

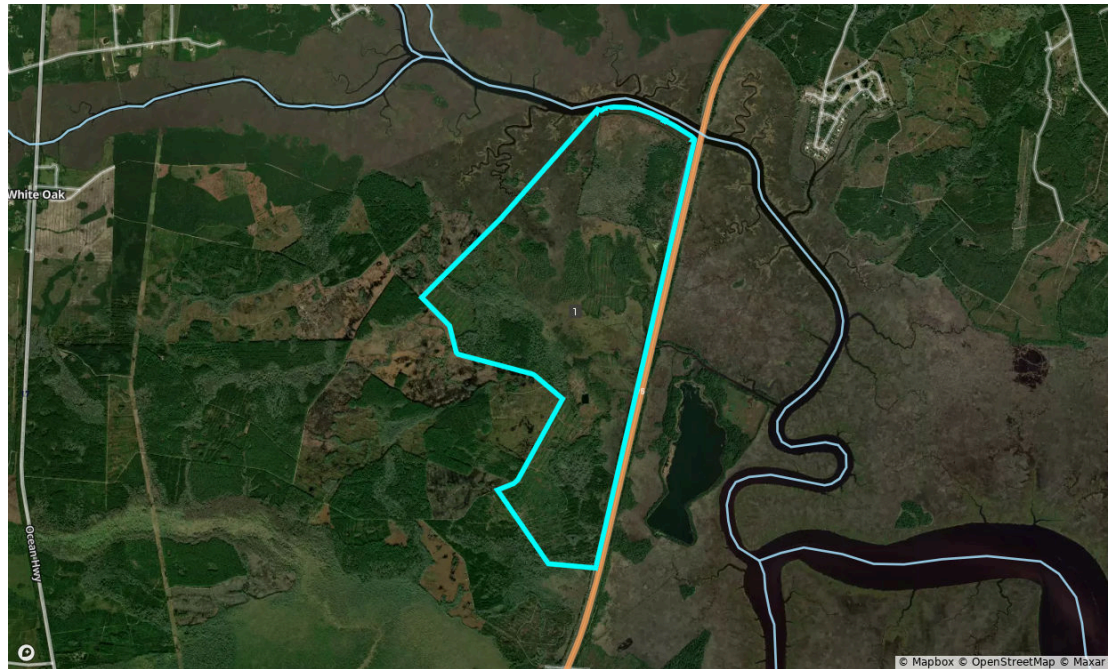
Terrell Brazell  
Broker



## White Oak Creek Tract - Big Pasture

Camden County  
Georgia

2,110 Acres



### Mossy Oak Properties Coastal Land & Real Estate

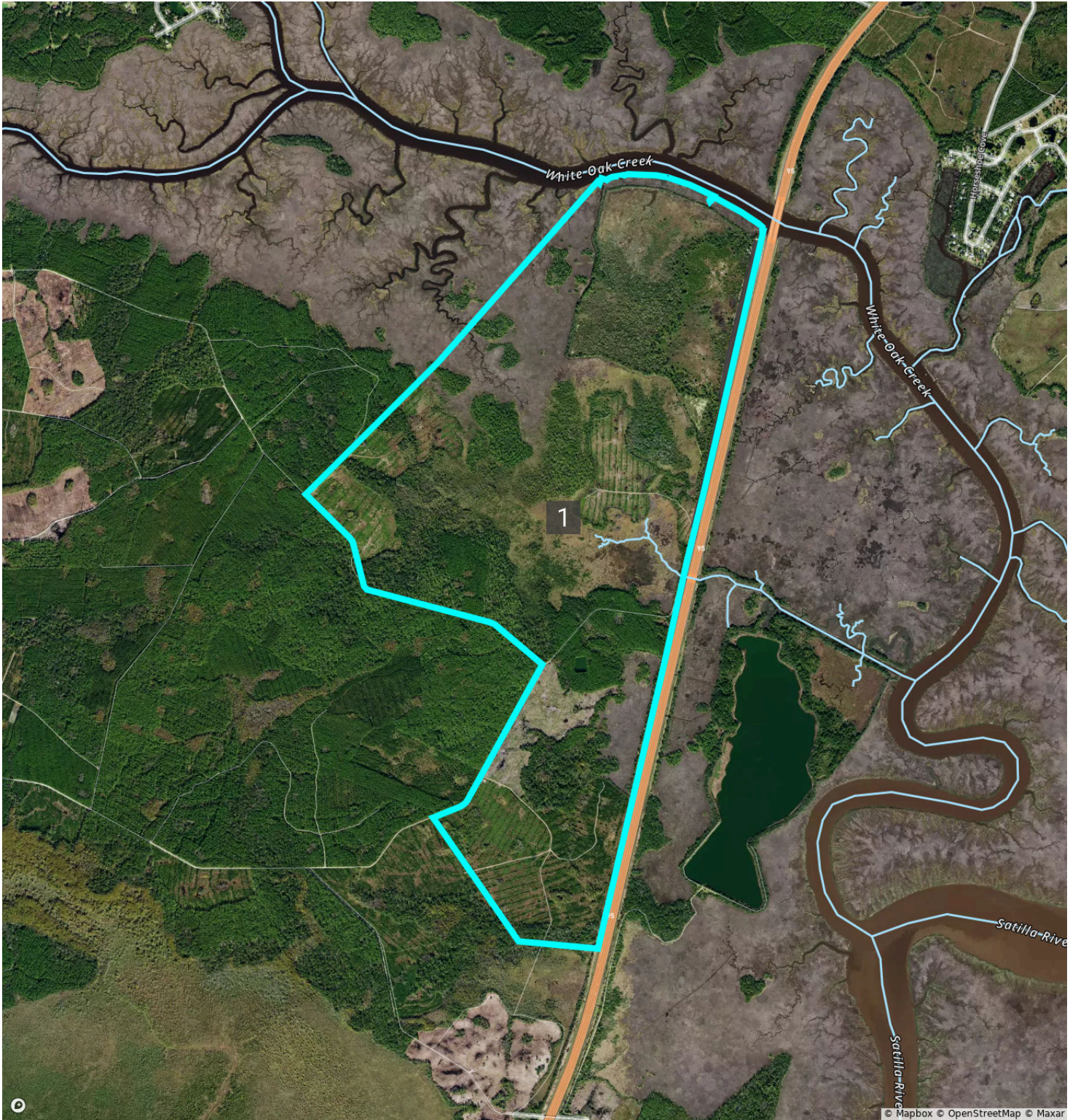
309 Arnow Drive  
St. Marys, GA 31558  
912-674-2700



