

# *Spooner Springs*

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

**Seminole County, GA**

**Offered @ \$3.65 Million**

**(Price includes New Permitted Irrigation Well)**

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**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**

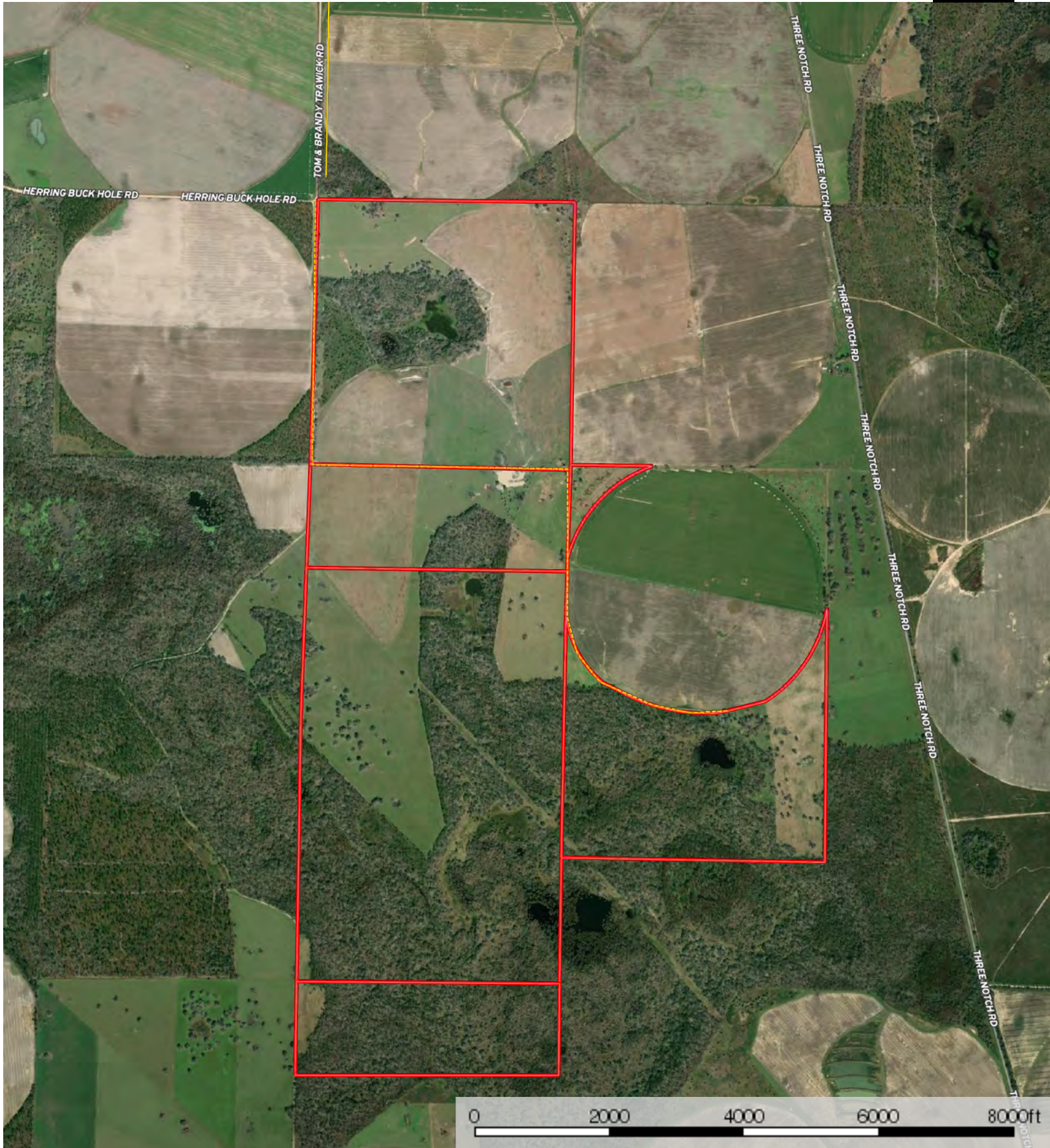
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GA/FL Licensed Real Estate Broker  
M: (229) 403-6297  
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EMAIL: landcrocdan@gmail.com

