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### ***Gum Creek Tract Carroll County Georgia (13185)***

Fertile soils and gentle terrain helped Carroll County become known for being the leading cotton producing county in the state during the early twentieth century. If you know what to look for, even today you can see evidence of this farming legacy at Gum Creek. The area is also known for its rich American Indian history, particularly its heritage with the Creek Indian Nation and Chief William McIntosh whose plantation home was called Lockchau Talofau (Acorn Bluff). Now preserved as a county park, McIntosh Reserve is located east of Gum Creek between Hwy 5 and the Chattahoochee River.

For the past 50+ years, Gum Creek has been managed for timber production. Today the primary timber stand is a pine plantation planted in 1984 and thinned in 2006. The northern half of the property was thinned to a quail plantation density followed with a prescribed understory burn in 2007. A number of small openings were established in the “quail plantation” and connected with tractor paths to replicate a quail course more common to South Georgia plantations. The southern portion of Gum Creek is more traditionally managed for big game hunting, deer and turkey, and features several larger openings established with mixes of annual and perennial wildlife crops. The entire western border of the property is high fenced by a neighboring deer farm; the southern boundary runs along the courses of beautiful Gum Creek. Adjacent bottom land fields and pastures help make this area of Carroll and Heard County a hunter and nature enthusiast’s delight.

#### **Tract Information**

- County                      Carroll and Heard
- Total Acres                237 (Carroll -88, Heard -149)
- Avail. Parcels            1
- Price / Acre                See Website
- Total Price                See Website
- Zoning                      Agriculture
- Tax Map                    Carroll – 068                      Heard - 0017
- Parcel No.                 Carroll – 0016                    Heard - 0020
- Schools:                    Roopville Elementary  
   Central Middle School  
   Central High School

