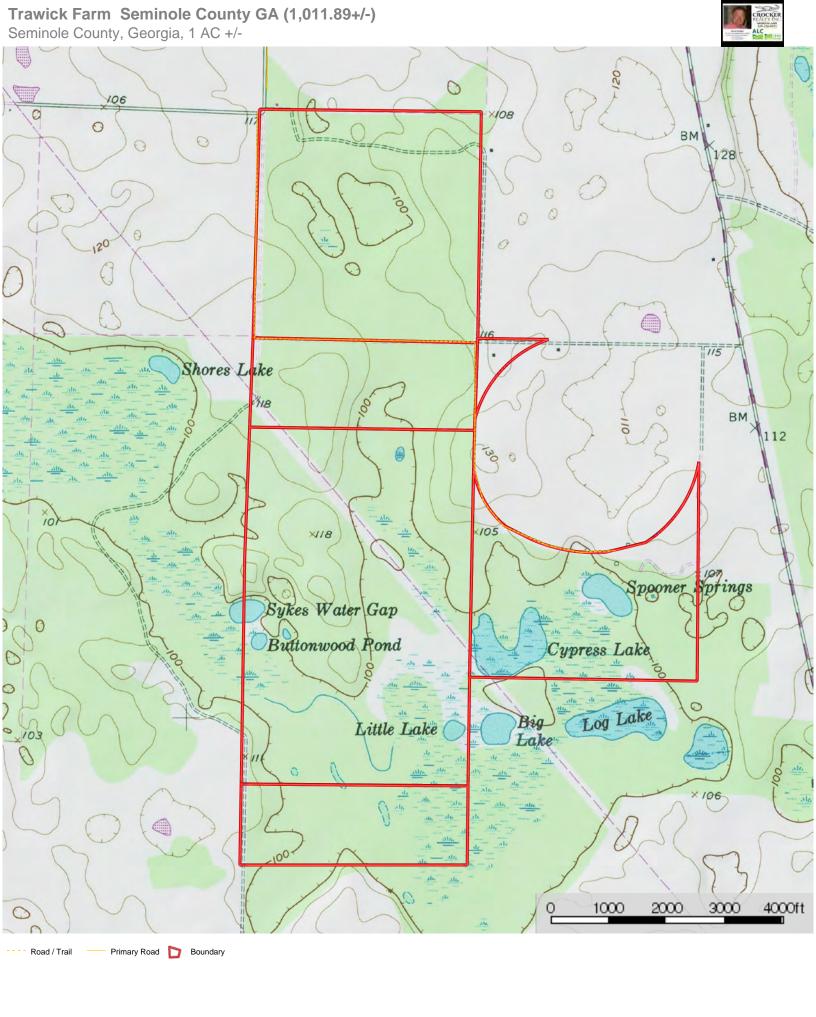




4000ft

Road / Trail

Primary Road D Boundary











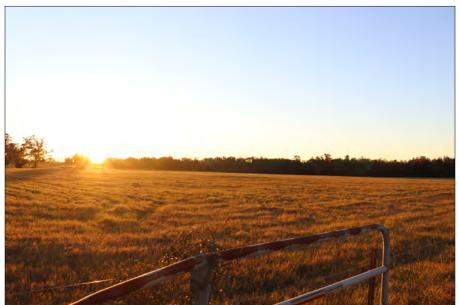














## Trawick Farm Seminole County GA (1,011.89+/-) Seminole County, Georgia, 1 AC +/-Iron City 84 DOZIER RD BRASWELLGODBYRD CD MILLER RD JOHN EMROY TRAWICK RD 310 ROCK POND RD 84 Brinson MARTIN HUNTER RD 84 BRASWELL GODBY RD ED MILLER RD 310 COUNTY RD 22 HERPING BUCK HOLE RD BRASWELL GODBY RD 310 10000 5000 15000 20000ft Primary Road D Boundary Road / Trail

