

**Telfair County Site Analysis Inventory Form**  
11/5/2005

**Site 341-3**

<b>Evaluation Criteria</b>	<b>Characteristics</b>
<b>General Site Characteristics</b>	
Total Acreage	950 Acres
Expansion Potential	No -limited by the railroad to the north, city of Scotland to the east, and highway 341 to the south
Site configuration	Irregular
Present Zoning	Not Zoned - located in the county. Adjacent to Scott city limit
Land Use Constraints	City of Scott to the east, light commercial at front of site
Ownership	One owner
Map & Parcel	Map 38
	Parcel 6
<b>Environmental</b>	
Probable Wetland Acres	25.7 Acres
Flood Plain Acres (non overlap)	None
Hydric Soils <sup>(1)</sup>	238.4 Acres
Likely Usable Acres	711.6 Acres
<b>Transportation</b>	
Highway Accessibility	Direct access to US 341, GA 149 direct access
Interstate Highway Accessibility	I-16, 35 miles north
Rail Accessibility	Norfolk Southern @ back of property
Airport	Three miles to Telfair-Wheeler Airport, 4,000 ft runway
Special Modes of Transportation	
<b>Services</b>	
Water Lines	8" main at Hwy 341, City of McRae @ site
Sewer Lines	City of McRae WWTP approximately one mile
Natural Gas	Not known
Telecommunications	
Fire Insurance	
<b>Purchase Price Estimate</b>	Not Estimated
<b>Infra. Improvement Cost</b>	Not Estimated
<b>Total \$ / Usable Acre</b>	Not Estimated

(1) Hydric soils are prevalent in the coastal areas of Georgia and some hydric soils may be wetlands. For sites where hydric soils or NWI wetlands are present, it is recommended that a wetlands delineation be conducted by a certified engineering or surveying firm prior to a purchase decision.