

Property Information Package

110 +/- Acre Cattle Farm

1633 Burney Road

Shellman, Georgia (Randolph County)

Online Only Auction

Bidding Ends August 16, 2018



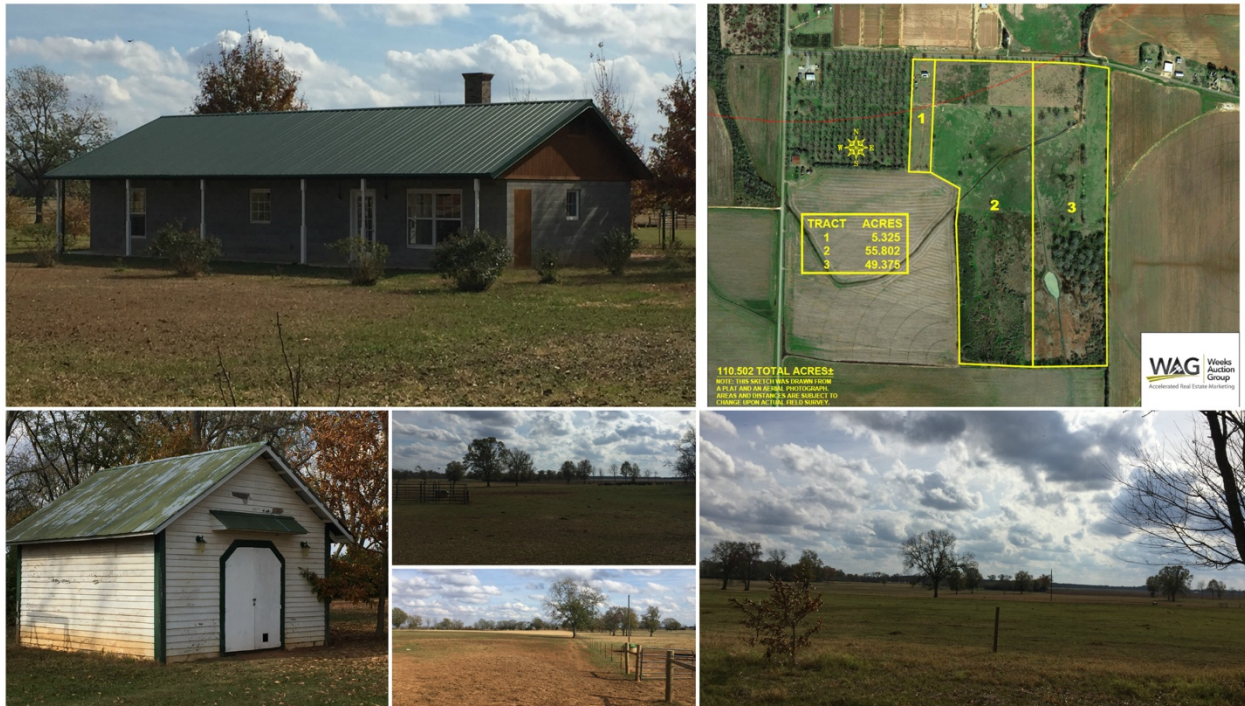
www.WeeksAuctionGroup.com

Final Contract to Include a 10% Buyer's Premium

110+/- acre cattle farm located in the heart of Randolph County, Georgia is available at online-only auction. The Property is fenced and cross fenced ready for your cattle operation. Offered in 3 individual tracts or combination of tracts, this is great opportunity to purchase the right size property in the right location, at a price YOU determine!

Auction Date and Time: August 16, 2018 4:00 P.M.

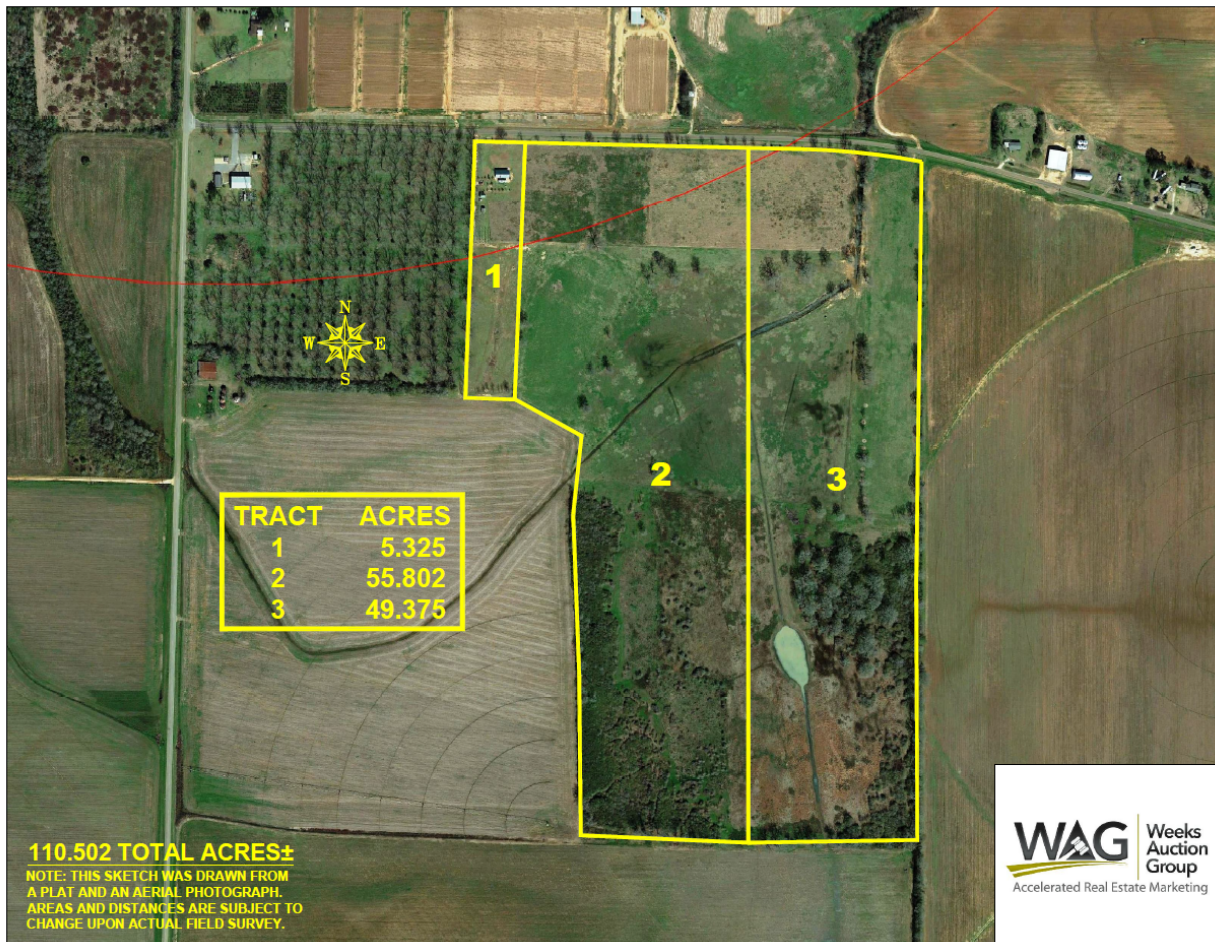
Open House Dates and Times: August 9, 2018 2:00 P.M – 6:00 P.M
August 15, 2018 2:00 P.M – 6:00 P.M.



