



\$2,459,900 - 1408 acres

Valley Rd, Lumpkin, GA 31815

- Stewart County

Farms

Timberland

Hunting Land

Prime Hunting & Timber Will Divide

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

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 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 (CRP longleaf, 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: 350 acres +-

Merchantable CRP Longleaf: 115 acres +-

Pre Merch Planted Lob: 104 acres +-

Pre Merch CRP Longleaf: 77 acres +-

2008 Upland Natural Hardwood/Pine: 153 acres +-

Mature Natural Hardwood/some Pine (Bottomland & Upland): 483 acres +-

Fields (some is fenced and cross fenced): 33 acres +-

Open: 27 acres +-

Gas & Power Lines: 42 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

- CRP
- Timber

Financing Options

Mortgage Options

- Conventional Mortgage

Land

Barn Information

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

Easements

- Natural Gas
- Utilities

Crop Retire Program

- Yes

Fish

- Bass

Game

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

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

Soil

- Sandy Loam

Topography

- Bottom
- Flood Plain
- Gullies
- Hills

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

- Hilly
- Level
- Rolling
- Sloped
- Steep
- Varied

Will Subdivide

- Yes

Seller Contact Information**Matre Forestry Consulting, Inc.**

Matre Forestry Consulting, Inc.

2549 Lafayette Plaza

Albany, GA 31707

mike@matreforestry.com

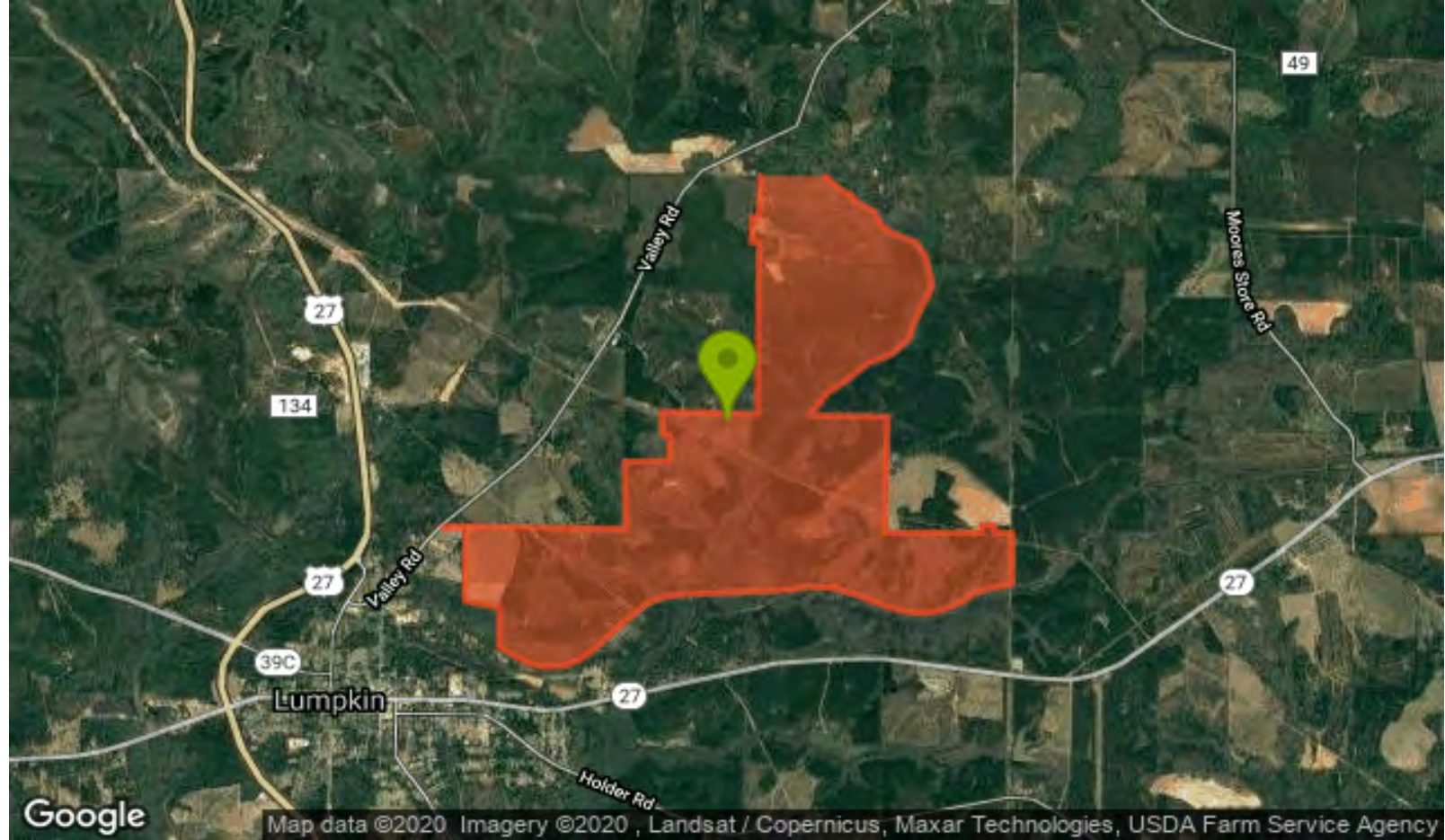
(229) 869-1111

(229) 639-4973

Property Boundaries

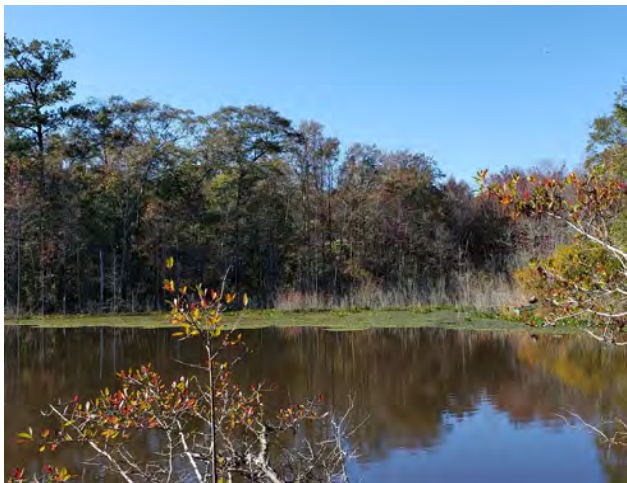
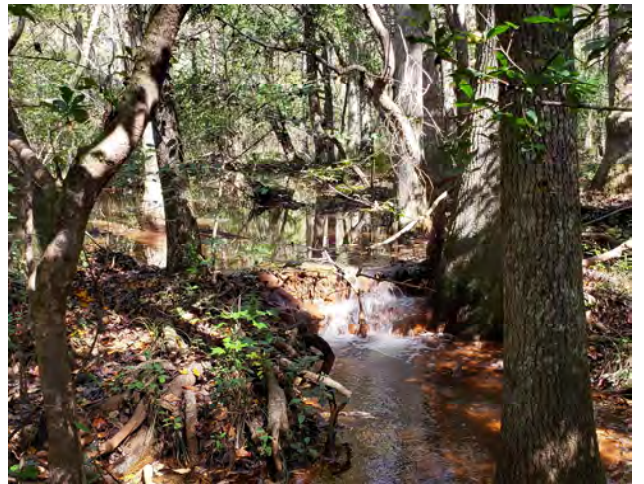
CRP Longleaf, Stewart County GA 1408, Singer Place
6/18/2020

