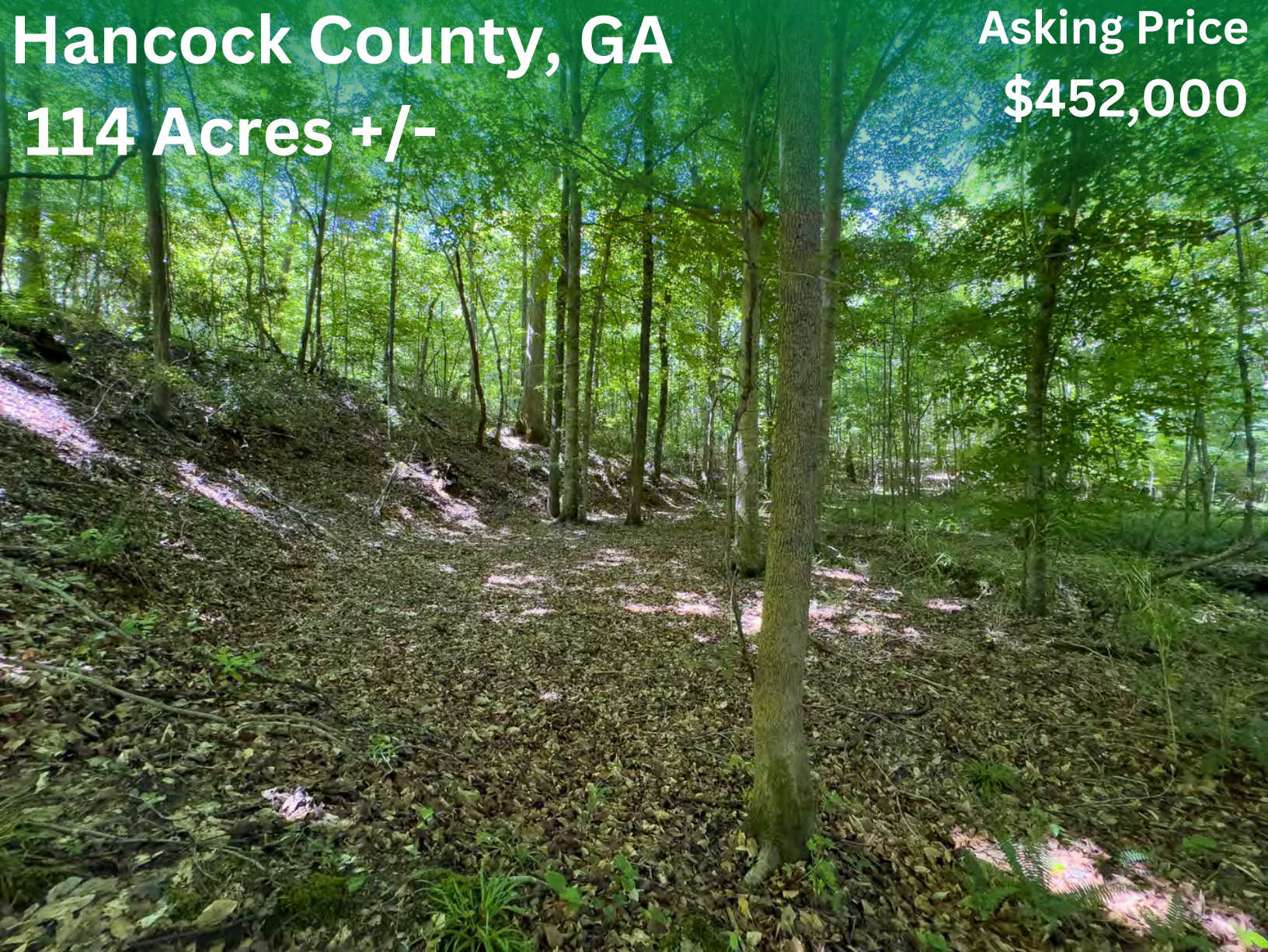


Hancock County, GA

114 Acres +/-

Asking Price

\$452,000



White Oak Creek Farm

- 114 Total Acres
- White Oak ridge
- Year-round flowing creek
- Three game patches
- Electricity and well
- Merchantable Loblolly Pine



