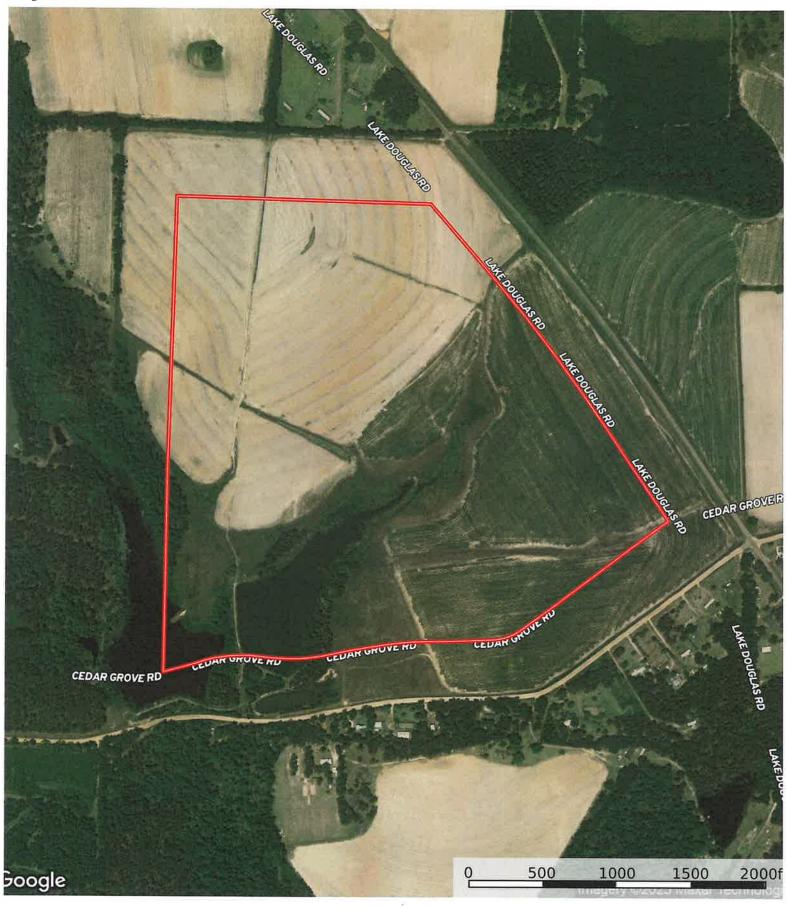
NOTE
ACREAGE AND DISTANCES ARE CONSIDERED APR
ARE FOR AUCTION PURPOSES ONLY. AKE DOUGLAS ROAD IIC SCALE GROVE 2550.



Boundary



Boundary

| Boundary 186.31 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TfA	Tifton loamy sand, 0 to 2 percent slopes	41.91	22.5	0	66	1
TfB	Tifton loamy sand, 2 to 5 percent slopes	40.06	21.5	0	65	2e
DoA	Dothan loamy sand, 0 to 2 percent slopes	26.89	14.43	0	61	2e
OeA	Orangeburg loamy sand, 0 to 2 percent slopes	23.65	12.69	0	69	1
ВоВ	Bonneau loamy sand, 0 to 5 percent slopes	15.27	8.2	0	43	2s
OSA	Osier and Bibb soils, 0 to 2 percent slopes, frequently flooded	14.44	7.75	0	22	5w
Pt	Pits	7.36	3.95	0	2	
W	Water	4.53	2.43	0	.=:	(±)
GoA	Goldsboro loamy sand, 0 to 2 percent slopes	3.96	2.13	0	61	2w
LnA	Lynchburg fine sandy loam, 0 to 2 percent slopes	3.8	2.04	0	63	2w
GrA	Grady sandy loam, 0 to 2 percent slopes, frequently ponded	3.08	1.65	0	18	5w
OcA	Ocilla loamy fine sand, 0 to 2 percent slopes	1.36	0.73	0	60	3w
TOTALS		186.3 1(*)	100%		54.93	1.93