# Overview

Camden, GA • Township: Woodbine

2110.00 acres, 1 selection

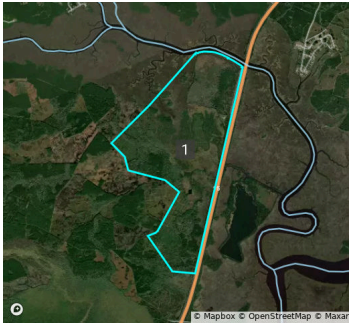


# Overview 2110.00 acres, 1 selection



Camden, GA • Township: Woodbine

Type: Parcel



<b>Acres</b>	<b>Parcel ID Number</b>	<b>Property Address</b>
2110.00	088 002	—

<b>Owner 1</b>	<b>Owner 2</b>	<b>Owner Address</b>
MARY ALICE HILL	KENNETH WOODROW DIXON	903 2Nd Ave Ne Jacksonville, AL 36265-1339

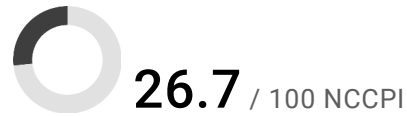
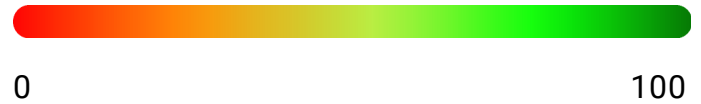
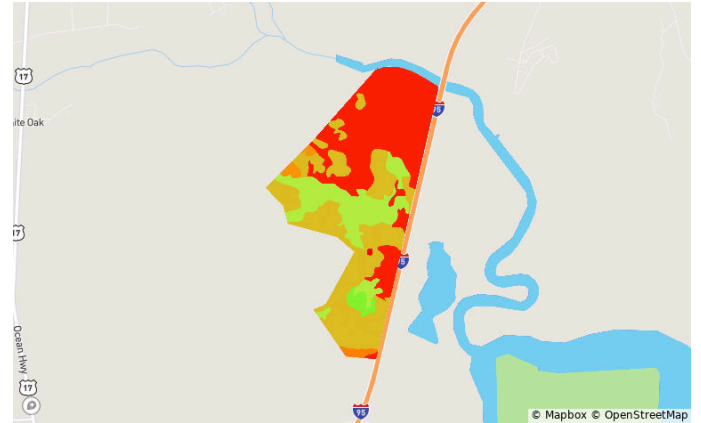
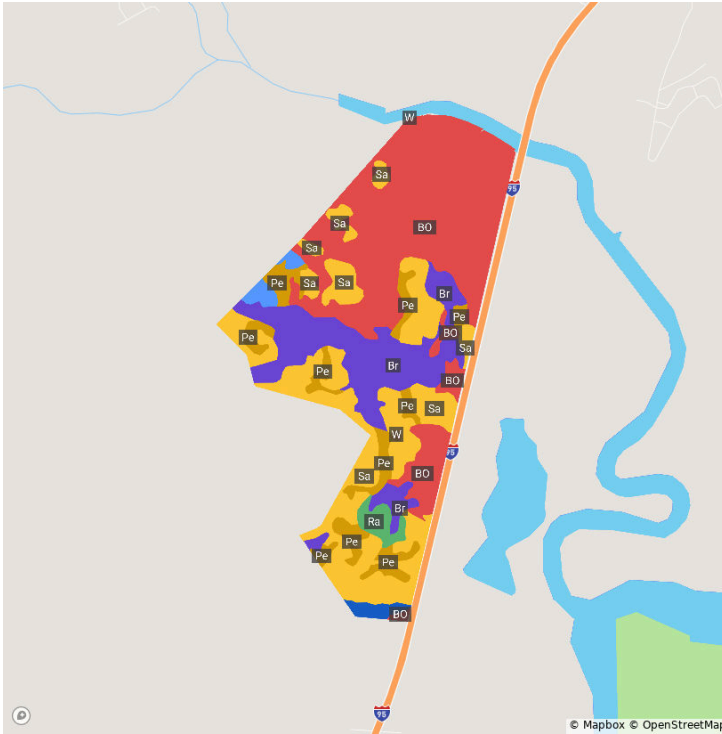
<b>Total Assessed Value</b>	<b>Assessed Land Value</b>	<b>Assessed Improvement Value</b>	<b>Assessed Year</b>
\$229,977	\$229,977	—	2025

