

# \$2,481,050 - 1408 acres

Valley Rd, Lumpkin, GA 31815 \$1762 per Acre

#### Stewart County

Farms | Timberland | Hunting Land

Tract 1, +-543 acres, Singer West, \$1900 per acre Tract 2, +-442 acres, Singer East, \$1700 per acre Tract 3, +-423 acres, Bruce Tract, \$1650 per acre



## Prime Hunting & Timber Will Divide See https://www.matreforestry.com/stewart-ga-1408-543-442-423.html

<b>State</b>	<b>County</b>	<b>City</b>	<b>Zip</b>
Georgia	Stewart County	Lumpkin	31815
<b>Address</b>	<b>Price</b>	Acreage	<b>Bedrooms</b>
Valley Rd	\$2,481,050	1408 acres	0
<b>Baths</b> O	*Timber cruise available signing a non-disclosur	e to serious prospects, a e agreement.	fter

#### Description

The Hodchodkee Creek Tract is +-1408 contiguous acres of prime hunting and timberland located just +-1 mile NE of Lumpkin GA in Stewart County. Will divide (See Tracts 1, 2, and/or 3). Available for the first time in generations! See more detail and helpful files at the Matre Forestry website.

One of the most intriguing hunting and timber properties we have been on in a long time. It has everything the serious outdoorsman and land investor requires: timber, fields, food plots, creeks Hodchodkee Creek and tributaries), ponds, power, paved and dirt road frontage, dividable, cash flow (longleaf straw ready to rake, timber, fields), power, prime farmland soils present, large steel storage shelter (50x100'), stables, fencing, gas line for long range shooting, enough acres to actually manage the deer herd, homesites, lake sites, excellent opportunity for deer, turkey, ducks, fishing, and maybe even some wild quail.

GIS Acres from timber map:

Merchantable Planted Lob: 364 acres +-

Merchantable Longleaf ready to rake or thin: 112 acres +-

Pre Merch Planted Lob: 104 acres +-

Pre Merch Longleaf (will soon be ready to rake): 75 acres +-

2008 Upland Natural Hardwood/Pine Regen (mostly clearcut Dec 2020 via fuelwood chipping): 152 acres +-

Mature Upland Hardwood (mostly oak)/Pine: 276 acres +-

Mature Bottomland/Cove Hardwood: 203 acres +-

Misc Non Timber (Fields, Open, etc): 64 acres +-

Gas & Power Lines: 41 acres +-

Water (pond, and natural ponds): 28 acres +-

Headquarters: 2 acres +-

Headquarters consists of 50' x 100' steel frame shelter/barn, stables, outhouse with sink and toilet, RV hookup, well, septic.

## Amenities

### **Agriculture and Farming**

#### **Agricultural Uses**

#### **Primary Soil Types**

• Timber

# Loamy sand

### **Soil Productivity Rating**

+-80 feet at base age 50 for Natural Loblolly

## **Financing Options**

#### **Mortgage Options**

Conventional Mortgage

#### Land

#### Activities

• Hunting

#### **Crop Retire Program**

• Yes

#### Fish

• Bass

#### **Barn Information**

- Barn(s)
- Shop Building
- Stable(s)

#### Easements

- Natural Gas
- Utilities

#### Game

- Dove
- Ducks
- Geese
- Hog
- Quail
- Turkey
- Whitetail Deer

#### Land Type

• Timber, Fields

#### Miscellaneous

• Some fencing and cross fencing

#### Number of Wells

• 1

### **Property Type**

• Farm/Ranch

#### **Road Frontage Desc**

- Asphalt
- County
- Dirt

#### Street/Utilities

- All Weather Road
- Asphalt
- Dirt
- Outside City Limits
- Overhead Utilities
- Private Road
- Septic
- Well

## Type of Fence

- Barbed Wire
- Cross Fenced
- Field

# **Seller Contact Information**

## Matre Forestry Consulting, Inc.

Matre Forestry Consulting, Inc. 123 Hugh Rd Leesburg, GA 31763 mike@matreforestry.com (229) 639-4973 (Office) (229) 869-1111 (Mobile)

## https://www.landsofamerica.com/flyer/7603772

#### Lot Description

- Creek
- Heavily Treed
- Pasture

## Number of Ponds (water 1-5 acres)

• 1

### **Present Use**

- Agriculture
- Hunting/Fishing
- Timber

## Proposed Use

- Agriculture
- Hunting/Fishing
- Timber, Home Sites, Lake Sites , Longleaf Straw

### Soil

Sandy Loam

## Topography

- Bottom
- Flood Plain
- Gullies
- Hilly
- Level
- Rolling
- Sloped
- Steep
- Varied

