ARROWHEAD ON OZELL

COTTAGE AND 150 ACRES
OZELL ROAD, THOMAS COUNTY, GA
OFFERED @ $1.69 MILLION

966 Sq Ft Cottage * Plantation Neighbor

20+ Run Dog Kennel * Pecan Trees* Hardwood and Pine Timber

4+/- Acre Pond * Deep Well * 45+/- Acres Cultivation

Frontage on Ozell Road and Eason Crossing Road

******Shown by Appointment Only******

REALTORS® LAND INSTITUTE
RLI GEORGIA CHAPTER

Daniel E. Crocker, ALC, MPA
GA/FL Licensed Real Estate Broker
M: (229) 403-6297
O: (229) 228-0552
EMAIL: landcrocdan@gmail.com

CROCKER REALTY INC.
landcroc.com
229-228-0552

REALTORS® LAND INSTITUTE
RLI GEORGIA CHAPTER

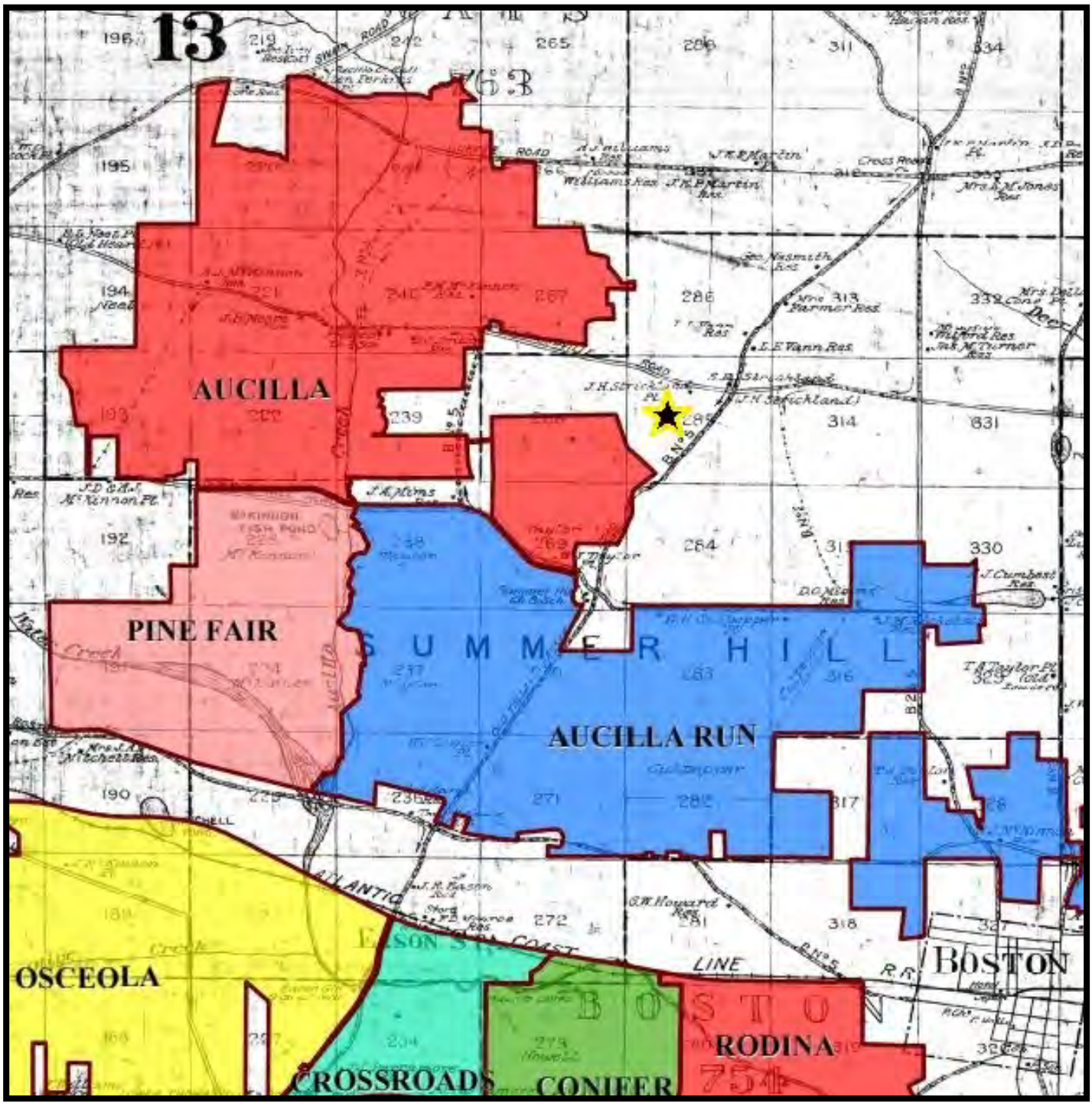
Daniel E. Crocker, ALC, MPA
GA/FL Licensed Real Estate Broker
M: (229) 403-6297
O: (229) 228-0552
EMAIL: landcrocdan@gmail.com

