

# Coffee County

North of Douglas

# LAND

SOUTHERN GEORGIA

# AUCTION

# 3,094<sup>±</sup>

acres

*Offered in 22 Tracts  
from 17<sup>±</sup> to 479<sup>±</sup> acres*

- Prime Deer & Turkey Hunting

- Excellent Wildlife Management

- Mix of Loblolly Pine, Slash Pine & Hardwood Bottoms

- Ages of Pine Range from 1 to 23 years

- Excellent Site Index for Timber Growth

# INFORMATION

## BOOKLET



## WEDNESDAY, JANUARY 27

AUCTION STARTS AT 5:00PM  
AT SOUTHSIDE SOCIAL HALL, DOUGLAS



# DISCLAIMER

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.



950 N. Liberty Dr., Columbia City, IN 46725  
800.451.2709 | 260.244.7606 | [www.schraderauction.com](http://www.schraderauction.com)

*Follow us and download our Schrader iOS app*





# BOOKLET INDEX



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- Property Photos

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- Wetlands Map
- Flood Zone Map
- Irrigation Map & Information
- Timber Information
- County Information
- Tax Statement
- Property Photos



# **BIDDER PRE-REGISTRATION FORM**

**WEDNESDAY, JANUARY 27, 2021**  
**3094 ACRES – COFFEE COUNTY, GEORGIA**

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,  
P.O. Box 508, Columbia City, IN, 46725,  
Email to [auctions@schraderauction.com](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Wednesday, January 20,  
2021.

Otherwise, registration available onsite prior to the auction.

## **BIDDER INFORMATION**

(FOR OFFICE USE ONLY)

Name \_\_\_\_\_

Bidder # \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone: (Res) \_\_\_\_\_ (Office) \_\_\_\_\_

My Interest is in Tract or Tracts # \_\_\_\_\_

## **BANKING INFORMATION**

Check to be drawn on: (Bank Name) \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Contact: \_\_\_\_\_ Phone No: \_\_\_\_\_

## **HOW DID YOU HEAR ABOUT THIS AUCTION?**

☐ Brochure ☐ Newspaper ☐ Signs ☐ Internet ☐ Radio ☐ TV ☐ Friend

☐ Other \_\_\_\_\_

## **WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?**

☐ Regular Mail ☐ E-Mail E-Mail address: \_\_\_\_\_

☐ Tillable ☐ Pasture ☐ Ranch ☐ Timber ☐ Recreational ☐ Building Sites

What states are you interested in? \_\_\_\_\_

*Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.*

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_



**Online Auction Bidder Registration**  
**3094± Acres • Coffee County, Georgia**  
**Wednesday, January 27, 2021**

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

My phone number is: \_\_\_\_\_

2. I have received the Real Estate Bidder's Package for the auction being held on Wednesday, January 27, 2021 at 5:00 PM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website ([www.schraderauction.com](http://www.schraderauction.com)) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$\_\_\_\_\_. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.  
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725  
Phone 260-244-7606; Fax 260-244-4431

For wire instructions please call 1-800-451-2709.

7. My bank routing number is \_\_\_\_\_ and bank account number is \_\_\_\_\_.  
(This for return of your deposit money). My bank name, address and phone number is:

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8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.
9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Wednesday, February 20, 2021**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

\_\_\_\_\_  
Registered Bidder's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

***This document must be completed in full.***

**Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:**

E-mail address of registered bidder: \_\_\_\_\_

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:  
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.





**Coffee County**

North of Douglas



**3,094<sup>±</sup>**  
**acres**

*Offered in 22 Tracts*

**WHOLE  
PROPERTY**

Coffee County  
North of Douglas

3,094<sup>±</sup>  
acres

Offered in 22 Tracts  
from 17<sup>±</sup> to 479<sup>±</sup> acres

LAND  
SOUTHERN GEORGIA  
AUCTION

WEDNESDAY, JANUARY 27

AUCTION STARTS AT 5:00PM • AT SOUTHSIDE SOCIAL HALL

1846 S PETERSON AVE (Peterson Ave is also US 441), DOUGLAS, GA 31535



ONLINE BIDDING AVAILABLE

You may bid online during the auction  
at [www.schraderauction.com](http://www.schraderauction.com). You **must be registered One Week in Advance of the Auction** to bid online. Call Schrader Auction for information.

- **Various Stages of Loblolly and Slash Pine**
- **Excellent Site Index for Timber Growth**
- **River Frontage on the Ocmulgee River**
- **Great Hunting and Recreational Opportunity**

This property has had the privilege of being under excellent management for both hunting and timber production. The total 3094<sup>±</sup> acres has been under deer management for the past 45 years. Hunting has been tightly regulated during this time period, thus making the subject property one of the premier deer hunting tracts in this area. In addition to deer hunting, this property has excellent turkey hunting.

F&W Forestry has managed the timber production on the property for the past 5 years. They have done an excellent job of management practices such as harvesting, thinning and reforestation. Refer to photographs of Tract 16 showing 1 year old planting with 98% survival rate, plus the growth rate on 3 and 4 year old stands. Other photographs show timber stands after thinning practices. This property has excellent opportunity for future timber growth.

#### TO TRACTS 1-3:

From Douglas, at the intersection of Bowens Mill Rd and Hwy 32, travel west on Hwy 32 for 5.7 miles and turn right onto Bushnell Rd. Travel 0.4 miles on Bushnell Rd and the property will start on the left.

**COORDINATES: 31.5583 , -82.9545**

#### TO TRACTS 4-14:

From the intersection of Hwy 206 (Bypass) & US 441, go North on US 441 for 17.5 miles to Hwy 107. Turn right on Hwy 107, go 3.8 miles on Hwy 107 and the property starts on both sides of Hwy 107.

**COORDINATES: NORTH TRACTS: 31.7612 , -82.8959 / SOUTH TRACTS: 31.7349 , -82.898**

#### TO TRACTS 15-22:

From the intersection of Hwy 206 (Bypass) & US 441. Go north on US 441 for 15.5 miles to Will Smith Rd. Turn Left on Will Smith Rd, go 2.6 miles to Old Coffee Rd. Property starts on the left side of Old Coffee Rd.

**COORDINATES: 31.7128 , -82.9865**

## TERMS AND CONDITIONS:

**PROCEDURE:** The property will be offered in 22 individual tracts, any combination of tracts and as a total 3,094<sup>±</sup> acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

**BUYER'S PREMIUM:** A 10% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

**DOWN PAYMENT:** 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

**ACCEPTANCE OF BID PRICES:** All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

**EVIDENCE OF TITLE:** After the Auction and prior to closing, Seller shall furnish at Seller's expense an updated attorney's title opinion confirming that Seller is able to convey fee simple title to the Purchase Tracts free and clear of any material encumbrance that does not constitute a Permitted Exception, and subject to standard

requirements, conditions, and exceptions. If Buyer and/or Buyer's lender elect(s) to purchase title insurance, the cost of issuing the owner's and/or lender's title insurance policy shall be charged to Buyer.

**DEED:** Seller shall provide Limited Warranty Deed(s).

**CLOSING:** The targeted closing date will be approximately 45 days after the auction.

**POSSESSION:** Buyer shall have possession of the Purchase Tracts effective as of the completion of closing.

**REAL ESTATE TAXES:** Real estate taxes assessed against and attributable to the Purchased Tracts shall be prorated on a calendar year basis to the date of closing.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

**ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

**SURVEY:** A new survey will be obtained after the auction (to the extent not completed before the auction) for each

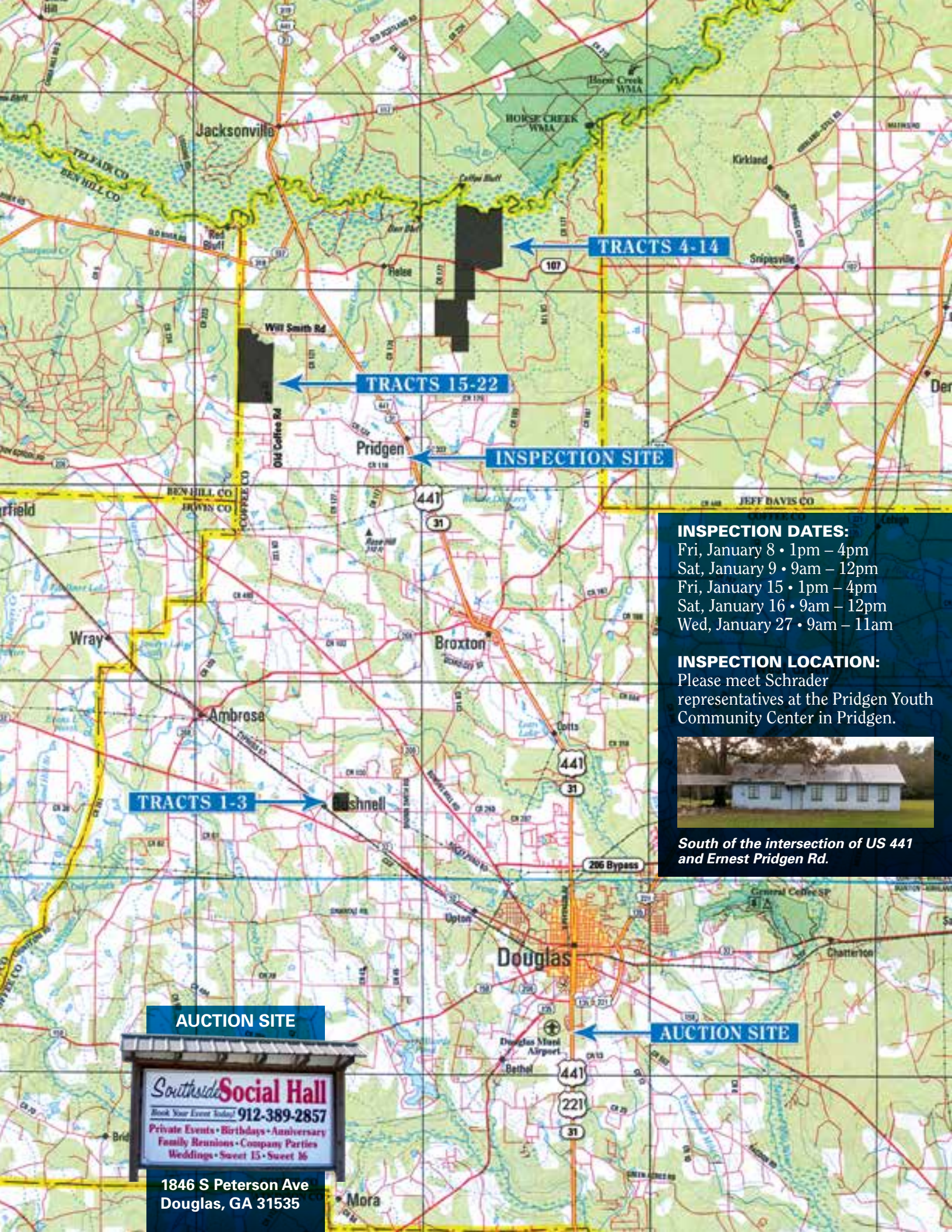
closing. Cost of survey will be an expense of the buyer.

**STOCK PHOTOGRAPHY:** Deer photo is for illustrative purposes only and was not taken on the auction property.

**AGENCY:** Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**





**INSPECTION DATES:**

Fri, January 8 • 1pm – 4pm  
Sat, January 9 • 9am – 12pm  
Fri, January 15 • 1pm – 4pm  
Sat, January 16 • 9am – 12pm  
Wed, January 27 • 9am – 11am

**INSPECTION LOCATION:**

Please meet Schrader representatives at the Pridgen Youth Community Center in Pridgen.



South of the intersection of US 441 and Ernest Pridgen Rd.

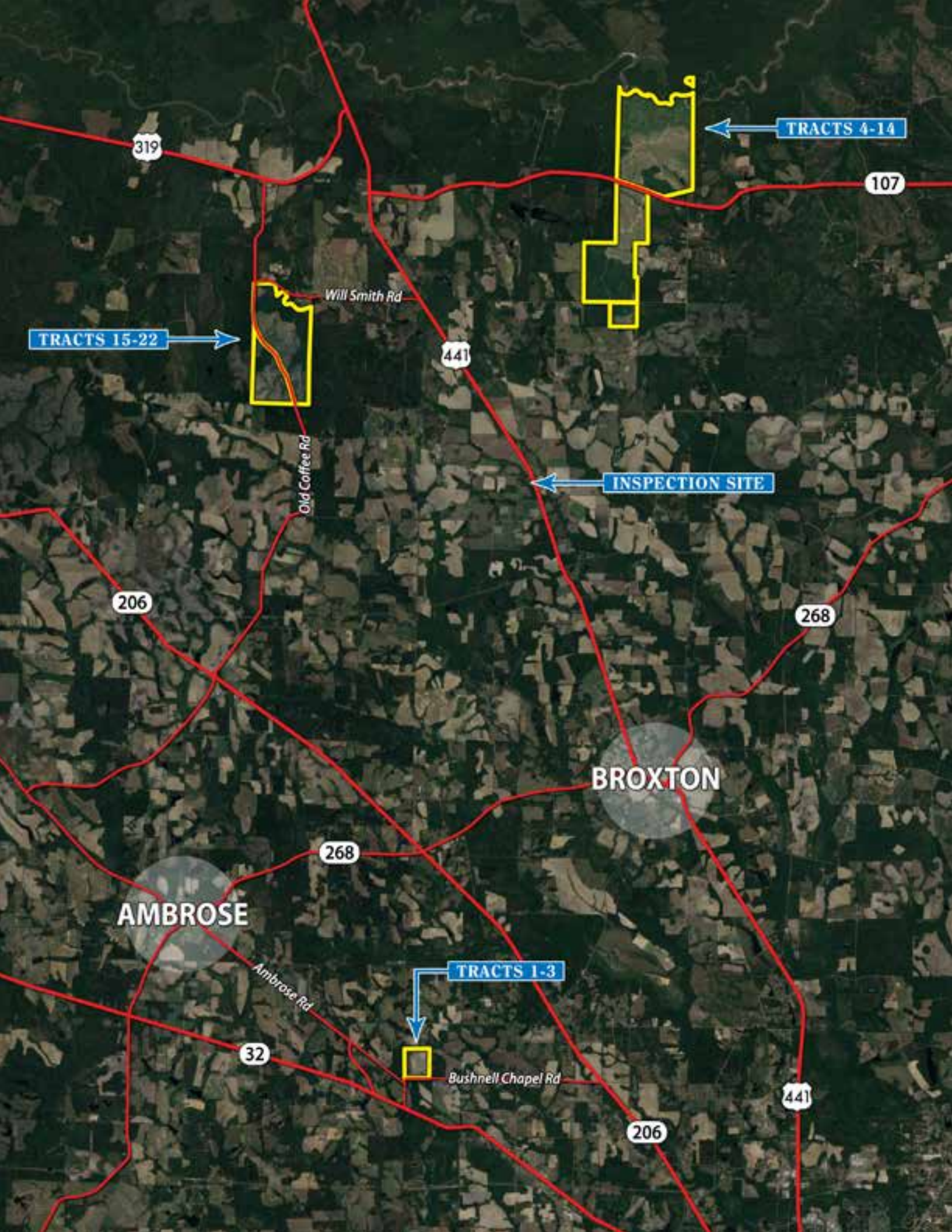
**AUCTION SITE**



1846 S Peterson Ave  
Douglas, GA 31535

**AUCTION SITE**





TRACTS 4-14

TRACTS 15-22

INSPECTION SITE

TRACTS 1-3

AMBROSE

BROXTON

319

107

441

206

268

268

32

441

206

Will Smith Rd

Old Coffee Rd

Ambrose Rd

Bushnell Chapel Rd



# PROPERTY HISTORY

## HISTORY OF PROPERTY

*Claude Cook was born and raised in Hazlehurst, GA, by a father who owned a local grocery store and a mother who loved her family and God. During his school years he would get up in the morning go to the post office and the only bank in town to clean them for money. He also had chickens of which he sold eggs and during the summer he sold peanuts in the tobacco warehouses located in Hazlehurst. After he graduated high school he started a business that was related to agriculture selling fertilizer, seed, buying agriculture produces to resell. People who knew him said he would run the three city blocks home at lunch and run back to work afraid he would miss a dollar. He later got involved in manufacturing and before he turned 30 years old he had become very successful. He was dedicated to his business and believed in giving back to his community and especially the local churches.*

*His ancestors were from Hazlehurst and had owned a large tract of land near the local airport but had lost the land during hard times. It was his goal in life to purchase that land back and he did. It is still in the family. During this time he realized land and timber was a good investment, therefore, he was focused on purchasing as much land as he could with money he made in the manufacturing business. In his lifetime he acquired in excess of 30,000 acres in several counties located in Georgia. That land was still in his family company when he died. Many years ago when his children were very young he decided to create a trust for each of them which would allow them to own a portion of his company and land holdings. Since his death a few years ago those trusts were divided between his three children. While his children plan to keep the majority of the land holding, some of them have decide to sell a portion of their land.*

*The three tracts we are offering are the ones they have chosen to sell.*



# TIMBER VALUES

**KENNY POWELL**  
GEORGIA REGISTERED FORESTER # 2323

Date: 12-18-2020

Tract: Carolyn Timberlands, LLC

Subject: Explanations & Advantages

Merchantable Timber Evaluations: Random plots were taken in each Tract and volumes are shown in my Merchantable Timber Evaluations Page. Prices for each product class were derived from recent sales in the immediate area.


Future Growth of Merchantable Timber: All of the Tracts possess great potential for growing timber. In my opinion these Tracts are growing at a rate of 2 cords/acre per year or 5.5 to 6 tons/acre per year.

In 3-5 years the 15-16-year-old thinned stands should escalate to the Chip-N-Saw Product Class, therefore increasing both value and volume.

Site Value: All these Tracts are located close to several mills. Locating close to more than one mill means that you have several mills competing for your wood, and you are likely to be able to get a higher price when it is time to sell your timber.

Wet Weather Accessibility: These Tracts can be logged in wet weather. Mills tend to pay the most during the wet season because that is when they have the most difficult time getting wood to their yards.

Sincerely,



Kenny Powell

# TIMBER VALUES

Carolyn Timberlands, LLC

Coffee County, Ga.

12/18/2020



## MERCHANTABLE TIMBER

Tract 4 Stand Age - 15			
Product Class	Tons	Value Per Ton	Total Value
Pine Pulpwood	1,325	\$14	<b>\$18,550</b>

Tract 5 Stand Age - 15			
Product Class	Tons	Value Per Ton	Total Value
Pine Pulpwood	858	\$14	<b>\$12,012</b>

Tract 6 Stand Age - 15			
Product Class	Tons	Value Per Ton	Total Value
Pine Pulpwood	4,253	\$14	<b>\$59,542</b>

Tract 7 Stand Age - 15			
Product Class	Tons	Value Per Ton	Total Value
Pine Pulpwood	4,598	\$14	<b>\$64,372</b>

Tract 8 Stand Age - 15			
Product Class	Tons	Value Per Ton	Total Value
Pine Pulpwood	6,231	\$14	<b>\$87,234</b>

Tract 9 Stand Age - 15			
Product Class	Tons	Value Per Ton	Total Value
Pine Pulpwood	5,326	\$14	<b>\$74,564</b>

Tract 12 Stand Age - 23			
Product Class	Tons	Value Per Ton	Total Value
Pine Pulpwood	797	\$14	\$11,158
Chip-N-Saw	1,197	\$24	\$28,728
Total -			<b>\$39,886</b>

Tract 13 Stand Age - 23			
Product Class	Tons	Value Per Ton	Total Value
Pine Pulpwood	1,353	\$14	\$18,942
Chip-N-Saw	3,159	\$24	\$75,816
Total -			<b>\$94,758</b>

Tract 14 Stand Age - 23			
Product Class	Tons	Value Per Ton	Total Value
Pine Pulpwood	673	\$14	\$9,422
Chip-N-Saw	1,571	\$24	\$37,704
Total -			<b>\$47,126</b>

Tract 15 Stand Age - 16			
Product Class	Tons	Value Per Ton	Total Value
Pine Pulpwood	9,689	\$14	<b>\$135,646</b>

Tract 16 Stand Age - 16			
Product Class	Tons	Value Per Ton	Total Value
Pine Pulpwood	3,251	\$14	<b>\$45,514</b>

Tract 17 Stand Age - 16			
Product Class	Tons	Value Per Ton	Total Value
Pine Pulpwood	2,027	\$14	<b>\$28,378</b>

Tract 21 Stand Age - 16			
Product Class	Tons	Value Per Ton	Total Value
Pine Pulpwood	3,150	\$14	<b>\$44,100</b>

While I have no reason to believe that the information provided in this package contains any material inaccuracies, I make no representations or warranties, expressed or implied, at law or equity, as to the validity, accuracy or completeness of the information herein provided or in any additional materials, and nothing herein shall be deemed to constitute a representation or warranty or promise by myself as to any matter with respect to this property.