Important Selling Features:

- 110.5 +/- Acres located in the heart of Randolph County
- 1300 +/- Sq. Ft. Two Bedroom Home
- Offered Divided and as a Whole
- Fenced and Cross Fenced for Cattle Production
- Well for Irrigation
- 16' x 16' Barn
- 20' x 18' Open Shed
- Abundant Wildlife
- Great Row Crop Potential
- Partially in Shellman GA City Limits
- Quiet Peaceful Country Living

110.5 +/- Acres Offered Divided and as a Whole!



Buy One Tract or All Three at the Price You Set!

Property Address: 1633 Burney Road, Shellman, Georgia (Randolph County)

Driving Directions: In Shellman, Georgia at the intersection of US Hwy 82 and Georgia Hwy 41, travel south through Shellman for 1.9 miles to Burney Road on the left. Turn left onto Burney Road and travel 3/10 miles to the property on the right. ***Watch for Auction Signs!***

Tax Parcels: 083 023 OUT (Randolph County Parcel Number outside Shellman City Limits)
083 023 IN (Randolph County Parcel Number inside Shellman City Limits)

Tax Amount: The 2017 Tax Bill was \$2,241.78. Taxes per specific parcel are as follows:
083 023 OUT - \$599.25
083 023 IN - \$783.55 County / \$215.26 County

The property is being offered in individual tracts and as a whole. If the property sells divided, a boundary survey will be completed prior to closing at the purchaser's expense. (Please refer to the Contract for Sale of Real Property for complete details.)

The total contract price is based on the estimated acreage shown on the auction division map and subject to adjustment based on the actual field survey completed after the auction. The total contract price per tract will be divided by the estimated acreage per tract to determine the contract price per acre for each tract. The actual acreage as determined by the post auction survey will be multiplied by the contract price per acre to calculate the adjusted contract price used for closing. (Please refer to the Contract for Sale of Real Property for complete details.)

In the event the property sells in its entirety, it may be purchased from the legal description of record.

For More Info, Contact: Cameron Morris
Weeks Auction Group, Inc.
(229) 881-7643
Cameron@BidWeeks.com

