

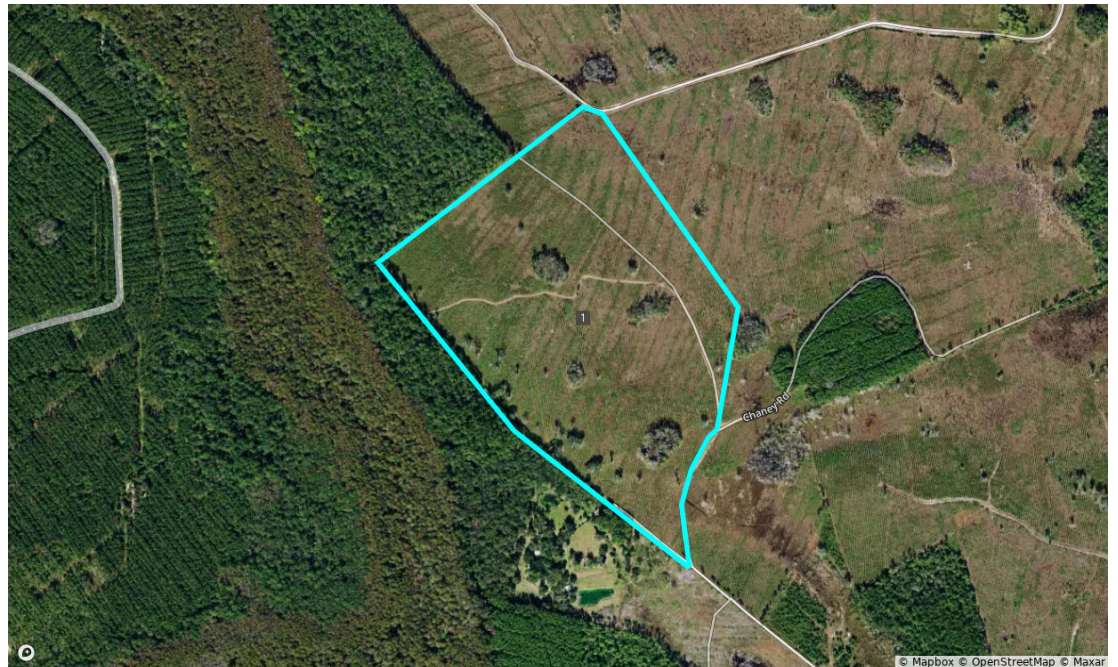
Terrell Brazell
Broker



100+/- Ac White Oak Tract - Camden

Camden County
Georgia

100 Acres



Mossy Oak Properties Coastal Land & Real Estate

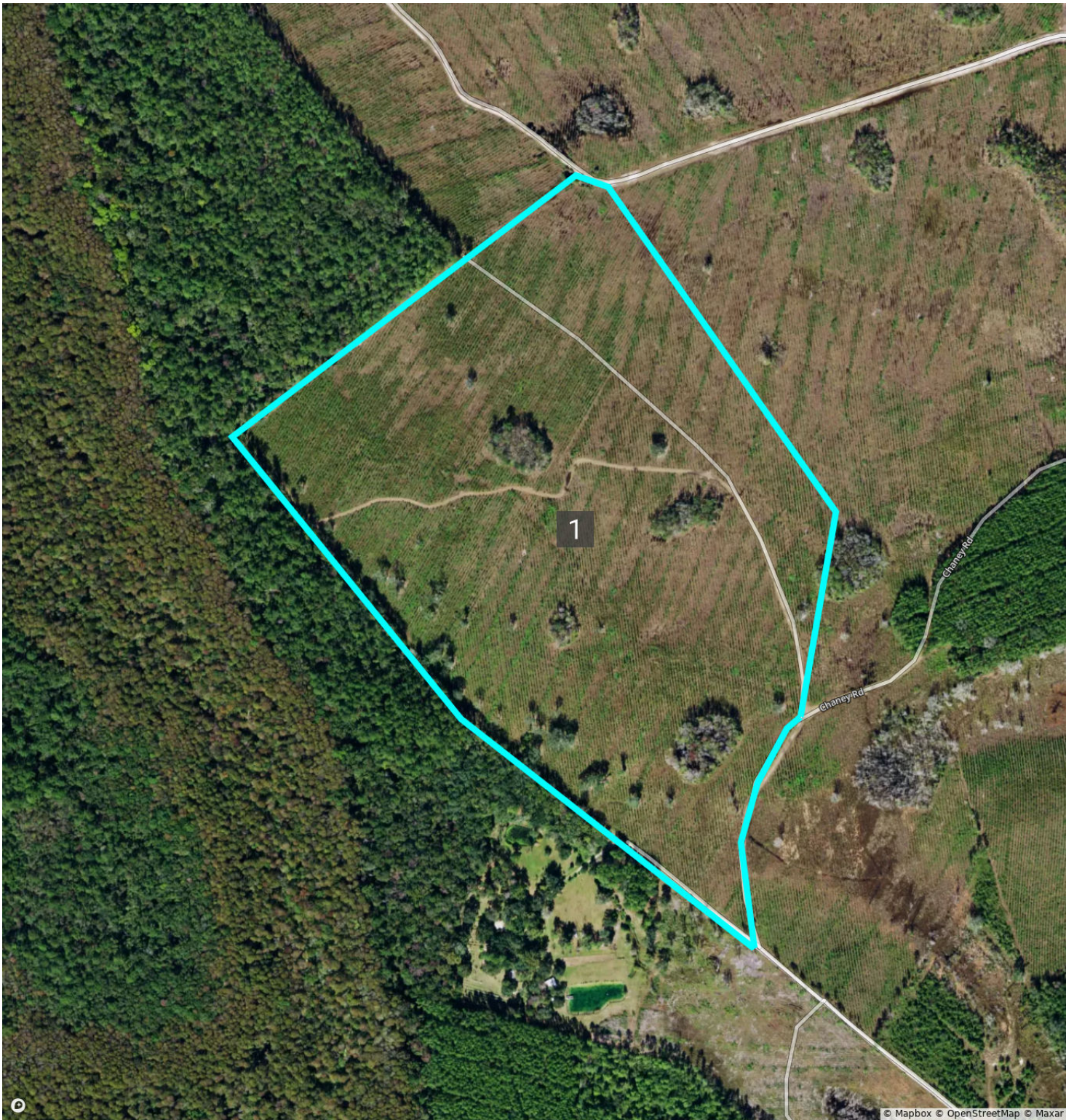
309 Arnow Court
St. Marys, GA 31558
912-674-2700



Overview