Farm Number	Tract Number	Acres	From	To	Annual Payment	Annual Payment per Ac	Year Planted Note	Estimated 1st Thin Revenues
1312	804	37.9	2012	2026	\$ 2,501	\$ 66.00	Can possibly renew extend 2012 thru 2036	
1312	804	40.8	2012	2026	\$ 2,690	\$ 65.94	Can possibly renew extend 2012 thru 2036	
		78.7			\$ 5,192	\$ 65.97		
977	800	24	2014	2029	\$ 1,577	\$ 65.72	Needs 1st 2001 Thinned, now	\$ 12,000
977	801	19.39	2014	2029	\$ 1,298	\$ 66.95	Needs 1st 2001 Thinned, now	\$ 9,695
977	803	77.6	2014	2029	\$ 5,116	\$ 65.93	Needs 1st 2001 Thinned, now	\$ 38,800
		120.99			\$ 7,992	\$ 66.05		\$ 60,495
Grand Total		199.69			\$ 13,183	\$ 66.02		\$ 60,495



Powered by Lands of America

This information believed accurate but not warranted







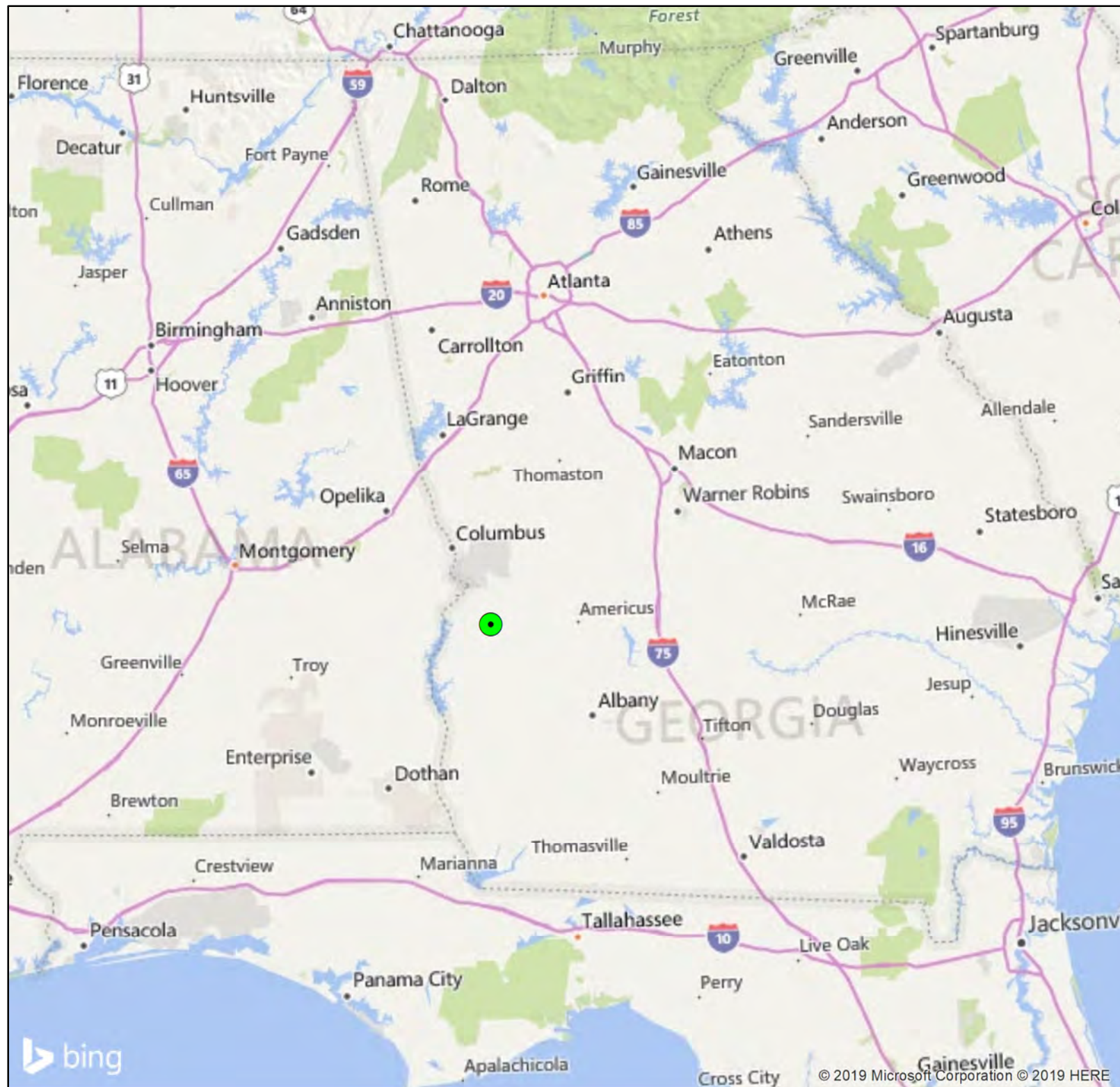


Hodchodkee Creek

Stewart County, GA

Legend

● Subject Property



16300 Feet

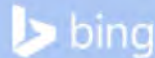
1:3,000,000 in = 47.3 miles



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



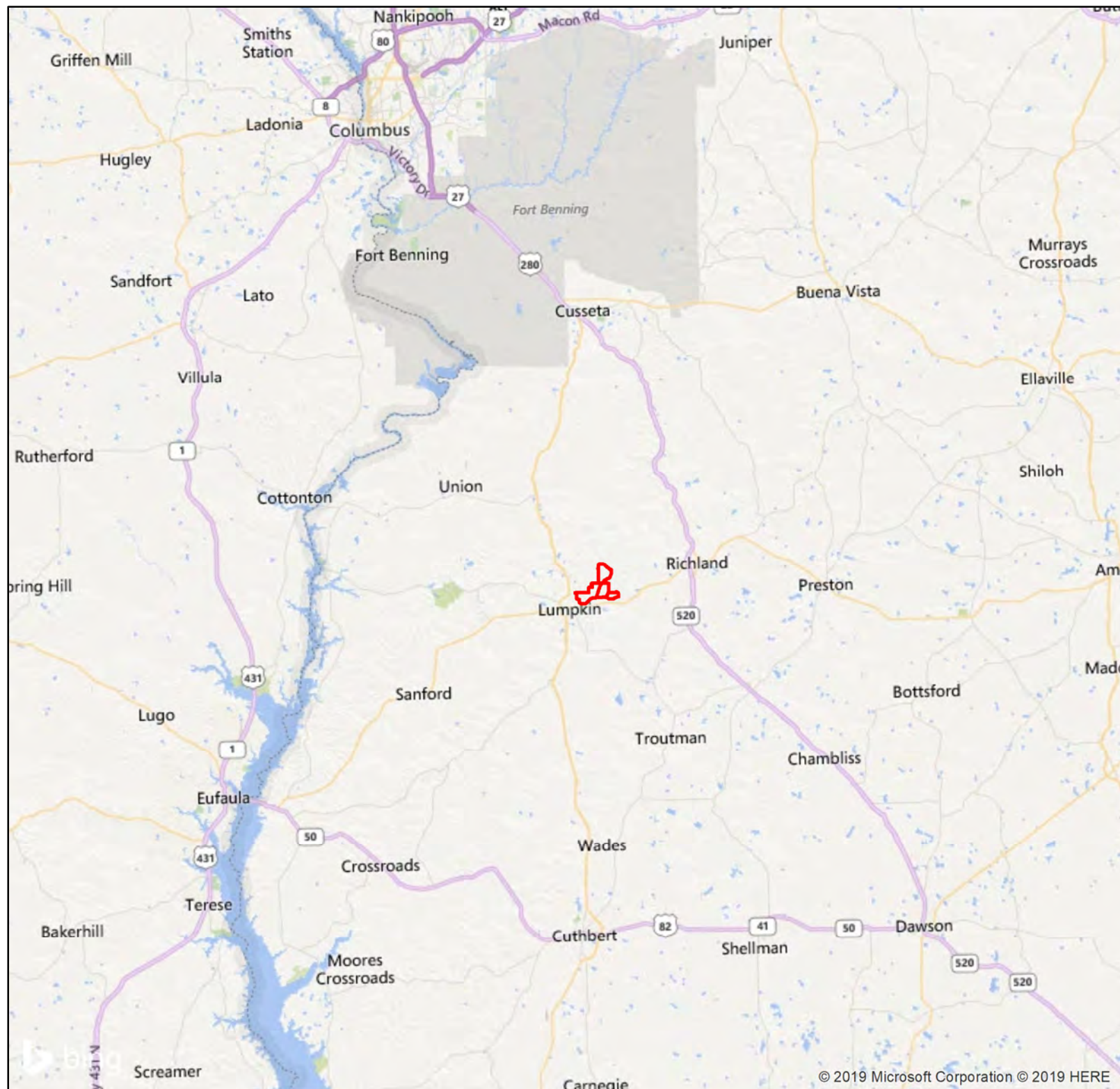
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Hodchodkee Creek