## Will Subdivide

• Yes



See https://www.matreforestry.com/stewart-ga-1408-543-442-423.html





# **Property Boundaries**



Powered by Lands of America This information believed accurate but not warranted































































## Singer Tract Stewart County, GA Multiple Parcels

Legend Public Roads TractNum, TractName 1, Singer West 2, Singer East



0 425 850 1,700 Feet 1 inch equals 0.32 miles 1:20,400 1 inch = 1,700 feet

 $W \bigvee_{S}^{N} E = \underbrace{\begin{array}{c} Matre \\ Forestry \\ Consulting, Inc. \\ Est 1999 \end{array}}$ 

www.matreforestry.com Leesburg GA 229-639-4973 Disclaimer: Map boundaries, acres, timber descriptions, and all other map data is not guaranteed. The map is not a survey plat, and is intended for management purposes. Mapped in ArcMap 10.5 GIS Mapping software.

Date: 10/28/2020

## **Bruce Tract**

Stewart County, GA Parcels 057 026 (LD 23/LL 43 & 54) & 057 027 02 (LD 21/LL 21 22 & 44) +-422.63 Acres (tax card)



Key: UPLBt = Upland Planted Lobiolly, thinned BNH = Bottom Natural Hardwood UNHP = Upland Natural Hardwood Pine





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Date: 11/3/2020



# Singer Tract

Stewart County, GA Multiple Parcels

Legend Public Roads TractNum, TractName 1, Singer West 2, Singer East



FORESTRY CONSULTING, INC.

Est. 1999

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Stewart County, GA Parcels 058 008; 058 009; 058 005; 058 004 +-985 Acres (tax card)

> Legend Public Roads Creeks/Drains Descrip Road Primary -Road Secondary Tracts

Legend
Stands
Strata Number, Description
1, Thinned PLB
2, 2001 PLL
3, 1950 Upland Hardwood
4, 1950 Bottom Hardwood
5, 2011 PreMerch PLL
6, 2020 PLB
NonTimber
Misc Non Timber
Descrip
Pond
Pond Beaver
RW Gas

		Acres	Acres	Acres		
	Strata#	Tract 1	Tract 2	Tract 2		
	1	80.7	105.1	185.8		
on	2	67.2	45.2	112.4		
	3	141.2	134.3	275.5		
	4	80.1	66.7	146.8		
d d	5	36.3	39.0	75.3		
d	6	90.7	13.5	104.2		
	Pond	1.5	0.0	1.5		
	Beaver Pond	11.8	5.3	17.1		
	Gas R/W Misc Non	21.9	19.2	41.1		
	Timber	22.8	14.0	36.8		
	Totals:	554.2	442.3	996.5		
	*GIS Map Acres					

0 330660

1,320 Feet

1 inch = 1,320 feet

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Date: 10/29/2020

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# **Bruce Tract**

Stewart County, GA Parcels 057 026 (LD 23/LL 43 & 54) & 057 027 02 (LD 21/LL 21 22 & 44) +-422.63 Acres (tax card)



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Date: 11/3/2020



1,320 Feet 330 660 0

1 inch equals 0.19 miles 1:12,000 1 inch = 1,000 feet



USDA Natural Resources

Conservation Service

Web Soil Survey National Cooperative Soil Survey 11/12/2019 Page 1 of 4



# Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
ArC	Arents reclaimed land, 0 to 8 percent slopes	55	25.9	1.8%
ВоВ	Bonneau loamy sand, 0 to 5 percent slopes	95	3.9	0.3%
CoC	Cowarts loamy sand, 5 to 8 percent slopes	86	165.4	11.7%
GsB	Greenville sandy clay loam, 2 to 5 percent slopes	82	63.9	4.5%
GsC	Greenville sandy clay loam, 5 to 8 percent slopes	82	32.6	2.3%
KBA	Kinston and Bibb soils, 0 to 2 percent slopes, frequently flooded	100	60.6	4.3%
LmB	Lucy loamy sand, 0 to 5 percent slopes	80	51.3	3.6%
LmC	Lucy loamy sand, 5 to 8 percent slopes	80	15.4	1.1%
LmD	Lucy loamy sand, 8 to 15 percent slopes	80	23.4	1.6%
NcD	Nankin-Cowarts complex, 5 to 15 percent slopes	80	0.7	0.0%
NcF	Nankin-Cowarts complex, 15 to 35 percent slopes	80	572.5	40.4%
OeA	Orangeburg loamy sand, 0 to 2 percent slopes	80	73.4	5.2%
OeB	Orangeburg loamy sand, 2 to 5 percent slopes	80	184.1	13.0%
OgC2	Orangeburg sandy loam, 5 to 8 percent slopes, eroded	80	115.1	8.1%
RsC2	Red Bay sandy loam, 5 to 8 percent slopes, eroded	90	14.9	1.0%
TrB	Troup loamy sand, 0 to 5 percent slopes	80	12.1	0.9%
TrD	Troup loamy sand, 5 to 15 percent slopes	80	3.1	0.2%

USDA

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
Totals for Area of Intere	st		1,418.2	100.0%

## Description

The "site index" is the average height, in feet, that dominant and codominant trees of a given species attain in a specified number of years. The site index applies to fully stocked, even-aged, unmanaged stands.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this attribute, only the representative value is used.