<b>County Use Description</b>	<b>Legal Description</b>
AGR - LARGE TRACT	V/L WHITE OAK PASTURE

# Soils

Camden, GA • Township: Woodbine

2110.00 acres, 1 selection

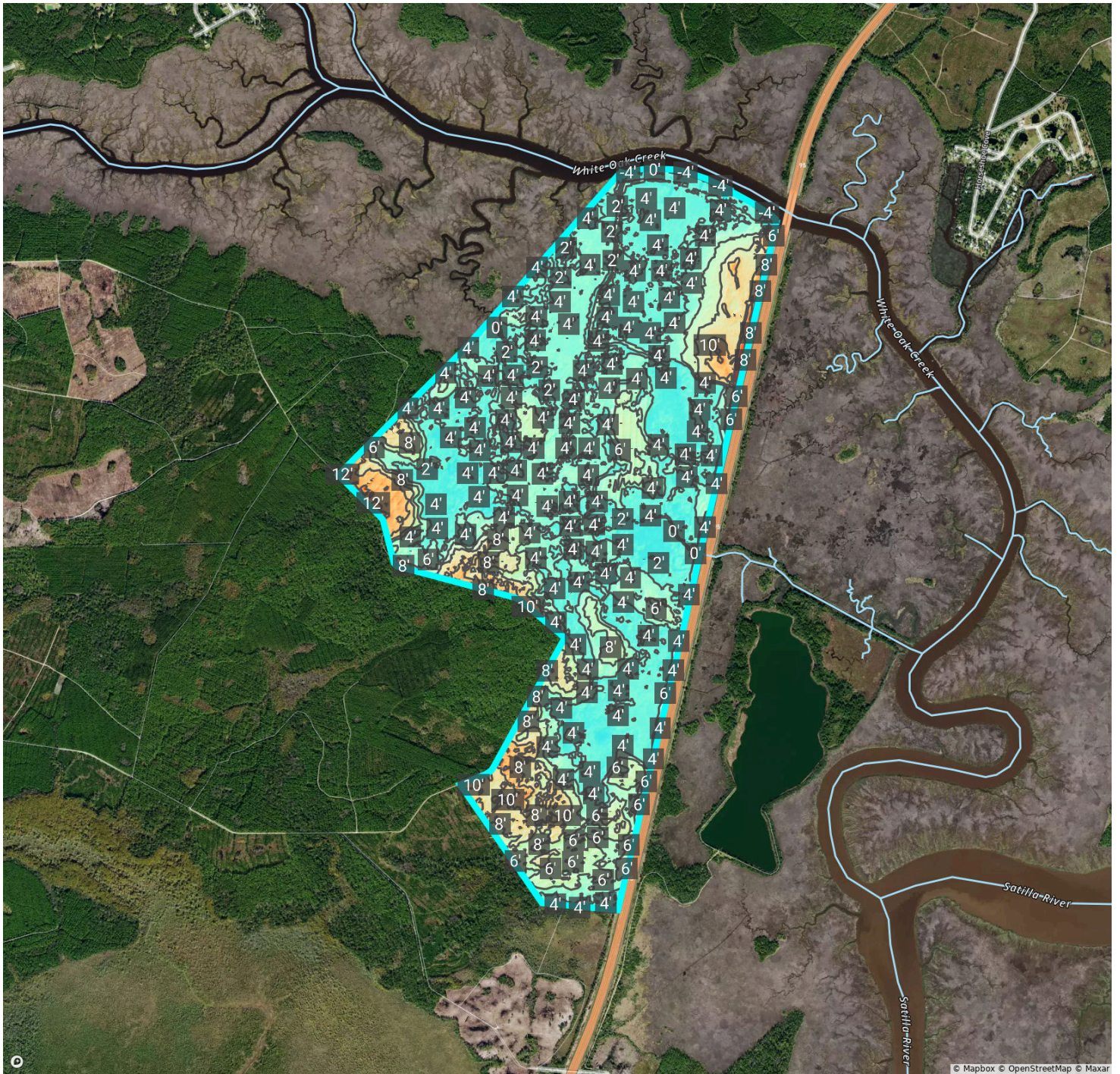


Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	NCCPI
BO	Bohicket-Capers association	796.1	42.8%	8w	—	3.9
Sa	Sapelo fine sand	520.4	28.0%	3w	—	39.3
Br	Brookman clay loam	321.2	17.3%	6w	—	54.1
Pe	Pelham loamy sand, 0 to 2 percent slopes, frequently flooded	150.6	8.1%	5w	—	38.5
Ra	Rains fine sandy loam, 0 to 2 percent slopes	31.4	1.7%	4w	—	61.0
AdA	Albany fine sand, 0 to 2 percent slopes	21.5	1.2%	3w	—	27.8
Kk	Kingsland mucky peat	18.0	1.0%	7w	—	23.2
W	Water	2.1	0.1%	—	—	0.0

