MATRE FORESTRY CONSULTING, INC.
Est. 1999

LAND FOR SALE

Webster County GA Tracts 1 & 2, Chalkley Tracts
Sold separately or together. In the same family for two generations!

Tract 1: +-124 acres; $290,000; $2339/Acre:
Mature natural upland pine and hardwood with some bottomland hardwood, Over +-3400' of creek frontage with multiple beaver ponds and lake frontage. Deeded easement to the property. Timber cruise available to serious prospects.

Tract 2: +-70 acres; $190,000; $2714/Acre:
Two age classes of pre-merchantable planted longleaf with straw potential; and mature natural bottomland hardwood and pine timber, with some upland. Over +-2200 feet of road on county graded Gill Pond Rd. Multiple small creeks, plus a large creek just north of the north property line. Power.

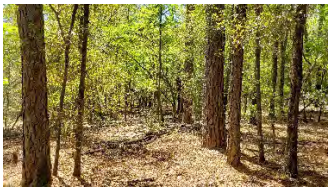
Tracts 1 & 2 Combined: +-194 acres; $480,000; $2474/Acre

Contact listing broker Mike Matre at 229-869-1111 or mike@matreforestry.com today!

By the Acres

Tract 1:
- Upland Mature Natural Pine/Hardwood, +-106 acres
- Bottomland Mature Natural Hardwood, +-11 acres
- Beaver Ponds/Creek Bottom, +-6.5 acres
- Lake (northwestern most portion of Sasser Lake), +-0.5 acres

Tract 2:
- Bottom & Upland Mature Natural Hardwood/Pine, +-26 acres
- 2020 Planted Longleaf, +-27 acres
- 2014 Planted Longleaf, +-13 acres
- Transmission Line Right of Way, +-3.5 acres