#### Trawick Farm Seminole County GA (1,011.89+/-) Seminole County, Georgia, 1 AC +/-Jones Crossroads Colquitt 273 Howards Mill Bellview Killarney **Enterprise** fold [45] Babcock 84 Boykin Jakin 84 **Pine Lake Estates** Eldorendo Donalsonville ASH CROSSING RD **Town and Country** Subdivision Number 2 Iron City Ausmac **Green Acres** Riverturn Subdivision Lynn 285 **Neals Landing** Brinson Cyrene BGE (39) 164 Hanover Hornsville West Bainbridge Lake Seminole Wildlife Management Area — Dresser Bainbridge Tract **Smiths Landing** Desser (253) Vista Parramore 27 (97) Reynoldsville Bethany (309) 199 Lake Seminole WELCOME CHURCH RD Fairchild Wildlife Management Area — Hales Landing 271 Fowlstown 69 Wildlife Wildlife Lake Seminole Management Wildlife Management Area - Ranger Recovery Station Faceville HOWELL RD [271] **Jinks** 200000 Hann 40000 800000ft and Ridge 600000 Sneads Chattahoochee Inwood Road / Trail — Primary Road 🛅 Boundary

#### Trawick Farm Seminole County GA (1,011.89+/-) Seminole County, Georgia, 1 AC +/-(91) Sale City Camilla 37) Mayhaw Wildlife Management Area 91) 273 93 Colquitt [19] 65 97 27 Pelham 111 45 311) (91) [19] Meigs Donalsonville (27) (202) Iron City 111 Brinson 97 Ochlocknee BGE 84 319 (262) Bainbridge [19] Whigham Climax Cairo 84 39 **Thomasville** 84 262 (93) 97 Wildlife Management Lake Seminole Area Wildlife Management Attapulgus Area - Ranger 19 Station (322) 111 27 Chattahoochee Metcalf 322 FL 267 12 159 27 12 90 155 Havana Gretna 65 12 Quincy 27 Greensboro W. 59 270 [151] (12) 155 W 1641 Midway 2) 65B W Joe Budd Wildlife Management Area Talquin WMA **Tallahassee** 65 27 Robert (20) 27 27 Brent WMA (363) (267) TLH 259 2224 65 363 375 800000ft 20000 40000 (267) Woodville (319) Road / Trail Primary Road D Boundary



## 1,050 Acre Spooner Springs Division





AG Division of 520+/- Acres, (388+/- Acres in Pasture and Cultivation, (200+/-Acres Irrigated)) 3 Irrigation Pivots, Fencing, Duck Pond Areas, Wells. (Price Includes Permitted Irrigation Well to be installed, DNR Letter of Concurrency available. Offered at \$2,860,000.00 /\$5,500 Per Acre. Note: 10" Non-Permitted Irrigation Well in use currently.



530+/- Acres with 6BR/2Bath Cabin. Spooner Springs and Cypress Lake Water Features. Towering Cypress and Majestic Live Oaks. Top Flight Duck Hunting and Fishing Property. Once used as a Commercial Hunt/Fish Operation. Feed Plot Areas, Trails, 5 Stand Wobble Trap and More. Offered at \$1,537,000.00 /\$2,900 Per Acre



## ENVIRONMENTAL PROTECTION DIVISION

Richard E. Dunn, Director

**Agricultural Permitting Unit** 

531 Main Street, Suite D Tifton, Georgia 31794 229-391-2400

Application # G-14060

October 24, 2022

## LETTER OF CONCURRENCE TO DRILL IRRIGATION WELL

(THIS IS NOT A PERMIT FOR FARM USE OF GROUNDWATER)

HILLTOP FARMS 6610 HWY 374, DONALSONVILLE, GA 39845

Dear RALPH TRAWICK,

Only after the conditions of this letter have been met will EPD issue your Permit for Farm Use of Groundwater. No withdrawals in excess of 100,000 gallons per day (on a monthly average for the system as a whole) may be made until you have received a Permit for Farm Use of Groundwater signed by the Director of EPD.

In response to your Application for a Letter of Concurrence to install an agricultural water withdrawal system, the Georgia Environmental Protection Division (EPD) hereby concurs with the construction of your well in Seminole county at the location shown in Table 1 below or within 300 ft, of the location shown on the enclosed map. A geologic appraisal has been performed for this location and, to the limits of best available data and technology, the well you proposed should not significantly interfere with the existing EPD-permitted drinking water, M&I, and agricultural wells or critical-flow streams if the special construction conditions described below are followed. If the location shown on the map is not the location you intended, you find it necessary to locate any of this well more than 300 ft, from this site, or you intend to increase the pumping capacity or irrigated acres above the amounts specified below, please contact us so that we can evaluate your preferred change(s). We will perform another geological appraisal and reissue a revised Letter of Concurrence with a new application map.