# Elevation

Camden, GA • Township: Woodbine

2110.00 acres, 1 selection



-4.5 ft  15.0 ft

Source: USGS 3 Meter Dem

Interval: 2.0 ft

Range: 19.5 ft

Min: -4.5

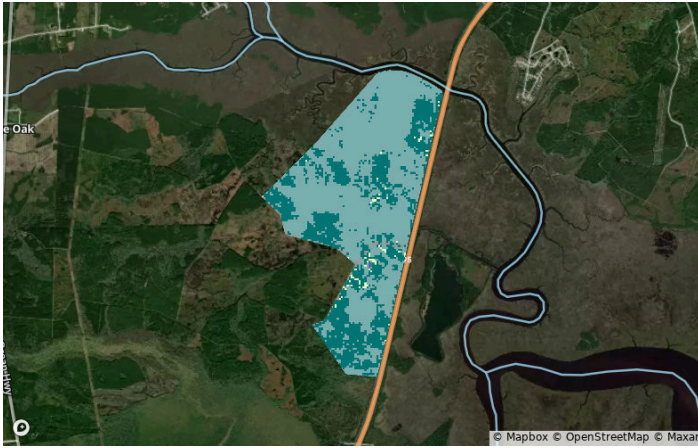
Max: 15.0

# Crop History

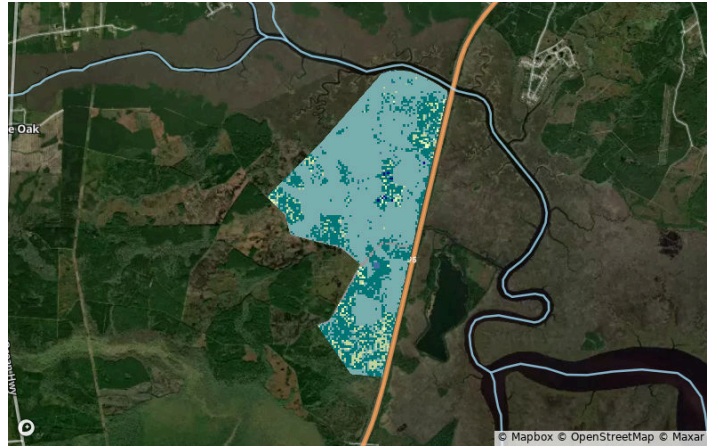
Camden, GA • Township: Woodbine

2110.00 acres, 1 selection

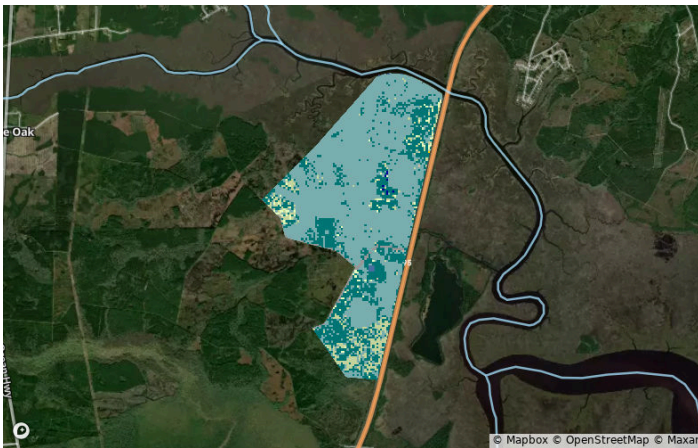
2024



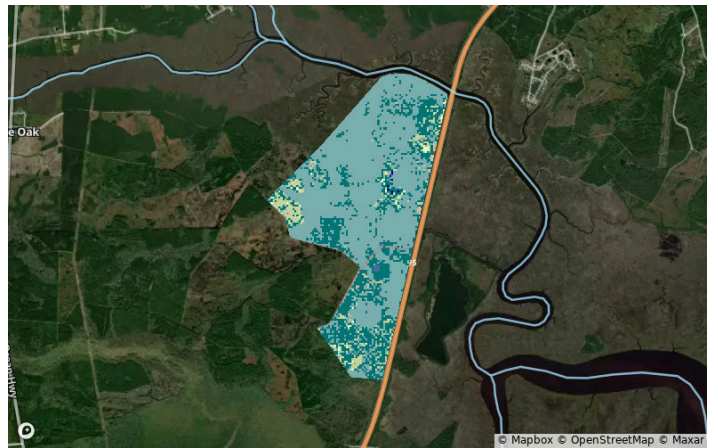
2023



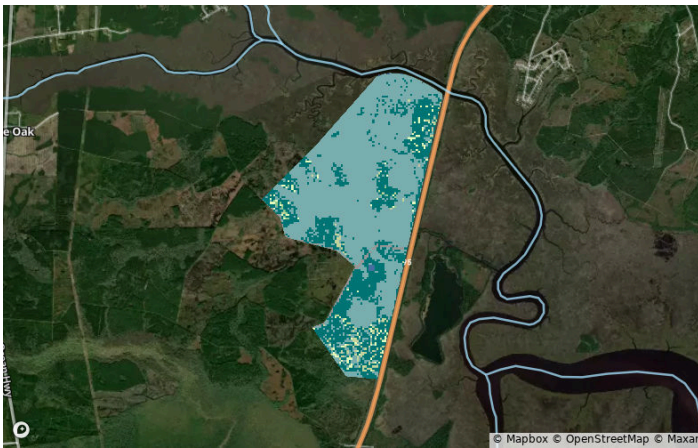
2022



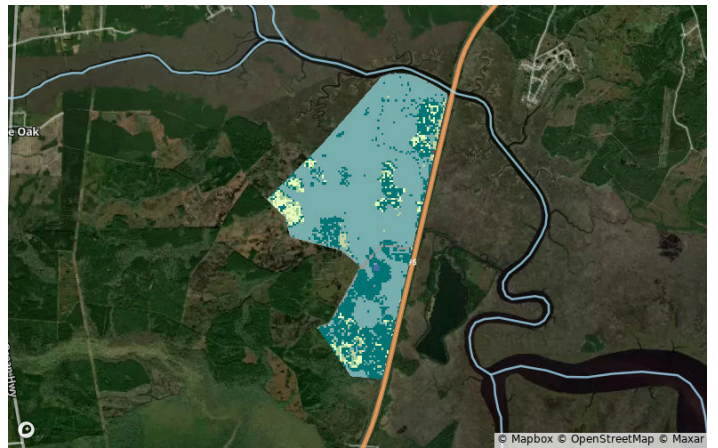
2021



2020



2019



# Crop History



Camden, GA • Township: Woodbine

2110.00 acres, 1 selection

## All Selections



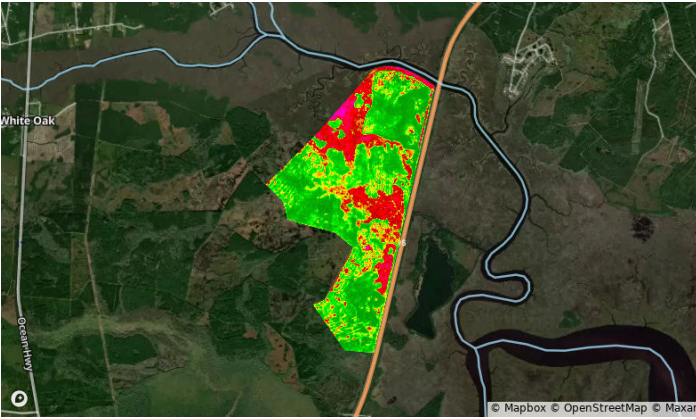
Crop	2024	2023	2022	2021	2020	2019
Woody Wetlands	46.5%	45.7%	44.7%	45.2%	45.1%	45.2%
Evergreen Forest	31.9%	26.4%	25.3%	25.7%	28.5%	24.8%
Herbaceous Wetlands	19.3%	20.6%	21.3%	20.7%	20.8%	21.0%
Other	2.3%	7.4%	8.7%	8.5%	5.6%	9.0%

