

Burke County, GA

1,002 Acres +/-

Asking Price
\$4,957,000



Old Hall Plantation

- 6,700' of Savannah River Frontage
- High Bluff
- Old Growth Hardwood
- Mature Pine Plantations
- 2 Ponds totaling 11 Acres
- Rich History
- Lodge Overlooking Savannah River
- Trophy Hunting



A Land Brokerage &
Forestry Services Company

John R Frankhouser, ALC
912-682-6429 | john@ghland.com



Property Information

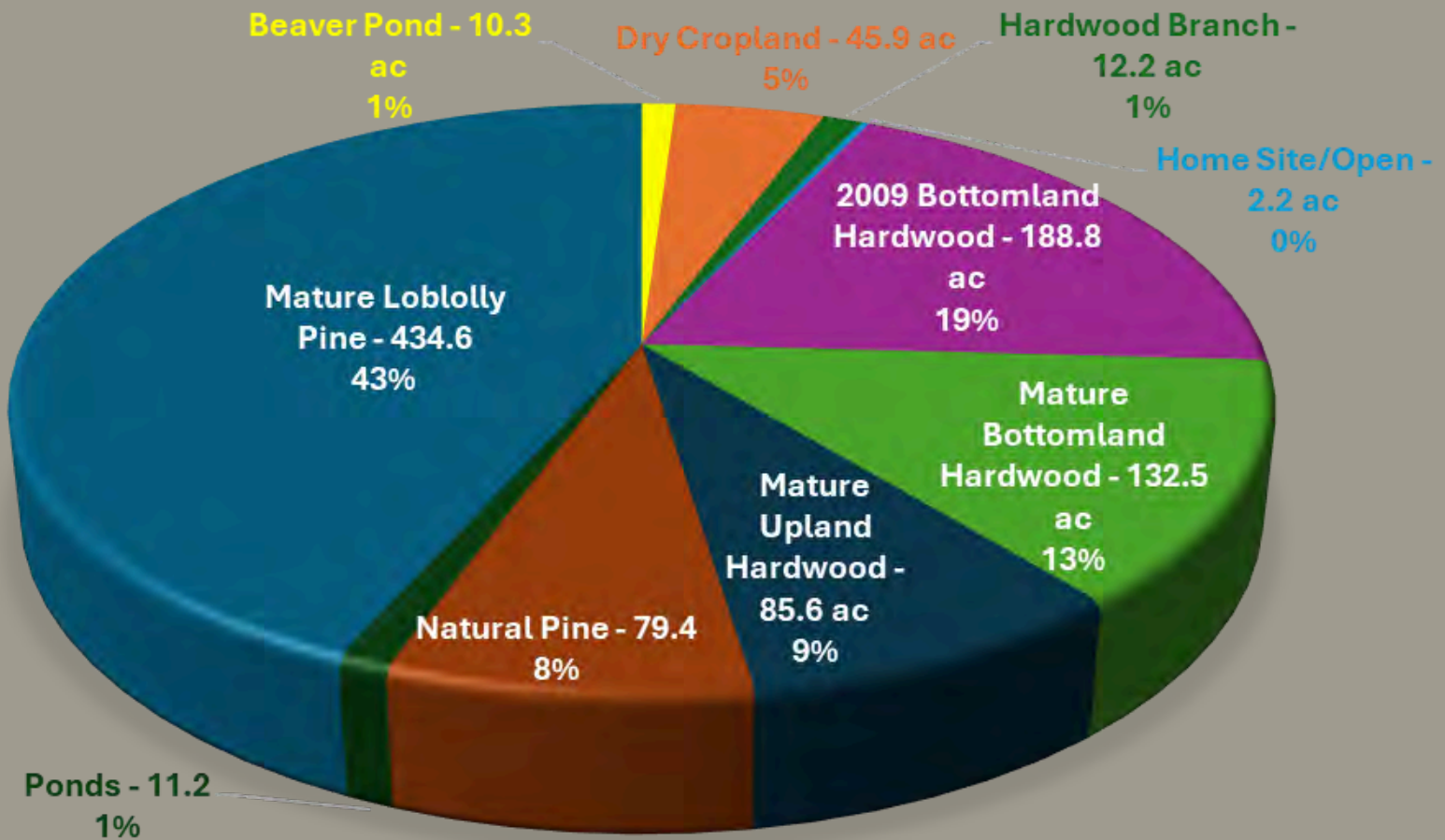
Parcel Number: 105 003B, 104 009, 105007, 105 007A

Acres: 1,002 +/-

FLIPA: 2019 & 2020

Taxes: \$5,118.50

Property Profile



Property Description

The Old Hall Plantation is 1,009 Acres +/-, located on the bluff of the Savannah River, a short distance downstream from Augusta, GA. This plantation was purchased in 1790 by Governor Lyman Hall, who played an integral part in the initial development of Georgia as a state and paved the way to what is now University of Georgia. Dr. Hall was one of three Georgians to sign the Declaration of Independence.

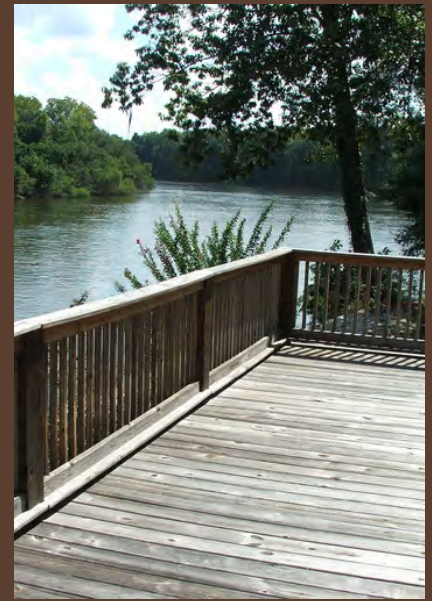
Old Hall Plantation has grand old growth hardwood timber in the upland river bottom and intensively managed upland pine timber. The Savannah River frontage is approximately 6,700 feet, with a heart pine lodge on the bank of the river with a private boat ramp and dock. Newberry Creek traverses through the center of the property for more than a mile. This perennial creek supports two ponds located on the property.