Stewart County, GA

Legend

 Tracts



1300 Feet

1:500,000 1 in = 7.9 miles



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Date: 11/12/2019

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Hodchodkee Creek

Stewart County, GA
Located just NE of Lumpkin

Disclaimer: The information in the table below is from historical aerial interpretation and other sources, and is not guaranteed. The map is believed to be reliable for general management purposes, but is not guaranteed.

Strata # Stand	Acre+-	% of Acres
110 1993UPLBt2	240.4	17.0%
120 2000UPLB	42.3	3.0%
130 2001OFPLlcrp	115.2	8.1%
140 2005UPLB	68.5	4.8%
150 2011OFPLlcrp	77.3	5.5%
160 2020UPLB	103.8	7.3%
170 2008UNHP	152.9	10.8%
210 *Natural	482.9	34.1%
310 Field	33.5	2.4%
320 Open	27.1	1.9%
330 HQ	2.3	0.2%
340 RWgas	41.2	2.9%
350 RWpwr	1.3	0.1%
360 Water	27.7	2.0%
Total	1416.4	100.0%

*Note: Natural is mix of Bottom & upland.

U=Upland; OF=OldField; P=Planted; N=Nat.

LB=Lob; t2=Thinned twice; CRP=Conservation

Reserve Program; HQ = Headquarters

Water=Natural Ponds, Pond, or Lake

Key:

Strata# & Acres+- is labeled.

