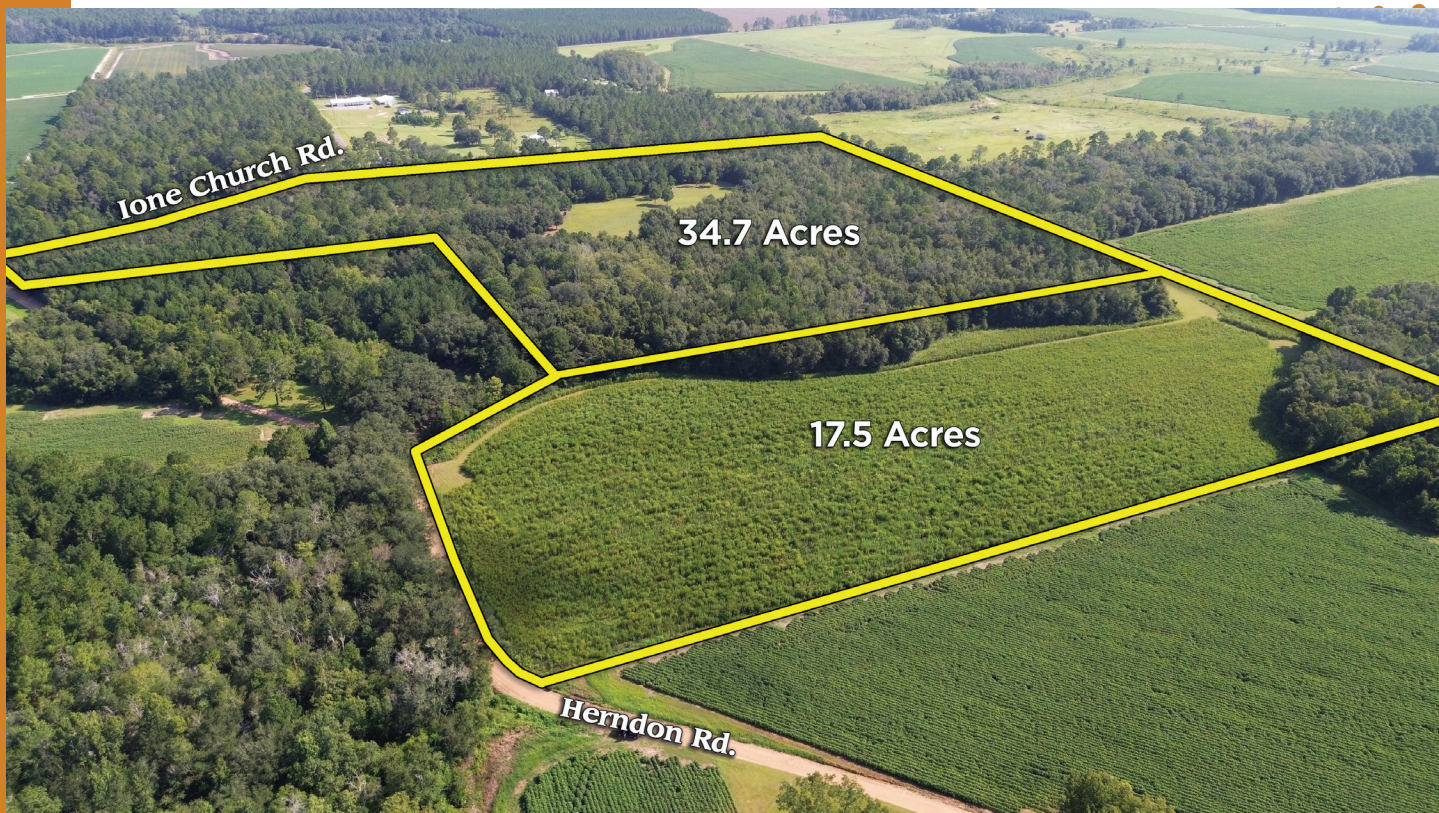


**Online  
Auction**

# HUNTERS CORNER - 52 ACRES

Ione Church Road, Pavo, GA • Brooks County



- Amazing hunting property with abundant wildlife
- Tower stands and feeders will remain on property
- Trails and food plots in place
- Approx. 5 miles to Pavo, 17 miles to Thomasville, and 30 miles to I-75
- Great property for recreation, hunting, and home sites
- Purchase divided or as a whole