Camden, GA • Township: Woodbine

100.44 acres, 1 selection



Overview 100.44 acres, 1 selection



Camden, GA • Township: Woodbine

Type: Custom Boundary



Acres
100.44

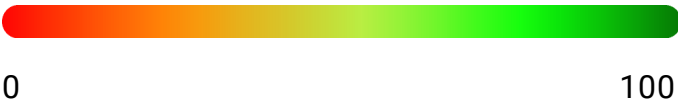
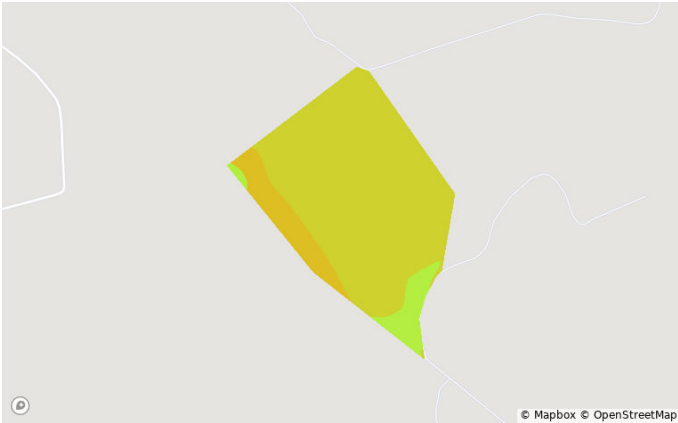
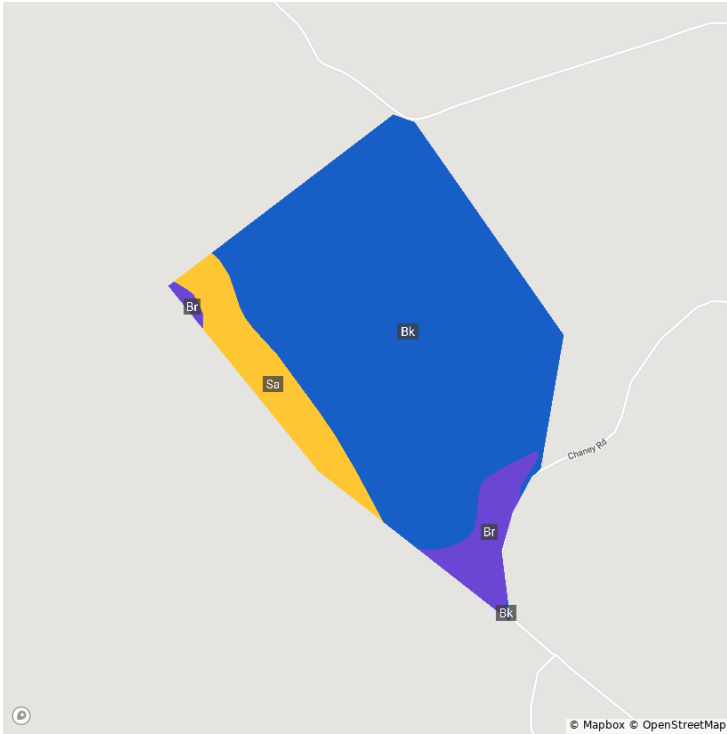
Lat. Long.
31.0124, -81.7661