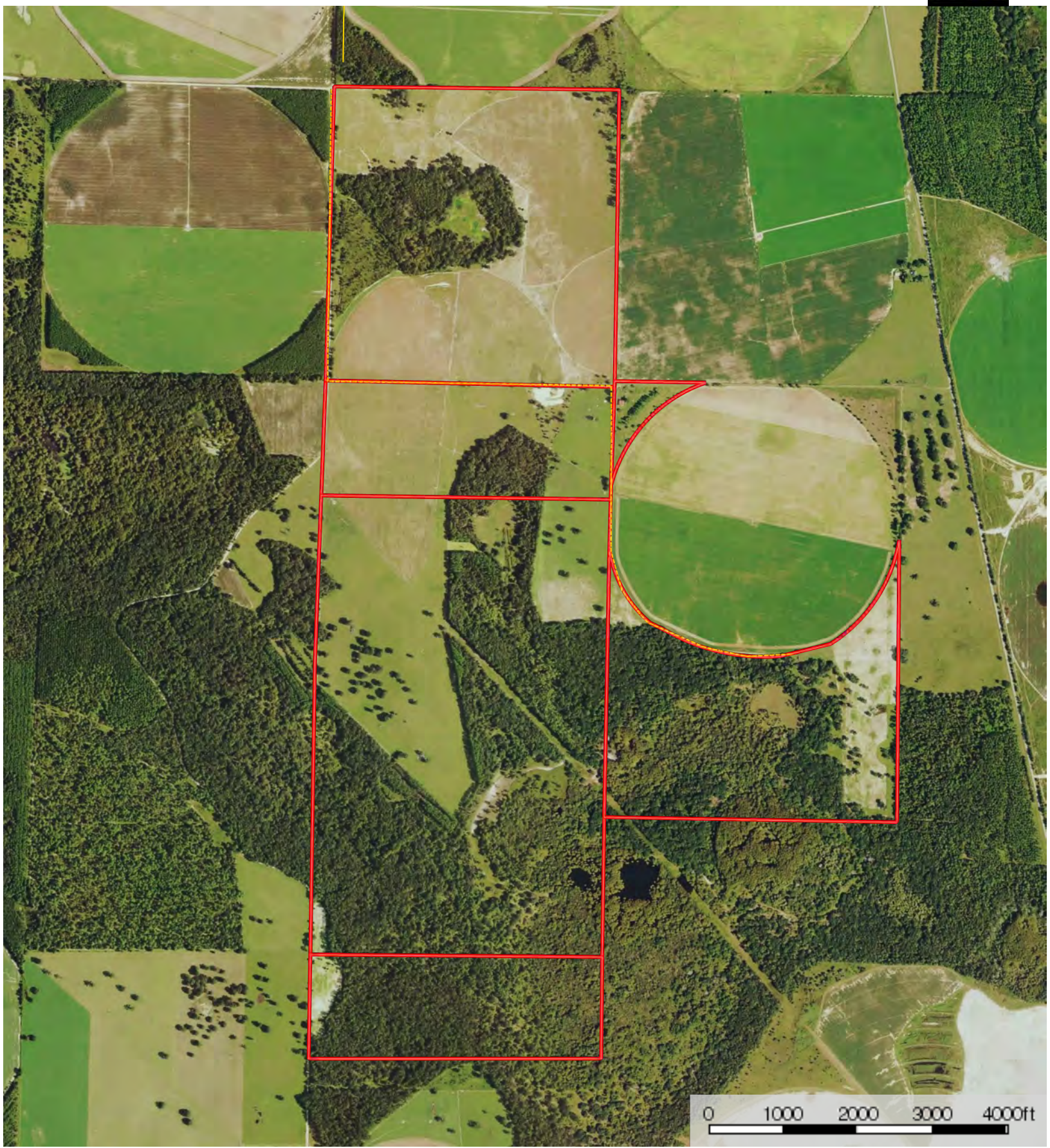






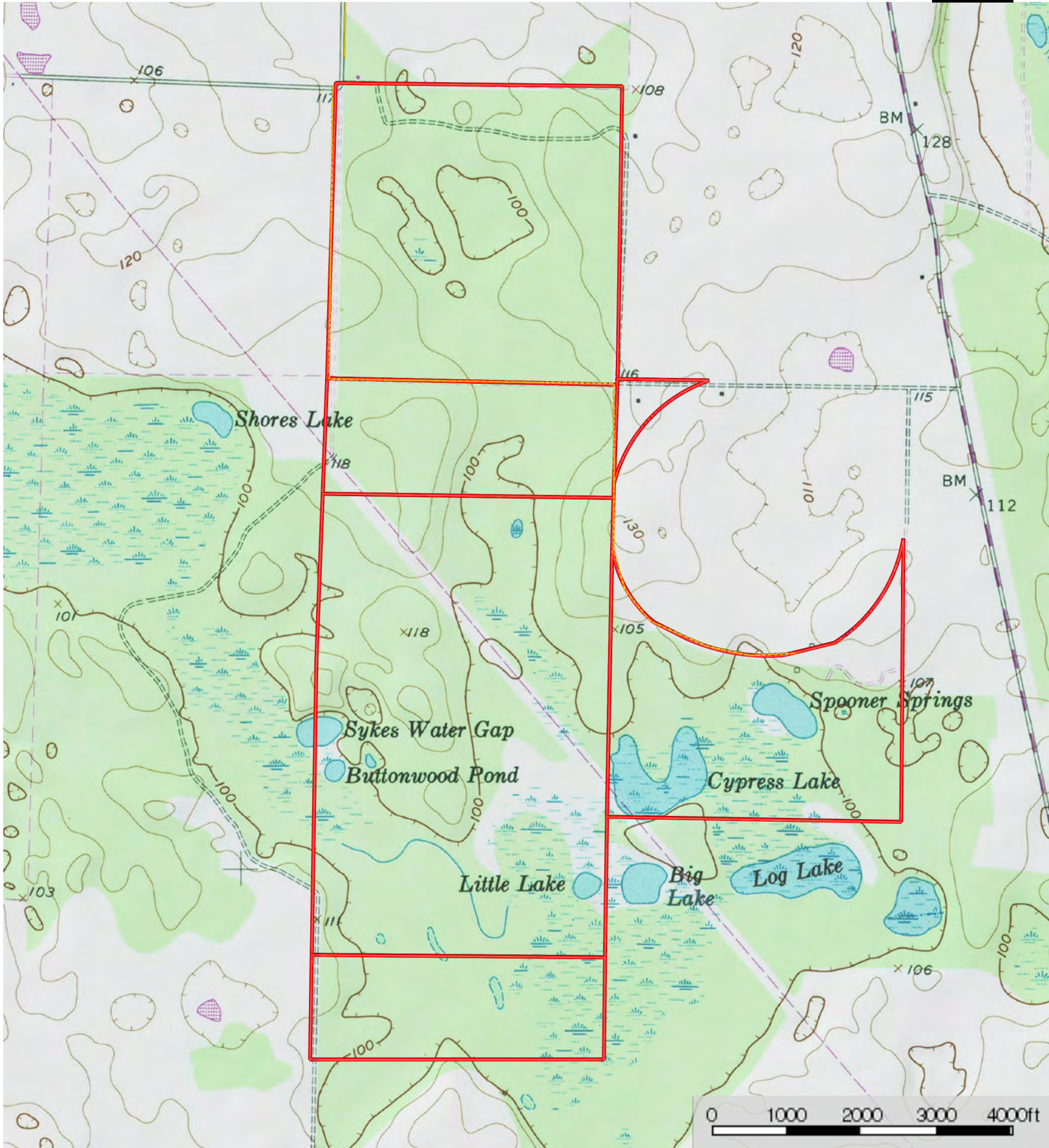
--- Road / Trail    --- Primary Road    □ Boundary