This Letter of Concurrence does not exempt the applicant or well driller from county well construction permitting requirements. Please contact your County Health Department prior to well construction.

## PLEASE READ THE FOLLOWING EPD CONDITIONS OF YOUR PROPOSED INSTALLATION CAREFULLY:

The completed well must roughly correspond with the proposed specifications listed below. This well shall not be constructed in a manner that will allow it to withdraw water from the Clayton Aquifer, nor the Floridan Aquifer in any river basin that is geographically connected to the areas identified as Subarea 4, in the Flint River Basin Regional Water Development and Conservation Plan (2006). Wells capable of production from locally restricted aquifers will not be issued a permit.

#### Well Information:

Well#	Well Name	Depth (ft)	Casing(ft)	Casing Diameter	Pump Capacity (GPM)	Latitude	Longitude
1	TOM LOT & SPRING FIELD		550	12	1200	30.932191	-84.825373

Table 1...

The maximum irrigated acres for this system shall not exceed 300 acres.

Application No: G-14060

<sup>\*</sup>The water well contractor installing your well must be licensed in the State of Georgia

<sup>\*</sup>The well must be equipped with a back siphonage preventer if chemigation is to be practiced.

#### SPECIAL CONDITIONS:

- Due to the location, depth, and or rate you have requested, this well has special conditions related to well construction and will require a well inspection completed by an EPD representative. See Attachment A for details.
- 2) Compliance Case C-355 located at (84.8256615°W, 30.9323147°N) must be resolved prior to GA EPD issuing a permit for this new well. Documentation that the issue has been resolved must be submitted to GA EPD's Ag Permitting Unit along with all other forms required in this letter of concurrence.

WELL DATA COMPLETION FORM: A Well Data Completion Form must be completed for the well by a water well contractor licensed in the State of Georgia. A completed copy of the Well Data Completion Form must be returned to the EPD Ag Permitting Unit prior to issuing your Permit. A Well Data Completion Form is enclosed.

WELL PAD: A well pad must be installed for your well. As per O.C.G.A. §12-5-134(1)(R) and §12-5-134(3), the pad must be at a minimum 4 inches thick, extend at least 2 feet from the well casing in all directions, and be sloping away from the casing. A picture documenting the construction of your well pad must be submitted to the EPD Ag Permitting Unit prior to issuing your Permit.

METERING REQUIREMENTS: The well must have a water flow meter installed prior to issuing your Permit. A correctly installed and operable water use meter is required as a condition of using water for agricultural use. Please review and install your meter according to the manufacturer's specifications for your water use meter. A Flow Meter Approval Form is enclosed. Water withdrawal may not commence until a flow meter is installed.

WATER CONSERVATION PLAN: A water conservation plan, now required for selected areas of the state is required for withdrawals from the Floridan Aquifer. A Water Conservation Plan template is enclosed. EPD encourages you to adapt best management practices that reduce the cost of irrigation and saves water.

IRRIGATION SYSTEM CERTIFICATION OF EFFICIENCY FORM: An Irrigation System Certification of Efficiency Form, now required for selected areas of the state, is required for this withdrawal. An Irrigation System Certification of Efficiency Form is enclosed.

WHAT TO DO AFTER INSTALLATION OF YOUR WELL/SYSTEM: Please return the following documents to this office so that a Permit can be issued:

- The Agricultural Well Completion Data Form signed and completed by the licensed well contractor driller.
- 2. The Flow Meter Approval Form signed and completed by you.
- 3. A Water Conservation Plan signed and completed by you.
- 4. A Flint River Basin Irrigation System Certification of Efficiency Form signed and completed by you.
- 5. A picture documenting the proper construction of a well pad for the well. (Please have pad clearly visible in picture)
- Documentation that C-355 has been resolved.

Please return these documents to EPD before October 24, 2023 or you will be required to re-apply for the proposed system.

If you have any questions, please contact Ethan King at (229)391-2400.

