



www.matreforestry.com , 2549 Lafayette Plaza Dr Ste 204, Albany GA 31707, 229-639-4973

PROPERTY OVERVIEW
+ -206 ACRE ELMODEL TRACT
BAKER COUNTY GA

TRACT WEBSITE: <http://www.matreforestry.com>

ATTENTION: Southwest Georgia Land for Sale; Timber Timberland Hunting Land Investment; Exceptional Aesthetics; Great Quail Habitat; Adjoins Elmodel WMA

DISCLAIMER All information is believed to be reliable and from reliable sources, but the information is not guaranteed.

LAST UPDATED: 5/3/2018

NOTICES: Shown by appointment only. Do not enter without permission. The property is for sale, not for lease. See attached files/documents for more info.

TRACT: Baker GA 206 (ELMODEL TRACT)

LISTING BROKER: Matre Forestry Consulting, Inc. of Albany GA. Established in 1999, Matre Forestry assists clients with land sales, acquisitions, and management. Contact us today. Licensed in GA & AL.

LISTING AGENT: Mike Matre, Broker, Accredited Land Consultant, Association of Consulting Foresters. 229-869-1111 mike@matreforestry.com

COUNTRY: US **STATE:** GA **COUNTY:** Baker

ACRES +/-: 206

ASKING PRICE PER ACRE: \$2,490per acre

ASKING PRICE TOTAL: \$512,940

PRIMARY USE: Hunting, Timber

PROPOSED/POTENTIAL USE: Hunting, Timber, Homesite

LEGAL DESCRIPTION: LL 109 of the 7th LD; Parcel 00320011; Deed Book 136 428

ZONING: Ag

TEMPORARY CONSERVATION USE ASSESSMENT: Yes. In Forest Land Protection Act (15 Year Conservation Use Assessment)

PERMANENT CONSERVATION EASEMENT: No

ESTIMATED ANNUAL PROPERTY TAX: \$923

CURRENT ANNUAL FARM RENT: \$0

ESTIMATED TIMBER VALUE: Significant. Mostly mature planted slash pine and natural oak. Also some cypress and other hardwood, merchantable CRP Longleaf, some mid-rotation planted slash, some pre-merch planted loblolly.

HUNTING: Great hunting tract for deer, turkey, quail. Duck potential. South neighbor is +-1600 acre Elmodel WMA for additional hunting, plus fishing, dove hunting, bird dog training area

CROP BASIS: N/A

SOILS: Dominant upland soil is Orangeburg Loamy Sand (prime farmland soil), 2 to 5 percent slopes

WATER RESOURCES: Intermittent creek (+-0.5 miles frontage on both sides), bottoms that hold water in wet periods, +-1000' east of property is famed Chickasawhatchee Creek and +-2 miles to west is famed Ichawaynochaway Creek. The two creeks converge about 2.4 miles south of property on the Elmodel WMA

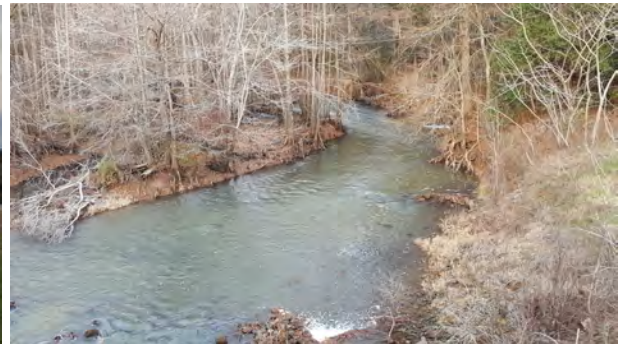
TOPOGRAPHY: Gently rolling.

LOCATION/ACCESS: +-0.6 miles frontage GA Hwy 37; +-0.6 miles frontage Flournoy Rd (county graded). Woods roads and quality firebreaks throughout the property