--- Road / Trail    --- Primary Road    □ Boundary





--- Road / Trail    — Primary Road    □ Boundary













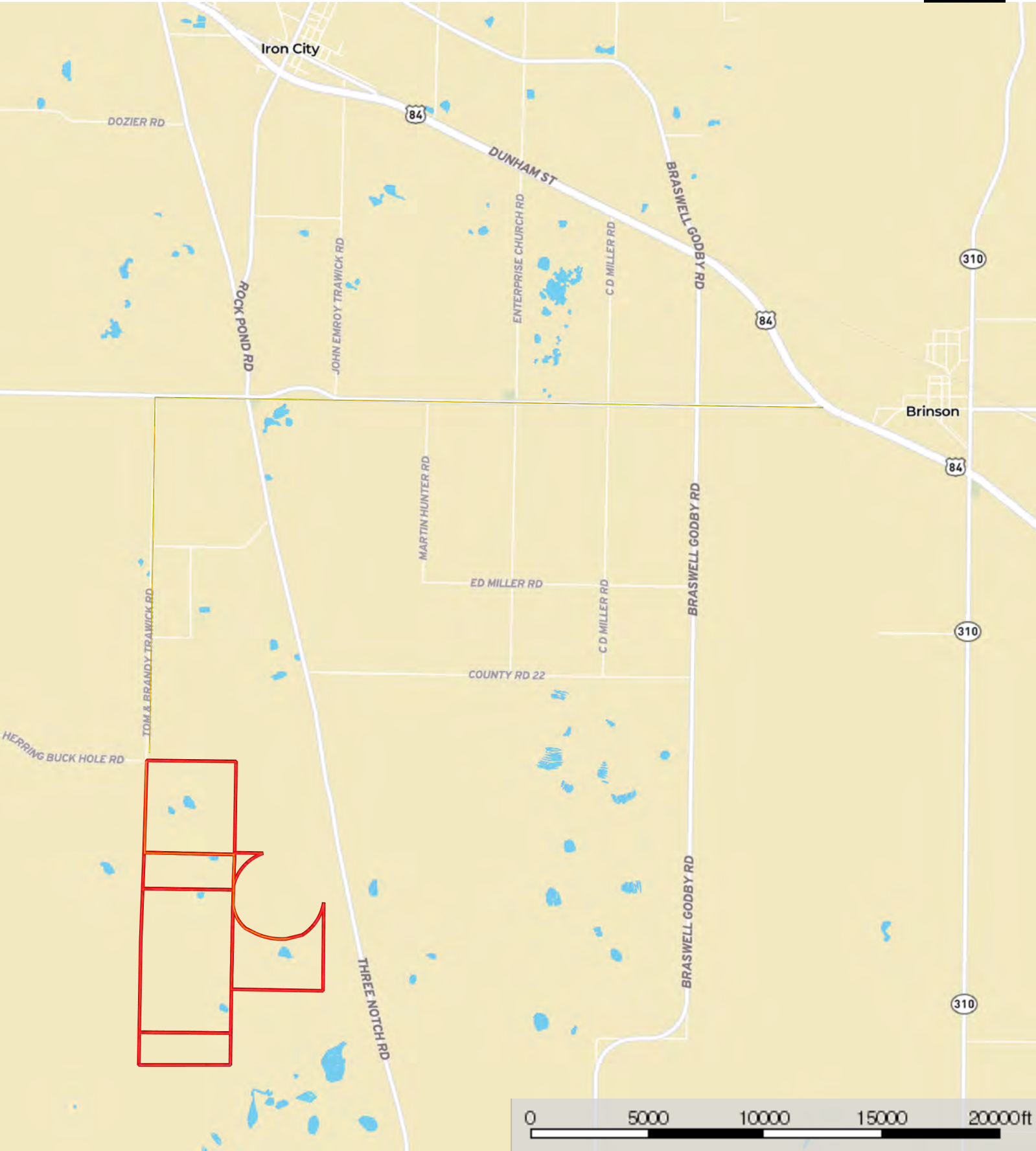








Trawick Farm Seminole County GA (1,011.89+/-)  
Seminole County, Georgia, 1 AC +/-