Property Information

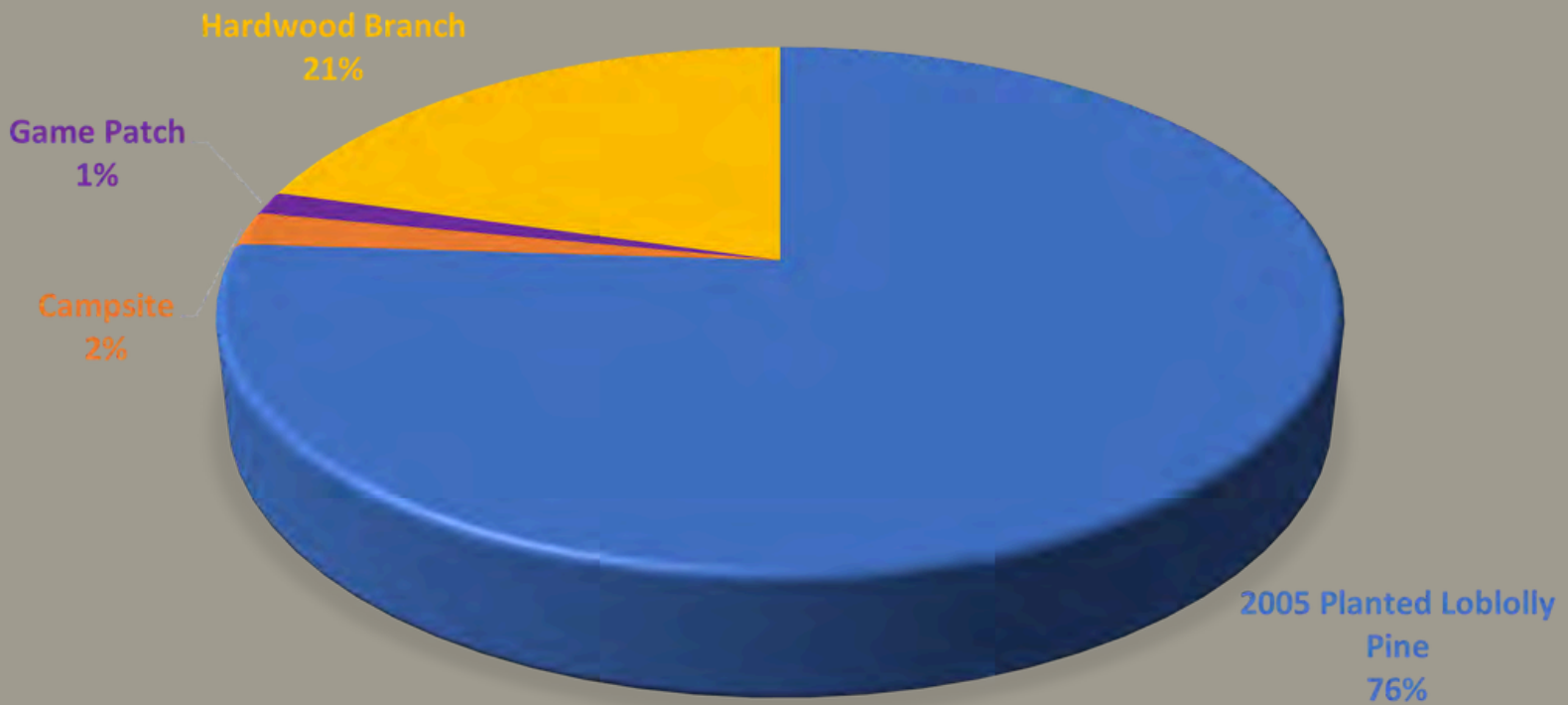
Parcel Number: 079 020

Acres: 114

CUVA: 2023-2032

Taxes: \$1291.23

Property Profile

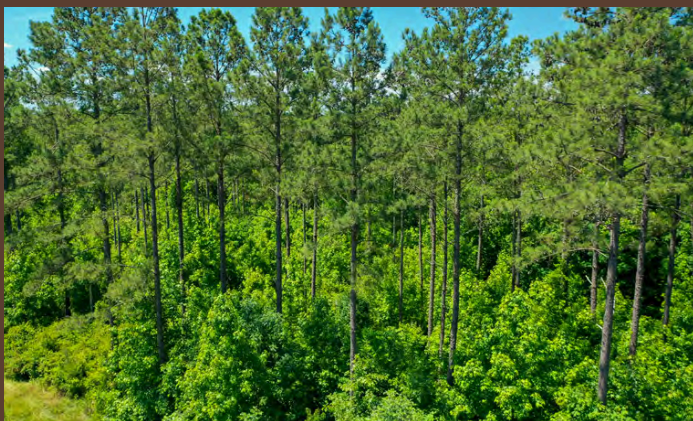
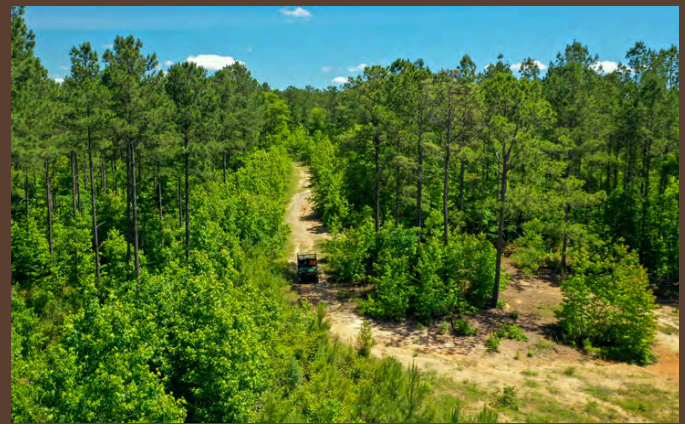
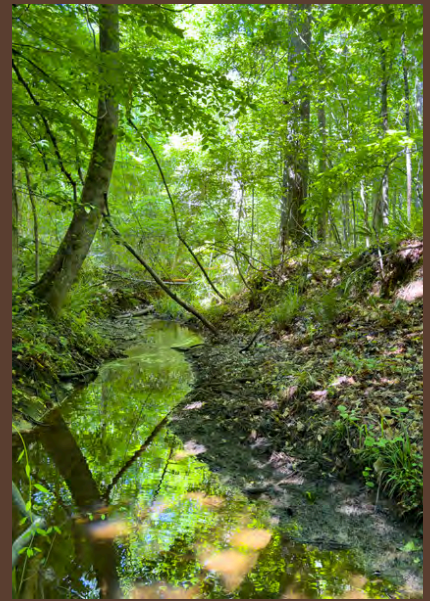


Property Description



White Oak Plantation located in southern Hancock County is a fantastic recreational and hunting property that is fully equipped for next year's hunting season. White Oak Creek, which flows year-round, traverses the southern portion of the property, is surrounded by mature hardwood timber, including mast bearing White Oaks as the name suggests. Additionally, the property has ~ 87 acres of merchantable pine that provides great wildlife habitat and can be managed as a timber investment. The property currently has three existing game patches and several old log decks that can be converted for additional game plots.

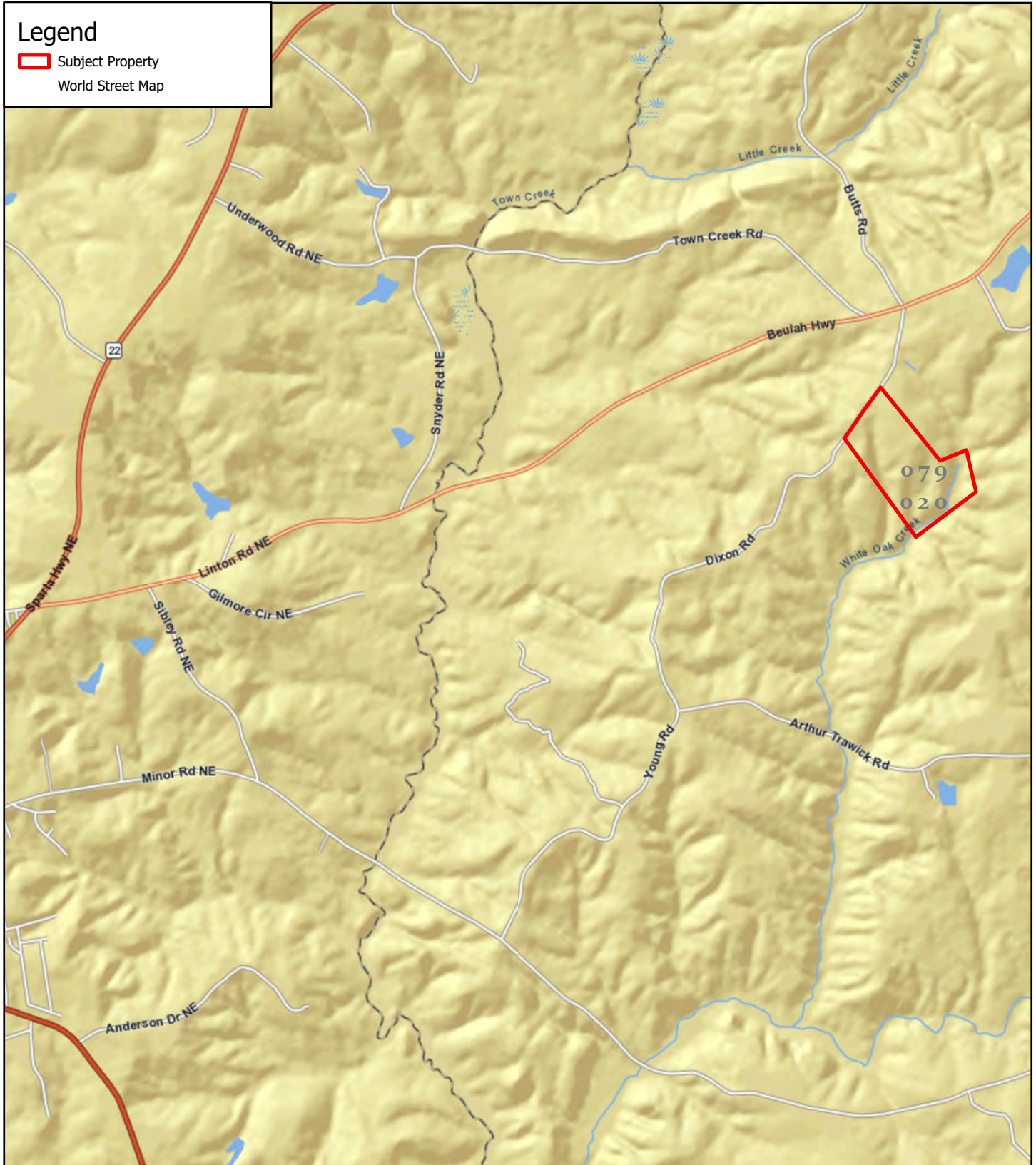
The property has ~1,400' of frontage on Dixon Road, which is a county-maintained dirt road. The property has access to electricity and has a well on site. Several pole barn shelters used to park RVs are in the 2-acre campsite area. There is also a small, enclosed barn and a 2 bedroom living quarters with a kitchen.

Property is shown by appointment only. Call Jack Frankhouser (912-678-5920) to schedule appt.



