LAND PARTNERS
REAL ESTATE

NEW LISTING • RANDOLPH COUNTY, GA

Bridges Farm 120

PROPERTY INFORMATION PACKAGE



$540,000
LIST PRICE

120±
ACRES

$4,500
PER ACRE

Call Alan Martin • (229) 886-6871

LandPartnersRE.com

RE: Bridges Farm 120 | 120± Acres | Randolph County, Georgia

Dear Prospective Buyer,

Thank you for your interest in Bridges Farm 120. I'm glad to share this property with you, and I hope this package gives you a clear picture of what makes it special.

Bridges Farm 120 is a 120± acre recreational investment tract just outside Cuthbert. The entire property was planted in longleaf pine two years ago, with 99± acres enrolled in the Conservation Reserve Program. Those young pines will add value each year, and they already provide good cover for the deer this part of Southwest Georgia is known for. The tract also has about 2,466 feet of paved road frontage, a potential homesite in the northeast corner, and a potential pond site.

We put this package together to give you a thorough look at Bridges Farm 120. Inside you will find the property details, photos, maps, the survey, tax records, and driving directions, so you have the information you need to make a confident decision. The property is enrolled in CUVA through December 2031, and most of it is under a CRP contract. A forested portion is also enrolled in a carbon credit program. Copies of these details are included for your review.

I would love to show you around Bridges Farm 120. Please give me a call at (229) 886-6871, and we will find a time that works best for you to come take a look.

At Land Partners Real Estate, we take pride in bringing quality properties to market, and we work just as hard to help buyers find the right one. Thank you again for your interest. I look forward to meeting you.

Sincerely,

Alan Martin
Partner
Land Partners Real Estate, Inc.
(229) 886-6871 | Alan@LandPartnersRE.com

PROPERTY INFORMATION PACKAGE

Bridges Farm 120

Letter from Alan Martin	2
Property Overview	4
Aerial Views	5
On the Ground	7
Location & Driving Directions	8
Conservation Reserve Program Summary	9
Carbon Credit Program	10
Carbon Project Map	11
Showings & Offers	12
Boundary Map	13
Soil Map & Report	14
FSA Information Farm 3209 · Tracts 9560 & 9565	16
Survey Plat Book 12, Page 2	18
Legal Description	19
Tax Card Parcel 063 002	20
Tax Map	21
2025 Tax Bill	22
CUVA Covenant 2022–2031	23
CRP Contract Tract 9560 · 32.32 acres	24
CRP Contract Tract 9565 · 66.77 acres	28
Disclaimer	32

Bridges Farm 120

$540,000	120±	$4,500	99±
LIST PRICE	ACRES	PER ACRE	ACRES IN CRP

Bridges Farm 120 is a recreational investment tract located in Randolph County, known for quality Southwest Georgia whitetail deer hunting. This region is known for its rolling pine stands, fertile soils, and long tradition of sporting properties, and it continues to draw buyers looking for land that holds its value. The property includes 120.485± deeded acres, with 99± acres planted in longleaf pine under the Conservation Reserve Program and the balance in longleaf pine from the same planting year. These young pines will add value with each passing year, and they already provide excellent cover for a strong deer population. That combination makes Bridges Farm 120 both a quality hunting tract today and a sound timber investment for the future. The property offers about 2,466± feet of paved road frontage, along with a potential homesite in the northeast corner and a potential pond site. The land is zoned agricultural and sits just minutes from Cuthbert and 20 minutes from Dawson. Bridges Farm 120 is offered at $540,000. At Land Partners Real Estate, we partner with landowners to bring the best of Southwest Georgia to market, and we work just as hard to help buyers find the right property. Call Alan Martin at (229) 886-6871 to schedule a private showing.

Property Details

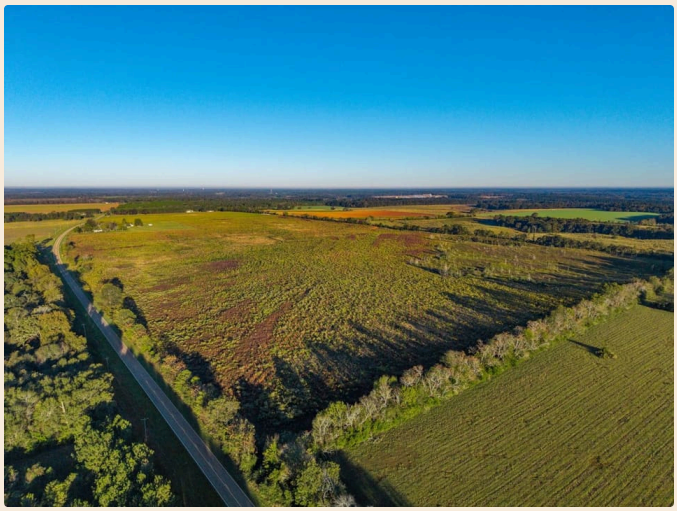
Address	1097 Lower Shellman Rd Cuthbert, GA 39840
County	Randolph
Parcel ID	063 002
Surveyed Acres	120.485 (Plat Book 12, Pg 2)
CRP Acres	99.09 (CP36 Longleaf Pine)
Carbon Program	Northeast forestland enrolled (see page 10)
Road Frontage	2,466± ft paved
Zoning	Agricultural
2025 Taxes	$1,989.67 (CUVA, exp. 12/2031)
GPS	31.745694, -84.718988

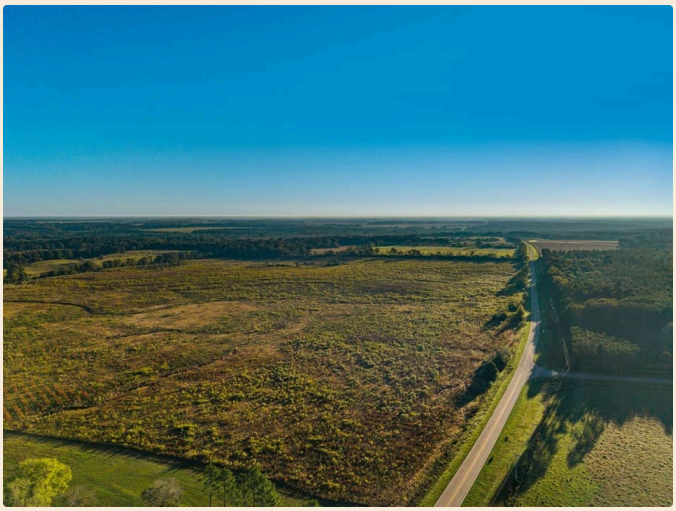
Selling Features

- 120.485 deeded acres
- Recreational investment tract
- 99± acres in 2-year-old CRP longleaf pine
- Balance in non-CRP longleaf (same planting year)
- 2,466± ft of paved road frontage
- Potential homesite in northeast corner
- Potential pond site
- Great deer hunting opportunities
- Minutes to Cuthbert · 20 minutes to Dawson

