

Coffee County

North of Douglas

LAND
SOUTHERN GEORGIA
AUCTION

3,094[±]
acres

*Offered in 22 Tracts
from 17[±] to 479[±] acres*

- Prime Deer & Turkey Hunting
- Excellent Wildlife Management

- Mix of Loblolly Pine, Slash Pine & Harwood Bottoms
- Ages of Pine Range from 1 to 23 years
- Excellent Site Index for Timber Growth

INFORMATION
BOOKLET



800.451.2709
SchraderAuction.com

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

Follow us and download our Schrader iOS app



BOOKLET INDEX



Real Estate Auction Registration Forms

WHOLE PROPERTY

- Tract Descriptions & Auction Terms
- Location Maps
- History of Property
- Timber Values
- Deer Harvested & Photographed in 2020

TRACTS 1-3

- Tract Map
- Soils Map & Productivity Information
- Topography Maps
- Wetlands Map
- Flood Zone Map
- Timber Information
- County Information
- Tax Statement
- Property Photos



TRACTS 4-14

- Tract Map
- Soils Map & Productivity Information
- Topography Maps
- Wetlands Map
- Flood Zone Map
- Irrigation Map & Information
- Timber Information
- County Information
- Tax Statements
- Property Photos



TRACTS 5-22

- Tract Map
- Soils Map & Productivity Information
- Topography Maps
- 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 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)

Bidder # _____

Name _____

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) 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:

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[±]
acres

Offered in 22 Tracts

**WHOLE
PROPERTY**

Coffee County

North of Douglas

3,094[±] acres

Offered in 22 Tracts
from 17[±] to 479[±] 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. 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[±] 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: NORTHTRACTS: 31.7612 , -82.8959 / SOUTHTRACTS: 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[±] 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.

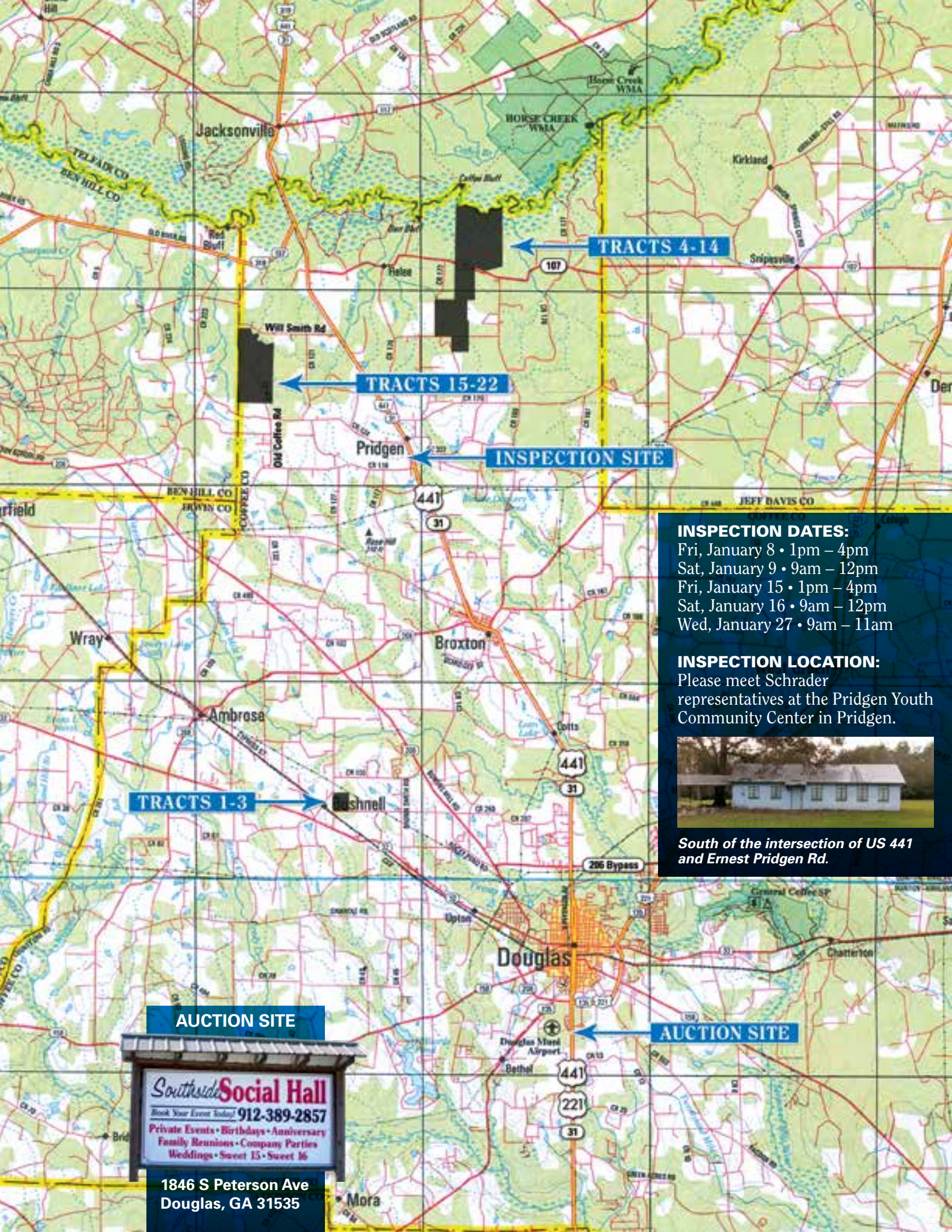
SURVEY: A new survey will be obtained after the auction (to the extent not completed before the auction) for each

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.



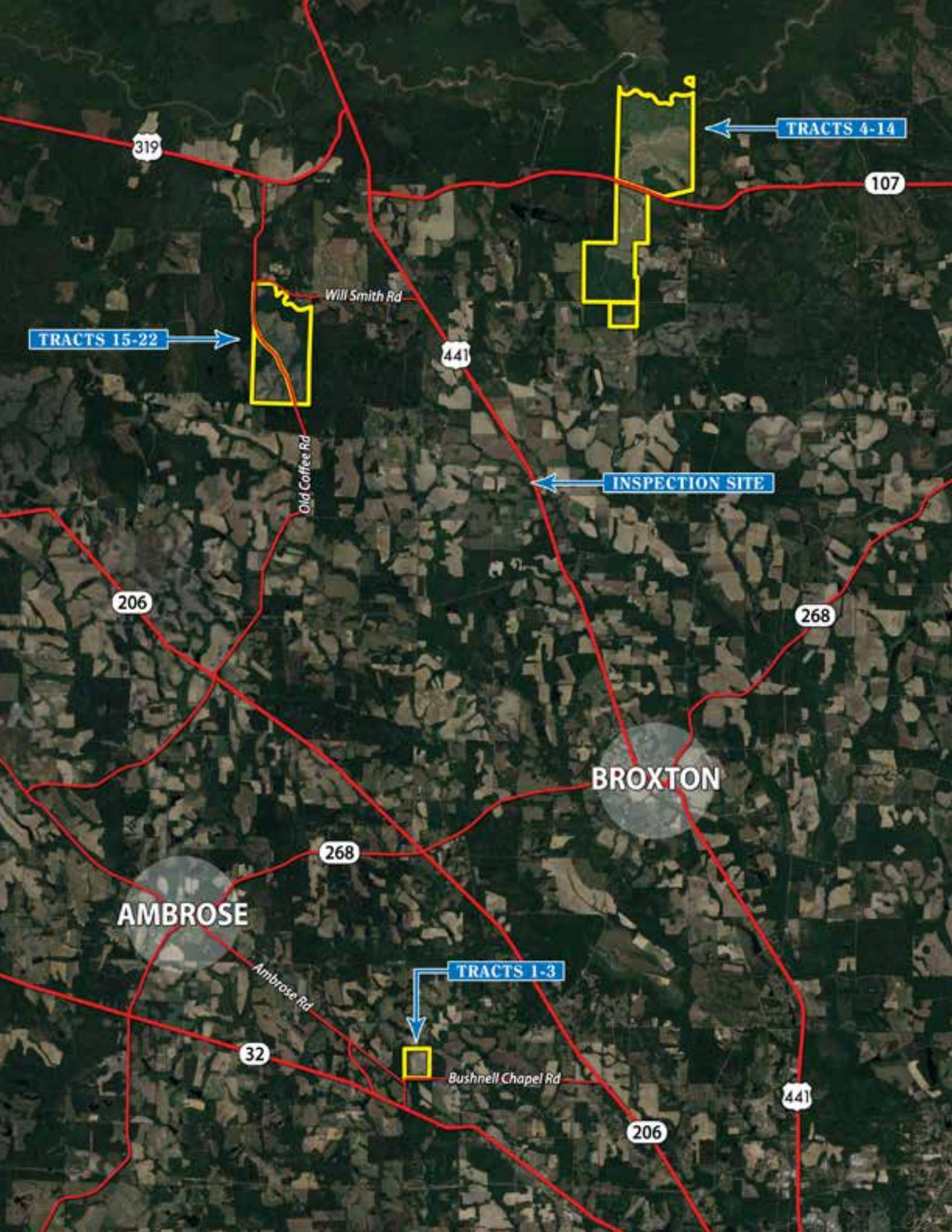
South of the intersection of US 441 and Ernest Pridgen Rd.

AUCTION SITE

Southside Social Hall
 Book Your Event Today! 912-389-2857
 Private Events • Birthdays • Anniversary
 Family Reunions • Company Parties
 Weddings • Sweet 15 • Sweet 16

1846 S Peterson Ave
 Douglas, GA 31535

AUCTION SITE



319

TRACTS 4-14

107

Will Smith Rd

TRACTS 15-22

441

INSPECTION SITE

Old Coffee Rd

206

268

BROXTON

AMBROSE

268

TRACTS 1-3

Ambrose Rd

32

Bushnell Chapel Rd

206

441

PROPERTY HISTORY

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	\$18,550

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

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

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

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

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

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 -			\$39,886

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 -			\$94,758

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 -			\$47,126

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

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

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

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

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
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[±]
acres

Offered in 22 Tracts

TRACTS
1-3

TRACT MAP

TRACTS 1-3



1

38±
acres

2

38±
acres

3

39±
acres

Palmetto Rd

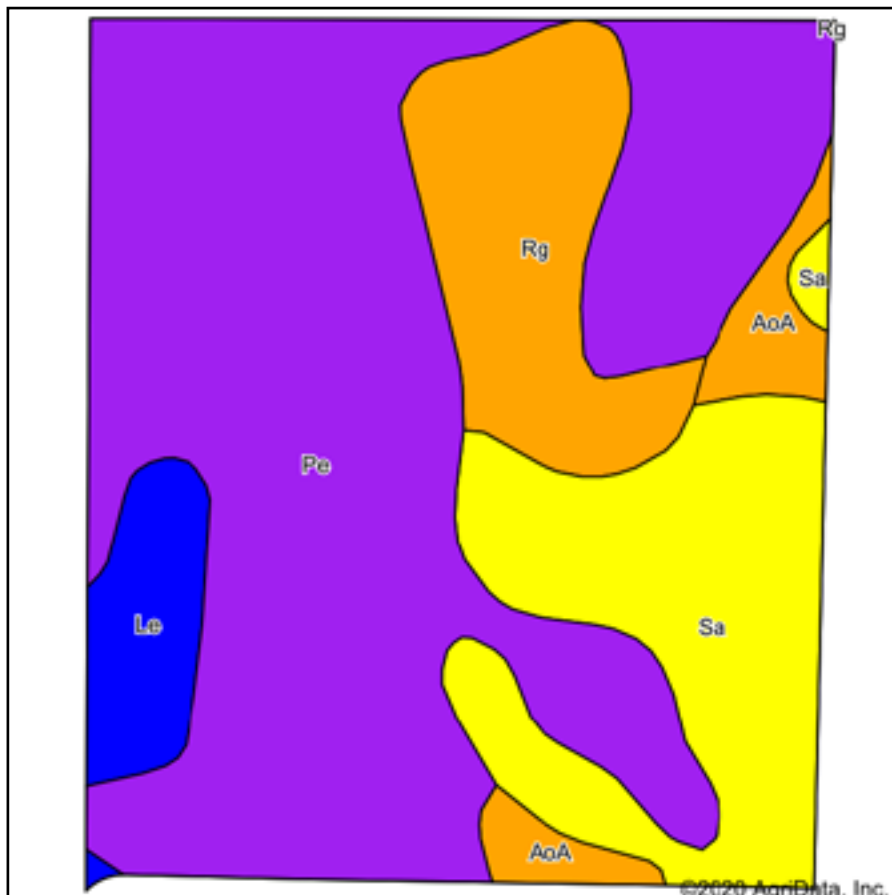
McElroy Rd
Railroad

Bushnell Chapel Rd

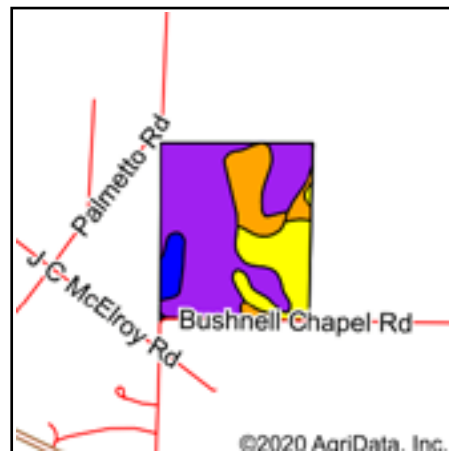
32

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**



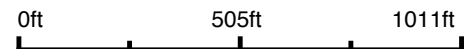
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Cotton lint	Peanuts	Soybeans	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	*n NCCPI Cotton
Pe	Pelham loamy sand, occasionally flooded	67.10	59.1%		Vw					41	25	23	41
Sa	Sapelo fine sand	22.22	19.6%		IVw	48			19	40	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

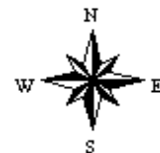
TRACTS 1-3



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
CUSTOMIZED 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**



Maps Provided By:

 CUSTOMERIZED 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



AREA OF MINIMAL FLOOD HAZARD

Palmato Rd

Bushnell Chapel Rd

Bushnell Chapel Rd

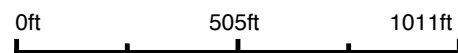
J.C. McElroy Rd

Cypress Ave

© 2020 AgriData, Inc.