Legend

-  Subject Property
-  World Street Map



Hancock County GA - 114 Acres

Location Map



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REALTOR/FORESTER
ACCREDITED LAND CONSULTANT
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2024



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere Center: 83.1068°W 33.1065°N

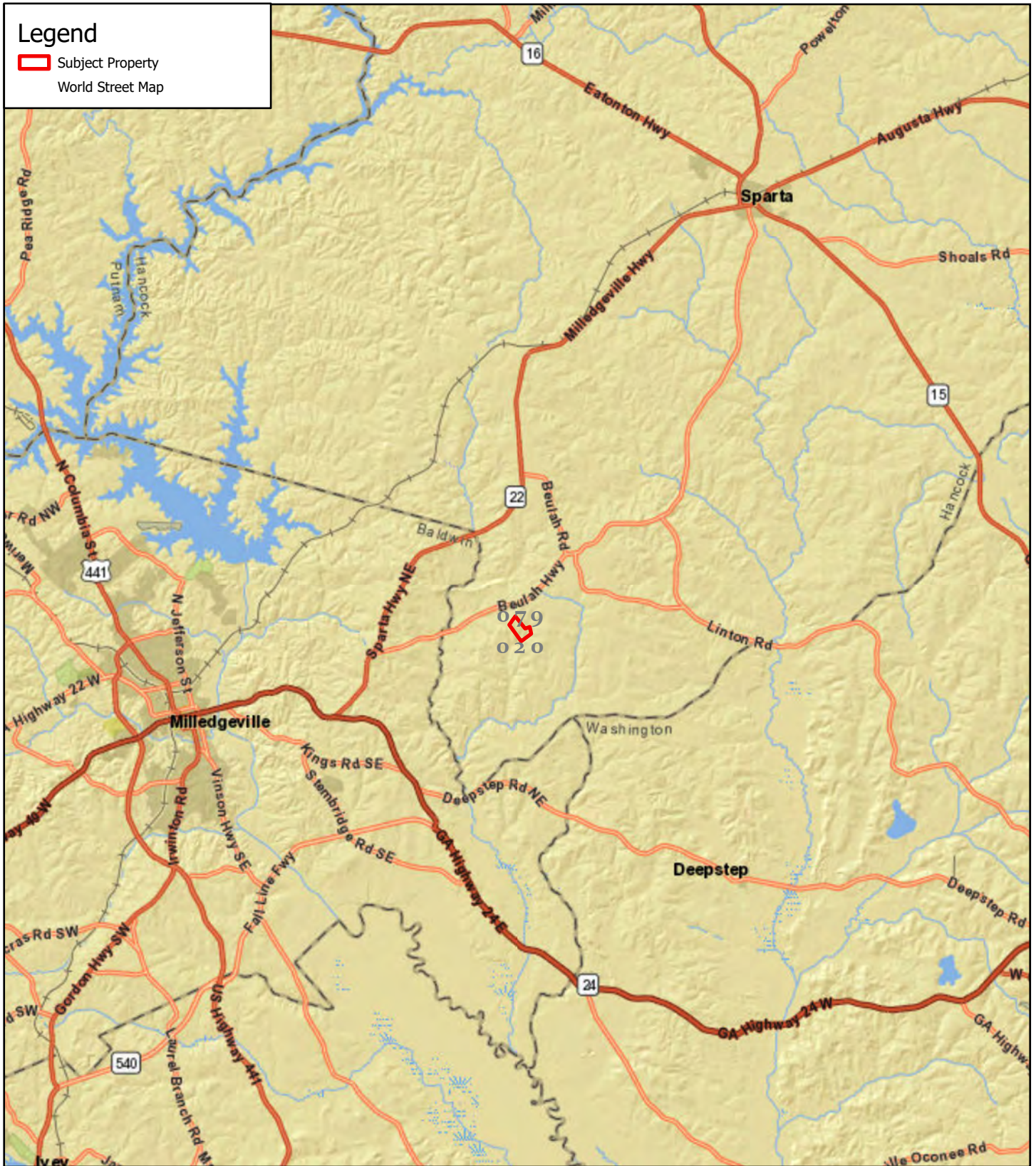


1 inch equals 3,818 feet



Legend

-  Subject Property
-  World Street Map



Hancock County GA - 114 Acres

Region Map



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Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere Center: 83.0783°W 33.1309°N

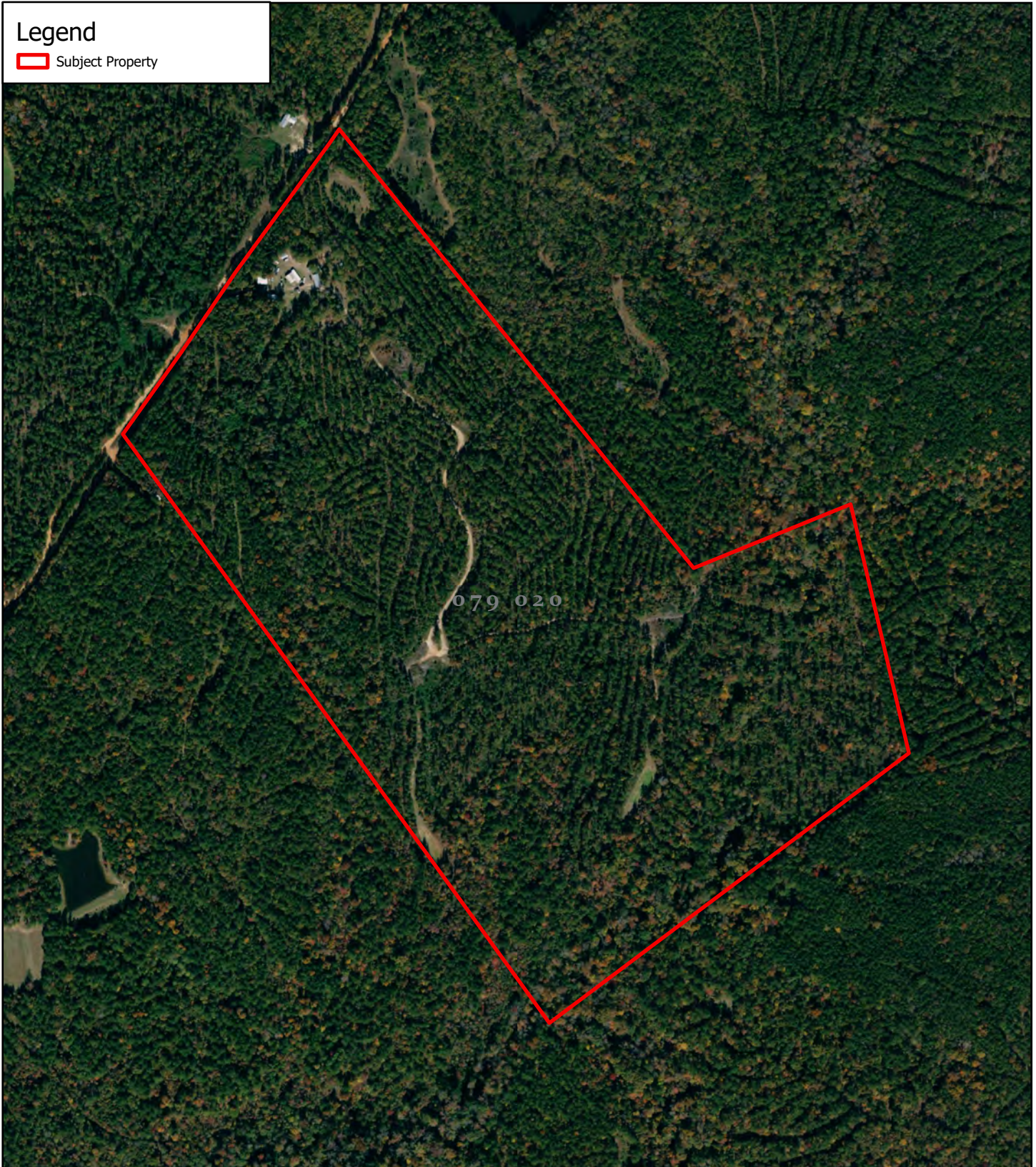


1 inch equals 22,760 feet



Legend

 Subject Property



Hancock County GA - 114 Acres

Tract Map



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Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere Center: 83.0768°W 33.1143°N