# **Rating Options**

Units of Measure: feet Tree: loblolly pine Site Index Base: Coile, Schumacher 1953 (690) Aggregation Method: Dominant Component Component Percent Cutoff: None Specified Tie-break Rule: Higher Interpret Nulls as Zero: No

#### Singer Tract Soil Report

#### Source: Web Soil Survey

Disclaimer: The information is deemed from reliable sources, but is not guaranteed.



		*Site				
		Index			Flooding	
Map unit		Rating	Acres in	Percent of	Frequency	Drainage Class
symbol	Map unit name	(feet)	AOI	AOI Farmland class	(Max.)	(Dominant Condition)
	Nankin-Cowarts complex, 15 to					
NcF	35 percent slopes	80	440.2	44.20% Not prime farmland	l None	Well drained
	Orangeburg loamy sand, 2 to 5			All areas are prime		
OeB	percent slopes	80	171.7	17.20% farmland	None	Well drained
	Cowarts loamy sand, 5 to 8			All areas are prime		
CoC	percent slopes	86	112	11.20% farmland	None	Well drained
	Orangeburg sandy loam, 5 to 8			All areas are prime		
OgC2	percent slopes, eroded	80	96.7	9.70% farmland	None	Well drained
	Orangeburg loamy sand, 0 to 2			All areas are prime		
OeA	percent slopes	80	68	6.80% farmland	None	Well drained
	Lucy loamy sand, 0 to 5			Farmland of statew	ide	
LmB	percent slopes	80	50.2	5.00% importance	None	Well drained
	Kinston and Bibb soils, 0 to 2					
KBA	percent slopes, frequently	100	31	3.10% Not prime farmland	l Frequent	Poorly drained
	Arents reclaimed land, 0 to 8					
ArC	percent slopes	55	12	1.20% Not prime farmland	l None	Well drained
	Lucy loamy sand, 5 to 8			Farmland of statew	ide	
LmC	percent slopes	80	6.9	0.70% importance	None	Well drained
	Bonneau loamy sand, 0 to 5			Farmland of statew	ide	
ВоВ	percent slopes	95	3.9	0.40% importance	None	Well drained
	Troup loamy sand, 5 to 15					Somewhat excessively
TrD	percent slopes	80	3.1	0.30% Not prime farmland	l None	drained
	Nankin-Cowarts complex, 5 to					
NcD	15 percent slopes	80	0.5	0.10% Not prime farmland	l None	Well drained
Totals for Ar	ea of Interest		996.4	100.00%		

\*Site Index is Base Age 50 for Natural Loblolly (the expected heights of co-dominant and dominant trees at age 50)

#### Suitability for Plantation Forestry Acreage Estimates (based on soil map and timber cruise notes)

	Acres	
Suitable for plantation forestry, 15% - 35% slope, not prime farmland:	324.4	32.6%
Suitable for plantation forestry, les than 15% slope , not prime farmland:	15.6	1.6%
Suitable for plantation forestry, les than 8% slope , important farmland soils:	61.0	6.1%
Suitable for plantation forestry, les than 8% slope , prime farmland soils:	448.4	45.0%
Total Operable:	849.4	85.3%
Not suitable for plantation forestry, 15% - 35% slope, not prime farmland:	115.8	11.6%
Not suitable for plantation forestry, 0% - 2%slope, poorly drained bottoms:	31.0	3.1%
Total Inoperable	146.8	14.7%
Total	996.2	100.0%

#### **Bruce Tract Soil Report**

#### 11/3/2020

Stewart County GA Source: USDA

Total

Disclaimer: Soil and other data/info not guaranteed. Acreage may differ slightly from other maps. \*Matre Forestry estimated 70% of Nankin-Cowarts (15% to 35% slope) is operable, and 30% is not operable. \*Operable = Suitable for planted pines, some of which is suitable for ag or ag conversion)



		Percent of
Operable (Upland) Soils	Acres	Total Acres
Prime Farmland Soils:	168.2	39.4%
Important Farmland Soils:	42.3	9.9%
Not Prime Farmland Soils:	144.4	33.8%
Total Operable	354.8	83.1%
Not Operable Soils (bottomland):	72.2	16.9%
Total	427.0	100.0%

427.0

100.0%

