

ONLINE AUCTION



PINE HILL FARM

443.62[±]
ACRES
IN 6 TRACTS

Ralph Smith Farms | Burke County, Georgia



BIDDING ENDS NOVEMBER 15TH • 3PM



**SOUTH
AUCTION**



SouthAuction.com

**Letter from the President:**

Thank you for your interest in Ralph Smith Family Farms. These four farms totaling 1496 acres have been in the same family for **8 GENERATIONS!** This is a rare opportunity to purchase Burke County land that has not been listed for sale until now.

We feel that these farms offer a rare opportunity to own land in one of the largest farming and hunting counties in Georgia. I hope you will agree that Seth Durden and myself have assembled a top-quality offering packet for your review.

Please browse over this information and call Seth or myself with any questions.

Thanks



Rusty Lane,
Auction Manager
(478) 455-1861
rusty@southauctiongroup.com



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

**Financing Available!**

Queensborough Bank is pleased to offer financing on these farms.

For more information, please reach out directly to their AG Department.

Tom Oglesby - cell 478-494-4628 | Thomas.Oglesby@qnbtrust.bank
Kevin Cobb - 478-214-6015 | Kevin.Cobb@qnbtrust.bank

Visit SouthAuction.com for Auction Details & to Place Your Bid.



**SOUTH
AUCTION**



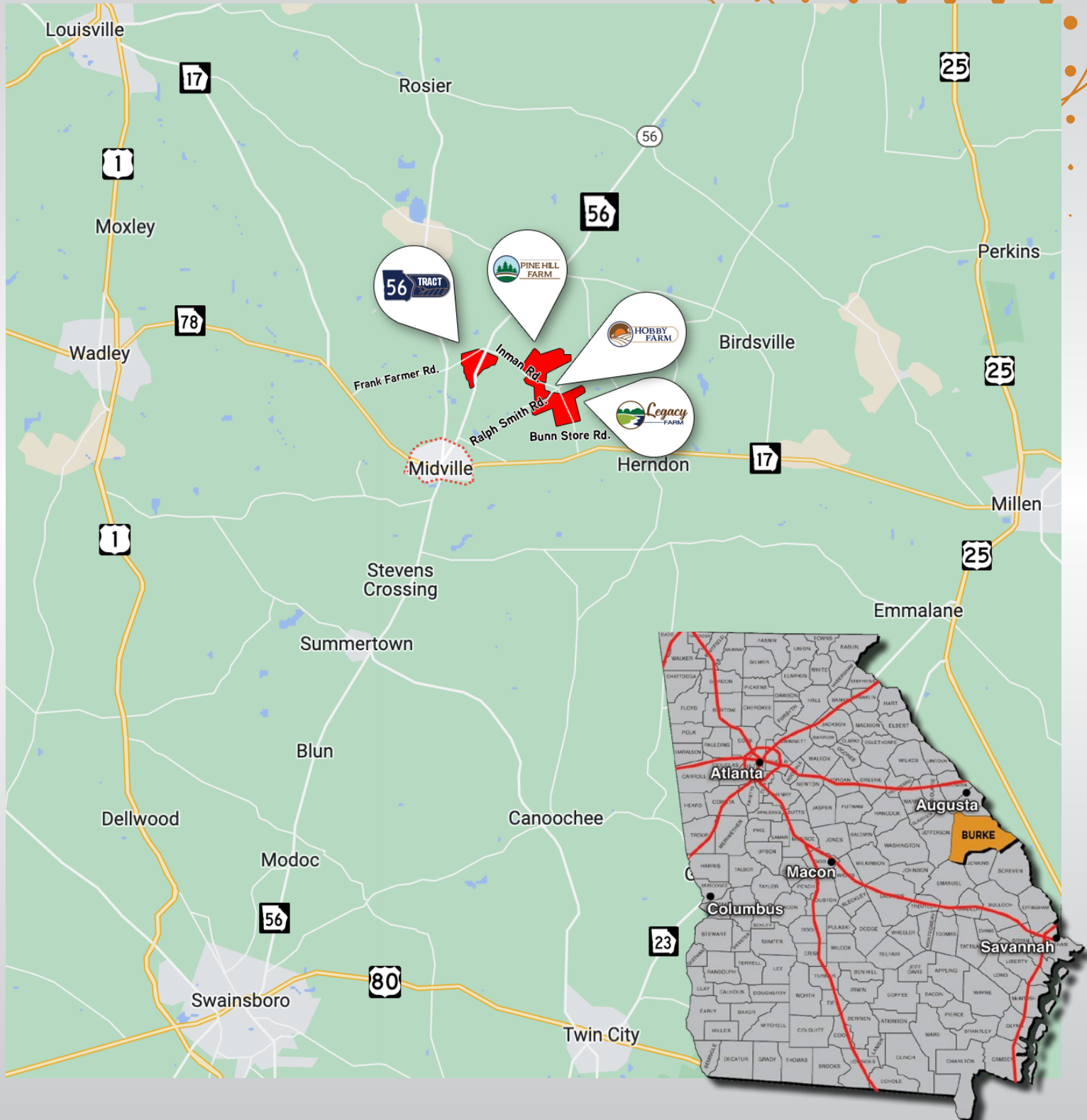
**PINE HILL
FARM**

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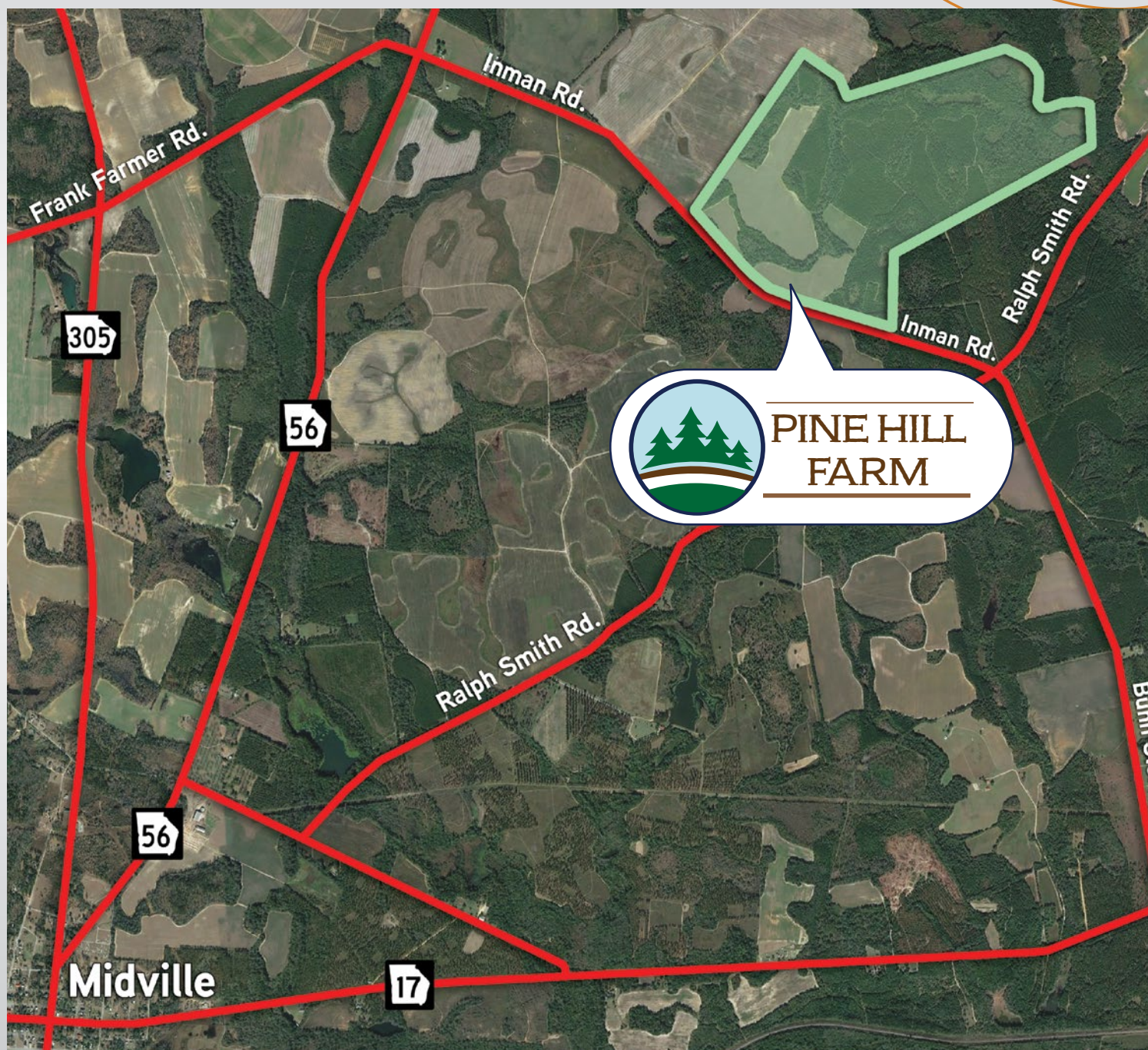


