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## PROPERTY OVERVIEW

### +122 ACRE COTTON BOAT SHOALS TRACT ON THE FLINT RIVER DOUGHERTY COUNTY GA

**NARRATIVE:** The Cotton Boat Shoals tract is +-122 acres with cabin on the beautiful Flint River in Dougherty County GA, with +-0.6 miles of river frontage on the west bank. Upriver from the property is Dougherty County and State of Georgia owned river green space, and just two parcels downriver is Ted Turner's famous Nonami Plantation, then Blue Springs Plantation, and then the Melon's Pineland Plantation. This very well could be your last chance to purchase coveted Flint River land, especially in Albany's quail plantation district, famous not just for fine quail hunting, but also huge bucks and gobblers. The property also offers awesome duck hunting, and hog hunting as they migrate up and down the river. Obviously, there great fishing all up and down the river, especially for the strong fighting shoal bass , huge stripers, and massive cats. Interested in arrowheads and other indian artifacts? If yes, you are interested in the Cotton Boat Shoals tract.

The cabin is a well cared for 875 heated/cooled square foot 1 bedroom 1 bath home with a nice kitchen and living area with fireplace, plus a 200 square foot screened porch, situated on a bluff with great views down to the river bottom. There is an extensive road network throughout the property, and deeded access to a private paved boat ramp. There is also a pole barn for boat and equipment storage. There are ideal homesites if you need more house and/or storage.

The property ranges from the gorgeous river bottom, up to the 100 year floodplain, and on up to the 500 year floodplain. There is an estimated 10 acres in the 500 year floodplain, ideal for building sites. Additionally, there is another +-12 acres in the 100 year flood plain. All throughout the property you stand a good chance of finding arrowheads and indian artifacts. Launch into the river from the paved private boat ramp and boat upriver 2.2 miles to gorgeous Radium Spring Creek, and another 1.4 miles is a public boat ramp on the east bank. 3.4 miles downriver from the property is Wilson Blue Spring, another 0.7 miles is Goat Island, and another 1.0 mile is a public boat ramp and camp grounds on the east bank. At the properties southeast corner, there is a small island.

What's the story on the name Cotton Boat Shoals (also known as Cotton Boat Farms)? At the property there are some shoals known as Cotton Boat Shoals, where in the 1800's a cotton boat/barge shipping cotton to Apalachicola wrecked. The remains of the boat are still there.

Some divisions considered (already surveyed in multiple parcels). Note: +-33 acres suffered significant tornado timber damage in January of 2017. Most of the tornado damage occurred in the oak hammocks (higher sites in the river bottom), in several patches ranging from +-1 acre to +-17 acres in size. These areas add to wildlife habitat diversity (a good thing), and there are still scattered and patches of mature oak and other species still standing in the tornado damage area. The +-33 acres of tornado damage is ideal for natural hardwood regeneration, or could be cleaned up and planted in pines and/or left open for river bottom food plots. Even though the tornado damage is in the river bottom, most of the soils appear to be suitable for loblolly pine, which naturally grow fast big and tall in the Flint River bottoms, especially on hammocks that drain well after flooding. There is a risk that an untimely flood could hurt pine seedlings, but once established, a pine stand can handle the seasonal flooding.

TRACT WEBSITE: <http://www.matreforestry.com/dougherty-ga-122-flint-river-land-for-sale.html>

ATTENTION: Southwest Georgia Land for Sale; Timberland Hunting Land Investment; Small Tract Investment, River Property Investment, Flint River, House  
DISCLAIMER All information is believed to be reliable and from reliable sources, but the information is not guaranteed.

LAST UPDATED: 4/25/2018

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: Dougherty GA 122 (COTTON BOAT SHOALS TRACT, also known as Cotton Boat Farms)

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](mailto:mike@matreforestry.com)

COUNTRY: US STATE: GA COUNTY: Dougherty

ACRES +/-: 122

ASKING PRICE PER ACRE: \$3566 per acre

ASKING PRICE TOTAL: \$435,000

PRIMARY USE: Hunting, Timber, River Property, Homesites, Ideal for Conservation Easement

PROPOSED/POTENTIAL USE: Hunting, Timber, River Property, Homesites, Ideal for Conservation Easement

LEGAL DESCRIPTION: Multiple adjoining parcels

ZONING: Ag and Residential

FLOOD ZONE: +-10 acres is in the +-500 year floodplain, +-12 acres in the +-100 year floodplain, and +-100 acres is in the floodway.

TEMPORARY CONSERVATION USE ASSESSMENT: Under the temporary (10 Year) Conservation Use Assessment (CUA), expiring 2022

PERMANENT CONSERVATION EASEMENT: No

ESTIMATED ANNUAL PROPERTY TAX: \$1554

CURRENT ANNUAL FARM RENT: N/A

IMPROVEMENTS: House, pole barn, deed access to private paved boat ramp, extensive road network.

ESTIMATED TIMBER VALUE: Mature pine and hardwood, planted pines in pulpwood stage never thinned, and 2017 natural hardwood regen (tornado damage area).