Soils



Camden, GA • Township: Woodbine

100.44 acres, 1 selection



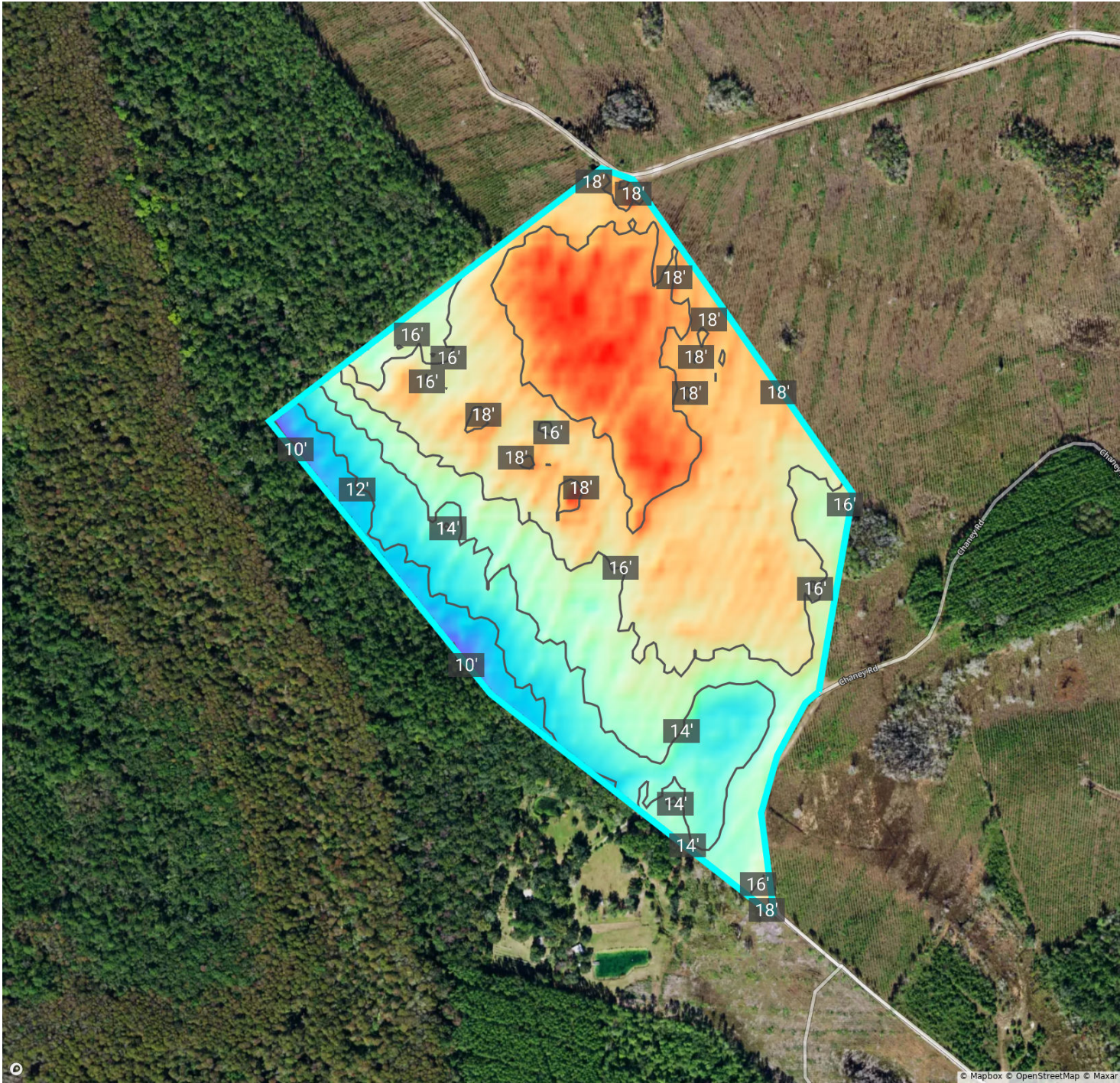
Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	NCCPI
● Bk	Bladen loam, 0 to 2 percent slopes, occasionally flooded	83.5	83.2%	6w	—	44.7
● Sa	Sapelo fine sand	10.3	10.3%	3w	—	39.3
● Br	Brookman clay loam	6.6	6.5%	6w	—	54.1