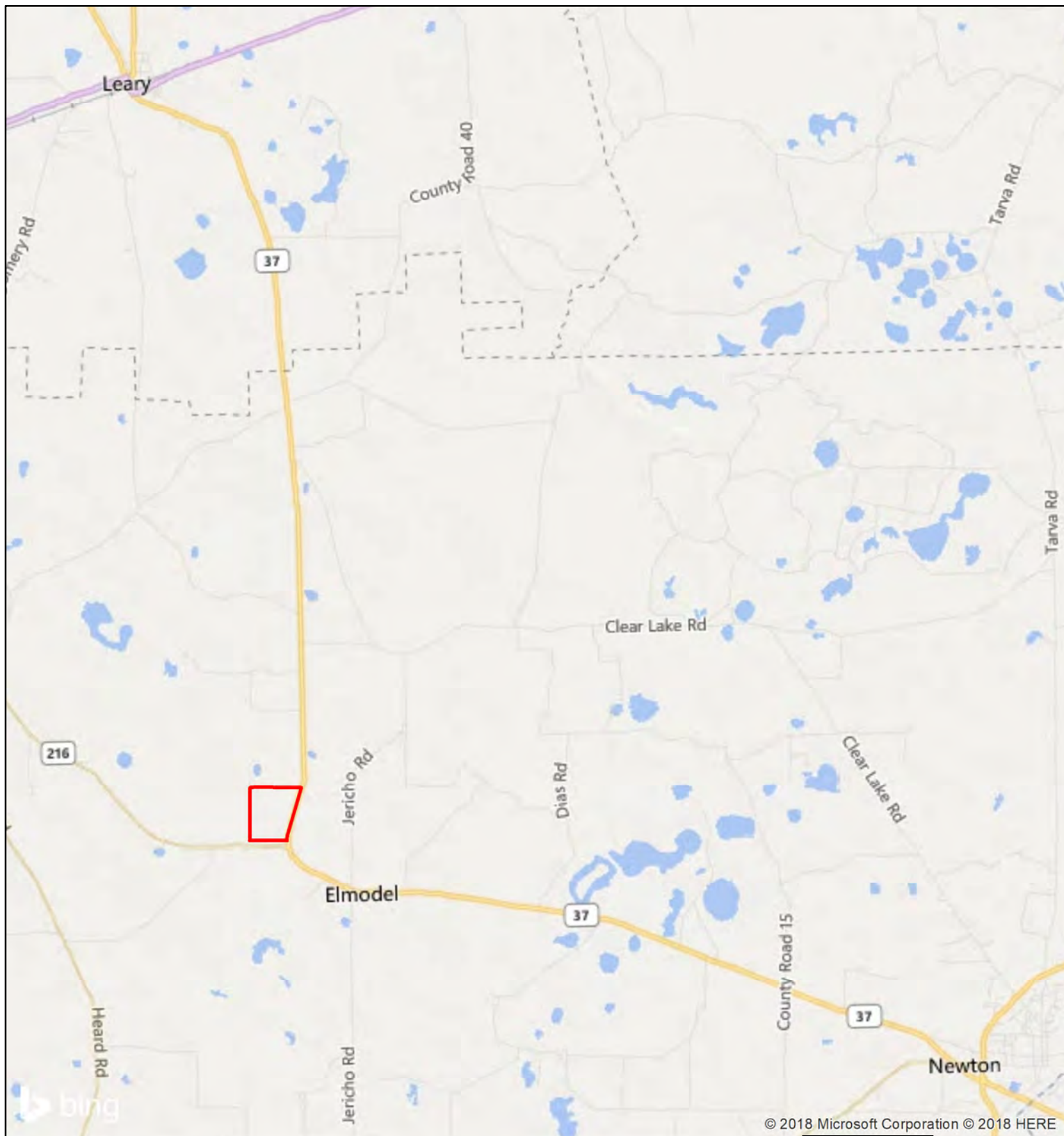
NARRATIVE: The seller purchased the +-206 acre Elmodel Tract in 1968, and has managed it oh so well ever since. The result is exceptional aesthetics, habitat, and timber that Baker County Georgia's best hunting preserves are known for. The gently rolling terrain with a pleasing mix of well stocked mature slash pine stands and mature hardwood stands simply creates a property to be proud of. If you are wanting a high quality property in Albany's quail plantation district in +-200 acre range, this is a must see. Each year, about 50% of the pine stands are prescribed burned, which has created superior upland habitat for quail, deer, and turkey. The mature hardwood stands are fully stocked with a perfect mix of clean understory with pockets of brushy understory for wildlife escape and bedding cover. The dominant hardwood species is oak, and all different types of oaks are present including live, water, red, and white oaks. The oak stands are a mix of upland and bottom sites. Along the intermittent creek, which drains through the southern portion of the property and feeds the famed Chickasawhatchee Creek just east of the property, you will find some nice cypress as well. And a great feature is the south neighbor - Elmodel WMA. Elmodel WMA is +-1600 acres of additional hunting, bird dog training area, dove fields, and fishing in famed Chickasawhatchee Creek and Ichawaynochaway Creek. The creeks converge on the southern portion of the WMA. There is a pole barn on the property, and ideal sites to build a cabin or house. Minor hurricane damage.

BAKER GA 206 MAIN PICTURES






Top Left: +/-1600 Acre Elmodel WMA is the south neighbor, for additional hunting land and fishing, including bird dog training area and dove fields. Top Right: The famed Chickasawhatchee Creek is just east of the property, and flows through Elmodel WMA and converges with famed Ichawaynochaway Creek on the WMA.



Elmodel Tract Baker County GA

Legend
 Baker GA 212

+212.4 Total Taxed Acres
 +207.6 Total GIS Mapped Acres
 Parcel 00320011 LL 109 LD 7
 FLPA

Note:
 *Roads and firebreaks throughout.
 *Oak stands are mature with live, water, white, and red oaks plus some cypress and other hardwood and some pine, on upland and bottom sites.
 *South neighbor is +1600 acre Elmodel WMA.