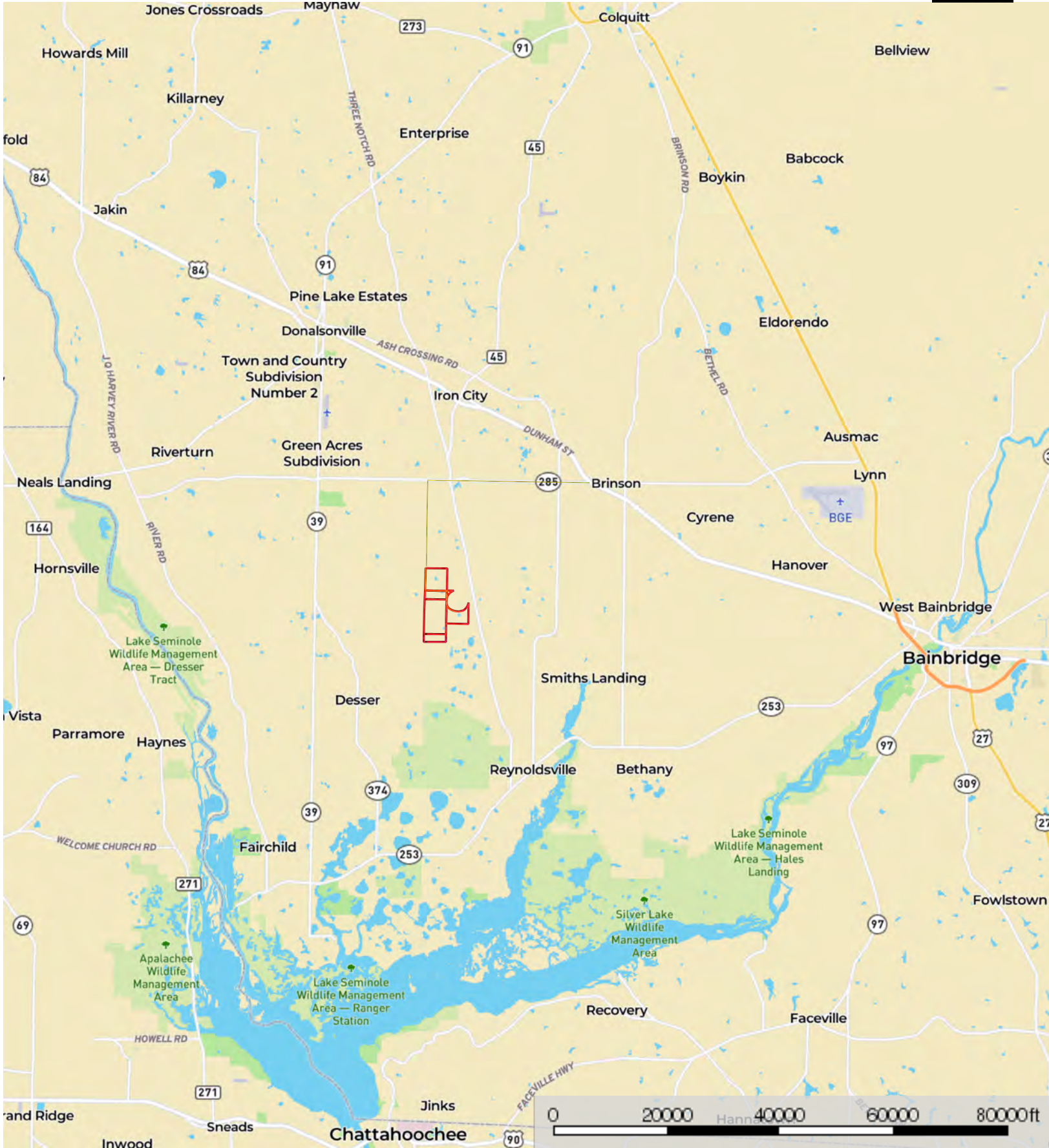


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Trawick Farm Seminole County GA (1,011.89+/-)