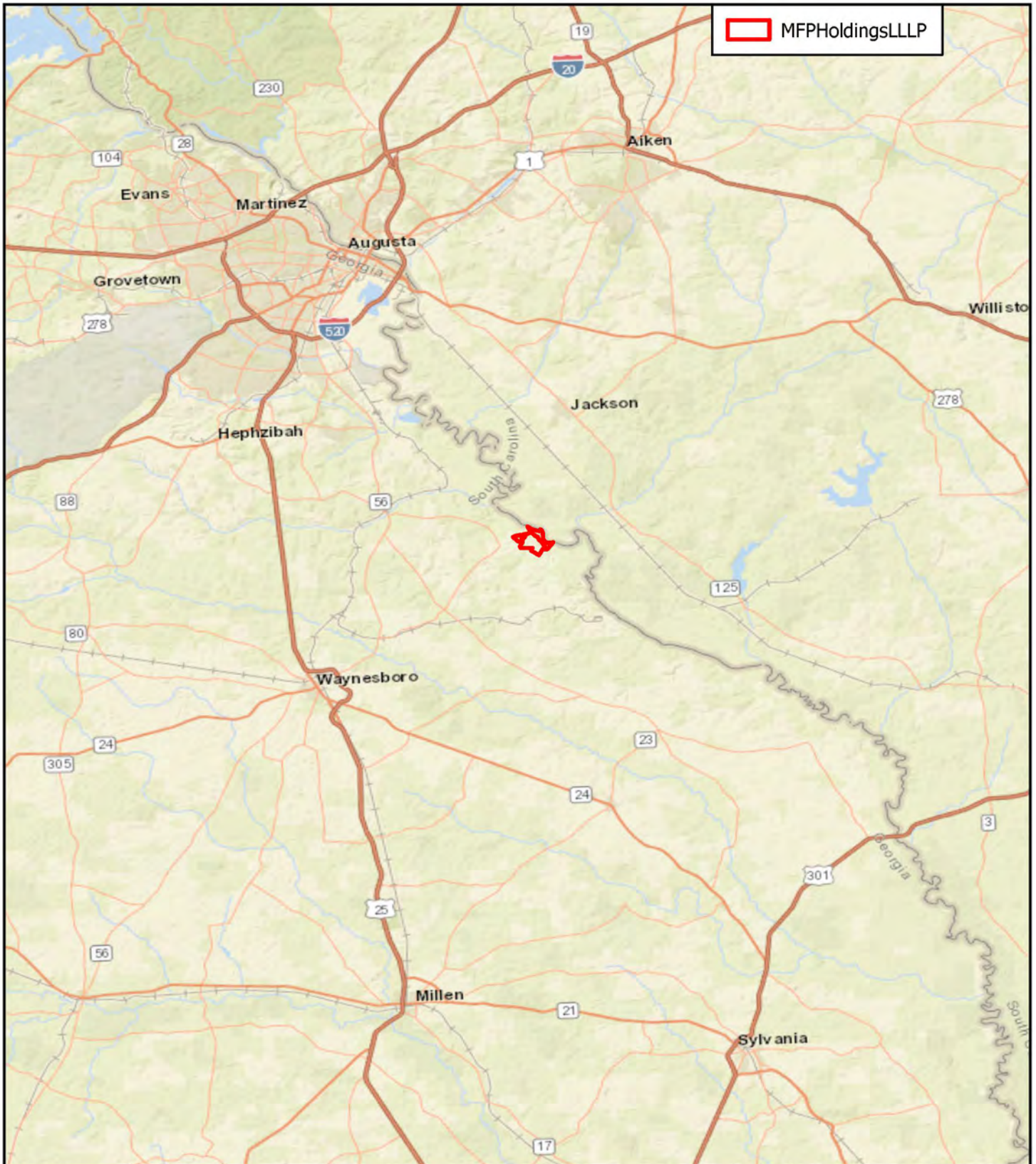
Old Hall Plantation has been intensively managed for wildlife and trophy whitetail deer. Numerous game fields and protein feeders are strategically scattered throughout the property. A large field, perfect for dove, is located on the property. There is excellent turkey habitat on the plantation with frequent sightings of longbeards. An extensive road system enables access to nearly every section of the plantation.

There are two floodable areas along the river where rice was planted in the past. This property has phenomenal opportunity for waterfowl. If you like duck hunting, this plantation has them. The river is a natural flyway for waterfowl as they migrate up and down the river from the coast to the larger bodies of water upstream. The Savannah River is also known for great fishing and recreation.

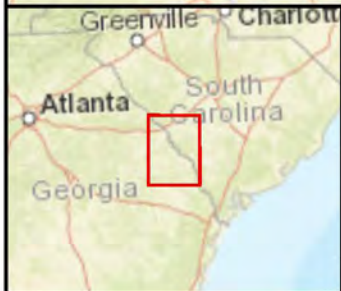
Old Hall Plantation has a legacy of greatness and is a very special property. There are so many opportunities associated with this unique property. Whether it be recreation, trophy hunting, forest investment, conservation or all of these, this plantation has potential and opportunity unlike most you will find.

Old Hall Plantation is located on the banks of the Savannah River, about 20 minutes south of Augusta GA in Burke County fronting on Shell Bluff Landing Road. Shell Bluff has its own uniqueness and history as well. Property is priced at \$4,957,000. Property taxes for 2023 were \$5,118.50 and parcels 105 007 & 105 003B are in a local FLPA conservation easement, entered in 2019 & 2020, respectively. Property is gated and shown by appointment only. Call John Frankhouser (912-682-6429) to schedule appt.