Sincerely,  
  
 Kenny Powell  
 Ga. R.F. #2323







HARVESTED FALL 2020



HARVESTED FALL 2020



All deer photographed and harvested on the property this year, except the wall mount.



HARVESTED SATURDAY, DECEMBER 5, 2020



HARVESTED FALL 2020



HARVESTED FALL 2020



HARVESTED FALL 2020



HARVESTED FALL 2020





HARVESTED FALL 2020



HARVESTED FALL 2020



HARVESTED FALL 2020



HARVESTED FALL 2020











NOVEMBER 2020



NOVEMBER 2020



NOVEMBER 2020



HARVESTED PRIOR TO 2020

**Coffee County**

North of Douglas



**3,094<sup>±</sup>**  
**acres**

*Offered in 22 Tracts*

**TRACTS**  
**1-3**



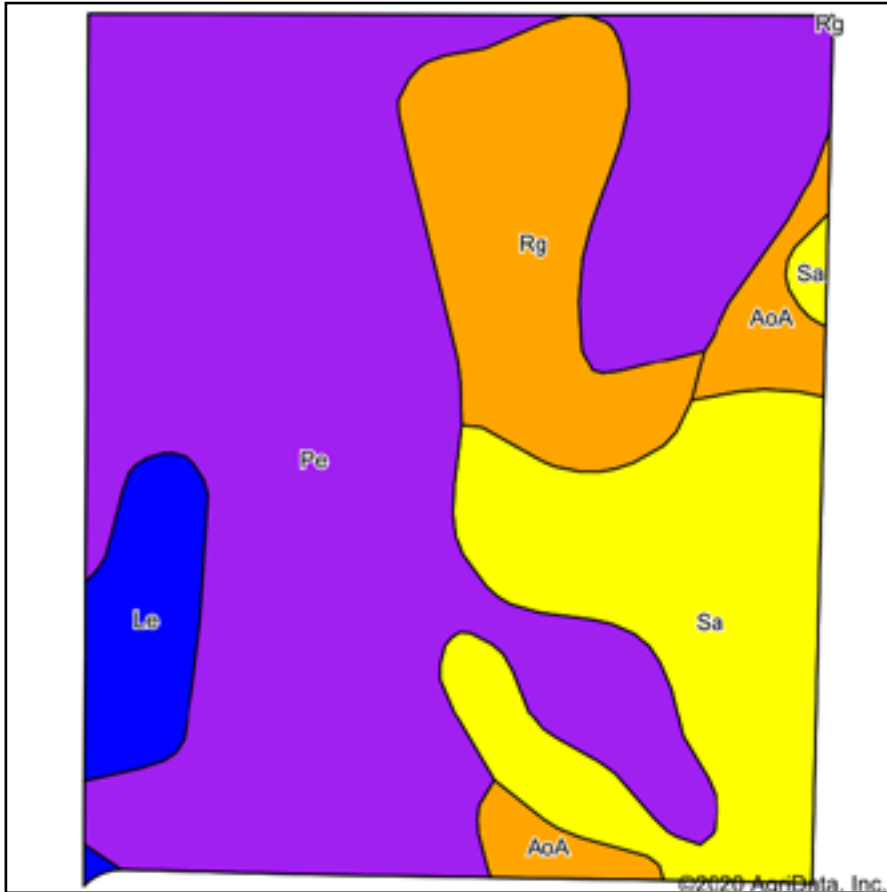
# TRACT MAP

## TRACTS 1-3

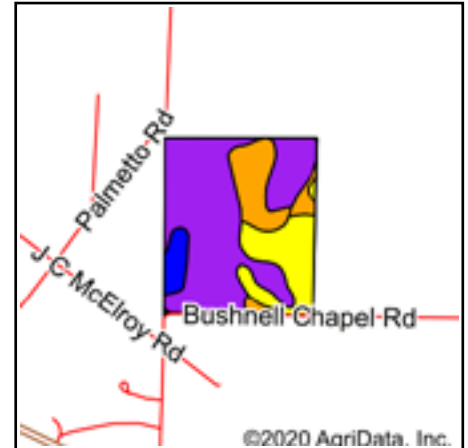


# SOILS MAP

## TRACTS 1-3



Soils data provided by USDA and NRCS.



State: **Georgia**  
 County: **Coffee**  
 Location: **31° 33' 41.9, -82° 57' 8.51**  
 Township: **Ambrose**  
 Acres: **113.47**  
 Date: **12/8/2020**

**SCHRADER**  
 Real Estate and Auction Company, Inc.

Maps Provided By:  
**surety**  
 CUSTOMER ONLINE MAPPING  
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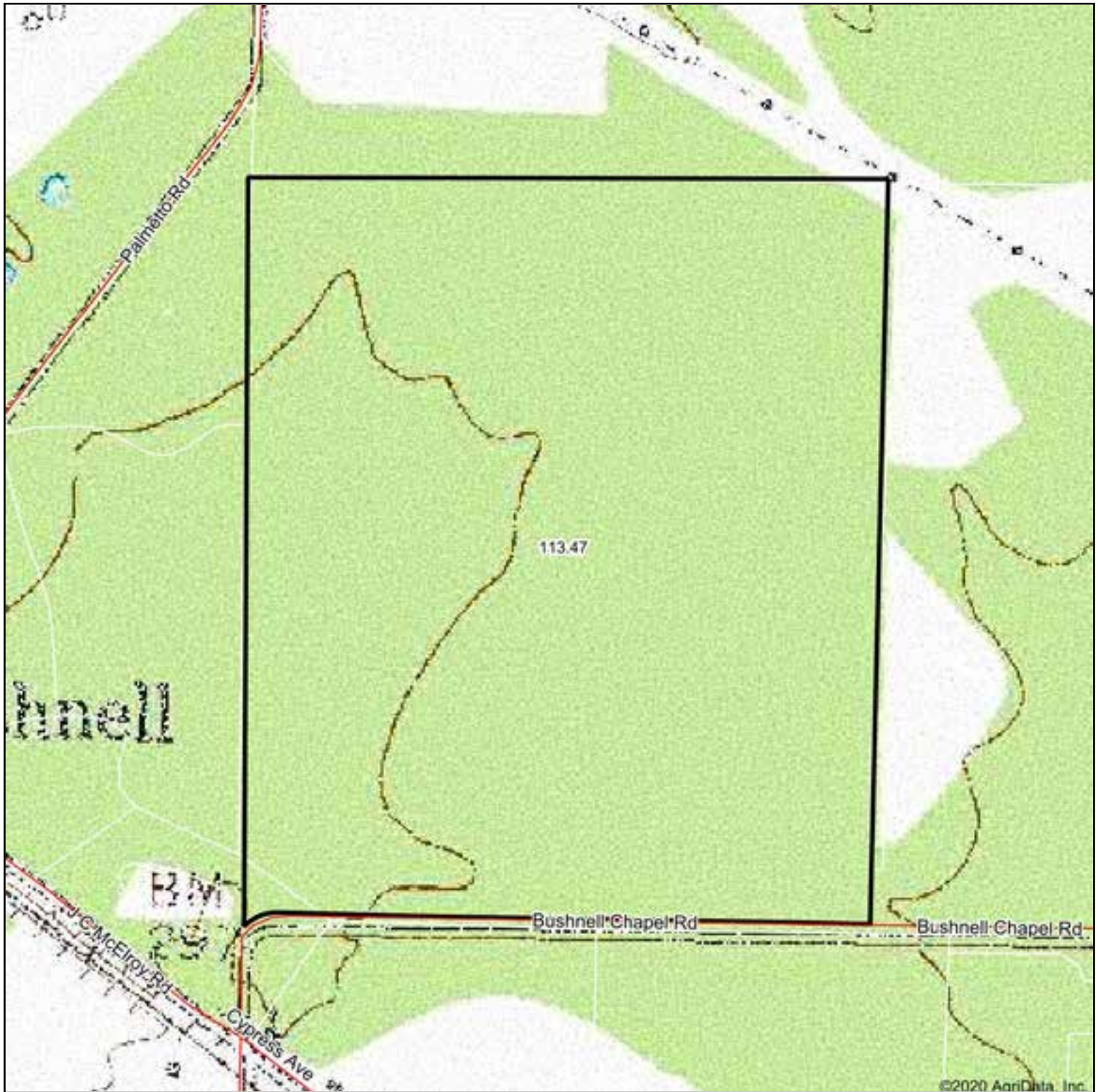


Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Cotton lint	Peanuts	Soybeans	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	*n NCCPI Cotton
Pe	Pelham loamy sand, occasionally flooded	67.10	59.1%		Vw					41	25	23	41
Sa	Sapelo fine sand	22.22	19.6%		IVw	48			19	40	31	33	40
Rg	Rigdon sand	14.09	12.4%		IIIw	81		2090	29	56	42	39	56
Le	Leefield loamy sand	5.74	5.1%		IIw	81	475	2090		38	25	23	38
AoA	Albany sand, 0 to 2 percent slopes	4.32	3.8%		IIIw	62		1615	24	28	15	19	17
Weighted Average						25.9	24	426.7	8.2	*n 42	*n 27.9	*n 26.8	*n 41.6

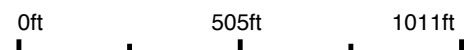


# TOPOGRAPHY MAP

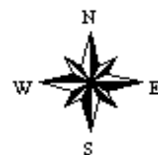
## TRACTS 1-3



map center: 31° 33' 41.9, -82° 57' 8.51



Coffee County  
Georgia



12/8/2020



# TOPOGRAPHY CONTOURS

## TRACTS 1-3



**SCHRADER**  
Real Estate and Auction Company, Inc.

Source: USGS 10 meter dem  
Interval(ft): 3.0  
Min: 289.2  
Max: 291.7  
Range: 2.5  
Average: 289.6  
Standard Deviation: 0.43 ft

0ft 398ft 795ft



12/8/2020

Coffee County  
Georgia

Map Center: 31° 33' 41.9, -82° 57' 8.51

Maps Provided By:  
**surety**  
CUSTOMER ONLINE MAPPING  
© AgriData, Inc. 2020 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.



# WETLANDS MAP

## TRACTS 1-3



State: **Georgia**  
 Location:  
 County: **Coffee**  
 Township: **Ambrose**  
 Date: **12/8/2020**

**SCHRADER**  
 Real Estate and Auction Company, Inc.

Maps Provided By:  
**surety**  
 CUSTOMER ONLINE MAPPING  
 © AgriData, Inc. 2020 www.AgriDataInc.com



0ft 622ft 1244ft

Classification Code	Type	Acres
PFO4A	Freshwater Forested/Shrub Wetland	31.91
PFO1/4A	Freshwater Forested/Shrub Wetland	1.15
Total Acres		33.06

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



# FLOOD ZONE MAP

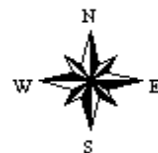
## TRACTS 1-3



Map Center: 31° 33' 41.9, -82° 57' 8.51

0ft 505ft 1011ft

Coffee County  
Georgia



12/8/2020

Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2020 www.AgriDataInc.com

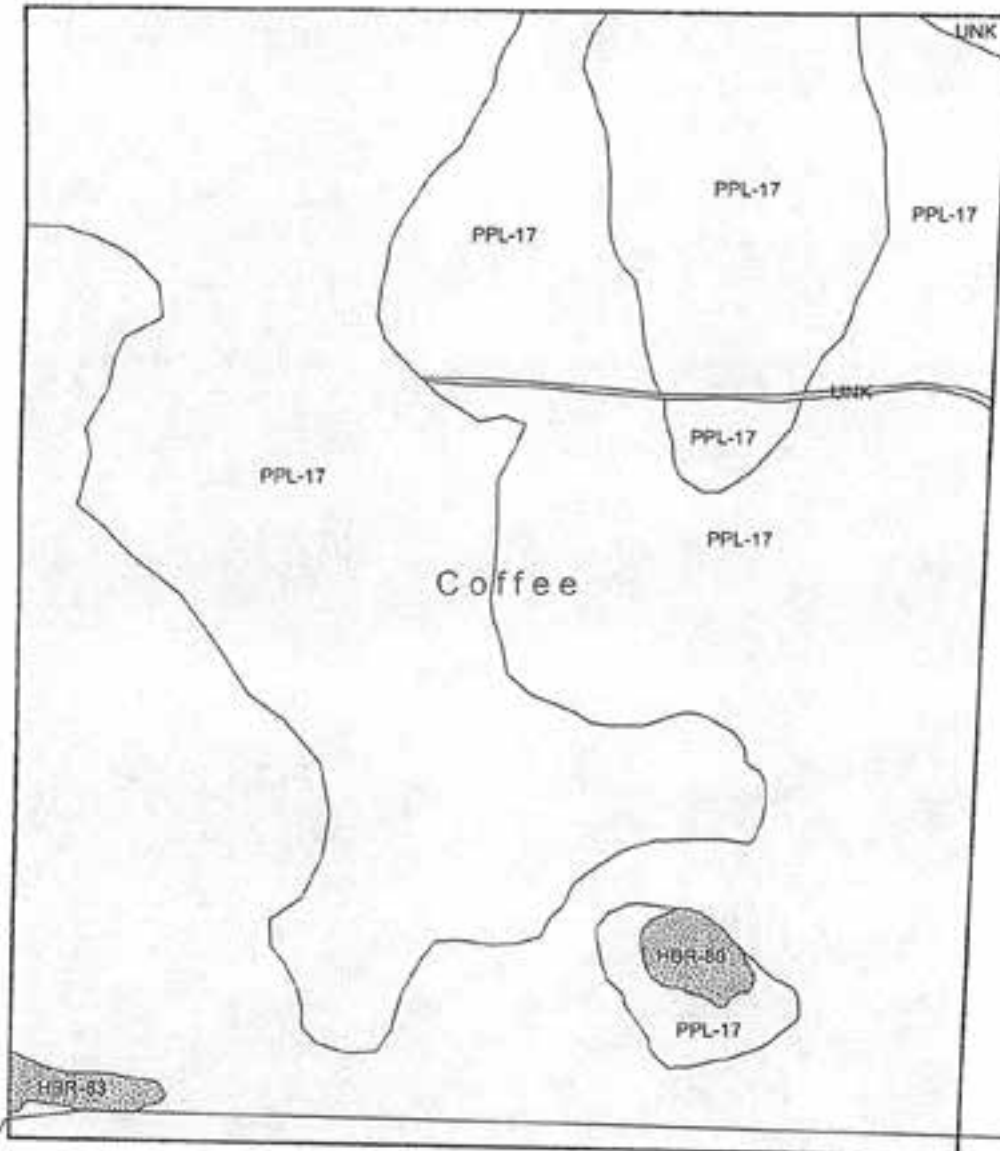
# TIMBER INFORMATION

## TRACTS 1-3

*Carolyn Parker Tracts  
Bushnell Tract  
Coffee County, GA  
Total GIS Acres +/- 115*

### Legend

- Planted Premerchtable Pine
- Hardwood Branch
- Non-Forest



**FOREST RESOURCE**  
**CONSULTANTS, INC.**  
FRC  
WWW.FRC.US.COM

Date: March 23, 2020

0 660 1,320  
Feet



# TIMBER INFORMATION

## TRACTS 1-3

### PROPERTY DATA SUMMARY

PROPERTY:  
15  
15-Bushnell

APPRAISAL DATE:  
03/31/20

#### LAND

<u>Land Types</u>	<u>Acres</u>	<u>Percentages</u>
Premerchantable Planted Pine	113.33	98.3%
Merchantable Planted Pine	0.00	0.0%
Natural Pine/Hardwood	0.00	0.0%
Cutover Upland	0.00	0.0%
Non-Convertible Bottomland	1.37	1.2%
Non-Forest	0.57	0.5%
<b><i>Upland Total</i></b>	<b>115.27</b>	<b>100.0%</b>

#### MERCHANTABLE TIMBER

<u>Products</u>	<u>Volume</u>	<u>Specifications</u>		
<b>Pine:</b>		<u>Units</u>	<u>lb./Unit</u>	<u>DBH</u>
Pine Pulpwood/Topwood	8.82	Tons	2000	4.6" & up
Pine Chip-N-Saw	5.55	Tons	2000	8.6" - 11.59"
Pine Sawtimber	13.00	Tons	2000	11.6" & up
<b>Total Pine</b>	<b>27.37</b>			
<b>Hardwood:</b>				
Hardwood Pulpwood/Topwood	32.34	Tons	2000	4.6" & up
Hardwood Sawtimber	10.71	Tons	2000	11.6" & up
<b>Total Hardwood</b>	<b>43.05</b>			

#### PREMERCHANTABLE PINE TIMBER

<u>Establishment Year</u>	<u>LOBLOLLY</u>		<u>SLASH</u>	
	<u>Age</u>	<u>Acres</u>	<u>Age</u>	<u>Acres</u>
Site Prepared	--	0.00	--	0.00
2020	0	0.00	0	0.00
2019	1	0.00	1	0.00
2018	2	0.00	2	0.00
2017	3	113.33	3	0.00
2016	4	0.00	4	0.00
2015	5	0.00	5	0.00
2014	6	0.00	6	0.00
2013	7	0.00	7	0.00
2012	8	0.00	8	0.00
2011	9	0.00	9	0.00
2010	10	0.00	10	0.00
2009	11	0.00	11	0.00
2008	12	0.00	12	0.00
2007	13	0.00	13	0.00
2006	14	0.00	14	0.00
<b><i>Avg. Age/Total</i></b>	<b>3.0</b>	<b>113.33</b>	<b>0.0</b>	<b>0.00</b>

# COUNTY INFORMATION

## TRACTS 1-3



**qPublic.net™** Coffee County, GA

### Summary

Parcel Number 0059 023  
 Location Address  
 Legal Description LL43 6LD BUSHNELL TRACT  
 (Note: Not to be used on legal documents)  
 Class V5-Consrv Use  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Zoning AG  
 Tax District County (District 01)  
 Millage Rate 24.286  
 Acres 115.27  
 Homestead Exemption No (S0)  
 Landlot/District N/A

[View Map](#)

### Owner

[CAROLYN TIMBERLANDS LLC](#)  
 PO BOX 9848  
 SAVANNAH, GA 31412

### Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	AoAW	Rural	1	5
RUR	LeW	Rural	1	5
RUR	PeW	Rural	1	68
RUR	RgW	Rural	1	15
RUR	SaW	Rural	1	22.27

### Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Timberland 93	3	5
CUV	Timberland 93	6	5
CUV	Timberland 93	8	68
CUV	Timberland 93	5	15
CUV	Timberland 93	7	22.27

### Sales

Sale Date	Sale Price	Grantor	Grantee
3/27/2020	\$1,438,556	CAROLYN TIMBERLANDS LLC ET AL	CAROLYN TIMBERLANDS LLC
4/20/2012	\$520,250	PARKER TIMBERLANDS LLC	CAROLYN TIMBERLANDS LLC
4/20/2012	\$0	CLAUDE P COOK & CO LP	PARKER TIMBERLANDS LLC
	\$0		CLAUDE P. COOK & CO. L.P.