PROPERTY LOCATION



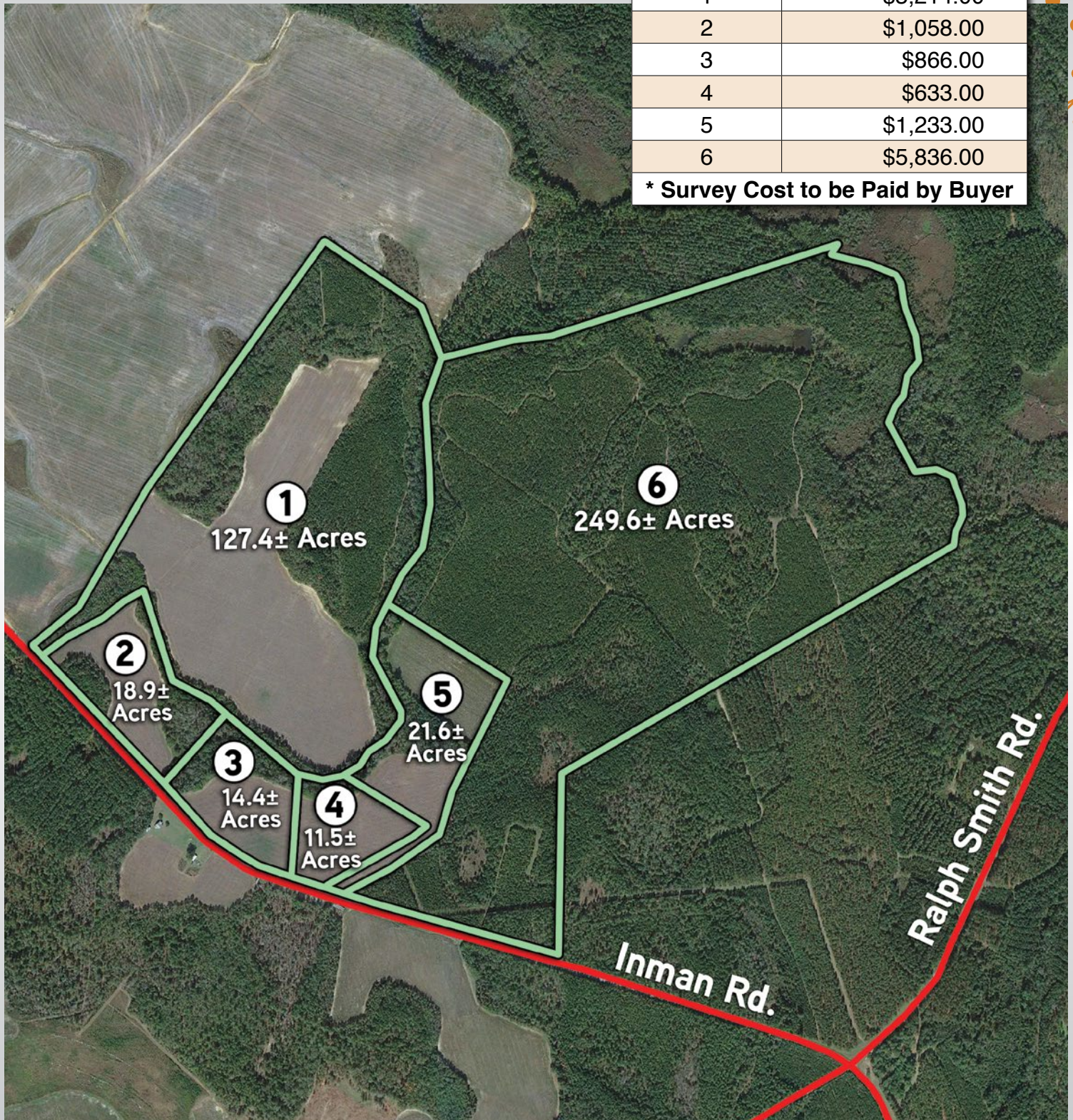


PROPERTY LOCATION





DIVISION MAP