MFPHoldingsLLLP

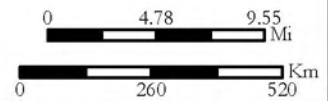


Location Map

Jack R Frankhouser ALC
 Green Hill Land & Timber
 912-678-5920



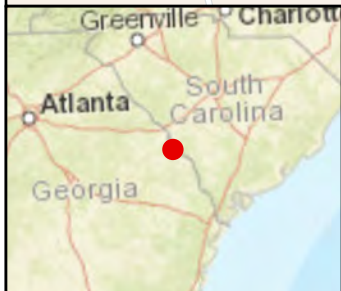
2023



Coordinate System: GCS WGS 1984



MFPHoldingsLLLP

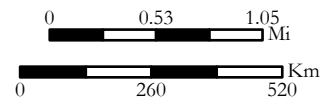


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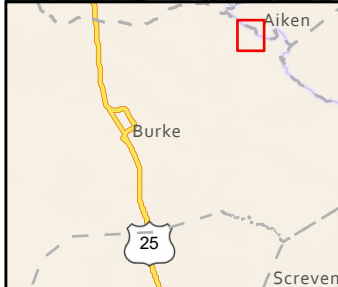
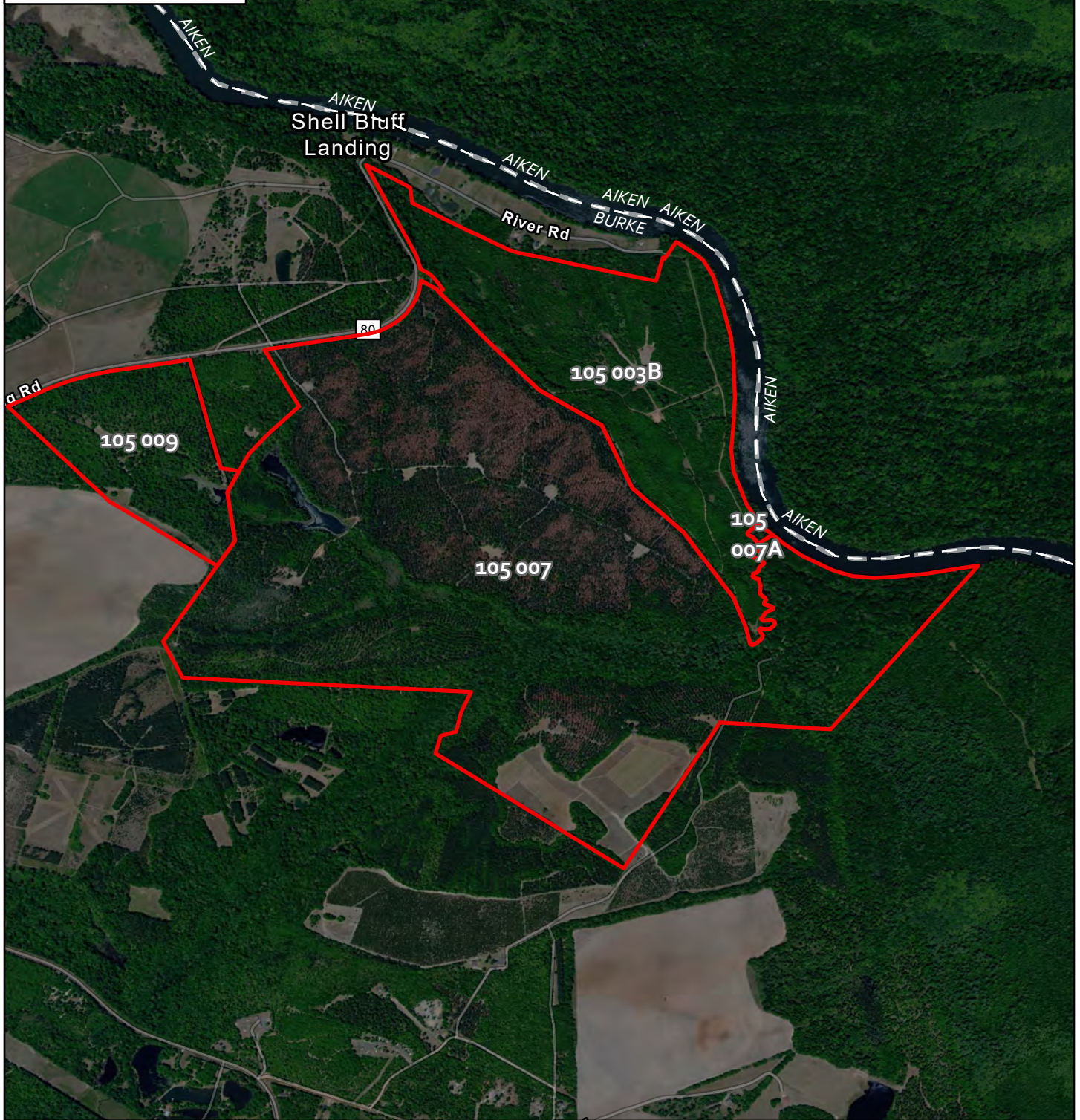
2023




Coordinate System: GCS WGS 1984

Legend

 Compartments



Burke County 1,001.98 Acres +/- Tract Map


**GREEN HILL**
LAND AND TIMBER
Foresters/Realtors

JACK R FRANKHOUSER, ALC
REALTOR/FORESTER
ACCREDITED LAND CONSULTANT
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GH.LAND.COM