### Valuation

	2020	2019	2018	2017
Previous Value	\$148,617	\$148,617	\$148,617	\$148,617
Land Value	\$148,617	\$148,617	\$148,617	\$148,617
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$148,617	\$148,617	\$148,617	\$148,617
10 Year Land Covenant (Agreement Year / Value)	2013 / \$42,893	2013 / \$41,714	2013 / \$40,562	2013 / \$39,431

No data available for the following modules: Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

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Version 2.3.96



# TAX STATEMENTS

## TRACTS 1-3

### 2020 Property Tax Statement

Shanda Henderson  
Coffee County Tax Commissioner  
P.O. Box 1207  
Douglas, GA 31534

#### FORWARDING SERVICE REQUESTED

MAKE CHECK OR MONEY ORDER PAYABLE TO:  
Coffee County Tax Commissioner



\*\*\*\*\*AUTO\*\*ALL FOR AADC 320 8 9 1388 2 AB 0.419

CAROLYN TIMBERLANDS LLC ET AL  
P O BOX 9848  
SAVANNAH, GA 314120048



Bill No.	Due Date	TOTAL DUE
2020-2391	12/01/2020	416.68

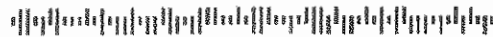
Map: 0059 023  
Location:

Payment Good Through: 12/01/2020  
Printed: 09/22/2020

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of these exemptions and are not now receiving the benefit, you must apply for the exemption not later than April 1, 2020 in order to receive the exemption in future years in compliance with GA Code 48-5-56. For more information contact the coffee county tax assessors office at 912-384-2136. Pay your bill online at [www.coffeecountypay.com](http://www.coffeecountypay.com)

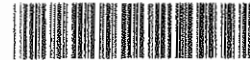
For information about donating vacant and dilapidated property contact the Douglas-Coffee County Land Bank Authority TODAY at 912-383-0277.

Shanda Henderson  
Coffee County Tax Commissioner  
PO Box 1207  
Douglas, GA 31534-1207



#### RETURN THIS PORTION WITH PAYMENT

(Interest will be added monthly if not paid by due date)



BILL NUMBER BARCODE

Shanda Henderson  
Coffee County Tax Commissioner  
P.O. Box 1207  
Douglas, GA 31534  
[www.coffeecountypay.com](http://www.coffeecountypay.com)

Tax Payer: CAROLYN TIMBERLANDS LLC ET AL  
Map Code: 0059 023 REAL  
Description: LL43 6LD  
Location:  
Bill No: 2020-2391  
District: 001 COFFEE COUNTY

Phone: (912) 384-4895 Fax: (912) 389-1375

Building Value	Land Value	Acres	Fair Market Value	Due Date			Payment Good Through	Exemptions
0	148,617	115.2700	148,617	12/01/2020			12/01/2020	SV
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	148,617.00	59,447.00	42,290.00	17,157.00	.000	0.00	0.00	0.00
COUNTY M&O	148,617.00	59,447.00	42,290.00	17,157.00	7.754	133.04	0.00	133.04
SCHOOL M&O	148,617.00	59,447.00	42,290.00	17,157.00	16.032	275.06	0.00	275.06
COUNTY EDA	148,617.00	59,447.00	42,290.00	17,157.00	.500	8.58	0.00	8.58
TOTALS					24.286	416.68	0.00	416.68



BILL NUMBER BARCODE

- Interest and Penalty will be applied to unpaid bills after the due date.
- If a receipt is desired, please include a stamped, self-addressed envelope.
- If taxes are to be paid by a mortgage company, send the top portion of this statement to them.

Per Resolution No. 2017-14, after September 1st, all legal and appropriate steps to collect any delinquent taxes, including but not limited to, levying on property and completing a judicial sale.

Bill No:2020-2391	
Current Due	416.68
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payment	0.00
Back Taxes	0.00
TOTAL DUE	416.68



TRACT 3 - GREAT HUNTING, SEVERAL DEER STANDS & GOOD INTERIOR ROADS





TRACT 3 - DEER BLIND, GREAT HUNTING



TRACTS 1-3 - EXAMPLE OF 4 YEAR OLD PINE





TRACTS 1-3 - ROAD FRONTAGE



TRACTS 1-3





TRACTS 1-3 - EXAMPLE OF 4 YEAR OLD GROWTH



TRACTS 1-3





TRACTS 1-3



TRACTS 1-3





**Coffee County**

North of Douglas



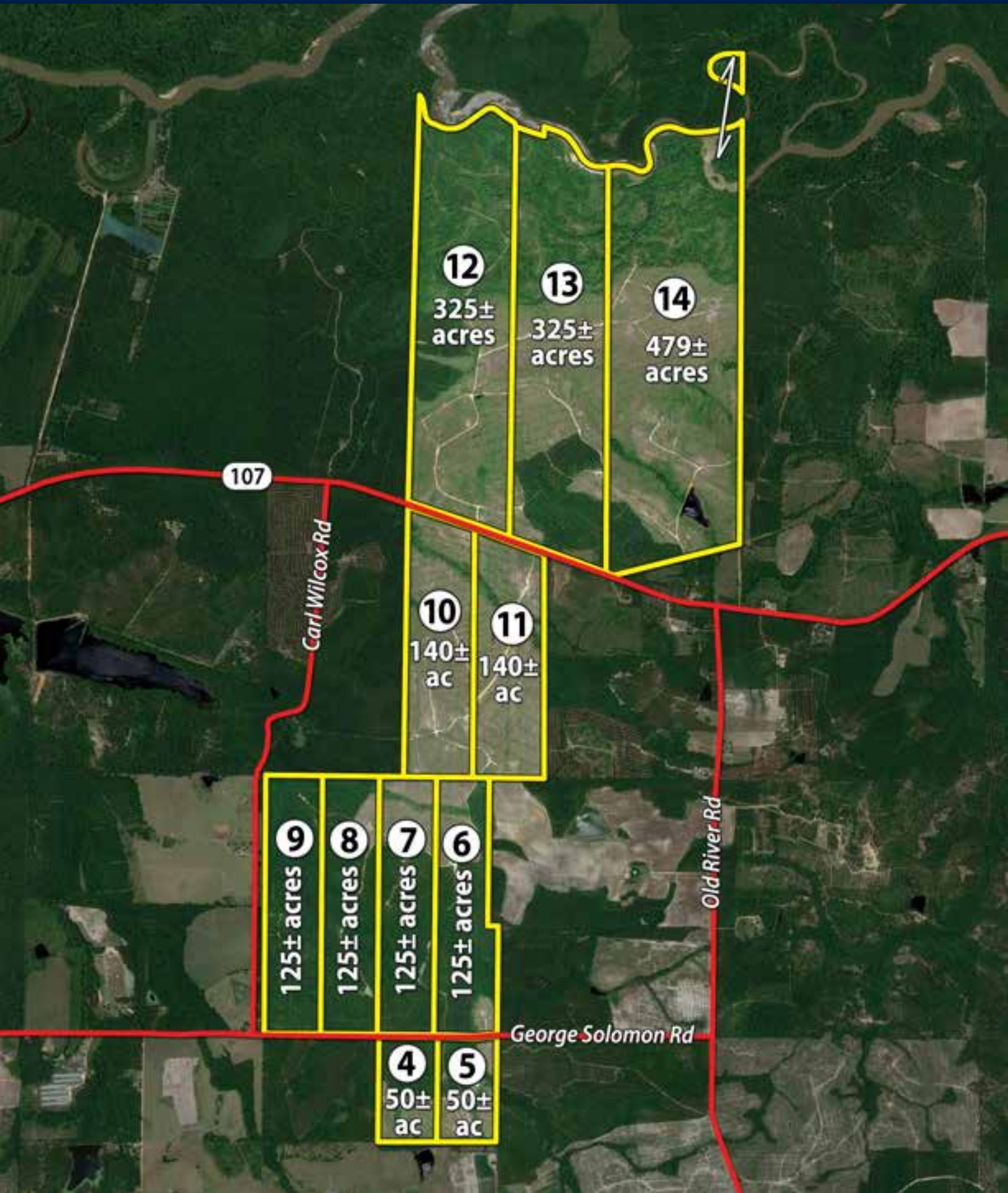
**3,094<sup>±</sup>**  
**acres**

*Offered in 22 Tracts*

**TRACTS**  
**4-14**

# TRACT MAP

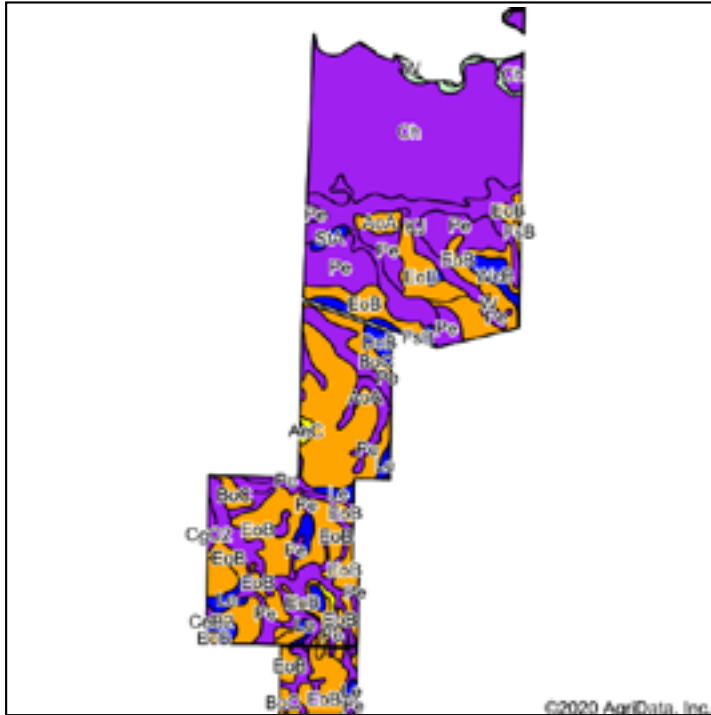
## TRACTS 4-14



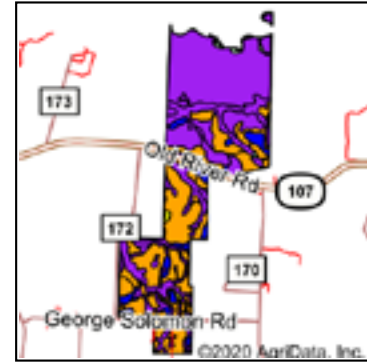


# SOILS MAP

## TRACTS 4-14



Soils data provided by USDA and NRCS.



State: **Georgia**  
 County: **Coffee**  
 Location: **31° 45' 27.05, -82° 53' 43.87**  
 Township: **Broxton**  
 Acres: **1978.08**  
 Date: **12/8/2020**

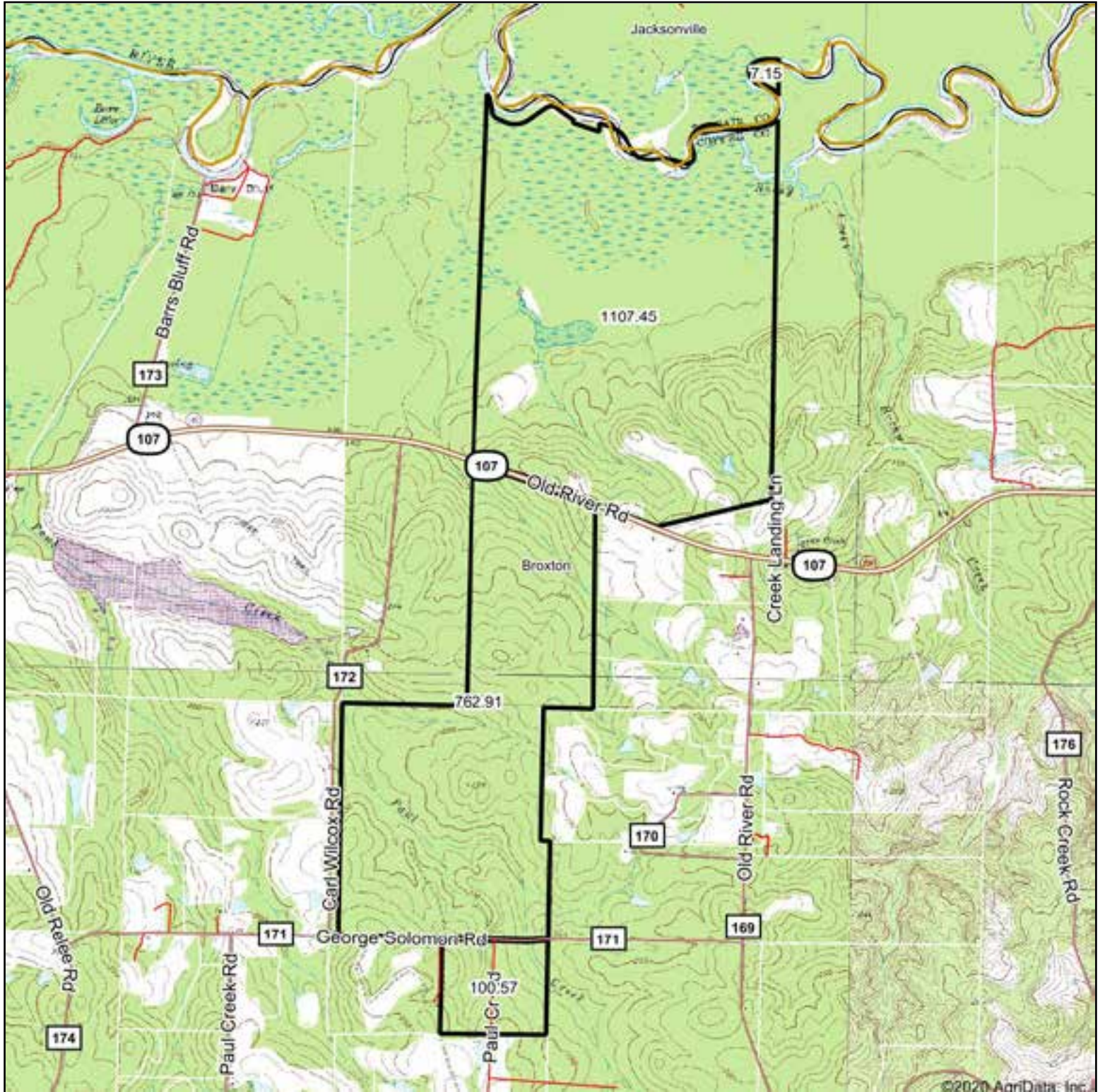
**SCHRADER**  
 Real Estate and Auction Company, Inc.

Maps Provided By:  
**surety**  
 CUSTOMER SERVICE: 800-847-7777  
 © AgriData, Inc. 2020 www.Agridata.com

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Cotton lint	Pasture	Peanuts	Soybeans	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	*n NCCPI Cotton
Ch	Chastain-Tawcaw complex, frequently flooded	539.53	27.3%		Vlw						49	41	40	34
EoB	Esto loamy sand, 2 to 5 percent slopes	506.36	25.6%		Ille	50	500		1700	35	67	32	32	67
KJ	Kinston and Johnston soils, 0 to 2 percent slopes, frequently flooded	309.59	15.7%		Vlw						22	16	16	10
Pe	Pelham loamy sand, occasionally flooded	286.56	14.5%		Vw						41	25	23	41
BoC	Bonifay sand, 2 to 8 percent slopes	79.14	4.0%		Ills	50			1600	24	34	26	23	34
CeB2	Carnegie sandy loam, 3 to 5 percent slopes, eroded	69.60	3.5%		Ille	65	500		3200	30	57	30	27	57
Le	Leefield loamy sand	33.18	1.7%		Ilw	81	475		2090		38	25	23	38
FsB	Fuquay loamy sand, 1 to 5 percent slopes	26.80	1.4%		Ilis	85	650	9	2900	30	41	29	25	41
WcB	Wicksburg loamy sand, 2 to 5 percent slopes	25.06	1.3%		Ilis	60	600		4000		57	32	28	57
AoA	Albany sand, 0 to 2 percent slopes	22.97	1.2%		Illw	62			1615	24	28	15	19	17
W	Water	21.12	1.1%											
DoB	Dothan loamy sand, 2 to 5 percent slopes	17.53	0.9%		Ille	120	900		3600	35	64	36	34	64
CnB	Clarendon loamy sand, 2 to 5 percent slopes	10.79	0.5%		Ille	105	650			35	60	35	36	60
StA	Stilson loamy sand, 0 to 2 percent slopes	8.81	0.4%		Ilw	80	600		3100	35	53	37	29	53
AeC	Ailey loamy coarse sand, 2 to 8 percent slopes	8.20	0.4%		IVs	45	350		2000	18	26	18	17	20
Pd	Pelham fine sand, ponded, 0 to 2 percent slopes	5.07	0.3%		Vw						21	4	7	21
W	Water	4.27	0.2%											
ErD	Esto-Rock outcrop complex, 5 to 12 percent slopes	3.12	0.2%		Vle						56	29	27	56
CgC2	Carnegie-Cowarts complex, 5 to 8 percent slopes, eroded	0.38	0.0%		IVe	57	440		640	23	50	27	23	50
Weighted Average						23.3	185.7	0.1	809.7	12.4	*n 46.9	*n 29.8	*n 28.9	*n 40.8

# TOPOGRAPHY MAP

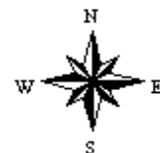
## TRACTS 4-14



map center: 31° 45' 27.05, -82° 53' 43.87

0ft 3278ft 6557ft

Coffee County  
Georgia

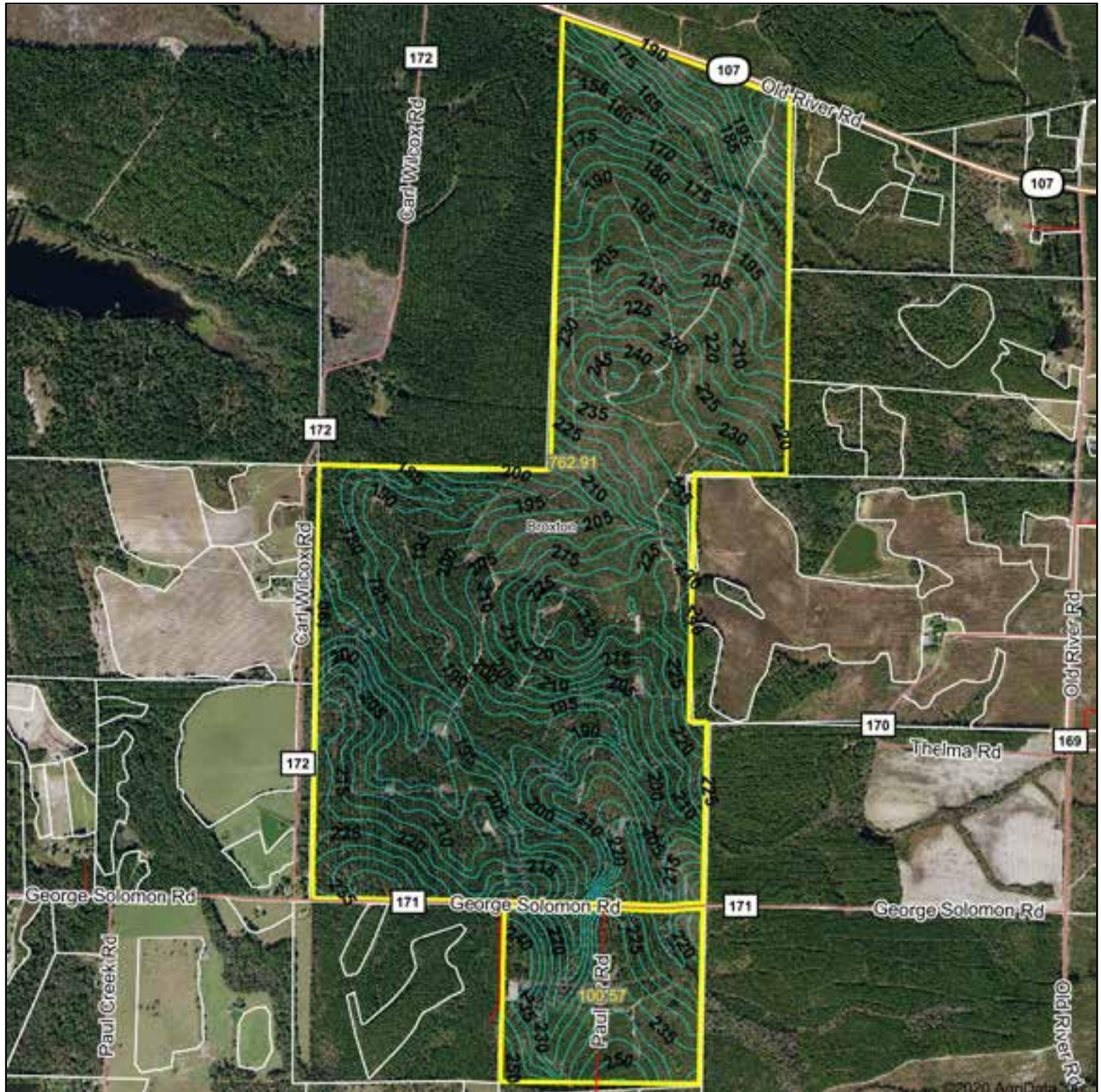


12/8/2020



# TOPOGRAPHY CONTOURS

## TRACTS 4-11



**SCHRADER**  
Real Estate and Auction Company, Inc.

Source: USGS 10 meter dem  
Interval(ft): 5.0  
Min: 150.0  
Max: 256.0  
Range: 106.0  
Average: 208.6  
Standard Deviation: 20.41 ft

0ft 1757ft 3514ft



12/8/2020

Coffee County  
Georgia

Map Center: 31° 44' 44.86, -82° 54' 4.34

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008



# TOPOGRAPHY CONTOURS

## TRACTS 12-14



**SCHRADER**  
Real Estate and Auction Company, Inc.

Source: USGS 10 meter dem

Interval(ft): 5.0

Min: 122.2

Max: 220.5

Range: 98.3

Average: 145.4

Standard Deviation: 25.85 ft

0ft 1449ft 2898ft



12/8/2020

Coffee County  
Georgia

Map Center: 31° 46' 19.64, -82° 53' 29.85

Maps Provided By:



© AgriData, Inc. 2020 www.AgrDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.