HUNTING: Great Flint River hunting tract for deer, turkey, ducks, hogs

CROP BASIS: N/A

SOILS: Dominant river bottom soil is +/-90 acres Dunbar-Izagora-Bladen complex (occasionally flooded, somewhat poorly drained); and dominant upland soil is +/-10 acres Orangeburg loamy sand, 2 to 5 percent slopes (no flooding, well drained). (Source: USDA Soil Map)

WATER RESOURCES: +/-0.6 Miles Flint River frontage, oak/cypress sloughs and ancient river bed, house well water

TOPOGRAPHY: Flat to gentle roll. There is a major natural levee traversing the property, and the river bottom varies in elevation from sloughs, flat bottoms, to higher hammocks, and natural levees and drains.

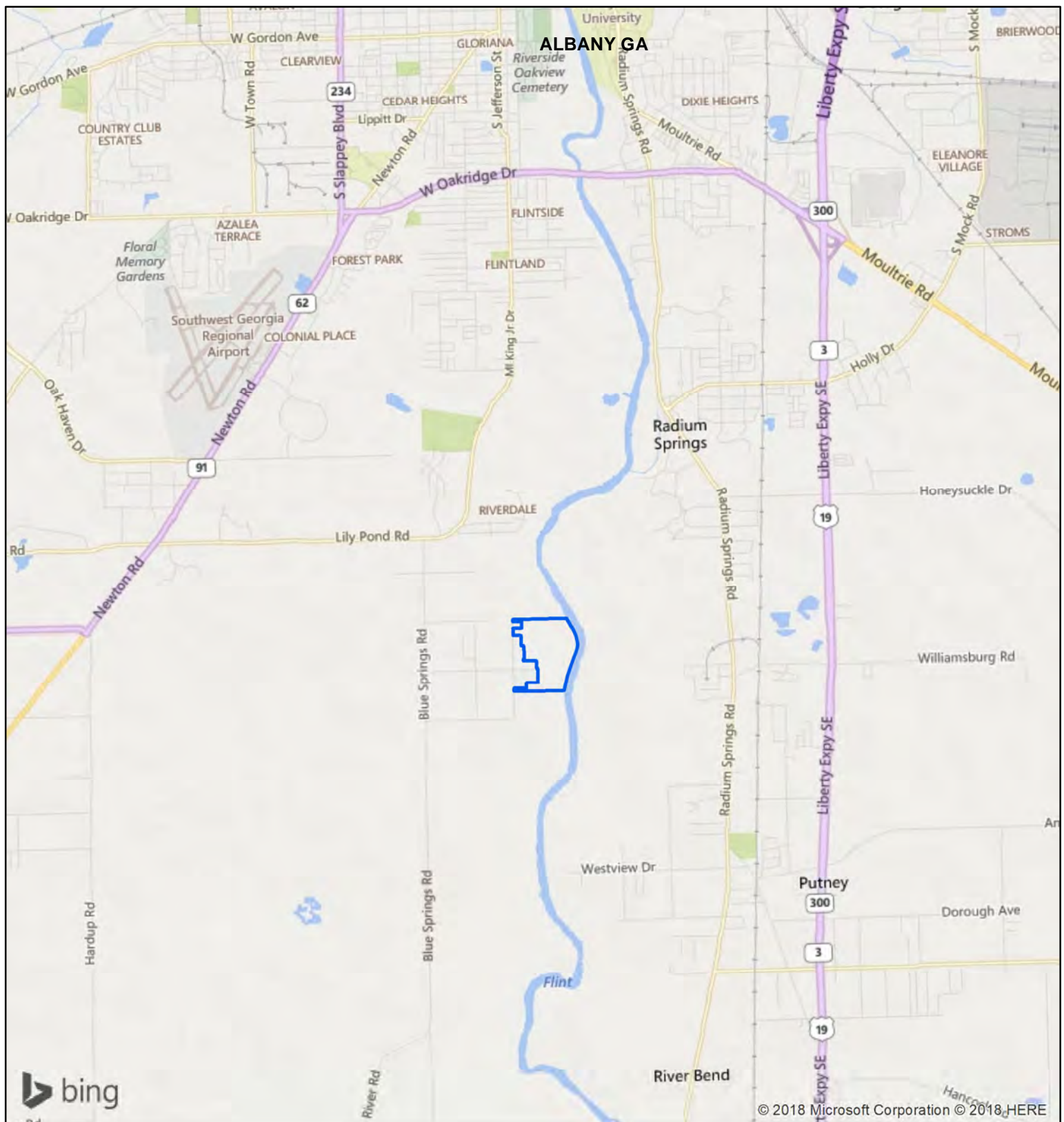
LOCATION/ACCESS: Paved road frontage on James Cross Ave (+/-20' at end of road) and Victory Drive (490')

OTHER: Indian artifacts are common. Will consider dividing. Surveyed into multiple parcels.