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



Coffee County
Georgia



12/8/2020



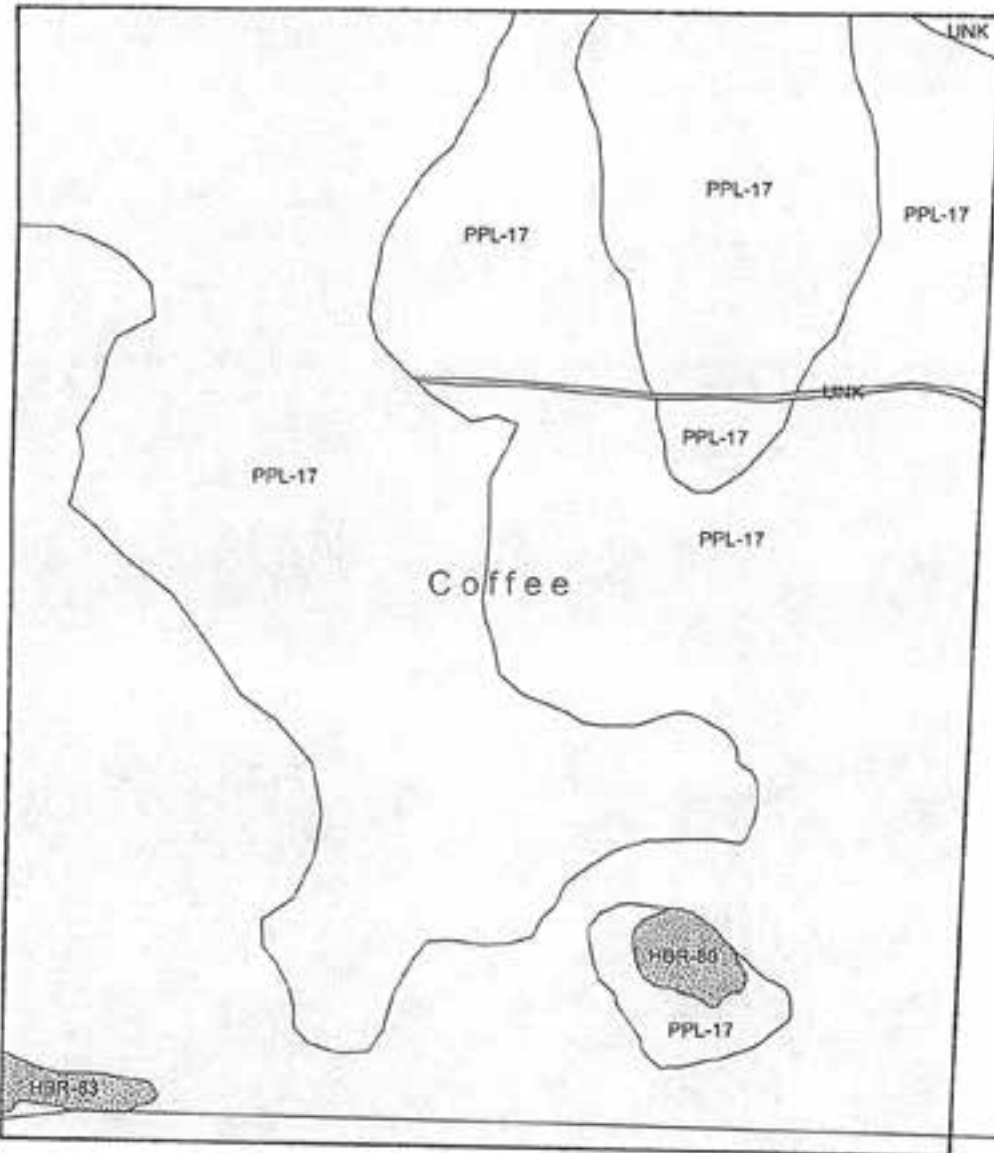
TIMBER INFORMATION

TRACTS 1-3

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

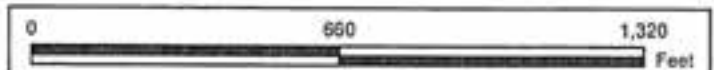
Legend

- Planted Premerchantable Pine
- Hardwood Branch
- Non-Forest



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

Date: March 23, 2020



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%
<i>Upland Total</i>	115.27	100.0%

MERCHANTABLE TIMBER

<u>Products</u>	<u>Volume</u>	<u>Specifications</u>		
Pine:		<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
Total Pine	27.37			
Hardwood:				
Hardwood Pulpwood/Topwood	32.34	Tons	2000	4.6" & up
Hardwood Sawtimber	10.71	Tons	2000	11.6" & up
Total Hardwood	43.05			

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
<i>Avg. Age/Total</i>	3.0	113.33	0.0	0.00

COUNTY INFORMATION

TRACTS 1-3



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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Last Data Upload: 11/30/2020, 6:32:51 AM

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

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

Map: 0059 003 Payment Good Through: 12/01/2020
Location: Printed: 09/22/2020

FORWARDING SERVICE REQUESTED

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

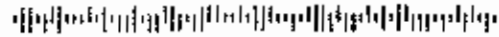


*****A110**ALLIANCE ARDC 320 S W 1090 24018419
CAROLYN TIMBERLANDS LLC ET AL
P O BOX 3848
SAVANNAH, GA 314120048

Some properties may be eligible for certain tax exemptions from ad valorem taxation. In addition to the regular homestead exemption, certain persons are entitled to additional exemptions. This list is available to each exemption card 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 no later than April 1, 2020 in order to receive the exemption in that year's property tax bill. Call 478-368-4156 for more information, contact the Coffee County Tax Commissioner at 478-368-2318. Any questions please contact www.coffeecountyga.com

For information on the quality of our property records, please contact the Douglas County Land Use Agency at 478-368-0217.

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 the due date)



Bill Number: 2020-2391

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

Tax Payer: CAROLYN TIMBERLANDS LLC ET AL
Map Code: 0059 003 RF-A1
Description: LL48-5LD
Location:
Bill No: 2020-2391
District: 001 COFFEE COUNTY

Phone: (912) 384-4896 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 EMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	148,617.00	59,447.00	42,290.00	12,157.00	2.90	0.00	0.00	0.00
COUNTY M&O	148,617.00	59,447.00	42,290.00	12,157.00	1.754	143.69	0.00	131.04
SCHOOL M&O	148,617.00	59,447.00	42,290.00	12,157.00	16.352	275.91	0.00	275.06
COUNTY RJA	148,617.00	59,447.00	42,290.00	12,157.00	5.00	8.58	0.00	8.58
TOTALS					24.906	416.68	0.00	416.68



912 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



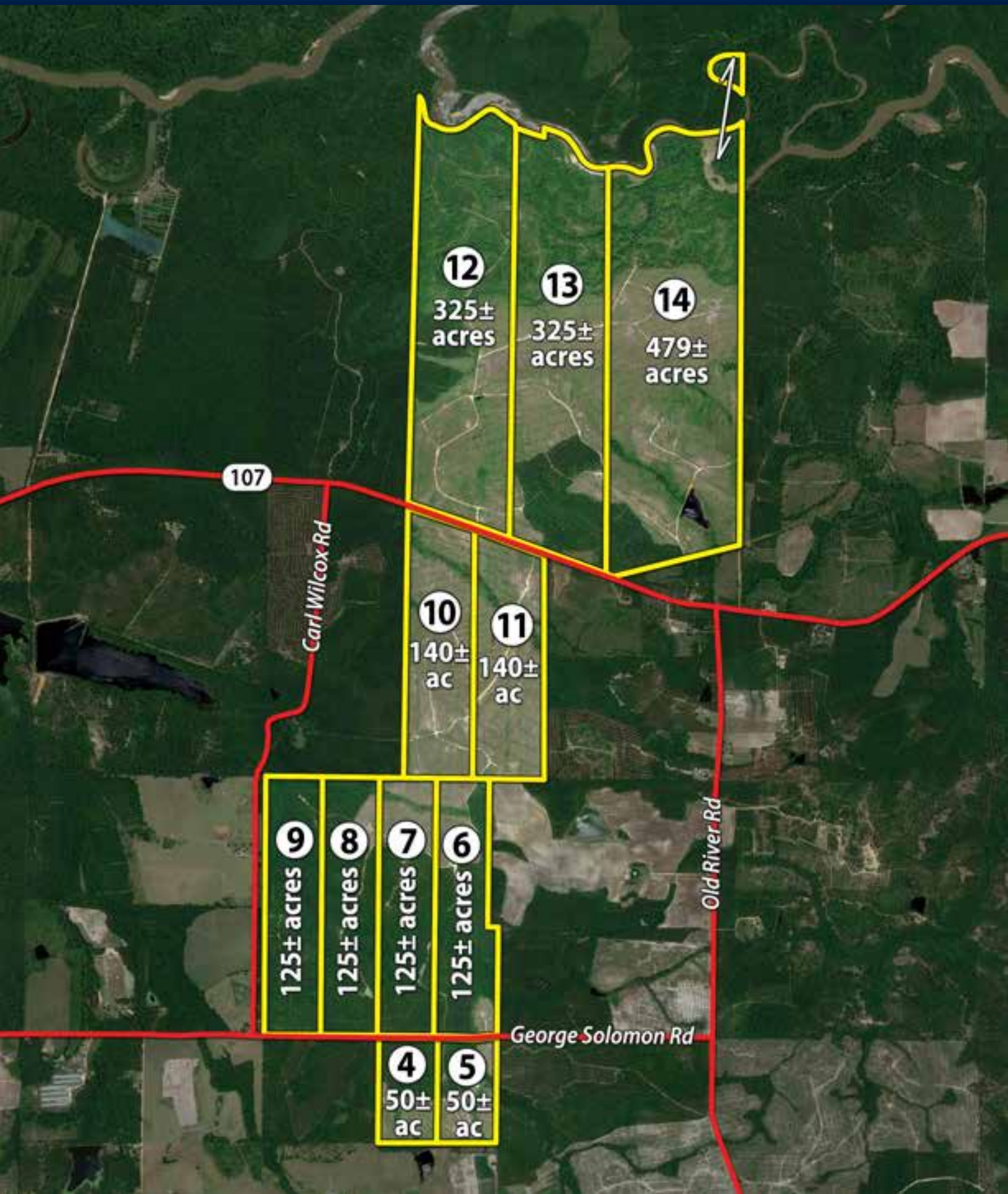
3,094[±]
acres

Offered in 22 Tracts

TRACTS
4-14

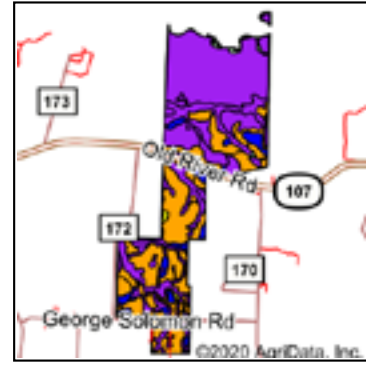
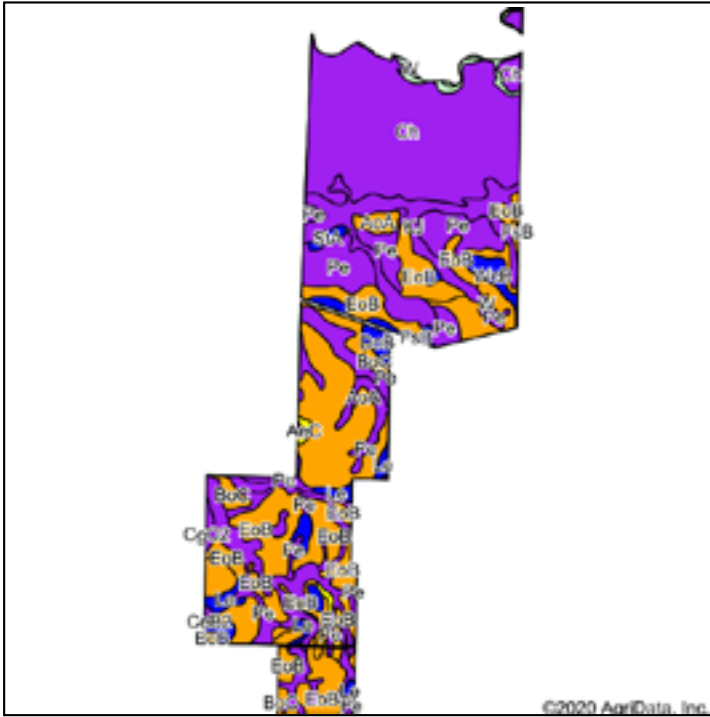
TRACT MAP

TRACTS 4-14



SOILS MAP

TRACTS 4-14



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.