BURKE, GA AIKEN, SC Map Center: 81.81612°W 33.21323°N

2024

N



1 inch equals 1,916 feet

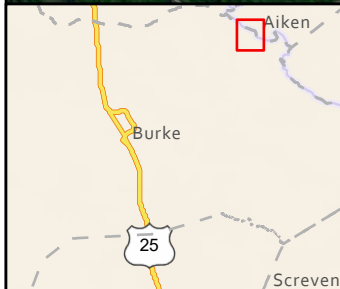
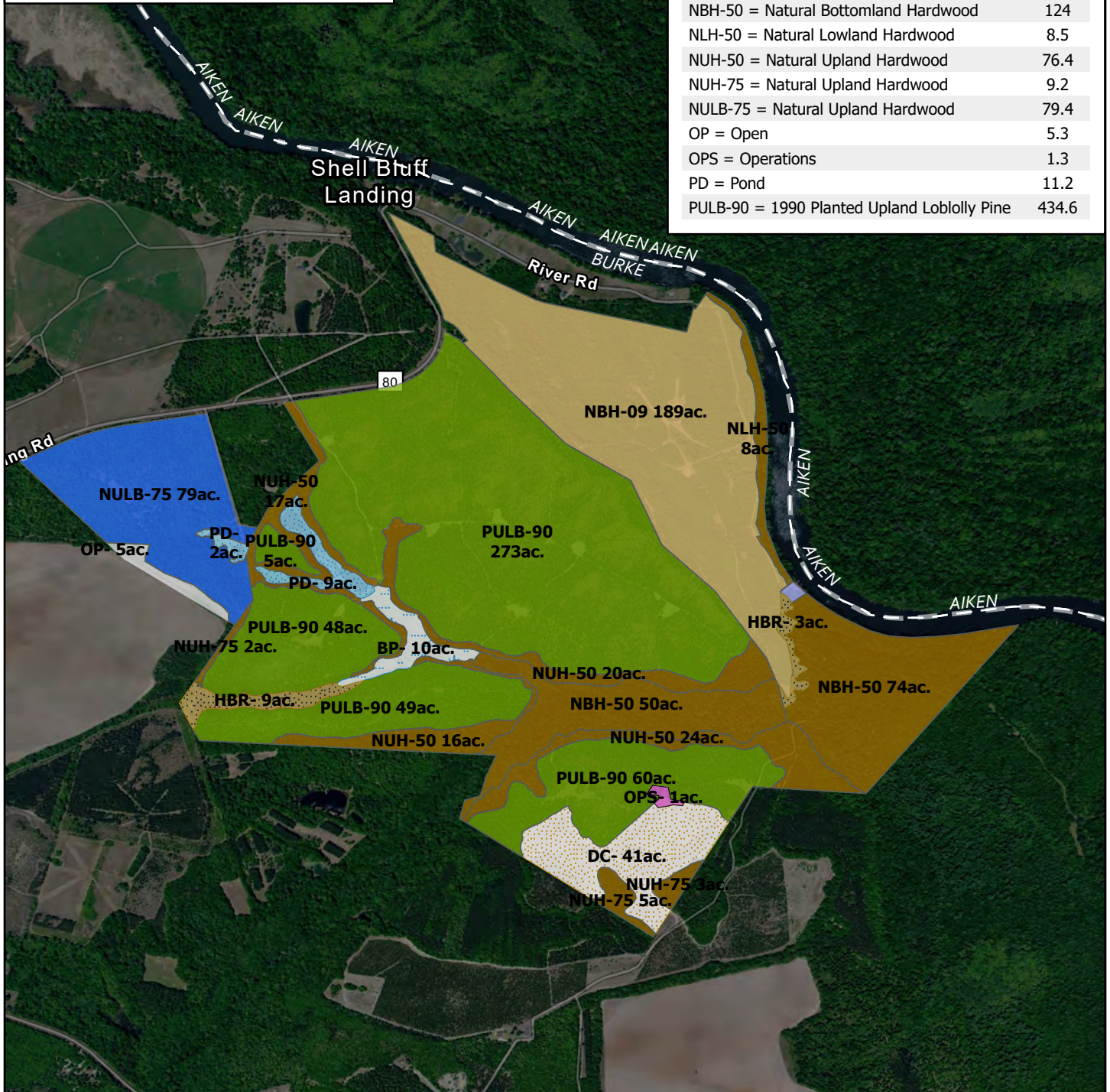
Legend

Stand Type	
Dry Cropland	Merchantable Natural Hardwood
Hardwood Branch	Merchantable Planted Loblolly Pine
Homesite	Premerchantable Natural Hardwood
Open	Merchantable Natural Loblolly Pine
Operations	Beaver Pond
	Pond

Stand Description

Acres

BP = Beaver Pond	10.3
DC = Dry Cropland	40.6
HBR = Hardwood Branch	12.2
HS = Homesite	0.9
NBH-09 = 2009 Natural Bottomland Hardwood	188.8
NBH-50 = Natural Bottomland Hardwood	124
NLH-50 = Natural Lowland Hardwood	8.5
NUH-50 = Natural Upland Hardwood	76.4
NUH-75 = Natural Upland Hardwood	9.2
NULB-75 = Natural Upland Hardwood	79.4
OP = Open	5.3
OPS = Operations	1.3
PD = Pond	11.2
PULB-90 = 1990 Planted Upland Loblolly Pine	434.6