Elevation



Camden, GA • Township: Woodbine

100.44 acres, 1 selection



Source: USGS 3 Meter Dem Interval: 2.0 ft Range: 11.0 ft Min: 8.9 Max: 19.9

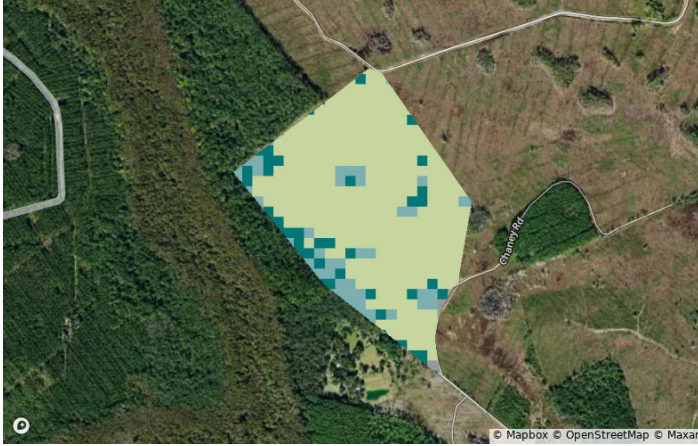


Crop History

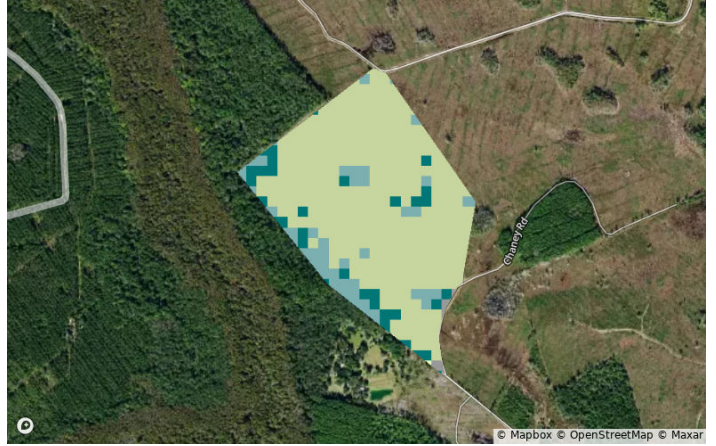
Camden, GA • Township: Woodbine

100.44 acres, 1 selection

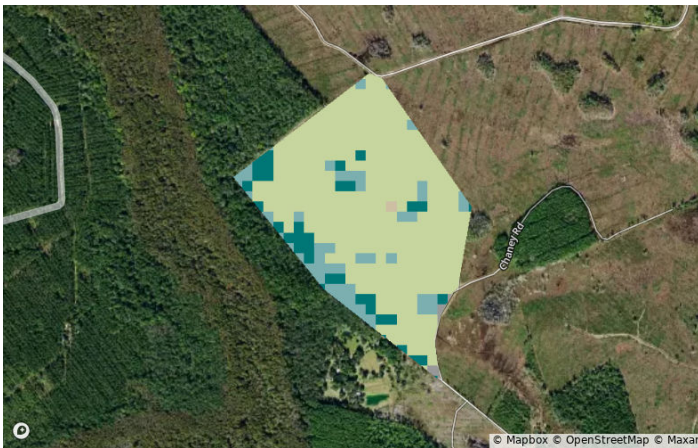
2023



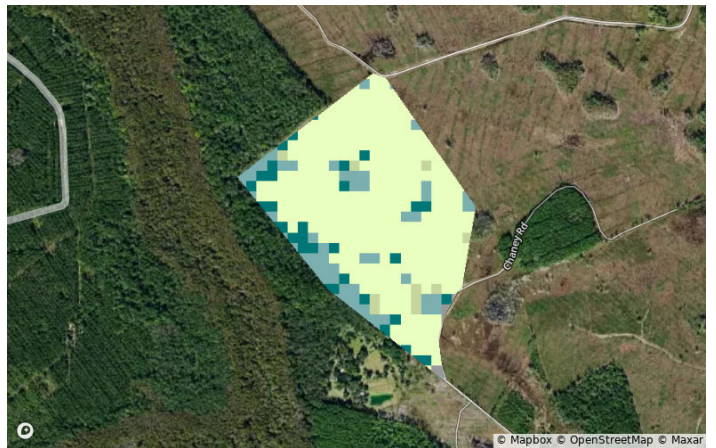
2022



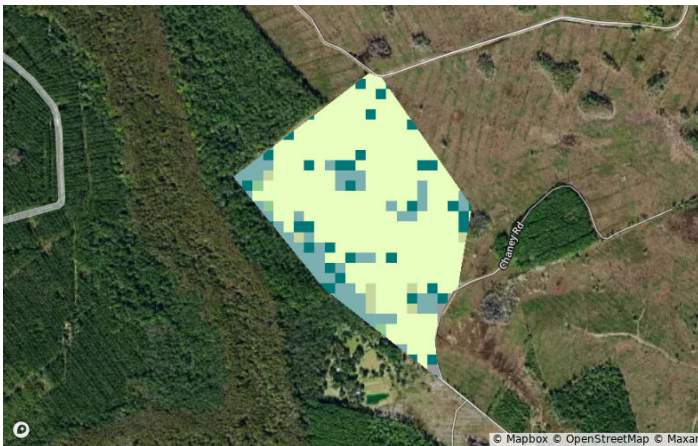
2021



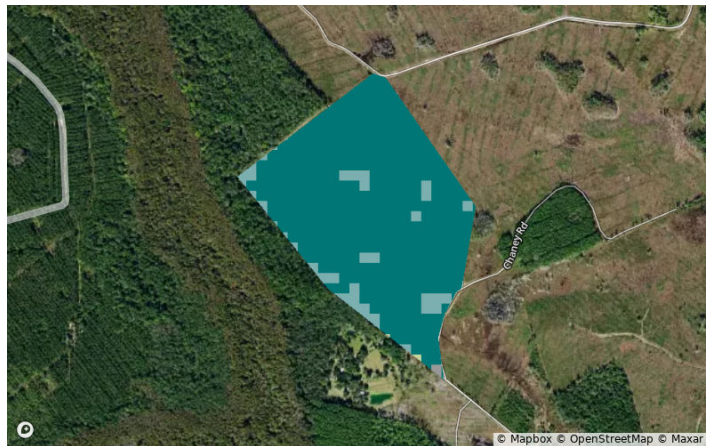