UPLB = Upland Planted Loblolly

t2 = thinned twice

OFPLl = Old Field Planted Longleaf

crp = Stand is in Conservation Reserve Program

Natural = Hardwood dominant, upland and bottomland

R/Wgas R/Wpwr = Right of Way gas or power

HQ = Farm Headquarters, 50'x100' shelter, Stables

UNHP = Upland Natural Hardwood Pine Mix

0 330 660 1,320 Feet



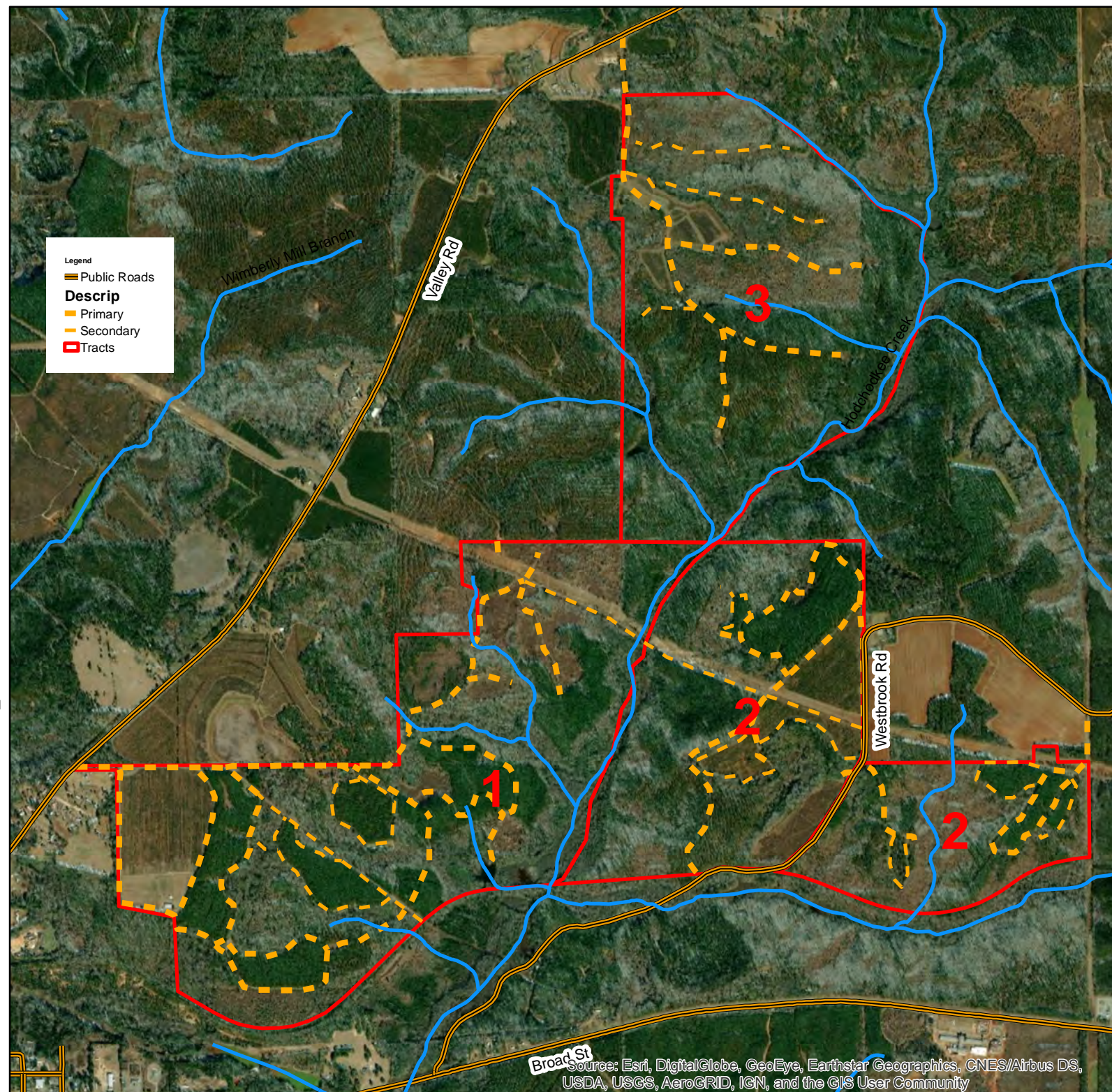
1:21,435 1 inch = 1,786 feet



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Date: 7/8/2020



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

Hodchodkee Creek

Stewart County, GA
Located just NE of Lumpkin

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#	Stand	Acres+-	Acres
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120	2000UPLB	42.3	3.0%
130	2001OFPLlcrp	115.2	8.1%
140	2005UPLB	68.5	4.8%
150	2011OFPLlcrp	77.3	5.5%
160	2020UPLB	103.8	7.3%
170	2008UNHP	152.9	10.8%
210	*Natural	482.9	34.1%
310	Field	33.5	2.4%
320	Open	27.1	1.9%
330	HQ	2.3	0.2%
340	RWgas	41.2	2.9%
350	RWpwr	1.3	0.1%
360	Water	27.7	2.0%
Total		1416.4	100.0%

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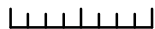
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0 330 660 1,320 Feet



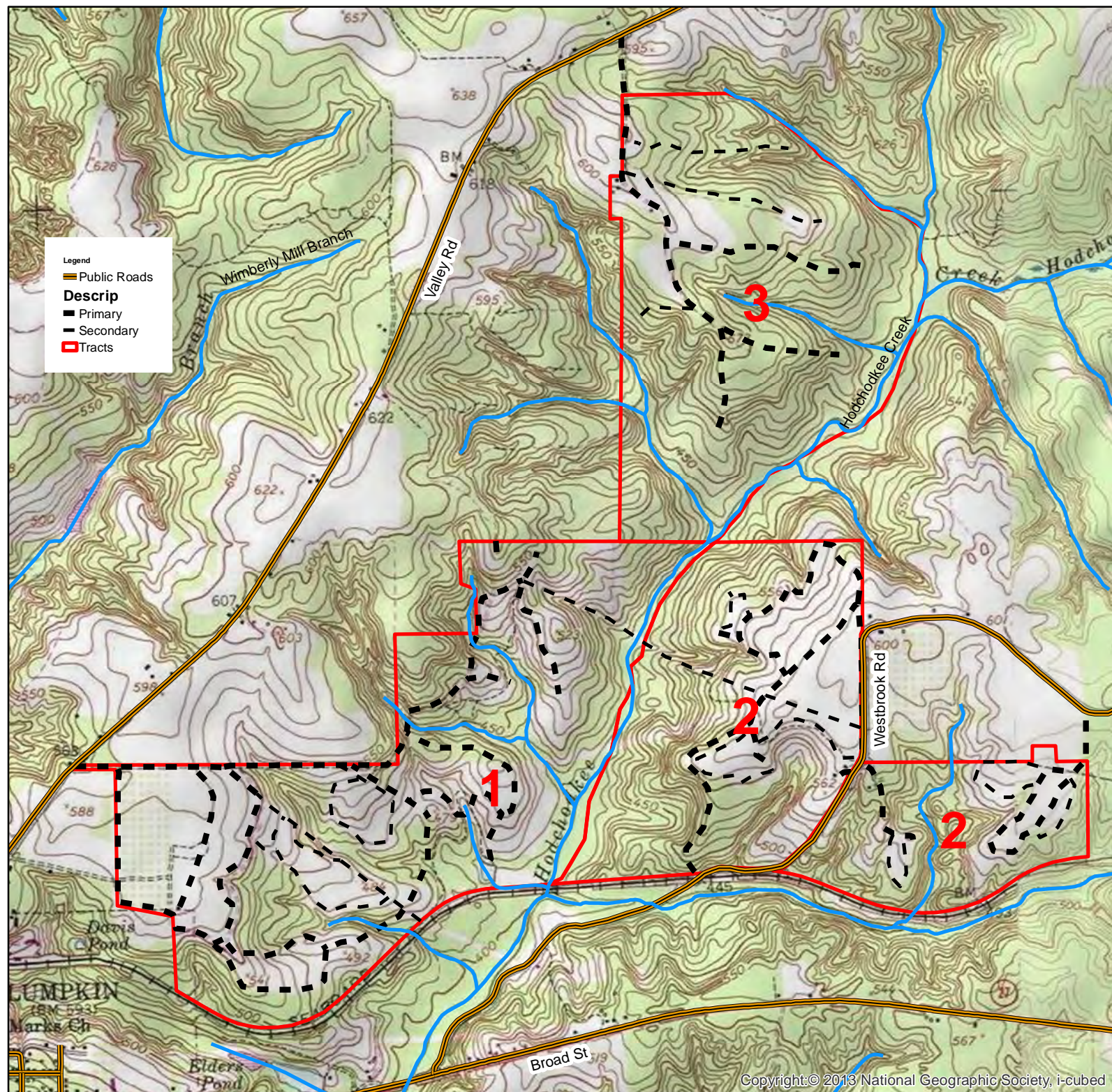
1:21,435 1 inch = 1,786 feet



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140	2005UPLB	68.5	4.8%
150	2011OFPLlcrp	77.3	5.5%
160	2020UPLB	103.8	7.3%
170	2008UNHP	152.9	10.8%
210	*Natural	482.9	34.1%
310	Field	33.5	2.4%
320	Open	27.1	1.9%
330	HQ	2.3	0.2%
340	RWgas	41.2	2.9%
350	RWpwr	1.3	0.1%
360	Water	27.7	2.0%
Total		1416.4	100.0%