# Vegetation Index (NDVI)

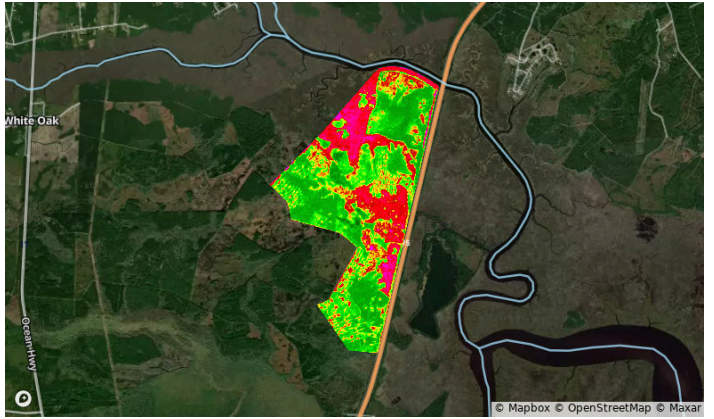
Camden, GA • Township: Woodbine

2110.00 acres, 1 selection

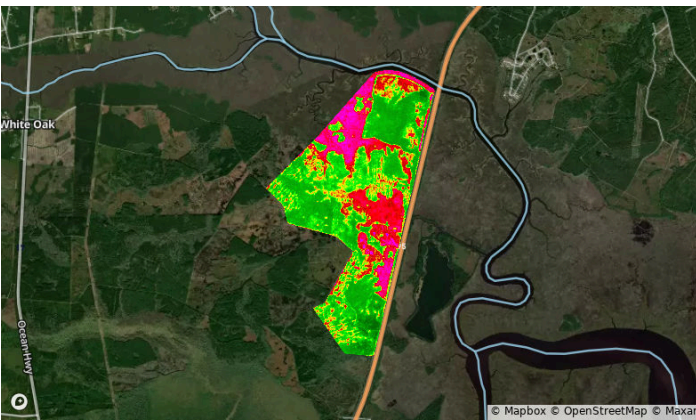
2024



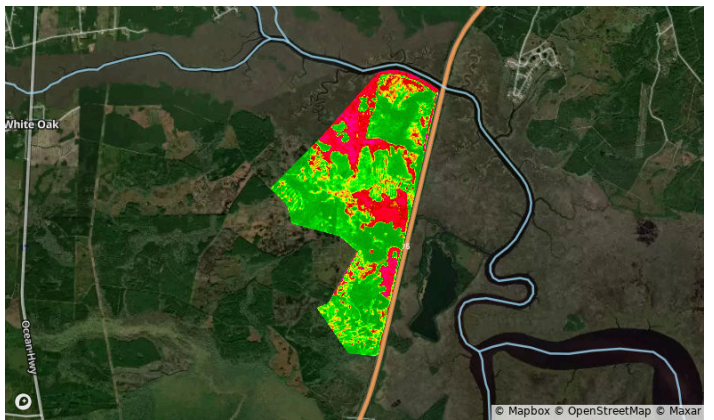
2023



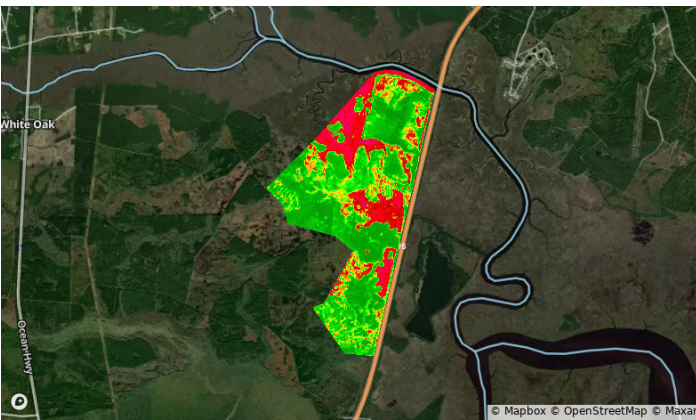
2022



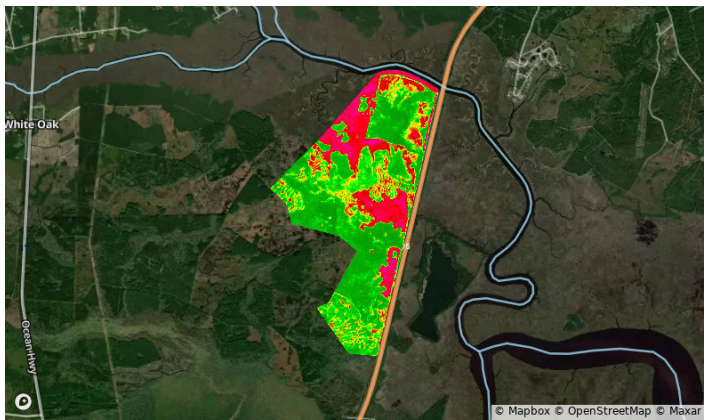