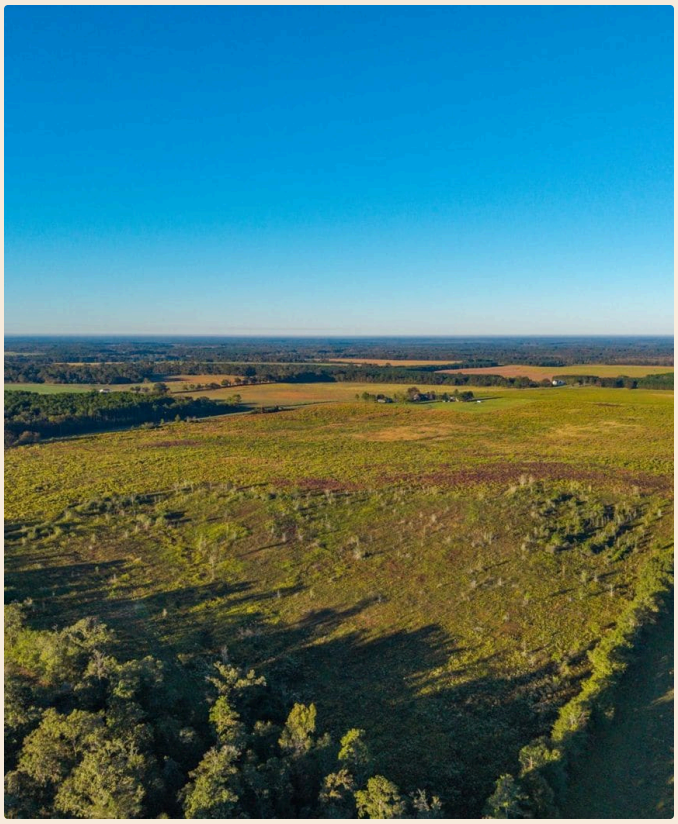
From Above

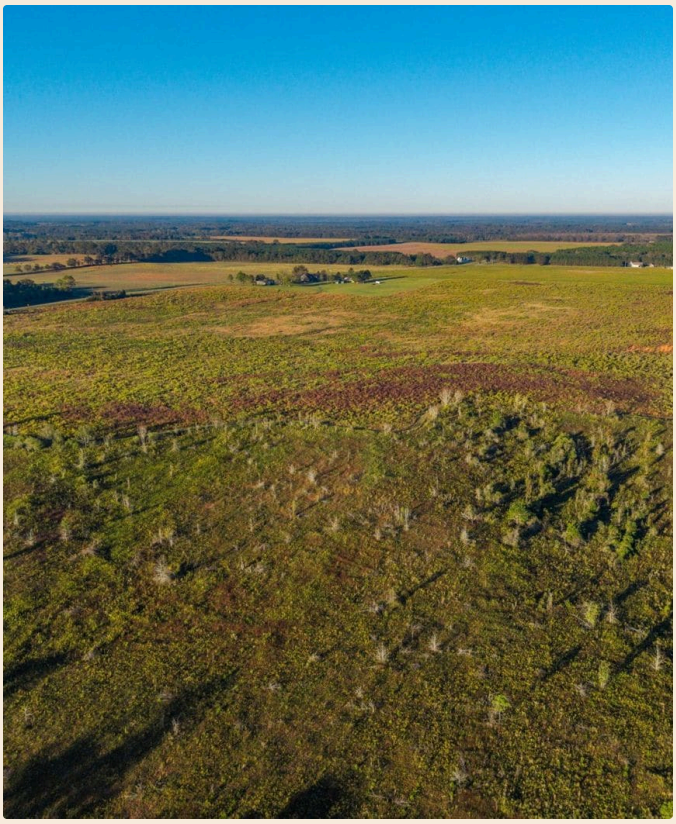


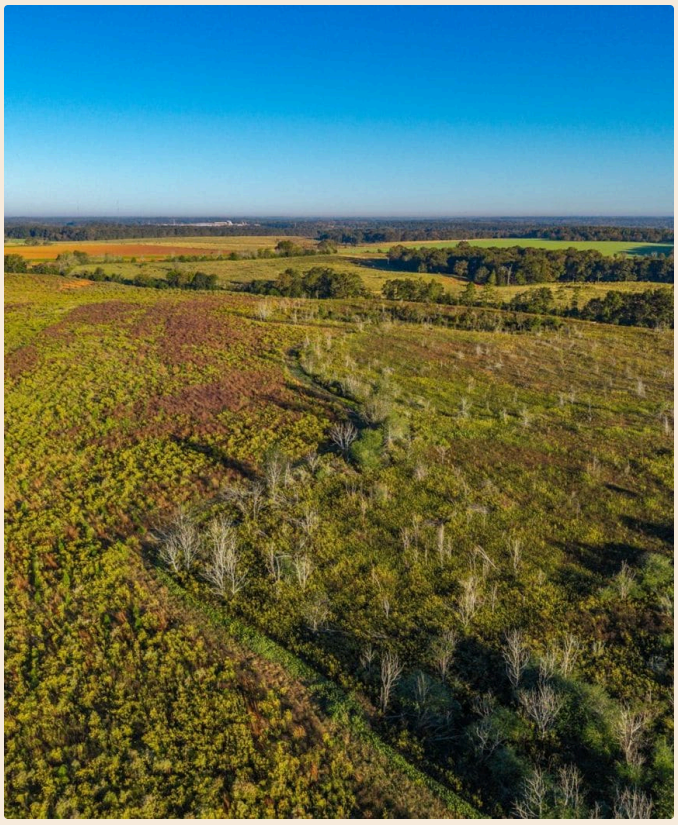


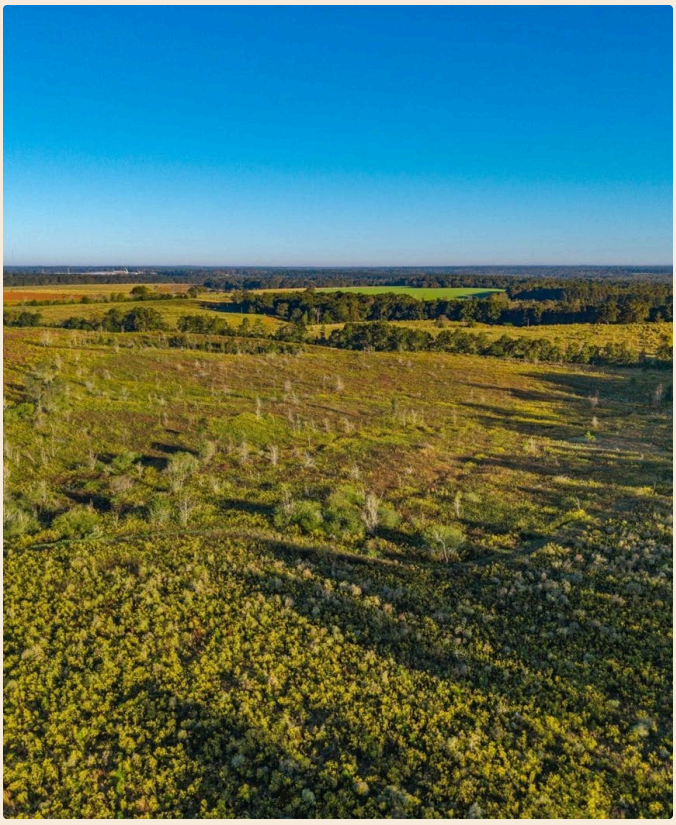


Rolling Longleaf Country









Young Pines & Open Cover

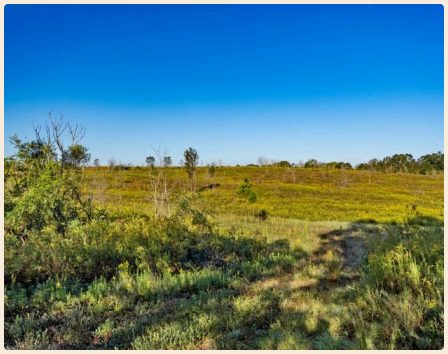














Finding the Property

Property Address	1097 Lower Shellman Rd, Cuthbert, GA 39840
GPS Coordinates	31.745694, -84.718988

From Cuthbert

From **CUTHBERT** head toward Peachtree Street for 240 feet. Turn Right onto US Highway 82 East (Broad Street) and travel 1.3 Miles. Turn Right onto Lower Shellman Road and travel 3.4 Miles. The property will be located at 1097 Lower Shellman Road. Look for Land Partners Real Estate Signs!

From Dawson

From **DAWSON** head toward North Main Street for 479 feet. Turn Left onto Rountree Drive Southwest and travel 0.2 Miles. Turn Right onto US Highway 82 West (Graves Station Road Southwest) and follow US Highway 82 West for 14.2 Miles. Turn Left onto Pachitla Road and travel 1.9 Miles. Turn Right onto Lower Shellman Road and travel 2.2 Miles. The property will be located at 1097 Lower Shellman Road. Look for Land Partners Real Estate Signs!

Scan to Explore

Interactive Property Map

Boundaries, soils and topography on Land id.

Directions to the Gate

Opens Google Maps with turn-by-turn directions.

CRP Summary

About 99 acres of Bridges Farm 120 are enrolled in the USDA Conservation Reserve Program. The acreage is planted in longleaf pine under practice CP36. Each contract lists a rental rate of $75.90 per acre. The combined annual payment shown on the two contracts is $7,521.

Contracts at a Glance

CONTRACT	FIELDS	PRACTICE	ACRES	RATE / ACRE	ANNUAL PAYMENT
Tract 9560	0001	CP36	32.32	$75.90	$2,453
Tract 9565	0001, 0002	CP36	66.77	$75.90	$5,068
Total			**99.09**		**$7,521**

Contract Details

Practice	CP36 – Longleaf Pine Establishment
Signup Type	Continuous (Signup 59, Program Year 2024)
Contract Length	15 years
Field Acres	T9560 F1: 32.32 · T9565 F1: 19.48 · T9565 F2: 47.29
Participant	JFHB 1 LP
Administering Office	Terrell County FSA, 955 Forrester Dr SE, Dawson, GA · (229) 995-5811

Copies of both contracts are included at the end of this package. This summary is provided for disclosure only.

Carbon Credit Program

A forested portion of Bridges Farm 120 is enrolled in a forest carbon credit project. The enrolled area is the wooded section in the northeast part of the property. It is shown on the Carbon Project Map on page 11.

Program at a Glance

Program Operator	Chestnut FCW A1, LLC (Chestnut Forest Carbon Works)
Agreement	Forest Management Carbon Project Membership Agreement (amended and restated)
Landowner of Record	JFHB #1, LP
Original Effective Date	January 30, 2025
Project Crediting Period	40 years from the effective date
Enrolled Area	Forested area in the northeast portion of the property, as mapped by the operator
Easement	The agreement provides for a recordable easement in favor of the operator

What the Agreement Covers

- Carbon rights from the enrolled forestland are conveyed to the operator for the term of the agreement.
- The operator has access rights to the property. This includes the right to place permanent monitoring plots and equipment on the enrolled forestland.
- Under the agreement, harvesting trees, developing or further encumbering the enrolled forestland requires the operator's prior written consent.
- The operator's map notes that the enrolled acreage is an estimate and may change.
- Future income potential.