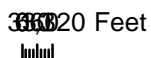


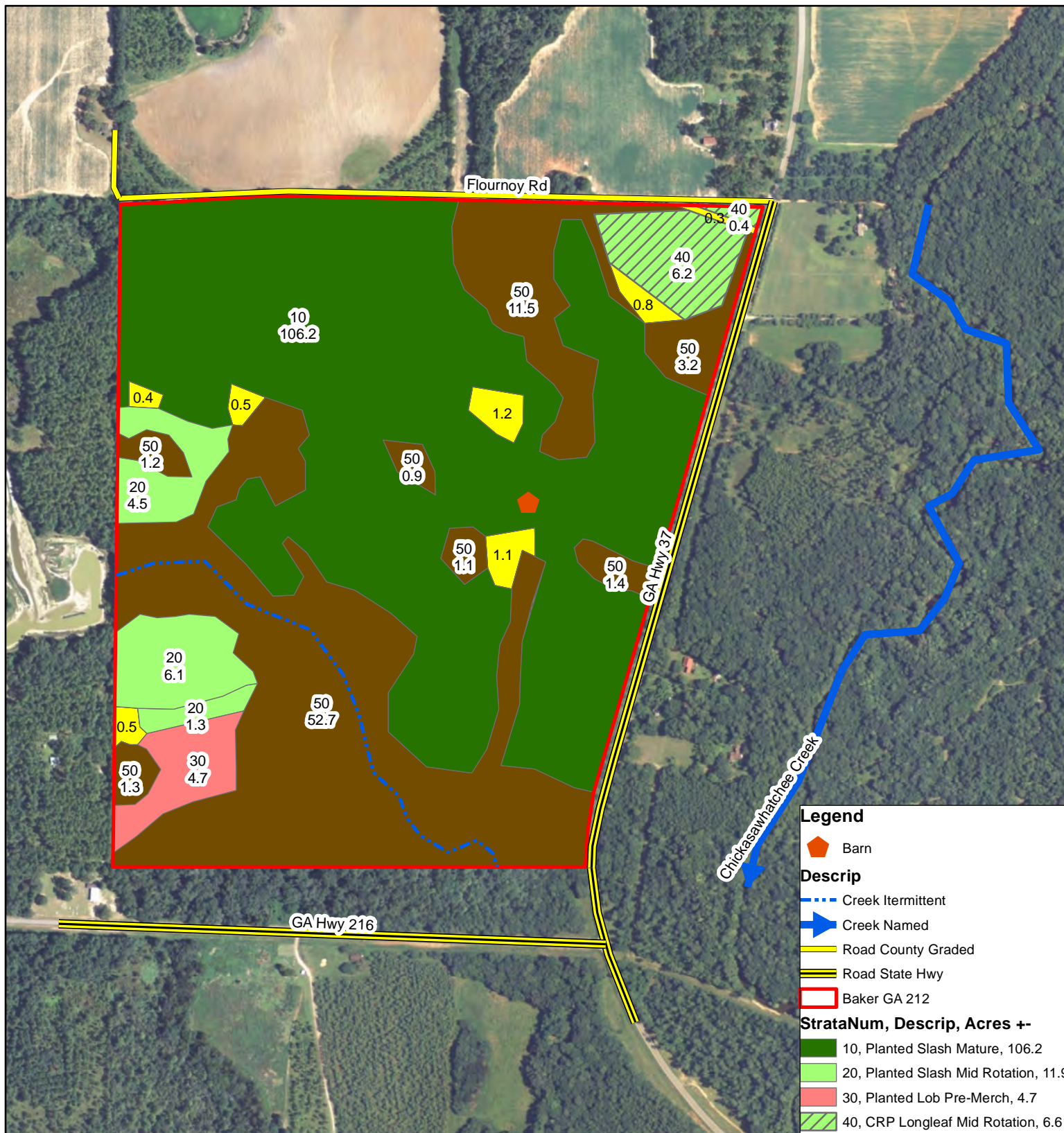
Date: 1/18/2018

Disclaimer: Map acreage and other info is not guaranteed. This is a management map created in ArcMap GIS mapping software. The map is not a survey plat. Stand boundaries are based on aerial interpretation. www.matreforestry.com
 Albany GA 229 639 4973



1:100,000
 1 inch = 8,333 feet





Elmodel Tract Baker County GA

+212.4 Total Taxed Acres
+207.6 Total GIS Mapped Acres
Parcel 00320011 LL 109 LD 7
FLPA

Note:
*Roads and firebreaks throughout.
*Oak stands are mature with live, water, white, and red oaks plus some cypress and other hardwood and some pine, on upland and bottom sites.
*South neighbor is +-1600 acre Elmodel WMA.