^(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

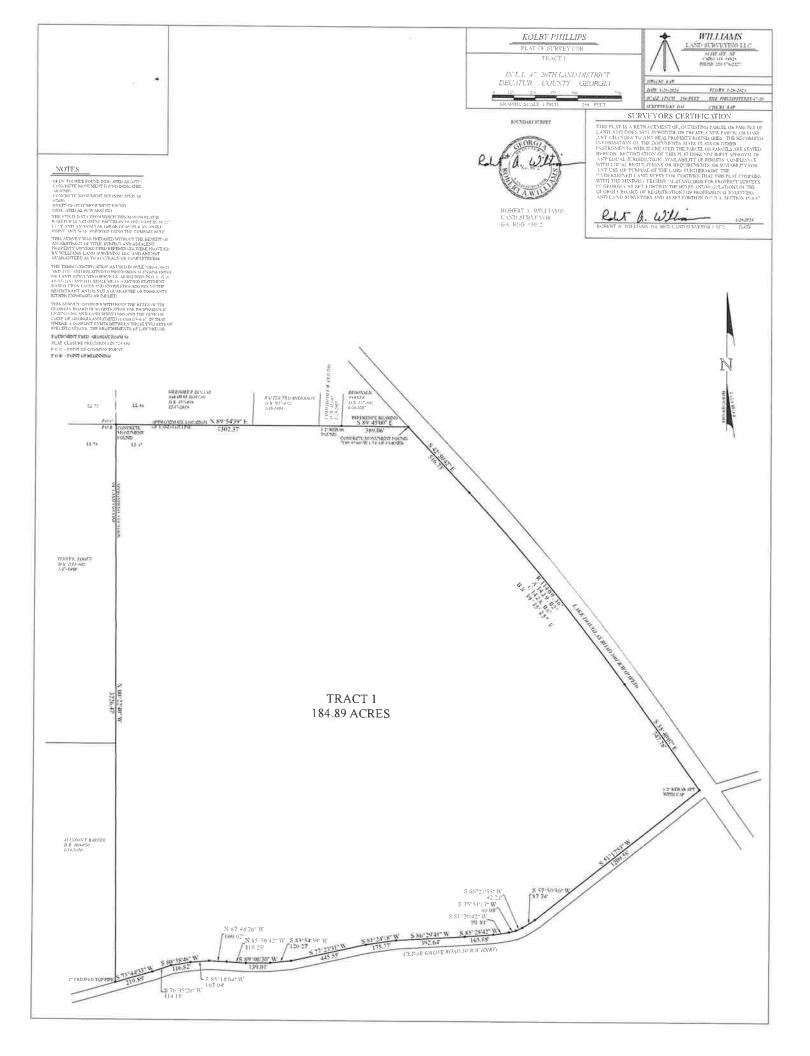
Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability							E.		
	1	2	3	4	5	6	7	8	
'Wild Life'	•	•	•	•	•	•	•	•	
Forestry	•	•	•	•	•	•	•		
Limited	•	•	•	•	•	•	•		
Moderate	•	•	•	•	•	•			
Intense			•	•	0				
Limited	•	•		•					
Moderate	•	•	•						
Intense	•	•							
Very Intense	•								

Grazing Cultivation

- (c) climatic limitations (e) susceptibility to erosion
- (s) soil limitations within the rooting zone (w) excess of water



GEORGIA DECATUR

Form: FSA-156EZ

USDA United States Department of Agriculture Farm Service Agency

Abbreviated 156 Farm Record

FARM: 5074

Prepared: 1/10/25 8:03 AM CST

Crop Year: 2025

Tract Land Data

Tract 5262 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
45.60	30.54	33.49	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	33.49	6.90	0.00	0.00	2,95	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	6.00	0,00	38
Oats	1,38	0.00	47
Corn	13.11	0.00	111
Peanuts	16.23	0,00	3483
Seed Cotton	3.67	0.00	2131

TOTAL 40.39 0.00

NOTES

Tract Number : 5822

Description : N9/1B

FSA Physical Location : GEORGIA/DECATUR

ANSI Physical Location : GEORGIA/DECATUR

BIA Unit Range Number

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : TERRY PHILLIPS
Other Producers : PHILLIPS FARMS

Recon ID : None

Tract Land Data

A CONTRACTOR OF THE PARTY OF TH							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
186.33	148.61	148.61	0.00	0.00	0.00	0,00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	148.61	0.00	0.00	0.00	0.00	0.00

DCP	Crop	Data
-----	------	------

	Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
- 1				

GEORGIA DECATUR

Form: FSA-156EZ

United States Department of Agriculture Farm Service Agency

Abbreviated 156 Farm Record

FARM: 5074

Prepared: 1/10/25 8:03 AM CST

Crop Year: 2025

Tract 5822 Continued ...