2020



2019



2018



Crop History



Camden, GA • Township: Woodbine

100.44 acres, 1 selection

All Selections



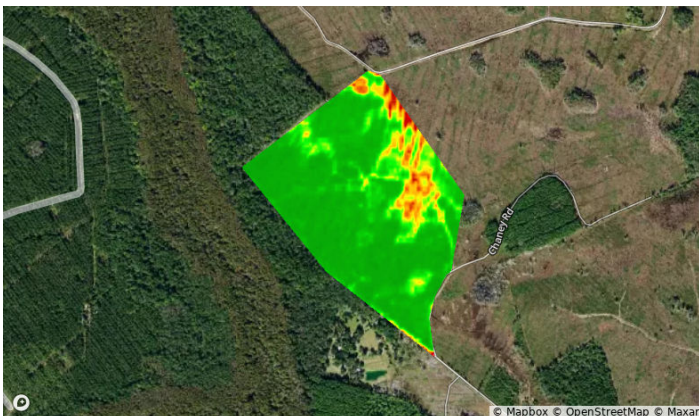
Crop	2023	2022	2021	2020	2019	2018
Shrubland	78.8%	79.4%	78.1%	3.5%	2.7%	0.2%
Grassland/Pasture	0.2%	0.0%	0.0%	73.7%	71.5%	0.0%
Evergreen Forest	9.7%	7.5%	8.8%	8.4%	9.5%	90.3%
Woody Wetlands	10.2%	11.7%	10.0%	12.4%	13.3%	9.3%
Other	0.2%	0.4%	2.2%	1.1%	2.2%	0.0%
Developed/Open Space	0.9%	0.9%	0.9%	0.9%	0.9%	0.2%

Vegetation Index (NDVI)