# Location Map Cotton Boat Shaols Tract

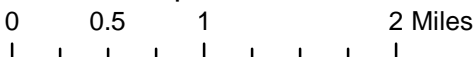
Dougherty County GA  
+122 Acres (taxed)



1:63,360

1 inch = 5,280 feet

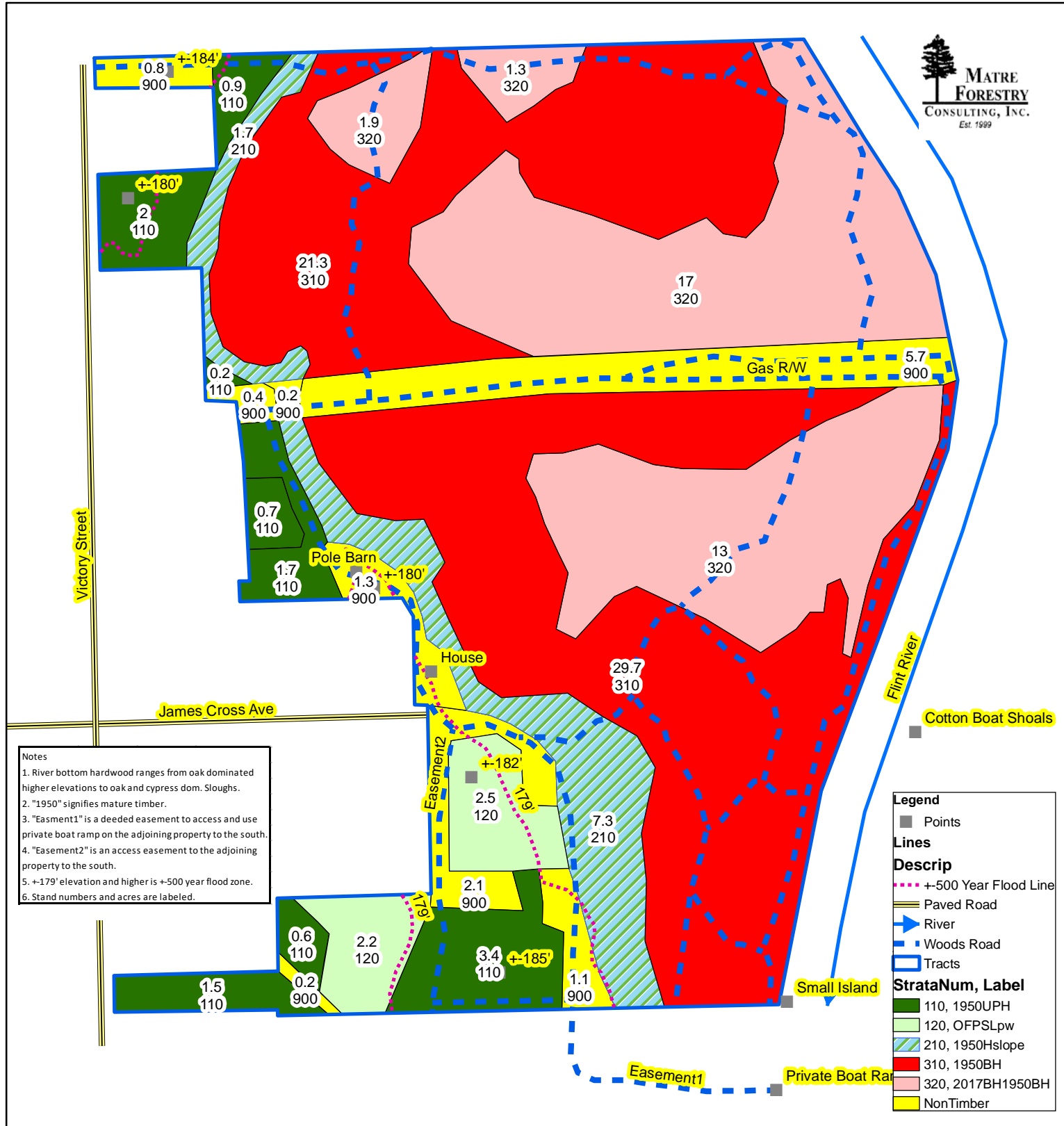
1 inch equals 1 miles



Date: 4/24/2018

Disclaimer: Property lines, stand lines, acreage, and all other map information is not guaranteed. The map is a GIS (Geographic Information System) map, and is not a s survey plat. A survey plat is available.





# Timber Map Cotton Boat Shoals Tract

Dougherty County GA  
+122 Acres (taxed)