Oats	5.26	0.00	47
Corn	46.39	0.00	111
Peanuts	83.00	0.00	3483
Seed Cotton	13.94	0.00	2131

TOTAL 148.59 0.00

NOTES

Tract Number : 7024

Description : Comb T-1714/1715 N9/2B FSA Physical Location : GEORGIA/DECATUR ANSI Physical Location : GEORGIA/DECATUR

BIA Unit Range Number :

HEL Status : HEL determinations not completed for all fields on the tract

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : TERRY PHILLIPS

Other Producers : None

Recon ID : 13-087-2011-54

Tract Land Data								
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	
11.29	7.31	7.31	0.00	0.00	0.00	0.00	0.0	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD	
0.00	0.00	7.31	0.30	0.00	0.00	0.00	0.00	

DCP Crop Data								
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield					
Oats	0.08	0.00	47					
Corn	0.69	0.00	111					
Peanuts	6.62	0.00	3483					
Seed Cotton	0.21	0.00	2131					

TOTAL 7.60 0.00

NOTES

GEORGIA -

Form: FSA-156EZ

USDA United States Department of Agriculture Farm Service Agency

Abbreviated 156 Farm Record

FARM: 5074

Prepared: 1/10/25 8:03 AM CST

Crop Year: 2025

Tract 5822 Continued ...

Oats	5.26	0.00	47
Corn	46.39	0.00	111
Peanuts	83.00	0.00	3483
Seed Cotton	13.94	0.00	2131

TOTAL 148.59 0.00

NOTES

Tract Number : 7024

Description : Comb T-1714/1715 N9/2B

FSA Physical Location : GEORGIA/DECATUR

ANSI Physical Location : GEORGIA/DECATUR

BIA Unit Range Number

HEL Status : HEL determinations not completed for all fields on the tract

Wetland Status : Tract does not contain a wetland

WL Violations None

Owners : TERRY PHILLIPS

Other Producers : None

Recon ID : 13-087-2011-54

	Tract Land Data									
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane			
11.29	7.31	7.31	0.00	0.00	0.00	0.00	0.0			
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD			
0.00	0.00	7.31	0.30	0.00	0.00	0.00	0.00			

	DC	P Crop Data	
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	0.08	0.00	47
Corn	0.69	0.00	111
Peanuts	6.62	0.00	3483
Seed Cotton	0.21	0.00	2131

TOTAL 7.60 0.00

NOTES





RENTZ IRRIGATION, INC. - 1617 Dothan Rd, Bainbridge, GA, 39817, United States



Map Summary Report - Terry Phillips 7t

100.36	1408.75	7	87.9	Large Field Electrical Pivot 8000	Terry Phillips 7t	Pivot_4_1620259232795
Total Irrigated Area (Total Machine Length (ft)	No.of Towers	Machine Area (ac)	Machine Category	Design Name	Field Name

Total Project Irrigated Area (sc): 237.35

Irrigated Area using (ac)	(Terry Phillips 7t)
87.5	Spans and Overhang
0	Corner
12.86	Endgun*
0	Bender / DropSpan
0.00	Polygon