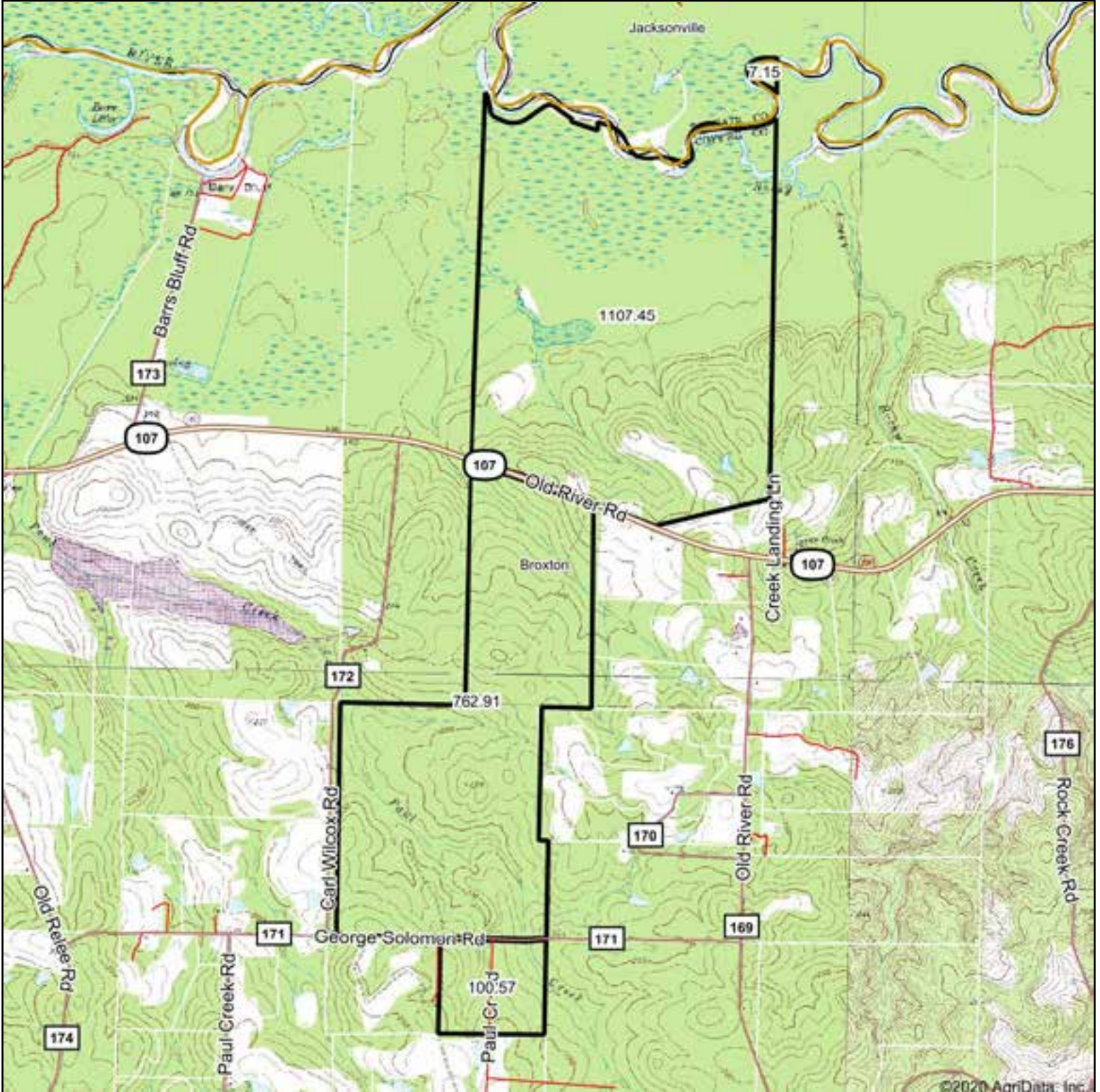


Soils data provided by USDA and NRCS.

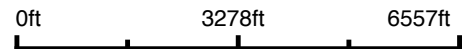
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Cotton lint	Pasture	Peanuts	Soybeans	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	*n NCCPI Cotton
Ch	Chastain-Tawcaw complex, frequently flooded	539.53	27.3%		Vlw						49	41	40	34
EoB	Esto loamy sand, 2 to 5 percent 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%		IlS	85	650	9	2900	30	41	29	25	41
WcB	Wicksburg loamy sand, 2 to 5 percent slopes	25.06	1.3%		IlS	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%		Ile	120	900		3600	35	64	36	34	64
CnB	Clarendon loamy sand, 2 to 5 percent slopes	10.79	0.5%		Ile	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

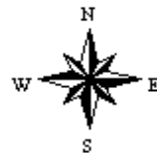
TRACTS 4-14



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



Coffee County
Georgia

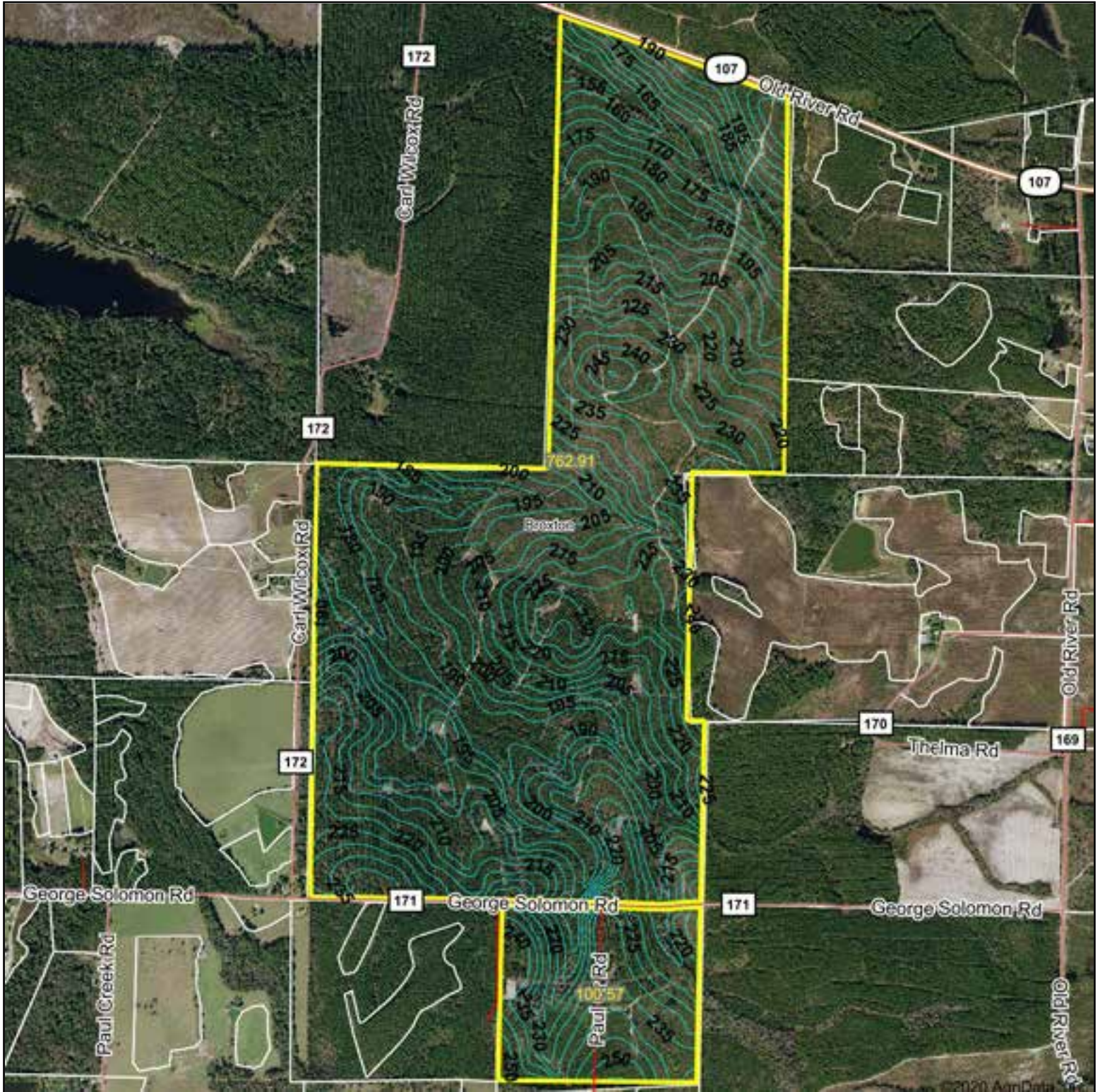


12/8/2020

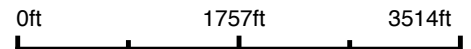


TOPOGRAPHY CONTOURS

TRACTS 4-11



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



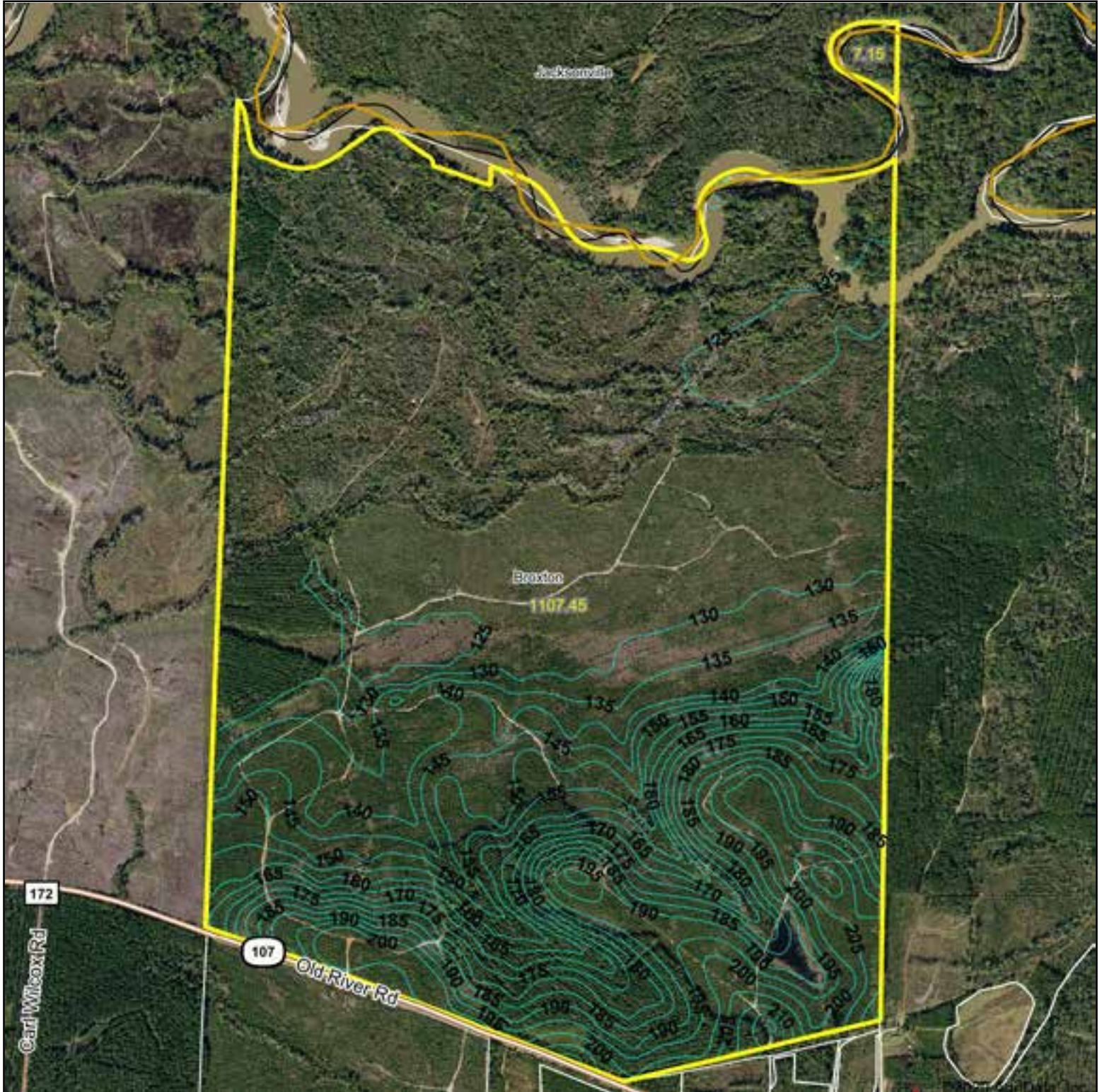
Coffee County
 Georgia

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



TOPOGRAPHY CONTOURS

TRACTS 12-14



SCHRADER
Real Estate and Auction Company, Inc.