Date: 1/18/2018

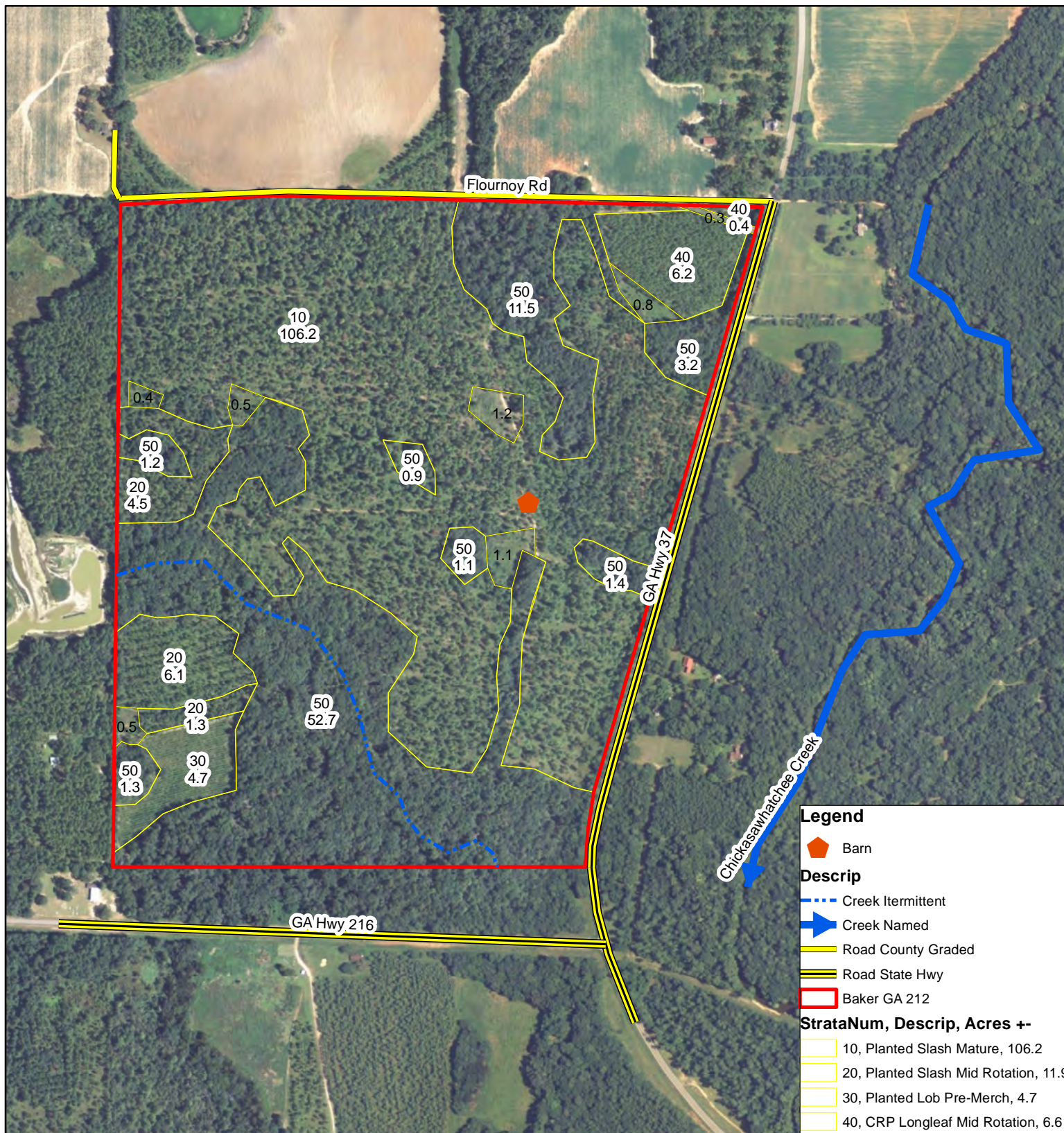
Disclaimer: Map acreage and other info is not guaranteed. This is a management map created in ArcMap GIS mapping software. The map is not a survey plat. Stand boundaries are based on aerial interpretation. www.matreforestry.com
Albany GA 229 639 4973



1:7,920

1 inch = 660 feet

0 330 660 1,320 Feet



Legend		
	Barn	
Descrip		
	Creek Itermittent	
	Creek Named	
	Road County Graded	
	Road State Hwy	
	Baker GA 212	
StrataNum, Descrip, Acres +-		
10	Planted Slash Mature	106.2
20	Planted Slash Mid Rotation	11.9
30	Planted Lob Pre-Merch	4.7
40	CRP Longleaf Mid Rotation	6.6
50	Mature Oak	73.3
	Non Timber	4.9

Elmodel Tract Baker County GA

+212.4 Total Taxed Acres
+207.6 Total GIS Mapped Acres
Parcel 00320011 LL 109 LD 7
FLPA

Note:
*Roads and firebreaks throughout.
*Oak stands are mature with live, water, white, and red oaks plus some cypress and other hardwood and some pine, on upland and bottom sites.
*South neighbor is +-1600 acre Elmodel WMA.