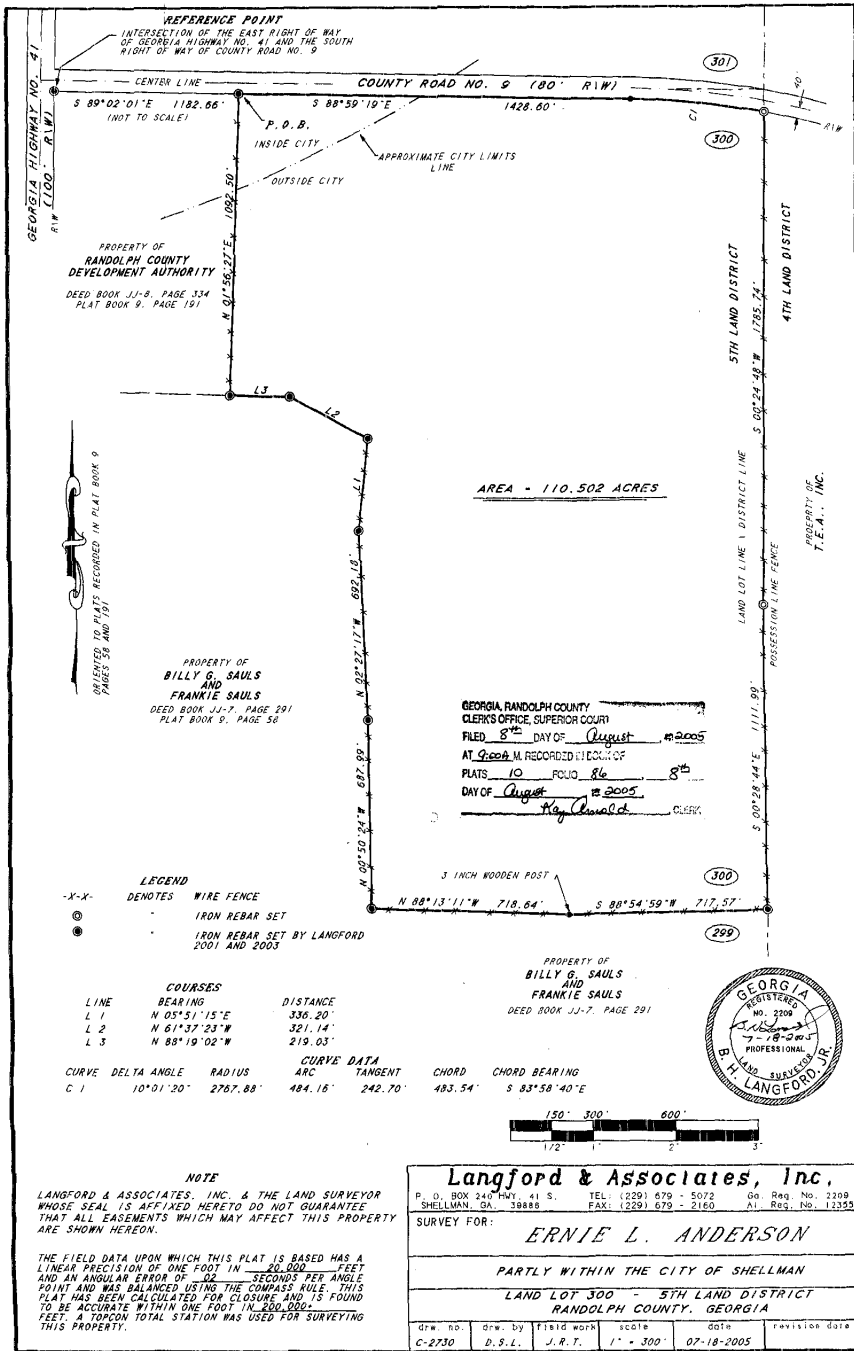
Legal Description

A tract or parcel of land in Lot of Land No. 300 in the 5th Land District of Randolph County, Georgia, containing 110.502 acres, described as follows: FROM the point of intersection of the East right of way line of Georgia Highway No. 41 and the South right of way line of County Road No. 9 run S 89° 02' 01" E along the South right of way line of County Road No. 9 1182.66 feet to a point marked by an iron rebar, this being the POINT OF BEGINNING of the tract herein conveyed, and from this Point of beginning run thence S 88° 59' 19" E along the South right of way line of County Road No. 9 1428.60 feet to a point, thence continue along the curve of said right of way 484.16 feet (chord bearing of S 83° 58' 40" E the chord distance of 483.54 feet) to a point on the East line of Lot No. 300 marked by an iron rebar, which is also District line, thence run S 00° 24' 48" W 1785.74 feet along a fence line to a point, thence continue along said fence line S 00° 28' 44" E 1111.99 feet to the Southeast corner of Lot No. 300 marked by an iron rebar, thence along a fence line S 88° 54' 59" W 717.57 feet to a point marked by an iron rebar, thence continue along said fence line N 88° 13' 11" W 718.64 feet to a point marked by an iron rebar, thence N 00° 50' 24" W along a fence line 687.99 feet to a point marked by an iron rebar, thence continue along said fence line N 02° 27' 17" W 692.18 feet to a point marked by an iron rebar, thence continue along said fence line N 05° 51' 15" E 336.20 feet to a point marked by an iron rebar, thence N 61° 37' 23" W 321.14 feet to a point marked by an iron rebar, thence N 88° 19' 02" W 219.03 feet to a point marked by an iron rebar, thence N 01° 56' 27" E 1092.50 feet along a fence line to the Point of Beginning. Said tract is fully delineated on a plat of survey by B. H. Langford, Jr., Georgia Registered Land Surveyor No. 2209, dated July 18, 2005, which plat is recorded in Plat Book 10, Page 86, Randolph County, Georgia Deed Records, to which plat and the record thereof reference is hereby made.

Plat

11/7/2017

GSCCCA.org - Image Index

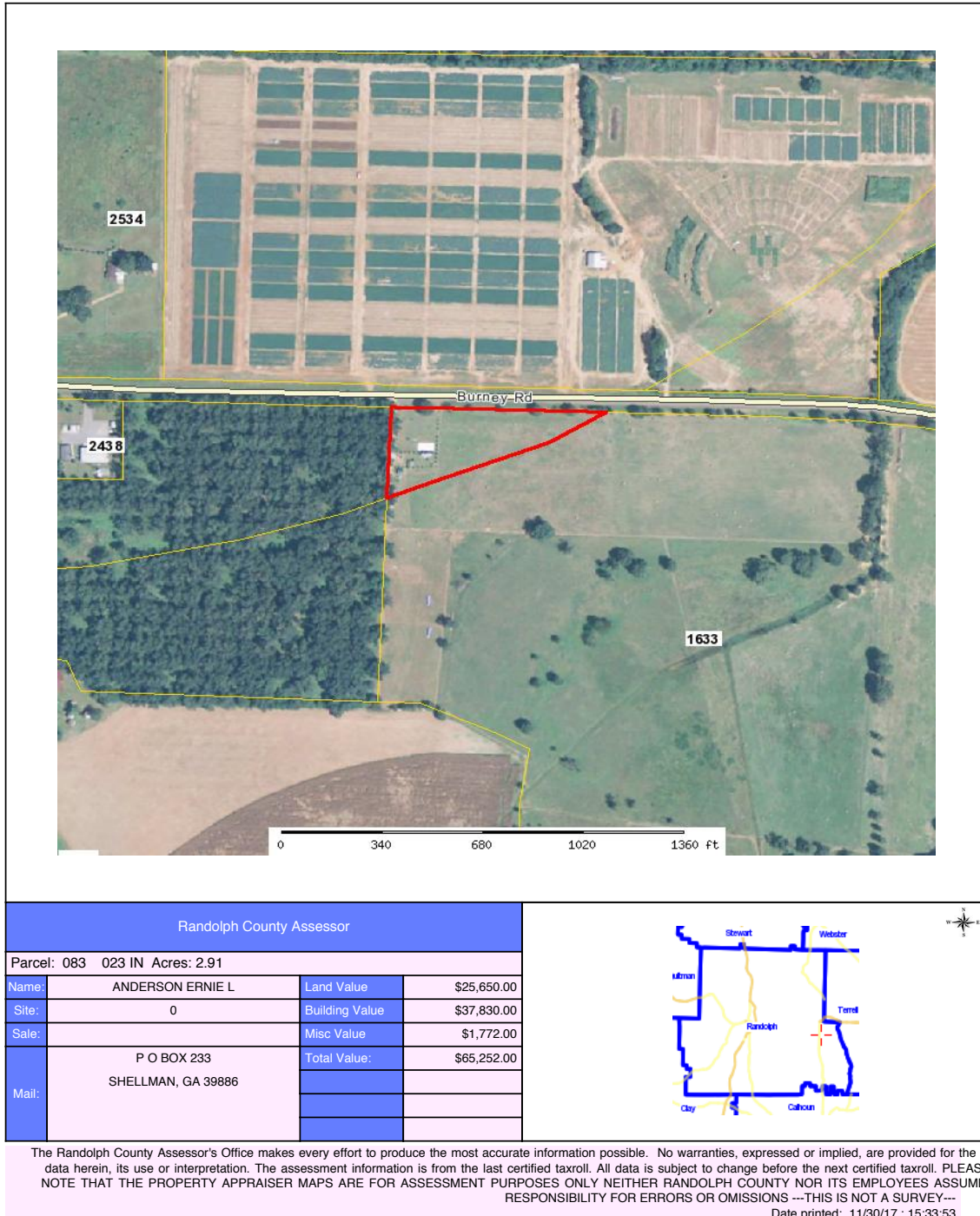


<http://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=2026186&key1=10&key2=86&county=120&countyname=RANDOLPH&userid=551647&appid...> 1/1