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0 330 660 1,320 Feet



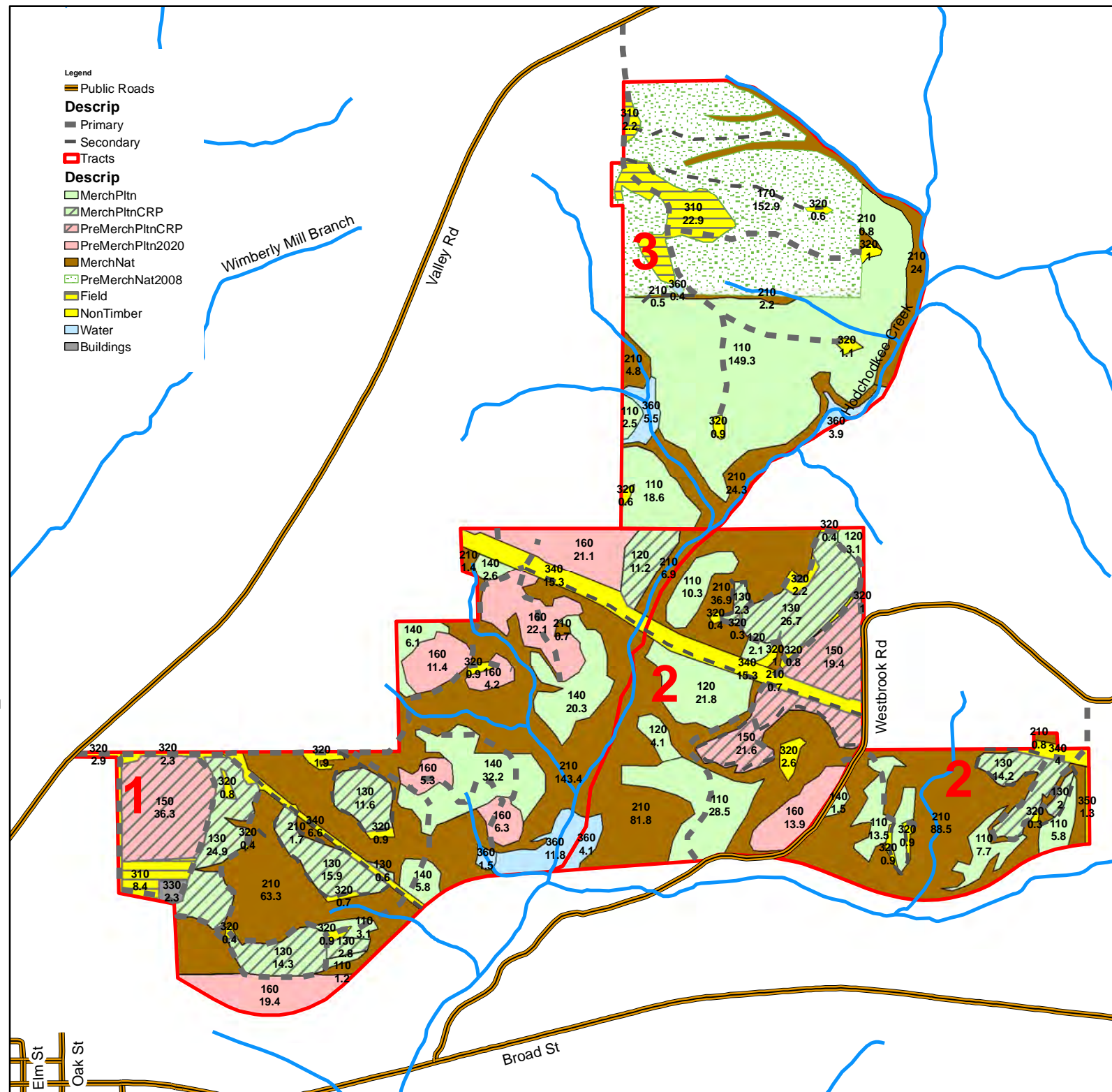
1:21,435 1 inch = 1,786 feet



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Hodchodkee Creek

Stewart County, GA
Located just NE of Lumpkin

Disclaimer: The information in the table below is from historical aerial interpretation and other sources, and is not guaranteed. The map is believed to be reliable for general management purposes, but is not guaranteed.

Tract 1 of 3
Tract 1 is +-554 Acres

Tract#	Strata#	First_Label	Acres+-
1	110	1993UPLBt2	4.2
1	120	2000UPLB	11.2
1	130	2001OFPLLcrp	70.1
1	140	2005UPLB	67
1	150	2012OFPLLcrp	36.3
1	160	2020UPLB	89.9
1	210	Natural	217.5
1	310	Field	8.4
1	320	Open	12.1
1	330	HQ	2.3
1	340	RWgas	22
1	360	Water	13.3

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HQ = Farm Headquarters, 50'x100' shelter, Stables

0 330 660 1,320 Feet

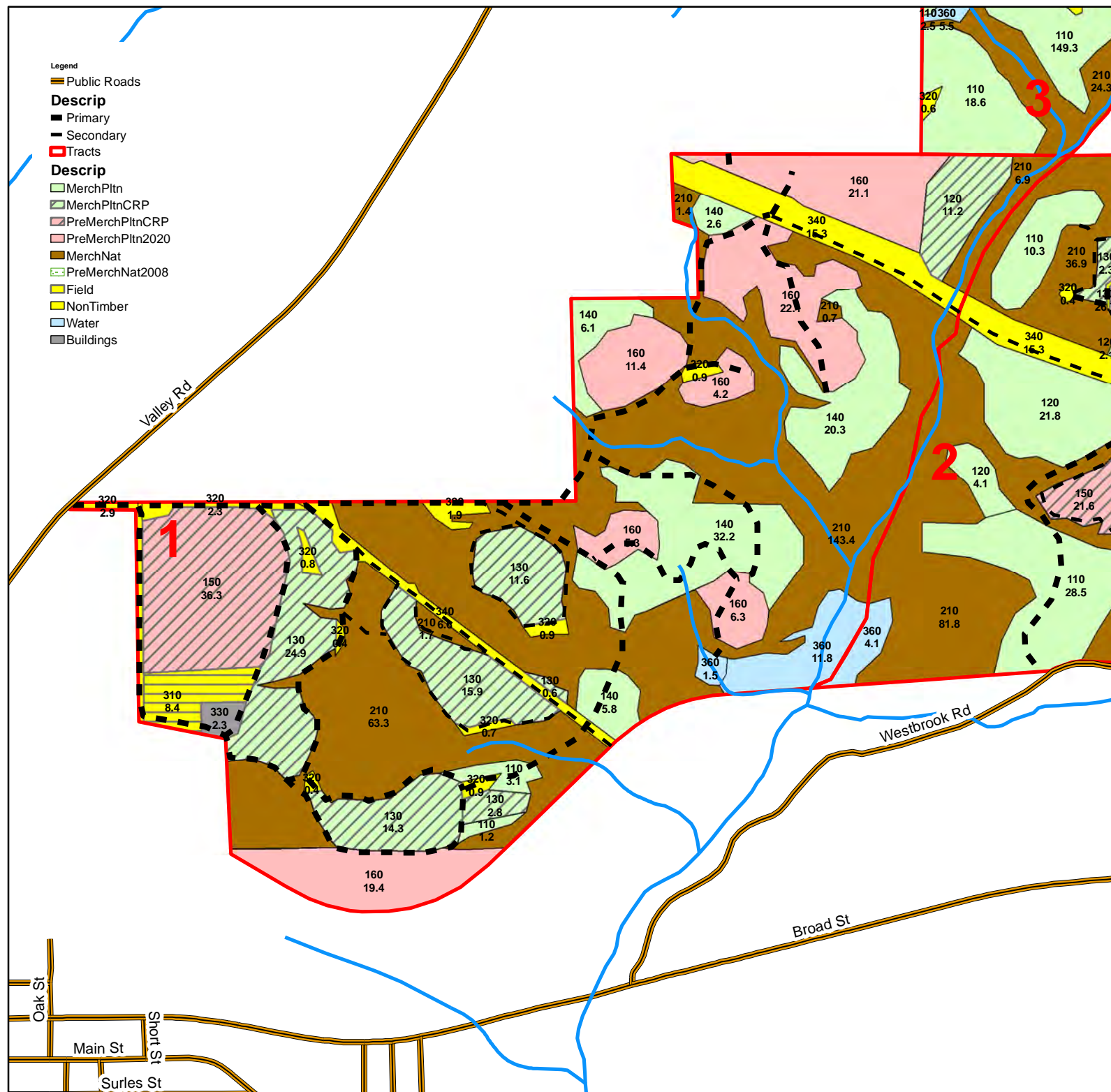
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Hodchodkee Creek