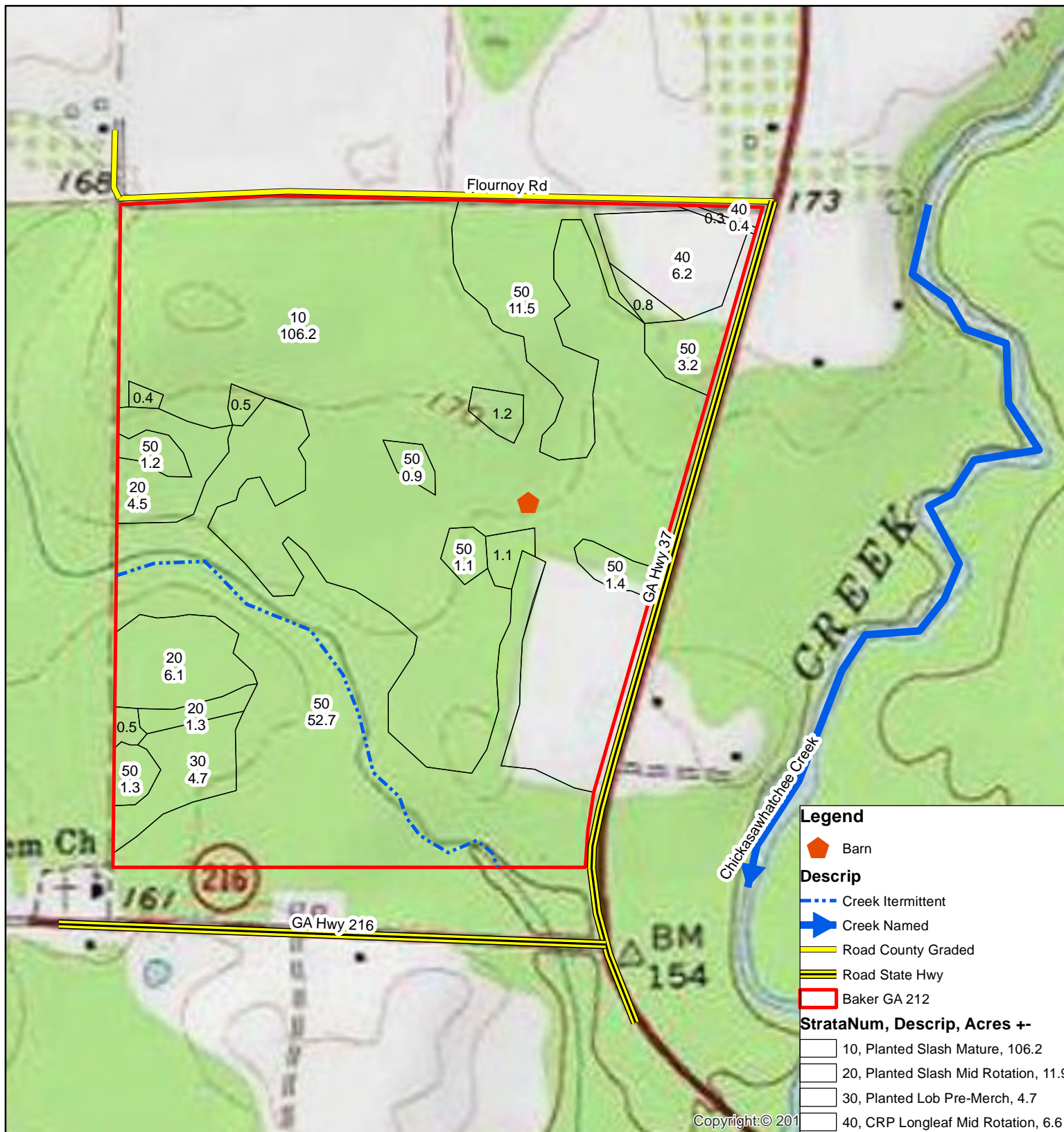
Date: 1/18/2018

Disclaimer: Map acreage and other info is not guaranteed. This is a management map created in ArcMap GIS mapping software. The map is not a survey plat. Stand boundaries are based on aerial interpretation. www.matreforestry.com
Albany GA 229 639 4973



1:7,920
1 inch = 660 feet

0 330 660 1,320 Feet



Elmodel Tract Baker County GA

+212.4 Total Taxed Acres
+207.6 Total GIS Mapped Acres
Parcel 00320011 LL 109 LD 7
FLPA

Note:

*Roads and firebreaks throughout.
*Oak stands are mature with live, water, white, and red oaks plus some cypress and other hardwood and some pine, on upland and bottom sites.
*South neighbor is +-1600 acre Elmodel WMA.