2021



2020



2019



# Vegetation Index (NDVI)



Camden, GA • Township: Woodbine

2110.00 acres, 1 selection

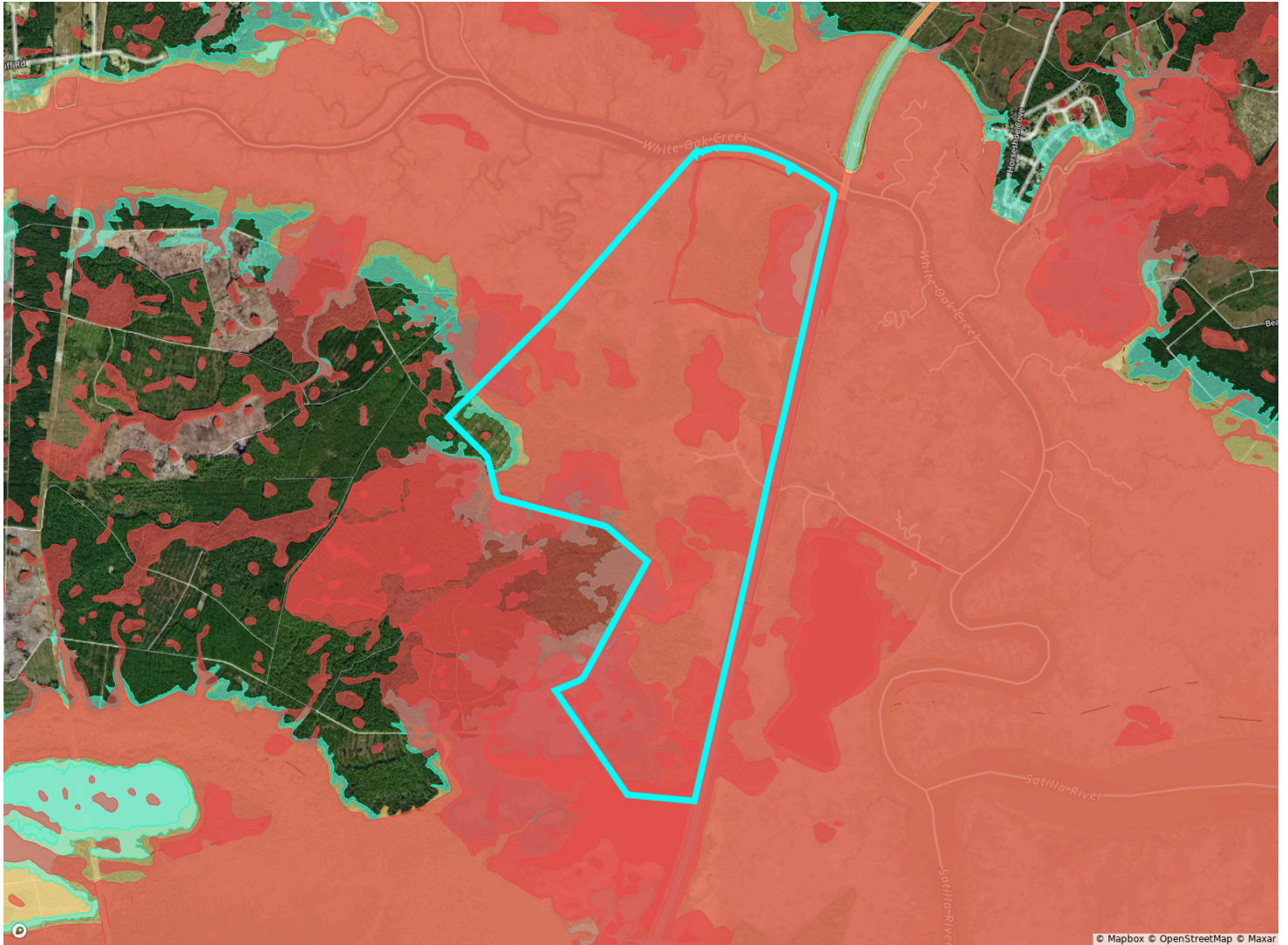
Year	2024	2023	2022	2021	2020	2019
Standard Deviation	10	12	14	12	11	13
Mean	77	75	74	77	77	76
Min	27	30	24	25	30	26
Max	99	100	100	99	97	99