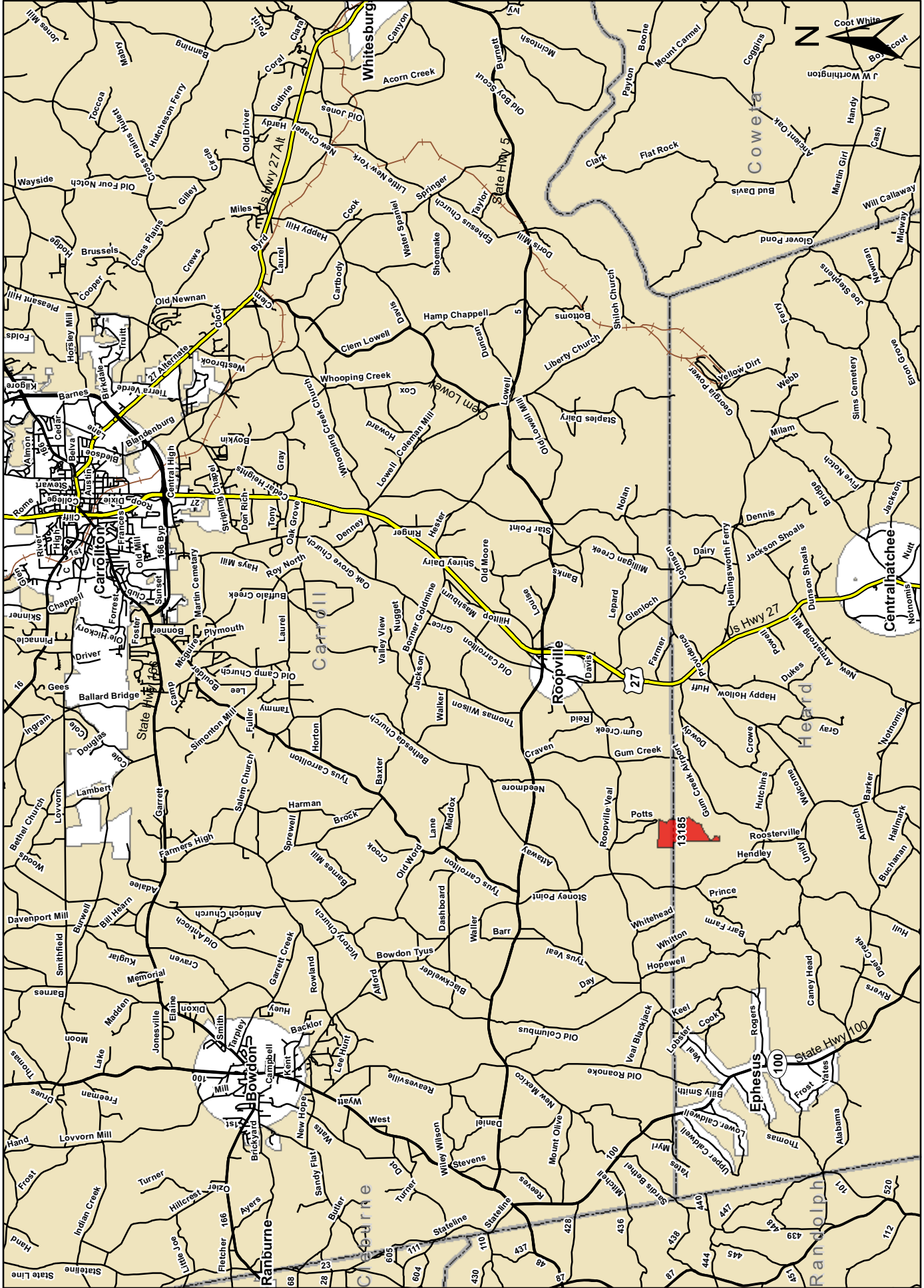
#### **Property Amenities**

- Creek Frontage
- Quail Course
- Potential Pond Sites
- Pine Plantation
- Electric Utility On Site
- Wildlife Food Plots
- All Weather Roads
- ATV Trails and Firebreaks

The information and materials contained herein and the terms, conditions, and descriptions that appear are subject to change. Master plans, site plans and similar information represent development concepts only and may not represent actual design, foliage, layout or final construction. All acreage amounts are approximations and are subject to revision at any time. Prices are subject to change without notice. The land sales information is a solicitation for offers only and is not an offer to sell. No offer should be considered accepted and there will be no binding contract of sale until authorized representatives of both Forestar and the buyer have executed a written Purchase and Sale Agreement. All land is subject to prior sale or withdraw from sale.







**Gum Creek Tract  
Carroll & Heard County Georgia**

Forestar Property

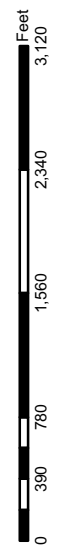
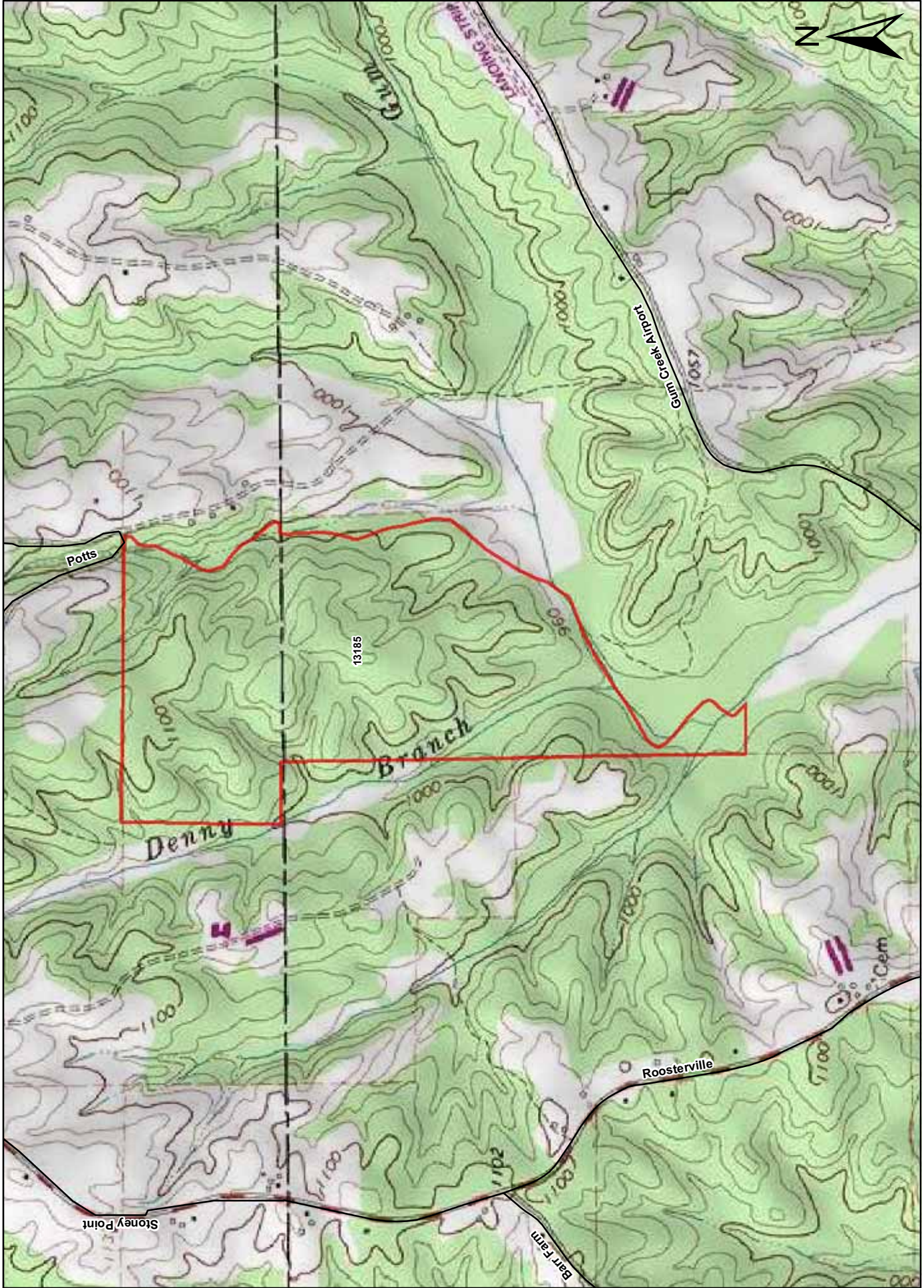