Stewart County, GA
Located just NE of Lumpkin

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Tract 2 of 3
Tract 2 is +-442 Acres

Tract#	Strata#	First_Label	Acres+-
2	110	1993UPLBt2	65.7
2	120	2000UPLB	31.1
2	130	2001OFPLLcrp	45.2
2	140	2005UPLB	1.5
2	150	2012OFPLLcrp	41
2	160	2020UPLB	13.9
2	210	Natural	208.7
2	320	Open	10.8
2	340	RWgas	19.2
2	350	RWpw r	1.3
2	360	Water	4.1

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t2 = thinned twice
OFPLL = Old Field Planted Longleaf
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Natural = Hardwood dominant, upland and bottomland
R/Wgas R/Wpwr = Right of Way gas or power

0 330 660 1,320 Feet

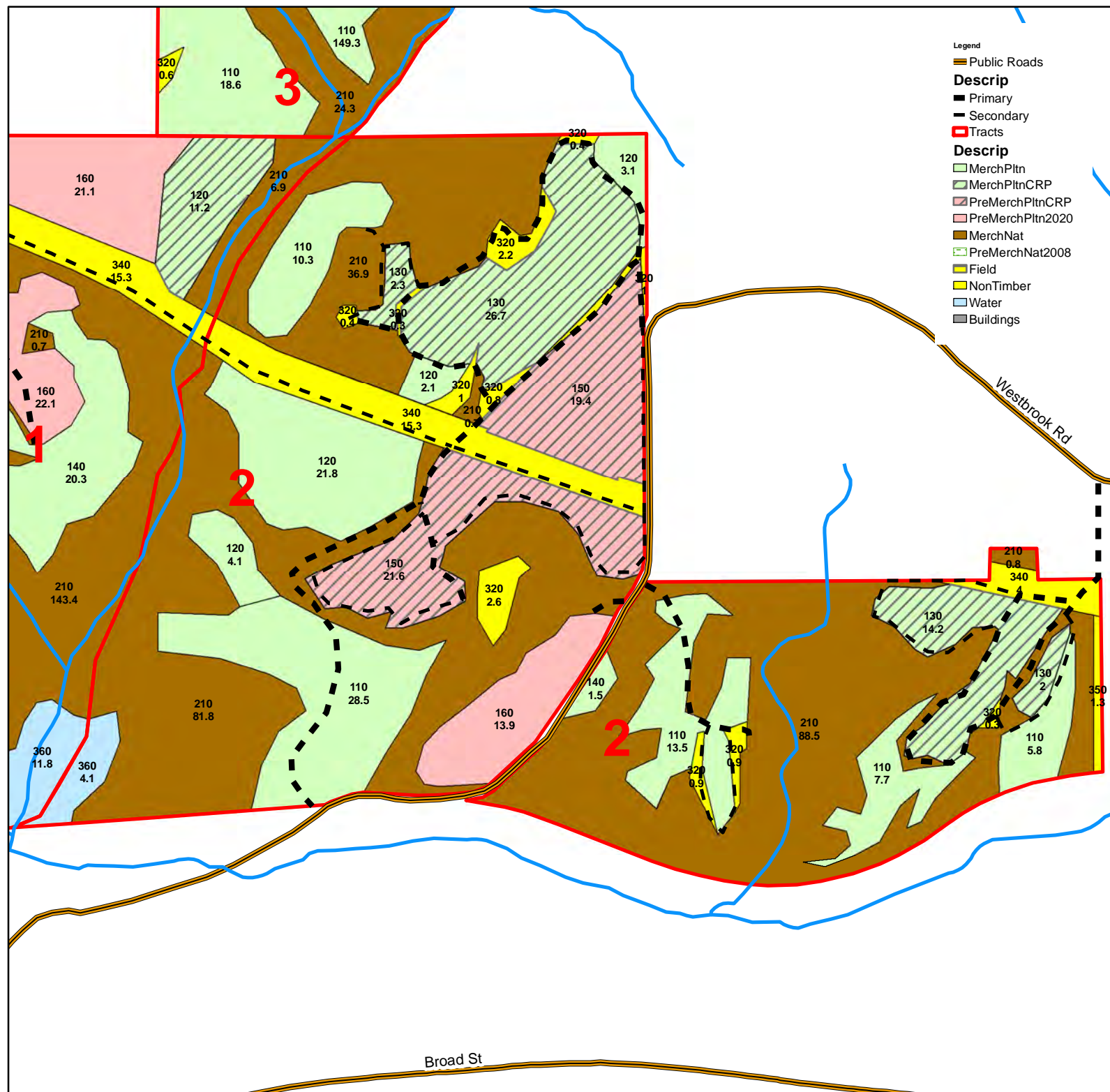
1:10,619 1 inch = 885 feet



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Date: 7/8/2020



Hodchodkee Creek

Stewart County, GA
Located just NE of Lumpkin

Disclaimer: The information in the table below is from historical aerial interpretation and other sources, and is not guaranteed. The map is believed to be reliable for general management purposes, but is not guaranteed.