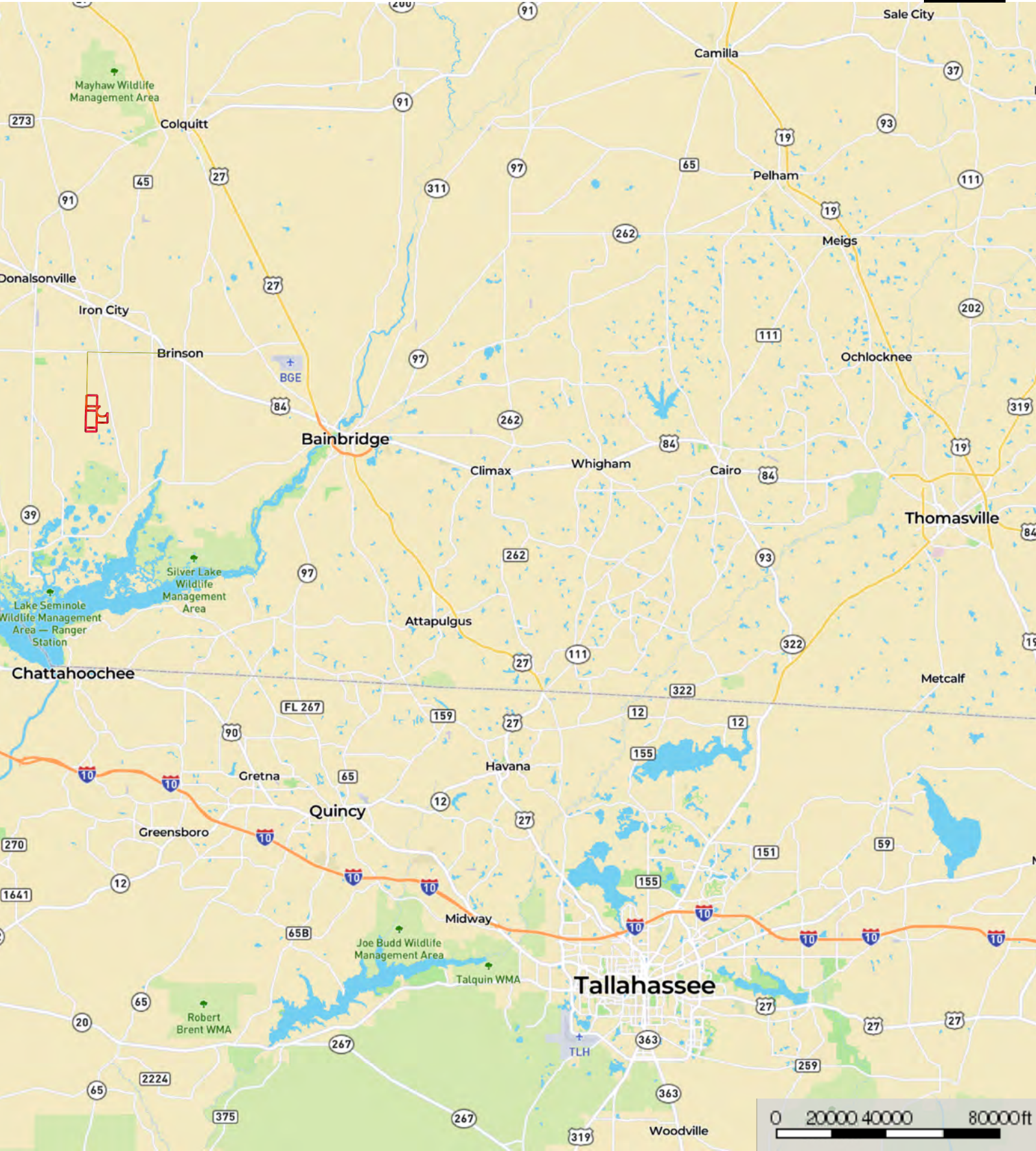
Seminole County, Georgia, 1 AC +/-



--- Road / Trail    — Primary Road    □ Boundary



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



--- Road / Trail    — Primary Road    □ 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 Concurrence 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



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	650	550	12	1200	30.932191	-84.825373

Table 1...

