

405 acres in Terrell County

Matre Forestry Consulting, Inc. | 229-639-4973 | mike@matreforestry.com

Property Address

Sasser, Georgia 39885

Property Highlights

- Price: \$1,012,500.00
- Acres: 405.00
- County: Terrell
- State: Georgia
- Closest City: Sasser
- Property Type: Acreage



Property Description

See helpful files for a complete tract package that includes applicable information such as various maps, soil data, pictures, timber data, crop basis, etc.

The Bullpen Tract is a hard to find mixed use farm within +-9 miles of desirable northwest Albany, GA. The tract offers PRIME hunting, row crop fields, fenced and cross-fenced pasture, merchantable planted pine, mature natural pines, substantial mature oak timber, and an small mature pecan grove. There is a 4' well on the property, and a 24' x 100' pole barn well built in 1995. The road frontage allows for possible subdivision of the property.

*+-131 Acres of row crops with productive Tifton soils. *+-118 Acres of fenced and cross-fenced pasture. *+-89 Acres of heavily stocked mature bottomland/lowland oak dominated hardwood timber *+-16 Acres of 1995 Planted Slash Pine with some natural hardwood. *+-8 Acres of marsh (non-timbered wetlands) *+-7 Acre of mature natural pine.

2012 Property Taxes were \$6,825.26 (the property is not in Conservation Use Assessment).

Contact us today to schedule your private showing!



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More details at
landsofgeorgia.com/listing/1414558

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Timber Map

Tract#	Name	Owner	County	State	*GIS Acres+	*TaxAcres	TaxMap	Parcel	LandLots	LandDist.
216	Bullpen	Rawls Property LL	Terrell	GA	399.3354	405	71	12	163, 189, 190	3rd

Legend

LineData

TrctNum, Descrip

— 216, Roads Private

x—x 216, Fence

□ 216, Bullpen

LandUse

Strata, StrDescrip

- 216001, 95 Planted Slash
- 216002, Mature Natural Pine
- 216003, Mature Hardwood Botto
- 216050, Misc. Non-Timbered
- 216051, Row Crop Fields
- 216052, Pasture
- 216053, Marsh

*Strata#	Strata Description	*Gross Acres+
216001	95 Planted Slash	16.5
216002	Mature Natural Pine	7
216003	Mature Hardwood Botto	89.1
216050	Misc. Non-Timbered	29.7
216051	Row Crop Fields	131.2
216052	Pasture	117.6
216053	Marsh	8.1

*Map Notes:

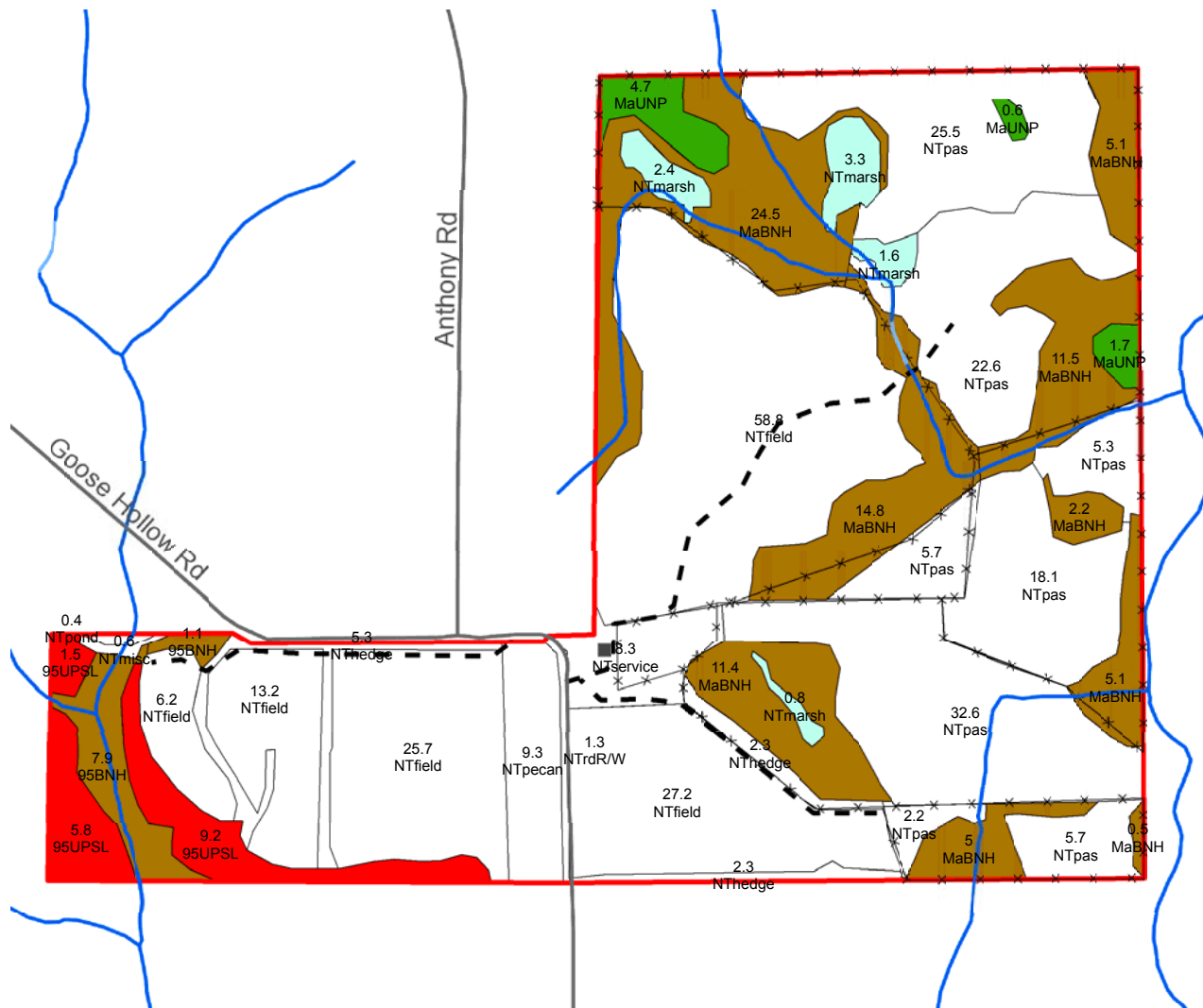
GIS Acres+ = Acreages estimated in ArcView Geographic Information System software.

Taxed Acres+ = Taxed acres, derived from the deed.

Strata# = The first three digdgets of the Strata# is the tract number. The last three digdgets is the strata number.

Strata = A grouping of similar timber stands or land uses.

Gross Acres+ = Gross acres includes all acres within a mapped polygon, which may include some non-productive acreage such as woods roads, hedgerows, field perimeters, etc.



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0 330 660 1,320
Feet

1:12,000

Map Date: 5/24/13

Mapped in Arcview 9.3 GIS by Mike Matre.

Disclaimer: The map is believed to be a

reliable representation of the property, but

the map information is not guaranteed.

MFC, Inc. 229-639-4973.



Map Unit Legend

Lee and Terrell Counties, Georgia (GA643)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FeB2	Faceville sandy loam, 2 to 5 percent slopes, eroded	10.9	2.7%
FeC2	Faceville sandy loam, 5 to 8 percent slopes, eroded	15.2	3.8%
GoA	Goldsboro loamy sand, 0 to 2 percent slopes	70.6	17.5%
Gr	Grady soils	100.5	25.0%
Hm	Herod and Muckalee soils	11.7	2.9%
IgA	Irvington loamy sand, 0 to 2 percent slopes	1.3	0.3%
NhA	Norfolk loamy sand, 0 to 2 percent slopes	25.6	6.4%
NhB	Norfolk loamy sand, 2 to 5 percent slopes	70.5	17.5%
OeB	Orangeburg loamy sand, 2 to 5 percent slopes	1.1	0.3%
OeC2	Orangeburg sandy loam, 5 to 8 percent slopes, eroded	5.1	1.3%
Ra	Rains sandy loam	0.5	0.1%
TsB2	Tifton sandy loam, 2 to 5 percent slopes, eroded	88.9	22.1%
TsC2	Tifton sandy loam, 5 to 8 percent slopes, eroded	0.5	0.1%
Totals for Area of Interest		402.3	100.0%

The FSA Farm Record Sheet #156 indicates the following crops bases.

