



\$2,459,900 - 1408 acres

Valley Rd, Lumpkin, GA 31815 **\$1747 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, \$1600 per acre



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

State	County	City	Zip
Georgia	Stewart County	Lumpkin	31815
Address	Price	Acres	Bedrooms
Valley Rd	\$2,459,900 -	1408 acres	0

Baths

0

*Timber cruise available to serious prospects, after signing a non-disclosure agreement.

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 (to be clearcut via a fuelwood chipper in 2020): 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

- Timber

Primary Soil Types

- Loamy sand

Soil Productivity Rating

- +-80 feet at base age 50 for Natural Loblolly

Financing Options

Mortgage Options

- Conventional Mortgage

Land

Activities

- Hunting

Barn Information

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

Crop Retire Program

- Yes

Easements

- Natural Gas
- Utilities

Fish

- Bass

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

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

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)



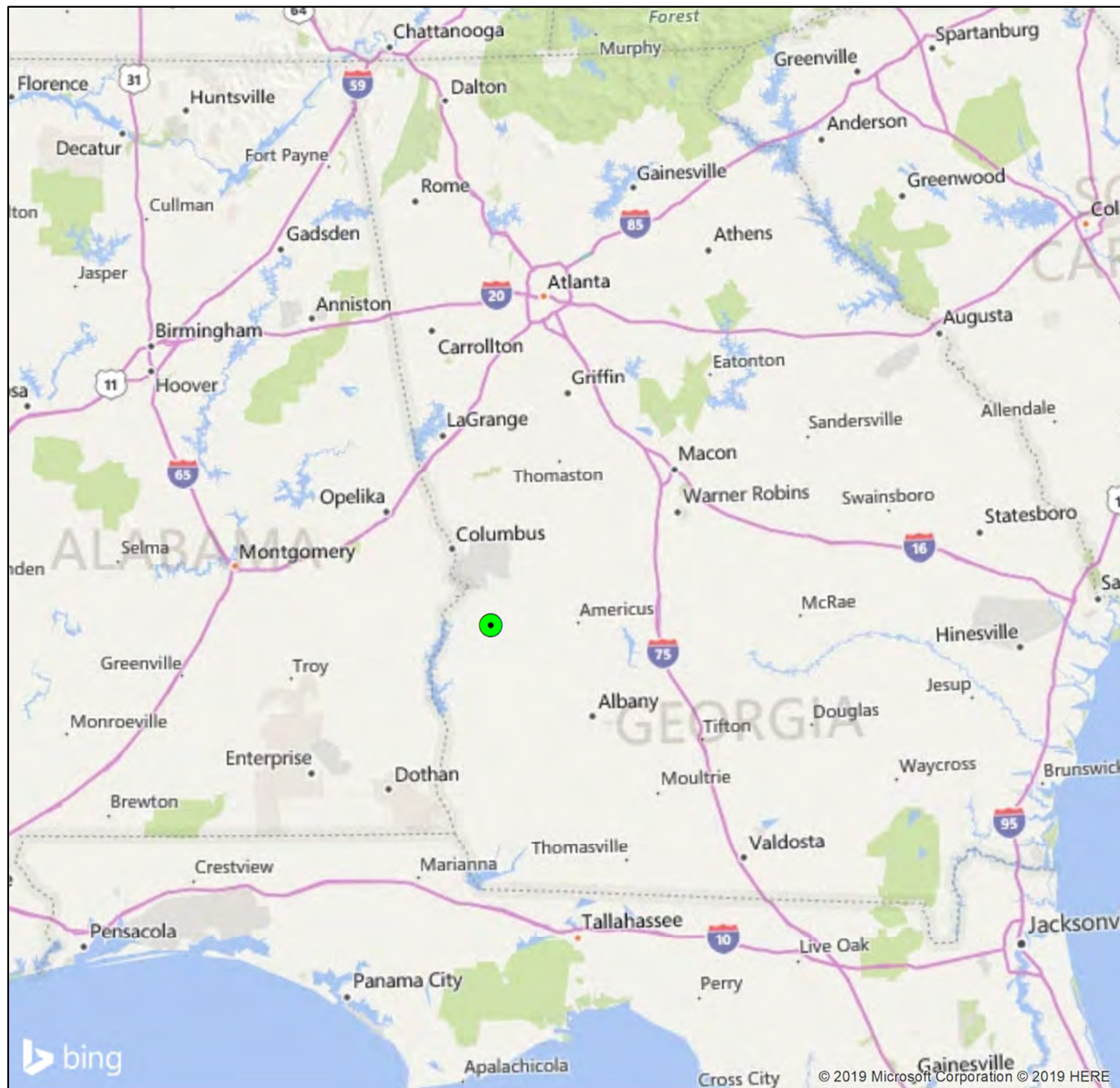
See <https://www.matreforestry.com/stewart-ga-1408-543-442-423.html>

Hodchodkee Creek

Stewart County, GA

Legend

● Subject Property



1600 Feet

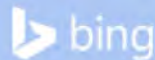
1:3,000,000 in = 47.3 miles



www.matreforestry.com
Albany 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: 11/12/2019