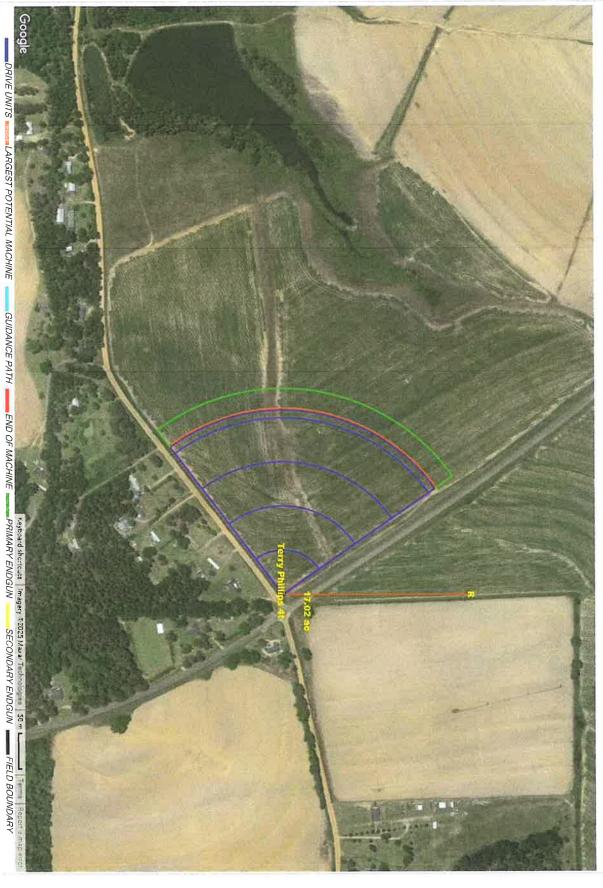
7	თ	σı	4	ω	2	-	S.No		
65/8	6 5/8	6 5/8	6 5/8	6 5/8	6 5/8	6 5/8	Diameter	* Estimated	
160.00	204.90	204.90	204.90	204.90	204.90	204.90	Length (ft)	Total Span Length (ft) 1389.40	
							Cable Size	n (ft) 1389.40	
							Motor Options		
								Overhang L	
11.2 x 24 New w/Tube	Tire Size	Overhang Length (ft) 18.00							
ō	Ď	Ö	ā	ō	ĕ	ō			
None	Bender / DropSpan	Flex∕Transi							
Standard	Profile	Flex/Transition/Other Lengths (ft) 1.35							
1388.45	1228.71	1023.81	818.91	614.01	409.11	204.21	Wheel Track (ft)	gths (ft) 1.35	

Primary Endgun

End Angle	Start Angle	Endgun Angles (Terry Phillips 7t)
156.30 deg	298.00 deg	Endgun 1

Pivot_4_1620259232795	Field Name
30.838958725607334	Latitude
-84.45913291059152	Longitude
	Pivot Road Angle
3	Pivot Road Offset
298 deg 156.3 deg	Start Angle
156.3 deg	End Angle





RENTZ IRRIGATION, INC. - 1617 Dothan Rd, Bainbridge, GA, 39817, United States



Map Summary Report - Terry Phillips 4t

Pivot_3_16202585629575	Field Name
Terry Phillips 4t	Design Name
Large Field Electrical Pivot 7000	Machine Category
13.9	Machine Area (ac)
4	No.of Towers
856.95	Total Machine Length (ft)
17.02	Total Irrigated Area (ac)

Total Project Irrigated Area (ac): 237.35

Irrigated Area using (ac)	(Terry Phillips 4t)
13.65	Spans and Overhang
0	Corner
3.37	Endgun*
0	Bender / DropSpan
0.00	Polygon

		<u> </u>				
III galed A	* Estimated	Diameter	6 5/8	6 5/8	6 5/8	
illigated Alea using (ac)	Total Span L	Length (ft)	204.90	204.90	204.90	200
13.00	Total Span Length (ft) 819.60	Cable Size	12 ga cable / 11 cond	12 ga cable / 11 cond	12 ga cable / 11 cond	
c	Overhan	Motor Options	68 RPM VS-7000 Helical	68 RPM VS-7000 Helical	68 RPM VS-7000 Helical	
3.37	Overhang Length (ft) 36.00	Tire Size	11.2 x 24 New Tubeless	11.2 x 24 New Tubeless	11.2 x 24 New Tubeless	
c	Flex	Bender / DropSpan	None	None	None	
0.00	Flex/Transition/Other Ler	Span Profile	Standard	Standard	Standard	