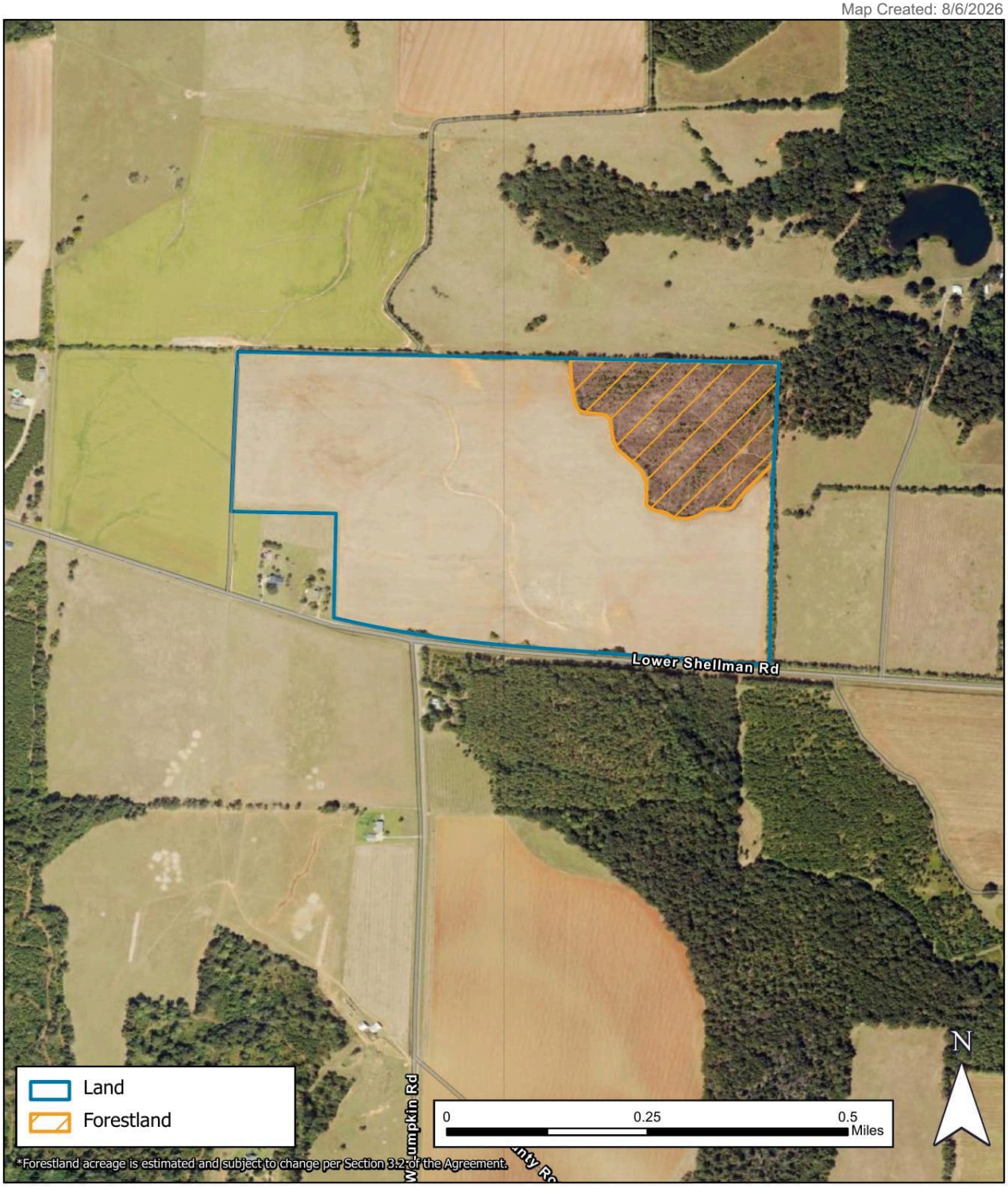
This summary is provided for disclosure only. The agreement contains confidential terms that are not included in this package. Additional information may be made available to prospective purchasers, subject to the confidentiality requirements of the agreement.

chestnut
forest carbon works

Property & Project Boundary Map

Randolph County, GA

Map Created: 8/6/2026



Showings & Offers

Private Showings

Bridges Farm 120 is shown by appointment only. Please call Alan Martin to schedule a visit. Do not enter the property without an appointment.

Making an Offer

When you're ready to make an offer, just give Alan Martin a call at (229) 886-6871. He'll walk you through each step and answer any questions you have about the property. Our goal is to make the process simple and comfortable for you.

Conservation Programs

The property is enrolled in a CUVA covenant. About 99 acres are enrolled in the Conservation Reserve Program, and a forested portion is enrolled in a carbon credit project. Copies of the CUVA covenant, the CRP contracts and the carbon project map are included in this package for disclosure purposes.

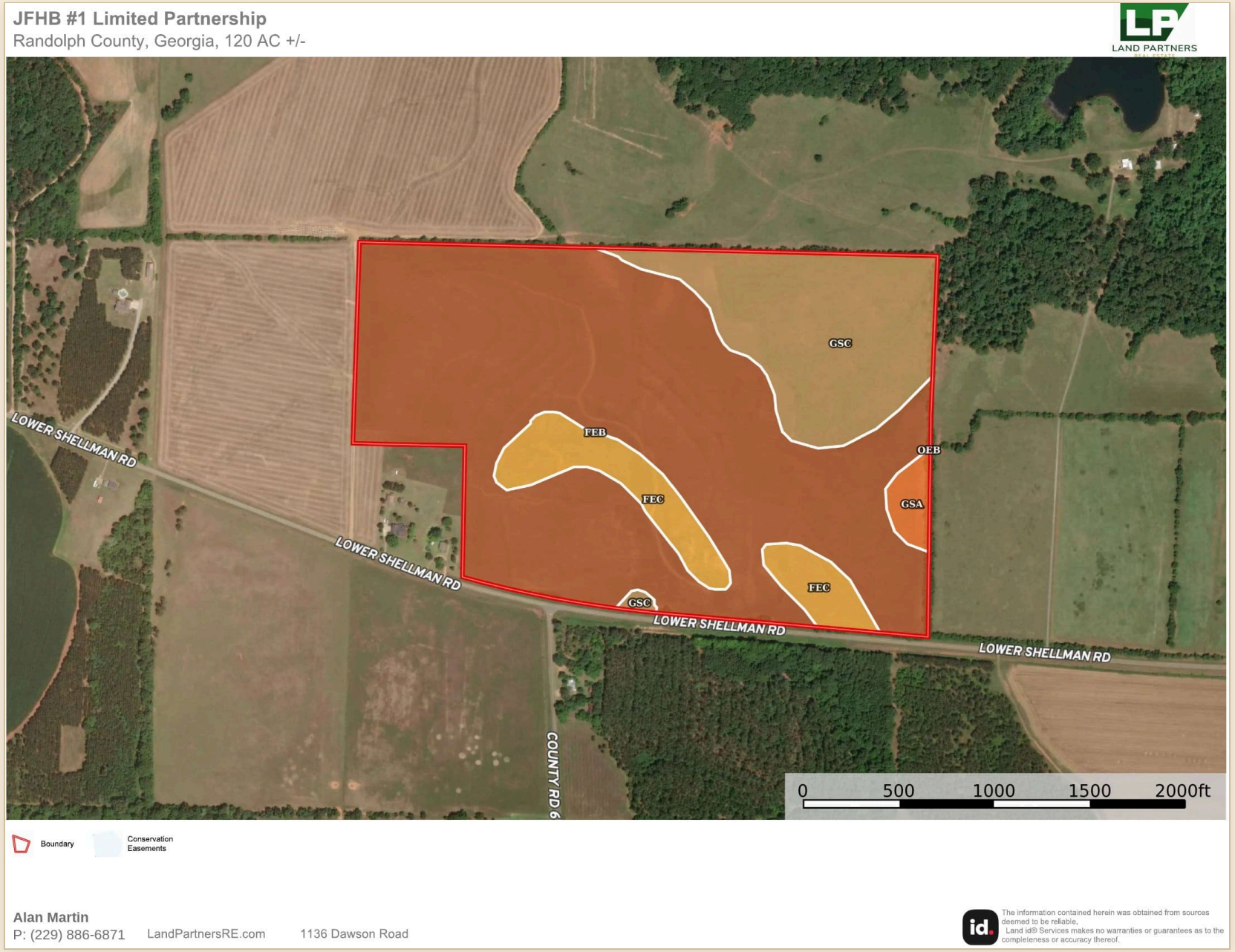
Your Contact

Listing Agent	Alan Martin, Partner
Phone	(229) 886-6871
Email	Alan@LandPartnersRE.com
Website	LandPartnersRE.com

Please review the Disclaimer on page 32, which applies to this entire package. Land Partners Real Estate, Inc. is the listing broker. GA RE Firm #83302.


JFHB #1 Limited Partnership
Randolph County, Georgia, 120 AC +/-
LAND PARTNERS
LOWER SHELLMAN RD
LOWER SHELLMAN RD
LOWER SHELLMAN RD
LOWER SHELLMAN RD
LOWER SHELLMAN RD
LOWER SHELLMAN RD
0 200 400 600 800ft
Boundary
Conservation Easements
Alan Martin
P: (229) 886-6871
LandPartnersRE.com
1136 Dawson Road
The information contained herein was obtained from sources deemed to be reliable. Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Soil Map