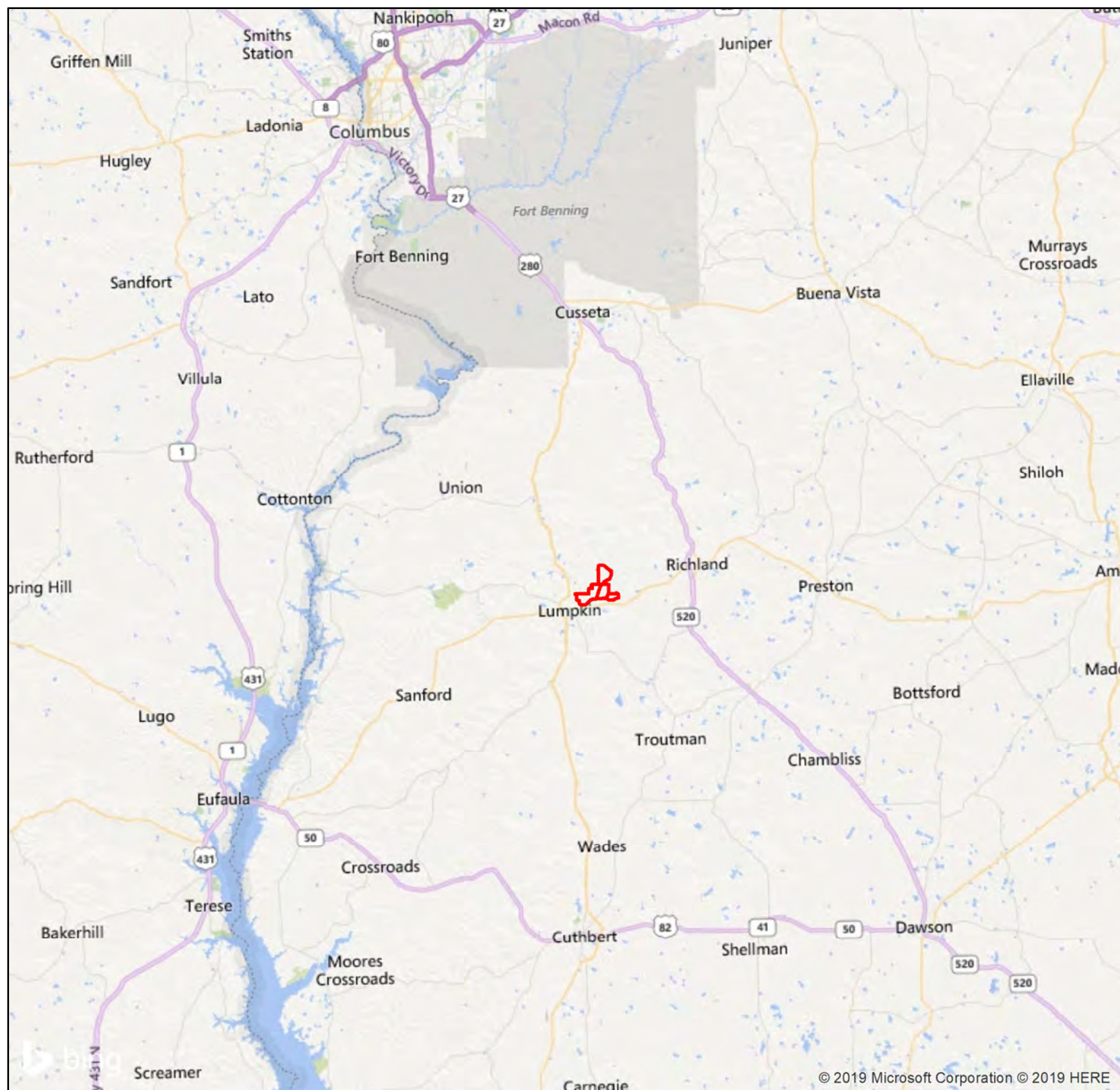
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Hodchodkee Creek

Stewart County, GA

Legend

 Tracts



1300 Feet

1:500,000 1 in = 7.9 miles



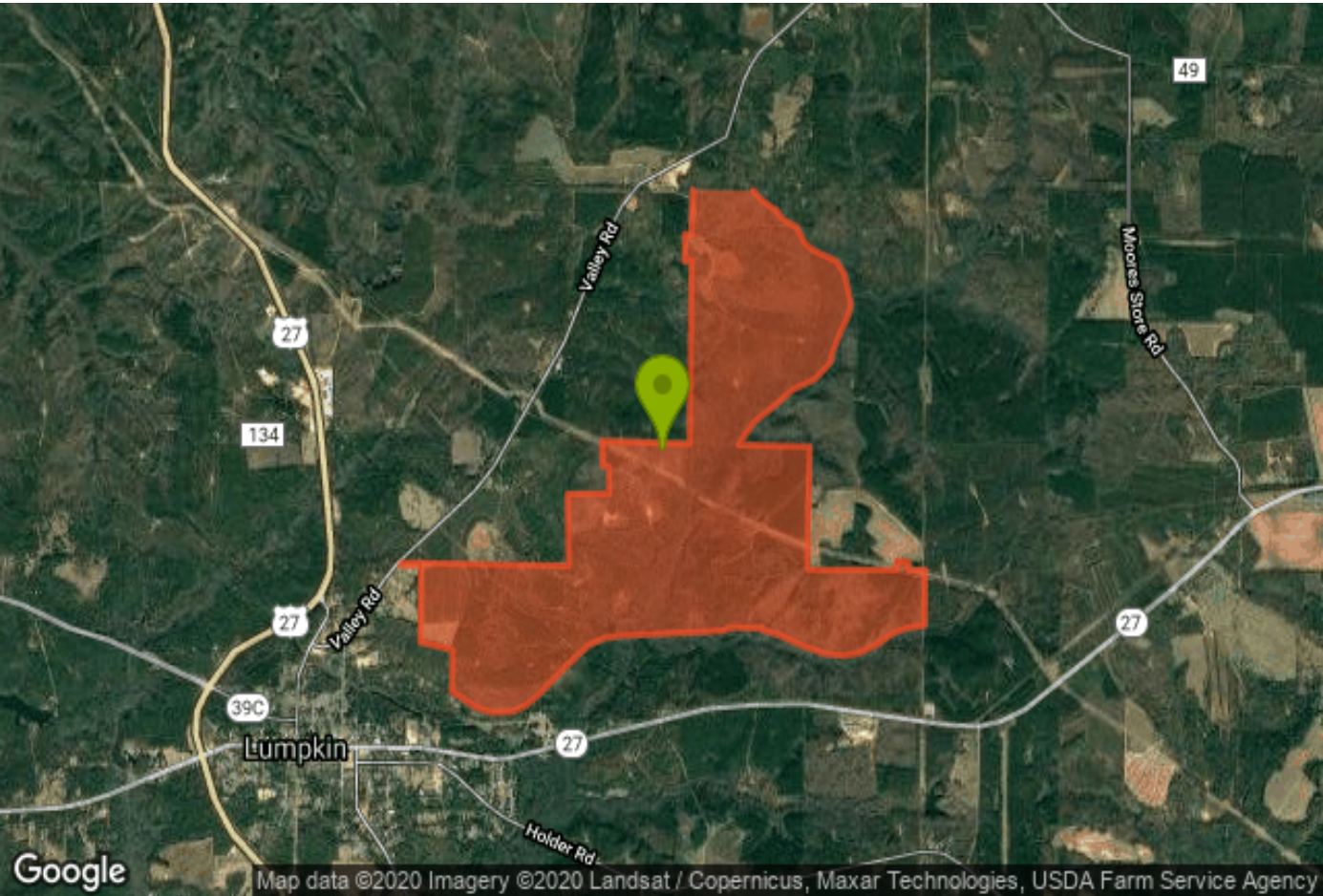
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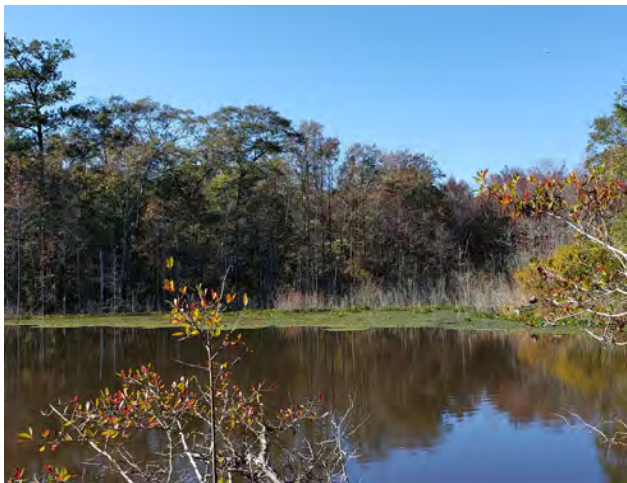
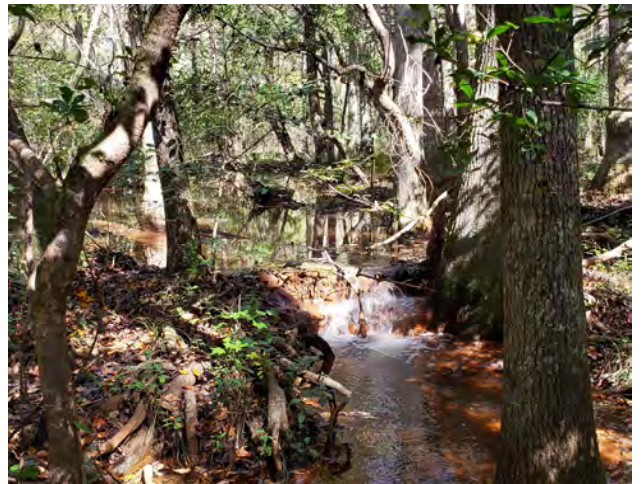
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Property Boundaries