1 inch equals 641 feet



Legend

Stand Type

Stand Description

 2005 Planted Loblolly Pine

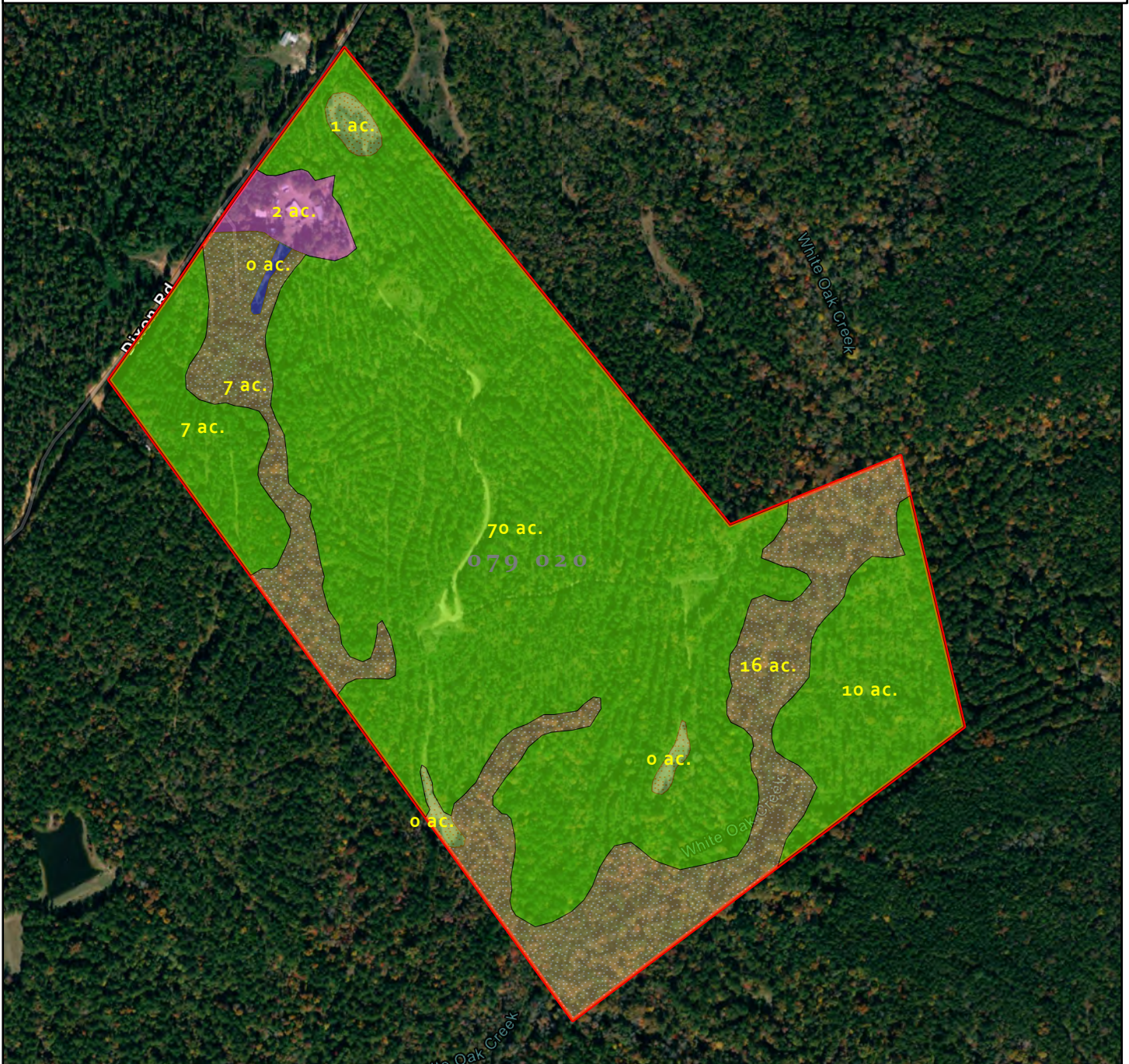
 Campsite

 Game Patch

 Hardwood Branch

 Shooting Range

 Subject Property



Hancock County GA - 114 Acres Timber Stand Type



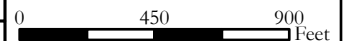
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Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere Center: 83.0765°W 33.1154°N