# WETLANDS MAP

## TRACTS 4-14



State: **Georgia**  
 Location:  
 County: **Coffee**  
 Township: **Broxton**  
 Date: **12/8/2020**

**SCHRADER**  
 Real Estate and Auction Company, Inc.

Maps Provided By:  
**surety**  
 CUSTOMER-ONLINE MAPPING  
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0ft 10557ft 21115ft

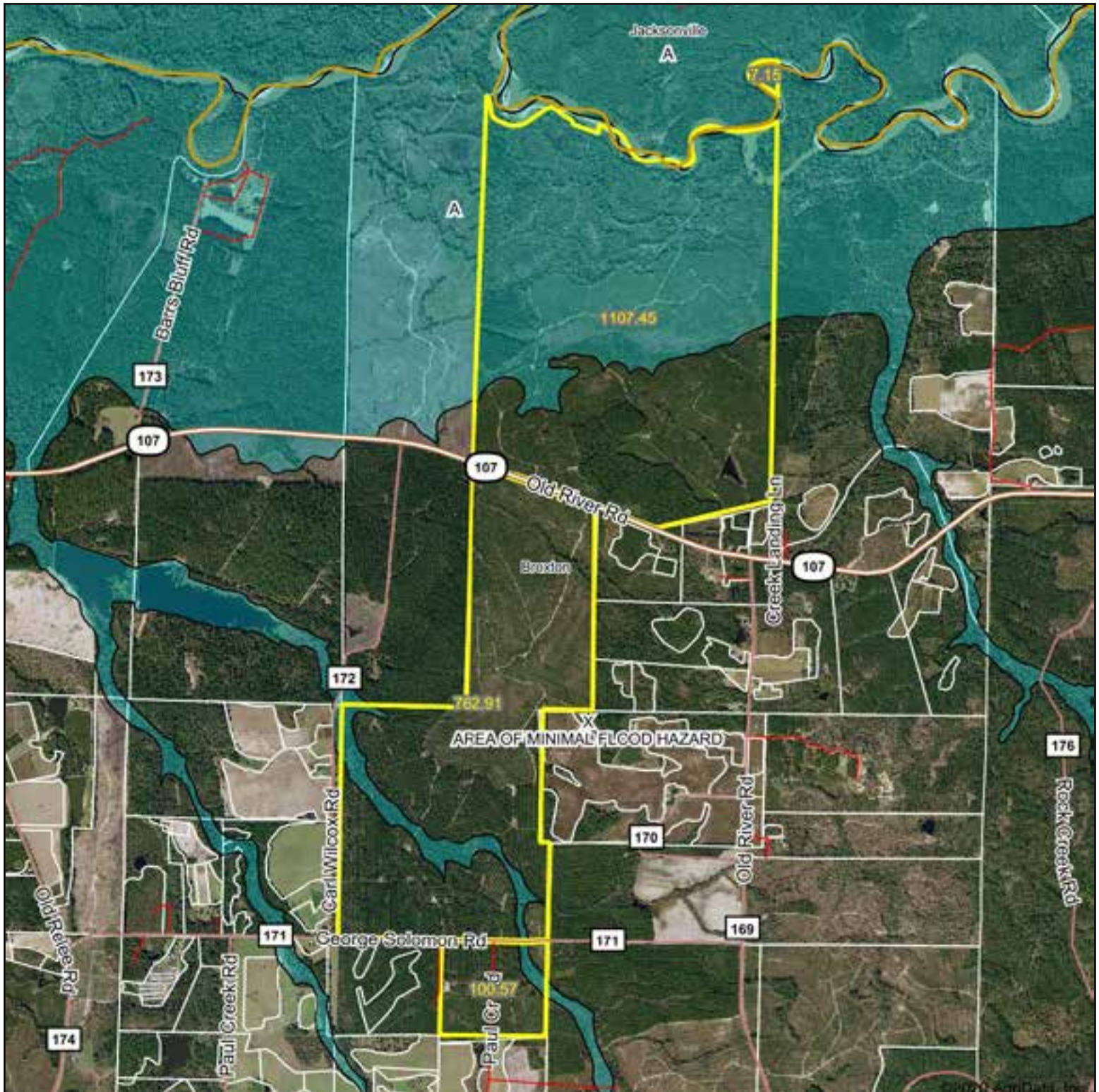
Classification Code	Type	Acres
PFO1C	Freshwater Forested/Shrub Wetland	374.76
PFO4A	Freshwater Forested/Shrub Wetland	108.28
R2UBH	Riverine	26.20
PSS1Fh	Freshwater Forested/Shrub Wetland	14.06
PFO1A	Freshwater Forested/Shrub Wetland	10.99
R4SBC	Riverine	5.99
PFO1F	Freshwater Forested/Shrub Wetland	5.53
PFO1Fh	Freshwater Forested/Shrub Wetland	5.53
PFO1/4A	Freshwater Forested/Shrub Wetland	5.44
PUBHh	Freshwater Pond	1.59
PFO1/4C	Freshwater Forested/Shrub Wetland	1.11
R5UBH	Riverine	0.24
PSS1C	Freshwater Forested/Shrub Wetland	0.00
Total Acres		559.72

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



# FLOOD ZONE MAP

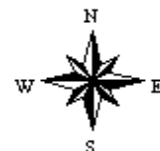
## TRACTS 4-14



Map Center: 31° 45' 27.05, -82° 53' 43.87

0ft 3278ft 6557ft

Coffee County  
Georgia



12/8/2020

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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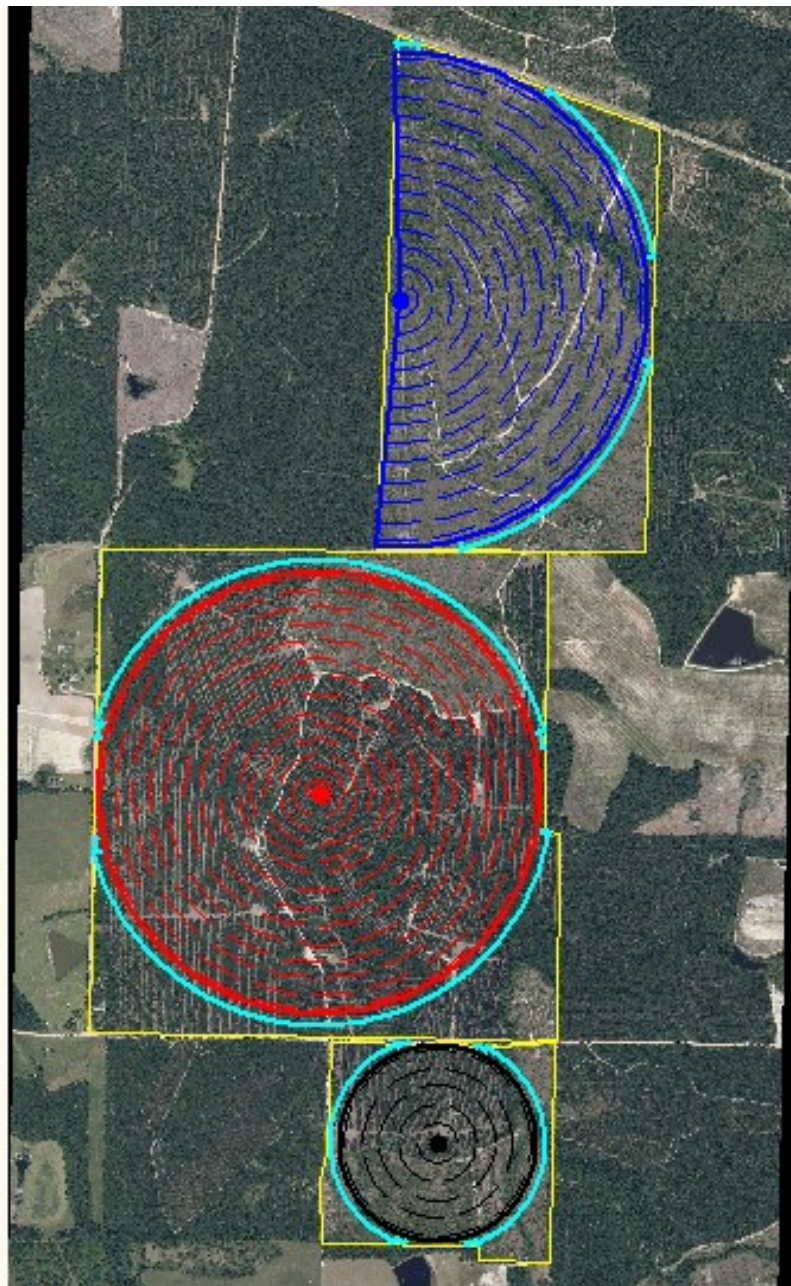
# IRRIGATION MAP

## TRACTS 4-14

**ZIMMATIC**  
BY LINDSAY

Design Detail

New Design (4)





# IRRIGATION INFORMATION

## TRACTS 4-14



### Design Detail

#### ----- Pivot 1 -----

Pivot Point: 31.755100° -82.900526°

		System Length:	2463.67 ft
Pivot Wetted Area:	226.74 acres	Number of Spans:	0
Corner Wetted Area:	0.00 acres	Degree of Sweep	186 Degrees
Endgun Wetted Area:	11.29 acres	Endgun Throw:	100.00 ft
Total Wetted Area:	238.03 acres	Field Area:	283.53 acres

#### ----- Primary Endgun -----

Start and Stop Angle Deg From North	Start and Stop Angle Deg From Start	Start Position Lat / Long	Stop Position Lat / Long	Area
358.20 / 3.40	0.20 / 5.30	31.7618 / -82.9007	31.7618 / -82.9000	0.52
34.40 / 79.00	36.30 / 80.90	31.7606 / -82.8960	31.7563 / -82.8927	4.49
102.90 / 165.20	104.80 / 167.20	31.7535 / -82.8927	31.7485 / -82.8985	6.28



# IRRIGATION INFORMATION

## TRACTS 4-14



### Design Detail

#### ----- Pivot 2 -----

Pivot Point: 31.741577° -82.902828°

		System Length:	2224.92 ft
Pivot Wetted Area:	357.02 acres	Number of Spans:	0
Corner Wetted Area:	0.00 acres	Degree of Sweep	360 Degrees
Endgun Wetted Area:	28.14 acres	Endgun Throw:	100.00 ft
Total Wetted Area:	385.16 acres	Field Area:	502.19 acres

#### ----- Primary Endgun -----

Start and Stop Angle Deg From North	Start and Stop Angle Deg From Start	Start Position Lat / Long	Stop Position Lat / Long	Area
98.60 / 254.10	98.60 / 254.10	31.7406 / -82.8957	31.7398 / -82.9097	14.17
286.80 / 73.30	286.80 / 73.30	31.7433 / -82.9096	31.7433 / -82.8959	13.35

#### ----- Secondary Endgun -----

Start and Stop Angle Deg From North	Start and Stop Angle Deg From Start	Start Position Lat / Long	Stop Position Lat / Long	Area
73.30 / 77.10	73.30 / 77.10	31.7433 / -82.8959	31.7429 / -82.8958	0.21
98.60 / 98.60	98.60 / 98.60	31.7406 / -82.8957	31.7406 / -82.8957	0.00
254.10 / 257.90	254.10 / 257.90	31.7398 / -82.9097	31.7402 / -82.9098	0.21
283.00 / 286.80	283.00 / 286.80	31.7429 / -82.9098	31.7433 / -82.9096	0.21



# IRRIGATION INFORMATION

## TRACTS 4-14



### Design Detail

#### ----- Pivot 3 -----

Pivot Point: 31.732035° -82.898825°

		System Length:	990.17 ft
Pivot Wetted Area:	70.71 acres	Number of Spans:	0
Corner Wetted Area:	0.00 acres	Degree of Sweep	360 Degrees
Endgun Wetted Area:	11.63 acres	Endgun Throw:	100.00 ft
Total Wetted Area:	82.34 acres	Field Area:	105.38 acres

#### ----- Primary Endgun -----

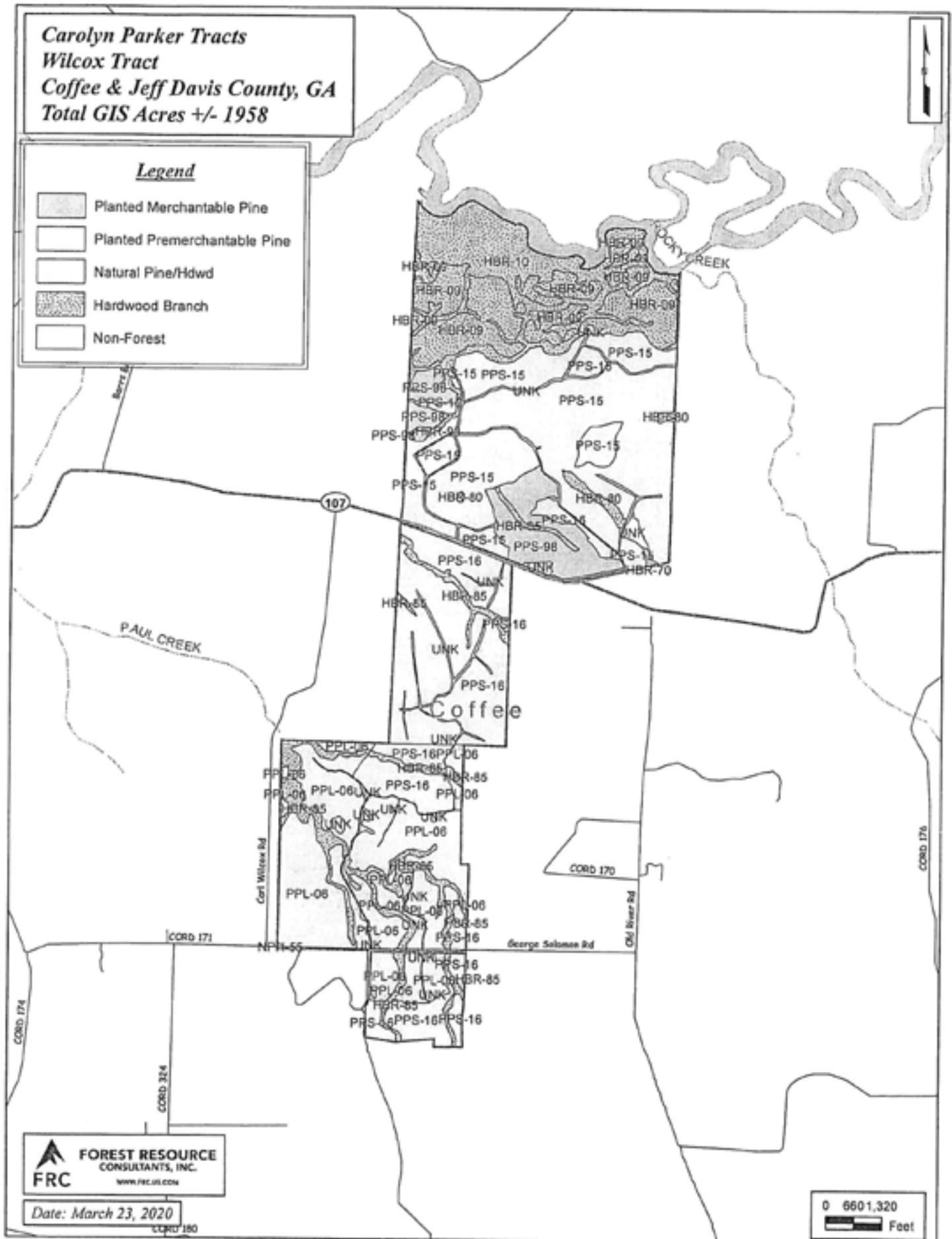
Start and Stop Angle Deg From North	Start and Stop Angle Deg From Start	Start Position Lat / Long	Stop Position Lat / Long	Area
25.40 / 157.90	25.40 / 157.90	31.7344 / -82.8974	31.7295 / -82.8976	5.53
203.40 / 336.60	203.40 / 336.60	31.7295 / -82.9000	31.7345 / -82.9000	5.55

#### ----- Secondary Endgun -----

Start and Stop Angle Deg From North	Start and Stop Angle Deg From Start	Start Position Lat / Long	Stop Position Lat / Long	Area
19.80 / 25.40	19.80 / 25.40	31.7345 / -82.8977	31.7344 / -82.8974	0.14
157.90 / 163.50	157.90 / 163.50	31.7295 / -82.8976	31.7294 / -82.8979	0.14
197.60 / 203.40	197.60 / 203.40	31.7294 / -82.8997	31.7295 / -82.9000	0.14
336.60 / 342.30	336.60 / 342.30	31.7345 / -82.9000	31.7346 / -82.8997	0.14

# TIMBER INFORMATION

## TRACTS 4-14





# TIMBER INFORMATION

## TRACTS 4-14

### PROPERTY DATA SUMMARY

PROPERTY:  
38  
38-Wilcox

APPRAISAL DATE:  
03/31/20

#### LAND

<u>Land Types</u>	<u>Acres</u>	<u>Percentages</u>
Premerchantable Planted Pine	1,279.80	65.4%
Merchantable Planted Pine	109.38	5.6%
Natural Pine/Hardwood	0.39	0.0%
Cutover Upland	0.00	0.0%
Non-Convertible Bottomland	509.08	26.0%
Non-Forest	59.35	3.0%
<b><u>Upland Total</u></b>	<b>1,958.00</b>	<b>100.0%</b>