Date: 1/18/2018

Disclaimer: Map acreage and other info is not guaranteed. This is a management map created in ArcMap GIS mapping software. The map is not a survey plat. Stand boundaries are based on aerial interpretation. www.matreforestry.com
Albany GA 229 639 4973

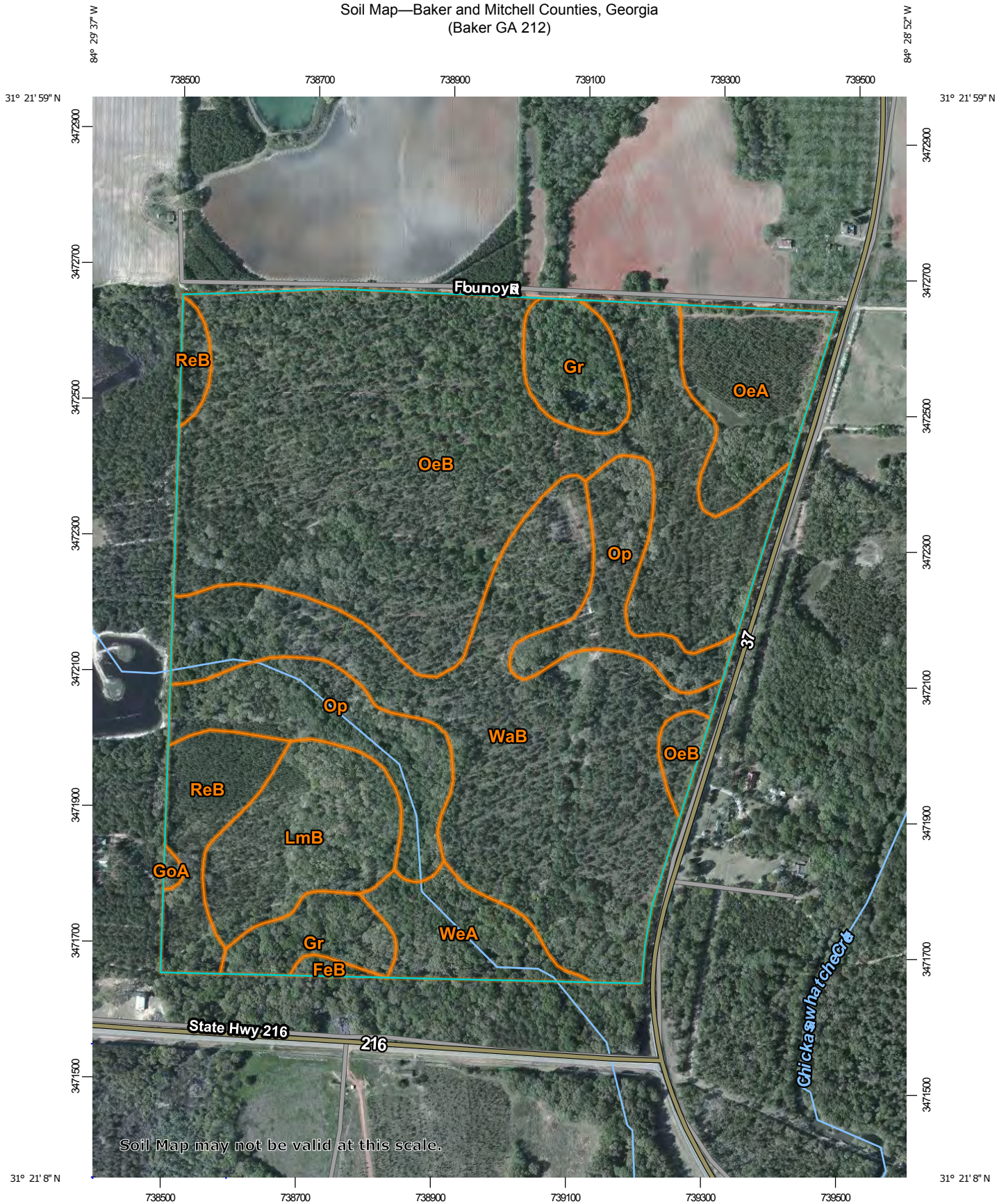


1:7,920

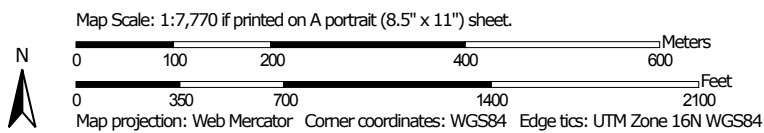
1 inch = 660 feet

0 330 660 1,320 Feet

Soil Map—Baker and Mitchell Counties, Georgia (Baker GA 212)



Soil Map may not be valid at this scale.