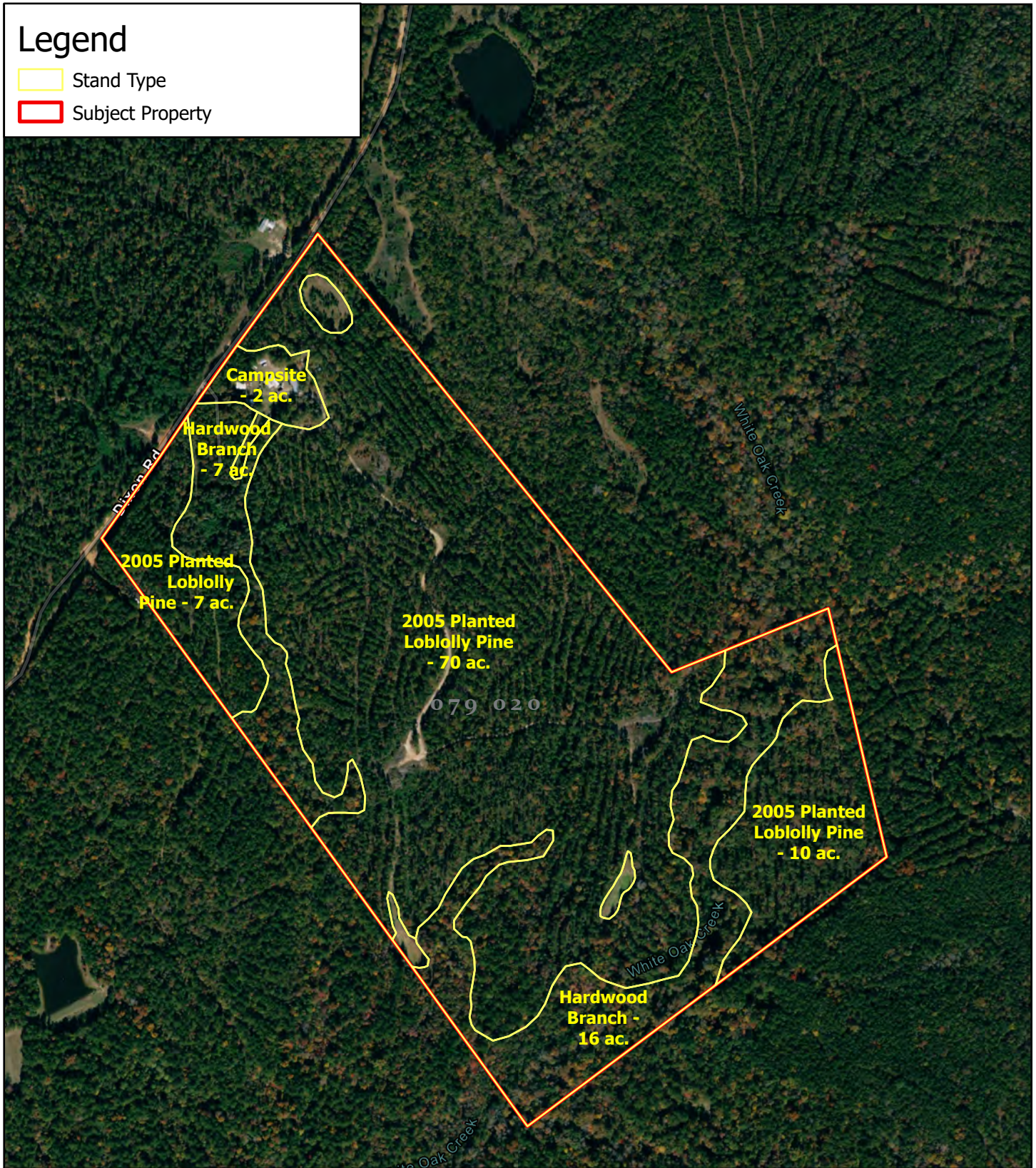


1 inch equals 641 feet



Legend

-  Stand Type
-  Subject Property



Hancock County GA - 114 Acres Timber Stand Type



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1 inch equals 641 feet





Legend

 Subject Property

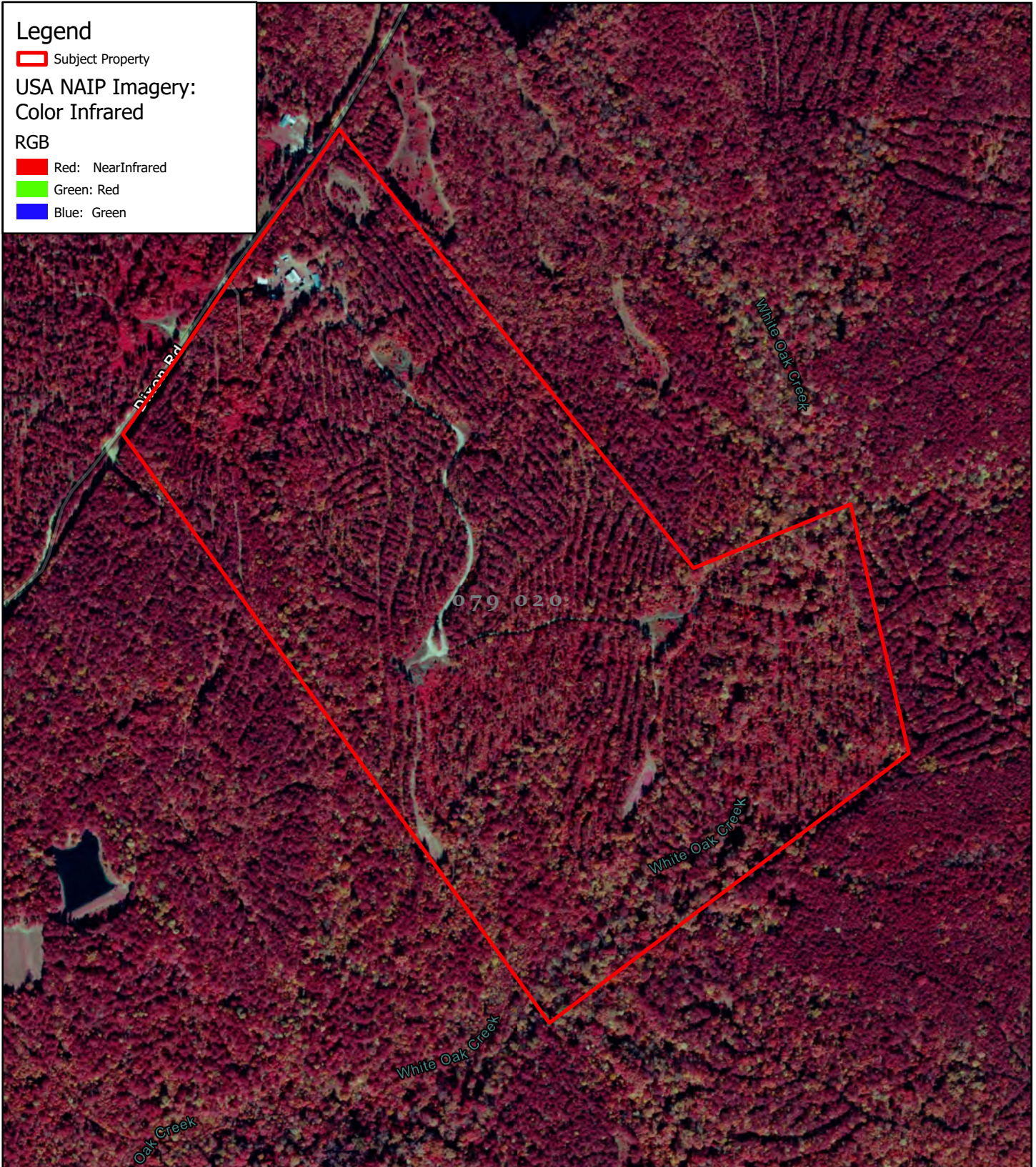
USA NAIP Imagery:
Color Infrared

RGB

 Red: NearInfrared

 Green: Red

 Blue: Green



Hancock County GA - 114 Acres
Color Infrared



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1 inch equals 641 feet



Legend

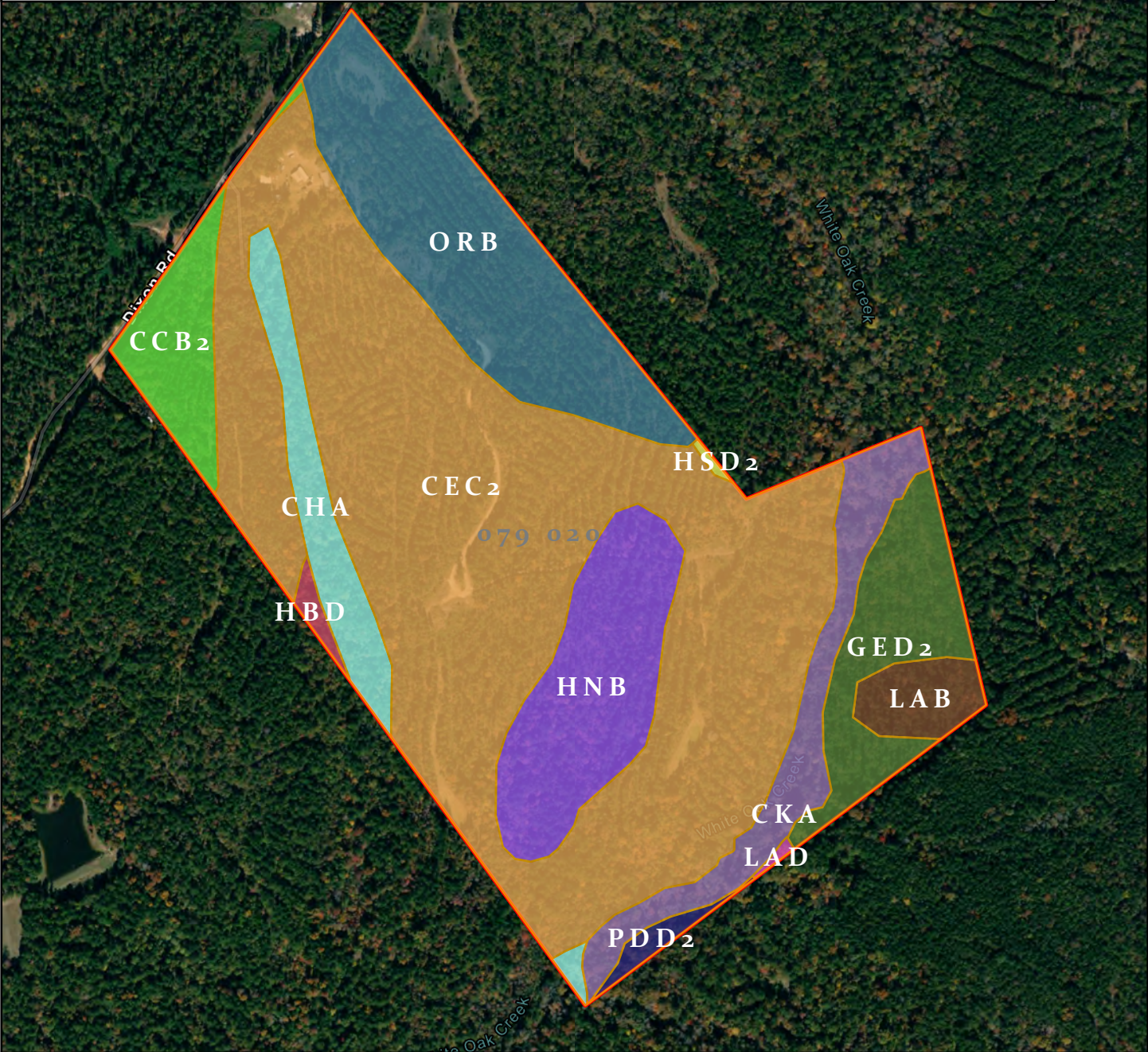
MUSYM,MapunitName

- CKA,Chewacla and Congaree soils, 0 to 2 percent slopes, frequently flooded
- CcB2,Cataula-Cecil complex, 2 to 6 percent slopes, moderately eroded

- CeC2,Cecil gravelly sandy loam, 6 to 10 percent slopes, moderately eroded
- ChA,Chewacla silt loam, 0 to 2 percent slopes, frequently flooded
- GeD2,Georgeville gravelly very fine sandy loam, 6 to 15 percent slopes, moderately eroded

- HbD,Hard Labor-Appling complex, 6 to 15 percent slopes
- HnB,Helena loamy coarse sand, 2 to 6 percent slopes
- HsD2,Herndon loam, 6 to 15 percent slopes, moderately eroded
- LaB,Lakeland sand, 0 to 6 percent slopes

- LaD,Lakeland sand, 6 to 15 percent slopes
- OrB,Orangeburg loamy sand, 0 to 6 percent slopes
- PdD2,Pacolet-Cataula complex, 6 to 15 percent slopes, moderately eroded
- Subject Property

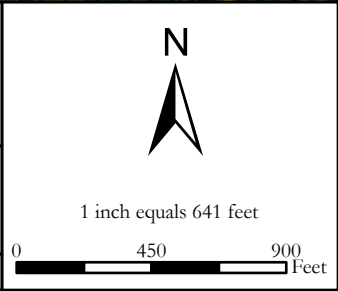


Hancock County GA - 114 Acres
Topo

GREEN HILL
 LAND AND TIMBER
 Foresters/Realtors

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Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere Center: 83.0765°W 33.1154°N