Sincerely.

Cliff Lewis, Program Manager Agricultural Permitting Unit

Application No: G-14060 Page 2 of 2



#### Richard E. Dunn, Director

#### **Agricultural Permitting Unit**

531 Main Street, Suite D Tifton, Georgia 31794 229-391-2400

#### Attachment A, page 1 of 2

Application #: G-14060

Dear Applicant:

This proposed well has special conditions required for construction and must be constructed in accordance with these special conditions in order to be permitted for groundwater withdrawal.

#### Please read the following conditions carefully:

- The Environmental Protection Division (EPD) must be allowed to perform an inspection of the construction of this well **prior** to a permit for groundwater withdrawal being issued. The Groundwater Use Act of 1972 gives the EPD the authority to inspect the construction of any well. See O.C.G.A.§12-5-98(a).
- 2) EPD requires advance notice to perform the well inspection. The most efficient and effective time for EPD's inspection is after well construction and before pump installation. This inspection usually takes less than two hours and can be performed with or without the drill rig present.
- 3) You must contact the Tifton EPD office no less than 3 business days prior to the well being ready for inspection to schedule an inspection. Failure to schedule an inspection prior to pump installation does not diminish the requirement in #1. If the pump has to be removed for an inspection, pump removal and reinstallation will be at your expense.

To help ensure your well is constructed correctly. EPD recommends that you provide your Georgia licensed water well contractor with a copy of your Letter of Concurrence and these special construction conditions (Attachment A, pages 1 and 2)

#### Reminders:

- \* Before well construction begins, be sure your water well contractor provides a completed Notice of Intent to the health department in the county where the well is to be drilled. See Water Well Standards Act of 1985, O.C.G.A.§12-5-134(1)(A)(i)and(3).
- \* EPD requests that you provide a copy of the Notice of Intent that your water well contractor submitted to the county health department to our Tifton office.

If you or your driller has questions or concerns about the special construction requirements, please contact a geologist at the EPD Tifton office at (229) 391-2400. If unavailable, we will return your call.



#### **ENVIRONMENTAL PROTECTION DIVISION**

Agricultural Permitting Unit 531 Main Street, Suite D Tifton, Georgia 31794

# Application # G-14060 County: Seminole Well Depth (ft): 650 Bottom of Casing (ft): 550 Surface elevation (ft): 110

#### Attachment A, page 2 of 2

Elevation (relative to sea level)

229-391-2400

110	Elevation (relative to see 17)		
d	110	and the contract of the contra	
	20	100 Top of Floridan Aquifer	
11111111111	30		
	-50		
200			
240	-130		
280			
320	-210		
360			
111111111111	-290		
		-330 Base of Floridan Aquifer	
111111111111	-350		
111111111111	200		
111111111111	-390		
	120		
11.1.1.1.1.1.1.1.1.1	-430		
MANAGEMENT	470		
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CXXXXXXXXX	-510		
www.	-510		
WAAAAAAAAA	-550		
700	-590		
	240 280 320 360 400 440 440 480 500 520 540 560 580 600 620 640 660 680	110 40 80 120 160 200 240 280 320 320 360 400 440 460 460 480 500 520 540 500 520 540 560 580 600 620 640 660 680	

Based on the surface elevation from the location as mapped and the information from Hydrologic Atlas 10, the Floridan aquifer would be expected to be present from about:

10 ft Below Ground Leve to 440 ft Below Ground Level.

This well shall not be constructed in a manner that will allow it to withdraw water from the Floridan aquifer and twenty (20) feet above and below the Floridan aquifer.

#### G-14060 H C D B Co Rd Buck Hole Rd 2 2 3 3 5 6 6 7 7 8 9 9 Source: 550, Marcar, Bardistar Scognopial St, and the StS User G H 1 C D E B A N 1,200 1.800 300 600 Your Application Point Other Well Applications 10/18/2022 Other Surface Applications G-14060 SEMINOLE Existing Wells Application Date: 10/3/2022 Existing Surface Pumps Type of Withdrawal G Intermittent County: SEMINOLE Conservation Zones Perennial Conservation Use Applicant Verified: YES Roads Restricted Use Irr. Fields Capabity Use UniqueID: G-14060\_G1