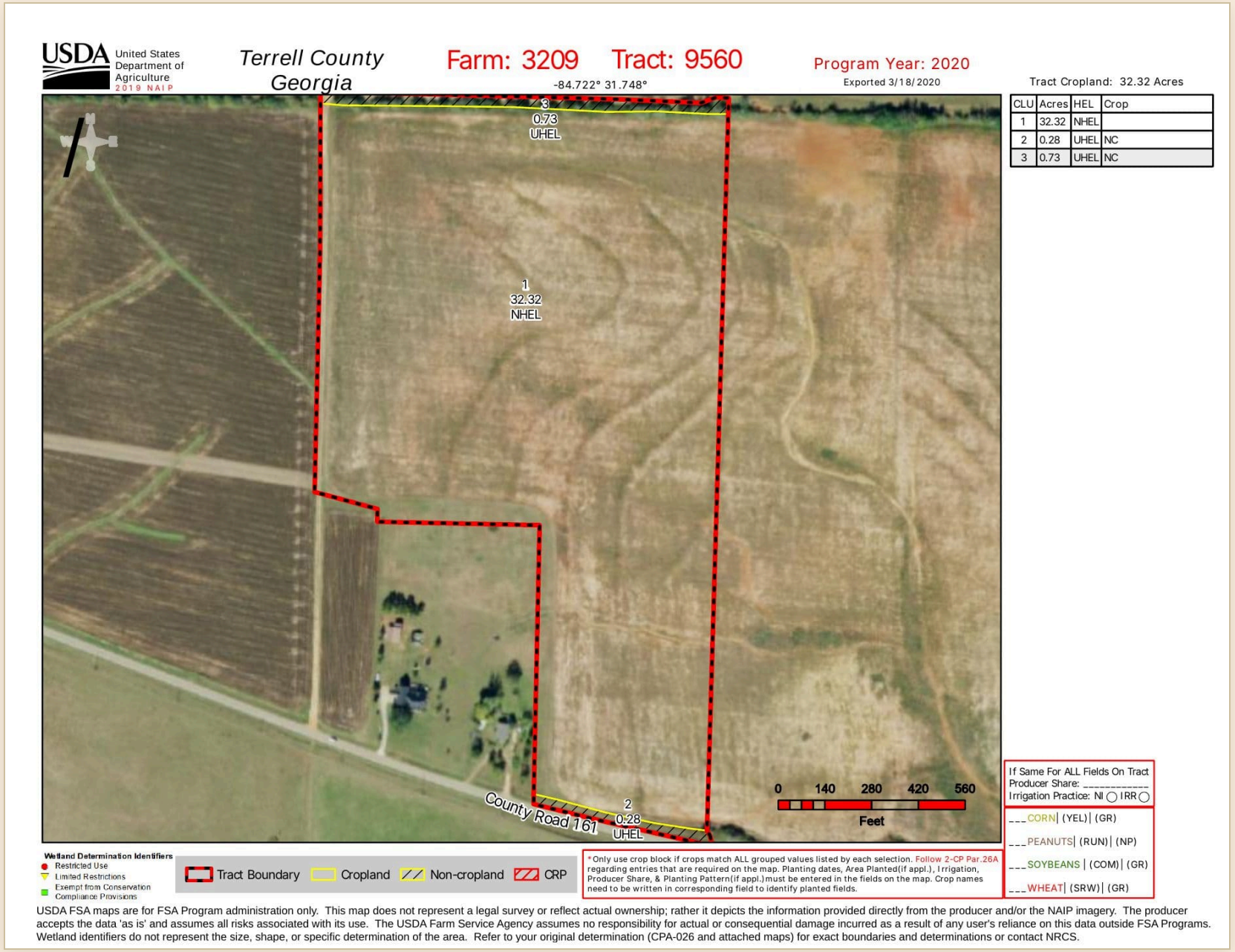

JFHB #1 Limited Partnership
Randolph County, Georgia, 120 AC +/-
LAND PARTNERS
GSC
FEB
OEB
FEC
GSA
FEC
GSC
LOWER SHELLMAN RD
LOWER SHELLMAN RD
LOWER SHELLMAN RD
LOWER SHELLMAN RD
COUNTY RD 6
0
500
1000
1500
2000ft
Boundary
Conservation Easements
Alan Martin
P: (229) 886-6871
LandPartnersRE.com
1136 Dawson Road
The information contained herein was obtained from sources deemed to be reliable. Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

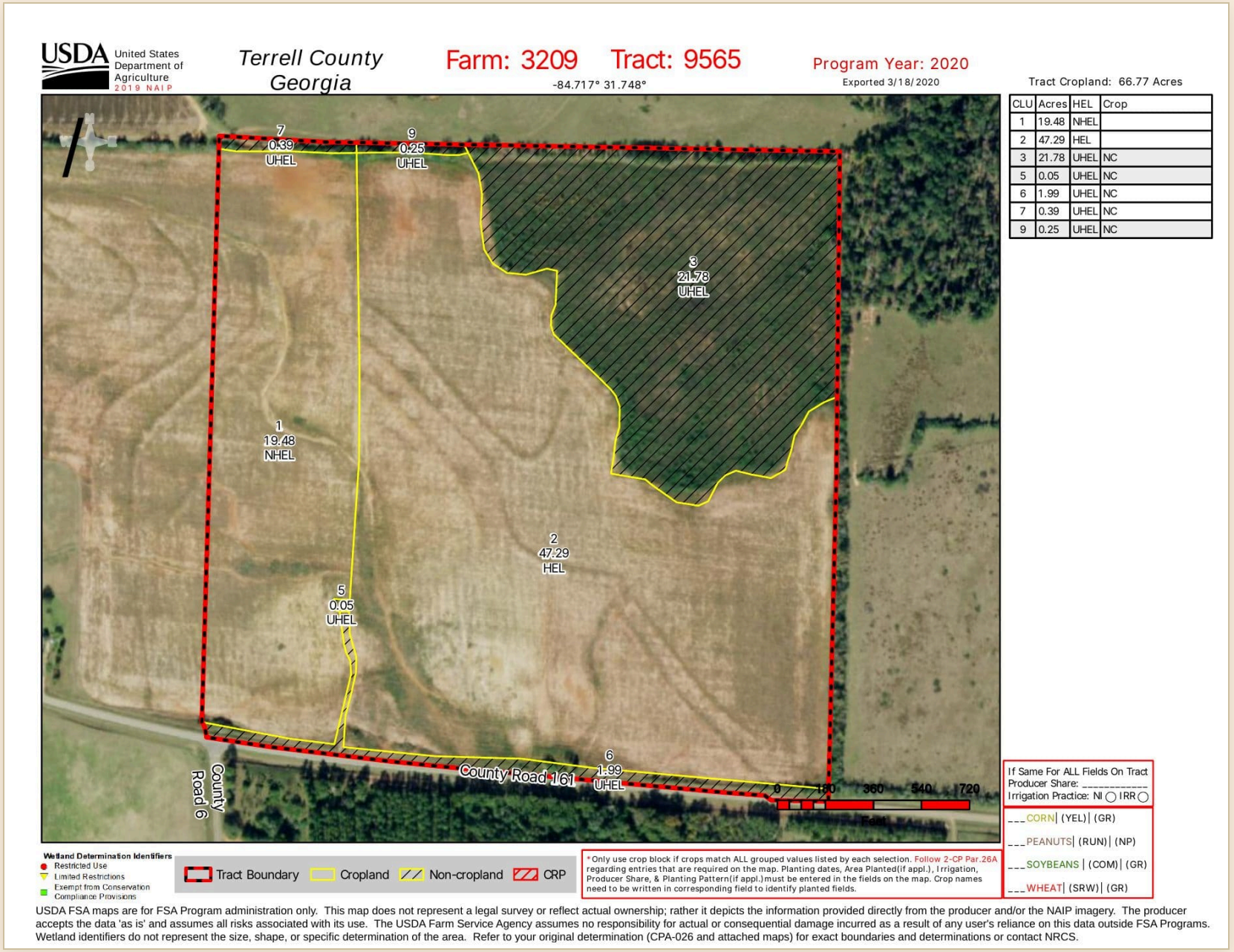
Boundary 120.63 ac

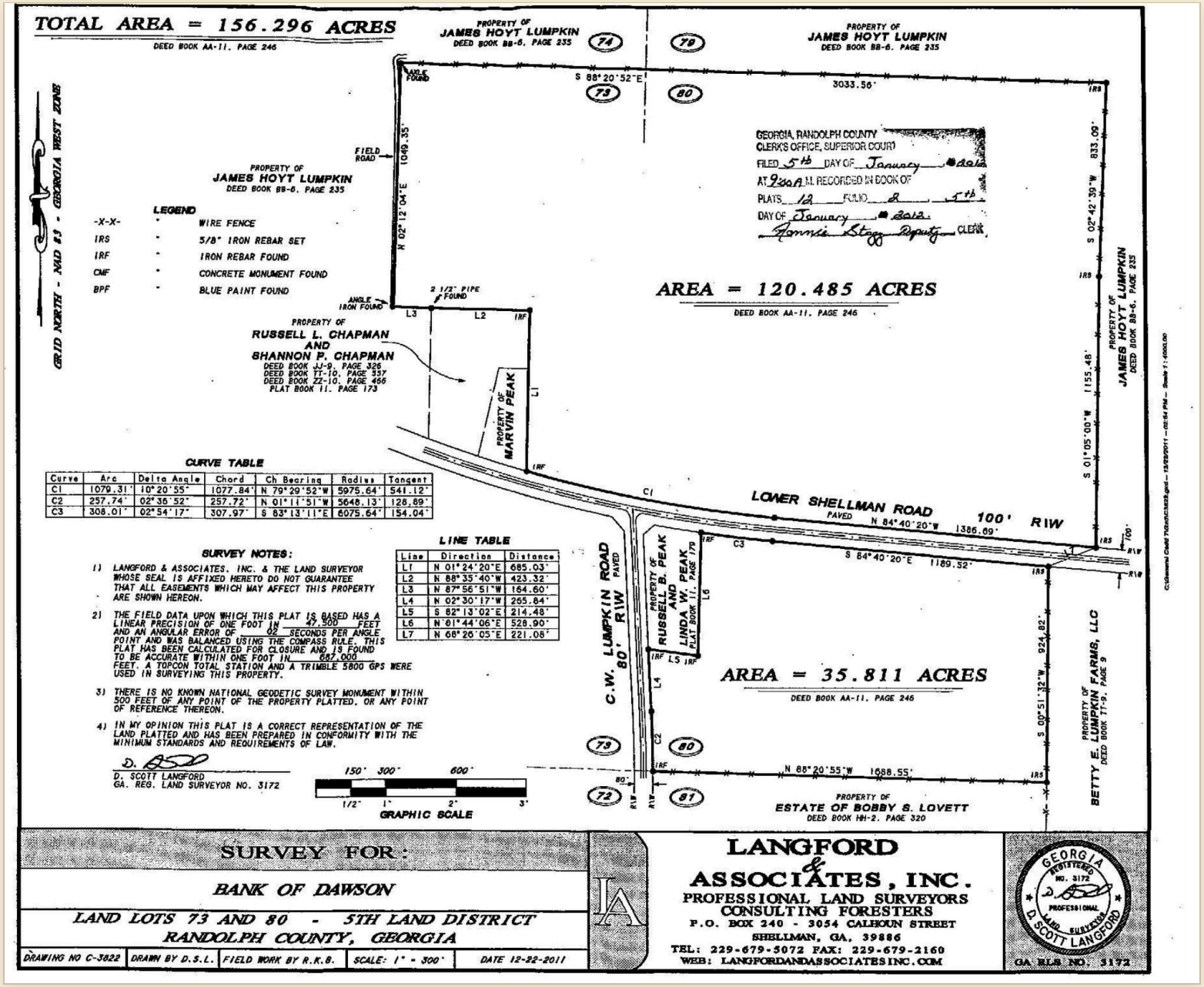
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
FeB	Faceville sandy loam, 2 to 5 percent slopes	84.09	69.7	0	77	2e
GsC	Greenville sandy clay loam, 5 to 8 percent slopes	23.69	19.64	0	74	4e
FeC	Faceville sandy loam, 5 to 8 percent slopes	10.82	8.97	0	75	3e
GsA	Greenville sandy clay loam, 0 to 2 percent slopes	2.02	1.67	0	74	1
OeB	Orangeburg loamy sand, 2 to 5 percent slopes	0.01	0.01	0	69	2e
TOTALS		120.63(*)	100%	-	76.17	2.47