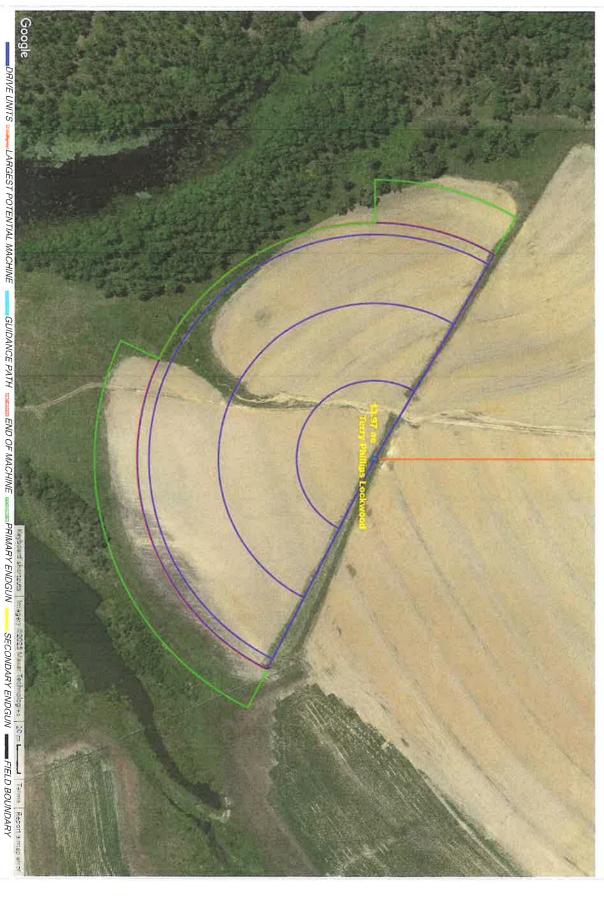
		Total Span Le	Total Span Length (ft) 819.60	Overhan	Overhang Length (ft) 36.00		Flex/Transit	Flex/Transition/Other Lengths (ft) 1.35
S.No	S.No Diameter	Length (ft)	Cable Size	Motor Options	Tire Size	ze	Bender / DropSpan	
-1	6 5/8	204.90	12 ga cable / 11 cond	68 RPM VS-7000 Helical	11.2 x 24 New Tubeless	Tubeless	Tubeless None	
2	6 5/8	204.90	12 ga cable / 11 cond	68 RPM VS-7000 Helical	11.2 x 24 New Tubeless	ubeless	ubeless None	
ω	6 5/8	204.90	12 ga cable / 11 cond	68 RPM VS-7000 Helical	11.2 x 24 New Tubeless	ibeless	lbeless None	
4	6 5/8	204,90	12 ga cable / 11 cond	68 RPM VS-7000 Helical	11.2 x 24 New Tubeless	eless	peless None	

Primary Endgun

End Angle	Start Angle	Endgun Angles (Terry Phillips 4t)
325.00 deg	233,00 deg	Endgun 1

Pivot_3_16202585629575	Field Name
30.837604827238362 -84.45255592478449	Latitude
-84.45255592478449	Longitude
	Pivot Road Angle
1 1	Pivot Road Offset
233 deg 325 deg	Start Angle
325 deg	End Angle





RENTZ IRRIGATION, INC. - 1617 Dothan Rd, Bainbridge, GA, 39817, United States



Map Summary Report - Terry Phillips Lockwood

	548.35	ω	11.18	Large Field Electrical Pivot 7000	Terry Phillips Lockwood	Pivot_8_18202515425436	
Total	Total Machine Length (ft)	No.of Towers	Machine Area (ac)	Machine Category	Design Name	Field Name	

Total Project Irrigated Area (ac): 283.17

Irrigated Area using (ac)	(Terry Phillips Lockwood)
11.11	Spans and Overhang
0	Corner
2.85	Endgun*
0	Bender / DropSpan
0.00	Polygon

8		
No Diameter Length (ft)	* Estimated	Irrigated Ar
Length (ft)	Total Span Length (ft) 520.00	Irrigated Area using (ac)
Cable Size	ft) 520.00	11.11
Motor Options	Overha	0
Tire Size	Overhang Length (ft) 27.00	2.85
Bender / Drop	Flex	0
DropSpan Profile Wheel Track	Flex/Transition/Other Lengths (ft) 1.35	0.00
Wheel Track	ths (ft) 1.35	

Primary Endgun

ω 12

6 5/8 6 5/8 6 5/8

160.00 180.00 180.00

12 ga cable / 11 cond 12 ga cable / 11 cond 12 ga cable / 11 cond

68 RPM VS-7000 Helical 68 RPM VS-7000 Helical 68 RPM VS-7000 Helical

11.2 x 24 New Tubeless 11.2 x 24 New Tubeless 11.2 x 24 New Tubeless

None None None

519.05

Standard Standard Standard

> 179.31 359.31

Wheel Track (ft)

Endgun Angles Terry Phillips Lockwood)	Endgun 1	Endgun 2
Start Angle	117.00 deg	270.00 deg
End Angle	205.00 deg	300.00 deg