Burke County 1,001.98 Acres +/-
 Timber Type

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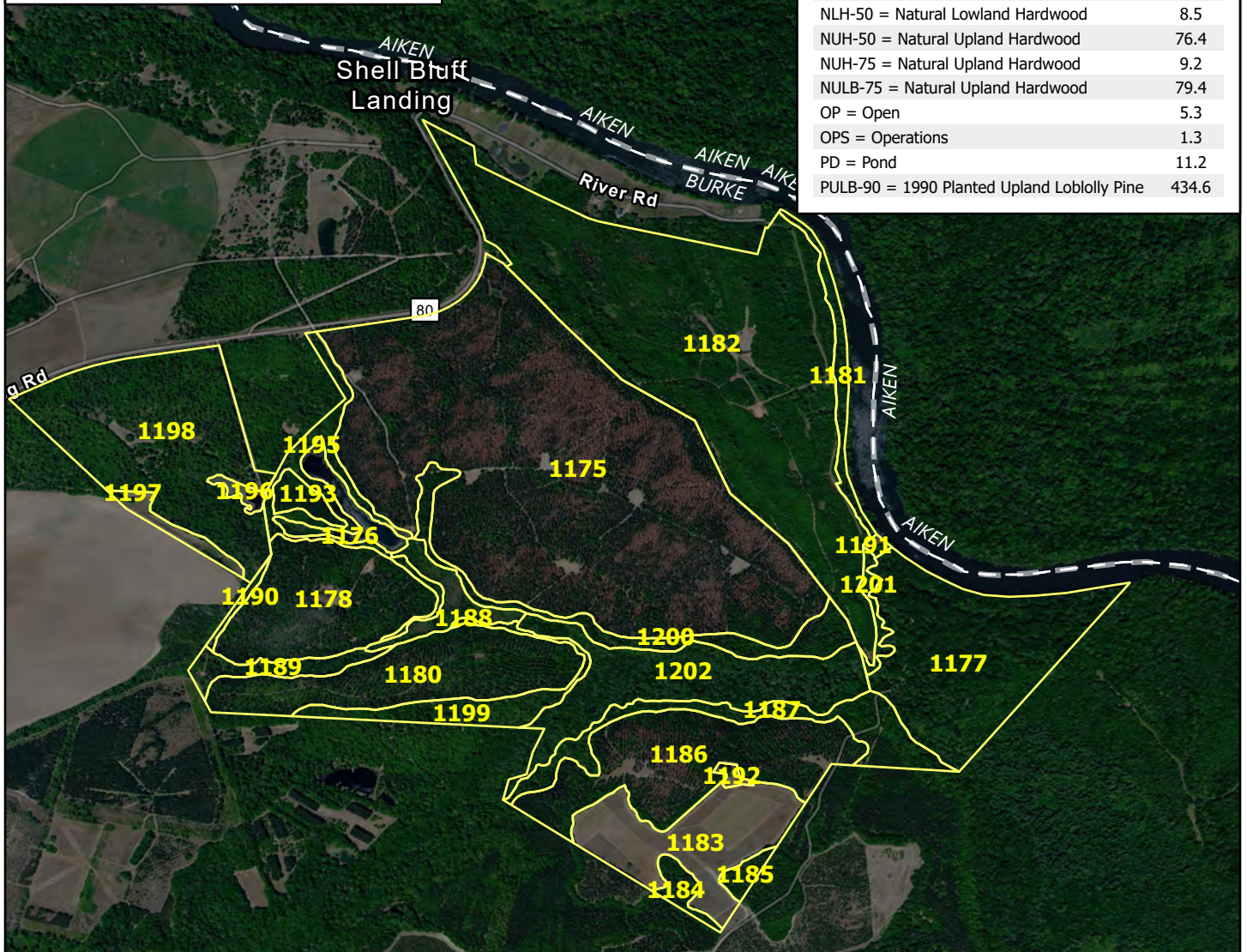
Legend

- BP = Beaver Pond
- LB = Loblolly Pine
- DC = Dry Cropland
- OP = Open
- H = Hardwood
- OPS = Operations
- HBR = Hardwood Branch
- PD = Pond
- H = Homesite

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Acres

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OBJECTID	Stand Description	Acres	OBJECTID	Stand Description	Acres	OBJECTID	Stand Description	Acres
1175	PULB-90	272.8	1185	NUH-75	3.2	1195	NUH-50	16.8
1176	PD-	9.1	1186	PULB-90	60	1196	PD-	2.1
1177	NBH-50	73.8	1187	NUH-50	24	1197	OP-	5.3
1178	PULB-90	48	1188	BP	10.3	1198	NULB-75	79.4
1180	PULB-90	48.8	1189	HBR-	8.8	1199	NUH-50	15.7
1181	NLH-50	8.5	1190	NUH-75	1.5	1200	NUH-50	19.9
1182	NBH-09	188.8	1191	HS-	0.9	1201	HBR-	3.3
1183	DC-	40.6	1192	OPS-	1.3	1202	NBH-50	50.2
1184	NUH-75	4.5	1193	PULB-90	4.9			