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

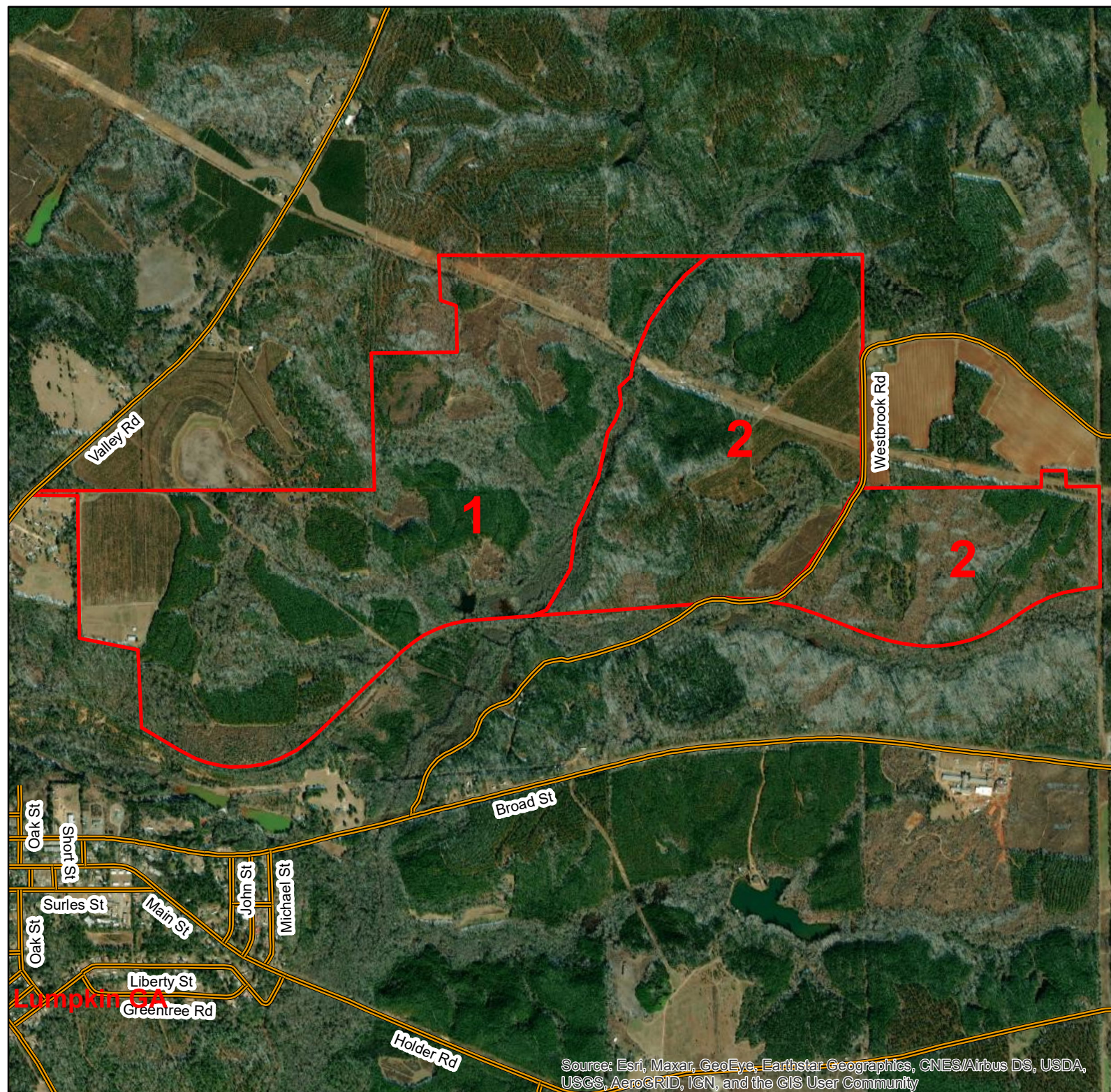
1:20,400 1 inch = 1,700 feet



www.matreforestry.com
Leesburg GA 229-639-4973

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Date: 10/28/2020



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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)