Legend

GeorgiaGriddedSoilSurv

78

84

80

90

LoblollySiteIndex

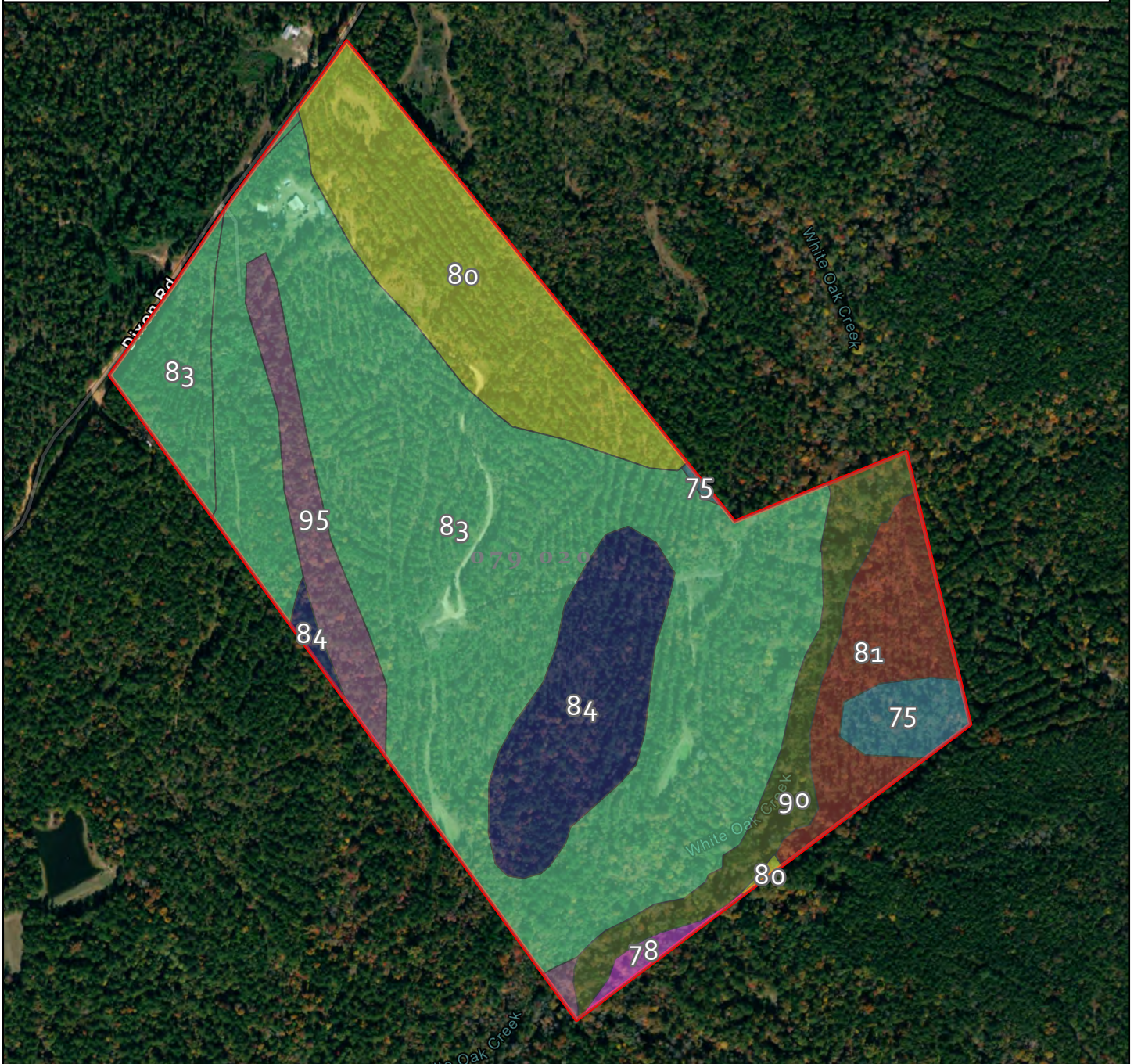
81

95

75

83

Subject Property



Hancock County GA - 114 Acres Soil Site Index



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1 inch equals 641 feet



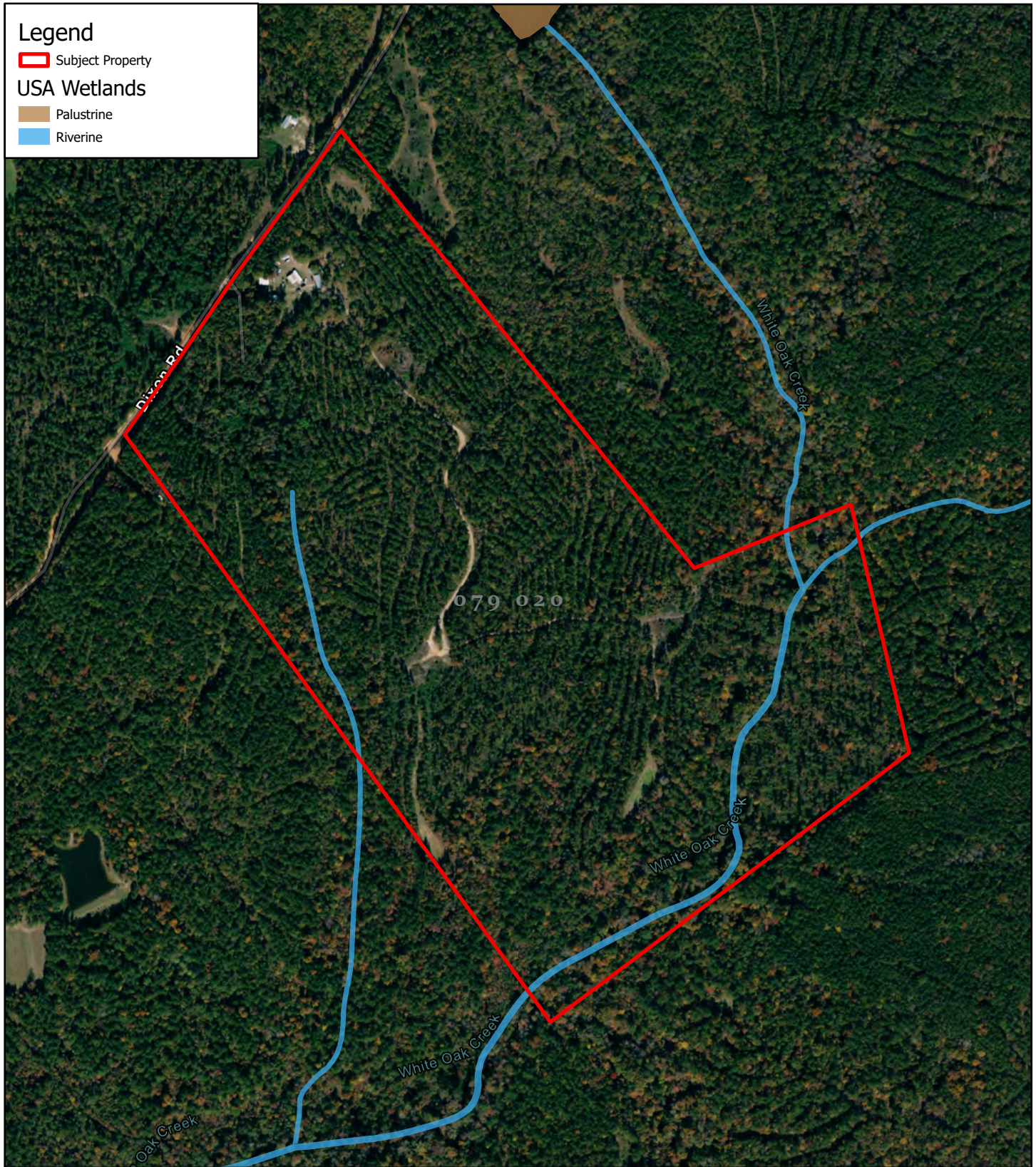
Legend

 Subject Property

USA Wetlands

 Palustrine

 Riverine



Hancock County GA - 114 Acres Wetlands Map



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1 inch equals 641 feet

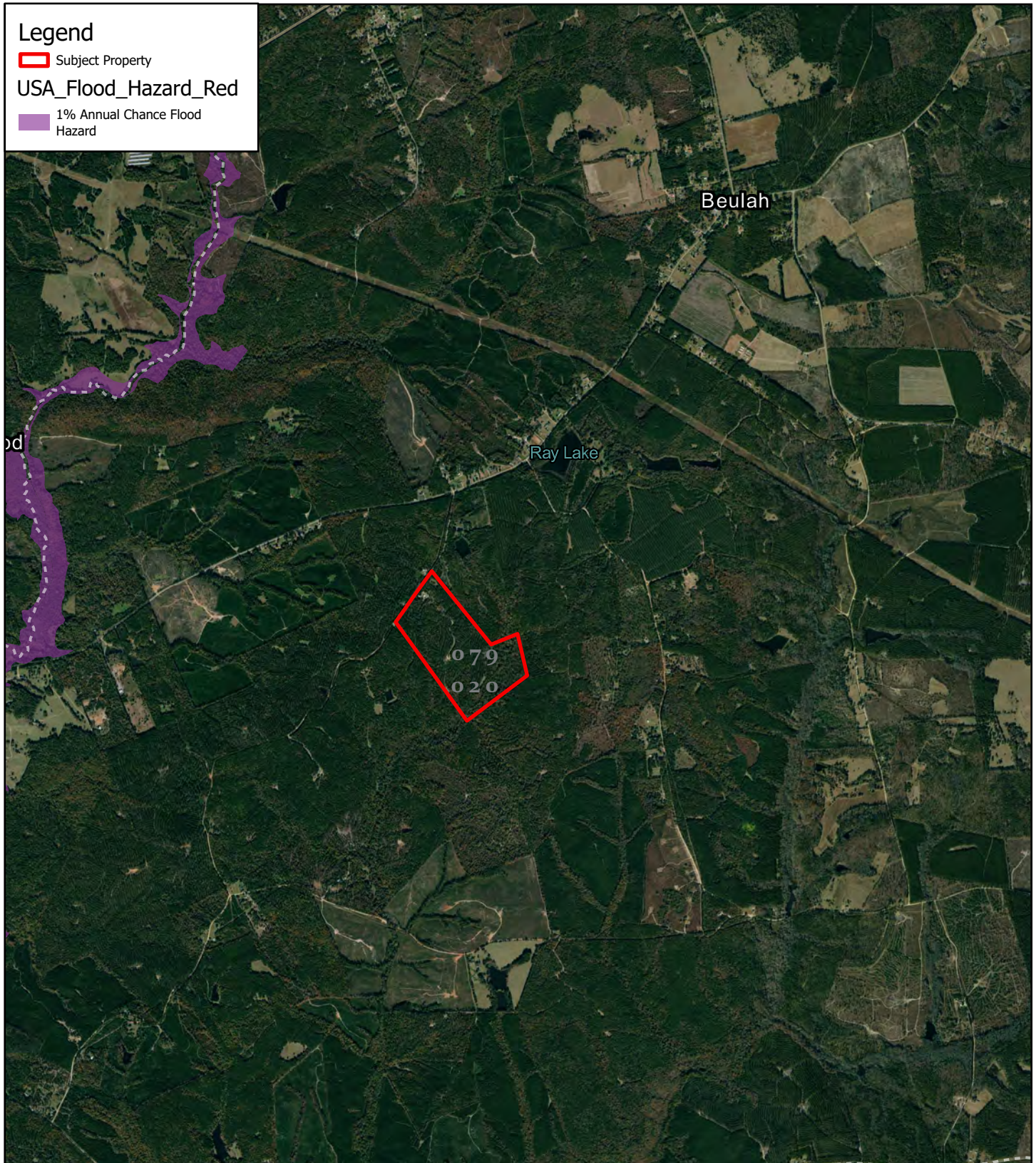


Legend

 Subject Property

USA_Flood_Hazard_Red