Tax Card – Inside Shellman City Limits

<h1 style="margin: 0;">RANDOLPH COUNTY</h1> <h2 style="margin: 0;">Board of Tax Assessors</h2>							
Recent Sales in Area	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search Page	Subscription Home	Randolph Home	
Owner and Parcel Information							
Owner Name	ANDERSON ERNIE L		Today's Date	November 30, 2017			
Mailing Address	P O BOX 233		Parcel Number	083 023 IN			
	SHELLMAN, GA 39886		Tax District	SHELLMAN (District 03)			
Location Address			2016 Millage Rate	46.40			
Legal Description	2005 LL9-50		Acres	2.91			
Property Class(NOTE: Not Zoning Info)	V5-Consrv Use		Neighborhood				
Zoning			Homestead Exemption	No (S0)			
Landlot/District	300/5		Parcel Map	Show Parcel Map			
2017 Tax Year Value Information							
Land Value	Improvement Value	Accessory Value	Total Value	Previous Value			
\$ 25,650	\$ 37,830	\$ 1,772	\$ 65,252	\$ 43,909			
Land Information							
Type	Description	Calculation Method	Soil Productivity	Acres	Photo		
RUR	Open Land	Rural	4	1.41	NA		
RUR	Open Land	Rural	4	1.5	NA		
Land Conservation Use Information							
Type	Description	Soil Productivity	Acres				
CUV	Agland 93	4	1.41				
Improvement Information							
Style	Heated Sq Ft	Interior Walls	Exterior Walls	Attic Area Sq Ft	Basement Area Sq Ft	Year Built	Photo
One Family	1,404	Sheet Rock	Concrete Block	0	0	2015	NA
Roof Type	Flooring Type	Heating Type	Rooms	Value	Cond	Number Fire Pl	Sketch
Metal	Cement	Central Heat/AC	Bedrooms/Bathrooms/Extra Plumbing	\$ 37,830	Average	1	Sketch Building 1
Building was 60% Complete in the Tax Year 2017 and is reflected in the value information above.							
Accessory Information							
Description			Year Built	Dimensions/Units		Value	
Canopy/Hay Shed/Pole Barn			2011	16x16 0		\$ 530	
Canopy/Hay Shed/Pole Barn			2006	20x30 0		\$ 1,242	
Sale Information							
Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee	
No sales information associated with this parcel.							
Recent Sales in Area	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search Page	Subscription Home	Randolph Home	
<p>The Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All data is subject to change before the next certified tax roll. Website Updated: November 24, 2017</p> <p style="text-align: center; font-size: small;">© 2005 by the County of Randolph, GA Website design by a public.net</p>							

Tax Map – Inside Shellman City Limits



County Tax Bill 2017 – Inside Shellman City Limits

W. BROOKE HIXON
 RANDOLPH COUNTY TAX COMMISSIONER
 PO BOX 323
 CUTHBERT GA 39840

ANDERSON ERNIE L
 P O BOX 233
 SHELLMAN GA 39886

IMPORTANT MESSAGES – PLEASE READ

2017 AD VALOREM TAX NOTICE FOR REAL AND PERSONAL PROPERTY				
BILL NUMBER	MAP NUMBER	PROPERTY DESCRIPTION		
2017 000113	00830 00000 023 INO	2005 LL9-50		
FAIR MARKET VALUE	ASSESSED VALUE	HOMESTEAD CODE	TAX DISTRICT	PROPERTY ACCOUNT
			03	017700010
TAX ENTITY	EXEMPTION	NET ASSESSMENT	TAX RATE	TAX AMOUNT
COUNTY			16.782	361.25
SCHOOL			17.929	385.94
CO BOND			1.689	36.36
TOTAL TAXES				783.55
INTEREST 1% PER MONTH				
LATE FEES				
10% PENALTY				
BACK TAXES				
PAYMENTS RECEIVED				
TOTAL DUE				783.55
DATE DUE				12/20/2017

SALES TAX CREDIT SAVINGS

ANDERSON ERNIE L
 P O BOX 233
 SHELLMAN GA 39886

Please address all payments to:

W. BROOKE HIXON
 RANDOLPH COUNTY TAX COMMISSIONER
 PO BOX 323
 CUTHBERT GA 39840

Please place this bill number on your check →	2017 000113
ACCOUNT NUMBER	017700010
AMOUNT DUE	783.55
AMOUNTS VALID THROUGH	12/20/2017
DATE DUE	12/20/2017
Please make check or Money Order Payable to:	
RANDOLPH COUNTY TAX COMMISSIONER	
If a receipt is desired, please furnish a stamped, self-addressed envelope with your payment.	
Please Note: If taxes are to be paid by your mortgage company, send them this portion only.	

Jan 22 18 10:52a

TAX BILL NUMBER	000023	PAYMENT MUST BE MADE ON OR BEFORE	DECEMBER 20, 2017	TAX YEAR	2017
CITY OF SHELLMAN P O BOX 60 SHELLMAN GA 39886		* THIS BILL REFLECTS A SALES TAX CREDIT OF	150.68	CITY TAX	215.26
ACCOUNT NUMBER	MARPACEL	TAX BILL#	000023	DISTRICT	3
017700 010	83	23 INO			
LOCATION	2005 LL9-50				
FAIR MARKET VALUE	GROSS ASSESSMENT	EXEMPTIONS	NET ASSESSMENT	TOTAL TAX DUE:	215.26
65,252	26,101	4,575	21,526	INTEREST	
				COST	
				FIFA	
				PENALTY	
				TOTAL AMOUNT DUE	

CITY OF SHELLMAN

ANDERSON ERNIE L
P O BOX 233
SHELLMAN GA 39886

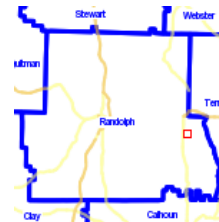
Tax Card – Outside Shellman City Limits

<h1 style="margin: 0;">RANDOLPH COUNTY</h1> <h2 style="margin: 0;">Board of Tax Assessors</h2>						
Recent Sales in Area	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search Page	Subscription Home	Randolph Home
Owner and Parcel Information						
Owner Name	ANDERSON ERNIE L		Today's Date	November 30, 2017		
Mailing Address	P O BOX 233		Parcel Number	083 023 OUT		
	SHELLMAN, GA 39886		Tax District	COUNTY (District 02)		
Location Address	1633 BURNEY RD		2016 Millage Rate	35.44		
Legal Description	2005 LL9-50 LL300 LD5 2002 CC8-71		Acres	107.59		
Property Class(NOTE: Not Zoning Info)	V5-Consrv Use		Neighborhood			
Zoning			Homestead Exemption	No (S0)		
Landlot/District	300/5		Parcel Map	Show Parcel Map		
2017 Tax Year Value Information						
Land Value	Improvement Value	Accessory Value	Total Value	Previous Value		
\$ 108,632	\$ 0	\$ 0	\$ 108,632	\$ 111,580		
Land Information						
Type	Description	Calculation Method	Soil Productivity	Acres	Photo	
RUR	Open Land	Rural	3	0.89	NA	
RUR	Open Land	Rural	4	28.27	NA	
RUR	Open Land	Rural	9	61.77	NA	
RUR	Woodlands	Rural	3	1.1	NA	
RUR	Woodlands	Rural	6	0.27	NA	
RUR	Woodlands	Rural	9	15.29	NA	
Land Conservation Use Information						
Type	Description	Soil Productivity	Acres			
CUV	Agland 93	2	2			
CUV	Agland 93	3	0.56			
CUV	Agland 93	4	19.09			
CUV	Agland 93	8	53			
CUV	Timberland 93	5	12.94			
CUV	Timberland 93	9	20			
Improvement Information						
No improvement information associated with this parcel.						
Accessory Information						
Description	Year Built	Dimensions/Units	Value			
No accessory information associated with this parcel.						
Sale Information						
Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
08/05/2005	LL9 50	10 86	\$ 171,275	Land Market	AGUNAC INC	ANDERSON ERNIE L
09/26/2002	CC8 71		\$ 157,000	Multi-parcels	LF, GM, & JP, INC.	AGUNAC INC
05/20/1998	MM6 346		\$ 420,000	Timber Value Not Kn.	STEWART, F. M. JR	LF, GM, & JP, INC.
04/28/1992	UU4 29		\$ 59,000	Quit Claim	STEWART, F. M. JR	STEWART, F. M. JR
Recent Sales in Area	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search Page	Subscription Home	Randolph Home
<p>The Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All data is subject to change before the next certified tax roll. Website Updated: November 24, 2017</p> <p style="text-align: center; font-size: small;">© 2005 by the County of Randolph, GA Website design by publicnet</p>						