**BIDDING ENDS SEPTEMBER 13**

**Derry Bennett, Auction Manager**

229.561.0480

derrybennett@gmail.com



**SOUTH  
AUCTION**

**SouthAuction.com**



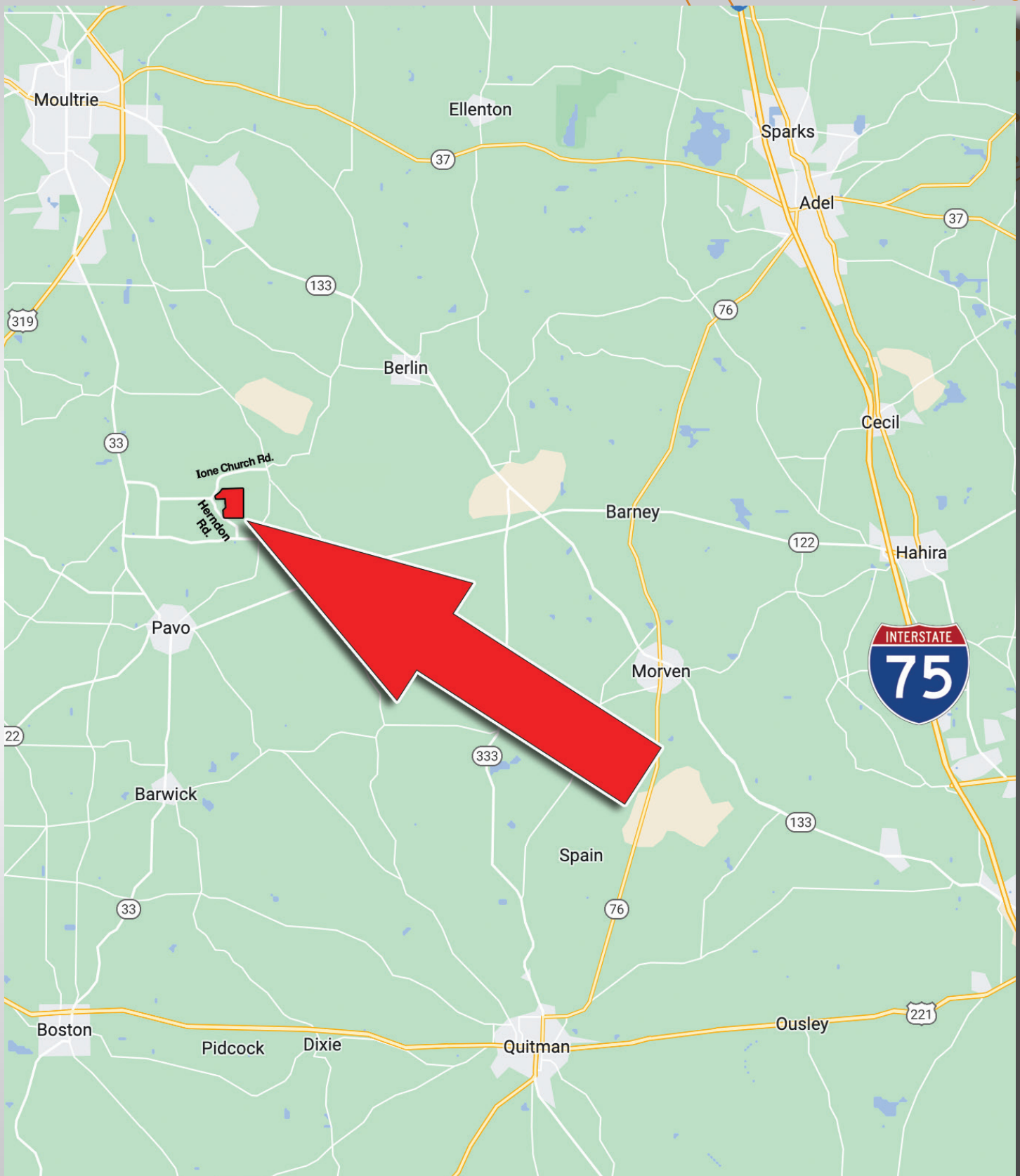


**SOUTH  
AUCTION**

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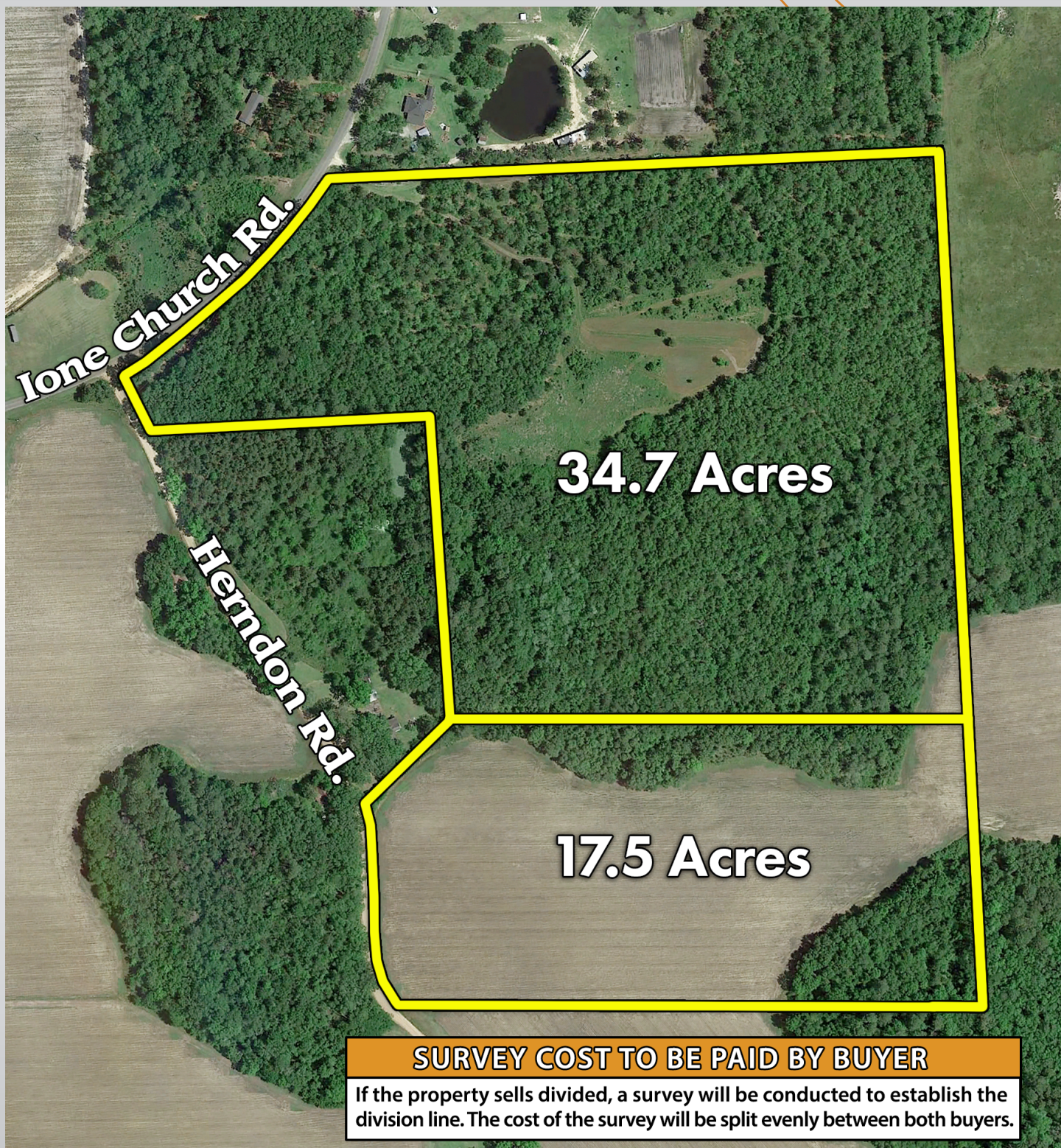