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

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

WETLANDS MAP

TRACTS 4-14



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



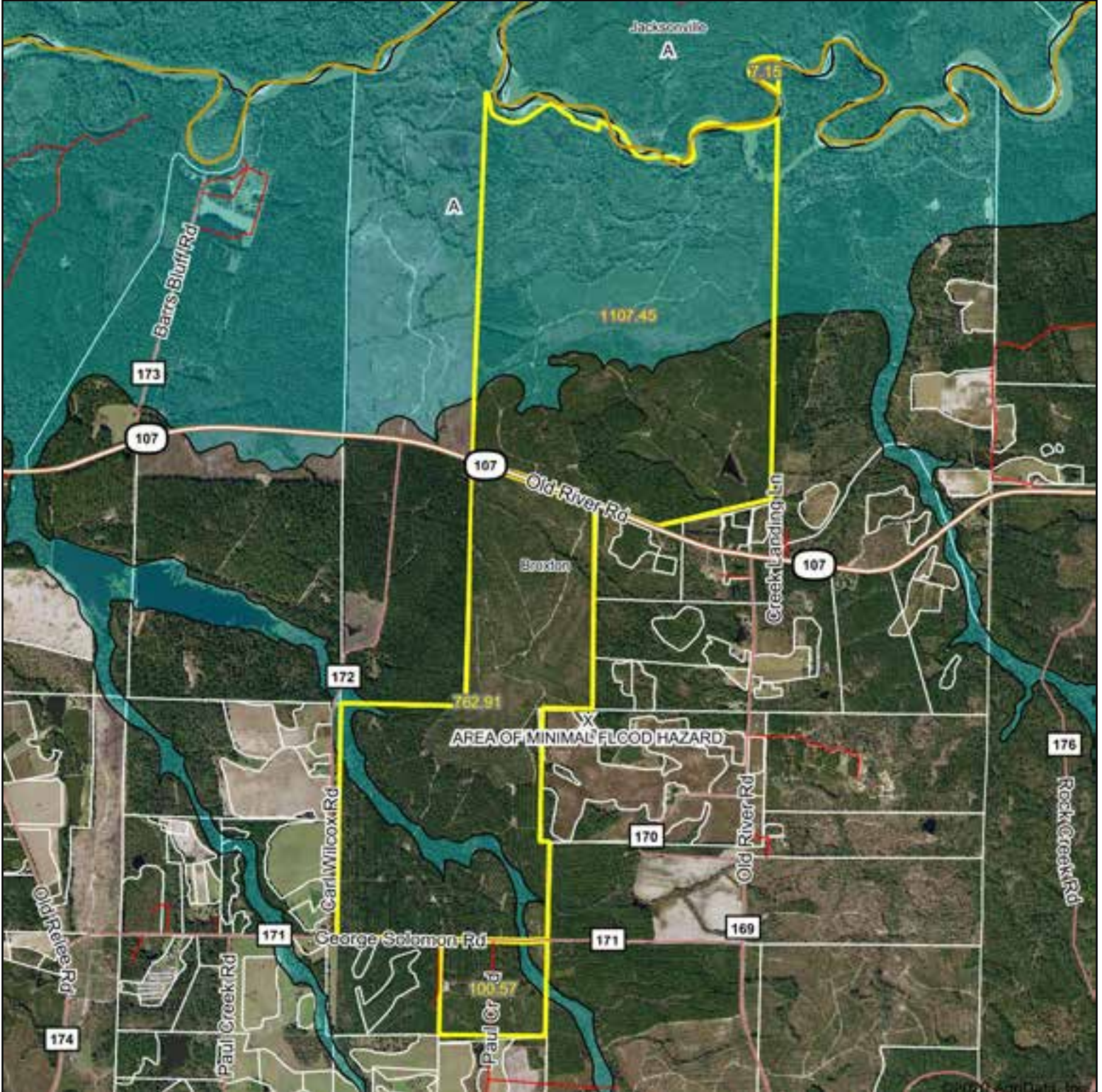
0ft 10557ft 21115ft

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

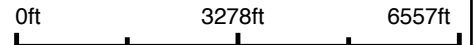
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

FLOOD ZONE MAP

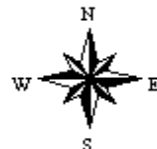
TRACTS 4-14



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



Coffee County
Georgia



12/8/2020

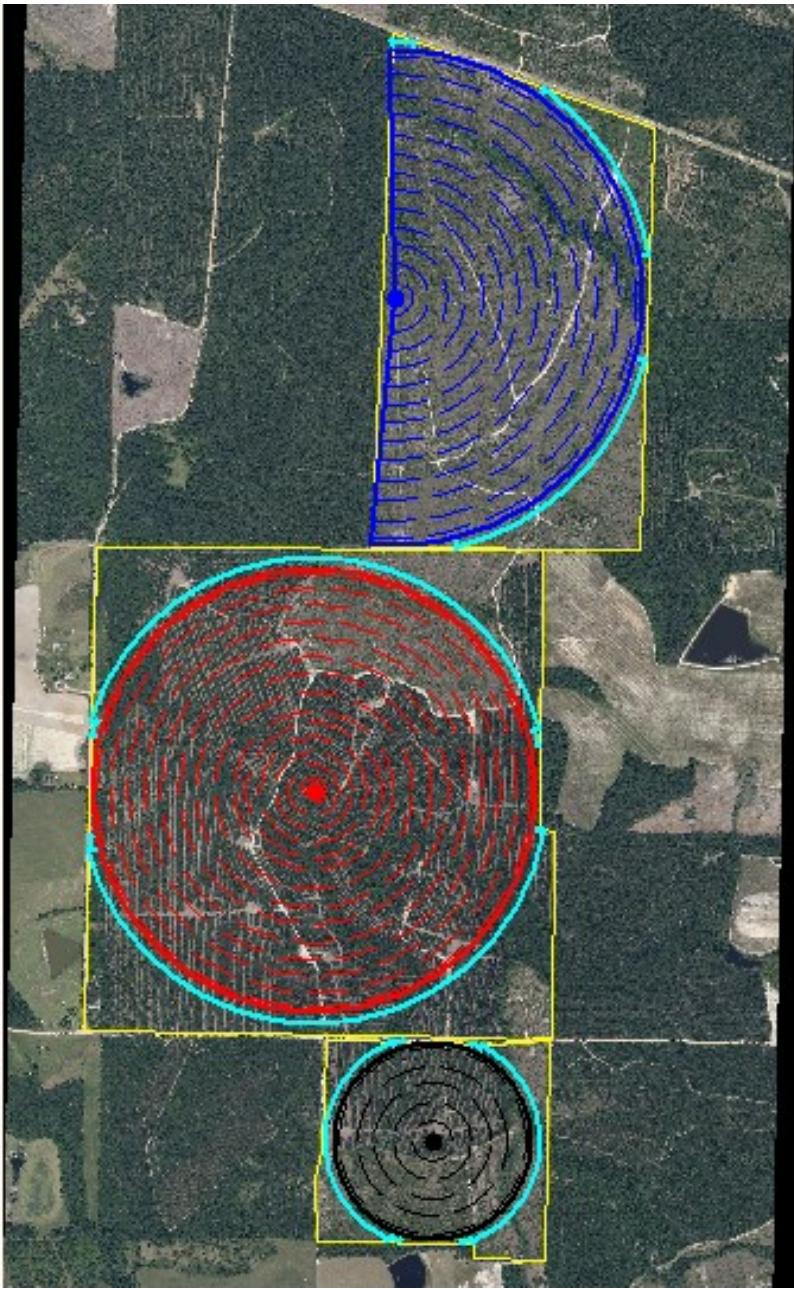
IRRIGATION MAP

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

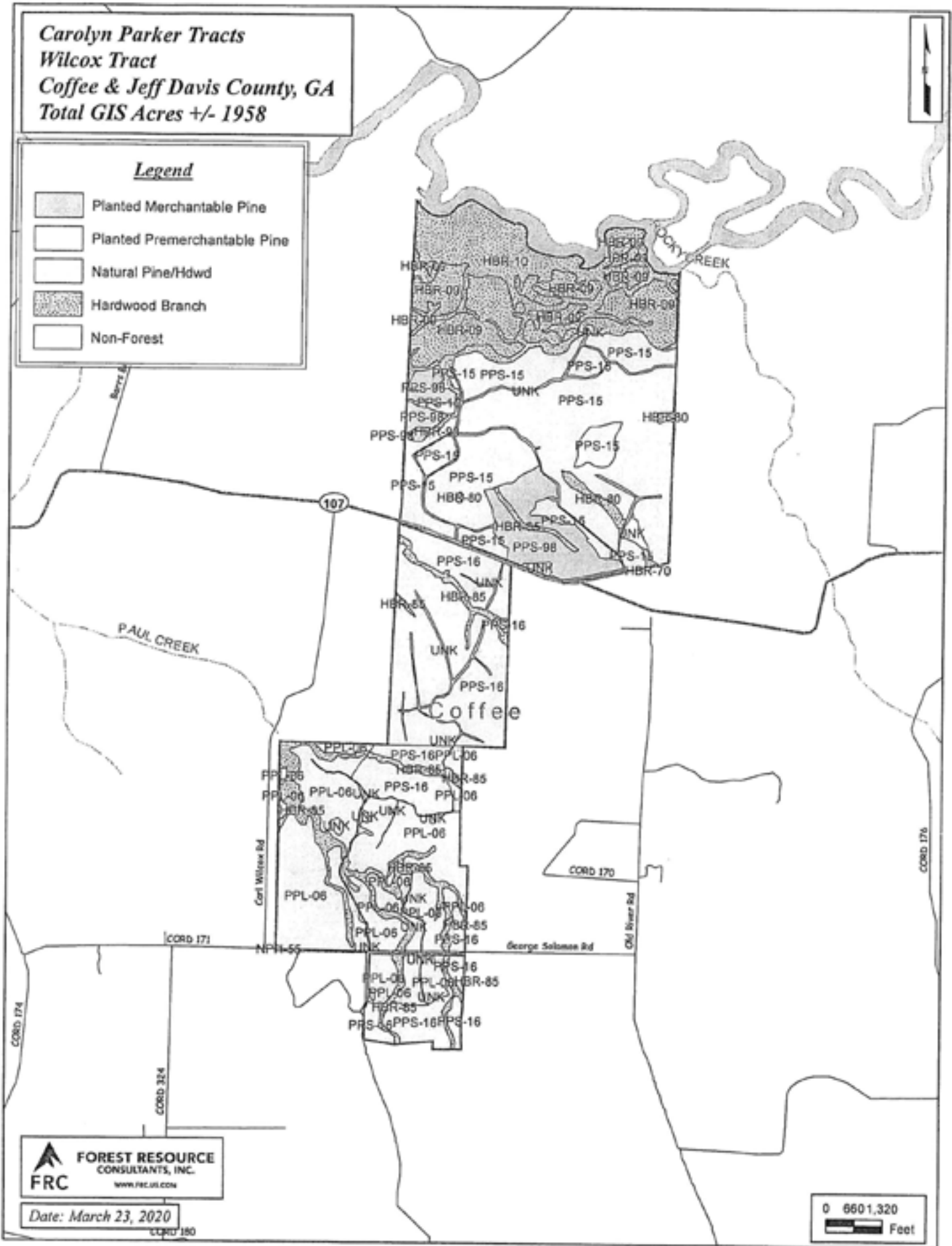
TIMBER INFORMATION

TRACTS 4-14

Carolyn Parker Tracts
Wilcox Tract
Coffee & Jeff Davis County, GA
Total GIS Acres +/- 1958

Legend

-  Planted Merchantable Pine
-  Planted Premerchantable Pine
-  Natural Pine/Hwd
-  Hardwood Branch
-  Non-Forest



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

Date: March 23, 2020

0 660,132
 Feet

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%
<i>Upland Total</i>	1,958.00	100.0%

MERCHANTABLE TIMBER

<u>Products</u>	<u>Volume</u>	<u>Specifications</u>		
		<u>Units</u>	<u>lb./Unit</u>	<u>DBH</u>
Pine:				
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
Total Pine	9,006.31			
Hardwood:				
Hardwood Pulpwood/Topwood	2,996.98	Tons	2000	4.6" & up
Hardwood Sawtimber	992.46	Tons	2000	11.6" & up
Total Hardwood	3,989.44			

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
<i>Avg. Age/Total</i>	14.0	368.95	4.6	910.85

COUNTY INFORMATION

TRACTS 4-14



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.

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COUNTY INFORMATION

TRACTS 4-14



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



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

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

Map: 0069 017 Payment Good Through: 12/01/2020
Location: GEORGE SOLOMON RD Printed: 09/22/2020

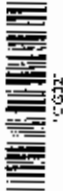
FORWARDING SERVICE REQUESTED

Customer payments are expected to be made by the deadline for all values mentioned. In addition to the regular billings, there are a few special bills for the owners. Certain elderly persons are entitled to a local option tax rate. The bill is subject to a local option tax rate that will be entered on a notice of intent to file for the exemption. If you are eligible for one of these exemptions and do not have requested the benefit, you must apply for the exemption on or before April 1, 2020 in order to ensure the exemption is in place for the coming year. For more information contact the coffee county tax assessor's office at (912) 384-1376. You can also visit www.coffeecountypay.com

For information and assistance with undeposited property contact the Douglas County Tax Commissioner at (912) 383-0277

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

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



AUTOMATIC FOR ADOPT 329 11 55 1992 1489410
CAROLYN TIMBERLANDS LLC ET AL
P O BOX 8848
SAVANNAH, GA 314120048



RETURN THIS PORTION WITH PAYMENT
(Please do not place stamps or postage on this part)



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

Tax Payer: CAROLYN TIMBERLANDS LLC ET AL
Map Code: 0069 017 REAL
Description: 11236 1LD L1226 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	
Totals		Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX		816,173.00	126,469.65	216,428.00	115,041.00	.000	0.00	0.00	0.00
COUNTY M&O		816,173.00	126,469.65	216,428.00	115,041.00	7.750	896.78	0.00	896.78
SCHOOL M&O		816,173.00	126,469.65	216,428.00	115,041.00	16.052	1,360.36	0.00	1,360.36
COUNTY JEA		816,173.00	126,469.65	216,428.00	115,041.00	.000	0.00	0.00	0.00
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

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

Map: 0086 001 Payment Good Through: 12/01/2020
Location: HWY 107 Printed: 09/22/2020

FORWARDING SERVICE REQUESTED

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

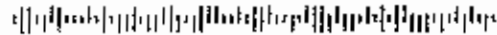
Certain persons are eligible for one or more types of exemptions from ad valorem taxation. In addition to the regular homestead exemption provided for all homeowners, certain eligible persons are entitled to additional exemptions. To qualify for any of such exemptions, certain information must be submitted to certify the eligibility for the exemption. If you are eligible for one or more exemptions and do not now receive the benefit, you must notify the commissioner no later than April 1, 2021, in order to receive the size of property tax reduction you are entitled to. For more information, contact the Coffee County Tax Commissioner at (912) 389-1375. Visit our website at www.coffeecountypay.com.

For information about the rating system and applicable property tax rates, contact the Georgia Office of State Tax Services, 100 Peachtree Street, N.E., Atlanta, GA 30303.