Tax Map – Outside Shellman City Limits



Randolph County Assessor			
Parcel: 083 023 OUT Acres: 107.59			
Name:	ANDERSON ERNIE L	Land Value	\$108,632.00
Site:	1633 BURNEY RD	Building Value	\$0.00
Sale:	\$171,275 on 08-2005 Reason=LM Qual=Q	Misc Value	\$0.00
Mail:	P O BOX 233 SHELLMAN, GA 39886	Total Value:	\$108,632.00



The Randolph County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER RANDOLPH COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 11/30/17 : 15:40:11

County Tax Bill 2017 – Outside Shellman City Limits

W. BROOKE HIXON
RANDOLPH COUNTY TAX COMMISSIONER
PO BOX 323
CUTHBERT GA 39840

ANDERSON ERNIE L
 P O BOX 233
 SHELLMAN GA 39886

IMPORTANT MESSAGES – PLEASE READ

2017 AD VALOREM TAX NOTICE FOR REAL AND PERSONAL PROPERTY				
BILL NUMBER	MAP NUMBER	PROPERTY DESCRIPTION		
2017 000112	00830 00000 023 OUT	2005 LL9-50 LL300 L05 200		
FAIR MARKET VALUE	ASSESSED VALUE	HOMESTEAD CODE	TAX DISTRICT	PROPERTY ACCOUNT
			02	017550010
TAX ENTITY	EXEMPTION	NET ASSESSMENT	TAX RATE	TAX AMOUNT
COUNTY			15.822	267.53
SCHOOL			17.929	303.16
CO BOND			1.689	28.56
TOTAL TAXES				599.25
INTEREST 1% PER MONTH				
LATE FEES				
10% PENALTY				
BACK TAXES				
PAYMENTS RECEIVED				
TOTAL DUE				599.25
DATE DUE				12/20/2017

SALES TAX CREDIT SAVINGS

ANDERSON ERNIE L
 P O BOX 233
 SHELLMAN GA 39886

Please address all payments to:

W. BROOKE HIXON
RANDOLPH COUNTY TAX COMMISSIONER
PO BOX 323
CUTHBERT GA 39840

Please place this bill number on your check →	2017 000112
ACCOUNT NUMBER	017550010
AMOUNT DUE	599.25
AMOUNTS VALID THROUGH	12/20/2017
DATE DUE	12/20/2017
Please make check or Money Order Payable to:	
RANDOLPH COUNTY TAX COMMISSIONER	
If a receipt is desired, please furnish a stamped, self-addressed envelope with your payment.	
Please Note: If taxes are to be paid by your mortgage company, send them this portion only.	

Soil Data (Page 1)



USDA Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

1/15/2018
Page 1 of 3

(229) 890-2437

MAP LEGEND

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

Soils
Soil Map Unit Polygons
Soil Map Unit Lines
Soil Map Unit Points

Special Point Features
Blowout
Borrow Pit
Clay Spot
Closed Depression
Gravel Pit
Gravelly Spot
Landfill
Lava Flow
Marsh or swamp
Mine or Quarry
Miscellaneous Water
Perennial Water
Rock Outcrop
Saline Spot
Sandy Spot
Severely Eroded Spot
Sinkhole
Slide or Slip
Sodic Spot

Water Features
Blowout
Borrow Pit
Clay Spot
Closed Depression
Gravel Pit
Gravelly Spot
Landfill
Lava Flow
Marsh or swamp
Mine or Quarry
Miscellaneous Water
Perennial Water
Rock Outcrop
Saline Spot
Sandy Spot
Severely Eroded Spot
Sinkhole
Slide or Slip
Sodic Spot

Background
Aerial Photography

Transportation
Rails
Interstate Highways
US Routes
Major Roads
Local Roads

Special Line Features
Streams and Canals

Other
Spoil Area
Story Spot
Very Stony Spot
Wet Spot

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)

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: Randolph County, Georgia
Survey Area Data: Version 14, Sep 12, 2017

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

Date(s) aerial images were photographed: Apr 4, 2010—Apr 6, 2010

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.

Soil Data (Page 3)