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Timber Type



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Legend

Subject Property

 Subject Property

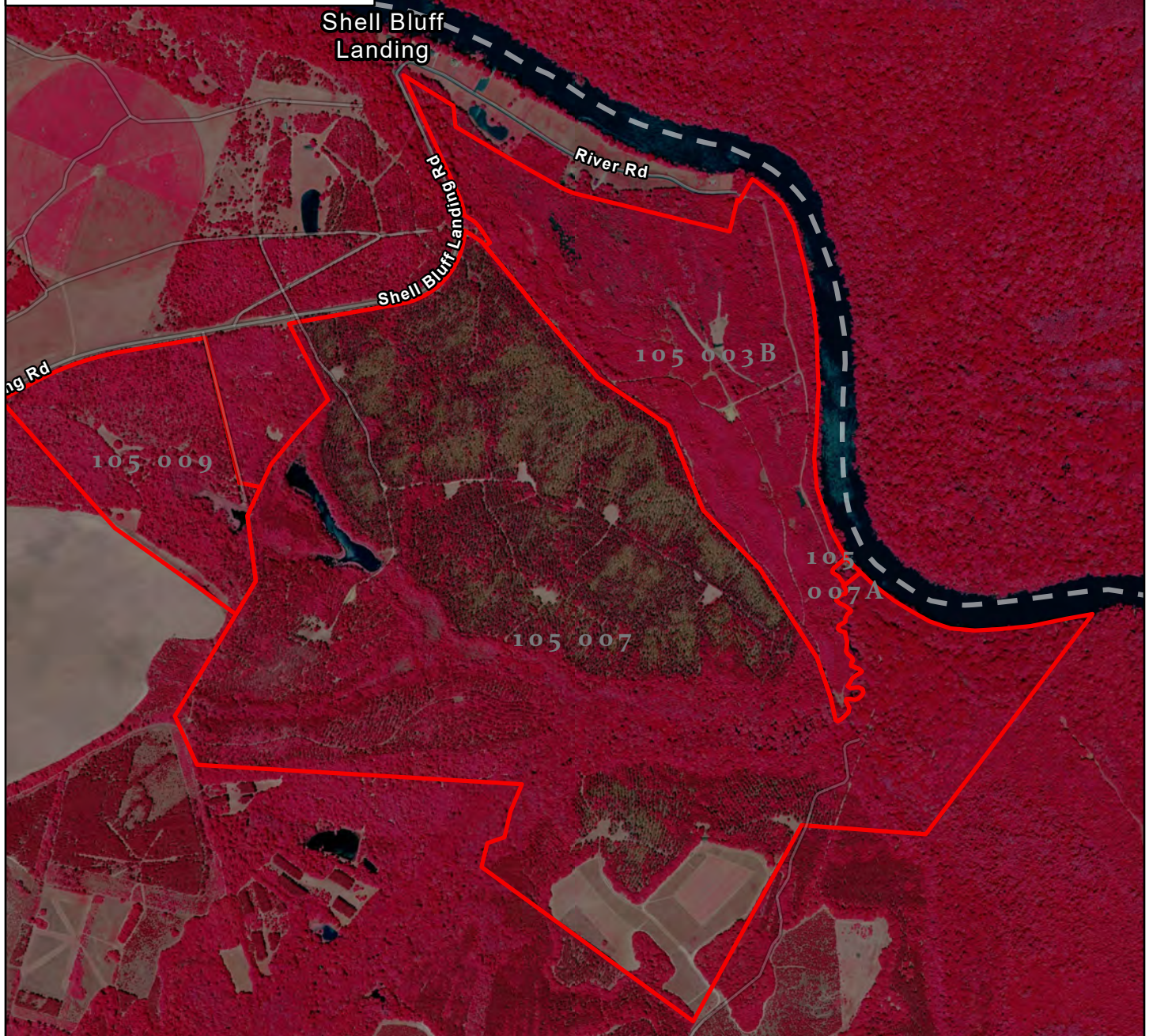
USA NAIP Imagery: Color Infrared

RGB

 Red: NearInfrared

 Green: Red

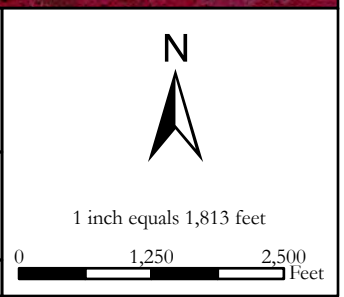
 Blue: Green



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Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere Center: 81.8169°W 33.217°N

Legend

Gridded Soil Survey

GeorgiaGriddedSoilSurvey_Map Units

MUSYM,MapunitName

- CC,Chastain-Tawcaw association
- FsB,Fuquay loamy sand, 0 to 5 percent slopes
- FsC,Fuquay loamy sand, 5 to 8 percent slopes
- LmB,Lucy loamy sand, 0 to 5 percent slopes
- LmD,Lucy loamy sand, 8 to 17 percent slopes
- OI,Osier and Bibb soils, 0 to 2 percent slopes, frequently flooded

- OeB,Orangeburg loamy sand, 2 to 5 percent slopes
- OgC2,Orangeburg sandy loam, 5 to 8 percent slopes, moderately eroded
- TA,Tawcaw-Shellbluff association
- TUF,Troup and Lucy fine sands, 17 to 25 percent slopes
- TrB,Troup fine sand, 1 to 5 percent slopes
- TrC,Troup fine sand, 5 to 8 percent slopes
- TrD,Troup fine sand, 8 to 17 percent slopes
- W,Water

Subject Property

- Subject Property



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Burke County GA | 1,002 Acres +/-



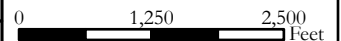
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1 inch equals 1,813 feet



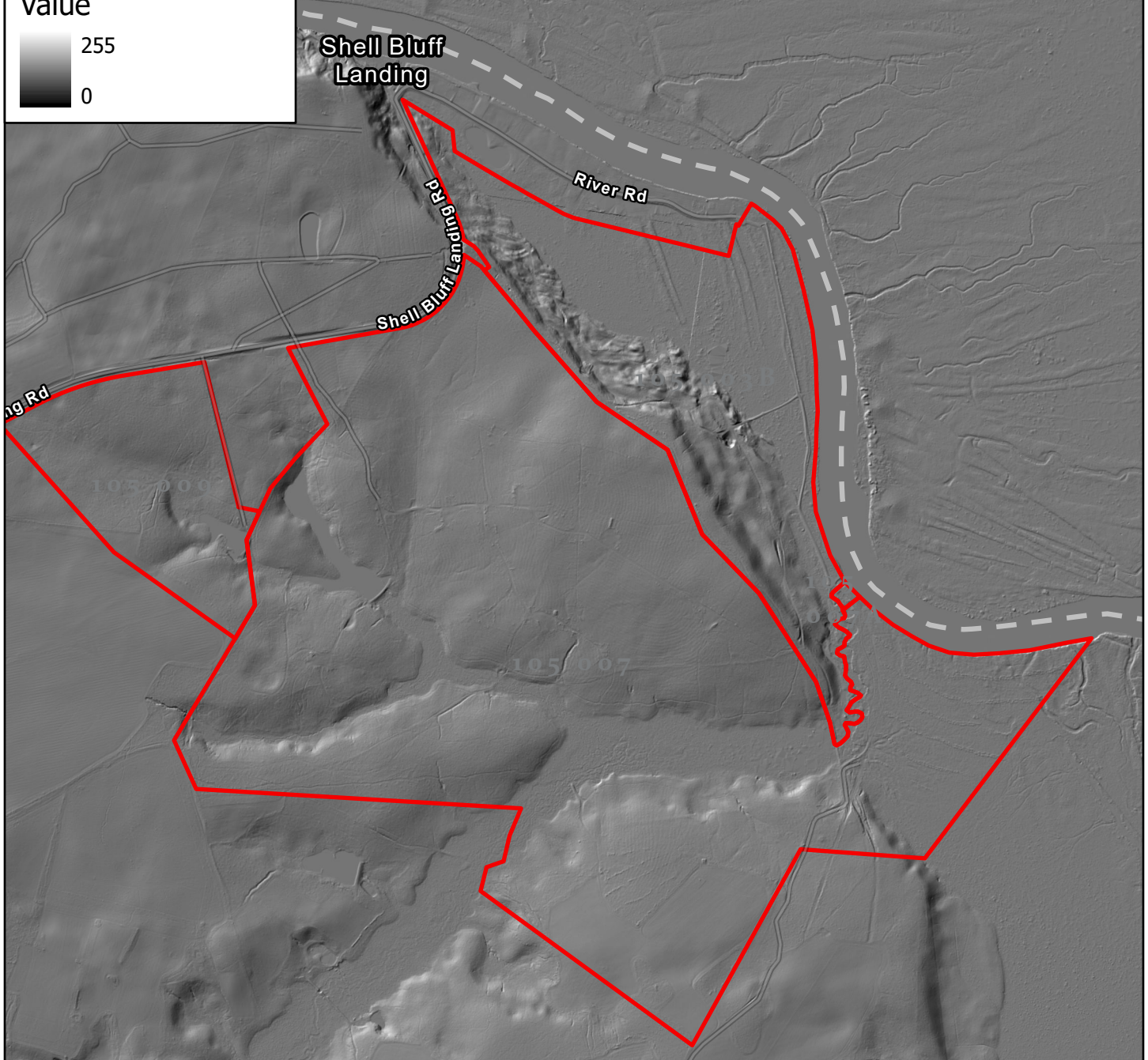
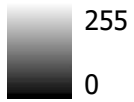
Legend