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



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



RETURN THIS PORTION WITH PAYMENT

(Values 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

Tax Payer: CAROLYN TIMBERLANDS LLC ET AL
Map Code: 0086 001 RLAI
Description: L 1271, 272, 261, 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	
Entry		Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX		\$24,300.00	429,720.00	221,144.00	128,576.00	1.000	0.00	0.00	0.00
COUNTY M&O		\$24,300.00	429,720.00	221,144.00	128,576.00	1.750	841.92	0.00	841.92
SCHOOL M&O		\$24,300.00	429,720.00	221,144.00	128,576.00	16.000	1,740.69	0.00	1,740.69
COUNTY EDA		\$24,300.00	429,720.00	221,144.00	128,576.00	.000	0.00	0.00	0.00
TOTALS						24.250	2,636.88	0.00	2,636.88



Bill Number Barcode

Bill No. 2020-2393

- 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.

Current Due	2,636.88
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payment	0.00
Back Taxes	0.00
TOTAL DUE	2,636.88

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

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

Map: 0086 026 Location: 1001107 Payment Good Through: 12/01/2020 Printed: 09/22/2020

FORWARDING SERVICE REQUESTED

Some jurisdictions eligible for certain exemptions may have filed a claim for a refund of taxes. In addition to the regular items listed on this bill, you may be eligible for certain exemptions. Certain elderly persons are entitled to additional exemptions. If you are eligible for such exemptions, they must be claimed by the date of the assessment of liability for the exemption. You are eligible for one of these exemptions and are not now receiving the credit. You must apply for the exemption no later than April 1, 2020 in order to receive the exemption. A claim may also be applied with GA 10-16 42, 5-15. For more information contact the Public Auditor's Office at (912) 384-2125. Pay your bill online at www.coffeecountypay.com

The estimate of total annual property taxes depicted on this bill is based on the current Coffee County Equalized Valuation Authority 10/22/20 at 912-384-2127

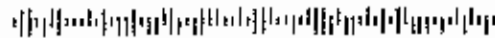
MAKE CHECK OR MONEY ORDER PAYABLE TO:
Coffee County Tax Commissioner



AUTOMATIC FOR ADOC 320 0 9 1 0086 026 0 107
CAROLYN TIMBERLANDS LLC ET AL
P O BOX 9848
SAVANNAH, GA 314120048



Shanda Henderson
Coffee County Tax Commissioner
P.O. 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

Tax Payer: CAROLYN TIMBERLANDS LLC ET AL
Map Code: 0086 026 REAL
Description: L 317,282,271 HLD
Location: HWY 107
Bill No: 2020-2394
District: 001 COFFEE COUNTY

Phone: (912) 384-4895 Fax: (912) 380-1376

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	775,780.00	270,326.00	215,454.00	0.00	0.00	0.00	0.00
COUNTY M&O	939,451.00	775,780.00	270,326.00	215,454.00	0.794	817.69	0.00	817.69
SCHOOL A&O	939,451.00	775,780.00	270,326.00	215,454.00	5.015	1,690.61	0.00	1,690.61
COUNTY EDA	939,451.00	775,780.00	270,326.00	215,454.00	0.000	52.77	0.00	52.77
TOTALS					14.289	2,561.06	0.00	2,561.06



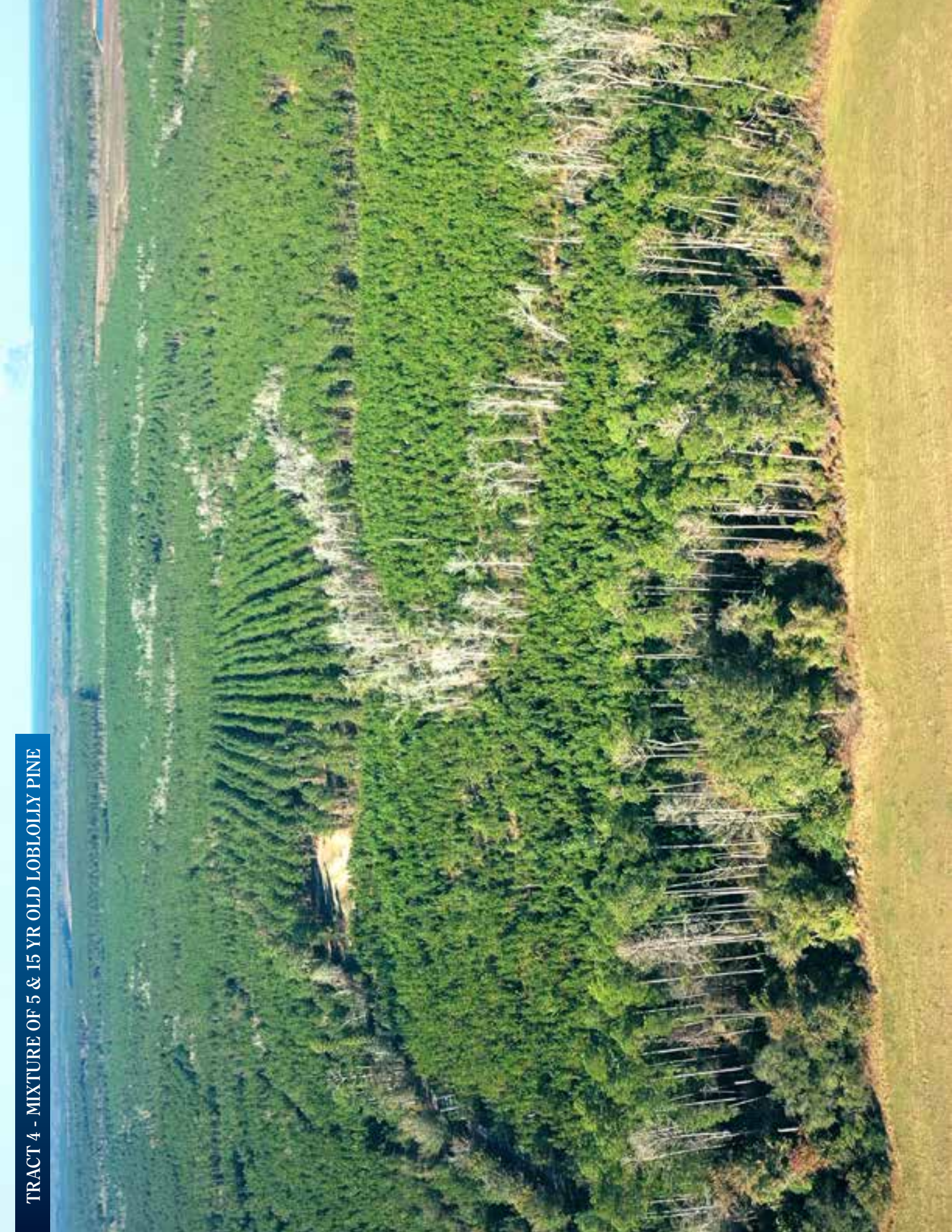
BILL NUMBER (BARCODE)

- 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.

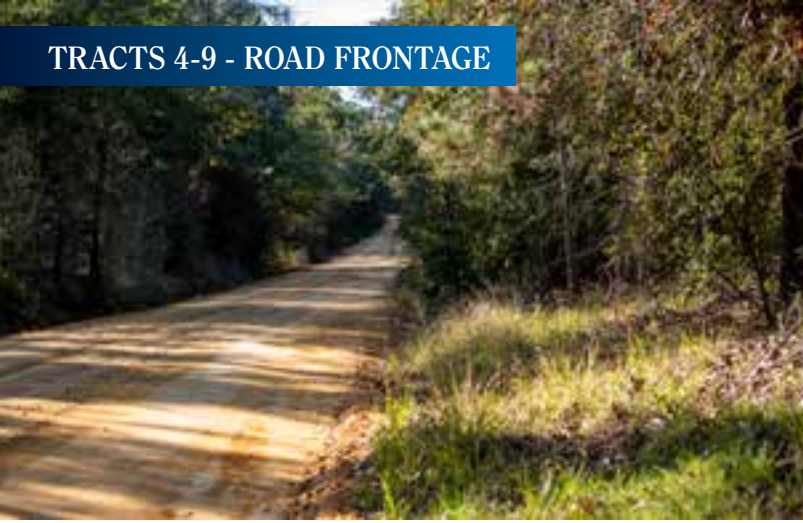
Per Resolution No. 2017-14, after September 1st, all legal and appropriate steps to collect any delinquent taxes, including but not limited to, levying on property and completing a judicial sale.

