

# Sweetwater Creek Farm

Appling County, GA



PLANTATION PROPERTIES  
&  
LAND INVESTMENTS, LLC

LANDANDRIVERS.COM  
912.764.LAND(5263)

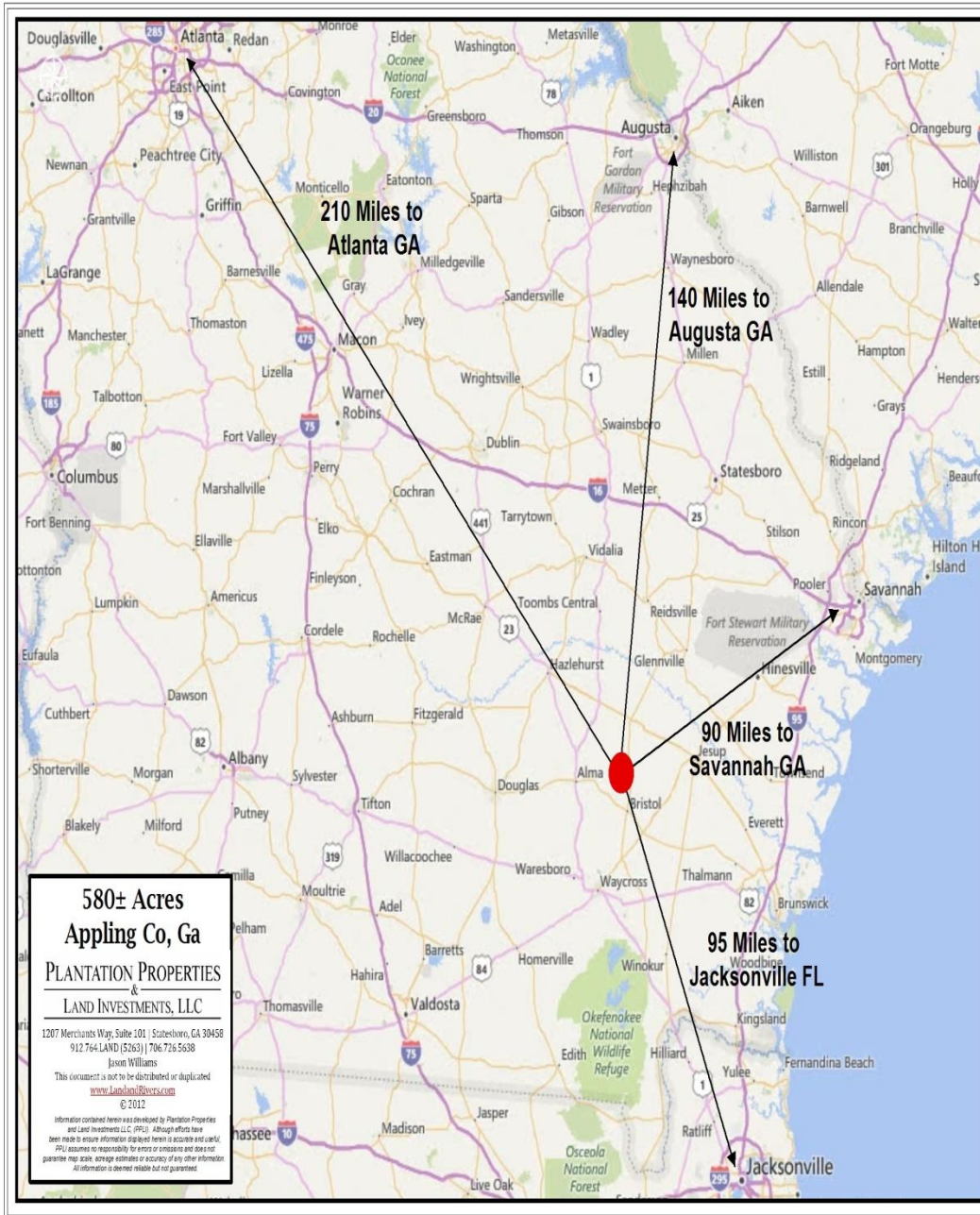
# Sweetwater Creek Farm

## Features

- Property consists of 580+/- acres
- 350.58 acres of cropland
  - 313.62 acres Irrigated Cropland
  - 36.96 acres Non Irrigated
- Three center pivot irrigation systems
  - Total of 402.86 acres under pivot
    - 313.62 acres crop land
    - 89 acres can be converted to crop land
- Two 12" deep wells powered by diesel engines
- Underground power
- Water and mineral rights
- Interior road system throughout property
- Purchase Price: \$1,680,000