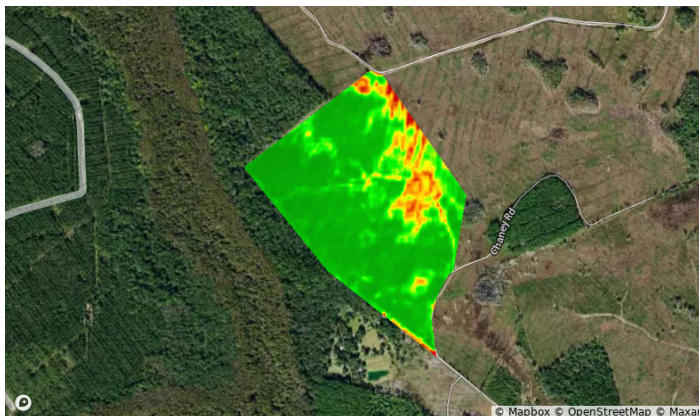
Camden, GA • Township: Woodbine

100.44 acres, 1 selection

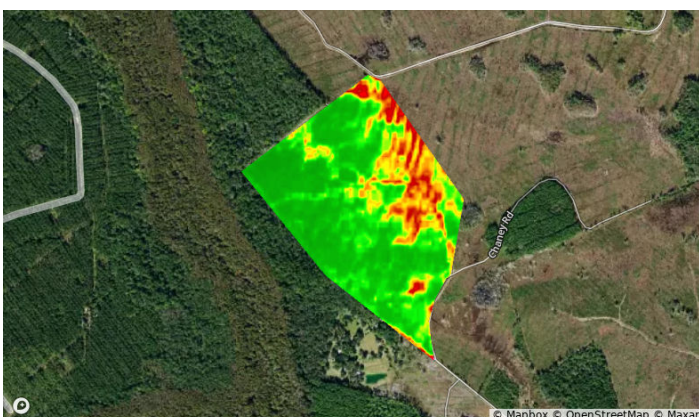
2024



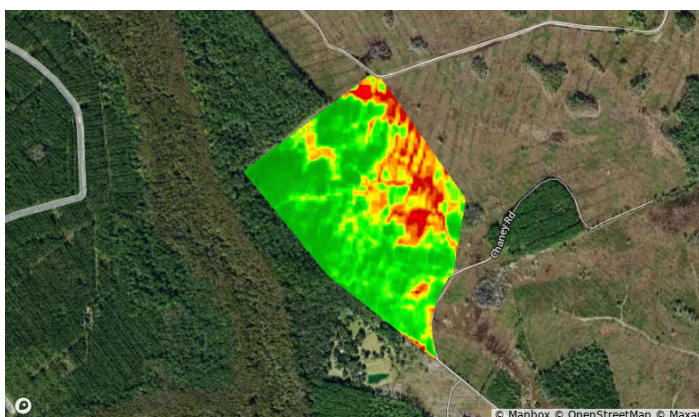
2023



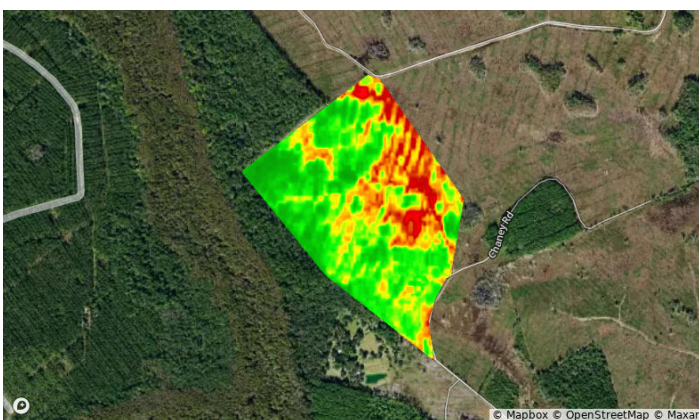
2022



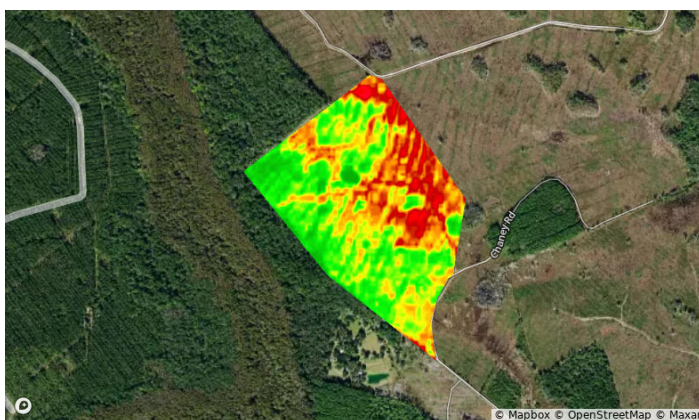
2021



2020



2019



Vegetation Index (NDVI)



Camden, GA • Township: Woodbine

100.44 acres, 1 selection

Year	2024	2023	2022	2021	2020	2019
Standard Deviation	5	6	7	7	6	6