Natural Resources
Conservation Service

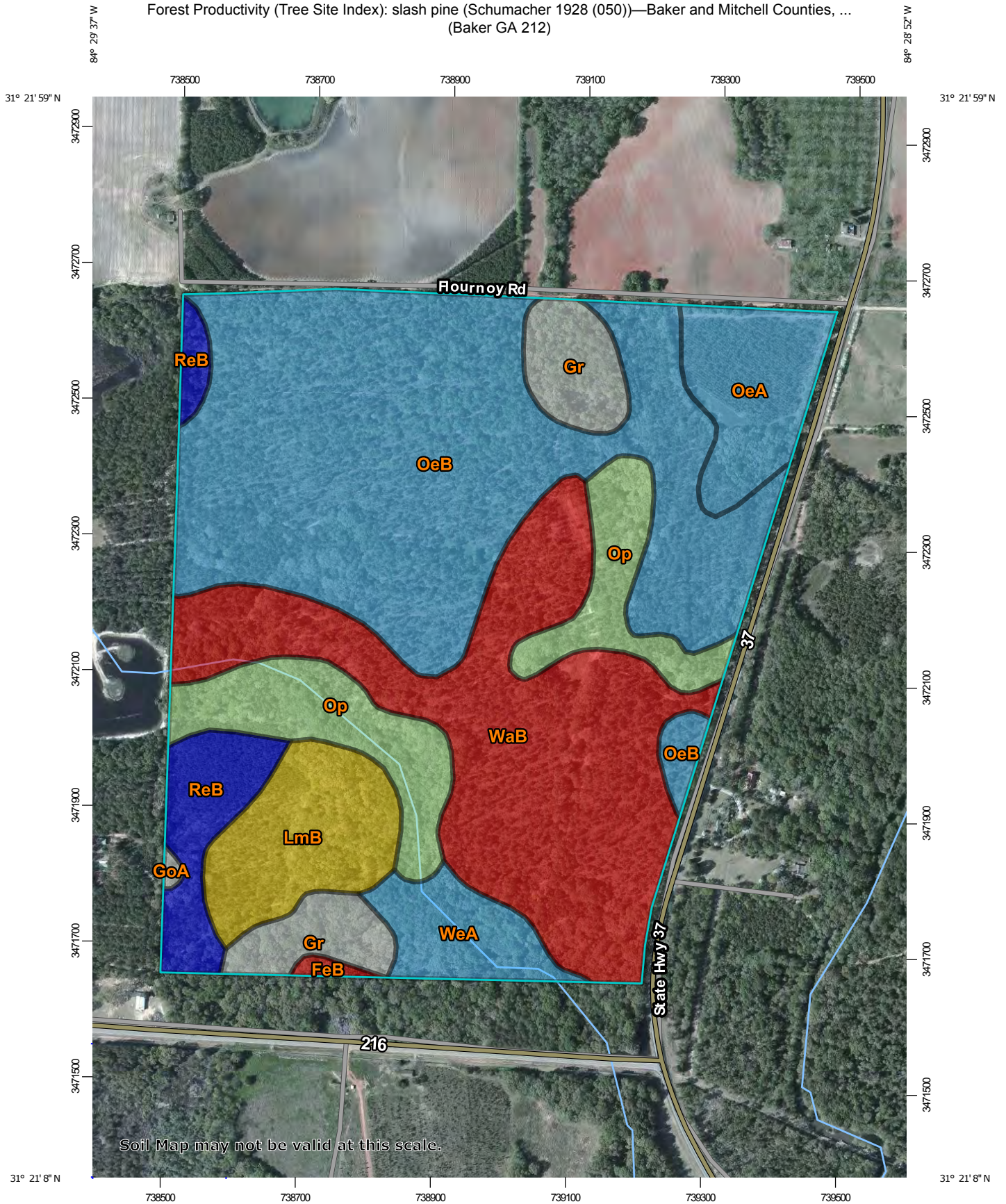
Web Soil Survey
National Cooperative Soil Survey

1/18/2018
Page 1 of 3

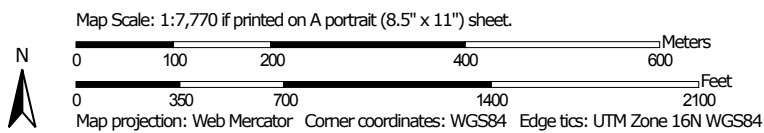
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FeB	Faceville sandy loam, 2 to 5 percent slopes	0.6	0.3%
GoA	Goldsboro loamy sand, 0 to 2 percent slopes	0.3	0.2%
Gr	Grady fine sandy loam	11.3	5.4%
LmB	Lucy loamy sand, 0 to 5 percent slopes	14.0	6.7%
OeA	Orangeburg loamy sand, 0 to 2 percent slopes	11.6	5.6%
OeB	Orangeburg loamy sand, 2 to 5 percent slopes	79.5	38.3%
Op	Osier-Pelham complex, 0 to 2 percent slopes, occasionally flooded	21.4	10.3%
ReB	Red Bay loamy sand, 2 to 5 percent slopes	9.9	4.8%
WaB	Wagram loamy sand, 0 to 5 percent slopes	50.9	24.5%
WeA	Wahee fine sandy loam, 0 to 2 percent slopes	7.9	3.8%
Totals for Area of Interest		207.4	100.0%

Forest Productivity (Tree Site Index): slash pine (Schumacher 1928 (050))—Baker and Mitchell Counties, ...
(Baker GA 212)



Soil Map may not be valid at this scale.