Date: 4/25/2018

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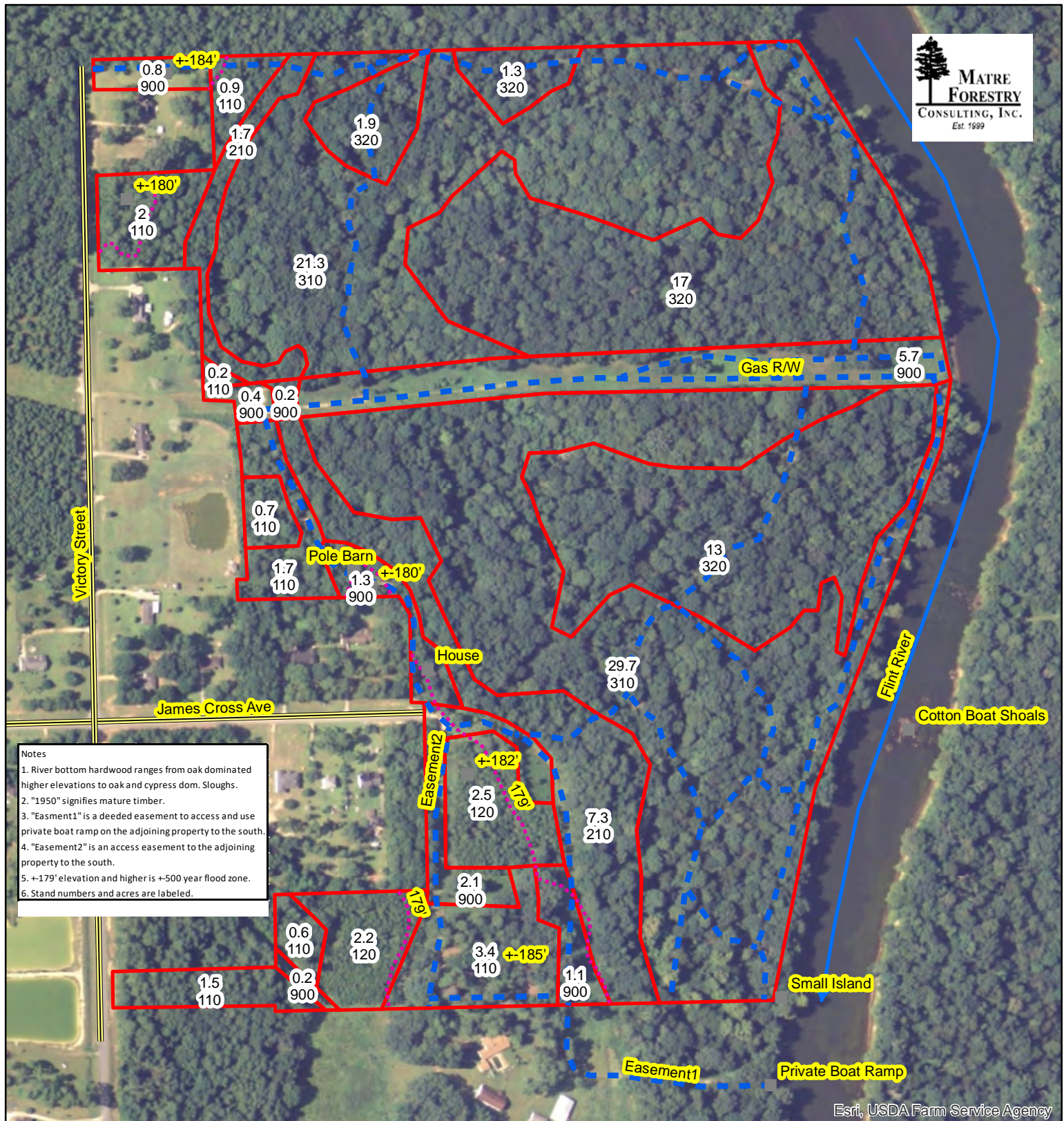


1:4,800  
1 inch = 400 feet  
1 inch equals 0.08 miles

0 200 400 800 Feet

Stand#	Label	Acre+	Notes
110	1950UPH	11.0	Upland Pine Hardwood
120	OFPSLpw	4.7	OldField Planted Slash Pine, Pulpwood
210	1950Hslope	9.0	Hardwood Slope (+10' to 20' dropoff to river bottom)
310	1950BH	51.0	Hardwood River Bottom
	2017Regen 1950BH		Hardwood River Bottom with significant 2017 tornado damage
320	1950BH	33.1	
900	Total Timber	108.8	
	NonTimber	11.7	
Grand Total GIS Acres		120.5	
Tax Acres		122.08	





# Timber Map with Aerial Cotton Boat Shoals Tract

Dougherty County GA  
+122 Acres (taxed)