Tract 3 of 3
Tract 3 is +-419 Acres

Tract#	Strata#	First_Label	Acres+-
3	110	1993UPLBt2	170.5
3	170	2008UNHP	152.9
3	210	Natural	56.7
3	310	Field	25.1
3	320	Open	4.2
3	360	Water	9.7

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0 330 660 1,320 Feet

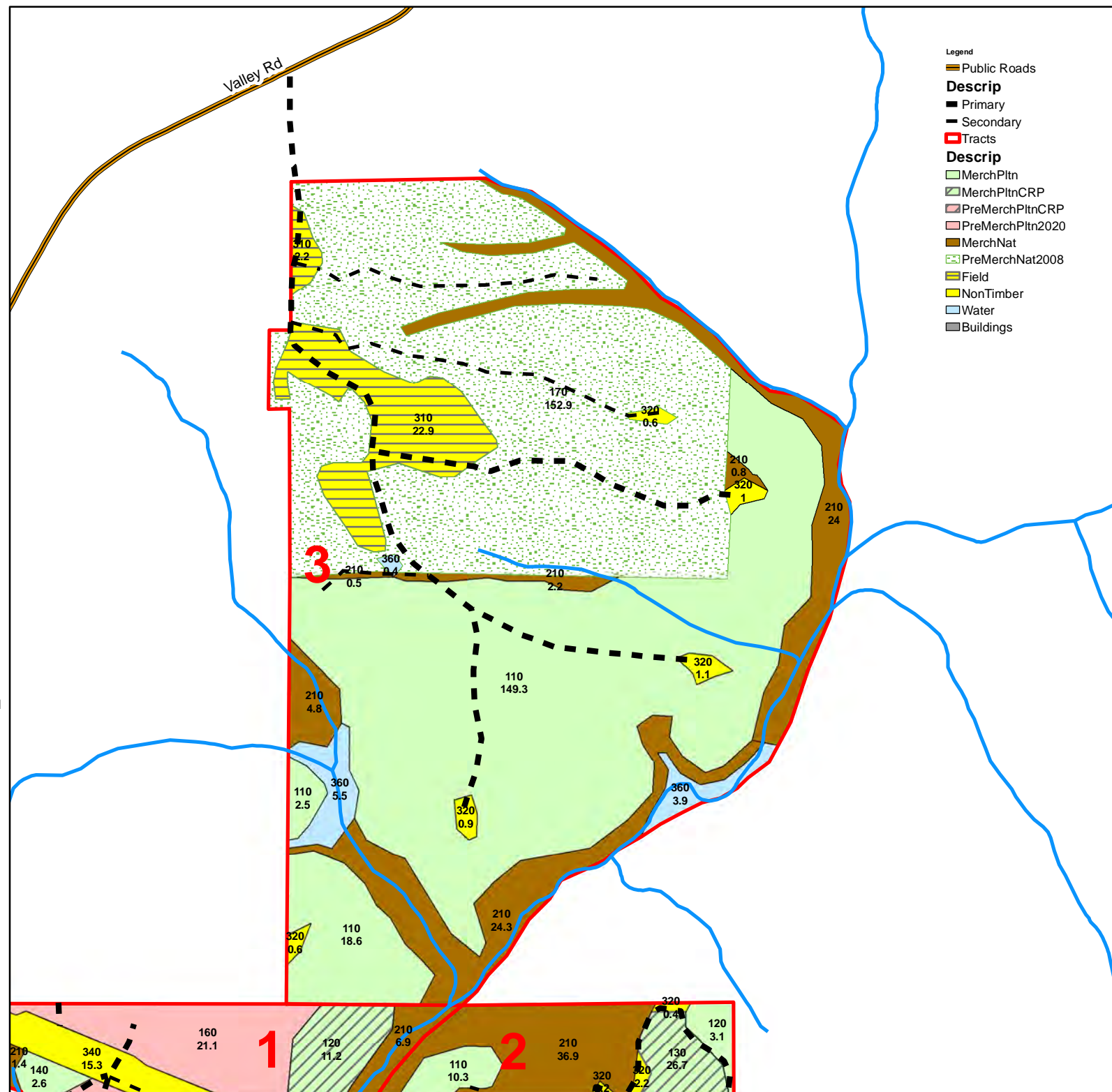
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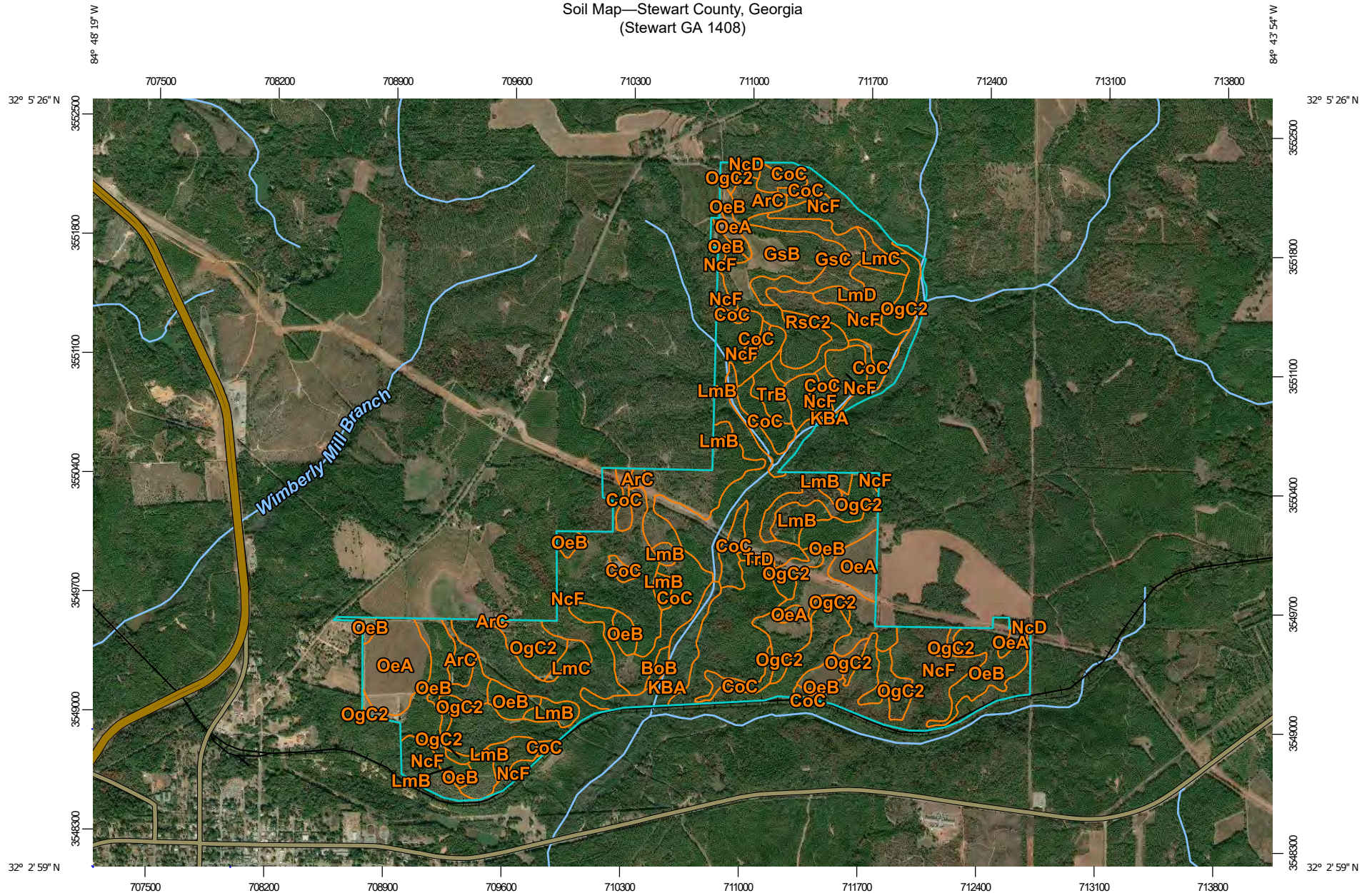
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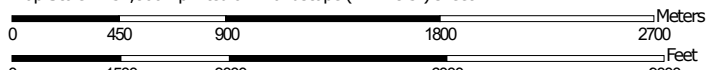
Date: 7/8/2020



