



CAMP CREEK PLANTATION

\$1,390,000

386 ACRES



MACON COUNTY, GEORGIA

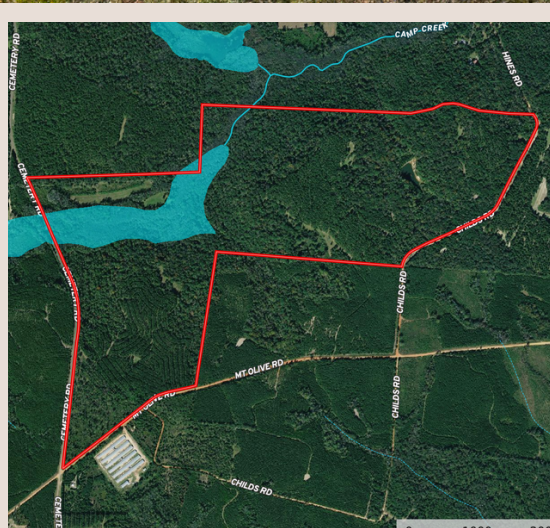
From beautiful plantation-style pines to white oaks with running water, **Camp Creek Plantation** has it all. The property boasts miles of interior roads, including 6 gated entrances, providing easy access to nearly any section of the property. The current owners are avid outdoorsmen and have practiced quality game management for years. It's rare to come across a tract this size and in this area that encompasses all that Camp Creek does.