Legend

Public Roads

Descrip

Creek

Drain

Easement

Woods Road

+425.8 GIS Acres

Key:

UPLBt = Upland Planted Loblolly, thinned

BNH = Bottom Natural Hardwood

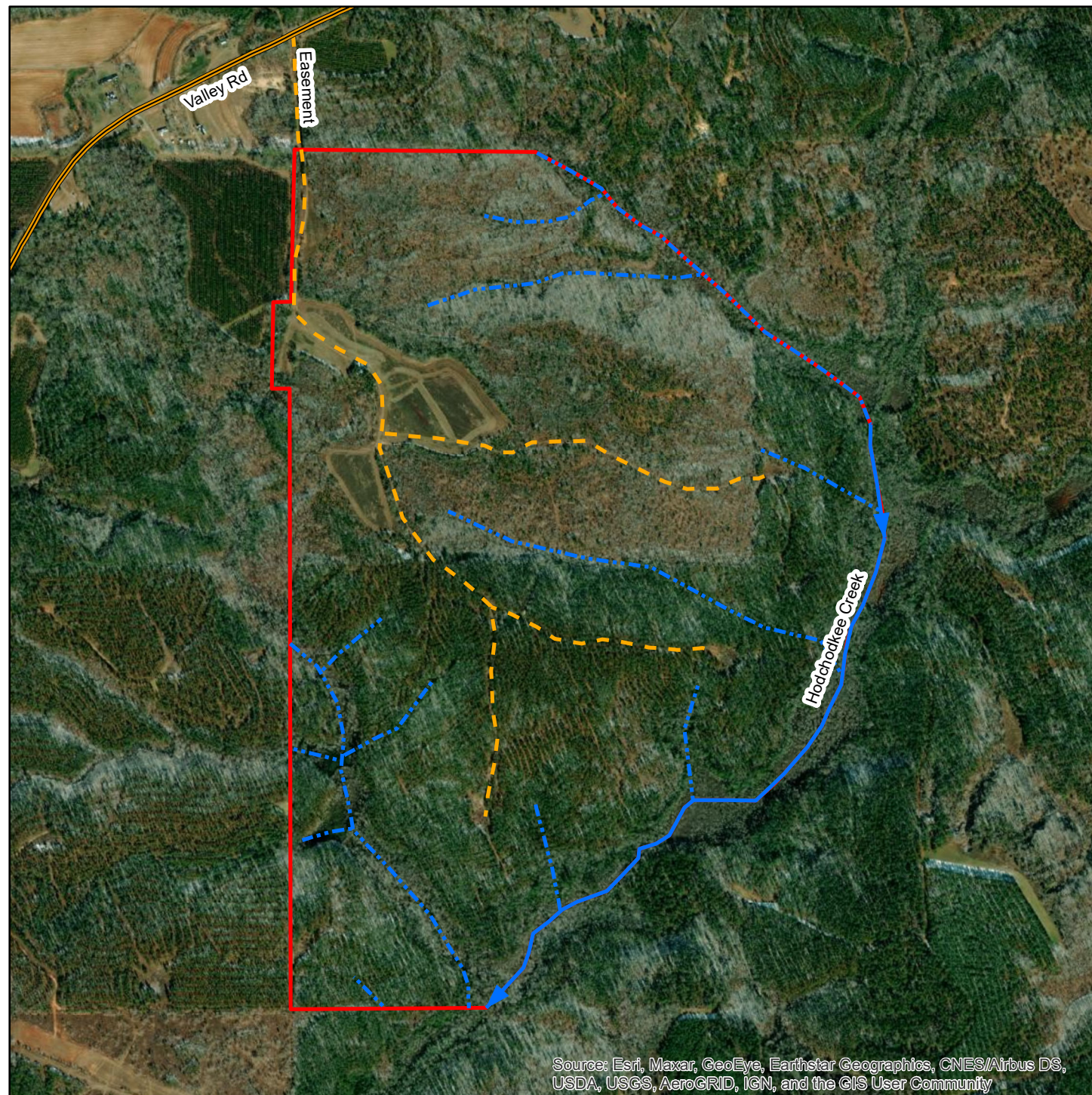
UNHP = Upland Natural Hardwood Pine

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Date: 11/3/2020



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

0 330 660 1,320 Feet

1 inch equals 0.19 miles