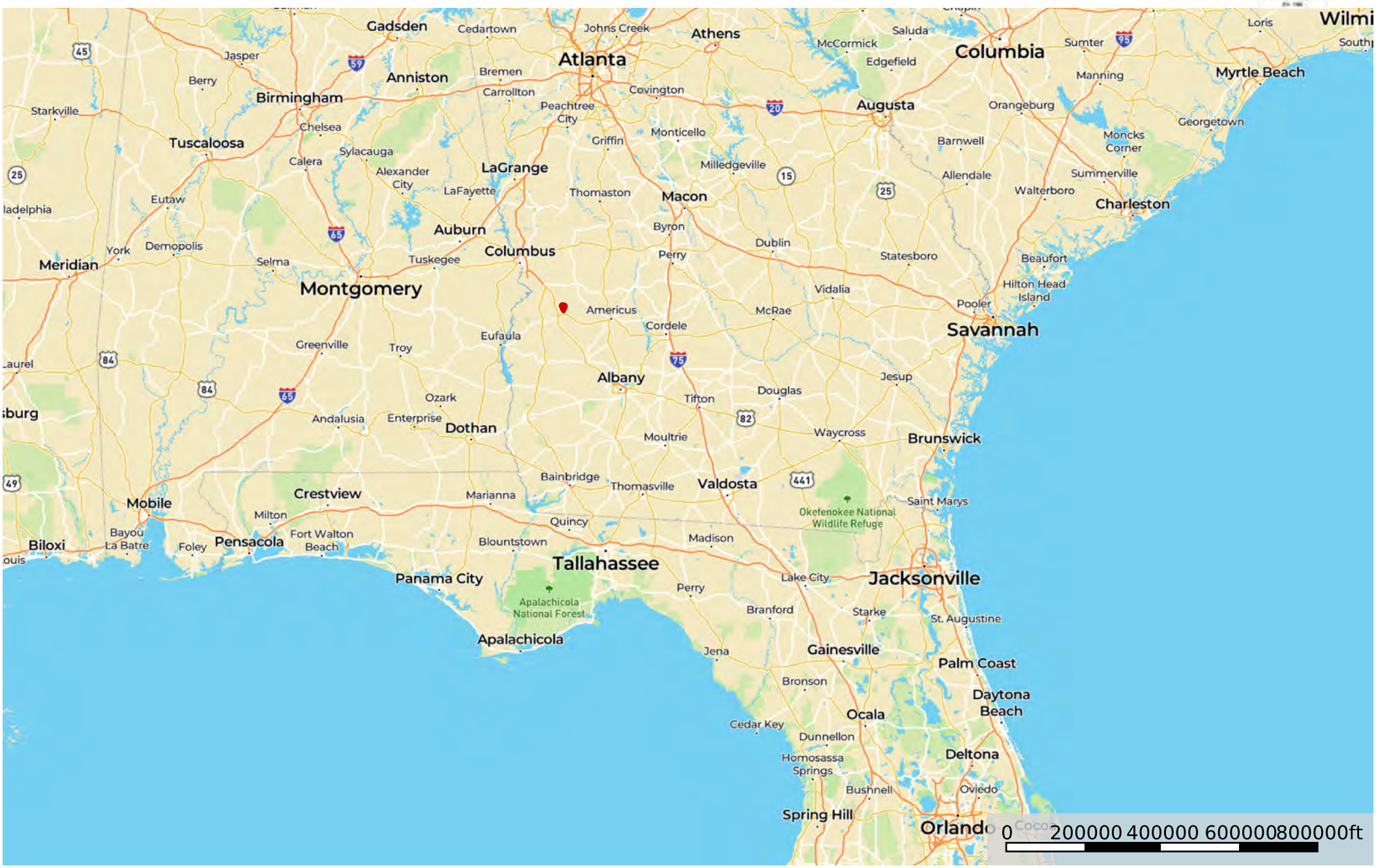


See maps and additional info on the following pages.

Disclaimer: All information is from sources deemed reliable; however, the information isn't guaranteed. The offering and terms are subject to change. See https://www.matreforestry.com/webster-county-ga-tracts-1-and-2.html for the most updated information. 4/11/2022