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




USDA United States Department of Agriculture
2019 NAIP
Terrell County
Georgia
Farm: 3209 Tract: 9560
-84.722° 31.748°
Program Year: 2020
Exported 3/18/2020
Tract Cropland: 32.32 Acres
CLU | Acres | HEL | Crop
1 | 32.32 | NHEL |
2 | 0.28 | UHEL | NC
3 | 0.73 | UHEL | NC
3
0.73
UHEL
1
32.32
NHEL
2
0.28
UHEL
County Road 161
0 140 280 420 560
Feet
If Same For ALL Fields On Tract
Producer Share: _____
Irrigation Practice: NI ◯ IRR ◯
___CORN | (YEL) | (GR)
___PEANUTS | (RUN) | (NP)
___SOYBEANS | (COM) | (GR)
___WHEAT | (SRW) | (GR)
Wetland Determination Identifiers
Restricted Use
Limited Restrictions
Exempt from Conservation Compliance Provisions
Tract Boundary
Cropland
Non-cropland
CRP
*Only use crop block if crops match ALL grouped values listed by each selection. Follow 2-CP Par.26A regarding entries that are required on the map. Planting dates, Area Planted(if appl.), Irrigation, Producer Share, & Planting Pattern(if appl.)must be entered in the fields on the map. Crop names need to be written in corresponding field to identify planted fields.
USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.


USDA United States Department of Agriculture
2019 NAIP
Terrell County
Georgia
Farm: 3209 Tract: 9565
-84.717° 31.748°
Program Year: 2020
Exported 3/18/2020
Tract Cropland: 66.77 Acres
CLU | Acres | HEL | Crop
1 | 19.48 | NHEL |
2 | 47.29 | HEL |
3 | 21.78 | UHEL | NC
5 | 0.05 | UHEL | NC
6 | 1.99 | UHEL | NC
7 | 0.39 | UHEL | NC
9 | 0.25 | UHEL | NC
7 0.39 UHEL
9 0.25 UHEL
3 21.78 UHEL
1 19.48 NHEL
2 47.29 HEL
5 0.05 UHEL
6 1.99 UHEL
County Road 161
County Road 6
0 180 360 540 720
Feet
Wetland Determination Identifiers
Restricted Use
Limited Restrictions
Exempt from Conservation Compliance Provisions
Tract Boundary
Cropland
Non-cropland
CRP
*Only use crop block if crops match ALL grouped values listed by each selection. Follow 2-CP Par.26A regarding entries that are required on the map. Planting dates, Area Planted(if appl.), Irrigation, Producer Share, & Planting Pattern(if appl.)must be entered in the fields on the map. Crop names need to be written in corresponding field to identify planted fields.
If Same For ALL Fields On Tract
Producer Share: _____
Irrigation Practice: NI ◯ IRR ◯
___CORN | (YEL) | (GR)
___PEANUTS | (RUN) | (NP)
___SOYBEANS | (COM) | (GR)
___WHEAT | (SRW) | (GR)
USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.


TOTAL AREA = 156.296 ACRES
DEED BOOK AA-11, PAGE 246
PROPERTY OF JAMES HOYT LUMPKIN DEED BOOK BB-6, PAGE 235
PROPERTY OF JAMES HOYT LUMPKIN DEED BOOK BB-6, PAGE 235
GRID NORTH - NAD 83 - GEORGIA WEST ZONE
LEGEND
-X-X- WIRE FENCE
IRS 5/8" IRON REBAR SET
IRF IRON REBAR FOUND
CMF CONCRETE MONUMENT FOUND
BPF BLUE PAINT FOUND
FIELD ROAD
PROPERTY OF JAMES HOYT LUMPKIN DEED BOOK BB-6, PAGE 235
S 88°20'52"E 3033.56'
N 02°12'04"E 1049.35'
S 02°42'39"W 833.09'
S 01°05'00"W 1155.48'
GEORGIA, RANDOLPH COUNTY
CLERK'S OFFICE, SUPERIOR COURT
FILED 5th DAY OF January 2012
AT 9:30 A.M. RECORDED IN BOOK OF
PLATS 12 FOLIO 2 5th
DAY OF January 2012.
Connie Stone Deputy CLERK
AREA = 120.485 ACRES
DEED BOOK AA-11, PAGE 246
2 1/2" PIPE FOUND
ANGLE IRON FOUND
PROPERTY OF RUSSELL L. CHAPMAN AND SHANNON P. CHAPMAN
DEED BOOK JJ-9, PAGE 326
DEED BOOK TT-10, PAGE 357
DEED BOOK ZZ-10, PAGE 466
PLAT BOOK 11, PAGE 173
PROPERTY OF MARVIN PEAK
PROPERTY OF JAMES HOYT LUMPKIN DEED BOOK BB-6, PAGE 235
LOWER SHELLMAN ROAD PAVED
N 84°40'20"W 1386.69'
100' R/W
S 84°40'20"E 1189.52'
C.W. LUMPKIN ROAD 80' R/W PAVED
PROPERTY OF RUSSELL B. PEAK AND LINDA W. PEAK PLAT BOOK 11, PAGE 179
AREA = 35.811 ACRES
DEED BOOK AA-11, PAGE 246
PROPERTY OF BETTY E. LUMPKIN FARMS, LLC DEED BOOK TT-9, PAGE 9
S 00°51'32"W 924.82'
N 88°20'55"W 1688.55'
PROPERTY OF ESTATE OF BOBBY S. LOVETT DEED BOOK HH-2, PAGE 320
CURVE TABLE
Curve | Arc | Delta Angle | Chord | Ch Bearing | Radius | Tangent
C1 | 1079.31' | 10°20'55" | 1077.84' | N 79°29'52"W | 5975.64' | 541.12'
C2 | 257.74' | 02°35'52" | 257.72' | N 01°11'51"W | 5648.13' | 128.89'
C3 | 308.01' | 02°54'17" | 307.97' | S 83°13'11"E | 6075.64' | 154.04'
LINE TABLE
Line | Direction | Distance
L1 | N 01°24'20"E | 685.03'
L2 | N 88°35'40"W | 423.32'
L3 | N 87°56'51"W | 164.60'
L4 | N 02°30'17"W | 265.84'
L5 | S 82°13'02"E | 214.48'
L6 | N 01°44'06"E | 528.90'
L7 | N 68°26'05"E | 221.08'
SURVEY NOTES:
1) LANGFORD & ASSOCIATES, INC. & THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN HEREON.
2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A LINEAR PRECISION OF ONE FOOT IN 47,500 FEET AND AN ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT AND WAS BALANCED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 687,000 FEET. A TOPCON TOTAL STATION AND A TRIMBLE 5800 GPS WERE USED IN SURVEYING THIS PROPERTY.
3) THERE IS NO KNOWN NATIONAL GEODETIC SURVEY MONUMENT WITHIN 500 FEET OF ANY POINT OF THE PROPERTY PLATTED, OR ANY POINT OF REFERENCE THEREON.
4) IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
D. SCOTT LANGFORD
GA. REG. LAND SURVEYOR NO. 3172
150' 300' 600'
1/2" 1" 2" 3"
GRAPHIC SCALE
SURVEY FOR:
BANK OF DAWSON
LAND LOTS 73 AND 80 - 5TH LAND DISTRICT
RANDOLPH COUNTY, GEORGIA
DRAWING NO C-3822 | DRAWN BY D.S.L. | FIELD WORK BY R.K.B. | SCALE: 1" = 300' | DATE 12-22-2011
LANGFORD & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
CONSULTING FORESTERS
P.O. BOX 240 - 3054 CALHOUN STREET
SHELLMAN, GA. 39886
TEL: 229-679-5072 FAX: 229-679-2160
WEB: LANGFORDANDASSOCIATESINC.COM
GEORGIA REGISTERED NO. 3172 PROFESSIONAL LAND SURVEYOR D. SCOTT LANGFORD
GA RLS NO. 3172

Legal Description

The property is described in the vesting deed below. This is a Quitclaim Deed from Juanita Bridges to JFHB #1 Limited Partnership, dated December 31, 2020. It is recorded in Deed Book AA13, Pages 95–99, Randolph County, Georgia.