1:12,000

1 inch = 1,000 feet

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

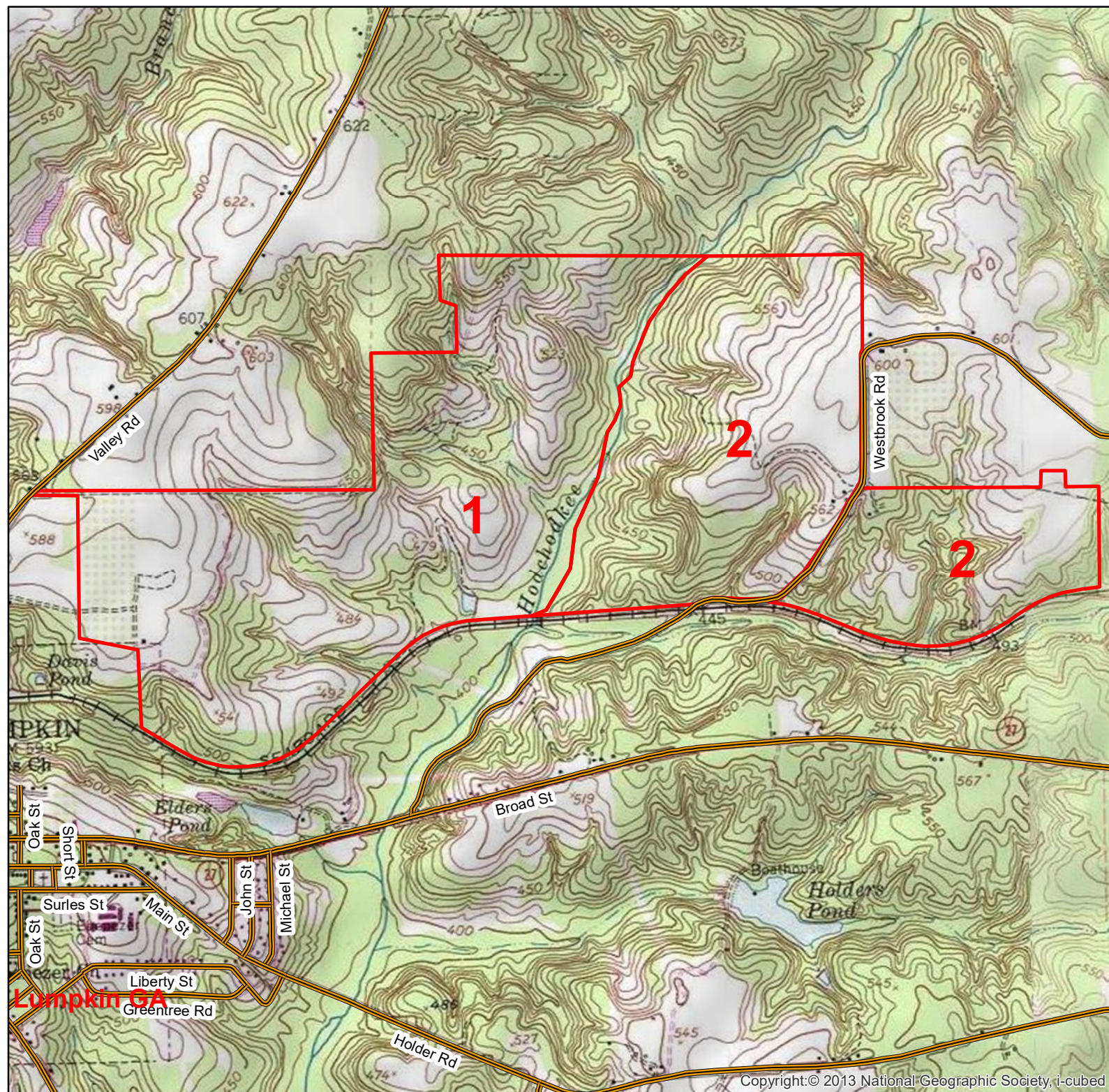
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Date: 10/28/2020



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)

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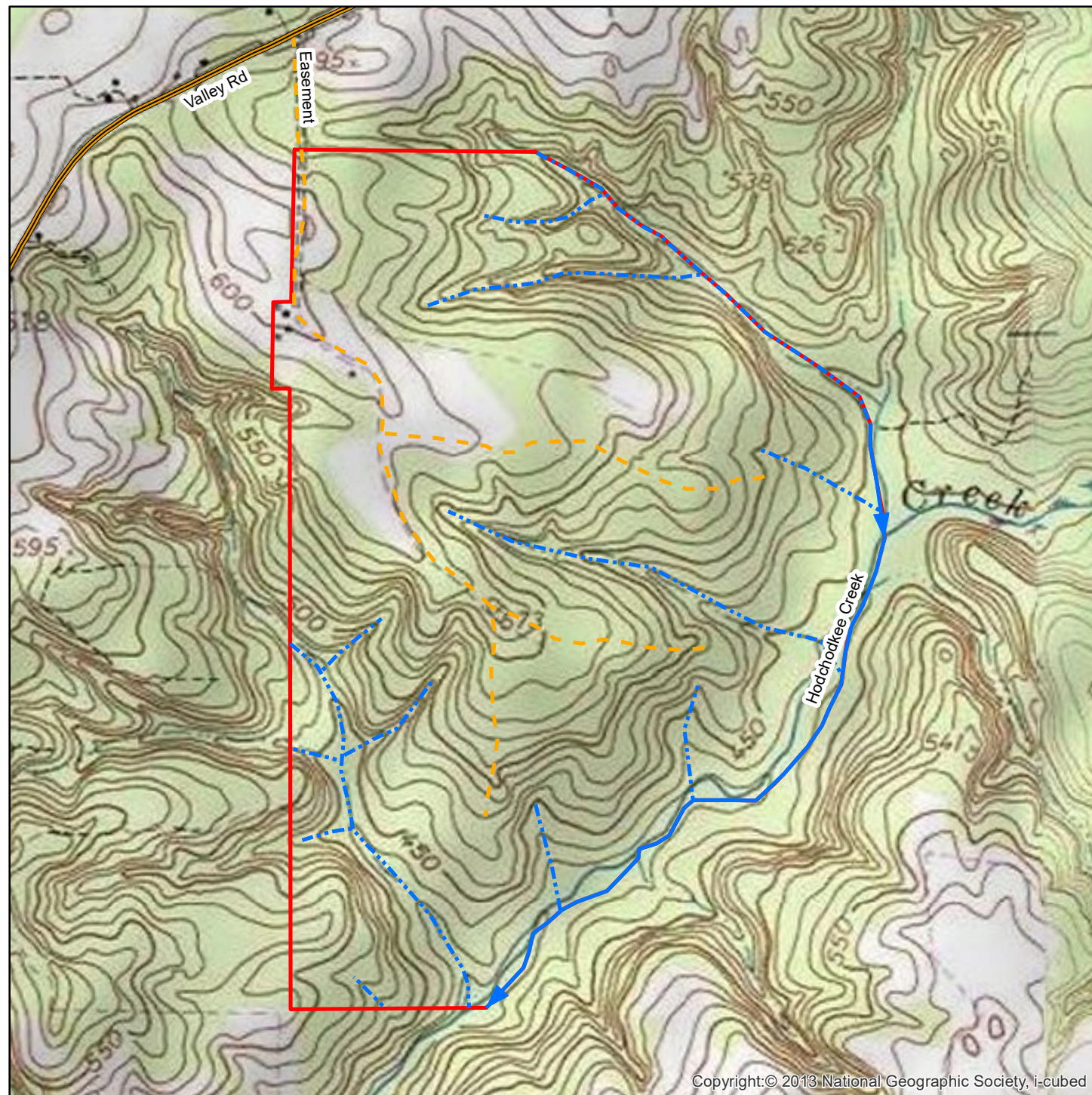
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Date: 11/3/2020