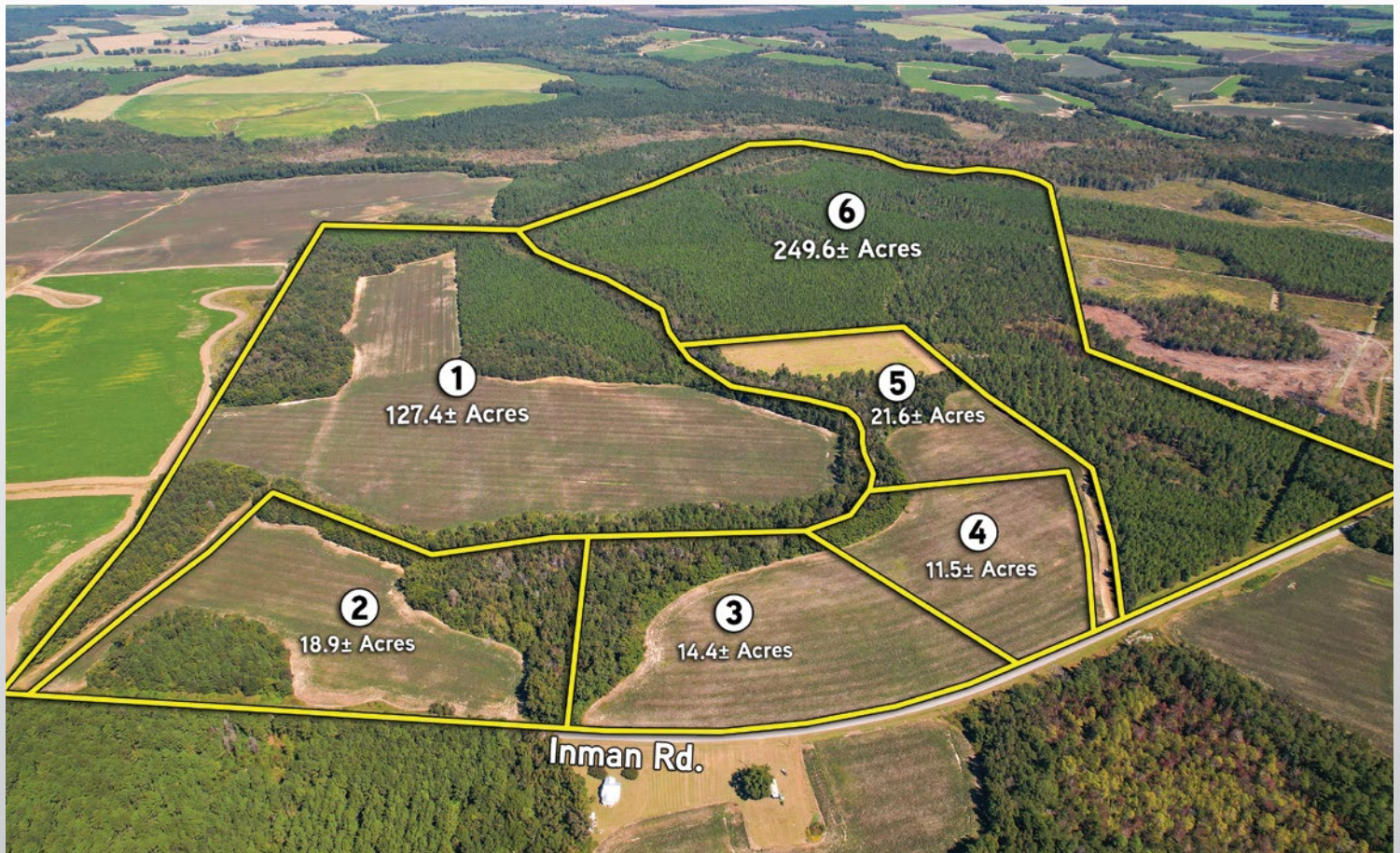
TRACT	SURVEY COST*
1	\$3,214.00
2	\$1,058.00
3	\$866.00
4	\$633.00
5	\$1,233.00
6	\$5,836.00