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



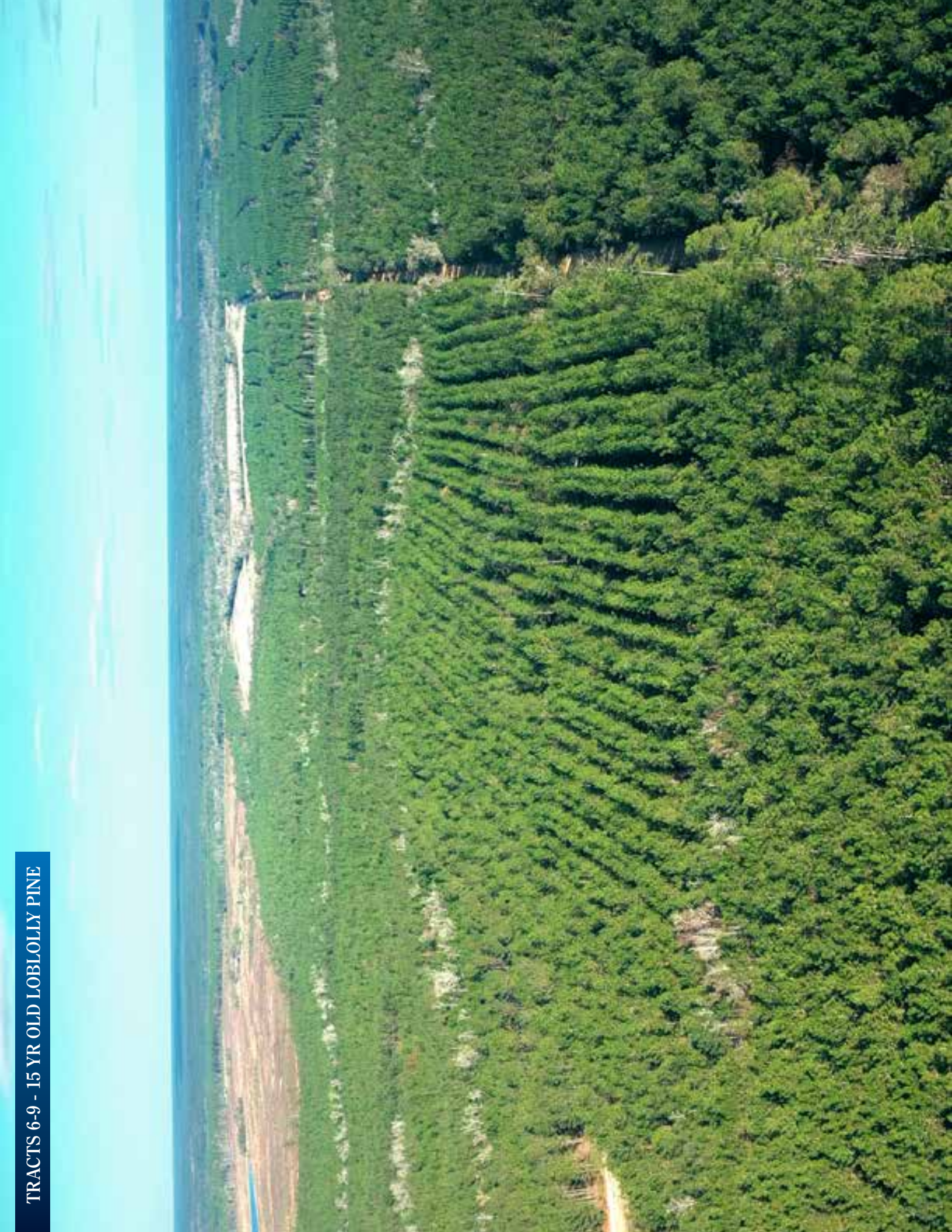
TRACT 5 - ACTIVE DEER TRAFFIC



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



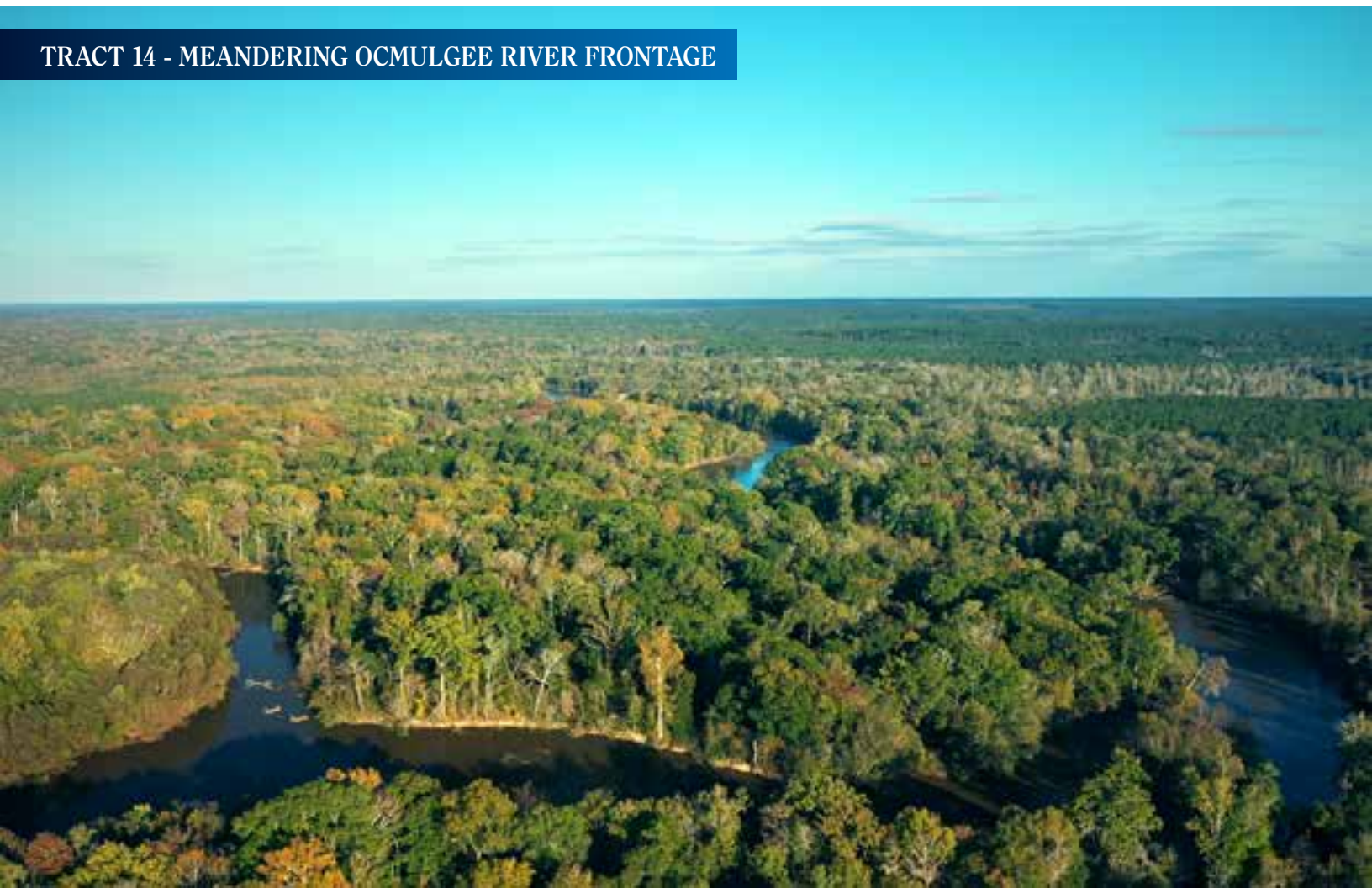
TRACT 14



TRACT 14 - GOOD FISHING & WILDLIFE HABITAT



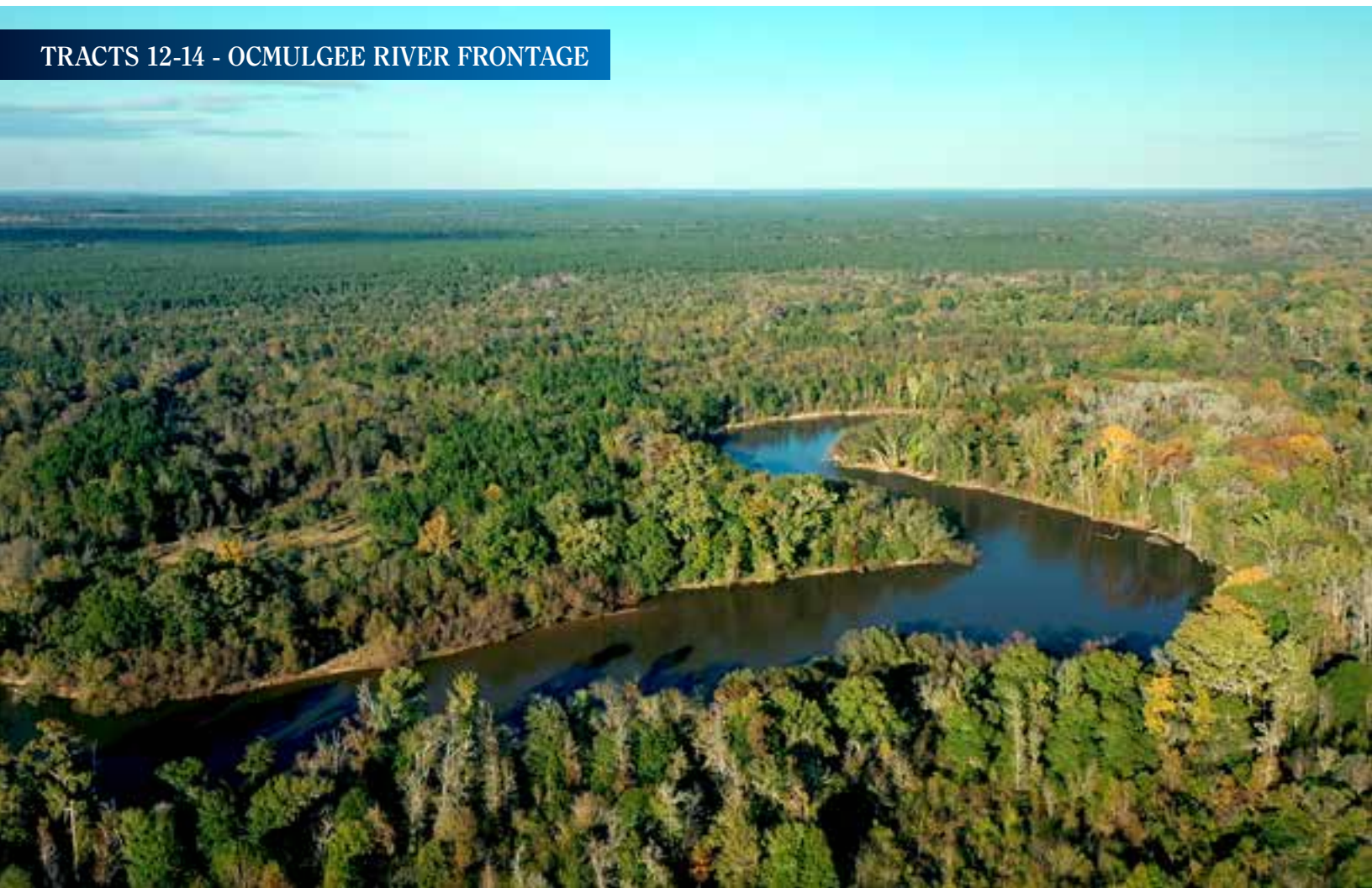
TRACT 14 - MEANDERING OCMULGEE RIVER FRONTAGE



TRACTS 12-14 - OCMULGEE RIVER FRONTAGE



TRACTS 12-14 - OCMULGEE RIVER FRONTAGE



Coffee County

North of Douglas



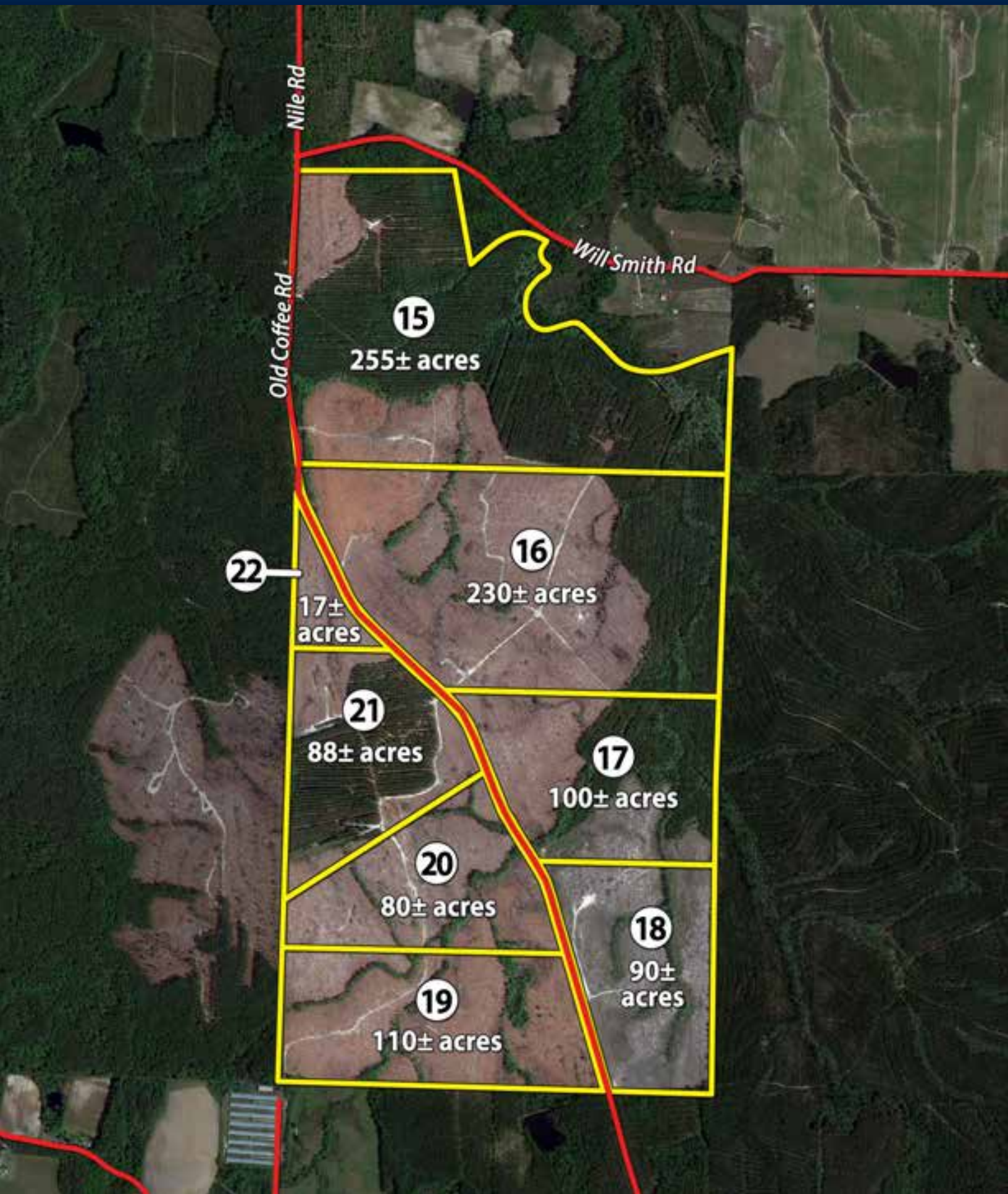
3,094[±]
acres

Offered in 22 Tracts

TRACTS
15-22

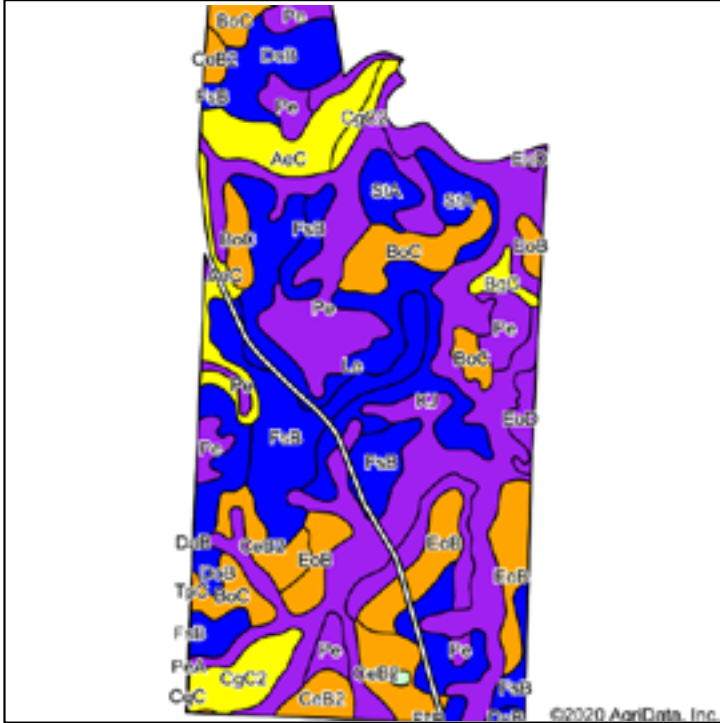
TRACT MAP

TRACTS 15-22

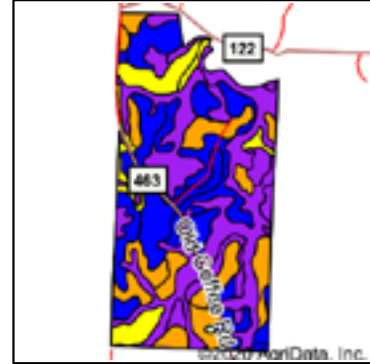


SOILS MAP

TRACTS 15-22



Soils data provided by USDA and NRCS.



