

Online
Auction

HILLTOP ESTATES - 76.6 ACRES

Located on the Candler/Bulloch County Line,
Salem Church Rd, Metter, GA



BIDDING ENDS OCTOBER 4 • 12PM

Seth Durden, Real Estate Agent/Forester

912.682.4169

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**SOUTH
AUCTION**

SouthAuction.com



SOUTH AUCTION

338 E Main Street,
Swainsboro, GA
478-455-1861

Hello,

South Auction is excited to present Hilltop Estates, located on the Candler/Bulloch County line. With plenty of road frontage and great topography, this property provides excellent opportunity for homesites and recreation activities.

We are offering Hilltop Estates in 13 tracts. Bidders can purchase single lots, combinations of parcels, or the property as a whole. This is a great chance to purchase land conveniently located near Metter and Statesboro, GA.

Please feel free to reach out with any questions you may have regarding the property or the auction process.

Sincerely,

Seth Durden



Seth Durden,
Real Estate Agent/Forester
(912) 682-4169
jsdurden4@gmail.com



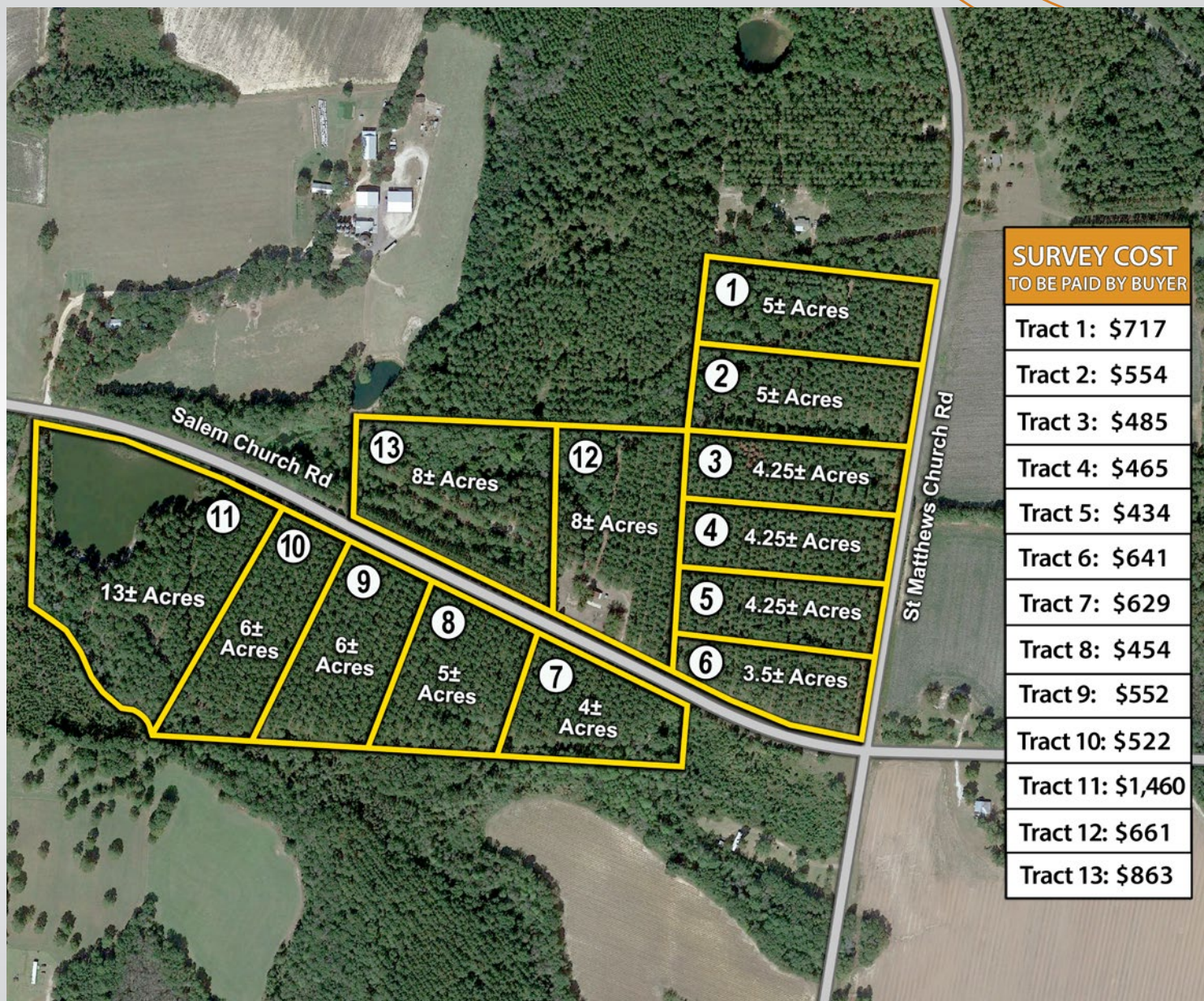
**SOUTH
AUCTION**

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AERIAL MAP

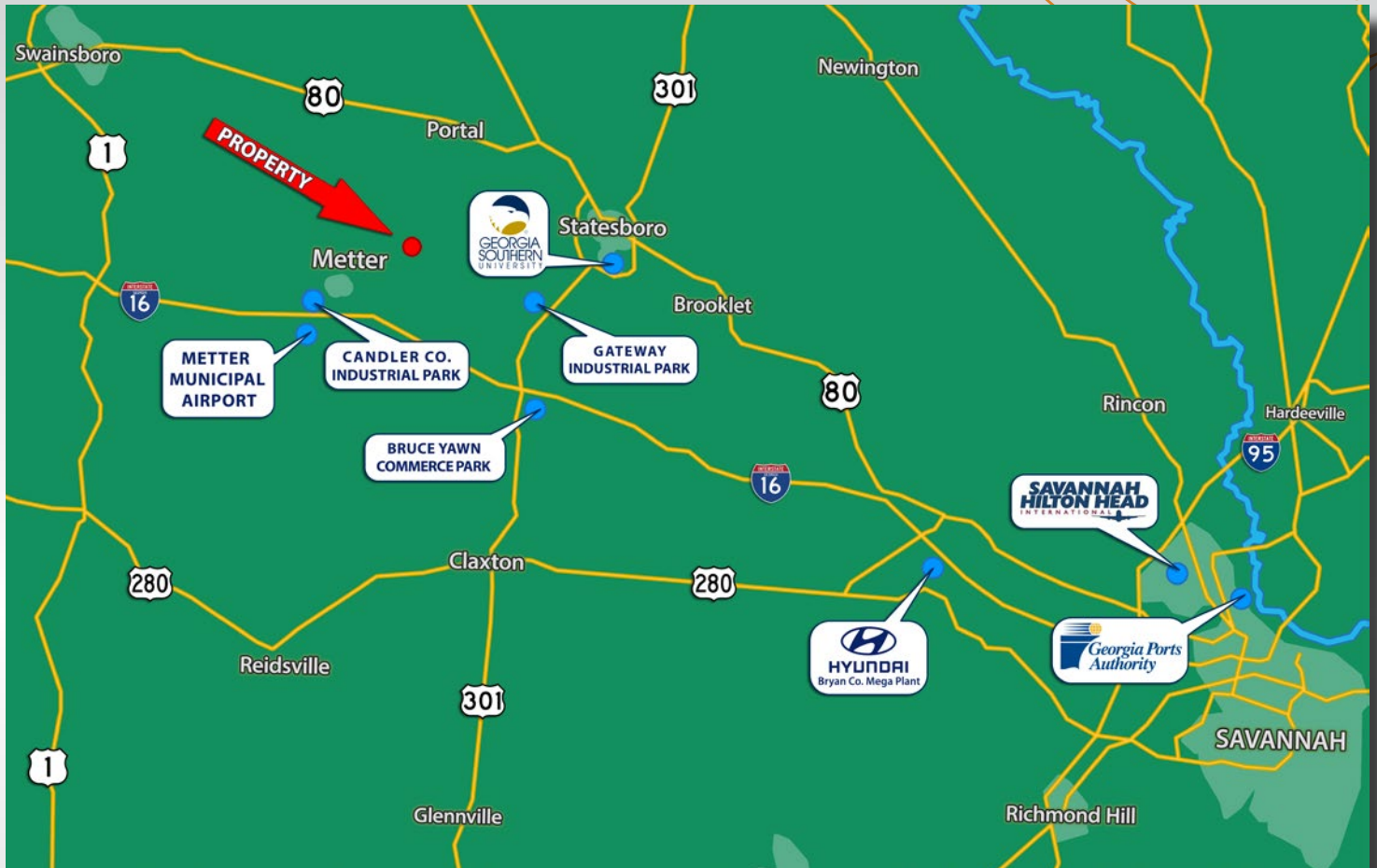


PROPERTY FEATURES



- Ideal homesites convenient to Metter or Statesboro
- Paved and dirt road frontage
- 4+/- Acre Pond
- Recently thinned loblolly pine plantation
- Recreational Opportunities