1:4,800

1 inch = 400 feet

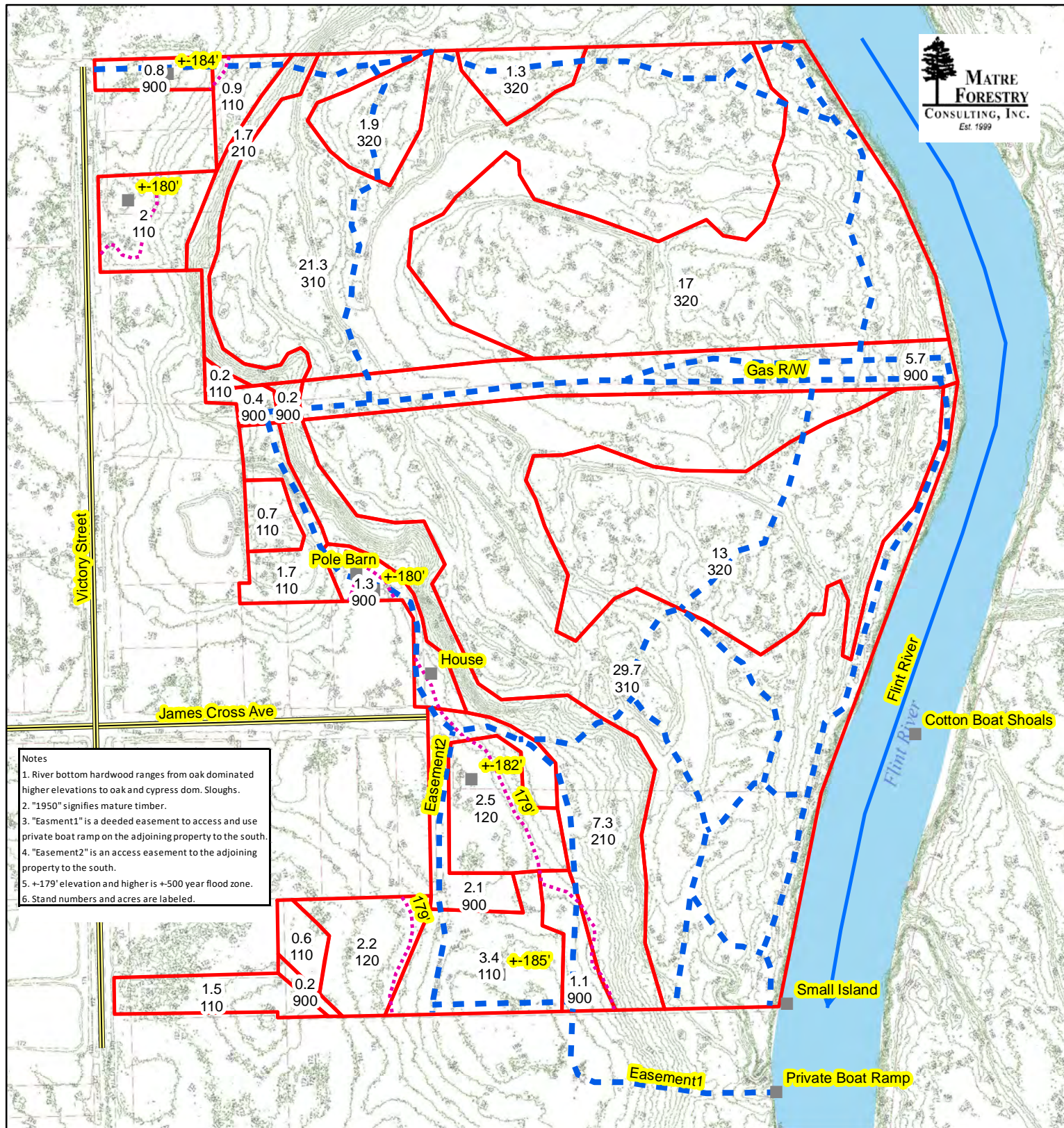
1 inch equals 0.08 miles

0 200 400 800 Feet

Date: 4/25/2018

Disclaimer: Property lines, stand lines, acreage, and all other map information is not guaranteed. The map is a GIS (Geographic Information System) map, and is not a survey plat. A survey plat is available.





# Timber Map with 2 Foot Contours Cotton Boat Shoals Tract

Dougherty County GA  
+122 Acres (taxed)