#### MERCHANTABLE TIMBER

<u>Products</u>	<u>Volume</u>	<u>Specifications</u>		
<b>Pine:</b>		<u>Units</u>	<u>lb./Unit</u>	<u>DBH</u>
Pine Pulpwood/Topwood	3,370.71	Tons	2000	4.6" & up
Pine Chip-N-Saw	4,222.83	Tons	2000	8.6" - 11.59"
Pine Sawtimber	1,412.78	Tons	2000	11.6" & up
<b>Total Pine</b>	<b>9,006.31</b>			
<b>Hardwood:</b>				
Hardwood Pulpwood/Topwood	2,996.98	Tons	2000	4.6" & up
Hardwood Sawtimber	992.46	Tons	2000	11.6" & up
<b>Total Hardwood</b>	<b>3,989.44</b>			

#### PREMERCHANTABLE PINE TIMBER

<u>Establishment Year</u>	<u>LOBLOLLY</u>		<u>SLASH</u>	
	<u>Age</u>	<u>Acres</u>	<u>Age</u>	<u>Acres</u>
Site Prepared	--	0.00	--	0.00
2020	0	0.00	0	0.00
2019	1	0.00	1	0.00
2018	2	0.00	2	0.00
2017	3	0.00	3	0.00
2016	4	0.00	4	382.32
2015	5	0.00	5	528.53
2014	6	0.00	6	0.00
2013	7	0.00	7	0.00
2012	8	0.00	8	0.00
2011	9	0.00	9	0.00
2010	10	0.00	10	0.00
2009	11	0.00	11	0.00
2008	12	0.00	12	0.00
2007	13	0.00	13	0.00
2006	14	368.95	14	0.00
<b><u>Avg. Age/Total</u></b>	<b>14.0</b>	<b>368.95</b>	<b>4.6</b>	<b>910.85</b>

# COUNTY INFORMATION

## TRACTS 4-14



**qPublic.net**™ Coffee County, GA

### Summary

**Parcel Number** 0069 012  
**Location Address** GEORGE SOLOMON RD  
**Legal Description** LL235 1LD LL226 1LD  
(Note: Not to be used on legal documents)  
**Class** J5  
(Note: This is for tax purposes only. Not to be used for zoning.)  
**Zoning** AG  
**Tax District** County (District 01)  
**Millage Rate** 24.286  
**Acres** 599.98  
**Homestead Exemption** No (S0)  
**Landlot/District** N/A

[View Map](#)

### Owner

[CAROLYN TIMBERLANDS LLC](#)  
 PO BOX 9848  
 SAVANNAH, GA 31412

### Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	AeCW	Rural	1	3.87
RUR	AoAW	Rural	1	2.89
RUR	BoCW	Rural	1	65.38
RUR	CeB2W	Rural	1	20.61
RUR	CnBW	Rural	1	11.36
RUR	EoBW	Rural	1	234.13
RUR	EoDW	Rural	1	3.33
RUR	FsBW	Rural	1	21.95
RUR	KJW	Rural	1	109.23
RUR	LeW	Rural	1	31.83
RUR	PdW	Rural	1	4.67
RUR	PeW	Rural	1	90.73

### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/27/2020	2074 272		\$1,438,556	DQ - Multi-Parcel Sale	CAROLYN TIMBERLANDS LLC ET AL	CAROLYN TIMBERLANDS LLC
4/20/2012	1625 3		\$520,250	DQ - Vacant	PARKER TIMBERLANDS LLC ET AL	CAROLYN TIMBERLANDS LLC
4/20/2012	1613 117		\$0	DQ - Vacant	CLAUDE P COOK & CO LP	PARKER TIMBERLANDS LLC ET AL
			\$0	Not Market Value	COOK & COMPANY	CLAUDE P. COOK & CO., L.

### Valuation

	2020	2019	2018	2017	2016	2015
Previous Value	\$816,173	\$816,173	\$816,173	\$816,173	\$816,173	\$816,173
Land Value	\$816,173	\$816,173	\$816,173	\$816,173	\$816,173	\$816,173
+ Improvement Value	\$0	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0	\$0
= Current Value	\$816,173	\$816,173	\$816,173	\$816,173	\$816,173	\$816,173

**No data available for the following modules:** Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed. No warranty, expressed or implied, is provided for the data herein, or its use.

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# COUNTY INFORMATION

## TRACTS 4-14



**qPublic.net**™ Coffee County, GA

### Summary

**Parcel Number** 0086 001  
**Location Address** HWY 107  
**Legal Description** LL271,272,281,282,3 WILCOX TRACT  
 (Note: Not to be used on legal documents)  
**Class** J5  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**Zoning** AG  
**Tax District** County (District 01)  
**Millage Rate** 24.286  
**Acres** 650  
**Homestead Exemption** No (S0)  
**Landlot/District** N/A

[View Map](#)

### Owner

[CAROLYN TIMBERLANDS LLC](#)  
 PO BOX 9848  
 SAVANNAH, GA 31412

### Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	LeW	Rural	1	5
RUR	AoAW	Rural	1	4
RUR	BoCW	Rural	1	8
RUR	DoBW	Rural	1	18
RUR	EoBW	Rural	1	180
RUR	KJW	Rural	1	82
RUR	PeW	Rural	1	97
RUR	StAW	Rural	1	10
RUR	AeCW	Rural	1	6
RUR	ChW	Rural	1	234
RUR	FsBW	Rural	1	6

### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/27/2020	2074 272		\$1,438,556	DQ - Multi-Parcel Sale	CAROLYN TIMBERLANDS LLC ET AL	CAROLYN TIMBERLANDS LLC
4/20/2012	1625 3		\$0	DQ - Vacant	PARKER TIMBERLANDS LLC ET AL	CAROLYN TIMBERLANDS LLC
4/20/2012	1613 117		\$0	DQ - Vacant	CLAUDE P COOK & CO LP	PARKER TIMBERLANDS LLC ET AL
			\$0	Not Market Value	COOK & COMPANY	CLAUDE P. COOK & CO., L.

### Valuation

	2020	2019	2018	2017	2016	2015
Previous Value	\$824,300	\$824,300	\$824,300	\$824,300	\$824,300	\$824,300
Land Value	\$824,300	\$824,300	\$824,300	\$824,300	\$824,300	\$824,300
+ Improvement Value	\$0	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0	\$0
= Current Value	\$824,300	\$824,300	\$824,300	\$824,300	\$824,300	\$824,300

**No data available for the following modules:** Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

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# COUNTY INFORMATION

## TRACTS 4-14



**qPublic.net**™ Coffee County, GA

### Summary

Parcel Number 0086 028  
 Location Address HWY 107  
 Legal Description LL317,282,271 1LD  
 (Note: Not to be used on legal documents)  
 Class J5  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Zoning AG  
 Tax District County (District 01)  
 Millage Rate 24.286  
 Acres 759  
 Homestead Exemption No (S0)  
 Landlot/District N/A

[View Map](#)

### Owner

[CAROLYN TIMBERLANDS LLC](#)  
 P O BOX 9848  
 SAVANNAH, GA 31412

### Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	ChW	Rural	1	107.22
RUR	EoBW	Rural	1	12.9
RUR	FsBW	Rural	1	2.11
RUR	KJW	Rural	1	175.41
RUR	PeW	Rural	1	45.43
RUR	CeB2W	Rural	1	26.26
RUR	ChW	Rural	1	179.61
RUR	DoBW	Rural	1	1.34
RUR	EoBW	Rural	1	54.63
RUR	FsBW	Rural	1	6.31
RUR	KJW	Rural	1	42.75
RUR	PeW	Rural	1	72.76
RUR	WcBW	Rural	1	32.27

### Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Farm Pond	1900	0x0 / 7.24	0	\$3,620

### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/27/2020	2074 272		\$1,438,556	DQ - Multi-Parcel Sale	CAROLYN TIMBERLANDS LLC ET AL	CAROLYN TIMBERLANDS LLC
4/20/2012	1625 3		\$520,250	DQ - Vacant	PARKER TIMBERLANDS LLC ET AL	CAROLYN TIMBERLANDS LLC
4/20/2012	1613 117		\$0	DQ - Vacant	CLAUDE P COOK & CO LP	PARKER TIMBERLANDS LLC ET AL
12/30/1963	136 066		\$0	DQ - Improved	COOK & COMPANY	CLAUDE P. COOK CO., L.P.

### Valuation

	2020	2019	2018	2017	2016	2015
Previous Value	\$939,451	\$939,451	\$939,451	\$939,451	\$939,451	\$939,451
Land Value	\$935,831	\$935,831	\$935,831	\$935,831	\$935,831	\$935,831
+ Improvement Value	\$0	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$3,620	\$3,620	\$3,620	\$3,620	\$3,620	\$3,620
= Current Value	\$939,451	\$939,451	\$939,451	\$939,451	\$939,451	\$939,451

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# TAX STATEMENTS

## TRACTS 4-9

### 2020 Property Tax Statement

Shanda Henderson  
Coffee County Tax Commissioner  
P.O. Box 1207  
Douglas, GA 31534

#### FORWARDING SERVICE REQUESTED

MAKE CHECK OR MONEY ORDER PAYABLE TO:  
Coffee County Tax Commissioner



\*\*\*\*\*AUTO\*\*ALL FOR AADC 320 50 58 12925 1 AB 0 419

CAROLYN TIMBERLANDS LLC ET AL  
P O BO 9848  
SAVANNAH, GA 314120048



Bill No.	Due Date	TOTAL DUE
2020-2392	12/01/2020	2,818.17

Map: 0069 012

Payment Good Through: 12/01/2020

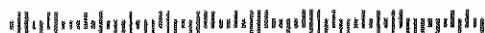
Location: GEORGE SOLOMON RD

Printed: 09/22/2020

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of these exemptions and are not now receiving the benefit, you must apply for the exemption not later than April 1, 2020 in order to receive the exemption in future years in compliance with GA Code 48-5-56. For more information contact the coffee county tax assessor's office at 912-384-2136. Pay your bill online at [www.coffeecountypay.com](http://www.coffeecountypay.com)

For information about donating vacant and dilapidated property contact the Douglas-Coffee County Land Bank Authority TODAY at 912-383-0277.

Shanda Henderson  
Coffee County Tax Commissioner  
PO Box 1207  
Douglas, GA 31534-1207



RETURN THIS PORTION WITH PAYMENT

(Interest will be added monthly if not paid by due date)



BILL NUMBER BARCODE

Shanda Henderson  
Coffee County Tax Commissioner  
P.O. Box 1207  
Douglas, GA 31534  
[www.coffeecountypay.com](http://www.coffeecountypay.com)

Tax Payer: CAROLYN TIMBERLANDS LLC ET AL  
Map Code: 0069 012 REAL  
Description: LL235 1LD LL226 1LD  
Location: GEORGE SOLOMON RD  
Bill No: 2020-2392  
District: 001 COFFEE COUNTY

Phone: (912) 384-4895 Fax: (912) 389-1375

Building Value	Land Value	Acres	Fair Market Value	Due Date			Payment Good Through	Exemptions
0	816,173	599.9800	816,173	12/01/2020			12/01/2020	SJ
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	816,173.00	326,469.00	210,428.00	116,041.00	.000	0.00	0.00	0.00
COUNTY M&O	816,173.00	326,469.00	210,428.00	116,041.00	7.754	899.78	0.00	899.78
SCHOOL M&O	816,173.00	326,469.00	210,428.00	116,041.00	16.032	1,860.37	0.00	1,860.37
COUNTY EDA	816,173.00	326,469.00	210,428.00	116,041.00	.500	58.02	0.00	58.02
TOTALS					24.286	2,818.17	0.00	2,818.17



BILL NUMBER BARCODE

- Interest and Penalty will be applied to unpaid bills after the due date.
- If a receipt is desired, please include a stamped, self-addressed envelope.
- If taxes are to be paid by a mortgage company, send the top portion of this statement to them.

Per Resolution No. 2017-14, after September 1st, all legal and appropriate steps to collect any delinquent taxes, including but not limited to, levying on property and completing a judicial sale.

Bill No:2020-2392	
Current Due	2,818.17
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payment	0.00
Back Taxes	0.00
TOTAL DUE	2,818.17

# TAX STATEMENTS

## TRACTS 10-12 & PART OF TRACT 13

### 2020 Property Tax Statement

Shanda Henderson  
Coffee County Tax Commissioner  
P.O. Box 1207  
Douglas, GA 31534

**FORWARDING SERVICE REQUESTED**

**MAKE CHECK OR MONEY ORDER PAYABLE TO:**  
Coffee County Tax Commissioner



\*\*\*\*\*AUTO\*\*ALL FOR AADC 320 8 9 1388 2 AB 0.419

CAROLYN TIMBERLANDS LLC ET AL  
P O BOX 9848  
SAVANNAH, GA 314120048



Bill No.	Due Date	TOTAL DUE
2020-2393	12/01/2020	2,636.88

Map: 0086 001

Location: HWY 107

Payment Good Through: 12/01/2020

Printed: 09/22/2020

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of these exemptions and are not now receiving the benefit, you must apply for the exemption not later than April 1, 2020 in order to receive the exemption in future years in compliance with GA Code 48-5-56. For more information contact the coffee county tax assessor's office at 912-384-2136. Pay your bill online at [www.coffeecountypay.com](http://www.coffeecountypay.com)

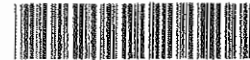
For information about donating vacant and dilapidated property contact the Douglas-Coffee County Land Bank Authority TODAY at 912-383-0277.

Shanda Henderson  
Coffee County Tax Commissioner  
PO Box 1207  
Douglas, GA 31534-1207



**RETURN THIS PORTION WITH PAYMENT**

(Interest will be added monthly if not paid by due date)



BILL NUMBER BARCODE

Shanda Henderson  
Coffee County Tax Commissioner  
P.O. Box 1207  
Douglas, GA 31534  
[www.coffeecountypay.com](http://www.coffeecountypay.com)

**Tax Payer:** CAROLYN TIMBERLANDS LLC ET AL  
**Map Code:** 0086 001 REAL  
**Description:** LL271,272,281,282,3  
**Location:** HWY 107  
**Bill No:** 2020-2393  
**District:** 001 COFFEE COUNTY

Phone: (912) 384-4895 Fax: (912) 389-1375

Building Value	Land Value	Acres	Fair Market Value	Due Date			Payment Good Through	Exemptions
0	824,300	650.0000	824,300	12/01/2020			12/01/2020	SJ
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	824,300.00	329,720.00	221,144.00	108,576.00	0.000	0.00	0.00	0.00
COUNTY M&O	824,300.00	329,720.00	221,144.00	108,576.00	7.754	841.90	0.00	841.90
SCHOOL M&O	824,300.00	329,720.00	221,144.00	108,576.00	16.032	1,740.69	0.00	1,740.69
COUNTY EDA	824,300.00	329,720.00	221,144.00	108,576.00	500	54.29	0.00	54.29
<b>TOTALS</b>					24.286	2,636.88	0.00	2,636.88



BILL NUMBER BARCODE

- Interest and Penalty will be applied to unpaid bills after the due date.
- If a receipt is desired, please include a stamped, self-addressed envelope.
- If taxes are to be paid by a mortgage company, send the top portion of this statement to them.

Per Resolution No. 2017-14, after September 1st, all legal and appropriate steps to collect any delinquent taxes, including but not limited to, levying on property and completing a judicial sale.

Bill No:2020-2393	
Current Due	2,636.88
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payment	0.00
Back Taxes	0.00
<b>TOTAL DUE</b>	<b>2,636.88</b>



# TAX STATEMENTS

## PART OF TRACT 13 & TRACT 14

### 2020 Property Tax Statement

Shanda Henderson  
Coffee County Tax Commissioner  
P.O. Box 1207  
Douglas, GA 31534

#### FORWARDING SERVICE REQUESTED

MAKE CHECK OR MONEY ORDER PAYABLE TO:  
Coffee County Tax Commissioner



\*\*\*\*\*AUTO\*\*ALL FOR AADC 320 0 9 1388 2 AB 0.419  
CAROLYN TIMBERLANDS LLC ET AL  
P O BOX 9848  
SAVANNAH, GA 314120048



Bill No.	Due Date	TOTAL DUE
2020-2394	12/01/2020	2,561.06

Map: 0086 028

Location: HWY 107

Payment Good Through: 12/01/2020

Printed: 09/22/2020

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of these exemptions and are not now receiving the benefit, you must apply for the exemption not later than April 1, 2020 in order to receive the exemption in future years in compliance with GA Code 48-5-56. For more information contact the coffee county tax assessor's office at 912-384-2136. Pay your bill online at [www.coffeecountypay.com](http://www.coffeecountypay.com)

For information about donating vacant and dilapidated property contact the Douglas-Coffee County Land Bank Authority TODAY at 912-383-0277.

Shanda Henderson  
Coffee County Tax Commissioner  
PO Box 1207  
Douglas, GA 31534-1207



#### RETURN THIS PORTION WITH PAYMENT

(Interest will be added monthly if not paid by due date)



BILL NUMBER BARCODE

Shanda Henderson  
Coffee County Tax Commissioner  
P.O. Box 1207  
Douglas, GA 31534  
[www.coffeecountypay.com](http://www.coffeecountypay.com)

Tax Payer: CAROLYN TIMBERLANDS LLC ET AL  
Map Code: 0086 028 REAL  
Description: LL317,282,271 1LD  
Location: HWY 107  
Bill No: 2020-2394  
District: 001 COFFEE COUNTY

Phone: (912) 384-4895 Fax: (912) 389-1375

Building Value	Land Value	Acres	Fair Market Value	Due Date			Payment Good Through	Exemptions
3,620	935,831	759.0000	939,451	12/01/2020			12/01/2020	SJ
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	939,451.00	375,780.00	270,326.00	105,454.00	0.00	0.00	0.00	0.00
COUNTY M&O	939,451.00	375,780.00	270,326.00	105,454.00	7.754	817.69	0.00	817.69
SCHOOL M&O	939,451.00	375,780.00	270,326.00	105,454.00	16.032	1,690.64	0.00	1,690.64
COUNTY EDA	939,451.00	375,780.00	270,326.00	105,454.00	.500	52.73	0.00	52.73
TOTALS					24.286	2,561.06	0.00	2,561.06



BILL NUMBER BARCODE

- Interest and Penalty will be applied to unpaid bills after the due date.
- If a receipt is desired, please include a stamped, self-addressed envelope.
- If taxes are to be paid by a mortgage company, send the top portion of this statement to them.

Per Resolution No. 2017-14, after September 1st, all legal and appropriate steps to collect any delinquent taxes, including but not limited to, levying on property and completing a judicial sale.