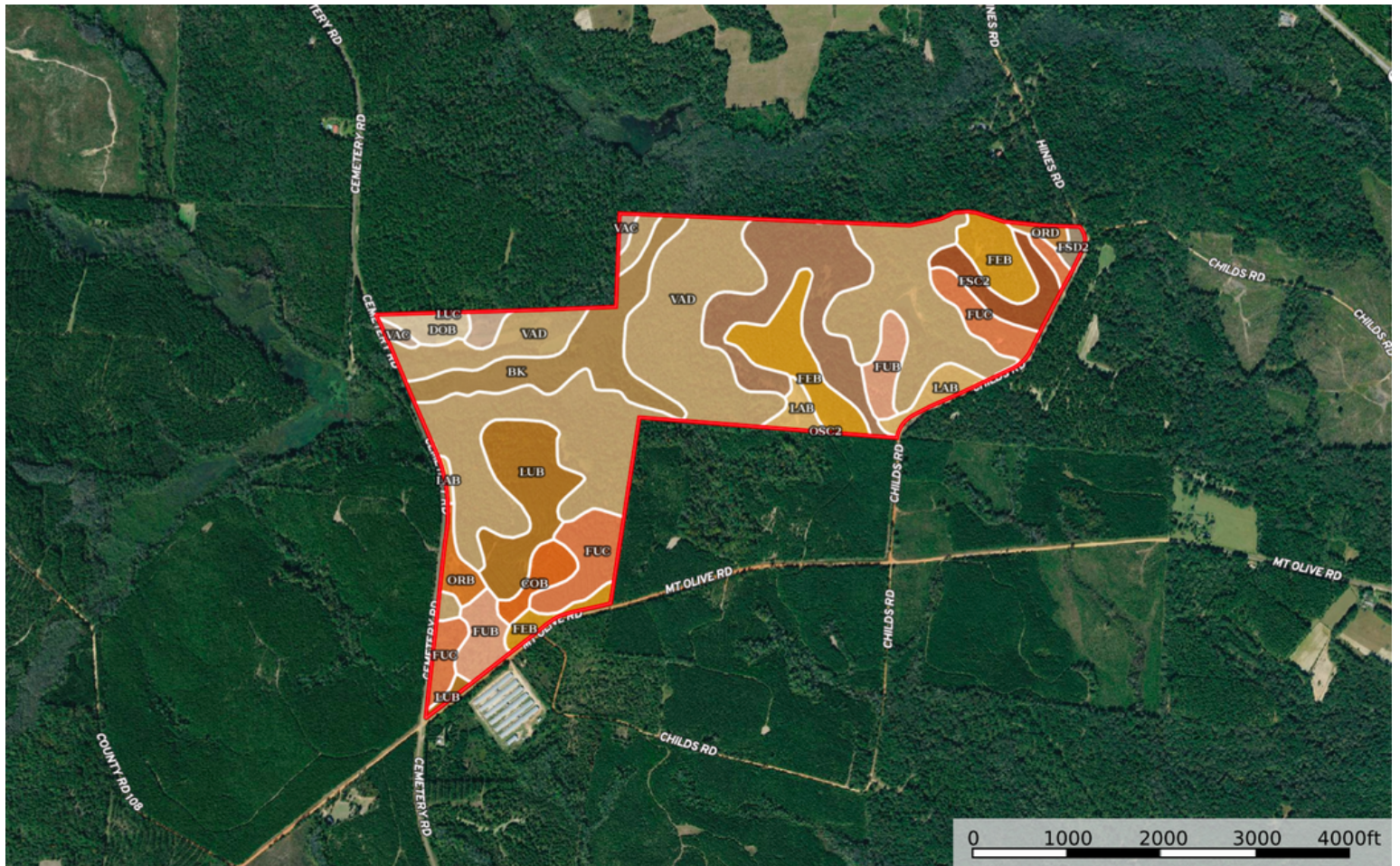
CAMP CREEK FEATURES

- Beautiful Mature Hardwood and Pine Timber
- Miles of Interior Roads
- Exceptional Deer and Turkey Hunting
- 6 Gated Entrances
- Loaded with White Oaks
- Camp Creek Frontage
- Beautiful Homesites
- Paved and Dirt Road Frontage
- Existing Food Plots
- Power Easily Accessible





SOILS REPORT



SOILS REPORT

| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|---|--------------|-------|-----|-------|------|
| VaD | Vaucluse loamy sand, 10 to 20 percent slopes | 162.3 1 | 41.76 | 0 | 40 | 6e |
| OsC2 | Orangeburg sandy loam, 5 to 8 percent slopes, moderately eroded | 41.23 | 10.61 | 0 | 67 | 3e |
| FeB | Faceville sandy loam, 2 to 5 percent slopes | 33.1 | 8.52 | 0 | 77 | 2e |
| BK | Kinston and Bibb soils, 0 to 2 percent slopes, frequently flooded | 31.38 | 8.07 | 0 | 30 | 6w |
| FuC | Fuquay loamy sand, 5 to 8 percent slopes | 29.37 | 7.56 | 0 | 46 | 3s |
| LuB | Lucy loamy sand, 0 to 5 percent slopes | 27.21 | 7.0 | 0 | 51 | 2s |
| FuB | Fuquay loamy sand, 0 to 5 percent slopes | 15.66 | 4.03 | 0 | 42 | 2s |
| FsC2 | Faceville sandy clay loam, 5 to 8 percent slopes, eroded | 11.43 | 2.94 | 0 | 68 | 4e |
| LaB | Lakeland sand, 0 to 8 percent slopes | 10.45 | 2.69 | 0 | 24 | 4s |
| CoB | Cowarts sandy loam, 2 to 5 percent slopes | 6.72 | 1.73 | 0 | 52 | 2e |
| VaC | Vaucluse loamy sand, 5 to 10 percent slopes | 5.43 | 1.4 | 0 | 42 | 3e |
| DoB | Dothan loamy sand, 2 to 5 percent slopes | 5.2 | 1.34 | 0 | 59 | 2e |
| OrB | Orangeburg loamy sand, 2 to 5 percent slopes | 5.1 | 1.31 | 0 | 69 | 2e |
| OrD | Orangeburg loamy sand, 8 to 12 percent slopes | 2.11 | 0.54 | 0 | 67 | 4e |
| FsD2 | Faceville sandy clay loam, 8 to 12 percent slopes, eroded | 1.75 | 0.45 | 0 | 67 | 6e |
| LuC | Lucy loamy sand, 5 to 12 percent slopes | 0.25 | 0.06 | 0 | 49 | 4s |
| TOTALS | | 388.7(*) | 100% | - | 48.05 | 4.33 |

(*) 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.

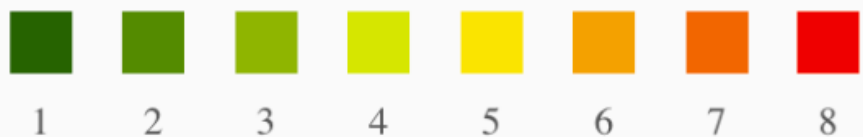
SOILS REPORT

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



| | | | | | | | | |
|--------------|---|---|---|---|---|---|---|---|
| '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