Forestar Property

Gum Creek  
Carroll & Heard County GA



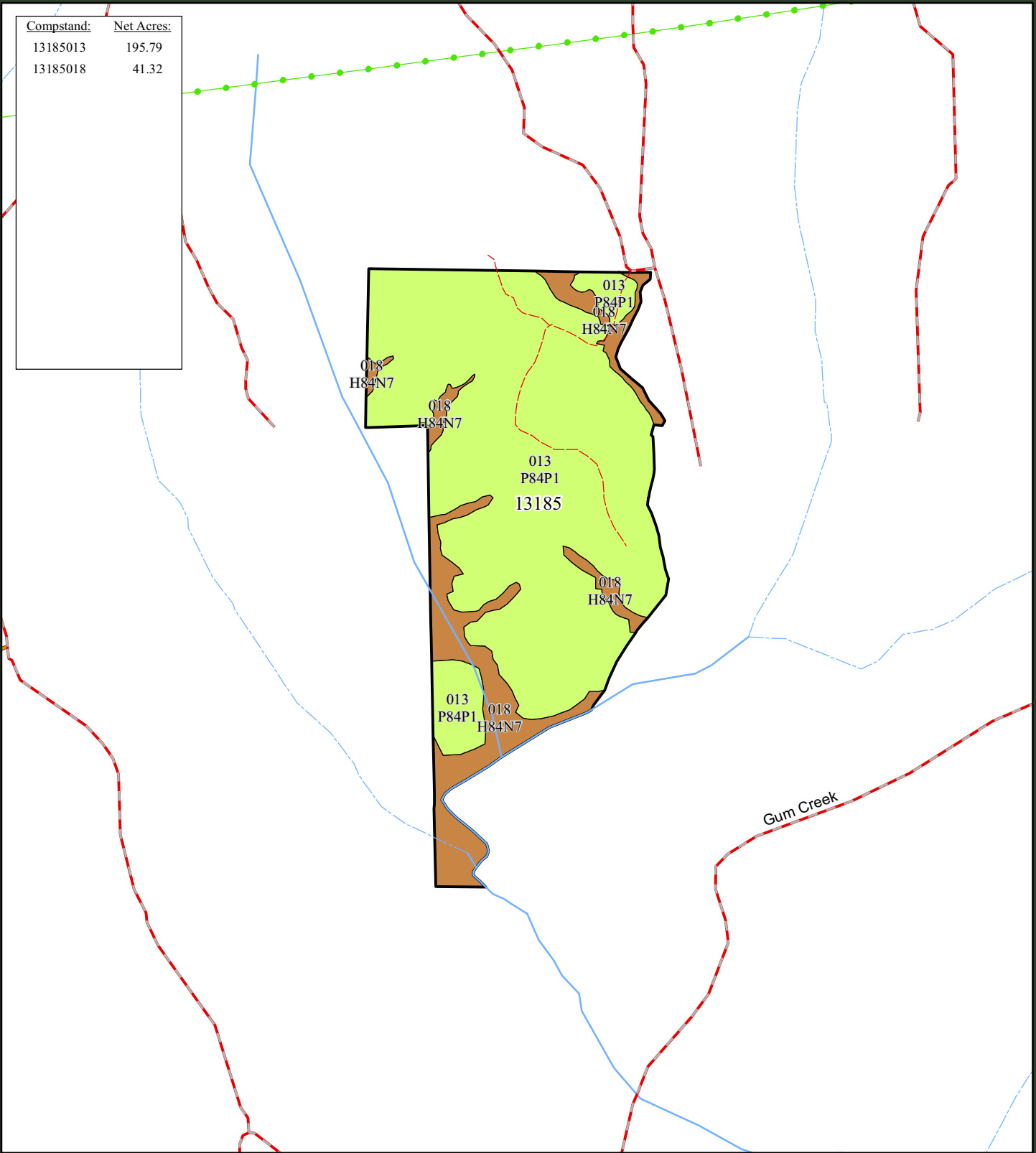


Forestar Property

Gum Creek  
Carroll & Heard County GA



Compstand:	Net Acres:
13185013	195.79
13185018	41.32



**Compartment: 13185**

**County:** GA-Carroll

**Region:** Southern GA

**Stand Type**

- Hardwood
- Pine
- Pine/Hardwood
- Transition
- Other

Date: 3/17/2009  
 Printed By: PackageGenerator  
 1 inch equals 0.25 miles



**FORESTAR**

<http://landforsale@forestargroup.com>  