 1% Annual Chance Flood Hazard



Hancock County GA - 114 Acres Flood Map



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Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere Center: 83.0725°W 33.1182°N



1 inch equals 3,818 feet












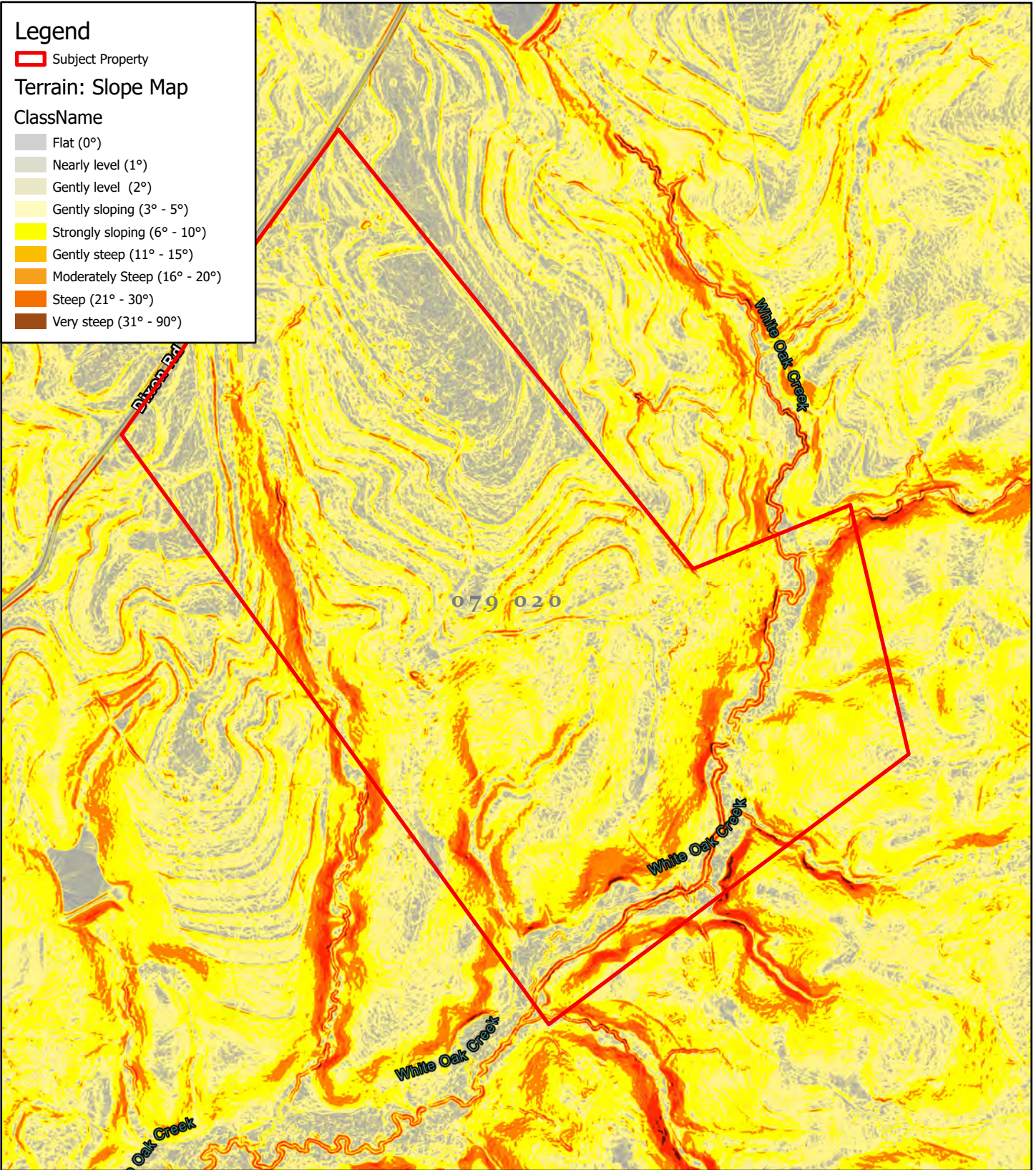
Legend

 Subject Property

Terrain: Slope Map

ClassName

-  Flat (0°)
-  Nearly level (1°)
-  Gently level (2°)
-  Gently sloping (3° - 5°)
-  Strongly sloping (6° - 10°)
-  Gently steep (11° - 15°)
-  Moderately Steep (16° - 20°)
-  Steep (21° - 30°)
-  Very steep (31° - 90°)