CROCKER REALTY INC.
landcroc.com
229-228-0552

REALTORS® LAND INSTITUTE
RLI GEORGIA CHAPTER

Daniel E. Crocker, ALC, MPA
GA/FL Licensed Real Estate Broker
M: (229) 403-6297
O: (229) 228-0552
EMAIL: landcrocdan@gmail.com

CROCKER REALTY INC.
landcroc.com
229-228-0552



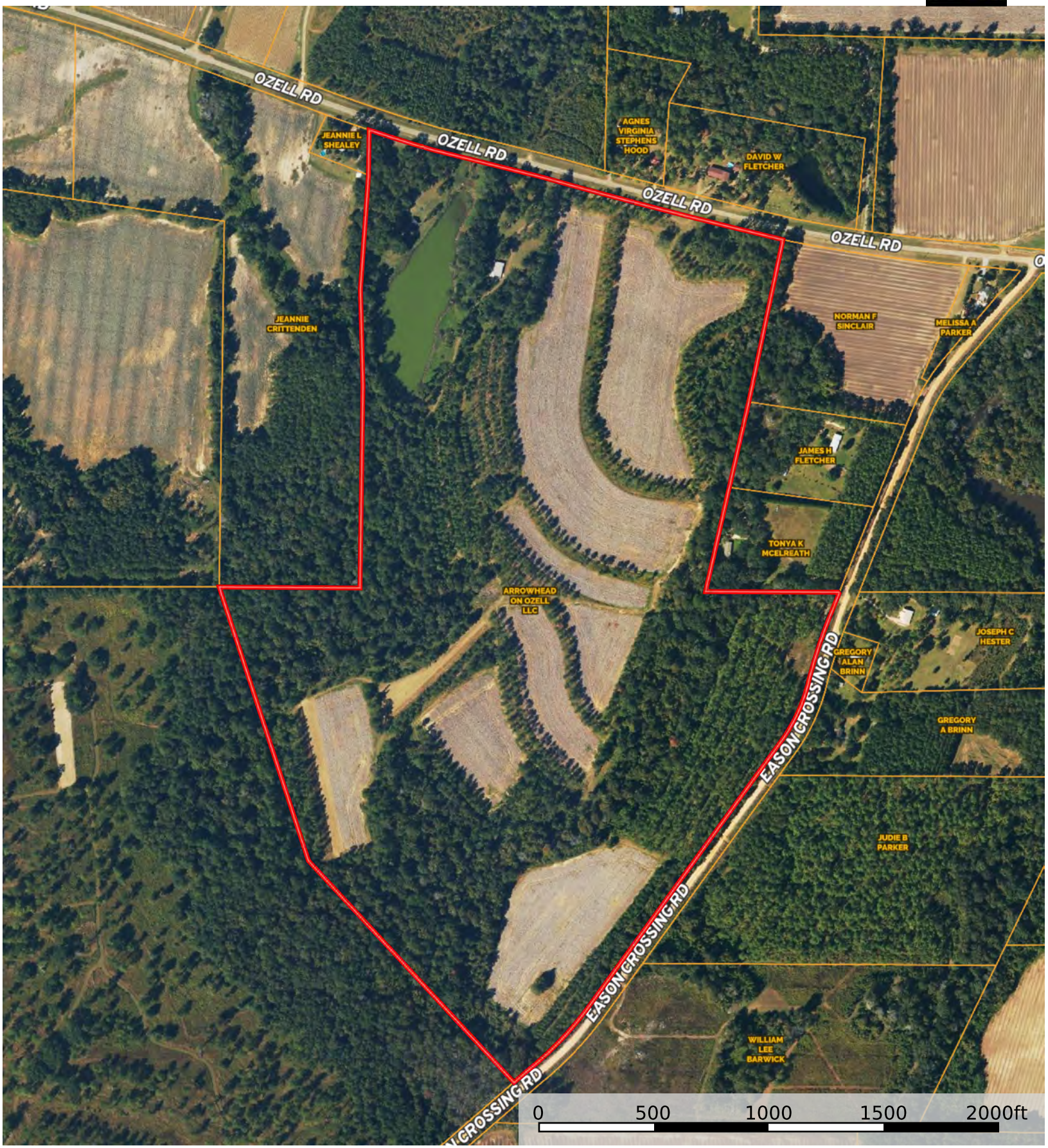
Daniel E. Crocker, ALC, MPA
GA/FL Licensed Real Estate Broker
M: (229) 403-6297
O: (229) 228-0552
EMAIL: landcrocdan@gmail.com