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

**\*The water well contractor installing your well must be licensed in the State of Georgia.**

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

Application No: G-14060



**SPECIAL CONDITIONS:**

- 1) 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:

1. 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)
6. 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





## ENVIRONMENTAL PROTECTION DIVISION

**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:**

- 1) 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:**

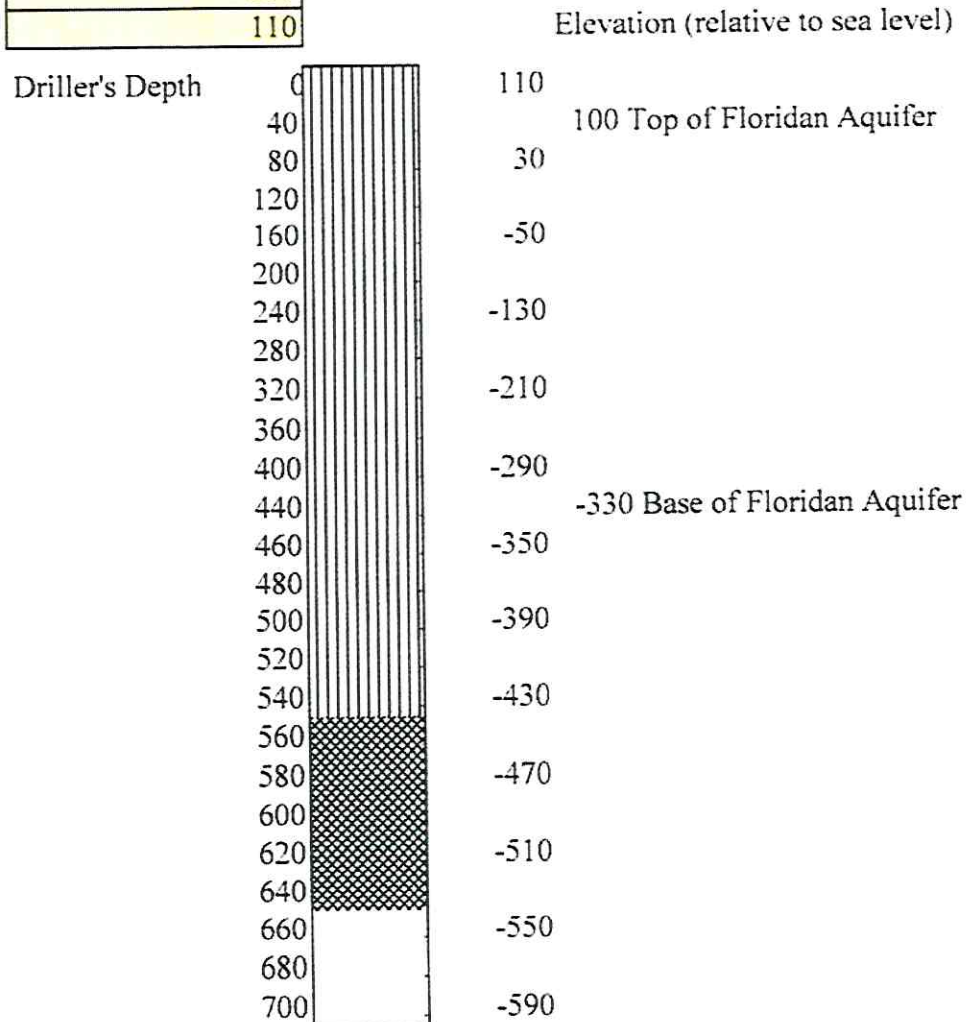
- \* Before well construction begins, be sure your water well contractor provides a completed Notice of Intent to the health department in the county where the well is to be drilled. See Water Well Standards Act of 1985, O.C.G.A. §12-5-134(1)(A)(i) and (3).
- \* EPD requests that you provide a copy of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