Hancock County GA - 114 Acres

Slope Map

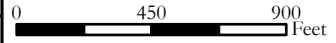


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1 inch equals 641 feet

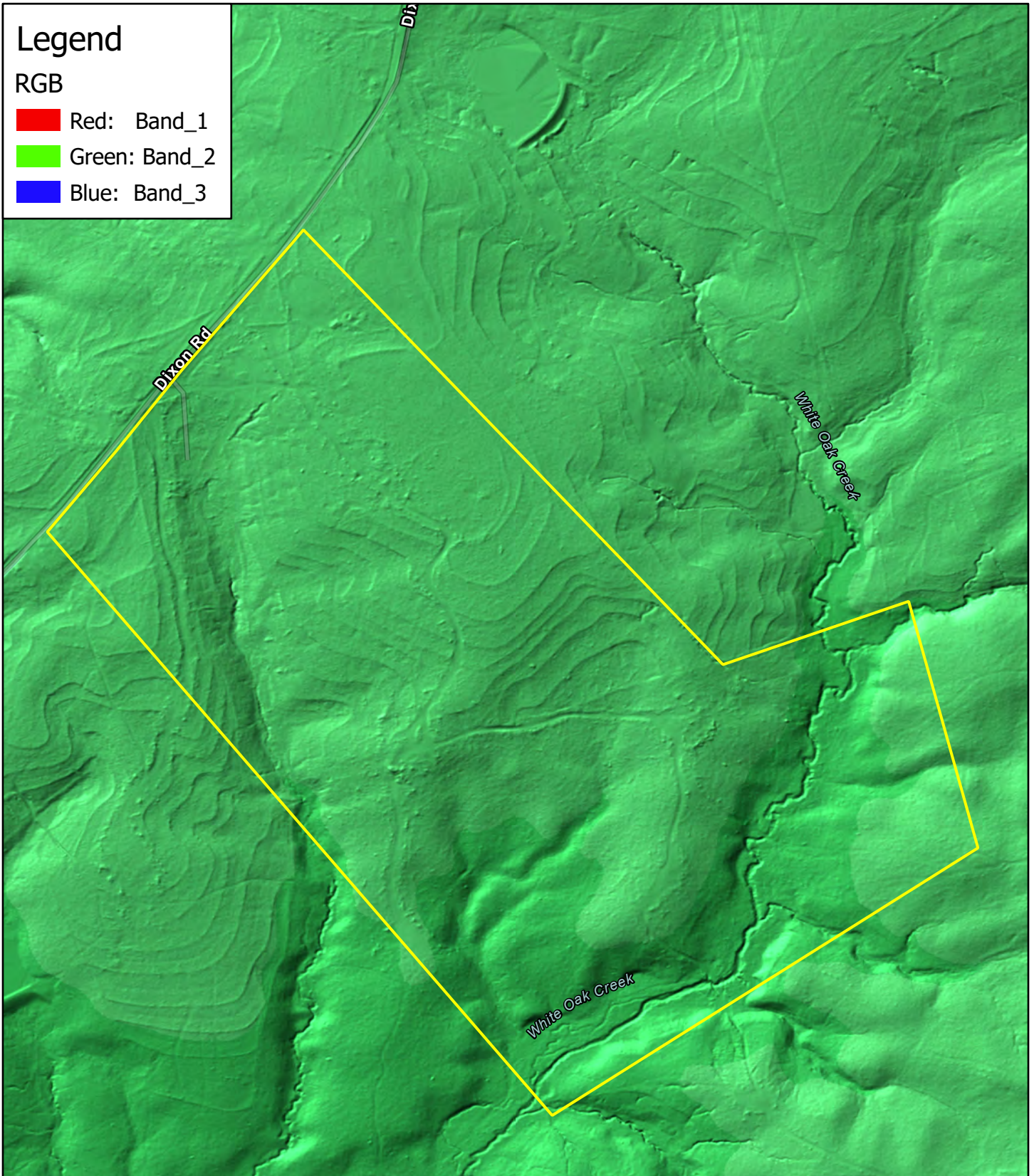


Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere Center: 83.0768°W 33.1143°N

Legend

RGB

-  Red: Band_1
-  Green: Band_2
-  Blue: Band_3



Hancock County 114 Acres

Terrain Map



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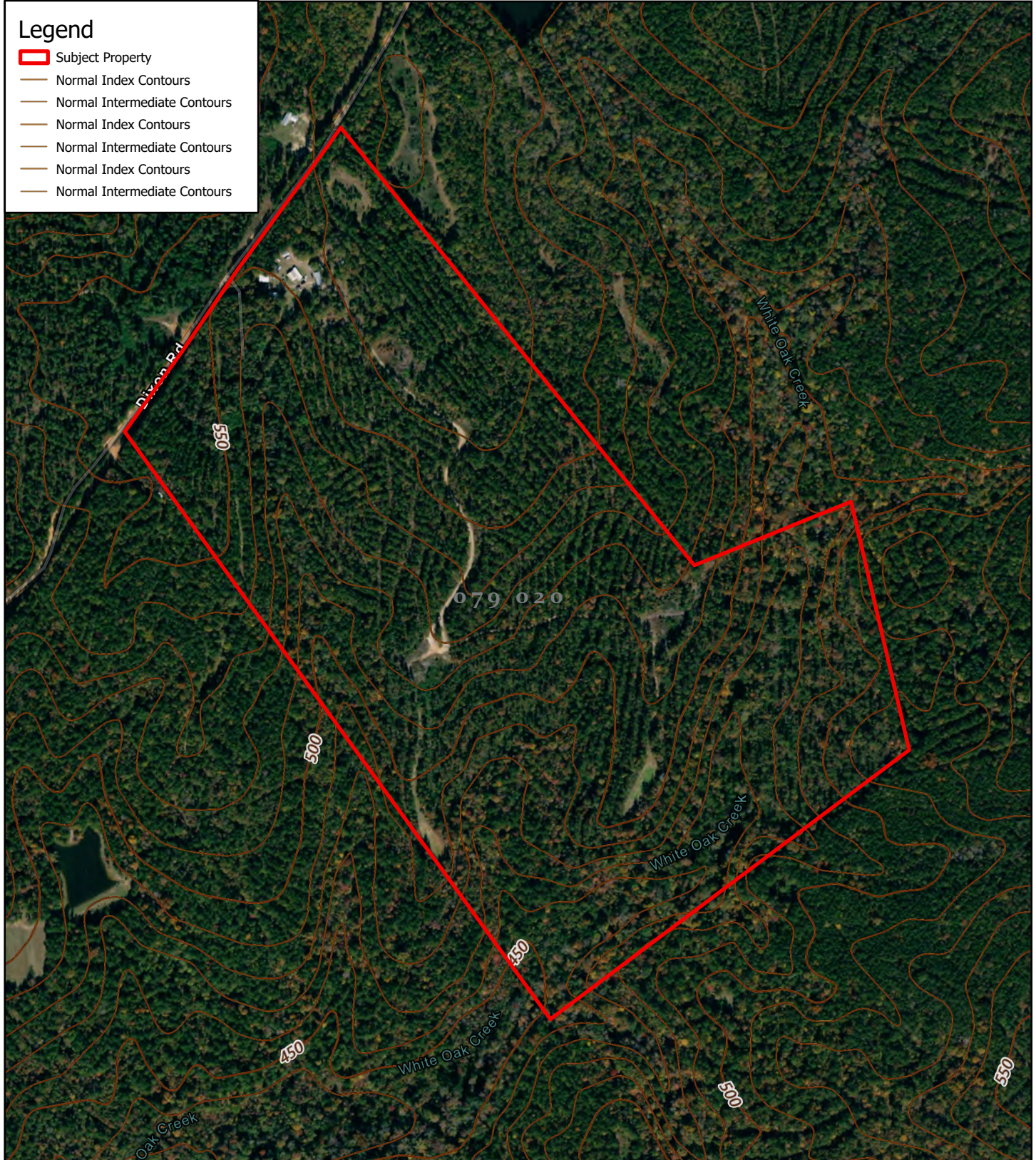


1 inch equals 539 feet

Map Center: 83.07678°W 33.11526°N

Legend

-  Subject Property
-  Normal Index Contours
-  Normal Intermediate Contours
-  Normal Index Contours
-  Normal Intermediate Contours
-  Normal Index Contours
-  Normal Intermediate Contours



Hancock County GA - 114 Acres Contour Map



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1 inch equals 641 feet



Legend

-  Subject Property
-  USA Topo Maps



**Hancock County GA - 114 Acres
Topo**



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1 inch equals 641 feet