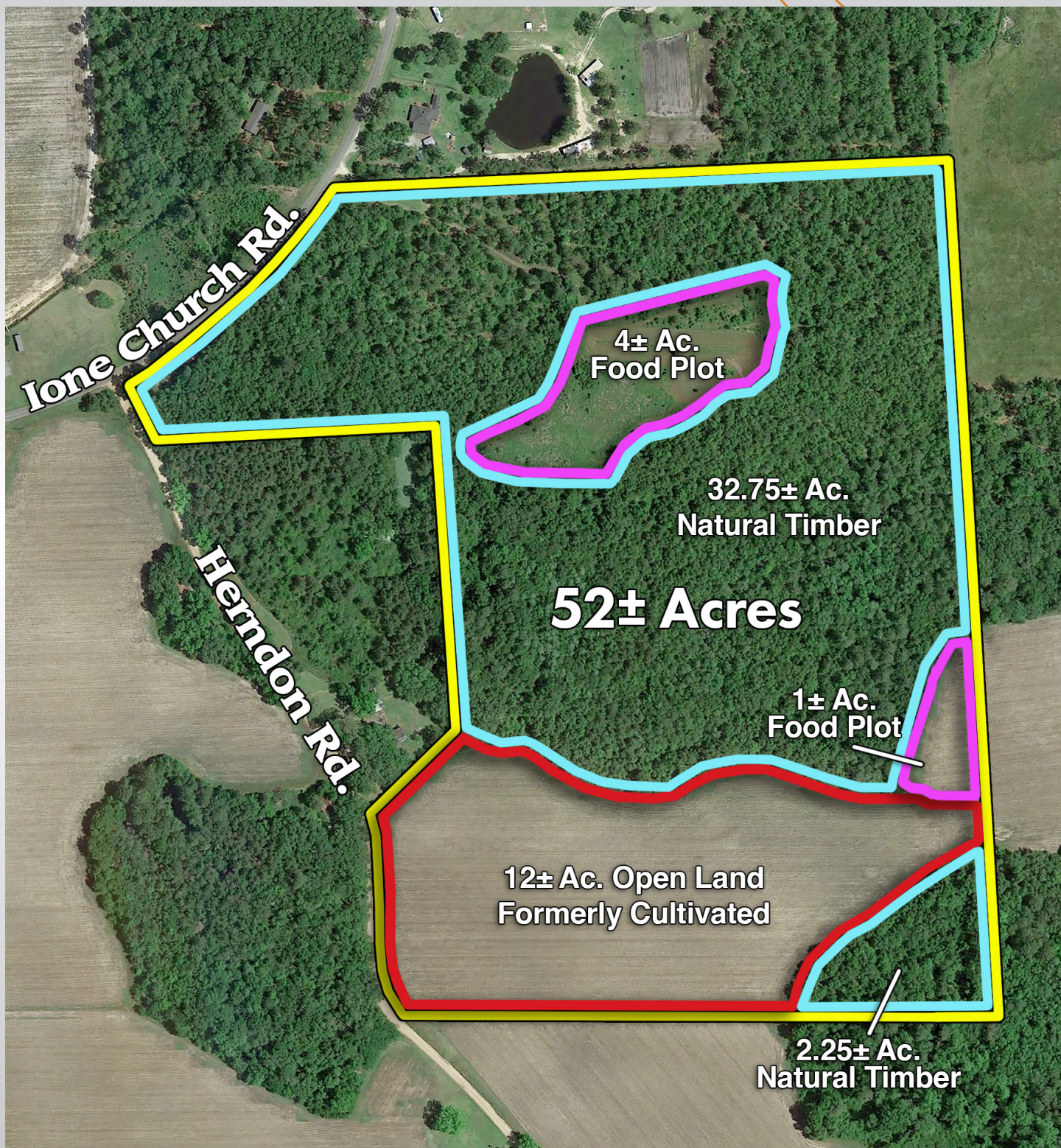
## AERIAL MAP







## STAND MAP



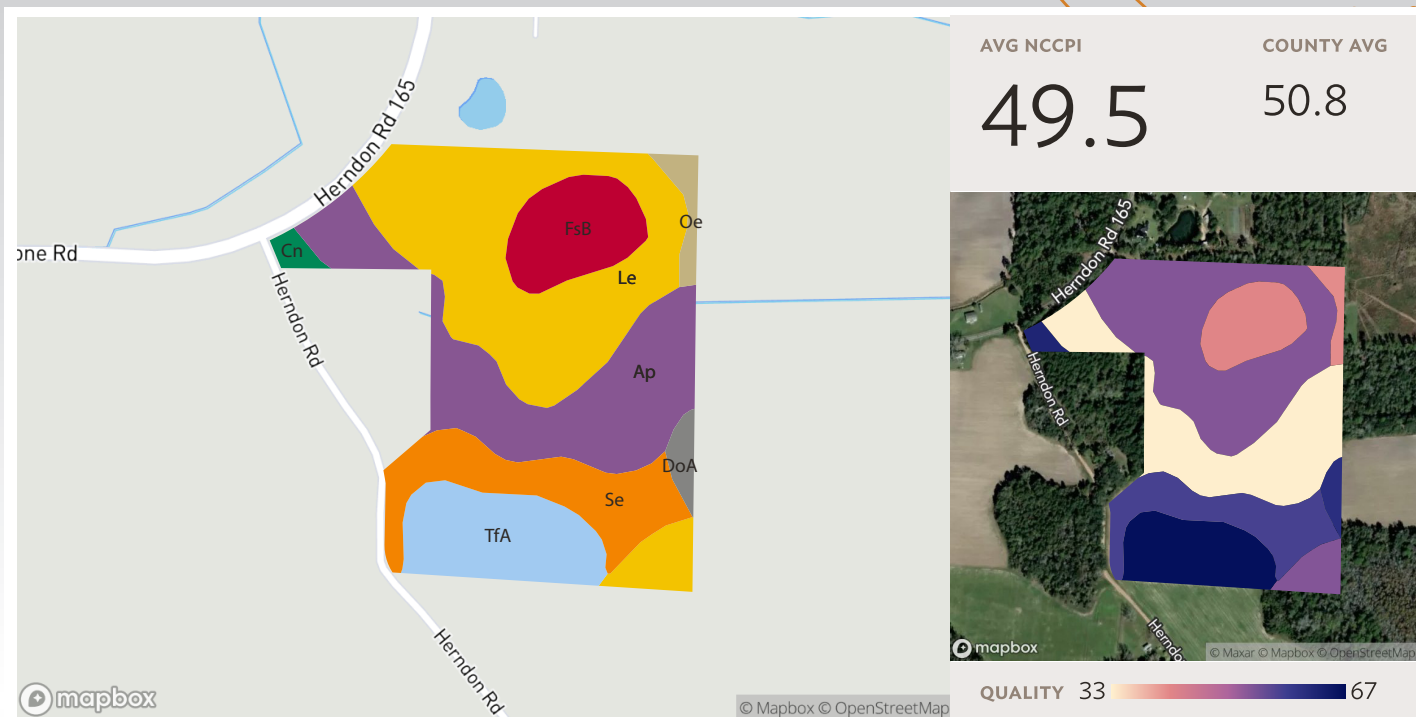




# 17.5 Acres



## SOILS MAP



Source: NRCS Soil Survey

## All fields

52 ac.

| SOIL CODE | SOIL DESCRIPTION                                                | ACRES | PERCENTAGE OF FIELD | SOIL CLASS | NCCPI |
|-----------|-----------------------------------------------------------------|-------|---------------------|------------|-------|
| Le        | Leefield loamy sand, 0 to 2 percent slopes                      | 19.38 | 37.1%               | 2          | 53.1  |
| Ap        | Alapaha loamy sand, 0 to 2 percent slopes, occasionally flooded | 12.61 | 24.1%               | 5          | 33.2  |
| Se        | Stilson loamy sand, 0 to 2 percent slopes                       | 6.80  | 13.0%               | 2          | 57.6  |
| TfA       | Tifton loamy sand, 0 to 2 percent slopes                        | 6.46  | 12.4%               | 1          | 66.4  |
| FsB       | Fuquay loamy sand, 0 to 5 percent slopes                        | 4.68  | 9.0%                | 2          | 41.7  |
| Oe        | Olustee sand                                                    | 0.99  | 1.9%                | 3          | 41.0  |
| DoA       | Dothan loamy sand, 0 to 2 percent slopes                        | 0.76  | 1.5%                | 2          | 61.0  |
| Cn        | Clarendon loamy sand                                            | 0.53  | 1.0%                | 2          | 62.6  |
| 52.22     |                                                                 |       |                     |            | 49.5  |





# PROPERTY PHOTOS





# TRAIL CAM PHOTOS





# ABOUT SOUTH AUCTION

We are a full service auction and real estate firm based based out of Swainsboro, GA with offices in Statesboro and Adel.

At South Auction, every day is unique and different. One day we may work on a million dollar real estate auction and the next day find ourselves sorting through an estate or prepping for a business liquidation. Whatever the situation, our staff is trained and capable to help you and your family. We evaluate every client's needs and determine how to best accomplish their objectives.

If you are considering selling real estate or personal property, we ask that you please give us a call.



**Left to Right:** Joe Lanier, Derry Bennett, Emily Conner, Alex Grovenstein, Bryan Neal, Lisa Peebles, Brent Stephens, Seth Durden, Tanya Lane, Rusty Lane