Subject Property

 Subject Property

Terrain: Hillshade

Value



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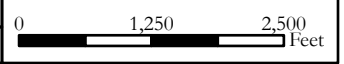


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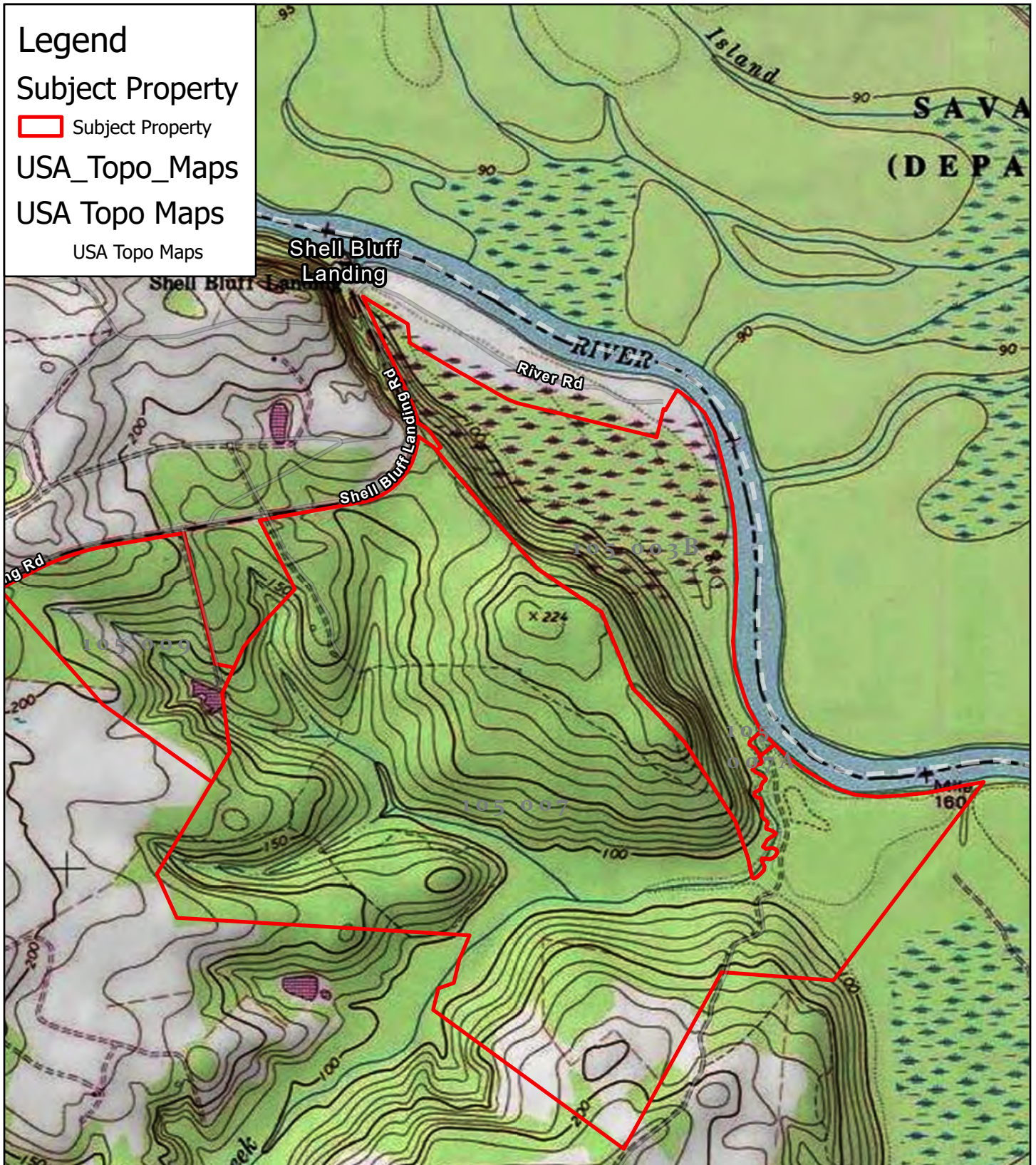
Subject Property