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

Attachment A, page 2 of 2

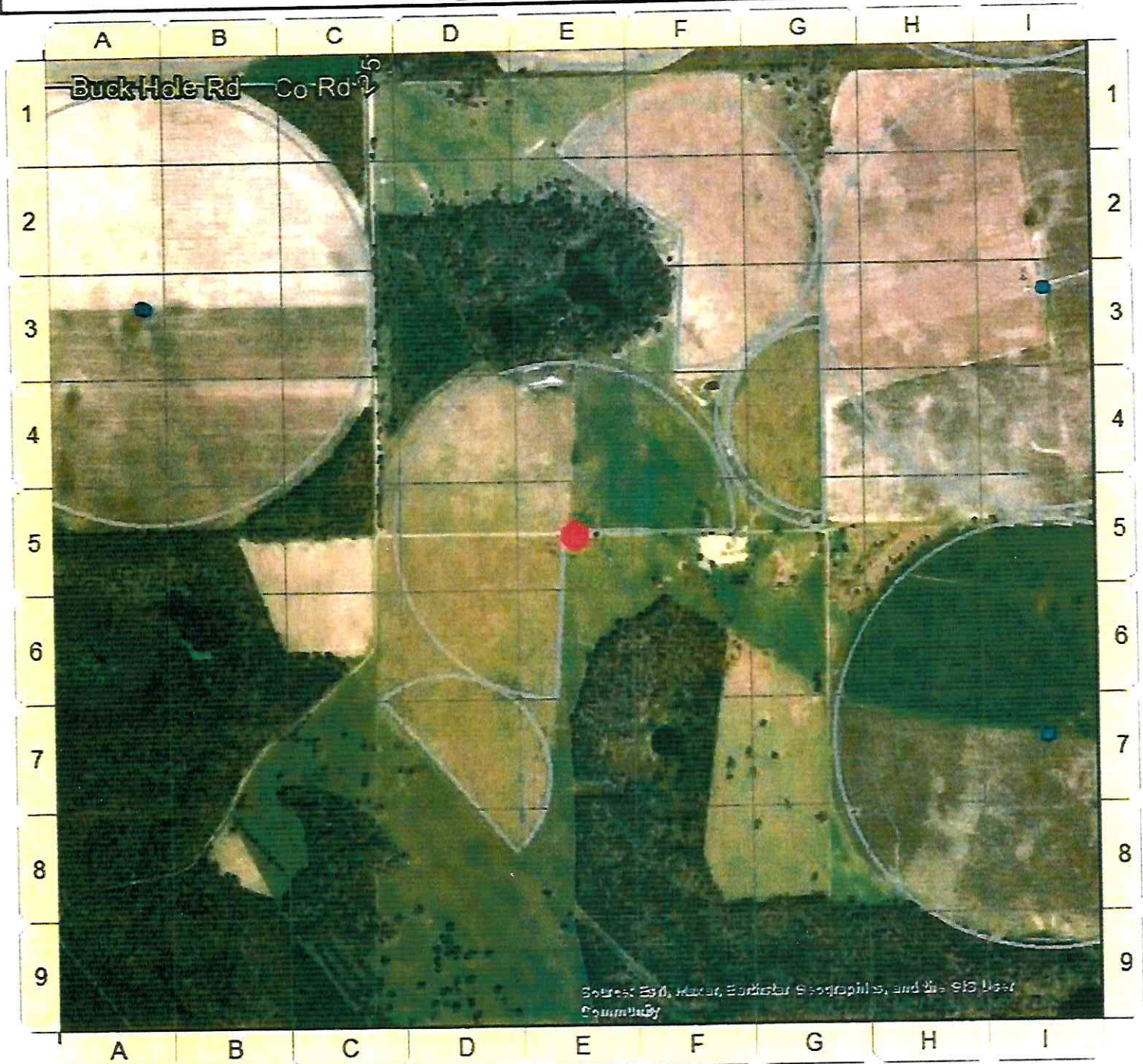


Based on the surface elevation from the location as mapped and the information from Hydrologic Atlas 10, the **Floridan** aquifer would be expected to be present from about: **10 ft Below Ground Level** to **440 ft Below Ground Level**.

**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



- Your Application Point
- Other Well Applications
- ▲ Other Surface Applications
- Existing Wells
- ▲ Existing Surface Pumps

- Intermittent
- Perennial
- Roads
- Irr. Fields

**Conservation Zones**

- Conservation Use
- Restricted Use
- Capacity Use



0 300 600 1,200 1,800 Feet

G-14060

10/18/2022

Application Date: 10/3/2022

Type of Withdrawal G

County: SEMINOLE

Applicant Verified: YES

UniqueID: G-14060\_G1