Georgia	U.S. Department of Agriculture	FARM: 2333
Terrell	Farm Service Agency	Prepared: 6/13/13 9:40 AM
Report ID: FSA-156EZ	Abbreviated 156 Farm Record	Crop Year: 2013
		Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name R T BRIM III	Farm Identifier I-10	Recon Number
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Farms Associated with Operator:
41, 89, 203, 1862, 2074, 2170, 2352, 2547

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
898.49	247.09	408.49	0.0	0.0	0.0	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	ACRE Contract
0.0	0.0	408.49	0.0	0.0			N	None

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
WHEAT	60.9	40	40	0.0
CORN	44.4	51	51	0.0
GRAIN SORGHUM	1.0	39	39	0.0
Total Base Acres:	106.3			

Tract Number: 864	Description: J10/2B	FAV/WR History
BIA Range Unit Number:		N
HEL Status: NHEL: no agricultural commodity planted on undetermined fields		
Wetland Status: Tract contains a wetland or farmed wetland		
WL Violations: None		

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
212.86	125.93	125.93	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	125.93	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
WHEAT	19.0	40	40	0.0
CORN	11.9	51	51	0.0
GRAIN SORGHUM	0.3	39	39	0.0
Total Base Acres:	31.2			

Owners: O G RAWLS JR
Other Producers: DRYLAND FARMS INC

Georgia
Terrell

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 2333
Prepared: 6/13/13 9:40 AM
Crop Year: 2013
Page: 2 of 2

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 865 Description: J10/2B

FAV/WR
History
N

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
190.73	121.16	121.16	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	121.16	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
WHEAT	18.9	40	40	0.0
CORN	12.9	51	51	0.0
GRAIN SORGHUM	0.3	39	39	0.0
Total Base Acres:	32.1			

Owners: O G RAWLS JR

Other Producers: DRYLAND FARMS INC

Timber Summary
Bullpen Tract
Terrell County, GA
Tax Map 71 Parcel 12
Taxed Acres: 405



Cruise Date: **May** **2013**

Number of Cruise Plots: **51** **90% Confidence Limit for merchantable tons:** **+/-** **12.7%**

Disclaimer: *The timber estimates are based on a timber cruise, which is a sample of the timber. The estimates were diligently made in an unbiased manner, however, the estimates are not guaranteed. Timber type descriptions, timber volumes, timber values, acres, and all other information are not guaranteed.*

*PW (pulpwood) includes topwood. CNS is chip-n-saw, Pall is pallett wood, and ST is sawtimber. Pi is pine and H is hardwood.

Strata#	Year	Origin	Site	Dominant Species	Age	GIS Acres	Trees/ Ac	Basal Area/Ac	Tons/ Ac	Total Tons	Pi Tons *Pw	Pi Tons CNS	Pi Tons ST	H Tons *PW	H Tons Pall	H Tons ST	Oak Tons ST
1	1995	P	Low/Up	Slash/H	18	16.5	110	45	32.5	537	300	94	29	114	0	0	0
2	1950	N	Up	Pi/H	63	7.0	107	70	60.3	422	65	29	68	20	177	0	63
3	1950	N	Bot/Low	H	63	89.1	120	103	95.4	8504	90	21	170	4570	676	144	2833
			Row Crops			131.2											
			Pasture			117.6											
			Non-Timber			29.7											
			Marsh			8.1											
						399.2			23.7	9463	455	144	267	4704	853	144	2896