Mean	84	84	80	79	77	75
Min	55	53	49	58	56	55
Max	90	91	91	96	91	89

Flood (FEMA Report)



Camden, GA • Township: Woodbine

100.44 acres, 1 selection



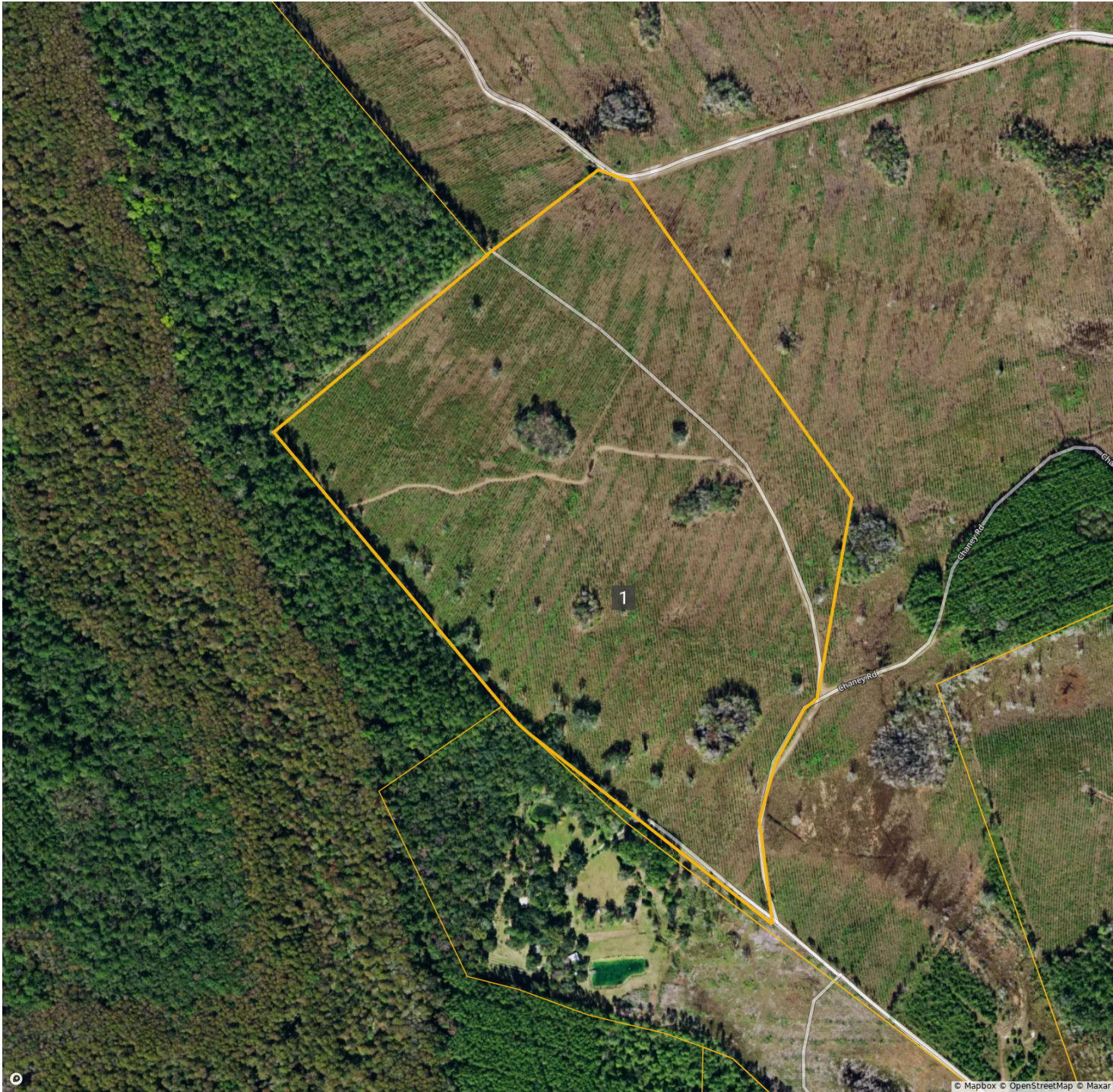
Flood Hazard Zone		% of Selection	Acres
	100 Year Flood Zone (1% annual chance of flooding)	6.0%	6.0
	500 Year Flood Zone (0.2% annual chance of flooding)	0.0%	0.0
	Regulatory Floodway	0.0%	0.0
	No Flood Hazard Zone	0.0%	0.0
Wetlands		% of Selection	Acres
	Assorted Wetlands	3.8%	3.8