MAP LEGEND

Area of Interest (AOI)







 Area of Interest (AOI)

Soils




Soil Rating Polygons

-  ≤ 80
-  > 80 and ≤ 84
-  > 84 and ≤ 85
-  > 85 and ≤ 86
-  > 86 and ≤ 90
-  Not rated or not available


Soil Rating Lines

-  ≤ 80
-  > 80 and ≤ 84
-  > 84 and ≤ 85
-  > 85 and ≤ 86
-  > 86 and ≤ 90
-  Not rated or not available






Soil Rating Points

-  ≤ 80
-  > 80 and ≤ 84
-  > 84 and ≤ 85
-  > 85 and ≤ 86
-  > 86 and ≤ 90
-  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 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

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: Baker and Mitchell Counties, Georgia
Survey Area Data: Version 15, Sep 14, 2017

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

Date(s) aerial images were photographed: Apr 4, 2010—Apr 6, 2010

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): slash pine (Schumacher 1928 (050))

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
FeB	Faceville sandy loam, 2 to 5 percent slopes	80	0.6	0.3%
GoA	Goldsboro loamy sand, 0 to 2 percent slopes		0.3	0.2%
Gr	Grady fine sandy loam		11.3	5.4%
LmB	Lucy loamy sand, 0 to 5 percent slopes	84	14.0	6.7%
OeA	Orangeburg loamy sand, 0 to 2 percent slopes	86	11.6	5.6%
OeB	Orangeburg loamy sand, 2 to 5 percent slopes	86	79.5	38.3%
Op	Osier-Pelham complex, 0 to 2 percent slopes, occasionally flooded	85	21.4	10.3%
ReB	Red Bay loamy sand, 2 to 5 percent slopes	90	9.9	4.8%
WaB	Wagram loamy sand, 0 to 5 percent slopes	80	50.9	24.5%
WeA	Wahee fine sandy loam, 0 to 2 percent slopes	86	7.9	3.8%
Totals for Area of Interest			207.4	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: slash pine

Site Index Base: Schumacher 1928 (050)

EXHIBIT "A"

TRACT 1

All that tract or parcel of land lying and being in Land Lot 109 of the Seventh Land District of Baker County, Georgia, and being more particularly described as follows:

Beginning at the northwest corner of said Land Lot 109 and run thence north 89 degrees 20 minutes east along the north line of said Land Lot 109 a distance of 3,200 feet to the west right of way line of Georgia State Highway No. 37; run thence south 15 degrees 50 minutes west along the west right of way line of said Georgia State Highway No. 37 a distance of 1,790 feet to the north property line of the Kidd property; run thence south 89 degrees 20 minutes west along the north line of the Kidd property a distance of 653 feet to a point; run thence south 15 degrees 50 minutes west along the west line of the Kidd property a distance of 1,670.5 feet to the south line of said Land Lot 109; run thence south 89 degrees 20 minutes west along the south line of said Land Lot 109 a distance of 1,564.2 feet to the southwest corner of said land lot; run thence north 00 degrees 40 minutes west along the east line of the International Paper Company property and the west line of said Land Lot 109 a distance of 3,318 feet to the point of beginning, said property being the same as that described in warranty deed from Erle B. Askew to Lucille E. Norton, dated October 29, 1953, recorded in Deed Book 42, Page 258, Baker County land records, and being described according to a map of the property of Lucille Askew Norton, dated March 22, 1968, by J. L. Hummel, Registered Engineer.

TRACT 2

All that tract or parcel of land situate, lying and being in Land Lot No. 109, in the 7th Land District of Baker County, Georgia, more fully described as follows:

Commencing at a point where the north line of Land Lot #109 intersects with the west margin of State Highway #37 right-of-way, run thence south 15 degrees 50 minutes west a distance of 1790 feet to the point of beginning; thence continue south along said west margin of right-of-way a distance of 1670.5 feet, more or less, to a point; thence south 89 degrees 20 minutes west a distance of 653 feet to a point; thence north 15 degrees 50 minutes east a distance of 1670.5 feet to a point; thence north 89 degrees 20 minutes east a distance of 653.0 feet to the point of beginning. Said tract being bound as follows: On the east by State Highway #37, on the north and west by lands formerly of Lucille Askew Norton, and on the south by lands of Holton. Said tract containing 24 acres, more or less.

Said description according to plat and survey thereof by J. L. Hummel, P. E., of Leesburg, Georgia, dated March 22, 1968, and recorded in the office of Clerk Superior Court of Baker County, Georgia, in Deed Book 54, page 224.