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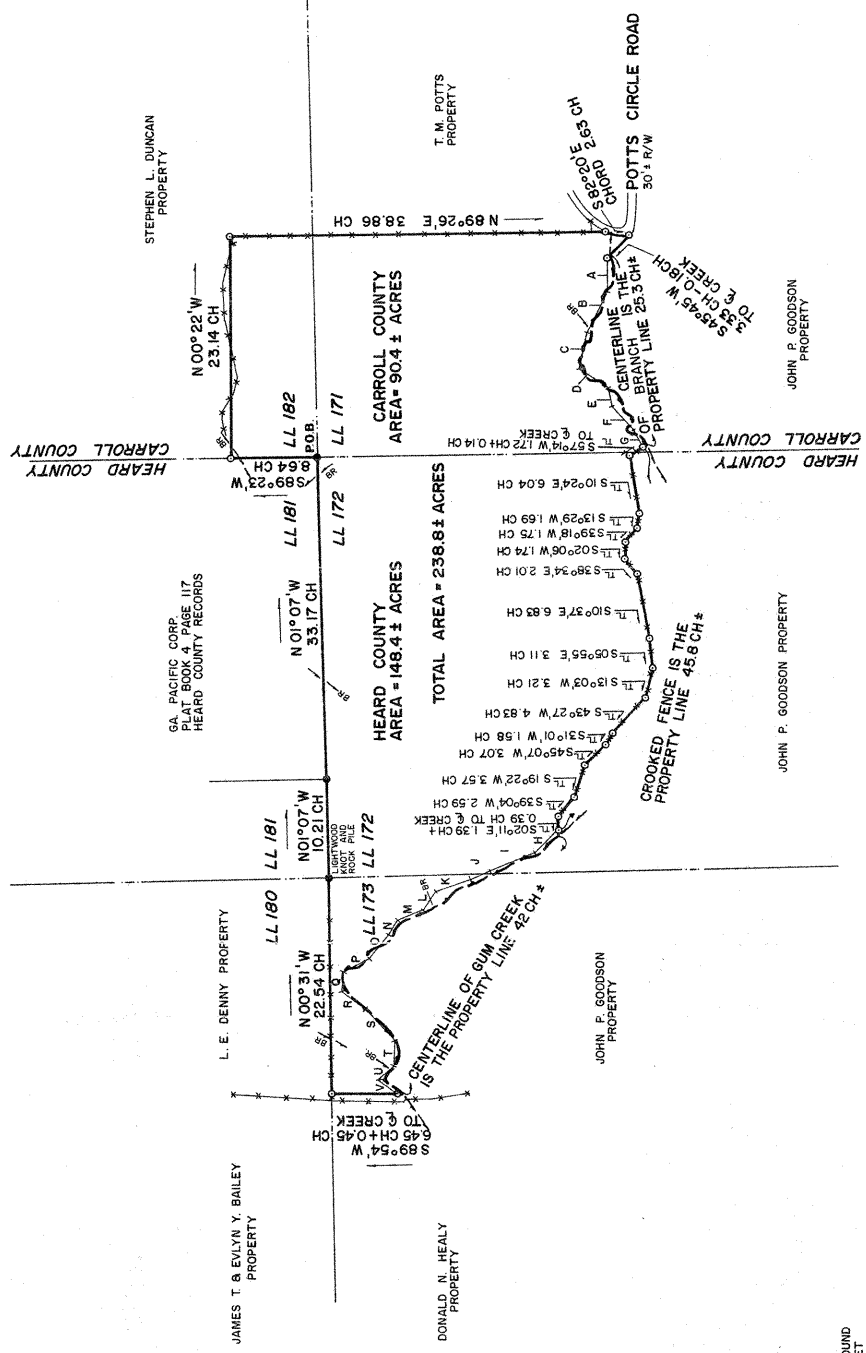
LINE	BEARING	CHAINS
A	S 01° 32' E	3.53
B	S 28° 21' W	5.04
C	S 09° 11' W	3.84
D	S 57° 36' E	3.51
E	S 10° 24' E	1.90
F	S 38° 13' E	3.38
G	S 28° 57' E	2.14
H	S 46° 03' W	3.52
I	S 66° 23' W	4.83
J	S 66° 13' W	1.99
K	S 71° 02' W	3.90
L	S 33° 15' W	2.24
M	S 66° 50' W	2.87
N	S 33° 18' W	1.75
O	S 38° 18' W	3.19
P	S 62° 46' W	2.86
Q	S 05° 55' W	2.13
R	S 52° 13' E	3.09
S	S 42° 19' E	2.87
T	S 08° 01' E	1.94
U	S 37° 49' W	3.11
V	S 50° 14' E	2.54