Webster GA 194 Tracts 1 & 2 p

Webster County, Georgia, 194 AC +/-



Tract Location

https://www.matreforestry.com/webster-county-ga-tracts-1-and-2.html

Mike Matre

P: 229-639-4973 mike@matreforestry.com 123 Hugh Rd, Leesburg GA 31763

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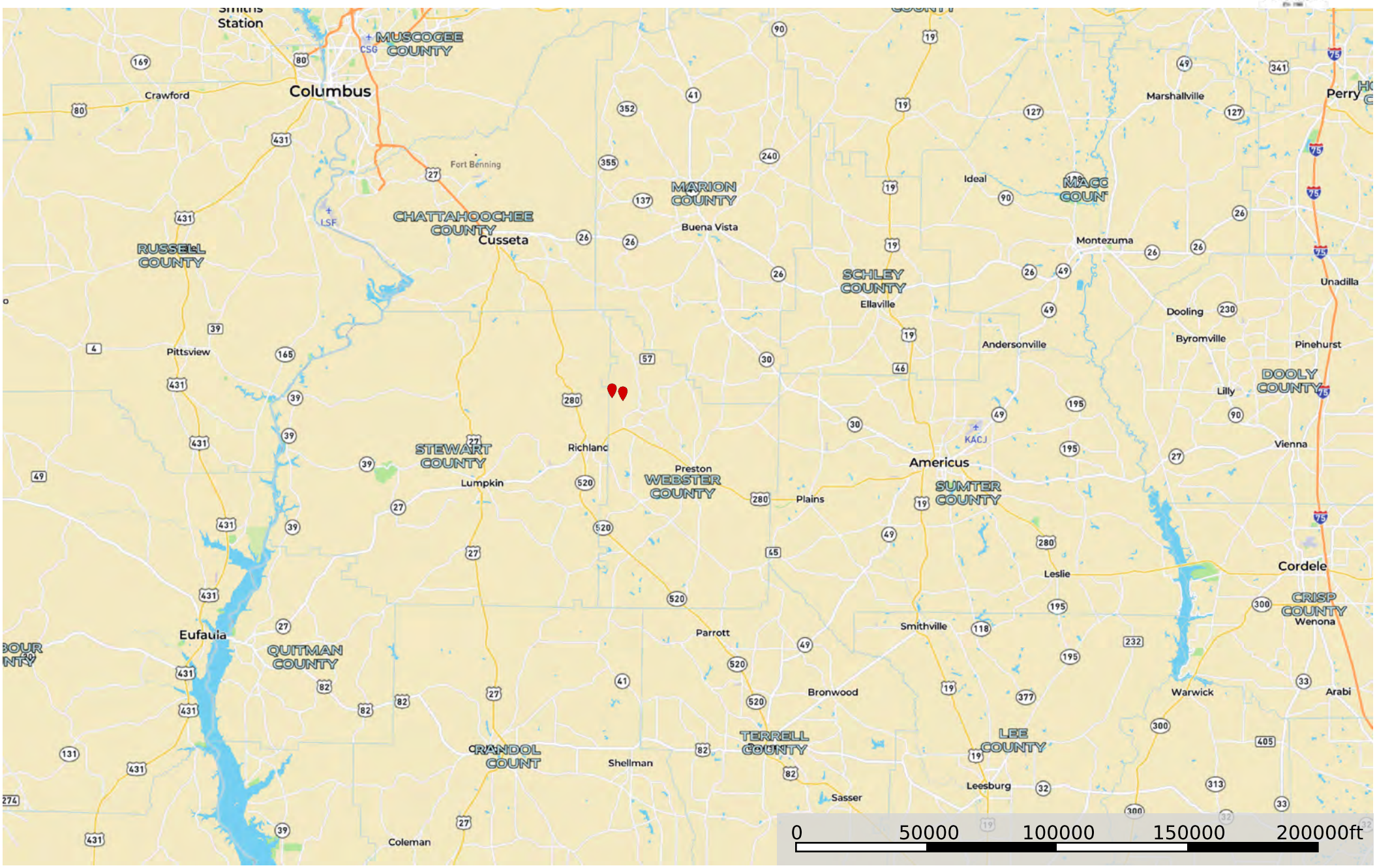