Soil Map—Randolph County, Georgia

Ernie Anderson Estate

Map Unit Legend

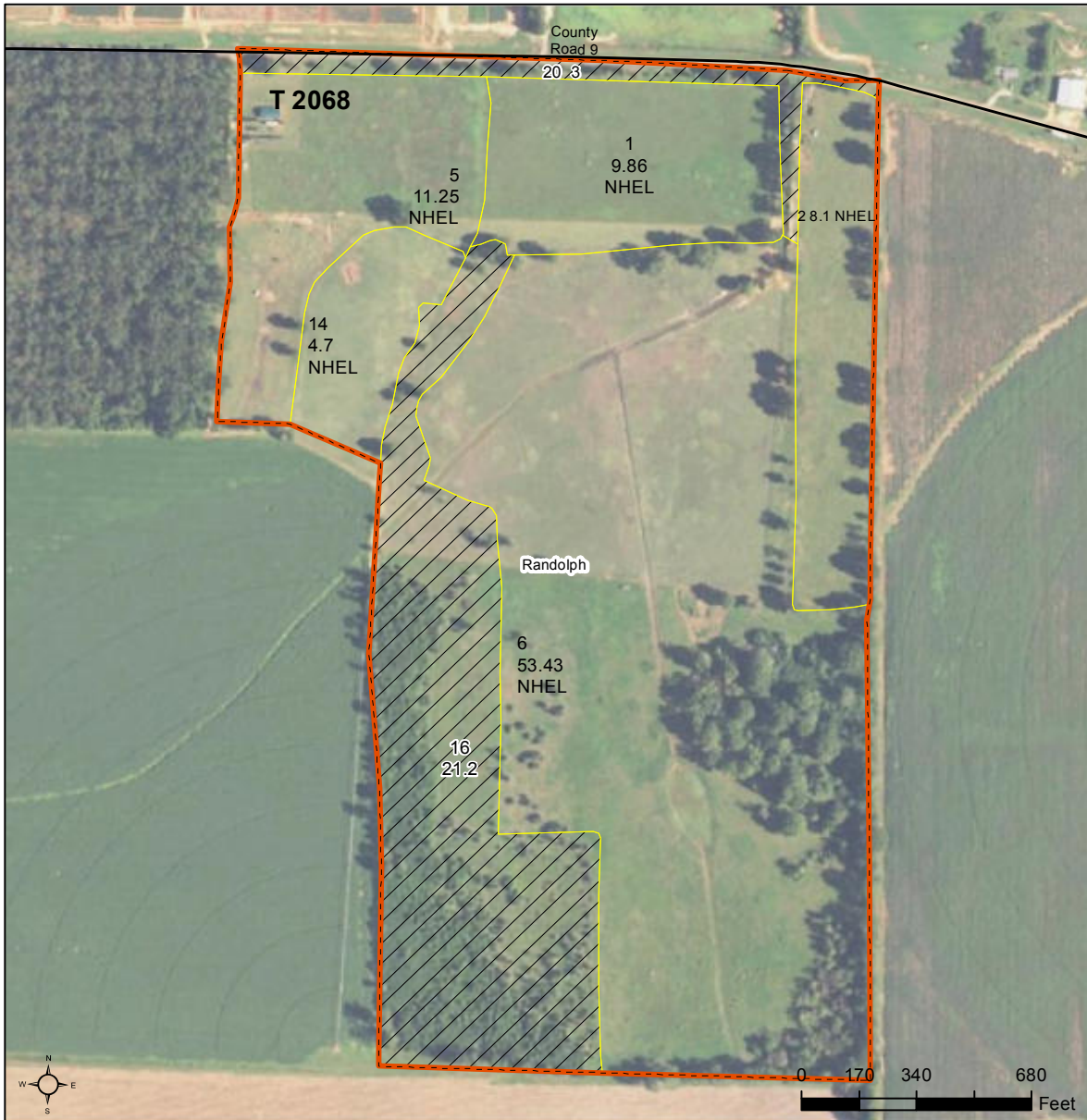
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FeA	Faceville sandy loam, 0 to 2 percent slopes	0.4	0.3%
GrA	Grady clay loam, 0 to 2 percent slopes, frequently ponded	77.8	68.0%
GsA	Greenville sandy clay loam, 0 to 2 percent slopes	5.0	4.4%
GsB	Greenville sandy clay loam, 2 to 5 percent slopes	31.2	27.3%
Totals for Area of Interest		114.4	100.0%

Farm Service Agency Map



United States
Department of
Agriculture

Randolph County, Georgia



roads12k_l_GA
cnty100k_a_ga_reproject

Common Land Unit

Non-Cropland
Cropland

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Use if data is the same for all fields:

Producer Share: _____
Irr Prac: NI IRR

Tract Cropland Total: 87.34 acres

2017 Program Year

Map Created July 06, 2017

Farm **2725**
Tract **2068**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Farm Service Agency Farm Record

Georgia
Randolph

U.S. Department of Agriculture
Farm Service Agency

FARM: 2725
Prepared: 12/19/17 12:34 PM
Crop Year: 2018

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
ERNIE L ANDERSON		2007 13243 26
Farms Associated with Operator:		
None		

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
111.54	87.34	87.34	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	87.34	0.0	0.0				

ARC-IC		ARC-PLC		PLC		PLC-Default	
NONE		NONE		PNUTS		NONE	
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction			
PEANUTS	0.6		5208	0.0			
Total Base Acres:	0.6						

Tract Number: 2068 **Description:** L7 2B

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
111.54	87.34	87.34	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	87.34	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
PEANUTS	0.6		5208	0.0
Total Base Acres:	0.6			

Owners: ERNIE L ANDERSON

Other Producers: None

Wetlands Determination (Page 1)



United States Department of Agriculture

Natural Resources Conservation Service
Albany Field Office
125 Pine Ave, Ste 150
Albany, GA 31701
229-352-6590

DELIVERY CONFIRMATION REQUESTED

Ernie L. Anderson Estate
P O Box 323
Shellman, GA 39886

6/5/2018

Dear USDA Participant:

This is to notify you that the Natural Resources Conservation Service (NRCS) made a **Preliminary Highly Erodible Land and/or Wetland Determination** on the tract(s) and field(s) listed below as was requested by you with an AD-1026 form. The determination for the area requested has been labeled on the enclosed map and CPA-026E and is only for Food Security Act purposes. A copy of your determination has been included in this correspondence for your review. The comments section below gives specific information regarding the determination made on your land. If you have any questions or concerns regarding this determination as it has been documented, please do not hesitate to contact me for discussion.

Tract(s) and Field(s): Tract 2068 field 16
Date of Request: 1/24/2018
Activity/Purpose of request: clean up to allow more grazing area or ag crop
Date of Determination: 6/4/2018

Comments:

Areas labeled W (Wetland) meet the Food Security Act definition of wetland. Trees may be cut in these areas but stumps **CANNOT** be removed and production of an agricultural commodity **CANNOT** be made possible or it may result in non-compliance and potential loss of USDA benefits.

Due to the wetland provisions of the Food Security Act of 1985, as amended, removal of woody vegetation in any wetland area in a manner that allows forage production or pasture and hayland would result in a conversion and a potential loss of USDA benefits. Under the wetland provisions of the Food Security Act, periodic mowing of woody vegetation (even though allowable as a manipulation in certain few circumstances) would be considered a conversion in this instance, and therefore not allowed, because it would have the effect as to make production of an agricultural commodity possible. NFSAM 514.1 (f)(2); 514.2(a)(b) (d)(4).

IF YOU DISAGREE with the NRCS determination, you can exercise preliminary appeal rights within the next 30 days. **All requests for appeals, must be made in writing and should be as specific as possible.** Preliminary appeal requests should be submitted to the Designated Conservationist for HELC/WC Compliance as specified on this letter. Tract number, specific field(s) as labeled on the determination map, printed name, best contact number, signature, and date should be included in your written request. There are two ways you may appeal the NRCS Preliminary Determination:

1. **Request a field visit** - NRCS will meet you at the site to review the data we gathered to make our determination. This field visit will be your opportunity to ask questions about the specifics of your determination. NRCS will allow you to provide any additional technical information to our findings, and will consider if it provides a basis for NRCS to change its preliminary determination. If the information gathered from the field review does not change the technical determination from being adverse, the determination and supporting documents pertaining to this determination **must** be forwarded to the State Conservationist for further review. The State Conservationist will review the determination to ensure that the facts support the determination and that the determination is in conformance with the regulation. The State Conservationist will then issue the Final Technical Determination and provide you with additional appeal rights.
2. **Request mediation** - Mediation is a process in which a trained, impartial person helps us look at mutual concerns, consider options, and determine if we can agree on a solution. The mediator has no decision making authority, but may be able to help us reach a mutually agreeable decision.