NOTE 1  
THESE LINES ARE TIE LINES ONLY AND ARE NOT ACTUAL PROPERTY LINES.

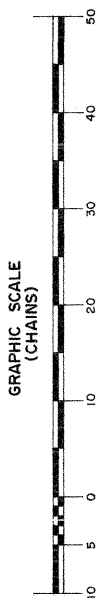
This plat was made with the map or plat is based on a closure precision of one foot in 10,954 feet and an angular error of .05" per angle point, and was adjusted using COMPASS rule.

This map or plat has been calculated for closure and is found to be accurate within one foot in 12,758 feet.

I hereby certify that this survey is correct and correct in accordance with the standards and requirements of the Georgia Surveyor's Law.  
 J. HUGH CAMP, JR.  
 SURVEYOR No. 939



- LEGEND**
- IRON PIN FOUND
  - ⊙ IRON PIN SET
  - FENCE
  - TIE LINE (NOT PROPERTY LINE)
  - RIGHT OF WAY
  - BR BRANCH
  - P.O.B. POINT OF BEGINNING



GEORGIA KRAFT COMPANY  
 WOOD AND WOODLANDS DIVISION  
 DOME, GEORGIA

**TRACT HE-107**  
**JOHN P. GOODSON TRACT**  
 LAND LOTS 172, 173 - 11TH DISTRICT - HEARD COUNTY, GEORGIA  
 LAND LOTS 171, 182 - 11TH DISTRICT - CARROLL COUNTY, GEORGIA  
 DEEDED AREA: 238.8 ± ACRES  
 ACTUAL AREA: 238.8 ± ACRES

SCALE: 1" = 10 CHAINS

APPROVED: [Signature] DATE: [Blank]  
 REVISED: [Blank] DATE: [Blank]  
 DRAWING S.R.H. DATE: [Blank]  
 SHEET: [Blank] OF: [Blank] DRAWING NUMBER: [Blank]

REGISTERED  
 No. 939  
 LAND SURVEYOR  
 J. HUGH CAMP, JR.  
 SURVEY AND PLAT BY  
 J. HUGH CAMP & ASSOCIATES  
 P.O. BOX 282  
 LAGRANGE, GEORGIA 30241