REALTORS® LAND INSTITUTE
RLI GEORGIA CHAPTER

CROCKER REALTY INC.
landcroc.com
229-228-0552

Ozell Road 150 Acres Arrowhead

Georgia, 150 AC +/-



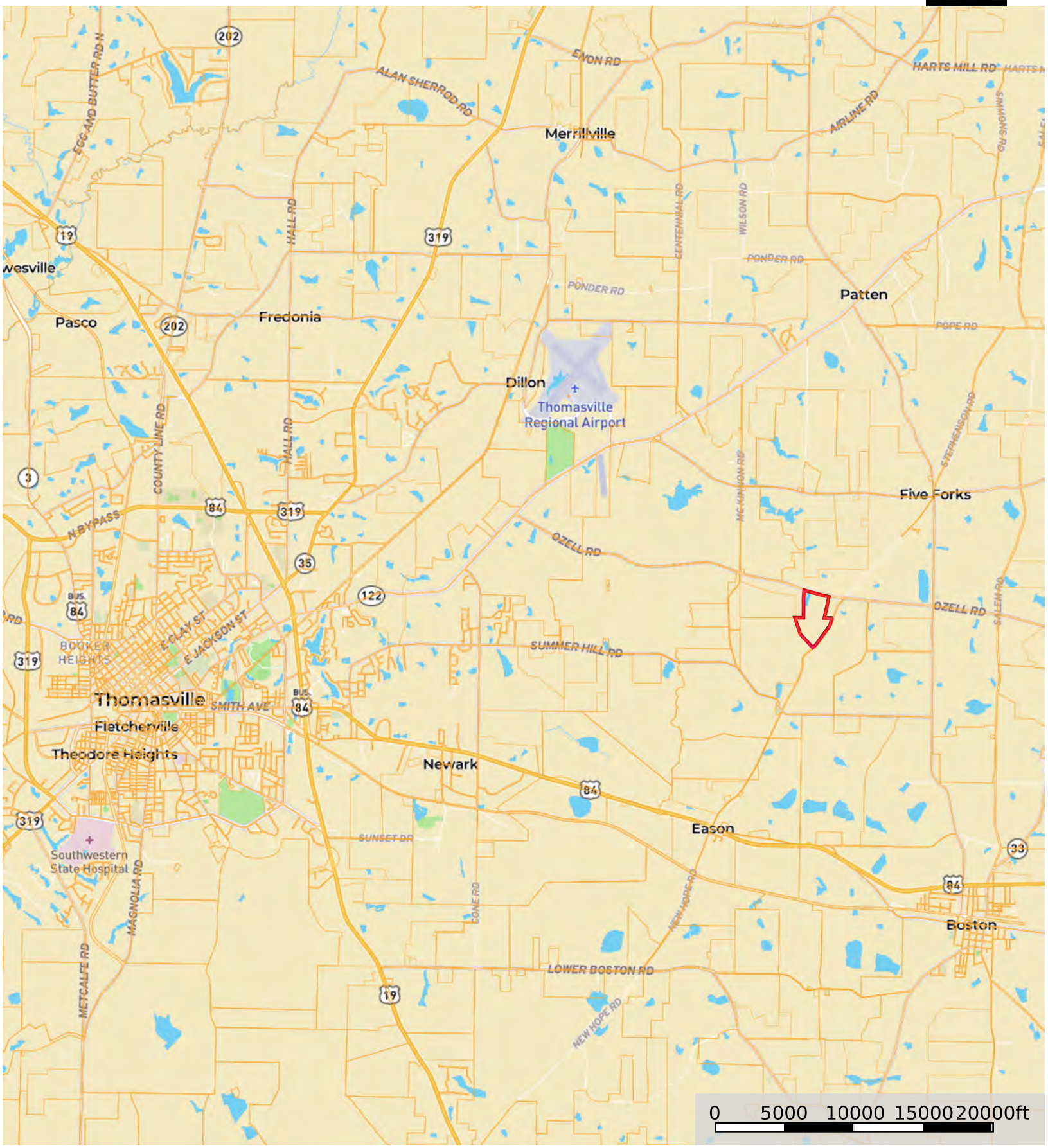
Boundary

Daniel Crocker

P: O: (229) 228-0552 M: (229) 403-6297 landcrocdan@gmail.com / www.landcroc.com

Ozell Road 150 Acres Arrowhead

Georgia, 150 AC +/-

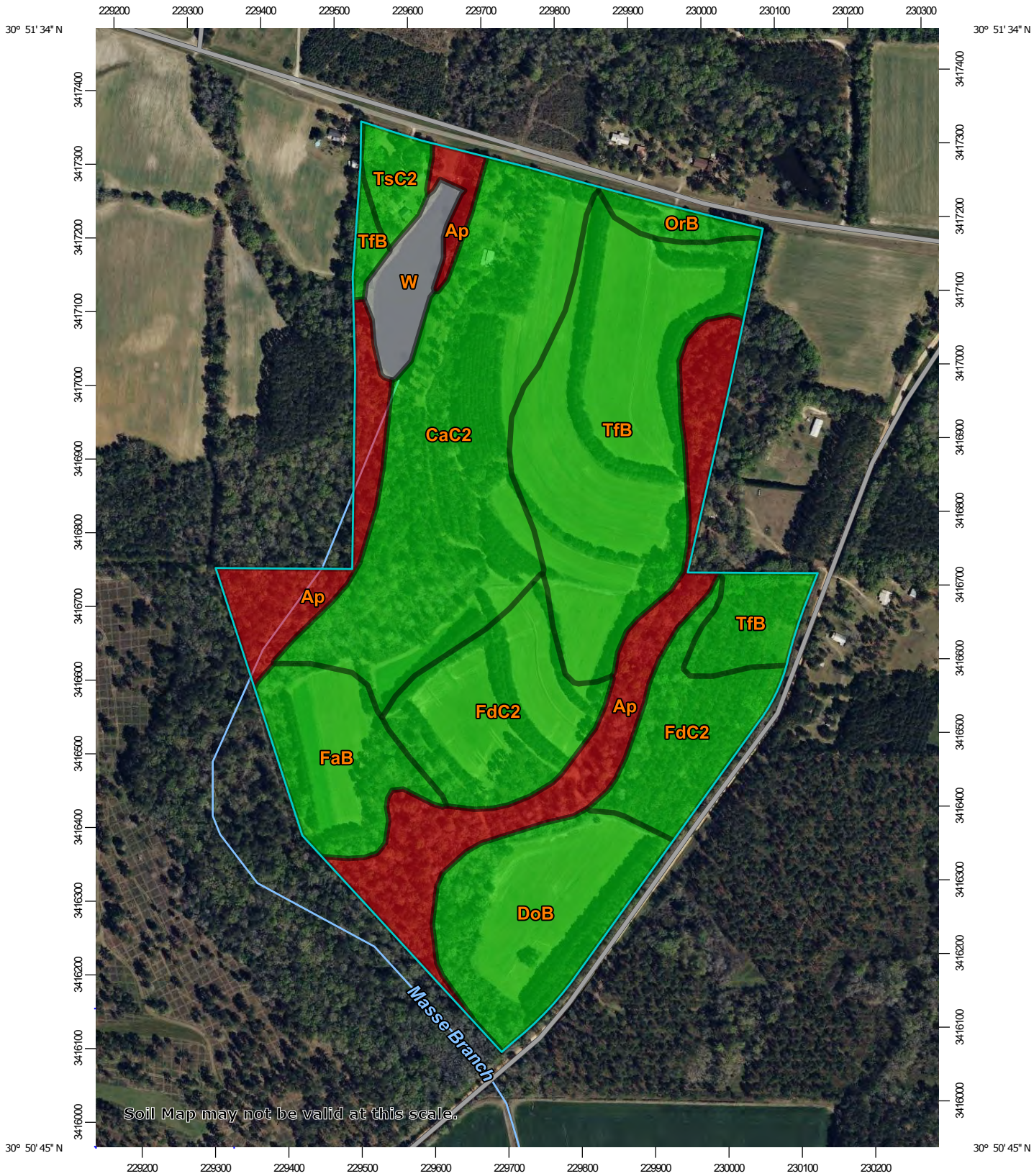


Boundary

Daniel Crocker

P: O: (229) 228-0552 M: (229) 403-6297 landcrocdan@gmail.com / www.landcroc.com

Dwellings Without Basements—Brooks and Thomas Counties, Georgia
(Arrowhead Burjan Tract Ozell Rd. (landcrcoc))



Map Scale: 1:7,410 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 100 200 400 600

Feet
0 350 700 1400 2100

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Lines
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Points