This NRCS determination will be considered Final in 30 days. Once the determination becomes a **Final HELC/WC Determination**, it can be appealed to the Farm Service Agency (FSA) County Committee or the National Appeals Division (NAD). If you wish to appeal immediately to the County Committee or NAD, you may request **Immediate Finality** by sending the State Conservationist a letter explaining that you want the status of the determination to be changed to "Final" in less than 30 days. If you want to exercise this right, the NRCS must have your request in writing in less than 30 days from the date of this letter. You may submit that request to:

Helping People Help the Land
An Equal Opportunity Provider and Employer

Wetlands Determination (Page 2)

Terrance Rudolph
State Conservationist, USDA, NRCS 355
East Hancock Ave, Mail Stop 200
Athens, Georgia 30601

If you wish to appeal the Final HELC/WC Determination, it must be filed within 30 Days of the determination becoming final. There are two ways you may appeal the NRCS Final Determination:

1. Appeal to the County FSA Committee - To have an appeal hearing with the FSA County Committee, you must send the Committee a written request including a brief statement explaining specifically why you believe the NRCS determination is incorrect within 30 days. The Committee can uphold the final technical determination, or request a review by the NRCS State Conservationist. You may contact the FSA the following address:

Randolph-Clay-Quitman County FSA Committee
County Executive Director
88 E Dawson St
Cuthbert, GA 39840
229-732-3001

2. Appeal to the National Appeals Division (NAD) - To have an appeal hearing with NAD, you must send their regional office a written request for appeal including a brief statement explaining specifically why you believe the NRCS determination is incorrect within 30 days. You may contact the NAD regional office at the following address:

USDA National Appeals Division
Southern Regional Office
Post Office Box 1508
Cordova, Tennessee 38088
Telephone: 1-800-552-5377 TTY: 1-800-627-8332 Fax: (901) 544-0363

The NRCS determination only indicates whether or not the activity you proposed will affect your eligibility for USDA program benefits. This determination applies only to the requested areas delineated on the attached map. More information regarding determinations on the rest of tract may be found on the previous determination on file in the local NRCS office. If you plan to alter any areas without an existing, valid determination on file, you must request NRCS to perform another determination for those areas by filing an updated AD-1026 with the Farm Service Agency.

The 2014 Farm Bill connected producer eligibility for Federal crop insurance premium subsidy to compliance with the highly erodible land (HEL) provisions. Previous USDA participants who are currently not in compliance with the HEL provisions have 2 reinsurance years to develop and comply with an NRCS-approved conservation plan to remain eligible for Federal crop insurance premium subsidy. Producers who are subject to HEL compliance for the first time due to the 2014 Farm Bill have 5 reinsurance years to develop and comply with an NRCS-approved conservation plan when producing an agricultural commodity on HEL. If you are unsure about your status as a previous USDA participant, please inquire at your local Farm Service Agency office. The 2014 Farm Bill connected producer eligibility for Federal crop insurance premium subsidy to compliance with the wetland conservation provisions. Eligibility for most USDA programs is lost for any wetland conversions that have occurred after December 23, 1985. However, only wetland conversions that occur after February 7, 2014, result in ineligibility for Federal crop insurance premium subsidy.

Wetland determinations by NRCS are for Food Security Act purposes only and do not identify the U.S. Army Corps of Engineers' jurisdiction. If you will conduct any activity that constitutes a discharge of dredged or fill material into wetlands or other waters, you must obtain a separate determination from the Corps of Engineers before starting the work. If needed, please contact me and I will provide you with copies of your wetland determination to provide to the Corps. It is your responsibility to ensure your activity meets the regulatory requirements of other agencies. The NRCS wetland determination is not a permit to manipulate wetlands and does not imply any endorsement of the activity by NRCS. You may contact your local U.S. Army Corps of Engineers' office at the following location and phone number Albany, GA; Phone: 229-430-8567

If you need guidance or technical assistance regarding any conservation practices or programs, please contact your local NRCS office for assistance. If you have any questions or concerns regarding this determination, please contact me directly.

Office phone: 229-352-6590

Email: melissa.golden@ga.usda.gov

Sincerely,



Digitally signed by
MELISSA GOLDEN
Date: 2018.06.05 08:00:03
-0400

Designated Conservationist for HELC/WC Compliance

Enclosures:

Wetland Determination Map
Form CPA-026E

Wetlands Determination (Page 3)



United States Department
of Agriculture

Natural Resources
Conservation Service

NRCS-CPA-026e
9/2012

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name	Ernie L Anderson Estate	Request Date:	1/24/2018	County:	Randolph
Address:	P O Box 323, Shellman, GA 39886				
Agency or Person Requesting Determination:	Lauren Williamson, Admin.	Tract No:	2068	FSA Farm No.:	2725

Section I - Highly Erodible Land

Is a soil survey now available for making a highly erodible land determination?	Yes
Are there highly erodible soil map units on this farm?	No

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

Field(s)	HEL(Y/N)	Sodbust (Y/N)	Acres	Determination Date

The Highly Erodible Land determination was completed in the

Section II - Wetlands

Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

Field(s)	Wetland Label*	Occurrence Year (CW)	Acres	Determination Date	Certification Date
16a	W		17.5	6/4/2018	
16b	NW		3.7	6/4/2018	

The wetland determination was completed in the Field It was Mailed to the person on

Remarks:

See supplemental page for remarks.

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature Designated Conservationist	Date
<div style="display: inline-block; vertical-align: middle; font-size: small;"> Digitally signed by MELISSA GOLDEN Date: 2018.06.05 08:02:22 -04'00' </div>	

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at 202-720-2600 (voice and TDD). To file a complaint of discrimination, write USDA, Assistant Secretary for Civil Rights, 1400 Independence Avenue, S.W., Stop 9410, Washington, DC 20250-9410, or call toll-free at (866) 632-9992 (English) or (800) 877-8339 (TDD) or (866) 377-8642 (English Federal-relay) or (800) 845-6136 (Spanish Federal-relay). USDA is an equal opportunity provider and employer.