Bill No:2020-2394	
Current Due	2,561.06
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payment	0.00
Back Taxes	0.00
TOTAL DUE	2,561.06



TRACT 4 - MIXTURE OF 5 & 15 YR OLD LOBLOLLY PINE





TRACTS 4-9 - ROAD FRONTAGE



TRACT 5



TRACT 4 - INTERIOR ROAD



TRACTS 4 & 5 - 5 & 15 YR OLD LOBLOLLY PINE



TRACT 5 - PRIME HUNTING



TRACT 5 - 5 & 15 YR OLD LOBLOLLY PINE



TRACT 5 - ACTIVE DEER TRAFFIC



TRACT 6 - 15 YR OLD LOBLOLLY PINE





TRACTS 6-9 - 15 YR OLD LOBLOLLY PINE









TRACTS 6-9 - 15 YR OLD LOBLOLLY PINE



TRACTS 10-11 - 5 YR OLD SLASH PINE



TRACT 6 - 15 YR OLD LOBLOLLY PINE



TRACT 11 - 5 YR OLD SLASH PINE



TRACT 6 - 15 YR OLD LOBLOLLY PINE





TRACTS 10-11 - GOOD INTERIOR ROAD SYSTEM



TRACTS 10-14 - FRONTAGE ON HWY 107





TRACT 12



TRACT 12 - EXCELLENT HUNTING



TRACT 12



TRACT 12 - BLIND



TRACT 12 - GOOD TIMBER GROWTH & INTERIOR ROAD SYSTEM





TRACT 12 - EXCELLENT TREE GROWTH



TRACT 12 - INTERIOR ROAD SYSTEM



TRACT 13



TRACT 13



TRACT 13 - 6 & 23 YR OLD SLASH PINE



TRACT 13 - VARIOUS STAGES TIMBER GROWTH



TRACTS 13-14



TRACT 14

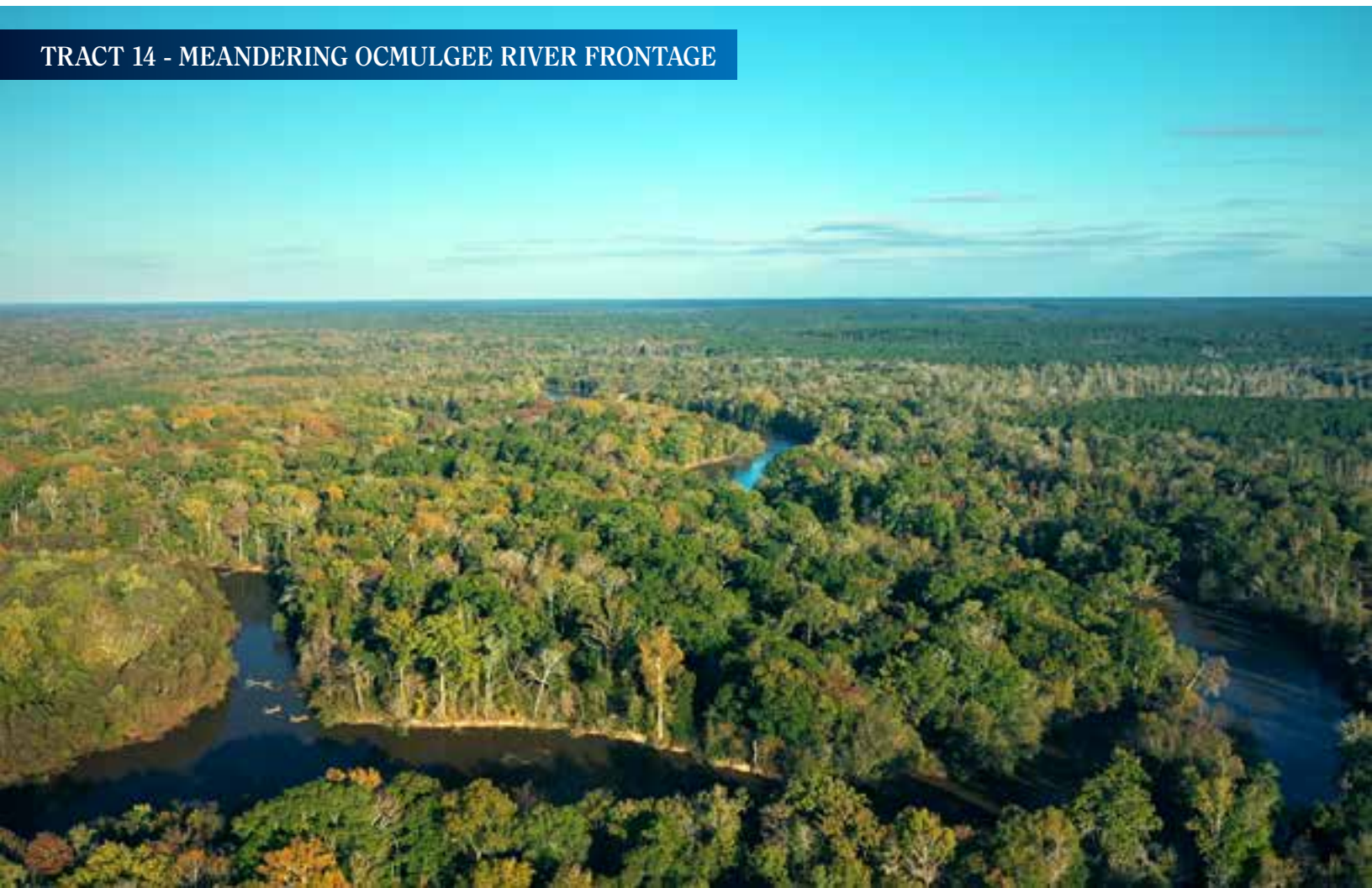




TRACT 14 - GOOD FISHING & WILDLIFE HABITAT



TRACT 14 - MEANDERING OCMULGEE RIVER FRONTAGE





TRACTS 12-14 - OCMULGEE RIVER FRONTAGE



TRACTS 12-14 - OCMULGEE RIVER FRONTAGE





**Coffee County**

North of Douglas



**3,094<sup>±</sup>**  
**acres**

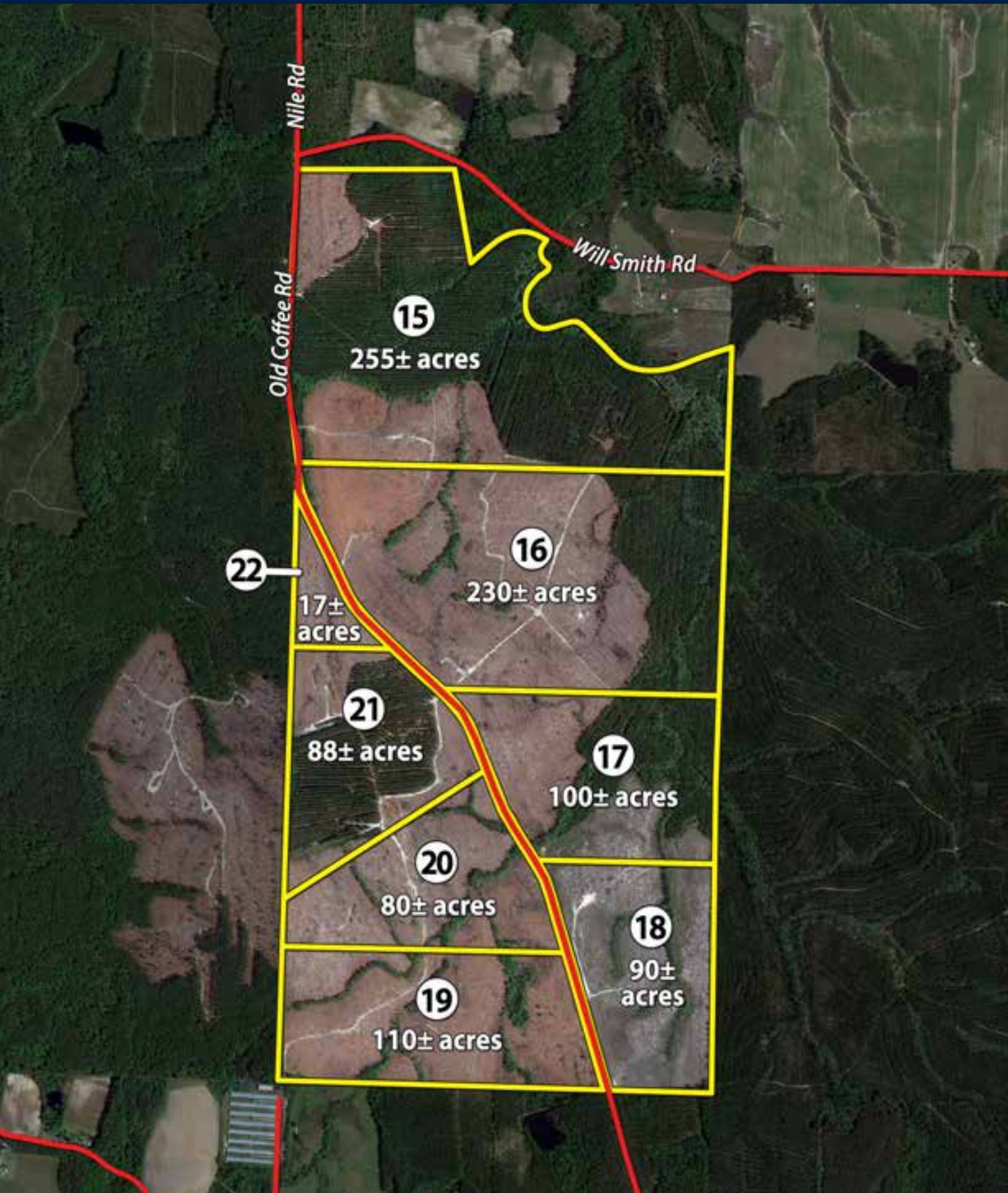
*Offered in 22 Tracts*

**TRACTS**  
**15-22**



# TRACT MAP

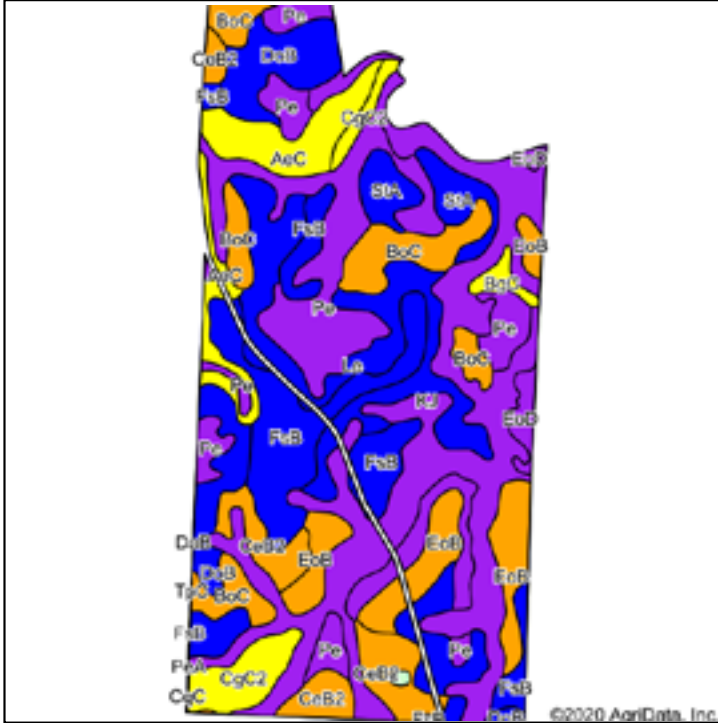
## TRACTS 15-22



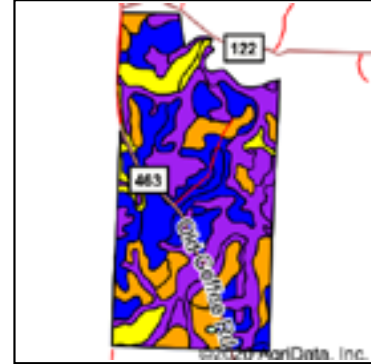


# SOILS MAP

## TRACTS 15-22



Soils data provided by USDA and NRCS.



State: **Georgia**  
 County: **Coffee**  
 Location: **31° 43' 29.86, -82° 59' 23.67**  
 Township: **Broxton**  
 Acres: **942.85**  
 Date: **12/8/2020**

**SCHRADER**  
 Real Estate and Auction Company, Inc.

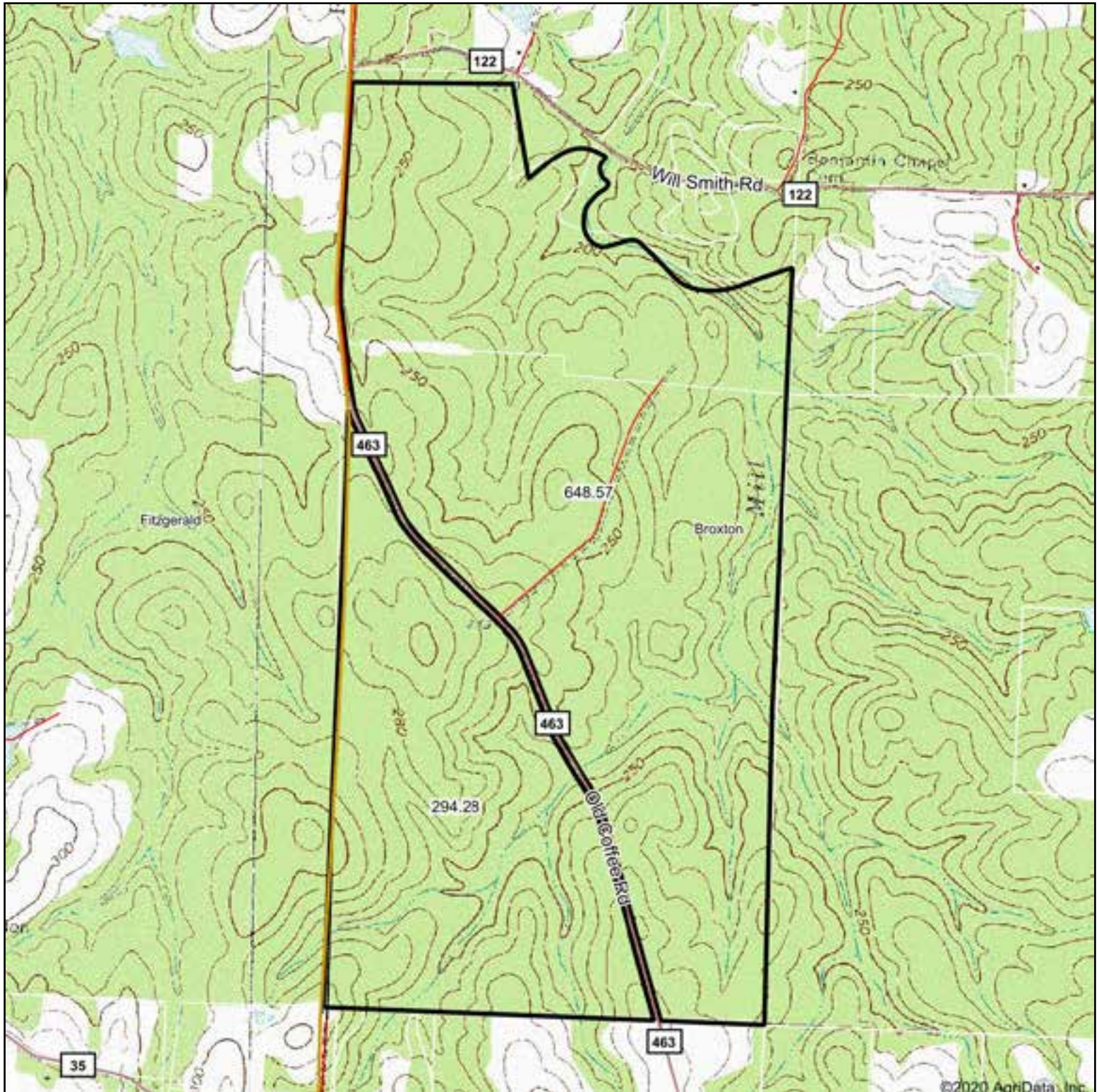
Map Provided By: **surety**  
 © AgriData, Inc. 2020 www.Agridata.com

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Cotton lint	Peanuts	Soybeans	Wheat	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	*n NCCPI Cotton
KJ	Kinston and Johnston soils, 0 to 2 percent slopes, frequently flooded	204.30	21.7%		Vlw						22	16	16	10
FsB	Fuquay loamy sand, 1 to 5 percent slopes	131.41	13.9%		lls						41	29	25	41
Pe	Pelham loamy sand, occasionally flooded	130.76	13.9%		Vw						41	25	23	41
Le	Leefield loamy sand	86.13	9.1%		llw						38	25	23	38
BoC	Bonifay sand, 2 to 8 percent slopes	64.29	6.8%		llls						34	26	23	34
DoB	Dothan loamy sand, 2 to 5 percent slopes	62.90	6.7%		lle						64	36	34	64
EoB	Esto loamy sand, 2 to 5 percent slopes	61.23	6.5%		llle						67	32	32	67
CeB2	Carnegie sandy loam, 3 to 5 percent slopes, eroded	53.08	5.6%		llle						57	30	27	57
AeC	Ailey loamy coarse sand, 2 to 8 percent slopes	49.62	5.3%		IVs						26	18	17	20
StA	Stilson loamy sand, 0 to 2 percent slopes	30.42	3.2%		llw						53	37	29	53
CgC2	Carnegie-Cowarts complex, 5 to 8 percent slopes, eroded	29.92	3.2%		IVe						50	27	23	50
TyD	Troup-Ailey coarse sands, 8 to 17 percent slopes	20.91	2.2%		Vls						32	22	18	30
EoD	Esto loamy sand, 5 to 12 percent slopes	9.78	1.0%		Vle						65	31	31	65
BgC	Blanton fine gravelly sand, 2 to 8 percent slopes	6.33	0.7%		IVs						26	17	19	17
W	Water	1.17	0.1%											
CqC	Cowarts loamy sand, 5 to 8 percent slopes	0.29	0.0%		llle	72.5	625		30		44	30	23	44
FsB	Fuquay loamy sand, 2 to 5 percent slopes	0.13	0.0%		lls						43	35	24	43
PeA	Plummer sand, 0 to 3 percent slopes	0.09	0.0%		IVw						21	14	13	12
TpC	Troup sand, 5 to 8 percent slopes	0.09	0.0%		IVs	55	450	1800	22		37	27	19	37
Weighted Average						*-	0.2	0.2	*-	*-	*n 40	*n 25.1	*n 23.1	*n 37



# TOPOGRAPHY MAP

## TRACTS 15-22



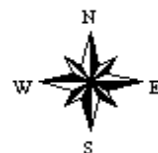
**SCHRADER**  
Real Estate and Auction Company, Inc.