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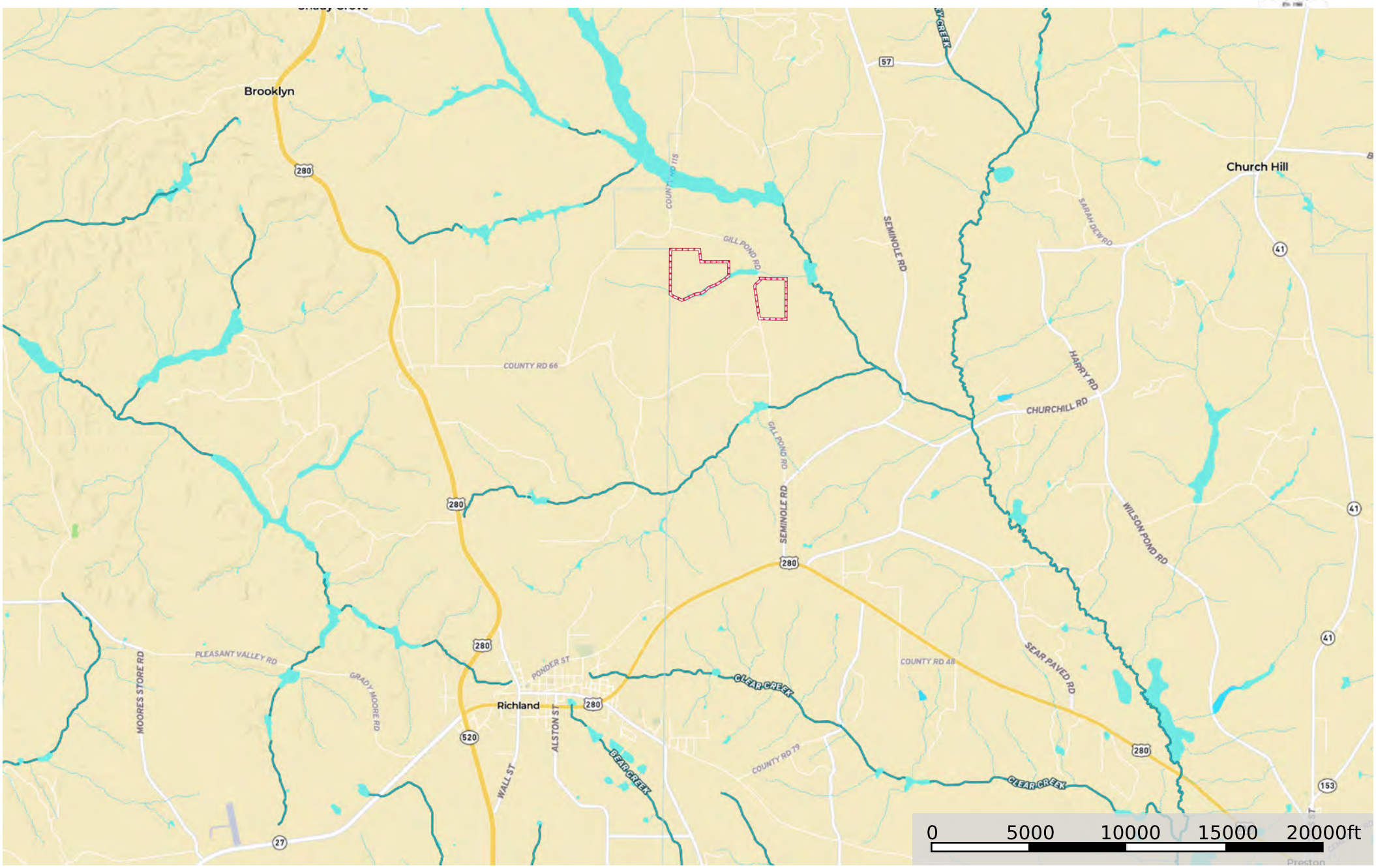