POINTS OF INTEREST MAP



- 10 minutes to Metter / 15 minutes to Statesboro
- 1 hour to Savannah / 50 minutes to the Hyundai Megasite
- 10 minutes to Interstate 16

NEWS AROUND THE REGION



1. Gov. Kemp: DAS Corp. to Bring 300 Automotive Jobs to Metter | Governor Brian P. Kemp Office of the Governor (georgia.gov)
- [Click Here](#)



2. Aspen Aerogels to Open Advanced Manufacturing Facility in Bulloch County Georgia Department of Economic Development
- [Click Here](#)



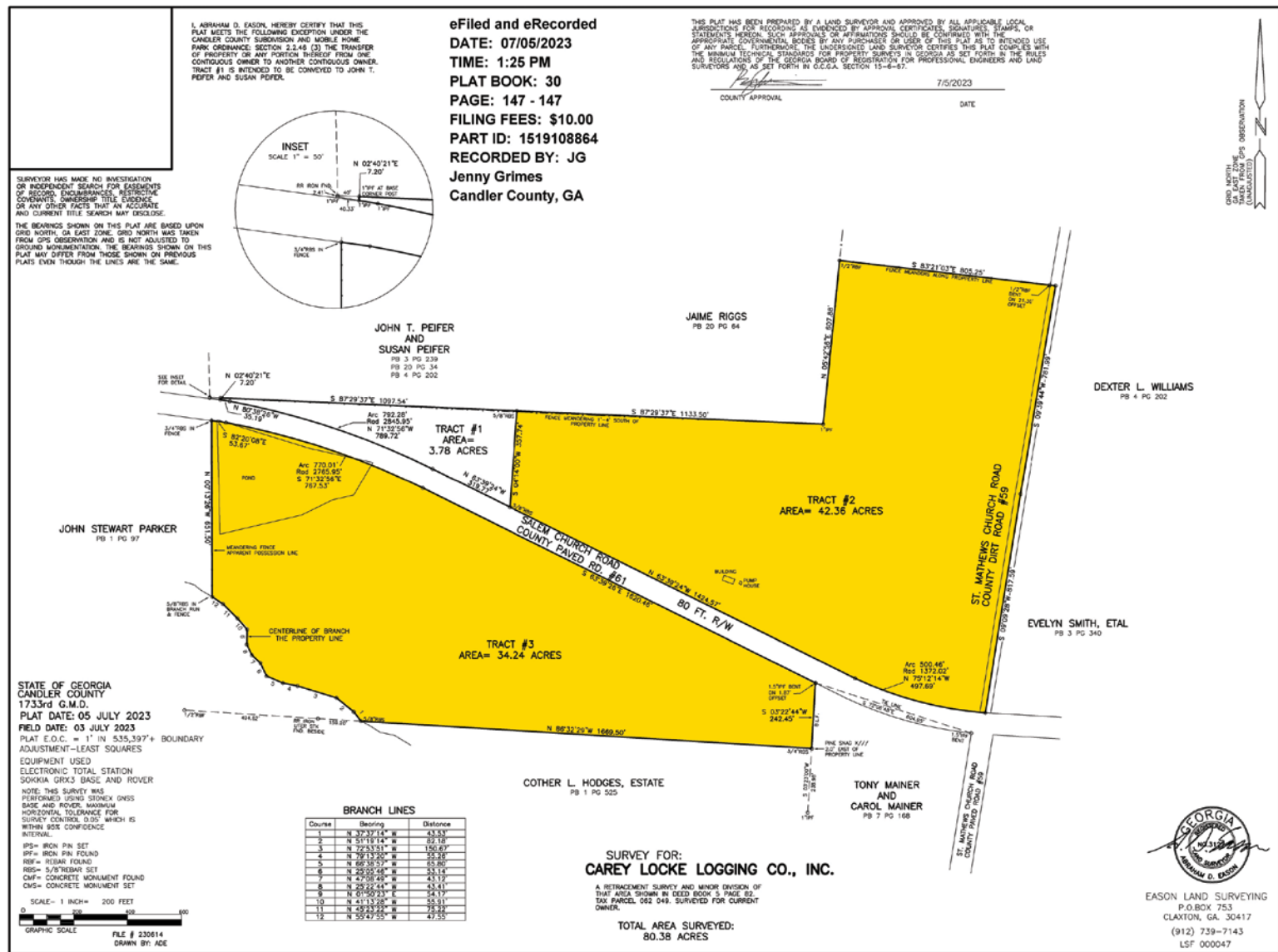
3. Ecoplastic to build plant in Bulloch County, creating 456 new jobs | WSAV-TV - [Click Here](#)