map center: 31° 43' 29.86, -82° 59' 23.67

0ft 1657ft 3314ft

Coffee County  
Georgia

Maps Provided By:  
**surety**  
CUSTOMER'S ONLINE MAPPING  
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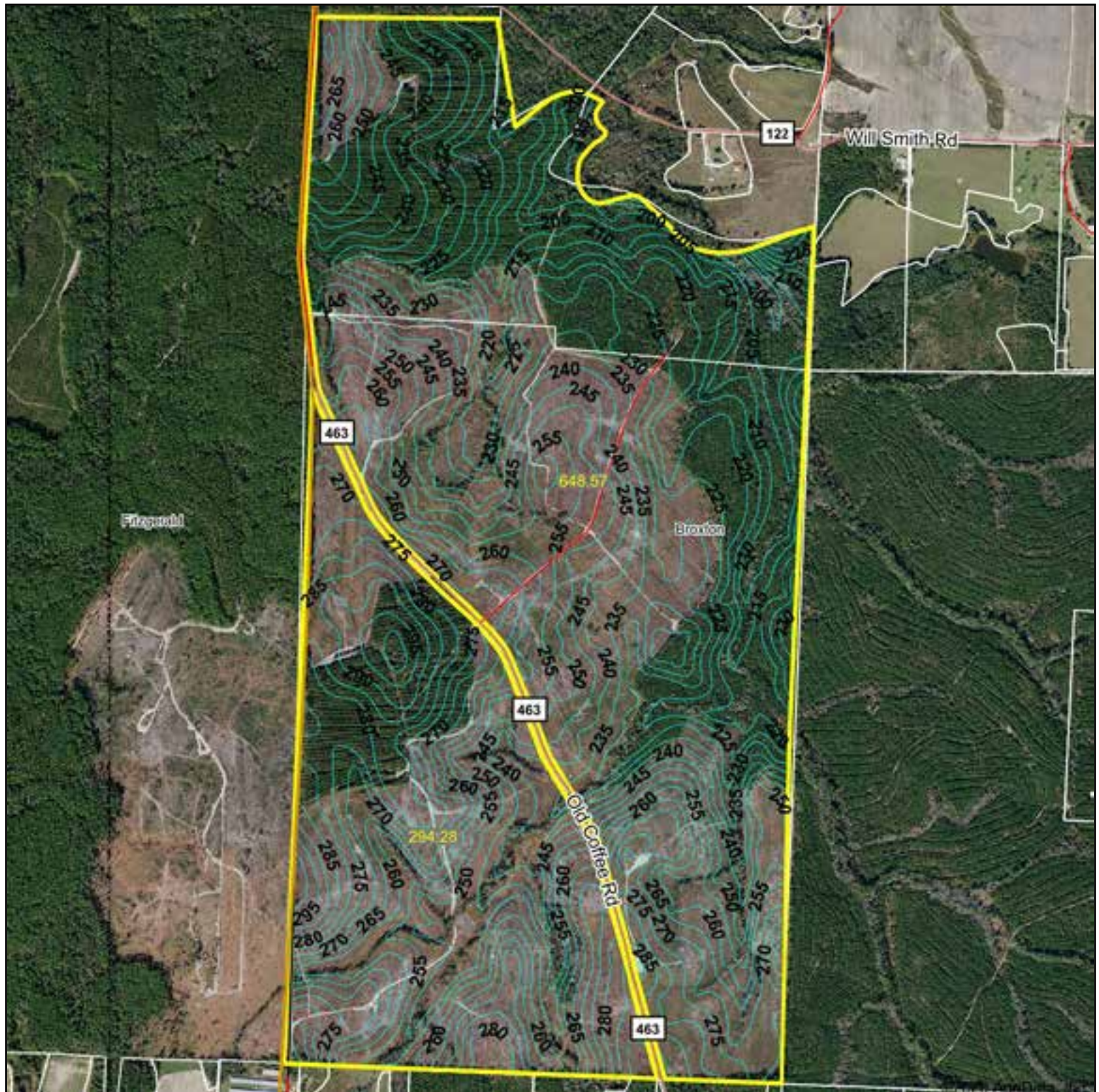


12/8/2020



# TOPOGRAPHY CONTOURS

## TRACTS 15-22



**SCHRADER**  
Real Estate and Auction Company, Inc.

Source: USGS 10 meter dem

Interval(ft): 5.0

Min: 191.2

Max: 304.8

Range: 113.6

Average: 247.2

Standard Deviation: 23.69 ft

0ft 1464ft 2927ft



12/8/2020

Coffee County  
Georgia

Map Center: 31° 43' 29.86, -82° 59' 23.67

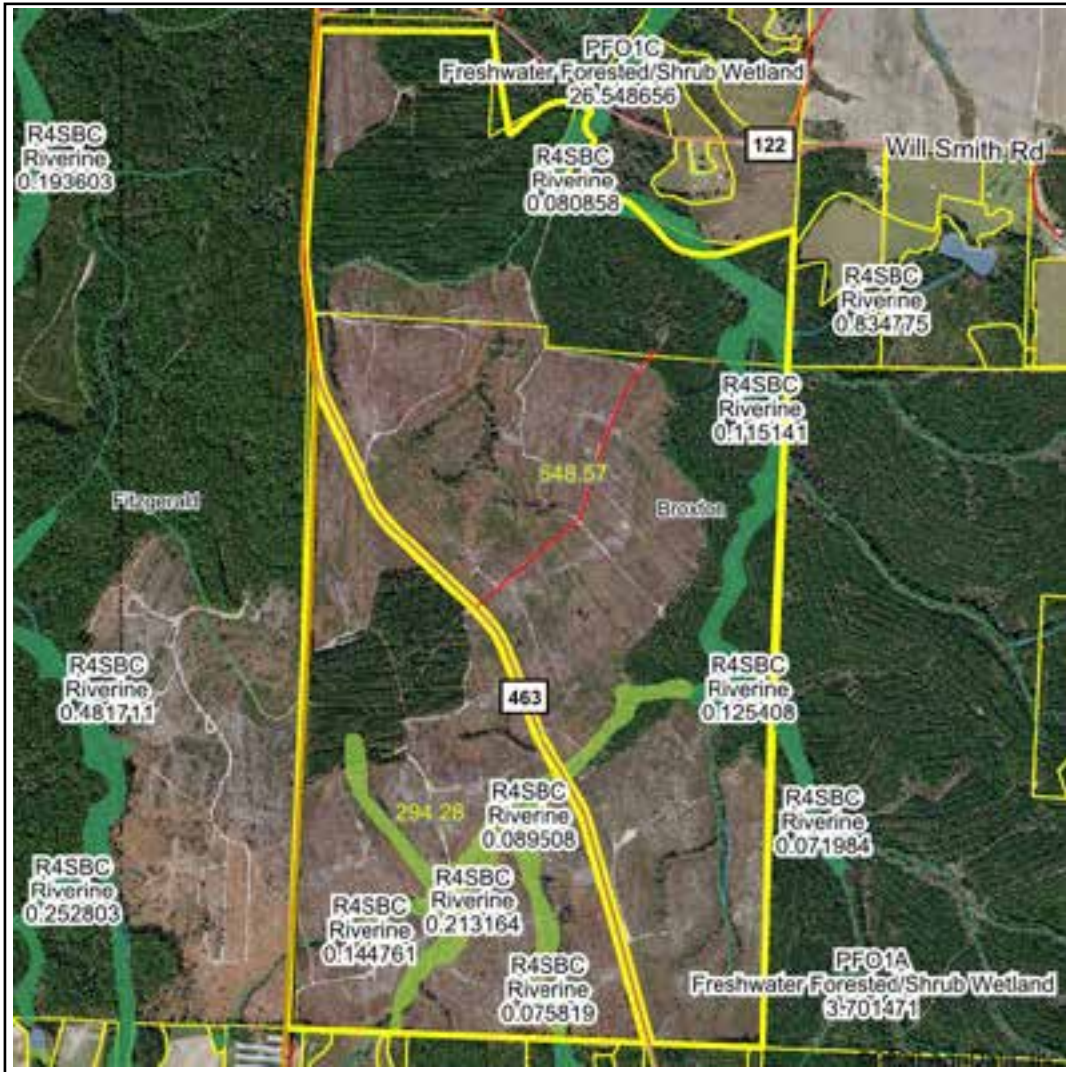
Maps Provided By:  
**surety**  
CUSTOMER ONLINE SUPPORT  
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Field borders provided by Farm Service Agency as of 5/21/2008.



# WETLANDS MAP

## TRACTS 15-22



State: **Georgia**  
 Location:  
 County: **Coffee**  
 Township: **Broxton**  
 Date: **12/8/2020**

**SCHRADER**  
 Real Estate and Auction Company, Inc.

Maps Provided By:  
**surety**  
 CUSTOMER ONLINE MAPPING  
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0ft 2172ft 4344ft

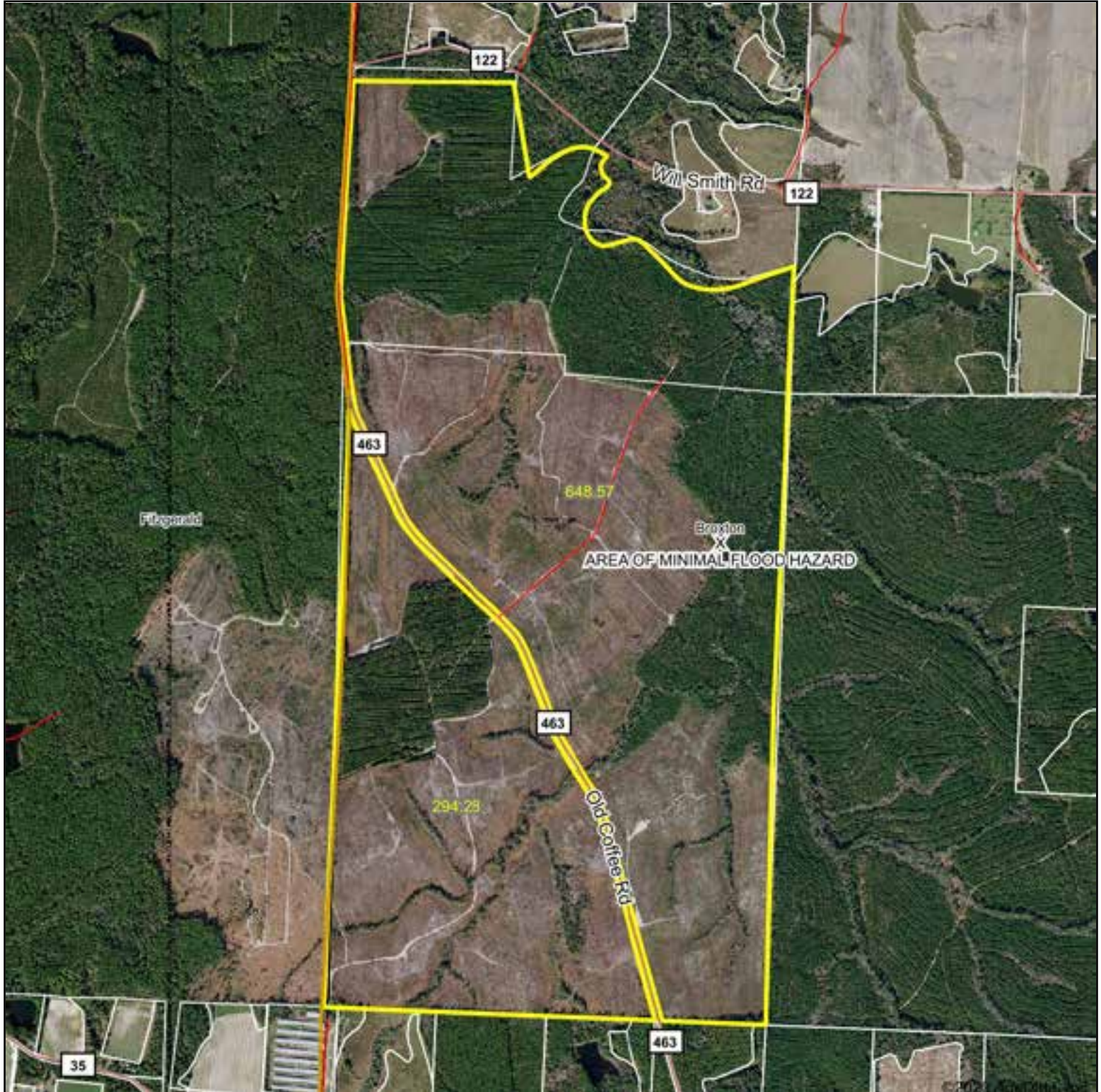
Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	42.92
PSS1Fh	Freshwater Forested/Shrub Wetland	36.72
R4SBC	Riverine	1.43
PFO1C	Freshwater Forested/Shrub Wetland	1.07
PFO1A	Freshwater Forested/Shrub Wetland	0.46
Total Acres		82.60

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



# FLOOD ZONE MAP

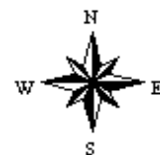
## TRACTS 15-22



Map Center: 31° 43' 29.86, -82° 59' 23.67

0ft 1657ft 3314ft

Coffee County  
Georgia



12/8/2020



# IRRIGATION MAP

## TRACTS 15-22

**ZIMMATIC™**  
BY LINDSAY

Design Detail

Old Coffee rd





# IRRIGATION INFORMATION

## TRACTS 15-22



### Design Detail

----- 1461' -----

Pivot Point: 31.715368° -82.992388°

		System Length:	1460.75 ft
Pivot Wetted Area:	153.89 acres	Number of Spans:	0
Corner Wetted Area:	0.00 acres	Degree of Sweep	360 Degrees
Endgun Wetted Area:	15.64 acres	Endgun Throw:	100.00 ft
Total Wetted Area:	169.53 acres	Field Area:	296.12 acres

#### ----- Primary Endgun -----

Start and Stop Angle Deg From North	Start and Stop Angle Deg From Start	Start Position Lat / Long	Stop Position Lat / Long	Area
92.00 / 161.30	92.00 / 161.30	31.7152 / -82.9876	31.7115 / -82.9908	4.19
199.10 / 251.90	199.10 / 251.90	31.7115 / -82.9939	31.7141 / -82.9968	3.20
289.80 / 45.20	289.80 / 45.20	31.7167 / -82.9968	31.7181 / -82.9890	6.98

#### ----- Secondary Endgun -----

Start and Stop Angle Deg From North	Start and Stop Angle Deg From Start	Start Position Lat / Long	Stop Position Lat / Long	Area
45.20 / 55.30	45.20 / 55.30	31.7181 / -82.9890	31.7176 / -82.9885	0.36
87.10 / 92.00	87.10 / 92.00	31.7155 / -82.9876	31.7152 / -82.9876	0.18
161.30 / 166.30	161.30 / 166.30	31.7115 / -82.9908	31.7114 / -82.9912	0.18
194.00 / 199.10	194.00 / 199.10	31.7114 / -82.9935	31.7115 / -82.9939	0.18
251.90 / 257.00	251.90 / 257.00	31.7141 / -82.9968	31.7144 / -82.9969	0.18
284.80 / 289.80	284.80 / 289.80	31.7163 / -82.9969	31.7167 / -82.9968	0.18



# IRRIGATION INFORMATION

## TRACTS 15-22



### Design Detail

----- 1393' -----

Pivot Point: 31.723263° -82.992459°

		System Length:	1392.50 ft
Pivot Wetted Area:	67.87 acres	Number of Spans:	0
Corner Wetted Area:	0.00 acres	Degree of Sweep	175 Degrees
Endgun Wetted Area:	8.13 acres	Endgun Throw:	100.00 ft
Total Wetted Area:	76.00 acres	Field Area:	296.12 acres

#### ----- Primary Endgun -----

Start and Stop Angle Deg From North	Start and Stop Angle Deg From Start	Start Position Lat / Long	Stop Position Lat / Long	Area
146.80 / 251.70	2.20 / 107.10	31.7200 / -82.9900	31.7220 / -82.9967	6.06
290.00 / 319.30	145.40 / 174.70	31.7245 / -82.9966	31.7261 / -82.9953	1.69

#### ----- Secondary Endgun -----

Start and Stop Angle Deg From North	Start and Stop Angle Deg From Start	Start Position Lat / Long	Stop Position Lat / Long	Area
146.50 / 146.80	1.90 / 2.20	31.7200 / -82.9899	31.7200 / -82.9900	0.01
251.70 / 257.00	107.10 / 112.40	31.7220 / -82.9967	31.7223 / -82.9968	0.18
284.80 / 290.00	140.20 / 145.40	31.7242 / -82.9967	31.7245 / -82.9966	0.18



# IRRIGATION INFORMATION

## TRACTS 15-22



### Design Detail

----- 2021' -----

Pivot Point: 31.728341° -82.988811°

		System Length:	2020.58 ft
Pivot Wetted Area:	294.45 acres	Number of Spans:	0
Corner Wetted Area:	0.00 acres	Degree of Sweep	360 Degrees
Endgun Wetted Area:	24.53 acres	Endgun Throw:	100.00 ft
Total Wetted Area:	318.98 acres	Field Area:	655.10 acres

#### ----- Primary Endgun -----

Start and Stop Angle Deg From North	Start and Stop Angle Deg From Start	Start Position Lat / Long	Stop Position Lat / Long	Area
39.60 / 207.60	39.60 / 207.60	31.7326 / -82.9846	31.7234 / -82.9918	13.94
240.10 / 0.10	240.10 / 0.10	31.7255 / -82.9944	31.7338 / -82.9888	9.95

#### ----- Secondary Endgun -----

Start and Stop Angle Deg From North	Start and Stop Angle Deg From Start	Start Position Lat / Long	Stop Position Lat / Long	Area
0.10 / 2.20	0.10 / 2.20	31.7338 / -82.9888	31.7338 / -82.9885	0.10
37.20 / 39.60	37.20 / 39.60	31.7327 / -82.9848	31.7326 / -82.9846	0.12
207.60 / 211.70	207.60 / 211.70	31.7234 / -82.9918	31.7236 / -82.9922	0.20
235.90 / 240.10	235.90 / 240.10	31.7252 / -82.9941	31.7255 / -82.9944	0.21



# IRRIGATION INFORMATION

## TRACTS 15-22



### Design Detail

----- 1103' -----

Pivot Point: 31.719934° -82.985675°

		System Length:	1102.67 ft
Pivot Wetted Area:	87.69 acres	Number of Spans:	0
Corner Wetted Area:	0.00 acres	Degree of Sweep	360 Degrees
Endgun Wetted Area:	12.90 acres	Endgun Throw:	100.00 ft
Total Wetted Area:	100.59 acres	Field Area:	655.10 acres

#### ----- Primary Endgun -----

Start and Stop Angle Deg From North	Start and Stop Angle Deg From Start	Start Position Lat / Long	Stop Position Lat / Long	Area
115.60 / 217.60	115.60 / 217.60	31.7186 / -82.9824	31.7175 / -82.9878	4.71
260.50 / 67.00	260.50 / 67.00	31.7194 / -82.9891	31.7211 / -82.9824	7.69

#### ----- Secondary Endgun -----

Start and Stop Angle Deg From North	Start and Stop Angle Deg From Start	Start Position Lat / Long	Stop Position Lat / Long	Area
67.00 / 71.80	67.00 / 71.80	31.7211 / -82.9824	31.7208 / -82.9823	0.13
110.80 / 115.60	110.80 / 115.60	31.7188 / -82.9823	31.7186 / -82.9824	0.13
217.60 / 221.30	217.60 / 221.30	31.7175 / -82.9878	31.7176 / -82.9880	0.10
255.40 / 260.50	255.40 / 260.50	31.7191 / -82.9891	31.7194 / -82.9891	0.14



# IRRIGATION INFORMATION

## TRACTS 15-22



### Design Detail

----- 1081' -----

Pivot Point: 31.714322° -82.983134°

		System Length:	1080.83 ft
Pivot Wetted Area:	49.06 acres	Number of Spans:	0
Corner Wetted Area:	0.00 acres	Degree of Sweep	210 Degrees
Endgun Wetted Area:	7.39 acres	Endgun Throw:	100.00 ft
Total Wetted Area:	56.45 acres	Field Area:	655.10 acres

#### ----- Primary Endgun -----

Start and Stop Angle Deg From North	Start and Stop Angle Deg From Start	Start Position Lat / Long	Stop Position Lat / Long	Area
200.90 / 240.30	35.40 / 74.80	31.7115 / -82.9843	31.7128 / -82.9861	1.78
265.70 / 14.00	100.20 / 208.50	31.7141 / -82.9866	31.7172 / -82.9822	4.91

#### ----- Secondary Endgun -----

Start and Stop Angle Deg From North	Start and Stop Angle Deg From Start	Start Position Lat / Long	Stop Position Lat / Long	Area
195.60 / 200.90	30.10 / 35.40	31.7114 / -82.9840	31.7115 / -82.9843	0.14
240.30 / 248.90	74.80 / 83.40	31.7128 / -82.9861	31.7132 / -82.9863	0.23
253.80 / 265.70	88.30 / 100.20	31.7134 / -82.9864	31.7141 / -82.9866	0.32
14.00 / 14.50	208.50 / 209.00	31.7172 / -82.9822	31.7171 / -82.9822	0.01



# IRRIGATION INFORMATION

## TRACTS 15-22



### Design Detail

----- 968' -----

Pivot Point: 31.735721° -82.994035°

		System Length:	967.92 ft
Pivot Wetted Area:	67.57 acres	Number of Spans:	0
Corner Wetted Area:	0.00 acres	Degree of Sweep	360 Degrees
Endgun Wetted Area:	11.04 acres	Endgun Throw:	100.00 ft
Total Wetted Area:	78.61 acres	Field Area:	655.10 acres