Pivot 8 18202515425436	Field Name
30.83947869358665	Latitude
-84.46065610644132	Longitude
•	Pivot Road Angle
	Pivot Road Offset
117 deg	Start Angle
300 deg	End Angle

Map Summary Report

Version Name - Terry Phillips2024_Version

RENTZ IRRIGATION, INC. - 1617 Dothan Rd, Bainbridge, GA, 39817, United States

SECONDARY ENDGUN ------ FIELD BOUNDARY



Map Summary Report

Pivot_5_16202591637303	Field Name
	Design Name
	Machine Category
2.91	Machine Area (ac)
0	No of Towers
200	Total Machine Length (ft)
2.91	Total Irrigated Area (ac)

Total Project Irrigated Area (ac): 240.26

Irrigated Area using (ac)	
0	Spans and Overhang
0	Corner
0	Endgun*
0	Bender / DropSpan
0.00	Polygon

* Estimated

Pivot_5_16202591637303	Field Name
ω	Latitude
0.83726881954574 -84.4615106888831	Longitude
	Pivot Road Angle
	Pivot Road Offset
0 deg	Start Angle
360 deg	End Angle

Application # S-05098
(For EPD use only)

Georgia Department of Natural Resources

Environmental Protection Division Agricultural Permitting Unit 531 Main Street, Suite D

Tifton, GA 31794-4898

LETTER OF CONCURRENCE FOR AN AGRICULTURAL SURFACE WATER WITHDRAWAL (THIS IS NOT A PERMIT FOR FARM USE OF SURFACE WATER)

TERRY KEITH PHILLIPS 1624 PINE ST BAINBRIDGE, GA 39819 E.K. 1/14/25

February 26, 2008

COPY

Dear TERRY KEITH PHILLIPS:

CONCURRENCE FOR WITHDRAWAL AT THIS LOCATION: In response to your agricultural surface water withdrawal application, the Georgia Environmental Protection Division (EPD) hereby concurs with your proposal to withdraw water from your pond in DECATUR County at the location (-84° 27' 42.8" W, 30° 50' 14.2" N) shown along the shoreline of the stream or pond on the enclosed map. The withdrawal source is located on Yellow Water Branch in the Lower Ochlockonee River sub-basin. If the appraisal location shown on the map is not the location you intended, or you find it necessary to locate the pumping station from this site, please contact us by phone or email so that we can evaluate your preferred location. In this case, we will perform another hydrologic appraisal and reissue a revised Letter of Concurrence with a new application map.

To obtain your AGRICULTURAL WATER WITHDRAWAL PERMIT please follow all instructions in this letter before the expiration date and return the requested forms. You cannot begin pumping, except for testing purposes, until this the PERMIT is sent to you.

APPROVED PUMPING CAPACITY: The maximum combined pumping rate of the pump(s) at this location or source must roughly correspond with 1320 gallons per minute as stated on your application.

POND REFILL SUPPLY: If you decide to supply this pond with supplemental water using groundwater from a well or surface water pumped from another location, then an agricultural withdrawal permit will be required for that supplemental withdrawal. We prefer to permit those types of well-to-pond or stream-to-pond combinations as a single permit. Generally, metering will remain at the direct supply to the irrigation system.

LOW FLOW PROTECTION PLAN: A hydrologic appraisal has been performed for your location, and to the limits of best available data and technology, the withdrawal you proposed should not significantly interfere with existing EPD-permitted downstream users or impaired-flow streams. NO LOW FLOW PROTECTION PLAN IS REQUIRED.

WATER CONSERVATION PLAN: Currently water conservation plans are not required in this area if water is solely supplied by surface water.

WATER METERING REQUIREMENTS: The surface water pump or attached irrigation system must have a water flow meter installed prior to issuing your Permit. This meter must be approved by the Georgia Soil and Water Conservation Commission (GSWCC) and installed according to the manufacturer's specifications. Water withdrawal may not commence until a flow meter is installed. In order to minimize the expenses related to metering your pump and irrigation system, please contact your Georgia Soil and Water Conservation Commission representative as soon as possible before the construction of your system. The GSWCC will provide useful information about the flow meter and installation requirements (see attached map for the representative in your area).