# Location

- Holland Cemetary Rd off of GA-15/Blackshear Hwy.
- 15 miles East of Alma, GA and 17 miles southeast of Baxley, GA.
- 210 miles to Atlanta, GA
- 140 miles to Augusta, GA
- 90 miles to Savannah, GA
- 95 miles to Jacksonville, FL



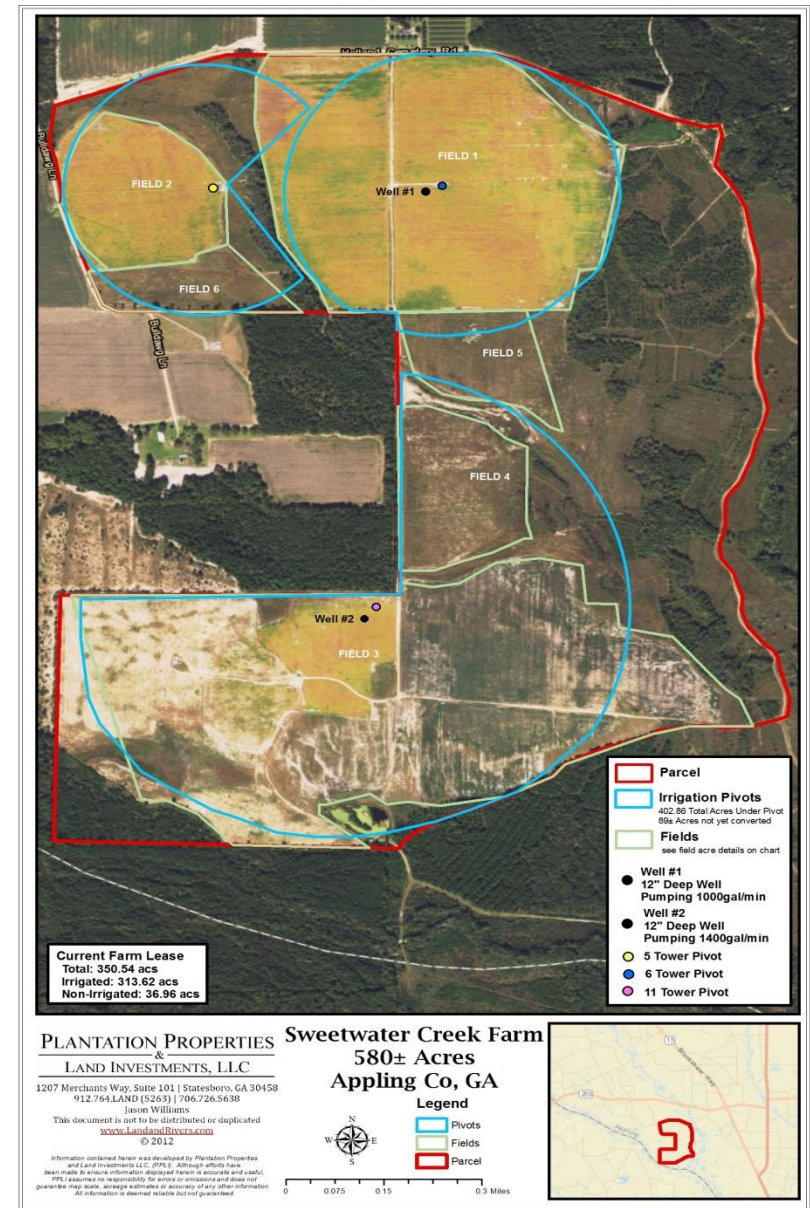
# Irrigation Map

## Pivots

Field	Length	Towers	Total area including endgun
1 & 5	1051.92 Ft	5 tower + 44 ft o.h.	55.69
2 & 6	1188.33 ft	6 tower + 44 ft o.h.	114.37
3 & 4	3,765.33	11 tower + 44 ft o.h.	232.8
Total area under pivot			402.86

## Wells

Well	Size	Rate/minute
1	12"	1,000 gallons
2	12"	1,400 gallons



# Farm Lease

Field	Land Type	Planted Acres	Rental Rate/Acre	Total
1	Irrigated	107.3	\$250	\$26,825
	Non Irrigated	2.5	\$150	\$375
2	Irrigated	30.52	\$250	\$7,630
	Non Irrigated	0	\$150	0
3	Irrigated	138.87	\$250	\$34,718
	Non Irrigated	22.27	\$150	\$3,341
4	Irrigated	24.36	\$250	\$6,090
	Non Irrigated	0	\$150	0
5	Irrigated	3.53	\$250	\$883
	Non Irrigated	11.12	\$150	\$1,668
6	Irrigated	9.04	\$250	\$2,260
	Non Irrigated	1.07	\$150	\$160
Total	Irrigated	313.62	\$250	\$78,405
	Non Irrigated	36.96	\$150	\$5,544
Total		350.58		\$83,950