RANDOLPH COUNTY PROPERTY

All that tract or parcel of land located in Land Lots 73 and 80 of the 5th Land District of Randolph County, Georgia, containing 156.296 acres, and being more defined and delineated according to that certain survey prepared by D. Scott Langford, Georgia Registered Land Surveyor, dated December 22, 2011, which survey is recorded in Plat Book 12, Page 2, Public Deed Records of Randolph County, Georgia. Said plat, survey and record thereof are by express reference thereto incorporated herein for a more complete description of said property.

LESS AND EXCEPT: All that tract or parcel of land located in Land Lot 80 of the 5th Land District of Randolph County, Georgia, containing 35.811 acres, and being more defined and delineated according to that certain survey prepared by D. Scott Langford, Georgia Registered Land Surveyor, dated December 22, 2011, which survey is recorded in Plat Book 12, Page 2, Public Deed Records of Randolph County, Georgia. Said plat, survey and record thereof are by express reference thereto incorporated herein for a more complete description of said property.

Location	Land Lots 73 & 80, 5th Land District, Randolph County, GA
Survey	D. Scott Langford, GA Registered Land Surveyor, dated December 22, 2011
Recorded Plat	Plat Book 12, Page 2 (see page 18)
Net Acreage	156.296 acres less 35.811 acres = 120.485 acres

The excerpt above shows only the Randolph County tract. The recorded deed also covers other land that is not part of this sale.

Randolph County, GA

Summary

Parcel Number	063 002
Location Address	1097 LOWER SHELLMAN RD
Legal Description	2020 AA13-95 LL73,80 LD5 (Note: Not to be used on legal documents)
Class	V5-Consv Use (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning	
Tax District	COUNTY (District 02)
Millage Rate	38.365
Acres	120.49
Neighborhood	rural landscape 1 (100)
Homestead Exemption	No (S0)
Landlot/District	N/A / 5
Water	Well
Sewer	Septic Tank
Electric	Electricity
Gas	Tank Gas
Topography	Rolling
Drainage	Good
Road Class	County
Parcel Road Access	Paved

View Map

Owner

JFHB #1 LIMITED PARTNERSHIP
4340 CALLIS RD
DAWSON, GA 39842

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	2	84.05
RUR	Open Land	Rural	3	2.05
RUR	Open Land	Rural	4	34.38
RUR	Woodlands	Rural	4	0.01

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	2	84.05
CUV	Agland 93	3	2.05
CUV	Agland 93	4	34.38
CUV	Timberland 93	4	0.01

Sales

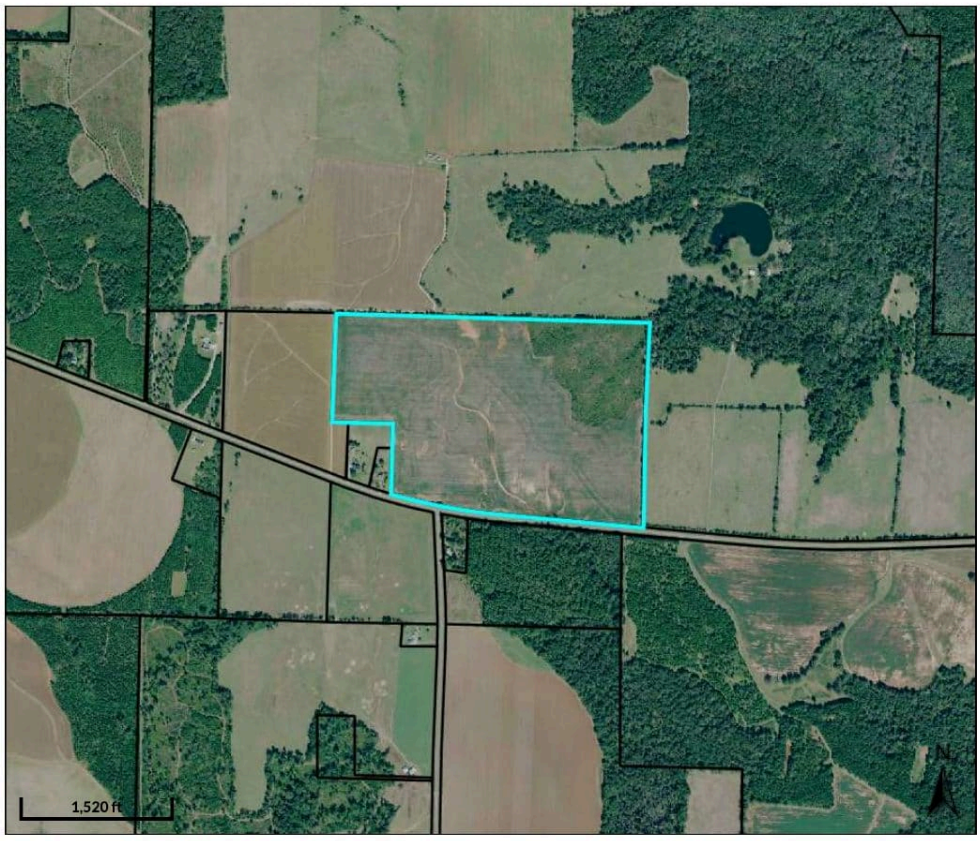
Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/31/2020	AA13 95	12 2	$0	Individual to company transfer	BRIDGES JUANITA	JFHB #1 LIMITED PARTNERSHIP
12/28/2011	DD11 235	12 2	$193,807	Arm's Length Transaction	BANK OF DAWSON	BRIDGES JUANITA
5/26/2011	AA11 246		$0	Foreclosure	PEAK FARMLAND TRUST	BANK OF DAWSON
6/15/2007	BB10 83		$0	Gift	PEAK RUSSELL B	PEAK FARMLAND TRUST

Valuation

		2026	2025	2024	2023	2022
	Previous Value	$400,600	$377,800	$336,800	$320,800	$308,346
	Land Value	$400,600	$400,600	$377,800	$336,800	$320,800
+	Improvement Value	$0	$0	$0	$0	$0
+	Accessory Value	$0	$0	$0	$0	$0
=	**Current Value**	**$400,600**	**$400,600**	**$377,800**	**$336,800**	**$320,800**
	10 Year Land Covenant (Agreement Year / Value)	2022 / $132,896	2022 / $129,082	2022 / $125,391	2022 / $121,782	2022 / $118,295

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

qPublic.net™ Randolph County, GA



Overview



Legend

USA Major Highways
- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Pedestrian Way
- City Limits

Parcel ID	063 002	**Owner**	JFHB #1 LIMITED PARTNERSHIP	**Last 2 Sales**		
Class Code	Consv Use		4340 CALLIS RD	**Date**	**Price**	**Reason**	**Qual**
Taxing District	COUNTY		DAWSON, GA 39842	12/31/2020	0	37	U
Acres	120.49	**Physical Address**	1097 LOWER SHELLMAN RD	12/28/2011	$193807	AL	U
		Assessed Value	Value $400600				

(Note: Not to be used on legal documents)

Date created: 10/19/2026
Last Data Uploaded: 10/16/2026 5:24:50 PM

Developed by SCHNEIDER GEOSPATIAL

2025 Property Tax Statement

W. Brooke Hixon
Randolph County Tax Commissioner
PO Box 323
Cuthbert, GA 39840
(229) 732-2881

JFHB #1 LIMITED PARTNERSHIP
4340 CALLIS RD
DAWSON, GA 39842

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2025-2554	01/20/2026	$0.00	$1,989.67	$0.00	Paid 12/29/2025

Last payment was made on 12/29/2025

Map: 063 002
Location: 1097 LOWER SHELLMAN RD
Account No: 1747R

Printed: 10/19/2026

RETURN THIS PORTION WITH PAYMENT
(Interest will be added per month if not paid by due date)

IMPORTANT NOTICES
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 of the exemption, you must apply for the exemption no later than April 1 of next year in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption you may contact:
Randolph County Tax Assessor
PO Box 344
Cuthberth, GA 39840
(229) 732-2522
If you feel that your property has been assigned too high a value for tax purposes by the Board of Tax Assessors, you should file a tax return reducing the value no later than April 1 of next year in order to have an opportunity to have this value lowered for next year's taxes. Information on filing a return can be obtained at the location and phone number above.

W. Brooke Hixon
Randolph County Tax Commissioner
PO Box 323
Cuthbert, GA 39840

Tax Payer: JFHB #1 LIMITED PARTNERSHIP
Map Code: 063 002 Real
Location: 1097 LOWER SHELLMAN RD
Bill No: 2025-2554
District: 2

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY	$400,600	$51,632	$108,607	$51,632	21.404000	$1,105.15	$0.00	$1,105.15
SCHOOL	$400,600	$51,632	$108,607	$51,632	17.131000	$884.52	$0.00	$884.52
TOTALS					**38.535000**	**$1,989.67**	**$0.00**	**$1,989.67**

Office hours are 9am to 5pm Monday through Friday.

If your taxes are to be paid through an escrow account by your mortgage company, please forward a copy of this notice to them.