1:4,800

1 inch = 400 feet

1 inch equals 0.08 miles

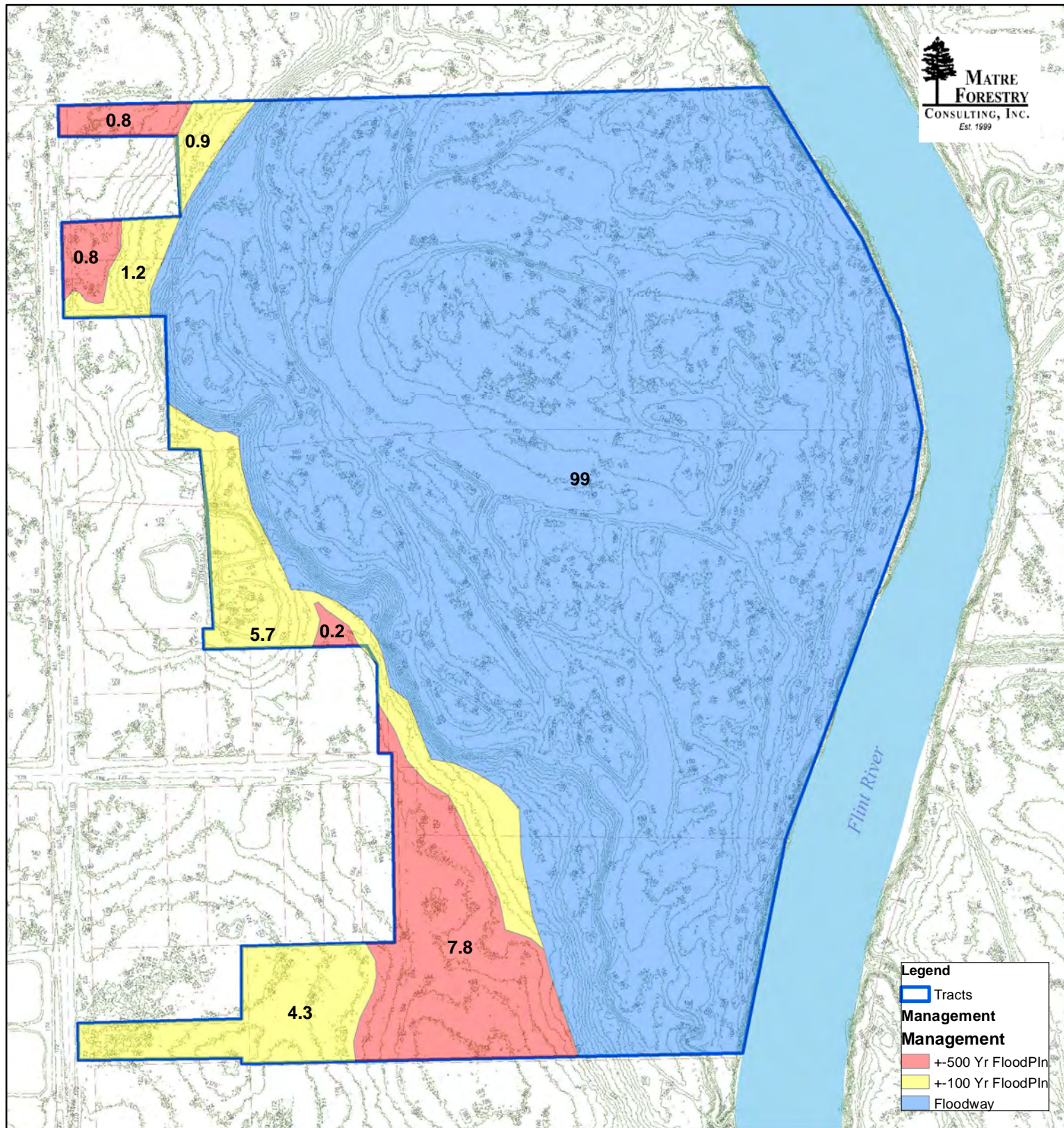
0 200 400 800 Feet

Date: 4/25/2018

Disclaimer: Property lines, stand lines, acreage, and all other map information is not guaranteed. The map is a GIS (Geographic Information System) map, and is not a survey plat. A survey plat is available.

Stand#	Label	Acres+	Notes
110	1950UPH	11.0	Upland Pine Hardwood
120	OFPSLpw	4.7	OldField Planted Slash Pine, Pulpwood
210	1950Hslope	9.0	Hardwood Slope (+10' to 20' dropoff to river bottom)
310	1950BH	51.0	Hardwood River Bottom
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900	Total Timber	108.8	
	NonTimber	11.7	
Grand Total GIS Acres		120.5	
Tax Acres		122.08	





## Estimated Flood Zones Cotton Boat Shoals Tract

Dougherty County GA  
+122 Acres (taxed)