Boundary | Stream, Intermittent | River/Creek | Water Body

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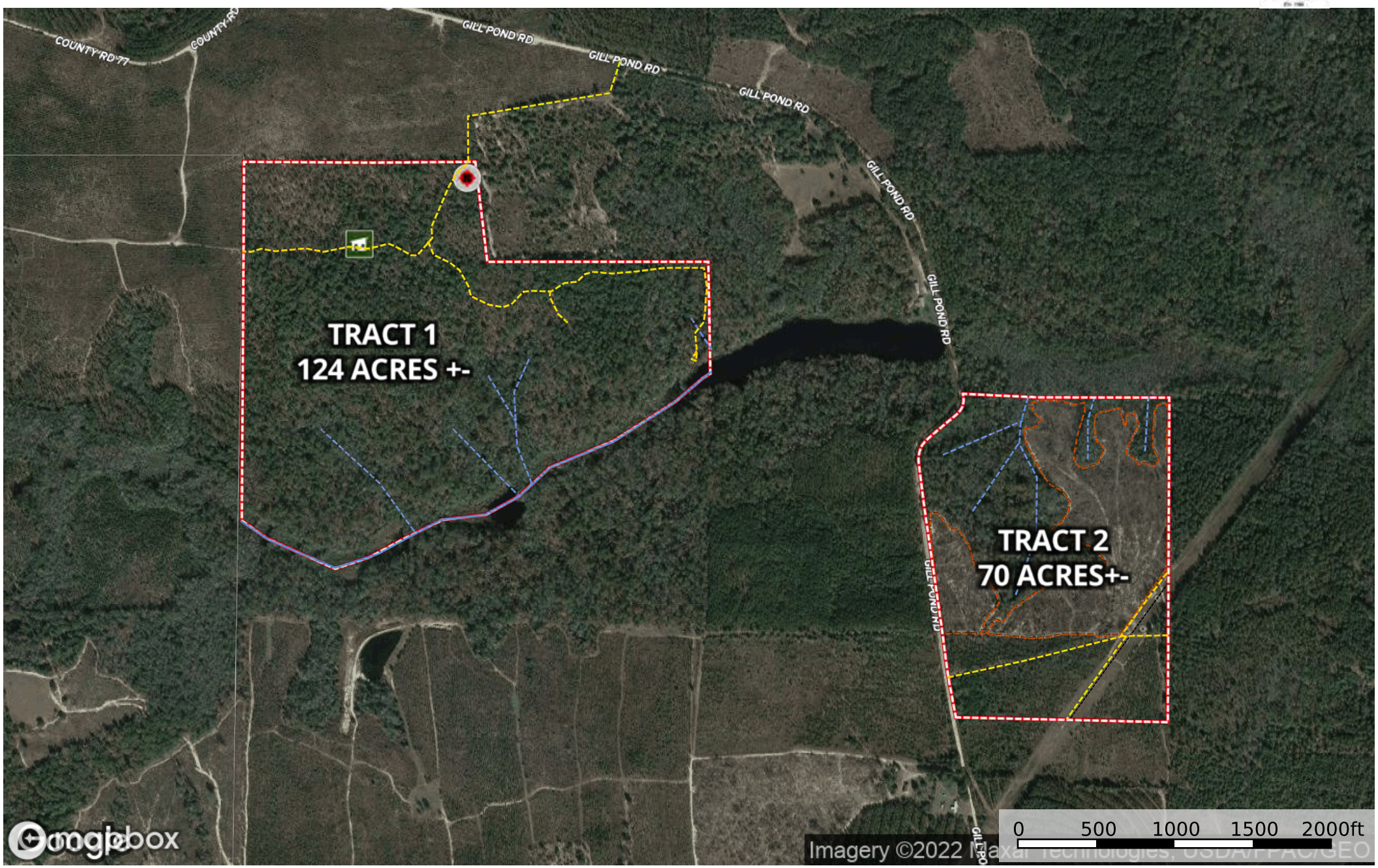

Cemetery | Pole Barn | Stream | Creek | Transmission Line | Firebreak | Woods Road | Boundary