# Flood (FEMA Report)



Camden, GA • Township: Woodbine

2110.00 acres, 1 selection



## Flood Hazard Zone

		% of Selection	Acres
<span style="color: yellow;">●</span>	100 Year Flood Zone (1% annual chance of flooding)	82.2%	1530.0
<span style="color: cyan;">●</span>	500 Year Flood Zone (0.2% annual chance of flooding)	13.6%	253.9
<span style="color: purple;">●</span>	Regulatory Floodway	0.0%	0.0
<span style="border: 1px solid black; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span>	No Flood Hazard Zone	0.0%	0.0

## Wetlands

		% of Selection	Acres
<span style="color: red;">●</span>	Assorted Wetlands	64.9%	1207.8



# FSA Overview



Camden, GA • Township: Woodbine

2110.00 acres, 1 selection



CLU	Acres
1 	18.45

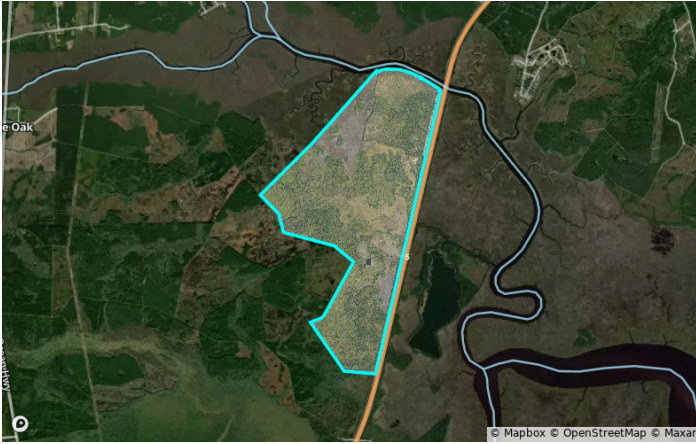


# Historical Imagery

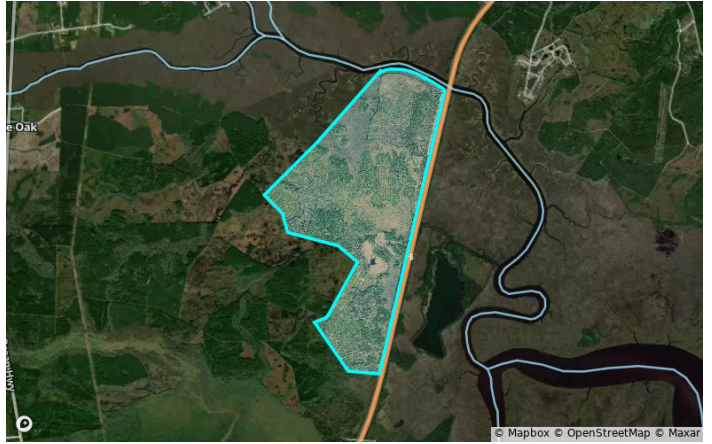
Camden, GA • Township: Woodbine

2110.00 acres, 1 selection

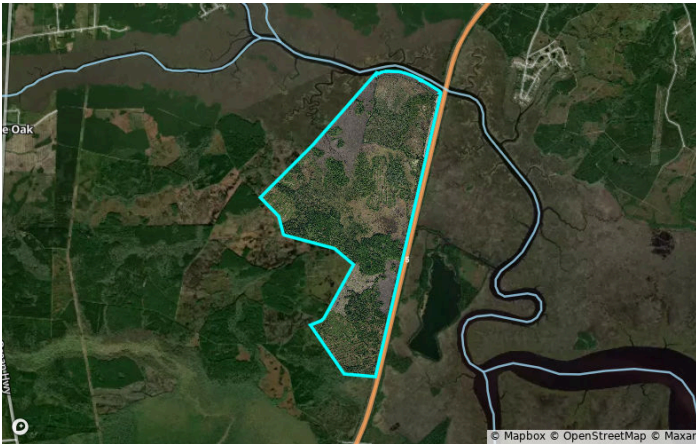
2023