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USA_Topo_Maps

USA Topo Maps

USA Topo Maps



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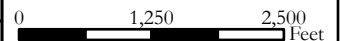


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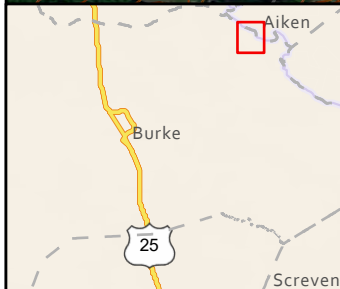
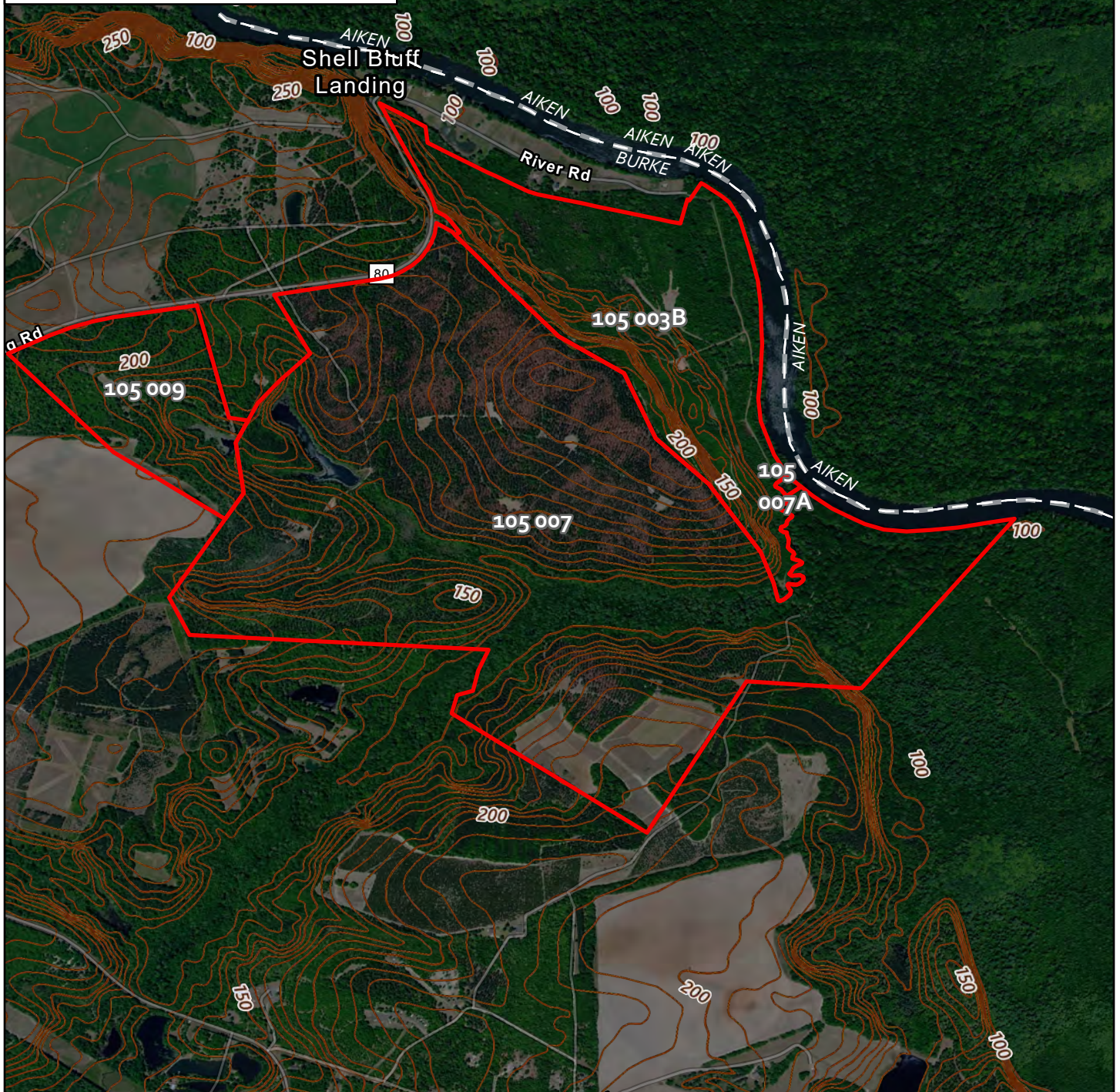
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Legend

- Normal Index Contours
- Normal Intermediate Contours
- ▭ Compartments



Burke County 1,001.98 Acres +/-
Contour Map

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Legend

Subject Property

-  Subject Property
-  0.2% Annual Chance Flood Hazard
-  1% Annual Chance Flood Hazard
-  Regulatory Floodway

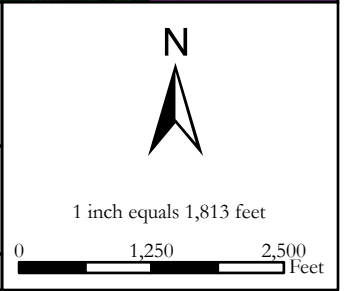


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Legend

Subject Property

 Subject Property

USAWetlands_Clip

 Palustrine

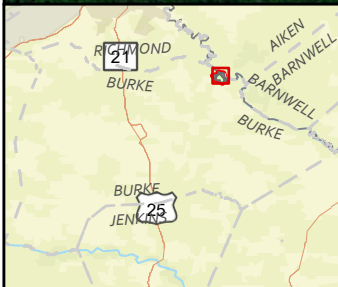
 Riverine

Wetland Type

Subsystem Name

SUM_Acres

Freshwater Emergent Wetland		0.4
Freshwater Forested/Shrub Wetland		232.2
Freshwater Pond		1.2
Riverine	Intermittent	1.4
Riverine	Lower Perennial	1.1
Riverine	Unknown Perennial	0.1
Total		236.4



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