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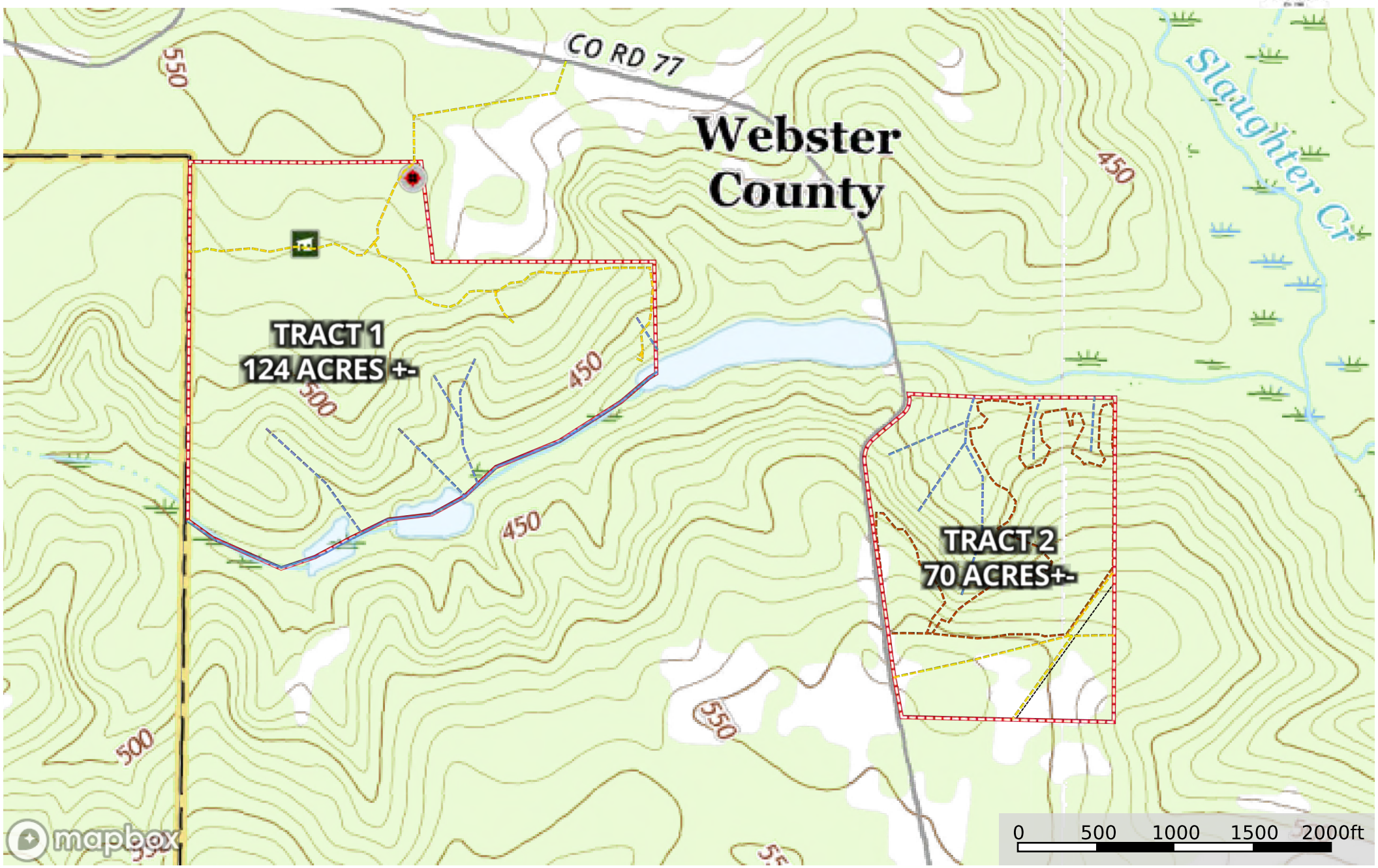