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Brooks and Thomas Counties, Georgia
Survey Area Data: Version 21, Aug 29, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 8, 2022—Mar 13, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Dwellings Without Basements

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
Ap	Alapaha loamy sand, 0 to 2 percent slopes, occasionally flooded	Very limited	Alapaha (80%)	Flooding (1.00)	23.9	16.1%
				Depth to saturated zone (1.00)		
			Pelham (4%)	Flooding (1.00)		
				Depth to saturated zone (1.00)		
			Rains (3%)	Ponding (1.00)		
				Depth to saturated zone (1.00)		
CaC2	Carnegie sandy loam, 5 to 8 percent slopes, moderately eroded	Not limited	Carnegie (80%)		33.2	22.4%
DoB	Dothan loamy sand, 2 to 5 percent slopes	Not limited	Dothan (80%)		15.2	10.3%
FaB	Faceville loamy sand, 2 to 5 percent slopes	Not limited	Faceville (100%)		9.7	6.6%
FdC2	Faceville sandy loam, 5 to 8 percent slopes, moderately eroded	Not limited	Faceville (73%)		22.2	15.0%
OrB	Orangeburg loamy sand, 2 to 5 percent slopes	Not limited	Orangeburg (80%)		1.9	1.3%
TfB	Tifton loamy sand, 2 to 5 percent slopes	Not limited	Tifton (85%)		35.0	23.6%
TsC2	Tifton sandy loam, 5 to 8 percent slopes, eroded	Not limited	Tifton, eroded (85%)		2.7	1.9%
W	Water	Not rated	Water (100%)		4.1	2.8%
Totals for Area of Interest					**148.1**	**100.0%**

Rating	Acres in AOI	Percent of AOI
Not limited	120.1	81.1%
Very limited	23.9	16.1%
Null or Not Rated	4.1	2.8%
Totals for Area of Interest	**148.1**	**100.0%**

Description

ENG - Engineering

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to

validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher