



Furrow6-2012

To: Furrow Auction and to Whom it may concern i.e. Bidders, Buyers

From: David McKinney Soil-Land Consulting

Subject; 16 large tracts to be offered at auction ; Stowers Estate , north MEIGS, county Tn.

Specifically; Suitability for septic drainfield construction on each of the tracts
.....and other observations

Methods; I walked onto and took borings, observed slopes and drainage ect on each of the tracts. I went to the old published USDA soils map for this area and compared it to the preliminary survey of the tracts.

Findings; There are many drainfield sites that will meet the Regs of state of Tennessee on each of the large tracts. Tracts range in size from near eight acres to 150 acres.

Areas that are suited for drainfields will be on slopes that are gently to strongly sloping (1 to 30 %). They will not be wet -natured, rocky, gullied or fill dirt. They will perc at 30 to 75 minutes per inch or a perc test will be required if they are very clayey or shaly at one or two foot in depth. They will lie at least 50 ft from any well or spring and 25 feet from any cutbank (road or old mining digs) or gullies or drainways and streams.

In general such areas for a 3 bedroom house's drainfield, will require an area like above that is about 5000 square ft (50by 100) and an equal area for the reserve area.

CAUTIONS; This is NOT a permit nor a high intensity Soil Map. This is my opinion of the areas examined based on many years of soils mapping for TDEC regulations. Prior to building a permit for a drainfield! must be secured from the Meigs County Environmental dept.

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Other Observations

Timber; I saw lots of nice white oak and other oaks on these tracts. I did not see any evidence of any recent cutting of timber except for some about ten year old pine stumps.

Old Iron ore workings; This area was mined with steam shovels and such about one hundred years ago and the ore barged to the iron furnace at Rockwood. These were long trenches and shallow 6-20 ft deep pits now covered with trees. Extensive on tract one and also seen on tract 4,5,6, 7 and 8. It was likely on some other tracts also but I did not walk it all.

Views; The Lake reaches it's widest area off to the west of these tracts most of which have a high hill or ridge offering these magnificent sunset views.

Topography; Hilly with some fairly wide hilltops.... Many opportunities to build homes with views.

Digging for driveways and basements. Much of the area is underlain by shale and non-massive fractured sandstone which makes for good roadbeds and usually is diggable with a backhoe for basements or footers.

Deer; we saw several in the hour before dark... also some TURKEY scratching.

Creeks; tracts 2,7, and 11 have small creeks that run to the lake... probably not year round streams though.

Ponds; generally the extensive shaly soils here will make for good pond construction.

David McKinney Land Consultant