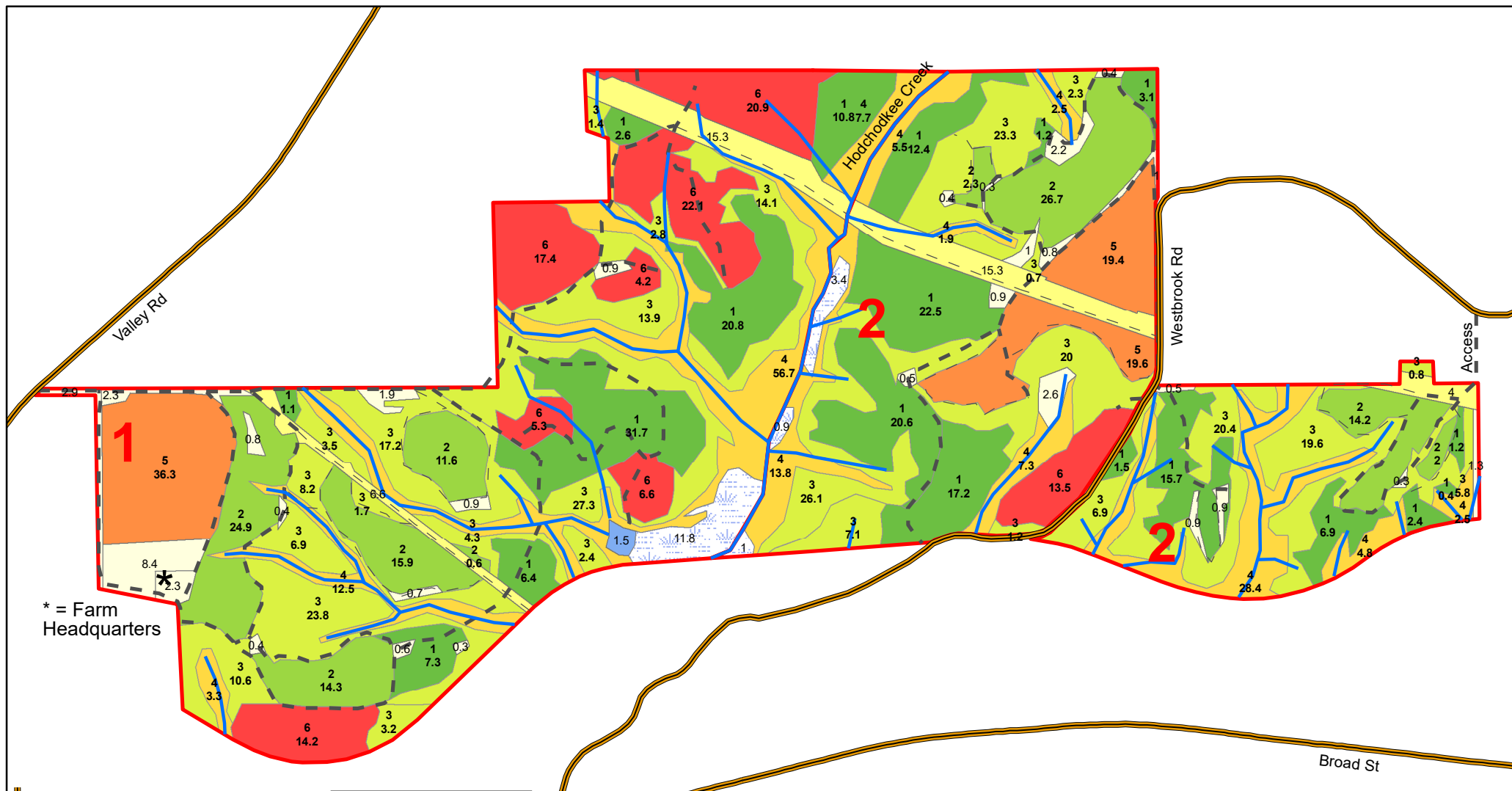
0 330 660 1,320 Feet

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1 inch equals 0.19 miles

1:12,000

1 inch = 1,000 feet



Singer Tract 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

Strata#	Acres Tract 1	Acres Tract 2	Acres Tract 2
1	80.7	105.1	185.8
2	67.2	45.2	112.4
3	141.2	134.3	275.5
4	80.1	66.7	146.8
5	36.3	39.0	75.3
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	21.9	19.2	41.1
Misc Non Timber	22.8	14.0	36.8
Totals:	554.2	442.3	996.5

*GIS Map Acres

Key:

- PLB = Planted Loblolly
- PLL = Planted Longleaf

1 inch equals 0.25 miles
 1:15,840
 1 inch = 1,320 feet



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 Leesburg GA 229-639-4973

Date: 10/29/2020

0 330 660 1,320 Feet

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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)

Legend

Public Roads

Descrip

Creek

Drain

Easement

Woods Road

+425.8 GIS Acres

+386.9 Total Timber Acres

1, 1993UPLBt, +-178.4 ac

4, 1950BNH, +-56.5 ac

5, 2008UNHP, +-152.1 ac

+38.9 Total Non Timber Ac

Field, +-24.2 ac

Open, +-5.0 ac

Pond Beaver, +-8.2 ac

Pond Wet Weather, +-1.4 ac

Key:

UPLBt = Upland Planted Loblolly, thinned

BNH = Bottom Natural Hardwood

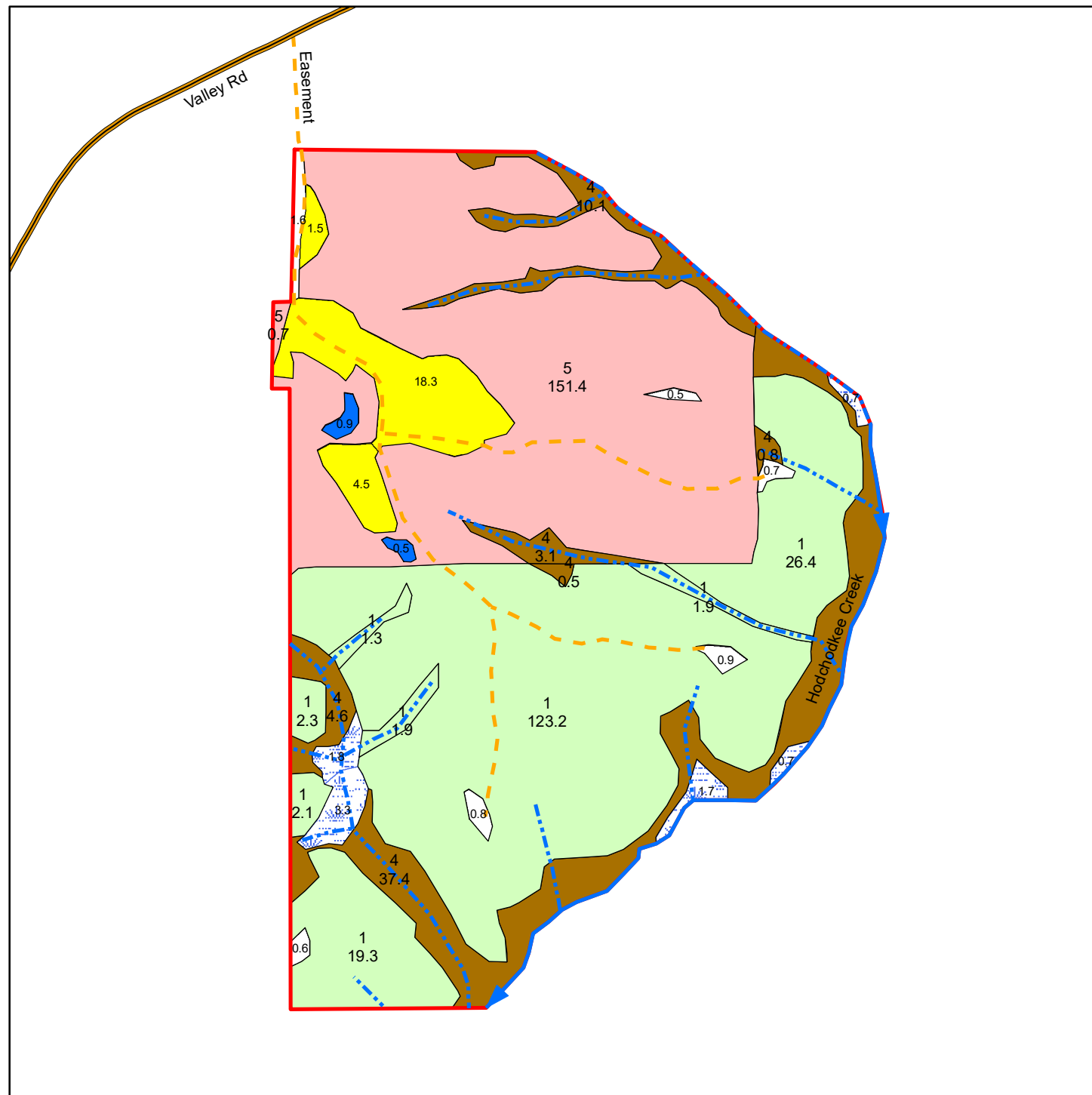
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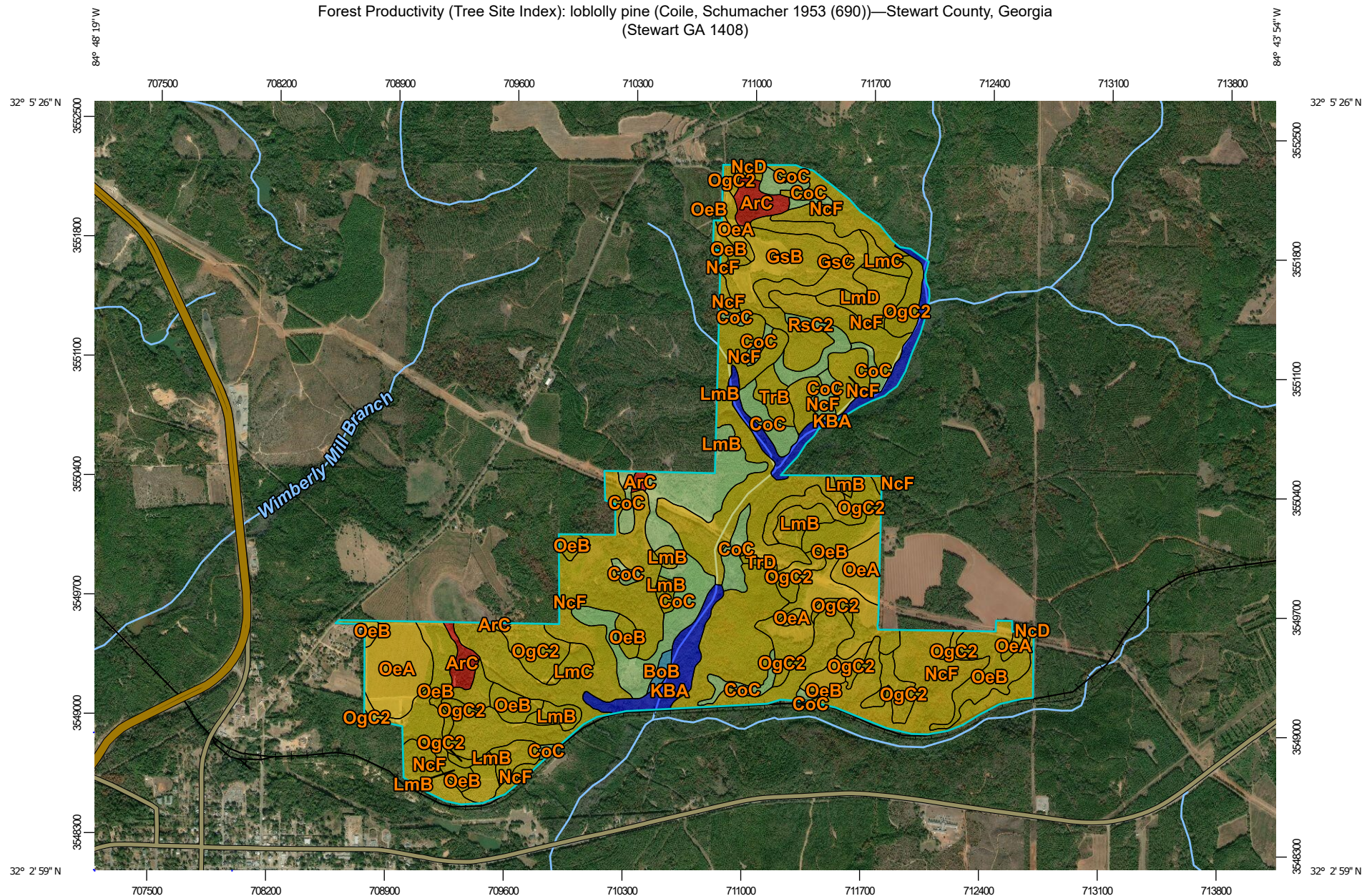
0 330 660 1,320 Feet

1 inch equals 0.19 miles

1:12,000

1 inch = 1,000 feet

Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))—Stewart County, Georgia
(Stewart GA 1408)



Map Scale: 1:31,800 if printed on A landscape (11" x 8.5") sheet.