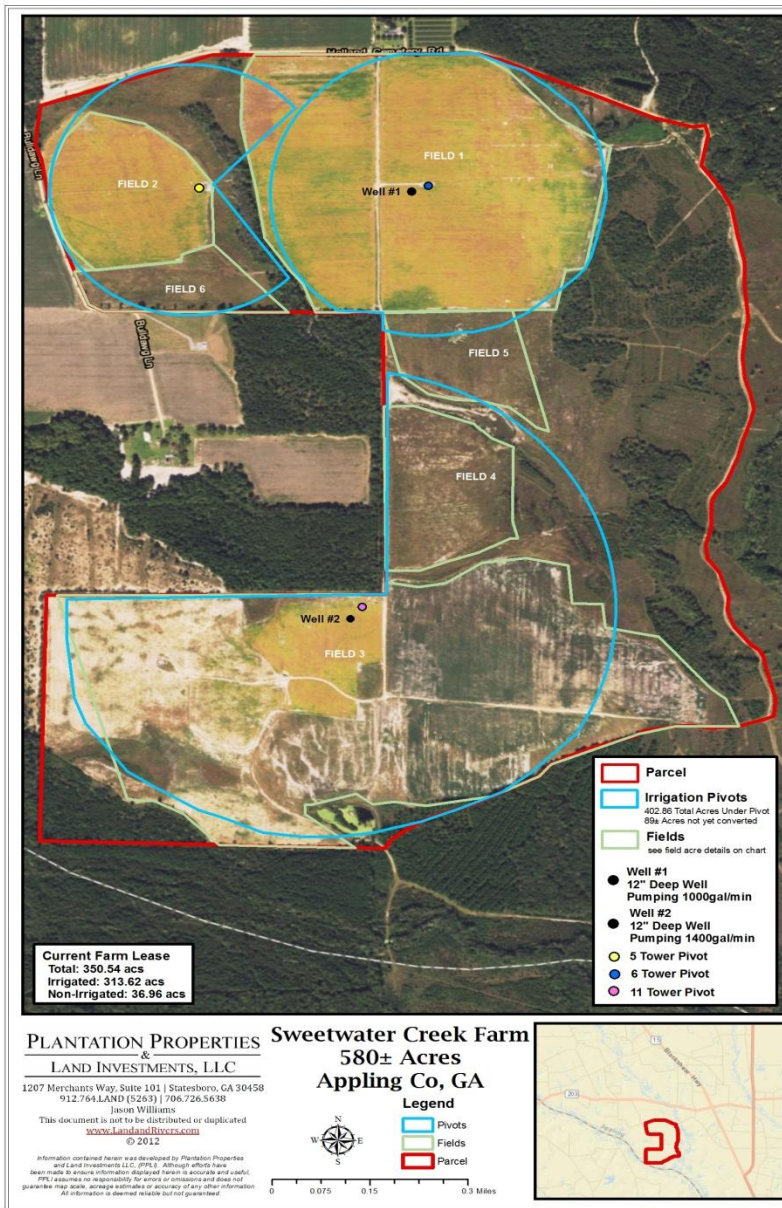
## Lease Terms

**Expiration:** December 31, 2017

**Rent:** \$83,950

### Water:

- Tenant pays all water costs
- Tenant pays first \$5,000 of any above ground improvement repairs and maintenance annually
- Landlord pays all above ground repairs and maintenance above \$5,000 annually
- Landlord pays all underground (well) improvement and repairs



# Soil Map

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DwC	Duplin loamy sand, 5 to 8 percent slopes	7.2	1.2%
FsB	Fuquay loamy sand, 0 to 5 percent slopes	47.1	8.0%
Hi	Hazlehurst loamy sand	48.4	8.2%
Ij	Irvington loamy sand	39.8	6.7%
Jc	Johns sandy loam	5.6	0.9%
Jd	Johnston and Rains soils	71.1	12.0%
KdC	Kershaw sand, 2 to 8 percent slopes	67.7	11.4%
LL	Leefield soils	1.3	0.2%
Ls	Leefield loamy sand	12.9	2.2%
Mn	Mascotte sand	3.7	0.6%
Oa	Olustee sand	12.9	2.2%
PI	Pelham loamy sand	183.3	31.0%
TpB	Troup sand, 0 to 5 percent slopes	2.4	0.4%
TqA	Tifton loamy sand, 0 to 2 percent slopes	64.2	10.9%
TqB	Tifton loamy sand, 2 to 5 percent slopes	24.1	4.1%
<b>Totals for Area of Interest</b>		<b>591.7</b>	<b>100.0%</b>

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