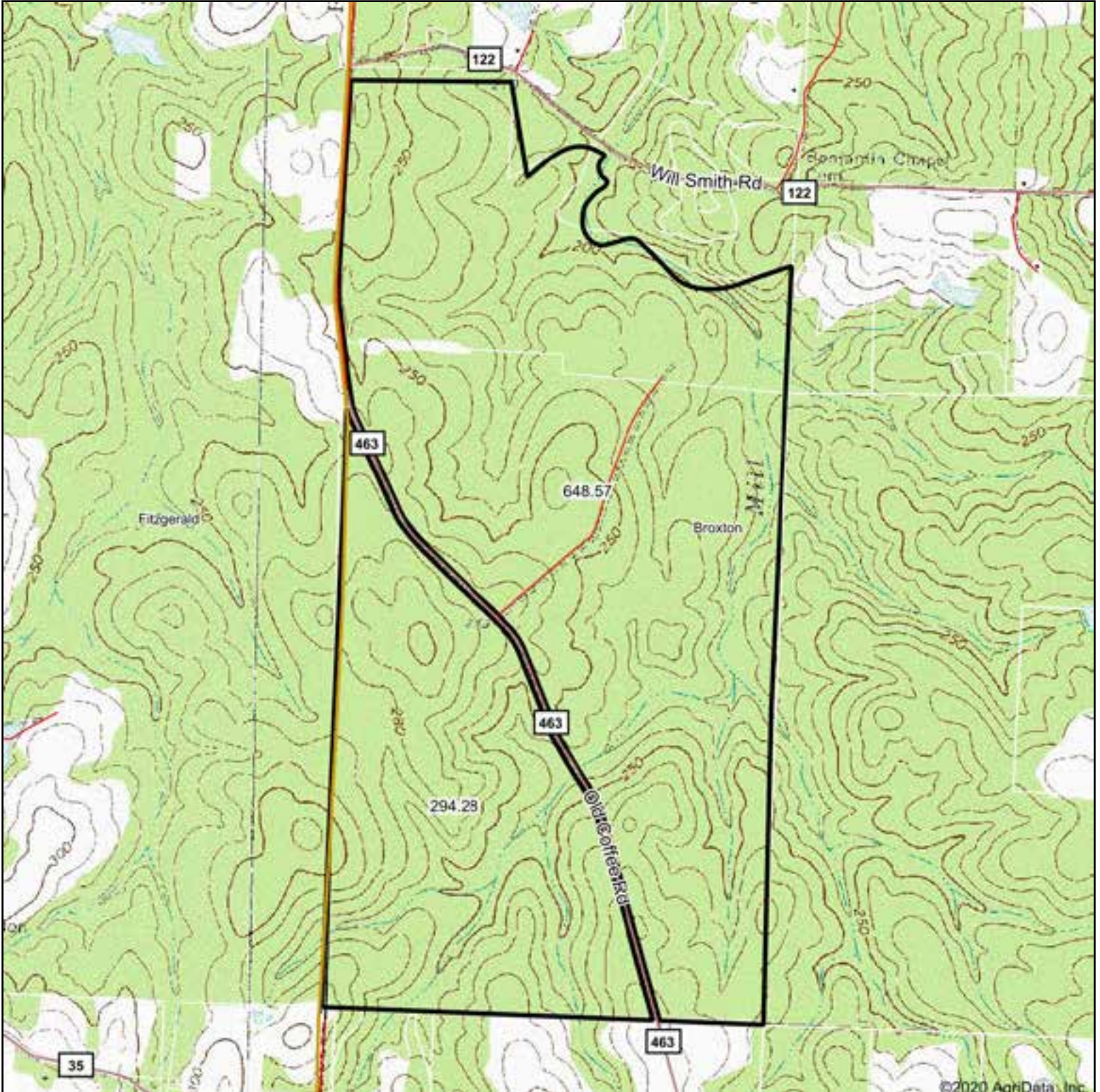
State: **Georgia**
 County: **Coffee**
 Location: **31° 43' 29.86, -82° 59' 23.67**
 Township: **Broxton**
 Acres: **942.85**
 Date: **12/8/2020**



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%		Ils						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%		Ilw						38	25	23	38
BoC	Bonifay sand, 2 to 8 percent slopes	64.29	6.8%		Ills						34	26	23	34
DoB	Dothan loamy sand, 2 to 5 percent slopes	62.90	6.7%		Ile						64	36	34	64
EoB	Esto loamy sand, 2 to 5 percent slopes	61.23	6.5%		Ille						67	32	32	67
CeB2	Carnegie sandy loam, 3 to 5 percent slopes, eroded	53.08	5.6%		Ille						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%		Ilw						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%		Ille	72.5	625		30		44	30	23	44
FsB	Fuquay loamy sand, 2 to 5 percent slopes	0.13	0.0%		Ils						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

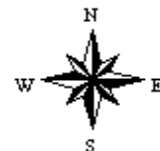
TRACTS 15-22



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



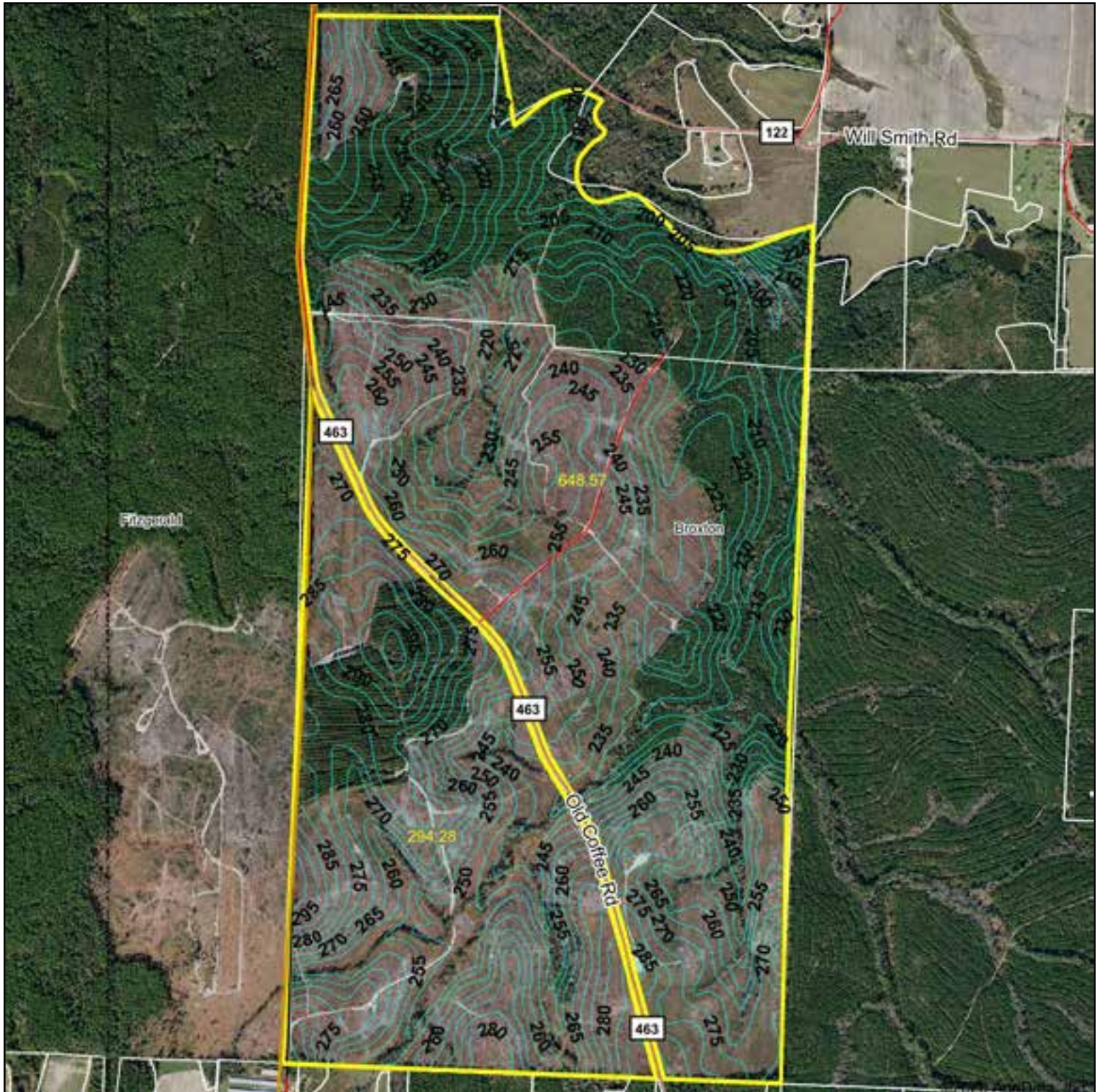
Coffee County
Georgia



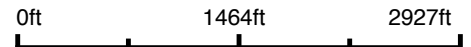
12/8/2020

TOPOGRAPHY CONTOURS

TRACTS 15-22



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



12/8/2020

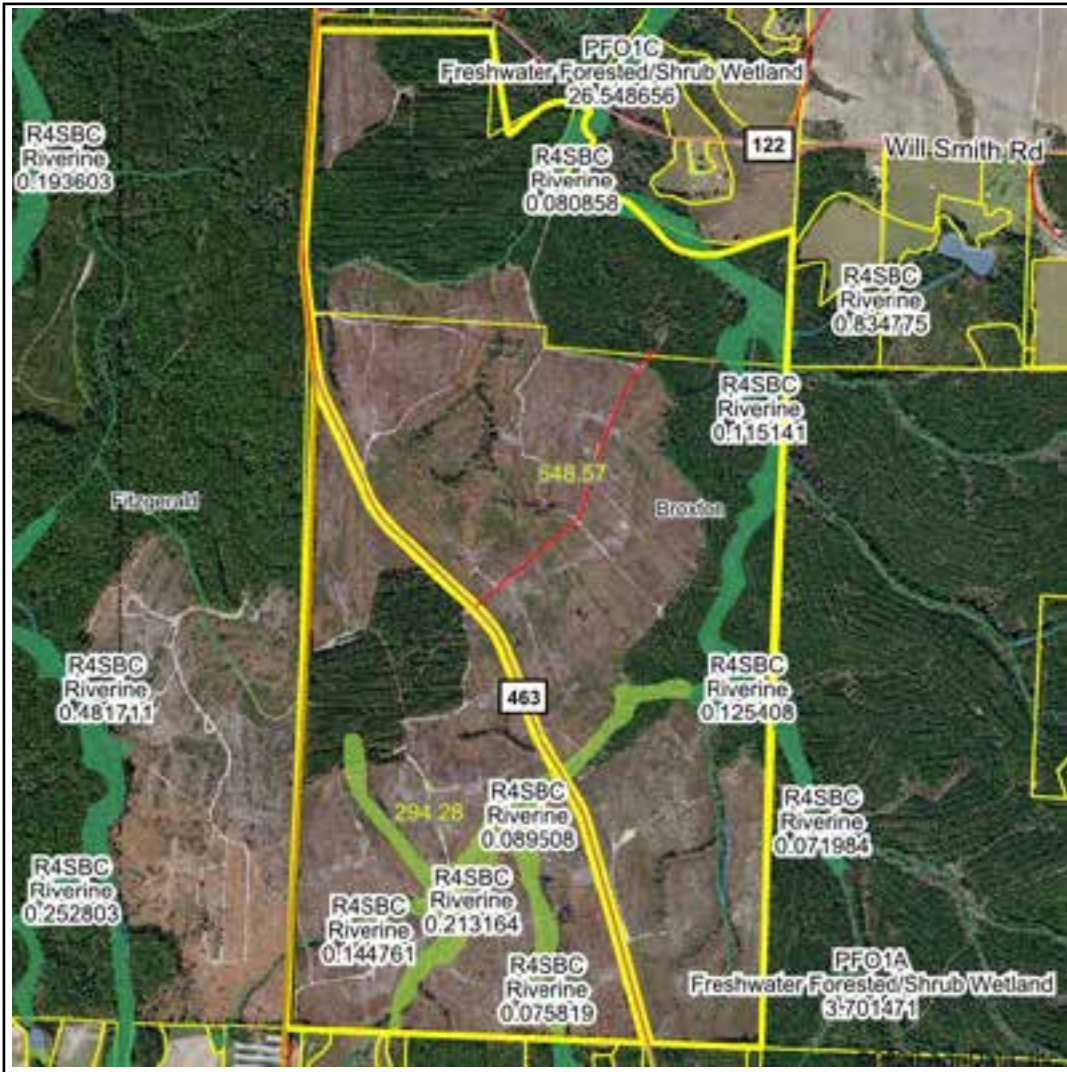
Coffee County
 Georgia

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



WETLANDS MAP

TRACTS 15-22



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



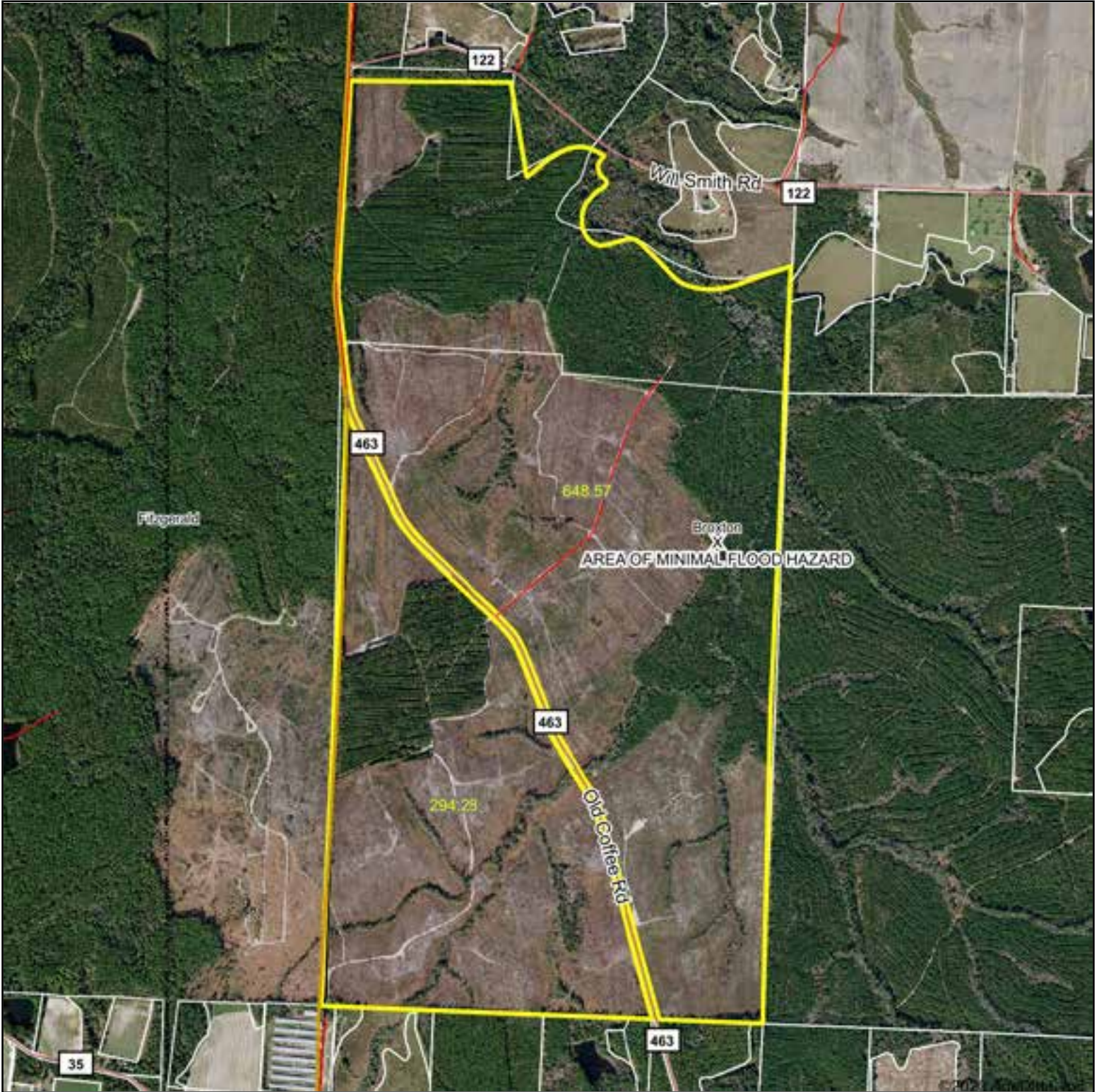
0ft 2172ft 4344ft

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

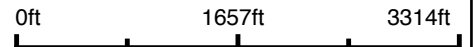
Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

