

PROPERTY DESCRIPTION

The Ripley Tract is located along Marion Ripley Road in Jeffersonville, GA. The property boasts over 2,900 feet of road frontage, allowing for ease of access at multiple points on the property. The landscape of the property consists of 186.40+/- acres of natural pine hills and hardwood drains, while the remaining acreage consists of a powerline right of way. The natural pine hills provide excellent cover for deer and wild turkey. The mature hardwood drains provide travel corridors and ample natural browse making this an ideal recreational tract for outdoor pursuits. In addition, there are several areas that would be well suited for food plots to help maximize the recreational opportunities through a proper wildlife management plan. A few of the amenities on site are an intricate trail system suitable for an ATV and will allow you to navigate the property with ease, a small hunting lodge, and small storage shed. This is an excellent recreational tract or weekend retreat in a quiet, rural setting.

PROPERTY FEATURES:

- Trail system
- Food plot locations
- Hunting lodge
- Electricity

DIRECTIONS

From Jeffersonville, continue onto US-80 for 4.9 miles then turn left onto Marion Ripley Road. In 0.9 miles, the property will be on the right.

CONTACT

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D Boundary

Disclaimer: All information provided is assumed accurate and correct but no assumptions of liability are intended. Neither the seller nor the agent of the seller represent the accuracy of the information provided. No representations or warranties are expressed or implied as to the property, its condition, usage, acreage, or boundaries. This offering is subject to errors and omissions as well as changes including price or withdrawal without notice.

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Ripley Tract Twiggs County, Georgia, 199.46 AC +/-





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Ripley Tract

Twiggs County, Georgia, 199.46 AC +/-

CROSBY LAND COMPANY



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|D Boundary 184.22 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
OeD2	Orangeburg loamy sand, 8 to 12 percent slopes, moderately eroded	71.06	38.57	0	63	4e
OcF3	Orangeburg sandy loam, 17 to 30 percent slopes, severely eroded	50.27	27.29	0	45	7e
Lcm	Local alluvial land	19.69	10.69	0	-	2w
OeB2	Orangeburg loamy sand, 2 to 5 percent slopes, moderately eroded	16.15	8.77	0	66	2e
OeE2	Orangeburg loamy sand, 12 to 17 percent slopes, eroded	14.46	7.85	0	56	6e
SkD2	Sandy and clayey land, sloping, eroded	3.41	1.85	0	-	6s
OeC2	Orangeburg loamy sand, 5 to 8 percent slopes, moderately eroded	2.16	1.17	0	65	3e
ArB	Americus loamy sand, 2 to 5 percent slopes	1.9	1.03	0	44	3s
SkC2	Sandy and clayey land, gently sloping, eroded	1.9	1.03	0	-	4s
SiC2	Susquehanna sandy loam, 2 to 8 percent slopes, eroded	1.68	0.91	0	55	6e
SiE2	Susquehanna sandy loam, 8 to 17 percent slopes, eroded	1.28	0.69	0	52	6e
MxB2	Magnolia sandy loam, 2 to 5 percent slopes, eroded	0.26	0.14	0	68	2e
TOTALS		184.2 3(*)	100%	-	48.93	4.63

(*) 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.