WHAT TO DO AFTER INSTALLATION OF YOUR PUMP(S): No withdrawals in excess of 100,000 gallons per day (on a monthly average for the system as a whole) may be made until you have received a Permit for Farm Use of Groundwater signed by the Director of EPD. After the new system has been constructed (or if the system has already been installed) and after your flow meter has been installed and approved by the GSWCC, please return the following documents to this office so that a Permit can be issued:

- 1. A copy of this Letter of Concurrence.
- 2. A Low Flow Protection Plan signed by you (if required above)
- 3. A Water Conservation Plan signed by you (if required above).
- 4. A Flow Meter Approval Form(s) completed and signed by a GSWCC representative.

AUTOMATIC EXPIRATION OF THIS LETTER OF CONCURRENCE: Your permission to establish this surface water withdrawal will automatically expire at the date stated below. After that time you will need to reapply according to permitting rules in effect at that time. If circumstances prevent you from installation by the deadline, and you may request an extension before that deadline, the Agricultural Permitting Unit of EPD will generally grant extensions for a few months. They will notify you in writing of the new expiration date after your request.

This Concurrence Letter Will Expire On February 26, 2009

Sincerely.

Cliff Lewis, Program Manager, Agricultural Permitting Unit



Jeffrey W. Cown, Director

Agricultural Permitting Unit 531 Main Street, Suite D

Tifton, Georgia 31794 229-391-2400

Application # S-07580

January 28, 2025

LETTER OF CONCURRENCE FOR AN AGRICULTURAL SURFACE WATER WITHDRAWAL

(THIS IS NOT A PERMIT FOR FARM USE OF SURFACE WATER)

TERRY PHILLIPS 342 PHILLIPS POPE RD CLIMAX, GA 39834

Dear TERRY PHILLIPS,

In response to your agricultural surface water withdrawal application, the Georgia Environmental Protection Division (EPD) hereby concurs with your proposal to withdraw water in **Decatur County** at the location shown in Table 1 below along the shoreline of the stream or pond on the enclosed map. If the appraisal location shown on the map is not the location you intended, or you find it necessary to locate the pumping station from this site, please contact us by phone or email so that we can evaluate your preferred location. In this case, we will perform another hydrologic appraisal and reissue a revised Letter of Concurrence with a new application map.

Surface Pump Information:

Pump#	Surface Water Source	Pump Capacity (GPM)	Latitude	Longitude
i	Pond #1	1500	30.837017	-84.460924

Table I...

The maximum irrigated acres for this system shall not exceed 185 acres.

In order to obtain your AGRICULTURAL WATER WITHDRAWAL PERMIT please follow all instructions in this letter before the expiration date and return the requested forms. No withdrawals in excess of 100,000 gallons per day (on a monthly average for the system as a whole) may be made until you receive a **Permit for Farm Use of Surface Water** signed by the Director of EPD.

LOW FLOW PROTECTION PLAN: Based on the surface water evaluation performed there is no low flow protection plan required to obtain this permit.

WATER CONSERVATION PLAN: A water conservation plan, now required for selected areas of the state is not required for this withdrawal, but is requested. EPD encourages you to adapt best management practices that reduce the cost of irrigation and saves water.

WATER METERING REQUIREMENTS: The surface water pump must have a water use meter installed prior to issuing your Permit. A correctly installed and operable water use meter is required as a condition of using water for agricultural use. Please review and install your water use meter according to the manufacturer's specifications. A Flow Meter Approval Form is enclosed. Water withdrawal may not commence until a water use meter is installed.

Application No: S-07580 Page 1 of 2

MODIFICATIONS: Any modification to approved pumping capacity, number of acres, or location of withdrawal must be submitted to EPD in writing for review and approval.

WHAT TO DO AFTER INSTALLATION OF YOUR PUMP(S): After the new system has been constructed (or if the system has already been installed) and after your flow meter(s) has been installed and approved, please return the following documents to this office so that a Permit can be issued:

1. A Flow Meter Approval Form completed and signed by the installer.

AUTOMATIC EXPIRATION OF THIS LETTER OF CONCURRENCE: Your permission to establish this surface water withdrawal will automatically expire at the date stated below. After that time you will need to reapply according to permitting rules in effect at that time.

This Concurrence Letter Will Expire On January 28, 2026

Sincerely,

Cliff Lewis, Program Manager, Agricultural Permitting Unit

S-07580