FLOOD ZONE MAP

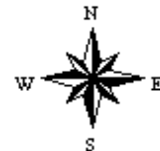
TRACTS 15-22



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



Coffee County
Georgia



12/8/2020



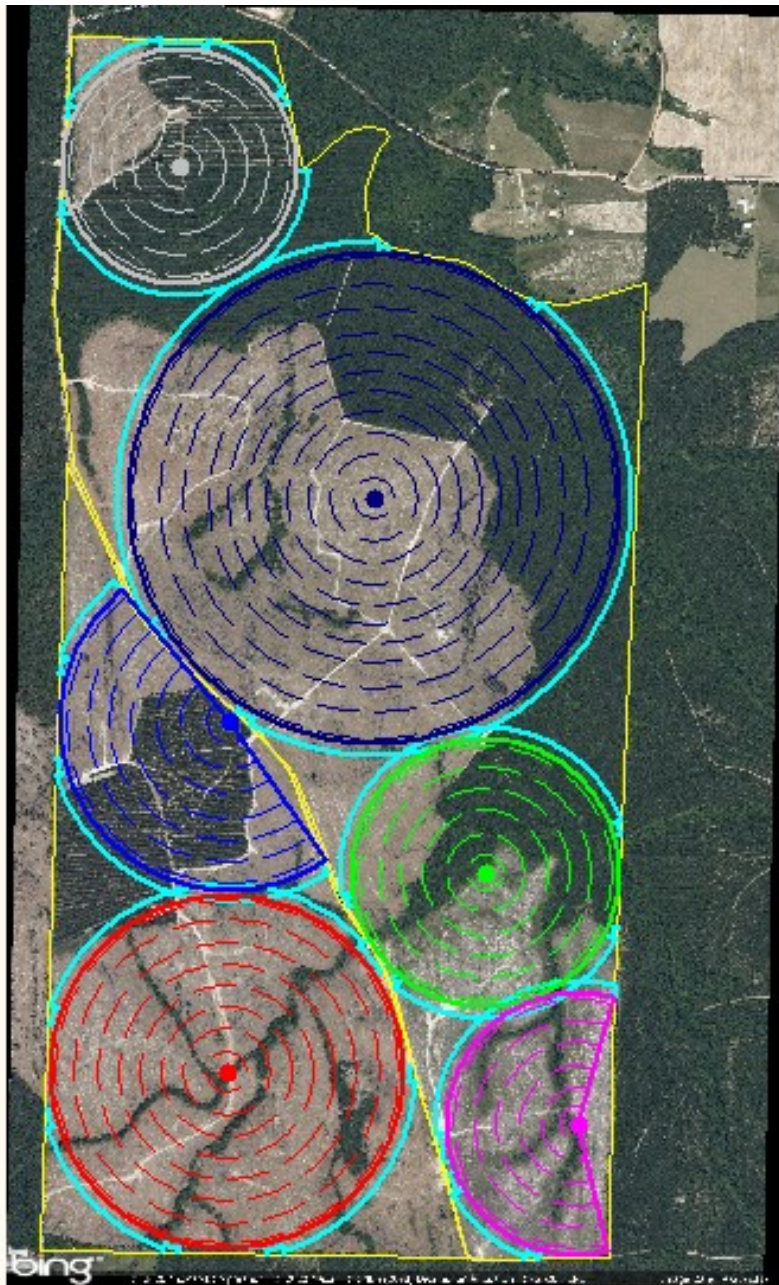
IRRIGATION MAP

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

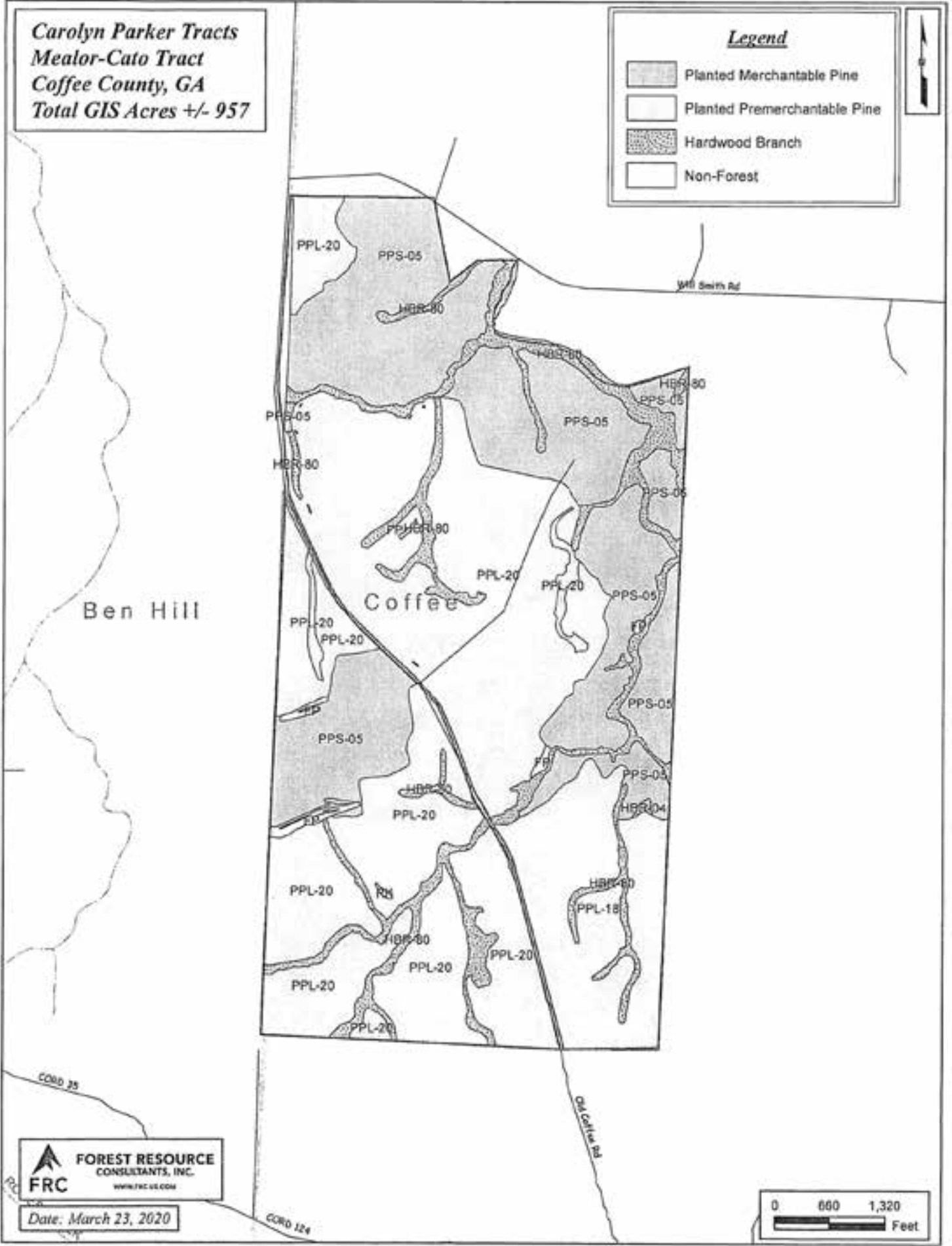
----- Secondary Endgun -----

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

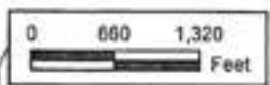
TRACTS 15-22

Carolyn Parker Tracts
Mealor-Cato Tract
Coffee County, GA
Total GIS Acres +/- 957



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

Date: March 23, 2020



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%
<i>Upland Total</i>	956.99	100.0%

MERCHANTABLE TIMBER

<u>Products</u>	<u>Volume</u>	<u>Specifications</u>		
		<u>Units</u>	<u>lb./Unit</u>	<u>DBH</u>
Pine:				
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
Total Pine	19,222.57			
Hardwood:				
Hardwood Pulpwood/Topwood	2,220.59	Tons	2000	4.6" & up
Hardwood Sawtimber	0.00	Tons	2000	11.6" & up
Total Hardwood	2,220.59			

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
Avg. Age/Total	0.4	566.19	0.0	0.00

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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TAX STATEMENTS

TRACTS 15-22

2020 Property Tax Statement

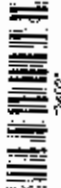
Shanda Henderson
Coffee County Tax Commissioner
P.O. Box 1207
Douglas, GA 31534

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

Map: 0033 001 Payment Good Through: 12/01/2020
Location: OLD COFFEE RD Printed: 09/22/2020

FORWARDING SERVICE REQUESTED

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



*****AUTOPAY FOR ADOBE PDF 2 9 1 1000 2 60 0 418

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



Certain persons are eligible for certain property tax exemptions, including homestead, in addition to the regular homestead which is authorized by a homeowner, certain elderly persons, and certain disabled persons. The 2020 tax return for each exemption must be returned to us 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 to the appropriate authority by April 1, 2020 in order to receive the maximum number of years of compliance with GA Code 48-5-61. For more information contact the collector for tax assessment's office at (912) 384-2100. Pay your bill online at www.coffeecountypay.com

For information about online payment and online bill payment contact the Douglas County Security Fund Bank at (912) 384-3933 or (912) 384-3937

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



RETURN THIS PORTION WITH PAYMENT

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

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

Tax Payer: CAROLYN TIMBERLANDS LLC ET AL
Map Code: 0033 001 REAL
Description: 1 1 25-63-41C
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	276,895.92	458,177.00	128,718.50	0.00	0.00	0.00	0.00
COUNTY M&O	1,317,237.00	276,895.92	458,177.00	128,718.50	2.554	1,098.20	0.00	1,098.20
SCHOOL M&O	1,317,237.00	276,895.92	458,177.00	128,718.50	16.652	2,704.89	0.00	2,704.89
COUNTY EDA	1,317,237.00	276,895.92	458,177.00	128,718.50	0.002	24.30	0.00	24.30
TOTALS					24.656	4,097.49	0.00	4,097.49



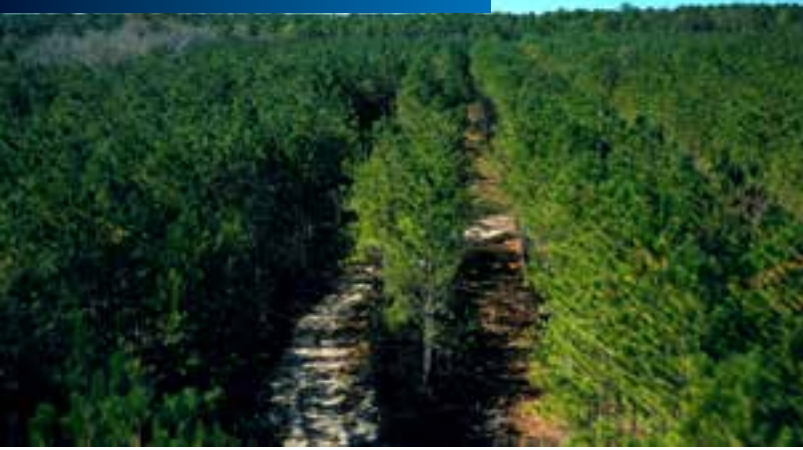
BILL NUMBER BARCODE

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

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, evicting on property and completing a judicial sale

TRACT 15 - INTERIOR ROADS



TRACT 15 - INTERIOR ROADS



TRACT 15



TRACT 15

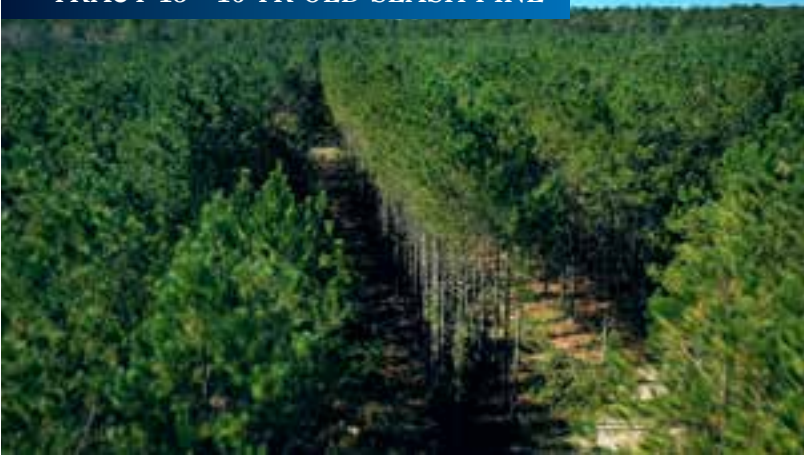


TRACT 15 - EXCELLENT TIMBER STAND





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



TRACT 16



TRACT 16 - 98% SURVIVAL RATE



TRACT 16 - EXCELLENT HUNTING, FOOD PLOT & QUALITY TIMBER



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