Please visit our website at: www.randolphcountyga.com

Current Due	$1,989.67
Penalty	$0.00
Interest	$0.00
Other Fees	$0.00
Previous Payments	$1,989.67
Back Taxes	$0.00
Total Due	**$0.00**
Paid Date	12/29/2025

GEORGIA, RANDOLPH COUNTY
CLERK'S OFFICE OF SUPERIOR COURT
Filed 24 day of Jan 2022
at 8:30 A M. Recorded in Book of Deeds
EE13 Folio 596-597 24
day of January 20 22
Elizabeth Daniel Deputy, Clerk

PT283A Rev. 2/15

APPLICATION AND QUESTIONNAIRE FOR CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

To the Board of Tax Assessors of Randolph County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

JFHB #1 LIMITED PARTNERSHIP

Owner's mailing address	City, State, Zip	Number of acres included in this application.
4340 CALLIS RD	DAWSON, GA 39842	Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.)	City, State, Zip of Property:	Covenant Acres 120.49 Total Acres 120.49
1097 LOWER SHELLMAN RD		

District	Land Lot	Sublot & Block	Recorded Deed Book/Page	List types of storage and processing buildings:
5			AA13 95	

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership in this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

JFHB #1, LP by 2 Bridges MD
Signature of Taxpayer or Taxpayer's Authorized Representative

11-8-2021
Date Application Filed

Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)

Sworn to and subscribed before me this 8 day of Nov 2021
Elizabeth Daniel
Notary Public

ELIZABETH DANIEL NOTARY PUBLIC RANDOLPH COUNTY GEORGIA MY COMMISSION EXPIRES JANUARY 05 2025

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER	TAX DISTRICT	TAXPAYER ACCOUNT NUMBER	YEAR COVENANT
063 002	02	1747	Begin: Jan 1, 2022 Ends: Dec 31,2031

If transferred from Preferential Agricultural Assessment, provide date of transfer:	If applicable, covenant is a renewal for tax year: Begin: Jan 1, ____ Ends: Dec 31, ____	If applicable, covenant is a continuation for tax year: Begin: Jan 1, ____ Ends: Dec 31, ____
_____	Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.	If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: ✓ Date: 1-21-2022
Board of Tax Assessors
1-21-2022
Date

Denied: ____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

CRP-1 (07-06-20) **U.S. DEPARTMENT OF AGRICULTURE** Commodity Credit Corporation

CONSERVATION RESERVE PROGRAM CONTRACT

1. ST. & CO. CODE & ADMIN. LOCATION	2. SIGN-UP NUMBER
13 273	59
3. CONTRACT NUMBER	4. ACRES FOR ENROLLMENT
	32.32

5A. COUNTY FSA OFFICE ADDRESS *(Include Zip Code)*	6. TRACT NUMBER	7. CONTRACT PERIOD	
TERRELL COUNTY FARM SERVICE AGENCY 955 FORRESTER DR SE DAWSON, GA 39842-2100	9560	FROM: (MM-DD-YYYY)	TO: (MM-DD-YYYY)
5B. COUNTY FSA OFFICE PHONE NUMBER *(Include Area Code)*: (229)995-5811	8. SIGNUP TYPE: Continuous		

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant".) The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.

9A. Rental Rate Per Acre	$ 75.90
9B. Annual Contract Payment	$ 2,453.00
9C. First Year Payment	$
(Item 9C is applicable only when the first year payment is prorated.)	

10. Identification of CRP Land *(See Page 2 for additional space)*

A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9560	0001	CP36	32.32	$ 10,730.00

11. PARTICIPANTS *(If more than three individuals are signing, see Page 3.)*

A(1) PARTICIPANT'S NAME AND ADDRESS *(Include Zip Code)*	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE *(MM-DD-YYYY)*
JFHB 1 LP 4340 CALLIS RD DAWSON, GA 39842-4036	100.00 %	e-Signed by Tracy Bridges For, if applicable: On 05-23-23	Managing Member	05-23-23
B(1) PARTICIPANT'S NAME AND ADDRESS *(Include Zip Code)*	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE *(MM-DD-YYYY)*
C(1) PARTICIPANT'S NAME AND ADDRESS *(Include Zip Code)*	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE *(MM-DD-YYYY)*

12. **CCC USE ONLY**	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE *(MM-DD-YYYY)*

NOTE: *The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.*

Paperwork Reduction Act (PRA) Statement: *The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided.* ***RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.***

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Date Printed: 05/23/2023

Page 1 of 3

(See Page 2 for Privacy Act and Paperwork Reduction Act Statements.)

CRP-2C (06-14-21) — **U.S. DEPARTMENT OF AGRICULTURE** Farm Service Agency

CONSERVATION RESERVE PROGRAM WORKSHEET
(For Continuous Signup)

1. Tract Number: 9560	2. Program Year: 2024
3A. Sign Up Number: 59	3B. Effective Date *(MM-DD-YYYY)*

4A. County FSA Office Address *(Include Zip Code)*
TERRELL COUNTY FARM SERVICE AGENCY
955 FORRESTER DR SE
DAWSON, GA 39842-2100

4C Producer Name and Address *(Include Zip Code)*
JFHB 1 LP
4340 CALLIS RD
DAWSON, GA 39842-4036

4B. County FSA Office Phone Number *(Include Area Code)*: (229) 995-5811

4D. Producer Phone No. *(Include Area Code)*: (229) 343-6629

e-Signed by Tracy Bridges
For, if applicable:
On 05-23-23

5A. State & County Code Admin. Location	5B. State & County Code Physical Location	6. Contract Number	7. Acres for Enrollment
13273	13243		32.32
		8. Signup Type: Continuous	9. Rental Rate Per Acre Offered: $ 75.90

10. Practices *(See Page 3 for additional space)*

11. HUC Number: 031300090402

A. Field No.	B. Practice No.	C. Acres	D. Estimated Cost Share	E. Length
0001	CP36	32.32	$ 10730.00	15

12. Land Eligibility Category by Acres: *(Enter the amount eligible for each criterion)*

Marginal Pastureland	0.00
Wellhead ProtectionAcres	0.00
Expiring CRP	0.00
Infeasible to Farm	0.00
Other Cropland	32.32

13. Soil Map Data and Maximum Payment Rate Calculations:

	A. Physical Location	B. Soil Survey ID No.	C. Map Unit Symbol	D. Acres	E. Soil Rental Rate	F. Total Rent
(1) Primary	13243	GA243	FeB	30.60	$ 69	$ 2111.40
(2) Secondary	13243	GA243	FeC	1.72	$ 69	$ 118.68
(3) Tertiary					$	$
			TOTALS	32.32		$ 2230.08

14. Weighted Average Soil Rental Rate *(Col. 13F total divided by Col. 13D total)*: $ 69.00

15. Total Incentive *(if applicable) (Item 14 times 13D total times applicable incentive percentage)*: $ 223.01

16. Soil Map Data and Maximum Payment Rate Calculations. For Infeasible to Farm Acreage:

	A. Physical Location	B. Soil Survey ID No.	C. Map Unit Symbol	D. Acres	E. Soil Rental Rate	F. Total Rent
(1) Primary					$	$
(2) Secondary					$	$
(3) Tertiary					$	$
			TOTALS			$

17. Weighted Average Soil Rental Rate For Infeasible Farm Acreage *(Col. 16F total divided by Col. 16D total)*: $ 0.00

18. Total Incentive For Infeasible to Farm Acreage *(if applicable) (Item 17 times 16D total times applicable incentivepercentage)*: $ 0.00

19. Weighted Average Soil Rental Rate Plus Total Incentive *(Items 13F total + 15 + 16F total +18)* divided by *(Items 13D total + 16D total)*	20. Weighted Average Maintenance Rate PerAcre	21. Maximum Payment Rate Per Acre *(Item19 + Item 20)*
$ 75.90	$ 0.00	$ 75.90

Date Printed: 05/23/2023

CRP-2C (06-14-21)

Page 2 of 3

Items 22 through 25 *(See Page 4 for additional space)*											
22. Tract No.	23. Current Field No.	24. Current Crop or Land Use	25. Crop Land Use Summary								
			A. Offered Acres	B. Eligible Acres	C. 2012	D. 2013	E. 2014	F. 2015	G. 2016	H. 2017	I. ____
0009560	0001	IDLE	32.32	32.32	IDLE	CORN	CORN	UPCN	UPCN	UPCN	
		26. TOTAL ▶		32.32							

27. PRODUCER'S CERTIFICATION:

By signing below I certify to all of the following: (1) I have been informed of the estimated cost of establishing the cover offered; (2) I have been informed that I may be required to pay for a measurement service on the acreage offered before such acreage may be enrolled in the CRP; (3) To the best of my knowledge and belief the acreage of crops and land listed herein, if applicable, are true and correct; and (4) The signing of this form gives USDA representatives authorization to enter and inspect crops and land uses, and enter and inspect for other purposes, on the above-identified land.

I understand that an inaccurate certification could result in a payment reduction or loss of program benefits.

27A. Signature (By)	27B. Title/Relationship of the Individual if Signing in aRepresentative Capacity	27C. DATE (*MM-DD-YYYY*)
e-Signed by Tracy Bridges For, if applicable: On 05-23-23	Managing Member	05-23-23

Date Printed: 05/23/2023

CRP-2C (06-14-21)

Page 3 of 3

NOTE: *The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the FoodSecurity Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to otherFederal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.*

Paperwork Reduction Act (PRA) Statement**: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1).. The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Date Printed: 05/23/2023

CRP-1 (07-06-20) **U.S. DEPARTMENT OF AGRICULTURE** Commodity Credit Corporation

CONSERVATION RESERVE PROGRAM CONTRACT

1. ST. & CO. CODE & ADMIN. LOCATION	2. SIGN-UP NUMBER
13 273	59
3. CONTRACT NUMBER	4. ACRES FOR ENROLLMENT
	66.77

5A. COUNTY FSA OFFICE ADDRESS *(Include Zip Code)*	6. TRACT NUMBER	7. CONTRACT PERIOD	
TERRELL COUNTY FARM SERVICE AGENCY 955 FORRESTER DR SE DAWSON, GA 39842-2100	9565	FROM: (MM-DD-YYYY)	TO: (MM-DD-YYYY)
	8. SIGNUP TYPE: Continuous		
5B. COUNTY FSA OFFICE PHONE NUMBER *(Include Area Code)*: (229) 995-5811			

***THIS CONTRACT** is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant".) The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.*

9A. Rental Rate Per Acre	$ 75.90
9B. Annual Contract Payment	$ 5,068.00
9C. First Year Payment	$
(Item 9C is applicable only when the first year payment is prorated.)	