#### ----- Primary Endgun -----

Start and Stop Angle Deg From North	Start and Stop Angle Deg From Start	Start Position Lat / Long	Stop Position Lat / Long	Area
10.80 / 51.60	10.80 / 51.60	31.7383 / -82.9934	31.7373 / -82.9915	1.67
90.60 / 247.10	90.60 / 247.10	31.7356 / -82.9909	31.7346 / -82.9969	6.38
298.30 / 349.80	298.30 / 349.80	31.7369 / -82.9967	31.7383 / -82.9945	2.10

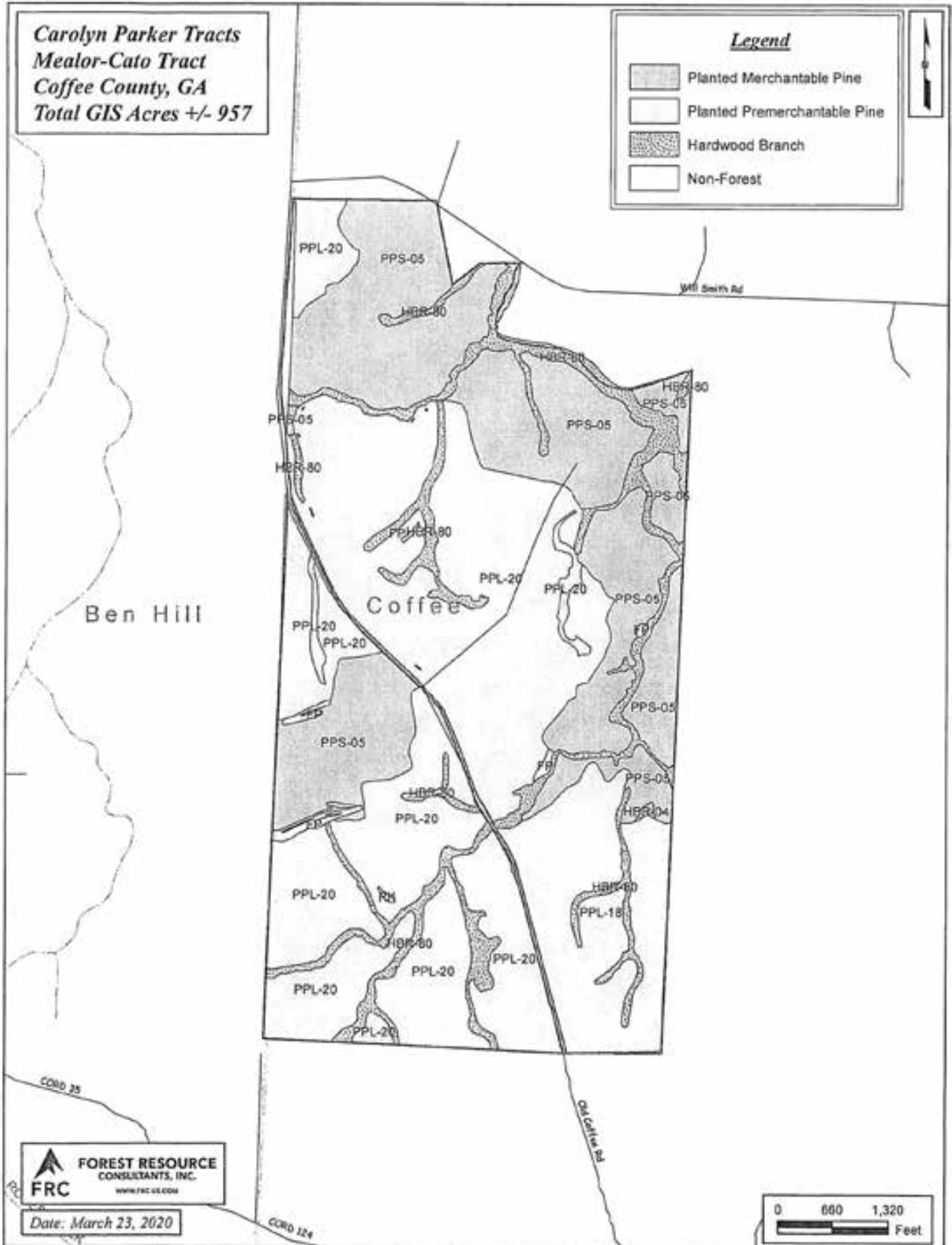
#### ----- Secondary Endgun -----

Start and Stop Angle Deg From North	Start and Stop Angle Deg From Start	Start Position Lat / Long	Stop Position Lat / Long	Area
51.60 / 57.60	51.60 / 57.60	31.7373 / -82.9915	31.7371 / -82.9914	0.14
247.10 / 252.20	247.10 / 252.20	31.7346 / -82.9969	31.7349 / -82.9969	0.12
293.20 / 298.30	293.20 / 298.30	31.7367 / -82.9968	31.7369 / -82.9967	0.12
349.80 / 10.80	349.80 / 10.80	31.7383 / -82.9945	31.7383 / -82.9934	0.50



# TIMBER INFORMATION

## TRACTS 15-22





# TIMBER INFORMATION

## TRACTS 15-22

### PROPERTY DATA SUMMARY

PROPERTY:  
27  
27-Mealor-Cato

APPRAISAL DATE:  
03/31/20

#### LAND

<u>Land Types</u>	<u>Acres</u>	<u>Percentages</u>
Premerchantable Planted Pine	566.19	59.2%
Merchantable Planted Pine	296.05	30.9%
Natural Pine/Hardwood	0.00	0.0%
Cutover Upland	0.00	0.0%
Non-Convertible Bottomland	89.01	9.3%
Non-Forest	5.74	0.6%
<b><i>Upland Total</i></b>	<b>956.99</b>	<b>100.0%</b>

#### MERCHANTABLE TIMBER

<u>Products</u>	<u>Volume</u>	<u>Specifications</u>		
<b>Pine:</b>		<u>Units</u>	<u>lb./Unit</u>	<u>DBH</u>
Pine Pulpwood/Topwood	17,592.57	Tons	2000	4.6" & up
Pine Chip-N-Saw	1,132.75	Tons	2000	8.6" - 11.59"
Pine Sawtimber	497.25	Tons	2000	11.6" & up
<b>Total Pine</b>	<b>19,222.57</b>			
<b>Hardwood:</b>				
Hardwood Pulpwood/Topwood	2,220.59	Tons	2000	4.6" & up
Hardwood Sawtimber	0.00	Tons	2000	11.6" & up
<b>Total Hardwood</b>	<b>2,220.59</b>			

#### PREMERCHANTABLE PINE TIMBER

<u>Establishment Year</u>	<u>LOBLOLLY</u>		<u>SLASH</u>	
	<u>Age</u>	<u>Acres</u>	<u>Age</u>	<u>Acres</u>
Site Prepared	--	0.00	--	0.00
2020	0	465.53	0	0.00
2019	1	0.00	1	0.00
2018	2	100.66	2	0.00
2017	3	0.00	3	0.00
2016	4	0.00	4	0.00
2015	5	0.00	5	0.00
2014	6	0.00	6	0.00
2013	7	0.00	7	0.00
2012	8	0.00	8	0.00
2011	9	0.00	9	0.00
2010	10	0.00	10	0.00
2009	11	0.00	11	0.00
2008	12	0.00	12	0.00
2007	13	0.00	13	0.00
2006	14	0.00	14	0.00
<b><i>Avg. Age/Total</i></b>	<b>0.4</b>	<b>566.19</b>	<b>0.0</b>	<b>0.00</b>

# TIMBER INFORMATION

## TRACTS 15-22

Internal Valuation Summary  
Carolyn & Parker Timberlands LLC  
Mealor-Cate Tract  
Coffee County, Georgia  
957  
Effective Date: August 15, 2019

Land	Quantity	Unit	Unit Value	Total Value
Timbered				
Upland	857.64	Acres	\$ 1,100.00	\$ 943,404
Inop	0.00	Acres	\$ 350.00	\$ -
Bottomland	91.66	Acres	\$ 600.00	\$ 54,996
Home site/Park	0.00	Acres	\$ -	\$ -
Lead Deck/Rock Out Crop	0.84	Acres	\$ 600.00	\$ 504
FP/Open	5.62	Acres	\$ 1,100.00	\$ 6,182
Pond	0.00	Acres	\$ -	\$ -
Ditch	1.24	Acres	\$ 1,100.00	\$ 1,364
Brush	0.00	Acres	\$ -	\$ -
Cem.	0.00	Acres	\$ -	\$ -
Total	957.00	Acres		
Total Land	957.00	Acres	\$ 1,052	\$ 1,006,459

PremERCHANTABLE Timber

Year of Origin Site Prepared / Not Planted	Age	Quantity	Unit	Unit Value	Total Value
	0	466.0	Acres	\$ 150.00	\$ 188,641
2019	1	-	Acres	\$268.27	\$ -
2017	2	100.7	Acres	\$336.54	\$ 54,492
2016	3	-	Acres	\$404.81	\$ -
2015	4	-	Acres	\$473.08	\$ -
2014	5	-	Acres	\$541.35	\$ -
2013	6	-	Acres	\$609.62	\$ -
2012	7	-	Acres	\$677.89	\$ -
2011	8	-	Acres	\$746.16	\$ -
2010	9	-	Acres	\$814.43	\$ -
2009	10	-	Acres	\$882.70	\$ -
2008	11	-	Acres	\$950.97	\$ -
2007	12	-	Acres	\$1,019.24	\$ -
2006	13	-	Acres	\$1,087.51	\$ -
2005	14	-	Acres	\$1,155.78	\$ -
2004	15	295.4	Acres	\$1,224.05	\$ 321,584 40000 advance on this
		-	Acres	\$ -	\$ -
Total PremERCHANTABLE Timber		396.06	Acres		\$ 564,718
Total Merchantable Acres		89.01	Acres		
Total Planted Pre-MERCHANTABLE Acres		862.06	Acres		
Total Other Acres		5.93	Acres		
Total Tract Acreage		957.00	Acres		

Merchantable Timber w/growth

	Quantity	Unit	Unit Value	Total Value
Pine				
Pulpwood	-	Tons	\$ 15.00	\$ -
Small Sawtimber	-	Tons	\$ 21.00	\$ -
Small Poles	-	Tons	\$ 30.00	\$ -
Sawtimber	-	Tons	\$ 28.00	\$ -
Large Poles	-	Tons	\$ 58.00	\$ -
Topwood	-	Tons	\$ 10.00	\$ -
Total Pine	-	Tons		\$ -
Cypress				
Pulpwood	-	Tons	\$ 7.00	\$ -
Sawtimber	-	Tons	\$ 40.00	\$ -
Total Cypress	-	Tons		\$ -
Hardwood				
Pulpwood	-	Tons	\$ 12.00	\$ -
Mixed Hard Sawtimber	-	Tons	\$ 28.00	\$ -
* Topwood	-	Tons	\$ 12.00	\$ -
Total Hard Hardwood	-	Tons		\$ -

Total Merchantable Timber

Total Tract Value Value	\$ 1,641.76	\$1,571,168
-------------------------	-------------	-------------



# COUNTY INFORMATION

## TRACTS 15-22



### Summary

**Parcel Number** 0033 001  
**Location Address** OLD COFFEE RD  
**Legal Description** LL 25-53 4LD MEALOR CATO TRACT  
 (Note: Not to be used on legal documents)  
**Class** J5  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**Zoning** AG  
**Tax District** County (District 01)  
**Millage Rate** 24.286  
**Acres** 970.4  
**Homestead Exemption** No (S0)  
**Landlot/District** N/A

[View Map](#)

### Owner

[CAROLYN TIMBERLANDS LLC](#)  
 PO BOX 9848  
 SAVANNAH, GA 31412

### Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	BoCW	Rural	1	25.78
RUR	CeB2W	Rural	1	24.41
RUR	CgC2W	Rural	1	18.02
RUR	DoBW	Rural	1	38.65
RUR	EoBW	Rural	1	59.43
RUR	FsBW	Rural	1	83.03
RUR	KJW	Rural	1	135.89
RUR	LeW	Rural	1	53.76
RUR	PeW	Rural	1	34.95
RUR	AeCW	Rural	1	54.83
RUR	BgCW	Rural	1	6.65
RUR	BoCW	Rural	1	40.04
RUR	CeB2W	Rural	1	16.72
RUR	DoBW	Rural	1	18.85
RUR	EoBW	Rural	1	12.02
RUR	EoDW	Rural	1	10.63
RUR	FsBW	Rural	1	63.8
RUR	KJW	Rural	1	87.43
RUR	LeW	Rural	1	56.42
RUR	PeW	Rural	1	98.03
RUR	StAW	Rural	1	31.06

### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/27/2020	2074 272		\$1,438,556	DQ - Multi-Parcel Sale	CAROLYN TIMBERLANDS LLC ET AL	CAROLYN TIMBERLANDS LLC
4/20/2012	1625 3		\$520,250	DQ - Vacant	PARKER TIMBERLANDS LLC	CAROLYN TIMBERLANDS LLC
4/20/2012	1613 117		\$0	DQ - Vacant	CLAUDE P COOK & CO LP	PARKER TIMBERLANDS LLC ET AL
4/13/1979	079 868		\$0	DQ - Vacant	COOK & COMPANY	CLAUDE P. COOK & CO., L.

### Valuation

	2020	2019	2018	2017	2016	2015
Previous Value	\$1,317,237	\$1,317,237	\$1,317,237	\$1,317,237	\$1,317,237	\$1,317,237
Land Value	\$1,317,237	\$1,317,237	\$1,317,237	\$1,317,237	\$1,317,237	\$1,317,237
+ Improvement Value	\$0	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0	\$0
= Current Value	\$1,317,237	\$1,317,237	\$1,317,237	\$1,317,237	\$1,317,237	\$1,317,237

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[GDPR Privacy Notice](#)

Last Data Upload: 11/9/2020, 4:04:28 PM



Version 2.3.93

# TAX STATEMENTS

## TRACTS 15-22

### 2020 Property Tax Statement

Shanda Henderson  
Coffee County Tax Commissioner  
P.O. Box 1207  
Douglas, GA 31534

#### FORWARDING SERVICE REQUESTED

MAKE CHECK OR MONEY ORDER PAYABLE TO:  
Coffee County Tax Commissioner



\*\*\*\*\*AUTO\*\*ALL FOR AAOC 320 8 9 1308 2 AB 0.419  
CAROLYN TIMBERLANDS LLC ET AL  
P O BOX 9848  
SAVANNAH, GA 314120048



RETURN THIS PORTION WITH PAYMENT

(Interest will be added monthly if not paid by due date)

Bill No.	Due Date	TOTAL DUE
2020-2390	12/01/2020	4,097.49

Map: 0033 001

Location: OLD COFFEE RD

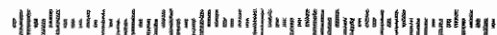
Payment Good Through: 12/01/2020

Printed: 09/22/2020

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of these exemptions and are not now receiving the benefit, you must apply for the exemption not later than April 1, 2020 in order to receive the exemption in future years in compliance with GA Code 48-5-56. For more information contact the coffee county tax assessor's office at 912-384-2136. Pay your bill online at [www.coffeecountypay.com](http://www.coffeecountypay.com)

For information about donating vacant and dilapidated property contact the Douglas-Coffee County Land Bank Authority TODAY at 912-383-0277.

Shanda Henderson  
Coffee County Tax Commissioner  
P.O. Box 1207  
Douglas, GA 31534-1207



BILL NUMBER BARCODE

Shanda Henderson  
Coffee County Tax Commissioner  
P.O. Box 1207  
Douglas, GA 31534  
[www.coffeecountypay.com](http://www.coffeecountypay.com)

Tax Payer: CAROLYN TIMBERLANDS LLC ET AL  
Map Code: 0033 001 REAL  
Description: LL 25-53 4LD  
Location: OLD COFFEE RD  
Bill No: 2020-2390  
District: 001 COFFEE COUNTY

Phone: (912) 384-4895 Fax: (912) 389-1375

Building Value	Land Value	Acres	Fair Market Value	Due Date			Payment Good Through	Exemptions
0	1,317,237	970.4000	1,317,237	12/01/2020			12/01/2020	SJ
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	1,317,237.00	526,895.00	358,177.00	168,718.00	.000	0.00	0.00	0.00
COUNTY M&O	1,317,237.00	526,895.00	358,177.00	168,718.00	7.754	1,308.24	0.00	1,308.24
SCHOOL M&O	1,317,237.00	526,895.00	358,177.00	168,718.00	16.032	2,704.89	0.00	2,704.89
COUNTY EDA	1,317,237.00	526,895.00	358,177.00	168,718.00	.500	84.36	0.00	84.36
TOTALS					24.286	4,097.49	0.00	4,097.49



BILL NUMBER BARCODE

- Interest and Penalty will be applied to unpaid bills after the due date.
- If a receipt is desired, please include a stamped, self-addressed envelope.
- If taxes are to be paid by a mortgage company, send the top portion of this statement to them.

Per Resolution No. 2017-14, after September 1st, all legal and appropriate steps to collect any delinquent taxes, including but not limited to, levying on property and completing a judicial sale.

Bill No: 2020-2390	
Current Due	4,097.49
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payment	0.00
Back Taxes	0.00
TOTAL DUE	4,097.49



TRACT 15 - INTERIOR ROADS



TRACT 15 - INTERIOR ROADS



TRACT 15



TRACT 15



TRACT 15 - EXCELLENT TIMBER STAND

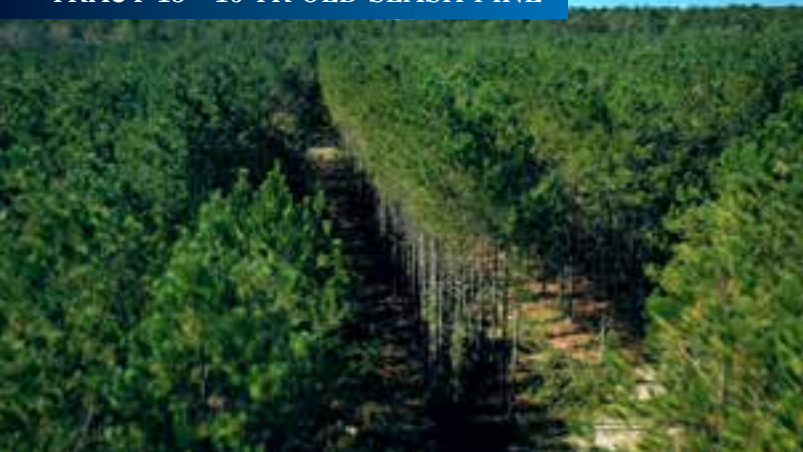








TRACT 15 - 16 YR OLD SLASH PINE



TRACT 15 - ROAD FRONTAGE



TRACT 15 - 16 YR OLD SLASH PINE



TRACT 15



TRACT 15



TRACT 15



TRACT 16 - FOOD PLOT



TRACT 16 - FOOD PLOT









TRACT 16 - 16 YR OLD SLASH PINE



TRACT 16 - 1 YR OLD LOBLOLLY



TRACT 16



TRACT 16



TRACT 16 - EXCELLENT HUNTING, FOOD PLOT & QUALITY TIMBER





TRACT 16



TRACT 16 - 98% SURVIVAL RATE



TRACT 17 - MIXTURE OF 16 YR OLD SLASH AND 1 YR OLD LOBLOLLY PINE





TRACT 18 - 3 YR OLD LOBLOLLY PINE





TRACT 19 - 1 YR OLD LOBLOLLY PINE



TRACT 21 - 16 YR OLD SLASH PINE



TRACT 21 - 16 YR OLD SLASH PINE



TRACT 21



TRACT 22 - POTENTIAL BUILDING SITE







950 North Liberty Drive, Columbia City, IN 46725  
800.451.2709 • 260.244.7606 • [www.schraderauction.com](http://www.schraderauction.com)