FSA Overview



Camden, GA • Township: Woodbine

100.44 acres, 1 selection



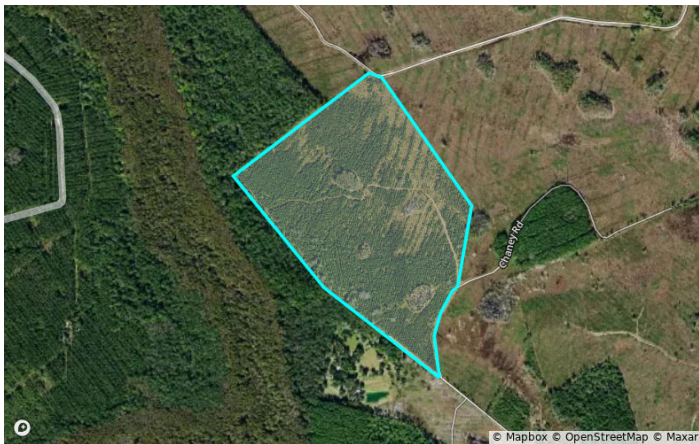
CLU	Acres
1	98.65

Historical Imagery

Camden, GA • Township: Woodbine

100.44 acres, 1 selection

2023



2021



2019



2017



2015



2013



Timber Site Index



Camden, GA • Township: Woodbine

100.44 acres, 1 selection

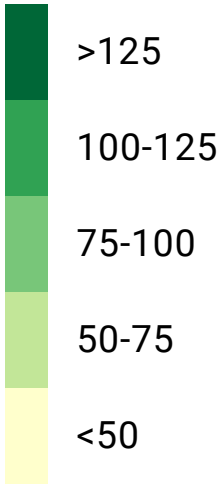


Tree Category
Evergreen

Tree Species
Loblolly Pine

Aggregate Site Index
—

Site Index Scale (ft)



Soil Code	Soil Description	Acres	% of Field	Site Index
Bk	Bladen loam, 0 to 2 percent slopes, occasionally flooded	83.53	83.16%	94
Sa	Sapelo fine sand	10.34	10.30%	77
Br	Brookman clay loam	6.57	6.54%	—