Soil Map—Stewart County, Georgia
(Stewart GA 1408)



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



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



**Natural Resources
Conservation Service**

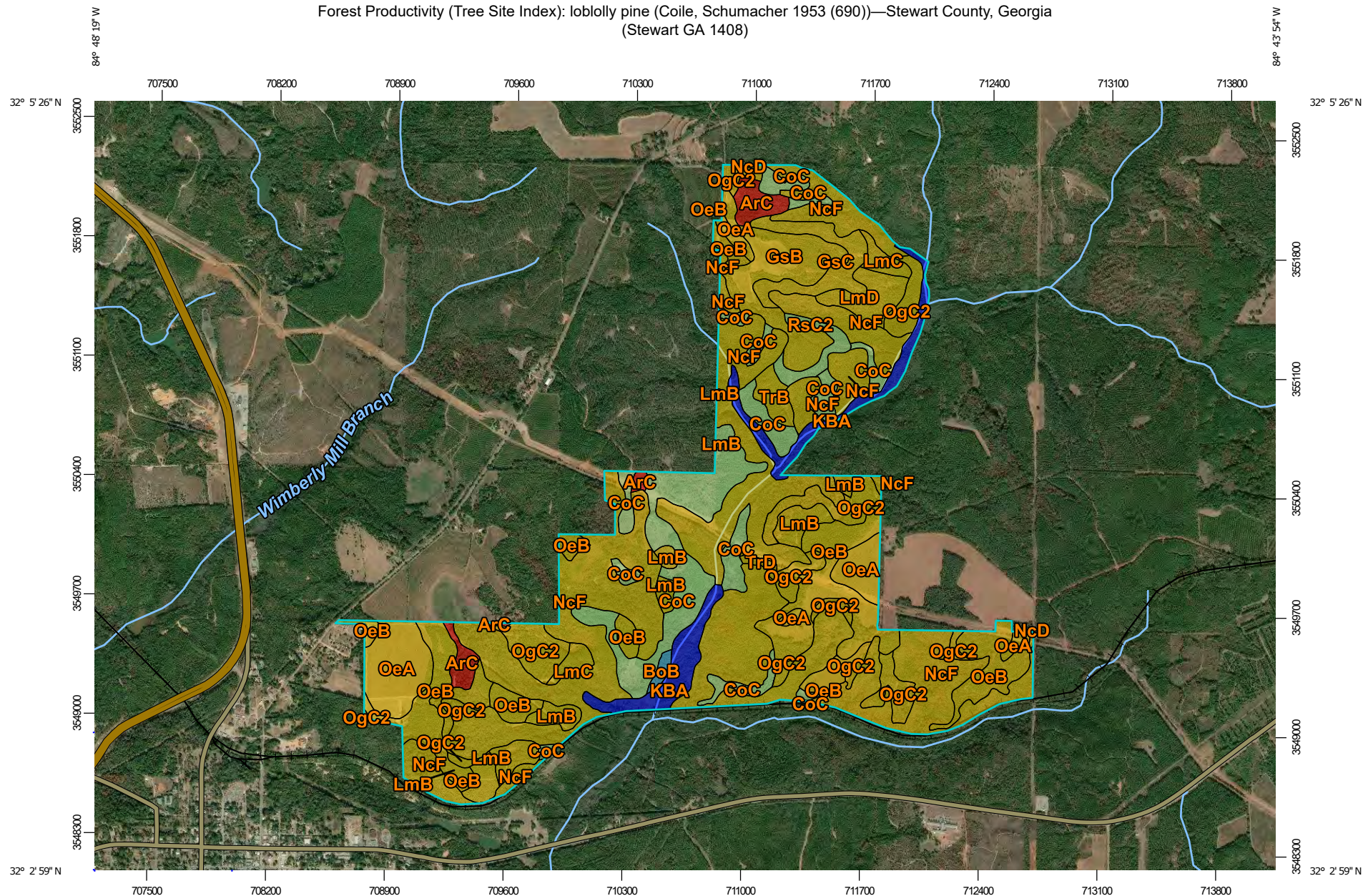
Web Soil Survey
National Cooperative Soil Survey

11/12/2019
Page 1 of 3

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ArC	Arents reclaimed land, 0 to 8 percent slopes	25.9	1.8%
BoB	Bonneau loamy sand, 0 to 5 percent slopes	3.9	0.3%
CoC	Cowarts loamy sand, 5 to 8 percent slopes	165.4	11.7%
GsB	Greenville sandy clay loam, 2 to 5 percent slopes	63.9	4.5%
GsC	Greenville sandy clay loam, 5 to 8 percent slopes	32.6	2.3%
KBA	Kinston and Bibb soils, 0 to 2 percent slopes, frequently flooded	60.6	4.3%
LmB	Lucy loamy sand, 0 to 5 percent slopes	51.3	3.6%
LmC	Lucy loamy sand, 5 to 8 percent slopes	15.4	1.1%
LmD	Lucy loamy sand, 8 to 15 percent slopes	23.4	1.6%
NcD	Nankin-Cowarts complex, 5 to 15 percent slopes	0.7	0.0%
NcF	Nankin-Cowarts complex, 15 to 35 percent slopes	572.5	40.4%
OeA	Orangeburg loamy sand, 0 to 2 percent slopes	73.4	5.2%
OeB	Orangeburg loamy sand, 2 to 5 percent slopes	184.1	13.0%
OgC2	Orangeburg sandy loam, 5 to 8 percent slopes, eroded	115.1	8.1%
RsC2	Red Bay sandy loam, 5 to 8 percent slopes, eroded	14.9	1.0%
TrB	Troup loamy sand, 0 to 5 percent slopes	12.1	0.9%
TrD	Troup loamy sand, 5 to 15 percent slopes	3.1	0.2%
Totals for Area of Interest		1,418.2	100.0%

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