1:4,800

1 inch = 400 feet

1 inch equals 0.08 miles

0 200 400 800 Feet

Date: 4/25/2018

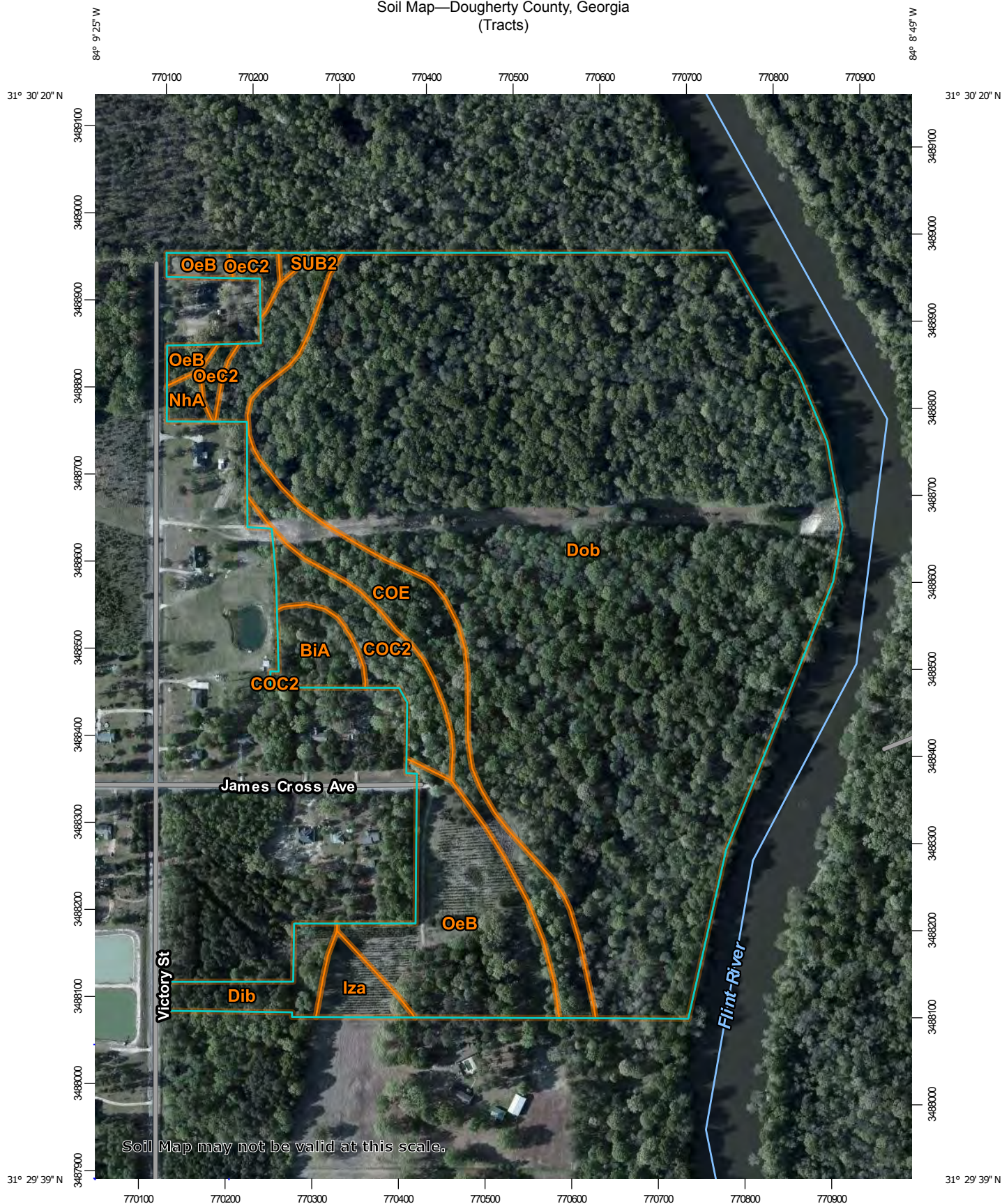
Disclaimer: Property lines, stand lines, acreage, and all other map information is not guaranteed. The map is a GIS (Geographic Information System) map, and is not a survey plat. A survey plat is available.

+100 Acres in the Floodway  
+12 Acres in the +100 Year Floodplain  
+10 Acres in the +500 Year Floodplain

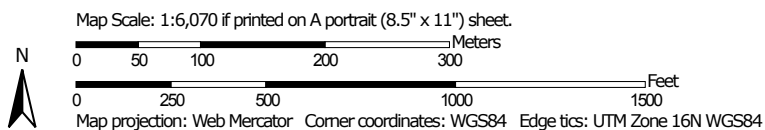
Flood Map Disclaimer: This flood map is not guaranteed, and differs from the FEMA flood maps. This map is based on the Dougherty County GA 2 foot contour maps, using +179' elevation and higher as 500 year flood plain, which is the elevation FEMA calls for. The floodway mapped is everything east of the sudden elevation drop from the uplands to the river bottom. Everything else is mapped as 100 year flood plain.



# Soil Map—Dougherty County, Georgia (Tracts)



Soil Map may not be valid at this scale.