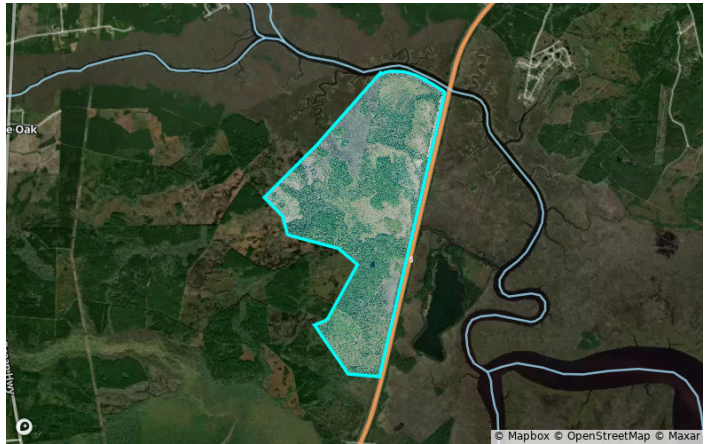
2021



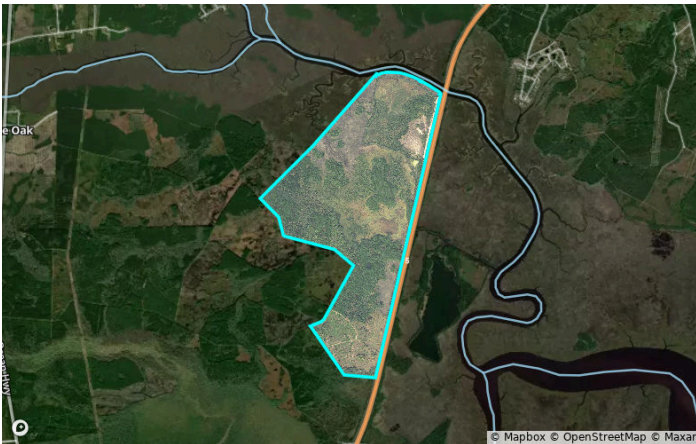
2019



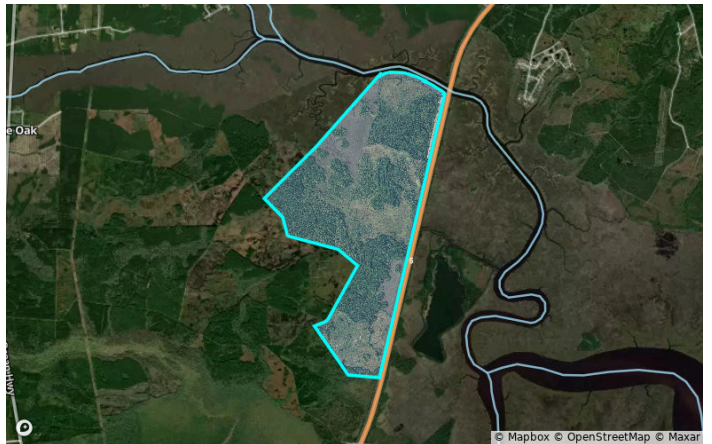
2017



2015



2013



# Timber Site Index



Camden, GA • Township: Woodbine

2110.00 acres, 1 selection



**Tree Category**

Evergreen

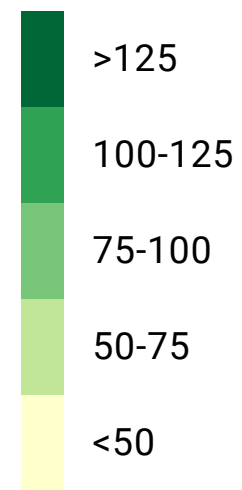
**Tree Species**

Loblolly Pine

**Aggregate Site Index**

—

**Site Index Scale (ft)**



Soil Code	Soil Description	Acres	% of Field	Site Index
BO	Bohicket-Capers association	796.06	42.77%	—
Sa	Sapelo fine sand	520.40	27.96%	77
Br	Brookman clay loam	321.23	17.26%	—
Pe	Pelham loamy sand, 0 to 2 percent slopes, frequently flooded	150.56	8.09%	90

# Timber Site Index



Camden, GA • Township: Woodbine

2110.00 acres, 1 selection

Soil Code	Soil Description	Acres	% of Field	Site Index
Ra	Rains fine sandy loam, 0 to 2 percent slopes	31.35	1.68%	94
AdA	Albany fine sand, 0 to 2 percent slopes	21.50	1.16%	95
Kk	Kingsland mucky peat	17.97	0.97%	—
W	Water	2.06	0.11%	—