4. Hyundai Motor Group | Georgia Department of Economic Development - [Click Here](#)

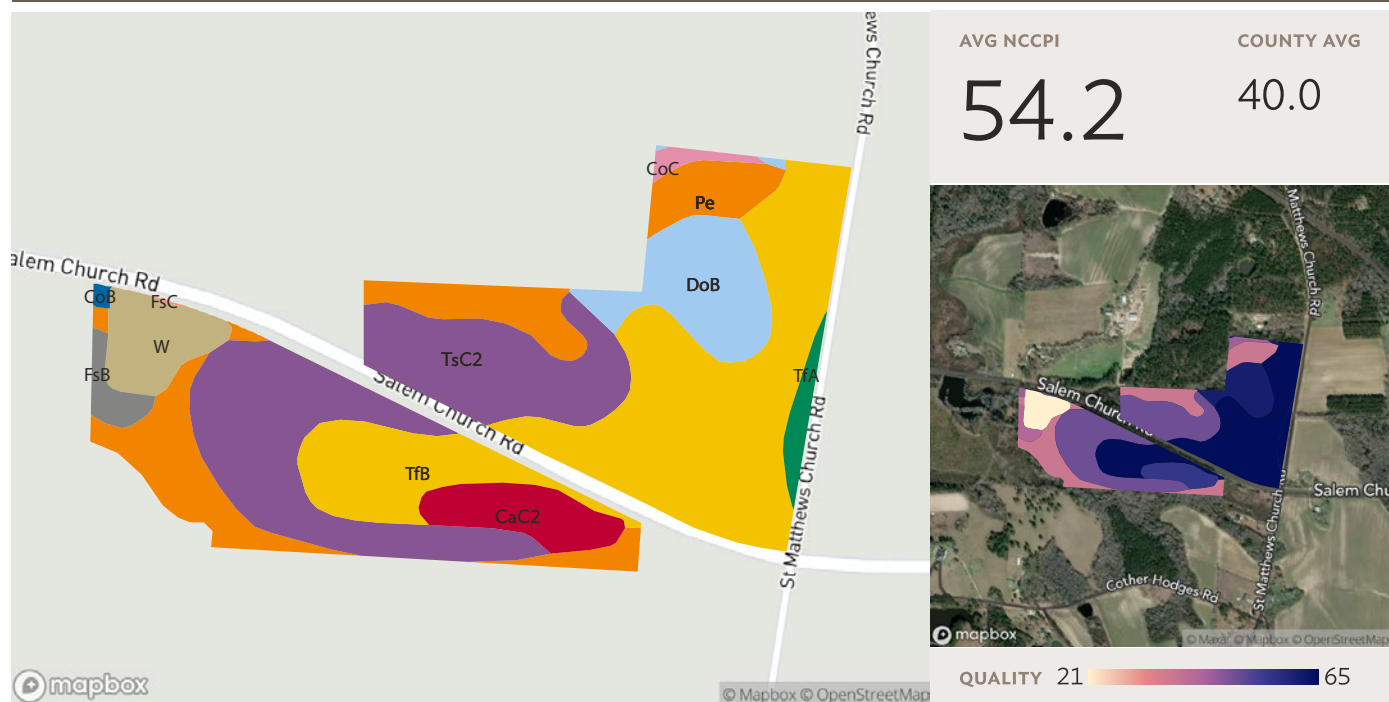


PLAT MAP



SOILS MAP

2 fields, 75 acres in Candler County, GA



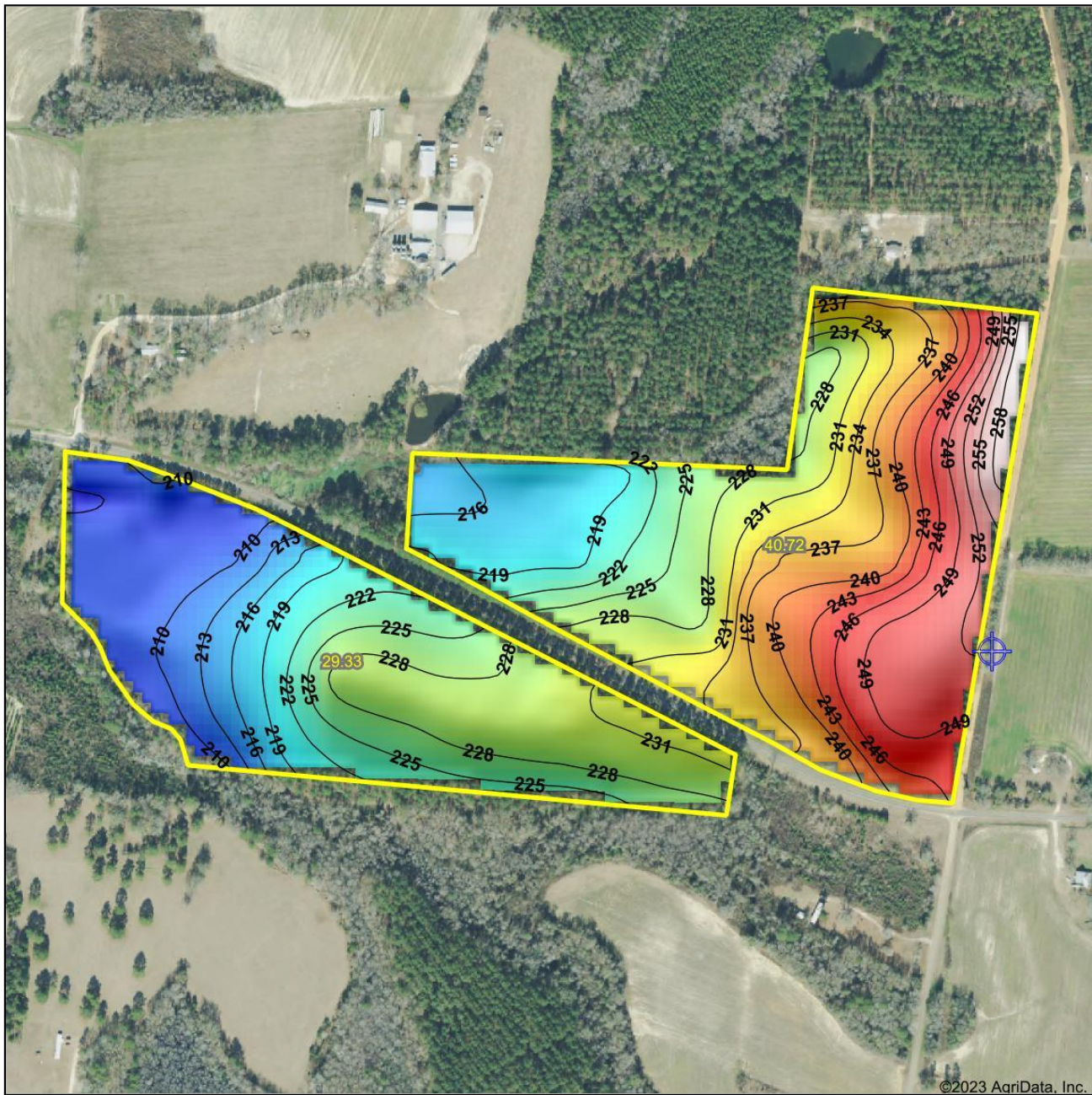
Source: NRCS Soil Survey

All fields

75 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
TfB	Tifton loamy sand, 2 to 5 percent slopes	26.28	35.0%	2	64.6
TsC2	Tifton sandy loam, 5 to 8 percent slopes, eroded	20.92	27.8%	3	49.1
Pe	Pelham loamy sand, 0 to 2 percent slopes	11.81	15.7%	5	36.8
DoB	Dothan loamy sand, 2 to 5 percent slopes	6.25	8.3%	2	60.8
CaC2	Carnegie sandy loam, 5 to 8 percent slopes, moderately eroded	3.55	4.7%	4	55.3
W	Water	3.48	4.6%		N/A
FsB	Fuquay loamy sand, 0 to 5 percent slopes	1.08	1.4%	2	41.7
TfA	Tifton loamy sand, 0 to 2 percent slopes	1.06	1.4%	1	66.4
CoC	Cowarts loamy sand, 5 to 8 percent slopes	0.56	0.8%	3	44.1

TOPOGRAPHY MAP



PROPERTY PHOTOS





PROPERTY PHOTOS



PROPERTY PHOTOS



ABOUT SOUTH AUCTION

We are a full service auction and real estate firm 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