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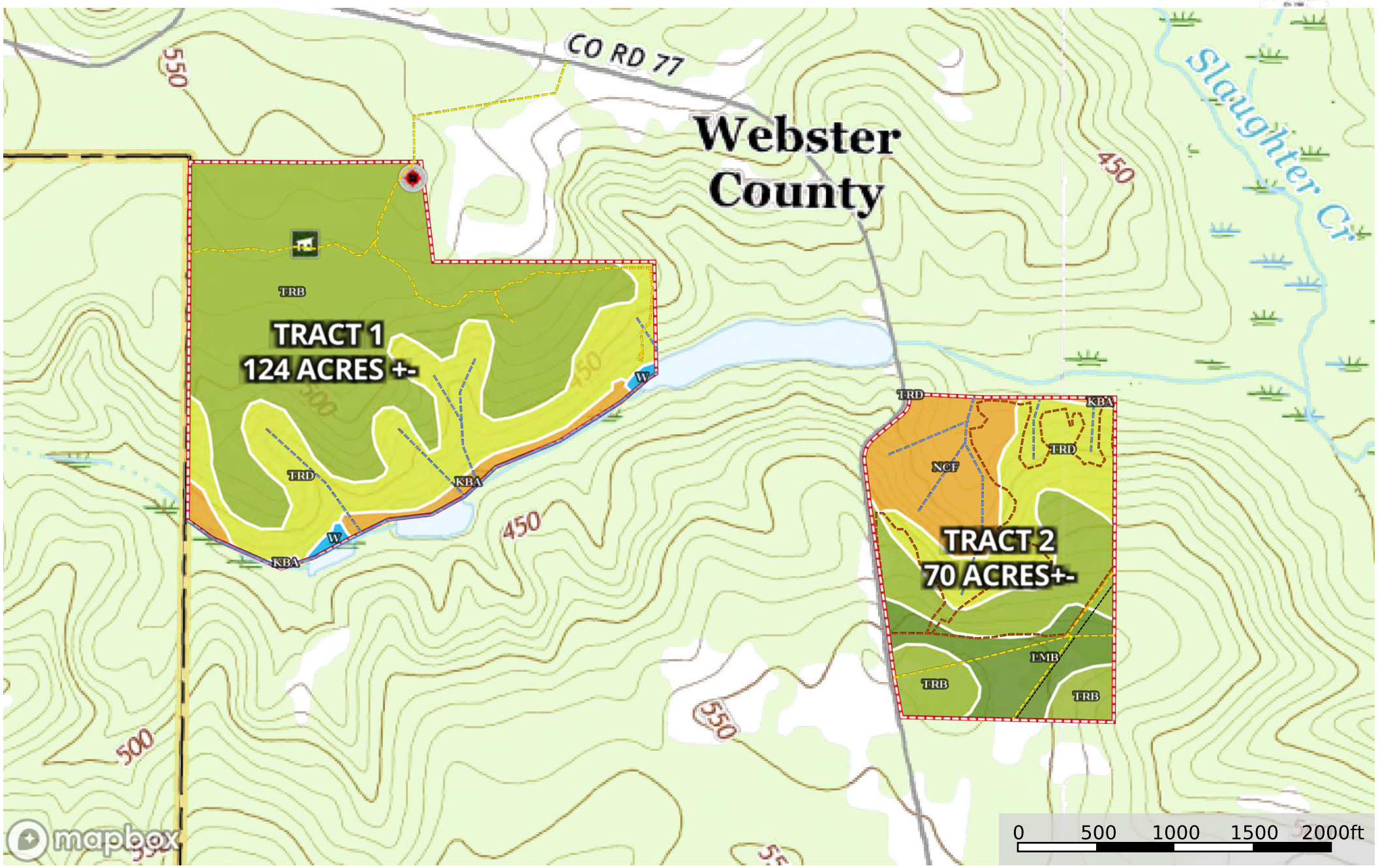

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| All Polygons 193.3 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TrB	Troup loamy sand, 0 to 5 percent slopes	105.1	54.38	0	47	3s
TrD	Troup loamy sand, 5 to 15 percent slopes	52.63	27.23	0	21	4s
NcF	Nankin-Cowarts complex, 15 to 35 percent slopes	16.7	8.64	0	16	6e
LmB	Lucy loamy sand, 0 to 5 percent slopes	12.24	6.33	0	51	2s
KBA	Kinston and Bibb soils, 0 to 2 percent slopes, frequently flooded	5.59	2.89	0	30	6w
W	Water	1.04	0.54	0	-	-
TOTALS		193.28(*)	100%	-	36.76	3.56

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 123.73 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TrB	Troup loamy sand, 0 to 5 percent slopes	83.42	67.42	0	47	3s
TrD	Troup loamy sand, 5 to 15 percent slopes	34.05	27.52	0	21	4s
KBA	Kinston and Bibb soils, 0 to 2 percent slopes, frequently flooded	5.22	4.22	0	30	6w
W	Water	1.04	0.84	0	-	-
TOTALS		193.28(*)	100%	-	38.73	3.41

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 69.57 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TrB	Troup loamy sand, 0 to 5 percent slopes	21.68	31.17	0	47	3s
TrD	Troup loamy sand, 5 to 15 percent slopes	18.58	26.71	0	21	4s
NcF	Nankin-Cowarts complex, 15 to 35 percent slopes	16.7	24.01	0	16	6e
LmB	Lucy loamy sand, 0 to 5 percent slopes	12.24	17.6	0	51	2s
KBA	Kinston and Bibb soils, 0 to 2 percent slopes, frequently flooded	0.37	0.53	0	30	6w
TOTALS		193.28(*)	100%	-	33.24	3.83

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing **Cultivation**

(c) climatic limitations (e) susceptibility to erosion
(s) soil limitations within the rooting zone (w) excess of water

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