0 450 900 1800 2700 Meters

0 1500 3000 6000 9000 Feet

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



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

11/12/2019
Page 1 of 4

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 ≤ 55
 > 55 and ≤ 82
 > 82 and ≤ 90
 > 90 and ≤ 95
 > 95 and ≤ 100
 Not rated or not available

Soil Rating Lines

 ≤ 55
 > 55 and ≤ 82
 > 82 and ≤ 90
 > 90 and ≤ 95
 > 95 and ≤ 100
 Not rated or not available

Soil Rating Points

 ≤ 55
 > 55 and ≤ 82
 > 82 and ≤ 90
 > 90 and ≤ 95
 > 95 and ≤ 100
 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 1:12,000.

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: Stewart County, Georgia

Survey Area Data: Version 12, Sep 16, 2019

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

Date(s) aerial images were photographed: Apr 16, 2016—Nov 29, 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.

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%
BoB	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%

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
Totals for Area of Interest			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.



Map unit symbol	Map unit name	*Site Index Rating (feet)	Acres in AOI	Percent of AOI	Farmland class	Flooding Frequency (Max.)	Drainage Class (Dominant Condition)
NcF	Nankin-Cowarts complex, 15 to 35 percent slopes	80	440.2	44.20%	Not prime farmland	None	Well drained
OeB	Orangeburg loamy sand, 2 to 5 percent slopes	80	171.7	17.20%	All areas are prime farmland	None	Well drained
CoC	Cowarts loamy sand, 5 to 8 percent slopes	86	112	11.20%	All areas are prime farmland	None	Well drained
OgC2	Orangeburg sandy loam, 5 to 8 percent slopes, eroded	80	96.7	9.70%	All areas are prime farmland	None	Well drained
OeA	Orangeburg loamy sand, 0 to 2 percent slopes	80	68	6.80%	All areas are prime farmland	None	Well drained
LmB	Lucy loamy sand, 0 to 5 percent slopes	80	50.2	5.00%	Farmland of statewide importance	None	Well drained
KBA	Kinston and Bibb soils, 0 to 2 percent slopes, frequently	100	31	3.10%	Not prime farmland	Frequent	Poorly drained
ArC	Arents reclaimed land, 0 to 8 percent slopes	55	12	1.20%	Not prime farmland	None	Well drained
LmC	Lucy loamy sand, 5 to 8 percent slopes	80	6.9	0.70%	Farmland of statewide importance	None	Well drained
BoB	Bonneau loamy sand, 0 to 5 percent slopes	95	3.9	0.40%	Farmland of statewide importance	None	Well drained
TrD	Troup loamy sand, 5 to 15 percent slopes	80	3.1	0.30%	Not prime farmland	None	Somewhat excessively drained
NcD	Nankin-Cowarts complex, 5 to 15 percent slopes	80	0.5	0.10%	Not prime farmland	None	Well drained
Totals for Area 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, less than 15% slope, not prime farmland:	15.6	1.6%
Suitable for plantation forestry, less than 8% slope, important farmland soils:	61.0	6.1%
Suitable for plantation forestry, less 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

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)



ap Unit Description	Farmland class	Total Acres	Flooding	
			Percent of Frequency	Drainage Class (Dominant Condition)
Nankin-Cowarts complex, 15 to 35 percent slopes	Not prime farmland (operable)	94.8	22.2% None	Well drained
Nankin-Cowarts complex, 15 to 35 percent slopes	Not prime farmland (not operable)	40.6	9.5% None	Well drained
Greenville sandy clay loam, 2 to 5 percent slopes	All areas are prime farmland	64.2	15.0% None	Well drained
Cowarts loamy sand, 5 to 8 percent slopes	All areas are prime farmland	53.5	12.5% None	Well drained
Greenville sandy clay loam, 5 to 8 percent slopes	Farmland of statewide importance	32.7	7.7% None	Well drained
Kinston and Bibb soils, 0 to 1 percent slopes, frequently flooded	Not prime farmland	31.6	7.4% Frequent	Poorly drained
Lucy loamy sand, 8 to 15 percent slopes	Not prime farmland	23.5	5.5% None	Well drained
Orangeburg sandy loam, 5 to 8 percent slopes, eroded	All areas are prime farmland	17.7	4.2% None	Well drained
Red Bay sandy loam, 5 to 8 percent slopes, eroded	All areas are prime farmland	14.9	3.5% None	Well drained
Arents reclaimed land, 0 to 8 percent slopes	Not prime farmland	13.9	3.2% None	Well drained
Orangeburg loamy sand, 2 to 5 percent slopes	All areas are prime farmland	12.4	2.9% None	Well drained
Troup loamy sand, 0 to 5 percent slopes	Not prime farmland	12.2	2.8% None	Somewhat excessively
Lucy loamy sand, 5 to 8 percent slopes	Farmland of statewide importance	8.5	2.0% None	Well drained
Orangeburg loamy sand, 0 to 2 percent slopes	All areas are prime farmland	5.4	1.3% None	Well drained
Lucy loamy sand, 0 to 5 percent slopes	Farmland of statewide importance	1.1	0.3% None	Well drained
Nankin-Cowarts complex, 5 to 15 percent slopes	Not prime farmland	0.1	0.0% None	Well drained
Total		427.0	100.0%	

	Acres	Percent of Total Acres
Operable (Upland) Soils		
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%