10. Identification of CRP Land *(See Page 2 for additional space)*

A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9565	0001	CP36	19.48	$ 6,467.00
9565	0002	CP36	47.29	$ 15,700.00

11. PARTICIPANTS *(If more than three individuals are signing, see Page 3.)*

A(1) PARTICIPANT'S NAME AND ADDRESS *(Include Zip Code)*	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE *(MM-DD-YYYY)*
JFHB 1 LP 4340 CALLIS RD DAWSON, GA 39842-4036	100.00 %	e-Signed by Tracy Bridges For, if applicable: On 05-23-23	Managing Member	05-23-23
B(1) PARTICIPANT'S NAME AND ADDRESS *(Include Zip Code)*	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE *(MM-DD-YYYY)*
C(1) PARTICIPANT'S NAME AND ADDRESS *(Include Zip Code)*	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE *(MM-DD-YYYY)*

12. **CCC USE ONLY**	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE *(MM-DD-YYYY)*

NOTE: *The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.*

Paperwork Reduction Act (PRA) Statement:** The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Date Printed: 05/23/2023

Page 1 of 3

(See Page 2 for Privacy Act and Paperwork Reduction Act Statements.)

CRP-2C (06-14-21) — **U.S. DEPARTMENT OF AGRICULTURE**, Farm Service Agency

CONSERVATION RESERVE PROGRAM WORKSHEET

(For Continuous Signup)

1. Tract Number: 9565	2. Program Year: 2024
3A. Sign Up Number: 59	3B. Effective Date *(MM-DD-YYYY)*

4A. County FSA Office Address *(Include Zip Code)*
TERRELL COUNTY FARM SERVICE AGENCY
955 FORRESTER DR SE
DAWSON, GA 39842-2100

4C Producer Name and Address *(Include Zip Code)*
JFHB 1 LP
4340 CALLIS RD
DAWSON, GA 39842-4036

e-Signed by Tracy Bridges
For, if applicable:
On 05-23-23

4B. County FSA Office Phone Number *(Include Area Code)*: (229) 995-5811

4D. Producer Phone No. *(Include Area Code)*: (229) 343-6629

5A. State & County Code Admin. Location	5B. State & County Code Physical Location	6. Contract Number	7. Acres for Enrollment
13273	13243		66.77
		8. Signup Type: Continuous	9. Rental Rate Per Acre Offered: $ 75.90

10. Practices *(See Page 3 for additional space)*

11. HUC Number: 031300090402

A. Field No.	B. Practice No.	C. Acres	D. Estimated Cost Share	E. Length
0001	CP36	19.48	$ 6467.00	15
0002	CP36	47.29	$ 15700.00	15

12. Land Eligibility Category by Acres: *(Enter the amount eligible for each criterion)*

Marginal Pastureland	0.00
Wellhead ProtectionAcres	0.00
Expiring CRP	0.00
Infeasible to Farm	0.00
Other Cropland	66.77

13. Soil Map Data and Maximum Payment Rate Calculations:

	A. Physical Location	B. Soil Survey ID No.	C. Map Unit Symbol	D. Acres	E. Soil Rental Rate	F. Total Rent
(1) Primary	13243	GA243	FeB	52.27	$ 69	$ 3606.63
(2) Secondary	13243	GA243	FeC	9.07	$ 69	$ 625.83
(3) Tertiary	13243	GA243	GsC	3.59	$ 69	$ 247.71
			TOTALS	64.93		$ 4480.17

14. Weighted Average Soil Rental Rate *(Col. 13F total divided by Col. 13D total)*: $ 69.00

15. Total Incentive *(if applicable) (Item 14 times 13D total times applicable incentive percentage)*: $ 448.02

16. Soil Map Data and Maximum Payment Rate Calculations. For Infeasible to Farm Acreage:

	A. Physical Location	B. Soil Survey ID No.	C. Map Unit Symbol	D. Acres	E. Soil Rental Rate	F. Total Rent
(1) Primary					$	$
(2) Secondary					$	$
(3) Tertiary					$	$
			TOTALS			$

17. Weighted Average Soil Rental Rate For Infeasible Farm Acreage *(Col. 16F total divided by Col. 16D total)*: $ 0.00

18. Total Incentive For Infeasible to Farm Acreage *(if applicable) (Item 17 times 16D total times applicable incentivepercentage)*: $ 0.00

19. Weighted Average Soil Rental Rate Plus Total Incentive *(Items 13F total + 15 + 16F total +18)* divided by *(Items 13D total + 16D total)*	20. Weighted Average Maintenance Rate PerAcre	21. Maximum Payment Rate Per Acre *(Item19 + Item 20)*
$ 75.90	$ 0.00	$ 75.90

Date Printed: 05/23/2023

CRP-2C (06-14-21)

Page 2 of 3

Items 22 through 25 *(See Page 4 for additional space)*											
22. Tract No.	23. Current Field No.	24. Current Crop or Land Use	25. Crop Land Use Summary								
			A. Offered Acres	B. Eligible Acres	C. 2012	D. 2013	E. 2014	F. 2015	G. 2016	H. 2017	I. ____
0009565	0001	IDLE	19.48	19.48	IDLE	CORN	CORN	UPCN	UPCN	UPCN	
0009565	0002	IDLE	47.29	47.29	IDLE	CORN	CORN	UPCN	UPCN	UPCN	
		26. TOTAL ▶		66.77							

27. PRODUCER'S CERTIFICATION:

By signing below I certify to all of the following: (1) I have been informed of the estimated cost of establishing the cover offered; (2) I have been informed that I may be required to pay for a measurement service on the acreage offered before such acreage may be enrolled in the CRP; (3) To the best of my knowledge and belief the acreage of crops and land listed herein, if applicable, are true and correct; and (4) The signing of this form gives USDA representatives authorization to enter and inspect crops and land uses, and enter and inspect for other purposes, on the above-identified land.

I understand that an inaccurate certification could result in a payment reduction or loss of program benefits.

27A. Signature (By)	27B. Title/Relationship of the Individual if Signing in aRepresentative Capacity	27C. DATE (*MM-DD-YYYY*)
e-Signed by Tracy Bridges For, if applicable: On 05-23-23	Managing Member	05-23-23

Date Printed: 05/23/2023

CRP-2C (06-14-21)

Page 3 of 3

NOTE: *The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the FoodSecurity Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to otherFederal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.*

***Paperwork Reduction Act (PRA) Statement**: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1).. The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE**.*

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Date Printed: 05/23/2023

PLEASE READ

Disclaimer

> **This Disclaimer applies to this entire Property Information Package and to every document, map, record and exhibit contained in or attached to it. It supersedes any conflicting statement in those materials.**

This Property Information Package ("PIP") contains select information regarding the property described herein (the "Property") and any related business, tenancy, or operational matters. It is furnished solely to assist prospective purchasers in evaluating the Property and may not be all-inclusive; it may not contain all the information a prospective purchaser desires.

Land Partners Real Estate, Inc. ("LPRE") makes no warranty or representation, express or implied, regarding the accuracy or completeness of any information provided in connection with the Property — including, without limitation, acreage, boundaries, soil conditions, water rights, timber, minerals, environmental condition, zoning, permitted use, income, expenses, or the Property's future performance or value. No legal liability is assumed, or should be implied, with respect to any of it.

This information is based in part on material supplied by the Seller and/or in part on sources LPRE believes to be reliable, but which may not be completely accurate. Prospective purchasers should conduct their own thorough due diligence investigation of the Property — with the assistance of their own attorney, surveyor, accountant, and other professionals as they see fit — and should make their own projections and reach their own conclusions rather than relying on materials LPRE or Seller provides.

LPRE is not affiliated with, sponsored by, or endorsed by any third party referenced in these materials. The appearance of any name, mark, or logo belonging to another entity is for identification purposes only and does not suggest any affiliation with or endorsement by that entity.

Seller and LPRE each reserve the right, in their sole discretion, to reject any offer or expression of interest in the Property, and to terminate discussions with any prospective purchaser at any time and for any reason, unless and until a written purchase and sale agreement has been fully executed and delivered by Seller.

A prospective purchaser's rights with respect to the Property, this solicitation, or any information provided in connection with it are limited to those expressly set forth in an executed purchase and sale agreement, and are subject to that agreement's terms. No prospective purchaser shall have any other claim against Seller, LPRE, or their respective affiliates, officers, employees, or agents for any damages, liability, or cause of action arising from this solicitation, marketing, or sale process.

These materials speak only as of the date they were prepared and are not a representation that no change has occurred in the condition of the Property since that date.

LAND PARTNERS
REAL ESTATE



Alan Martin

PARTNER · LISTING AGENT

(229) 886-6871
Alan@LandPartnersRE.com
LandPartnersRE.com

Partners in Land. Partners in Results.

LAND BROKERAGE · AUCTIONS · LAND MANAGEMENT