Wetlands Determination (Page 4)

*DEFINITIONS OF WETLAND LABELS

AW	<u>Artificial Wetland</u> : An area that was formerly a non-wetland area under natural conditions but now exhibits wetland characteristics because of the influence of human activities. These areas are exempt from the Food Security Act of 1985, as amended. This label includes irrigation induced wetlands.
CC	<u>Commenced Conversion</u> : A wetland, farmed wetland, farmed wetland pasture, or converted wetland on which the conversion began but was not completed before December 23, 1985, was approved by FSA to continue, and the conversion was completed by January 1, 1995.
CPD	<u>COE Permit with Mitigation</u> : A converted wetland authorized by a permit issued under Section 404 of the Clean Water Act. Production of agricultural commodities is allowed subject to conditions of the permit.
CMW	<u>Categorical Minimal Effect</u> : A wetland that meets specific categories of conversion activities that have been determined by NRCS to have minimal effect, individually and cumulatively, on the functions and values of the wetland and the wetlands in the watershed.
CW	<u>Converted Wetland</u> : A wetland converted between December 23, 1985, and November 28, 1990. Production of an agricultural commodity or additional manipulation of these areas will yield USDA benefit ineligibility. Also, these areas are wetlands converted after December 23, 1985, by a county, drainage district, or similar entity. For these instances, production of an agricultural commodity or forage for mechanical harvest or additional manipulation will cause ineligibility for USDA program benefits.
CW+year	<u>Converted Wetland + (year the conversion occurred)</u> : A wetland converted after November 28, 1990, where the USDA program participant is ineligible for benefits until the wetland is restored or mitigated unless an exemption applies.
CWNA	<u>Converted Wetland Non-Agricultural Use</u> : A wetland converted after November 28, 1990, to a use other than agricultural commodity production. Label not used for certified wetland determinations completed after 2/2008.
CWTE	<u>Converted Wetland Technical Error</u> : A wetland converted or commenced after December 23, 1985, based on an incorrect NRCS determination. This label does not apply to obvious wetlands as defined in the National Food Security Act Manual.
FW	<u>Farmed Wetland</u> : A wetland that was manipulated and planted before December 23, 1985, but still meets inundation or saturation criteria. These areas may be farmed and maintained as documented before December 23, 1985, as long as they are not abandoned (i.e., management or maintenance for commodity production ceased for 5 consecutive years).
FWP	<u>Farmed Wetland Pasture or Hayland</u> : A wetland that is used for pasture or haying, was manipulated and planted before December 23, 1985, but still meets the inundation or saturation criteria. These areas may be farmed and maintained as documented before December 23, 1985, as long as they are not abandoned (i.e., management or maintenance for commodity production ceased for 5 consecutive years).
MIW	<u>Mitigation Exemption</u> : A converted wetland, farmed wetland or farmed wetland pasture of which the acreage, functions and values lost have been compensated for through an NRCS-approved mitigation plan.
MW	<u>Minimal Effect Exemption</u> : A converted wetland that is exempt from the wetland conservation provisions of the Food Security Act of 1985, as amended, based on an NRCS determination that the conversion has or will have a minimal effect, individually and cumulatively, on the functions and values of the wetland and the wetlands in the watershed.
MWM	<u>Mitigation Site</u> : The site of wetland restoration, enhancement, or creation serving as mitigation for the mitigation exemption (MIW) site.
NI	<u>Not Inventoried</u> : An area where no wetland determination has been conducted. Label not used for certified wetland determinations completed after 2/2008.
NW	<u>Non-Wetland</u> : An area that does not contain a wetland. Also includes wetlands converted before December 23, 1985, but a commodity crop was not produced and the area does not meet wetland criteria (not been abandoned).
PC	<u>Prior-Converted Cropland</u> : A wetland converted to cropland before December 23, 1985, and as of December 23, 1985, was capable of being cropped and did not meet farmed wetland hydrology criteria. These areas are not subject to the wetland conservation provisions of the Food Security Act of 1985, as amended, unless further drainage manipulation affects adjacent wetlands.
PC/NW	<u>Prior-Converted Cropland/Non-Wetland</u> : An area that contains both PC and NW.
TP	<u>Third-Party Exemption</u> : A wetland converted after December 23, 1985, by a third party who is not associated with the participant, and the conversion is not a result of a scheme or device. A third party does not include predecessors in interest on the tract, drainage districts, or other local government entities.
W	<u>Wetland</u> : An area meeting wetland criteria that was not converted after December 23, 1985. These areas include farmed wetlands and farmed wetland pasture that have been abandoned.
WX	<u>Manipulated Wetlands</u> : A wetland manipulated after December 23, 1985, but the manipulation was not for the purpose of making production possible and production was not made possible. These areas include wetlands manipulated by drainage maintenance agreements.

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Wetlands Determination (Page 5)

CPA-026e Supplemental Worksheet

Section I - Highly Erodible Land

<u>Field(s)</u>	<u>HEL(Y/N)</u>	<u>Sodbust(Y/N)</u>	<u>Acres</u>	<u>Determination Date</u>

Section II - Wetlands

<u>Field(s)</u>	<u>Wetland Label*</u>	<u>Occurrence Year (CW)**</u>	<u>Acres</u>	<u>Preliminary Determination Date</u>	<u>Final Certification Date</u>

Remarks:

Areas labeled W (Wetland) meet the Food Security Act definition of wetland. Trees may be cut in these areas but stumps CANNOT be removed and production of an agricultural commodity CANNOT be made possible or it may result in non-compliance and potential loss of USDA benefits.

Due to the wetland provisions of the Food Security Act of 1985, as amended, removal of woody vegetation in any wetland area in a manner that allows forage production or pasture and hayland would result in a conversion and a potential loss of USDA benefits. Under the wetland provisions of the Food Security Act, periodic mowing of woody vegetation (even though allowable as a manipulation in certain few circumstances) would be considered a conversion in this instance, and therefore not allowed, because it would have the effect as to make production of an agricultural commodity possible. NFSAM 514.1(f)(2); 514.2(a)(b) (d)(4).

Only the requested area was evaluated. The determination for the requested area supersedes any prior determination for the designated area only. Refer to the previous determination on file for information on the rest of the tract.

This delineation/determination has been conducted for the purpose of implementing the wetland conservation provisions of the Food Security Act of 1985. This determination/delineation may not be valid for identifying the extent of the USACE's CWA jurisdiction of this site. If you intend to conduct any activity that constitutes a discharge of dredge or fill material into wetland or other waters, you should request a jurisdictional determination from the local office of the USACE prior to starting work.

In addition, the participant is responsible for ensuring compliance with all other federal, state, and local laws before commencing any land-disturbing or habitat-disturbing activity, such as those regarding threatened and endangered species, protection of cultural resources, and/or water quality issues (non-exempt stream buffer requirements).

Wetlands Determination (Page 6)

Preliminary HEL and Wetlands Delineation Map

Date: 6/4/2018

Customer(s): Ernie L Anderson Estate

Agency: USDA-Natural
Resources Conservation Service

Legal Description: FSN 2725 Tract 2068
Randolph County, GA

Assisted By: MELISSA GOLDEN