**Natural Resources  
Conservation Service**

Web Soil Survey  
National Cooperative Soil Survey

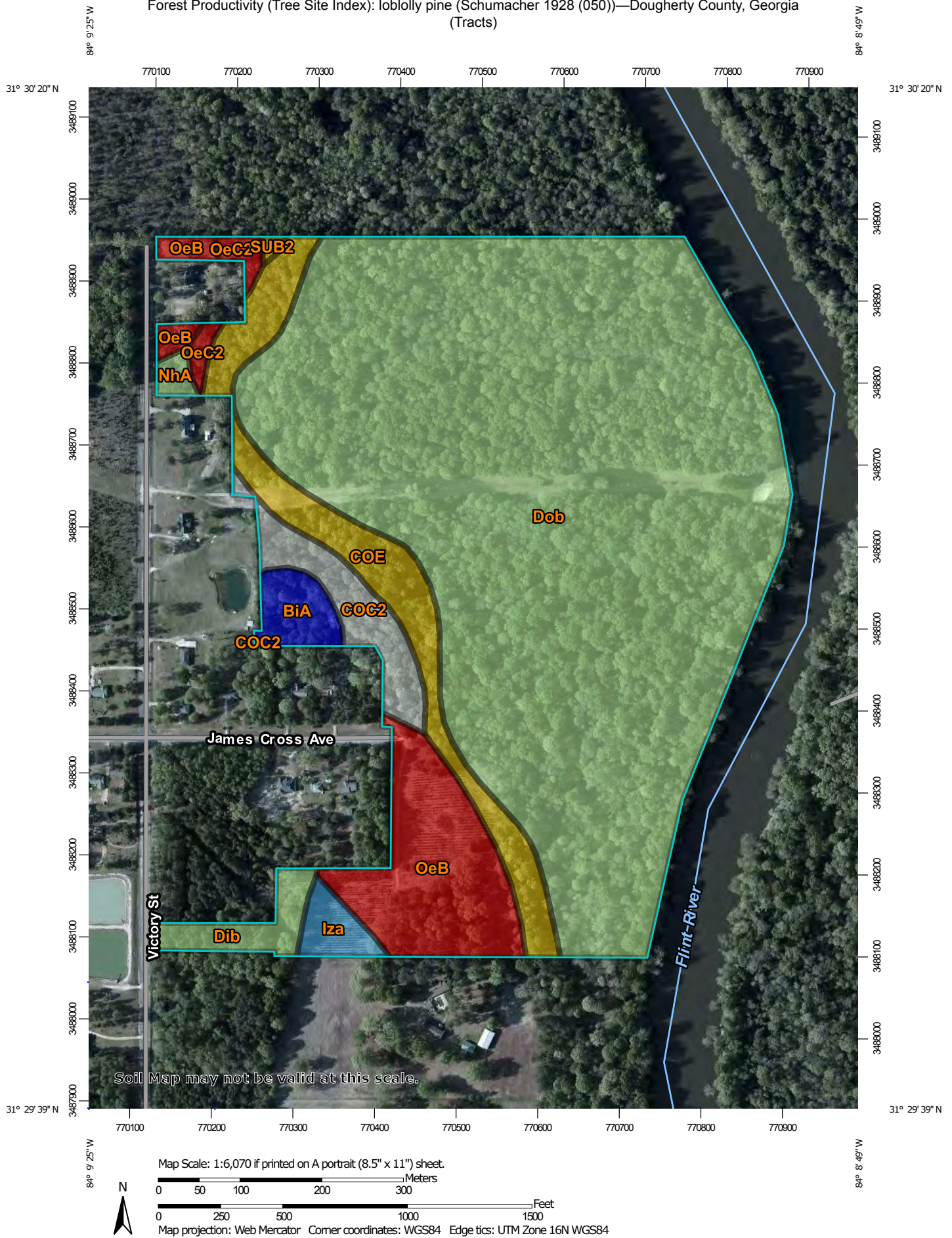
4/24/2018  
Page 1 of 3



## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BiA	Bladen loam	2.0	1.7%
COC2	Cuthbert-Orangeburg complex, 5 to 8 percent slopes	4.0	3.3%
COE	Cuthbert-Orangeburg complex, 12 to 17 percent slopes	9.9	8.3%
Dib	Dunbar, Izagora, and Bladen soils	2.3	1.9%
Dob	Dunbar-Izagora-Bladen complex	88.6	73.5%
Iza	Izagora-Dunbar loamy fine sands	1.5	1.2%
NhA	Norfolk loamy sand, 0 to 2 percent slopes	0.5	0.5%
OeB	Orangeburg loamy sand, 2 to 5 percent slopes	10.4	8.6%
OeC2	Orangeburg loamy sand, 5 to 8 percent slopes, moderately eroded	1.0	0.8%
SUB2	Sawyer-Susquehanna loamy sands, 2 to 5 percent slopes, eroded	0.2	0.1%
<b>Totals for Area of Interest</b>		<b>120.4</b>	<b>100.0%</b>


Forest Productivity (Tree Site Index): loblolly pine (Schumacher 1928 (050))—Dougherty County, Georgia  
(Tracts)











## MAP LEGEND

### Area of Interest (AOI)





 Area of Interest (AOI)

### Soils







#### Soil Rating Polygons

-  ≤ 80
-  > 80 and ≤ 82
-  > 82 and ≤ 86
-  > 86 and ≤ 90
-  > 90 and ≤ 94
-  Not rated or not available


#### Soil Rating Lines

-  ≤ 80
-  > 80 and ≤ 82
-  > 82 and ≤ 86
-  > 86 and ≤ 90
-  > 90 and ≤ 94
-  Not rated or not available






#### Soil Rating Points

-  ≤ 80
-  > 80 and ≤ 82
-  > 82 and ≤ 86
-  > 86 and ≤ 90
-  > 90 and ≤ 94
-  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: Dougherty County, Georgia  
Survey Area Data: Version 11, Sep 11, 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): loblolly pine (Schumacher 1928 (050))

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
BiA	Bladen loam	94	2.0	1.7%
COC2	Cuthbert-Orangeburg complex, 5 to 8 percent slopes		4.0	3.3%
COE	Cuthbert-Orangeburg complex, 12 to 17 percent slopes	82	9.9	8.3%
Dib	Dunbar, Izagora, and Bladen soils	86	2.3	1.9%
Dob	Dunbar-Izagora-Bladen complex	86	88.6	73.5%
Iza	Izagora-Dunbar loamy fine sands	90	1.5	1.2%
NhA	Norfolk loamy sand, 0 to 2 percent slopes	85	0.5	0.5%
OeB	Orangeburg loamy sand, 2 to 5 percent slopes	80	10.4	8.6%
OeC2	Orangeburg loamy sand, 5 to 8 percent slopes, moderately eroded	80	1.0	0.8%
SUB2	Sawyer-Susquehanna loamy sands, 2 to 5 percent slopes, eroded	82	0.2	0.1%
<b>Totals for Area of Interest</b>			<b>120.4</b>	<b>100.0%</b>

### 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