* Survey Cost to be Paid by Buyer



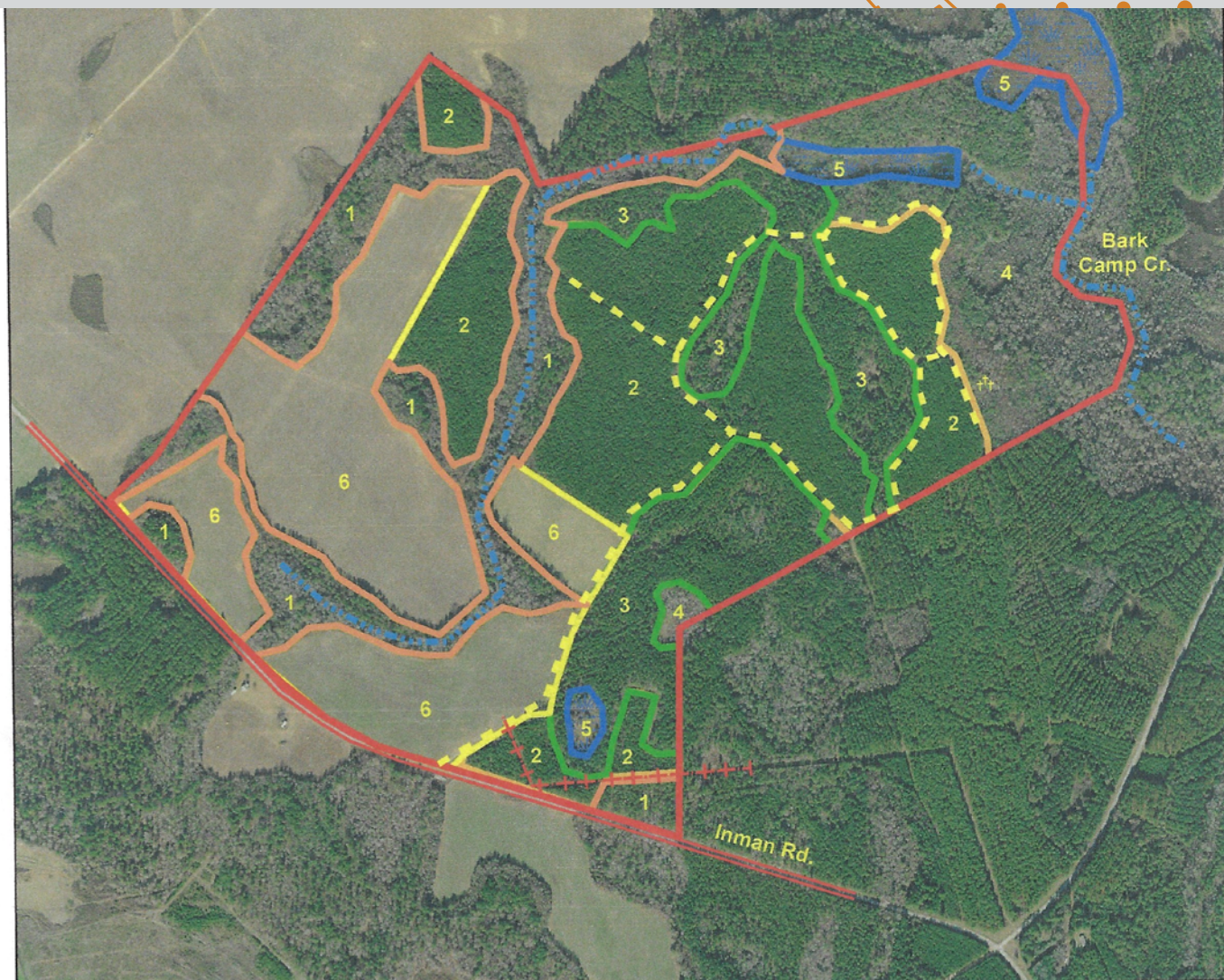
PROPERTY FEATURES

- 108.8 acres of cultivated farmland
- Merchantable timber valued at \$160,832
- Frontage on Bark Camp Creek





PROPERTY USE MAP

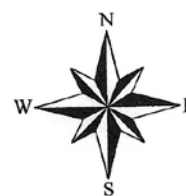


Legend

- Merchantable Hardwood
- PP '09
- PP '03
- Wet Flat
- Cultivated Land
- Drainageway
- Farm Rd.
- Powerline
- Cemetery

Stand	Timber Type	Acres
1	Merchantable Hardwood	75.6
2	Planted Pine '09	120.5
3	Planted Pine '03	67.6
4	Pre-Merchantable Hardwood	59.8
5	Wet Flat	10.3
6	Cultivated Land	108.8
	Non-Forested	1.0
	Total:	443.6

1,000 500 0 1,000
Feet



MTMS, Inc.
1586 Hwy. 192 South
Twin City, GA 30471
478/763-3961



TIMBER INFORMATION

**JIM MERCER**GA Registered Forester #2378
Mobile: 912-536-0452

MTMS, Inc.

MERCER TIMBERLAND MANAGEMENT SERVICES

1586 Hwy. 192 South • Twin City, GA 30471
Office & Fax: 478-763-3961
E-mail: mtms@pineland.net**MIKE GOMEZ**GA Registered Forester #2001
Mobile: 478-494-8302
Home: 478-237-8806

Pine Hill Tr.

Volume and Value Summary 443.6 Acres

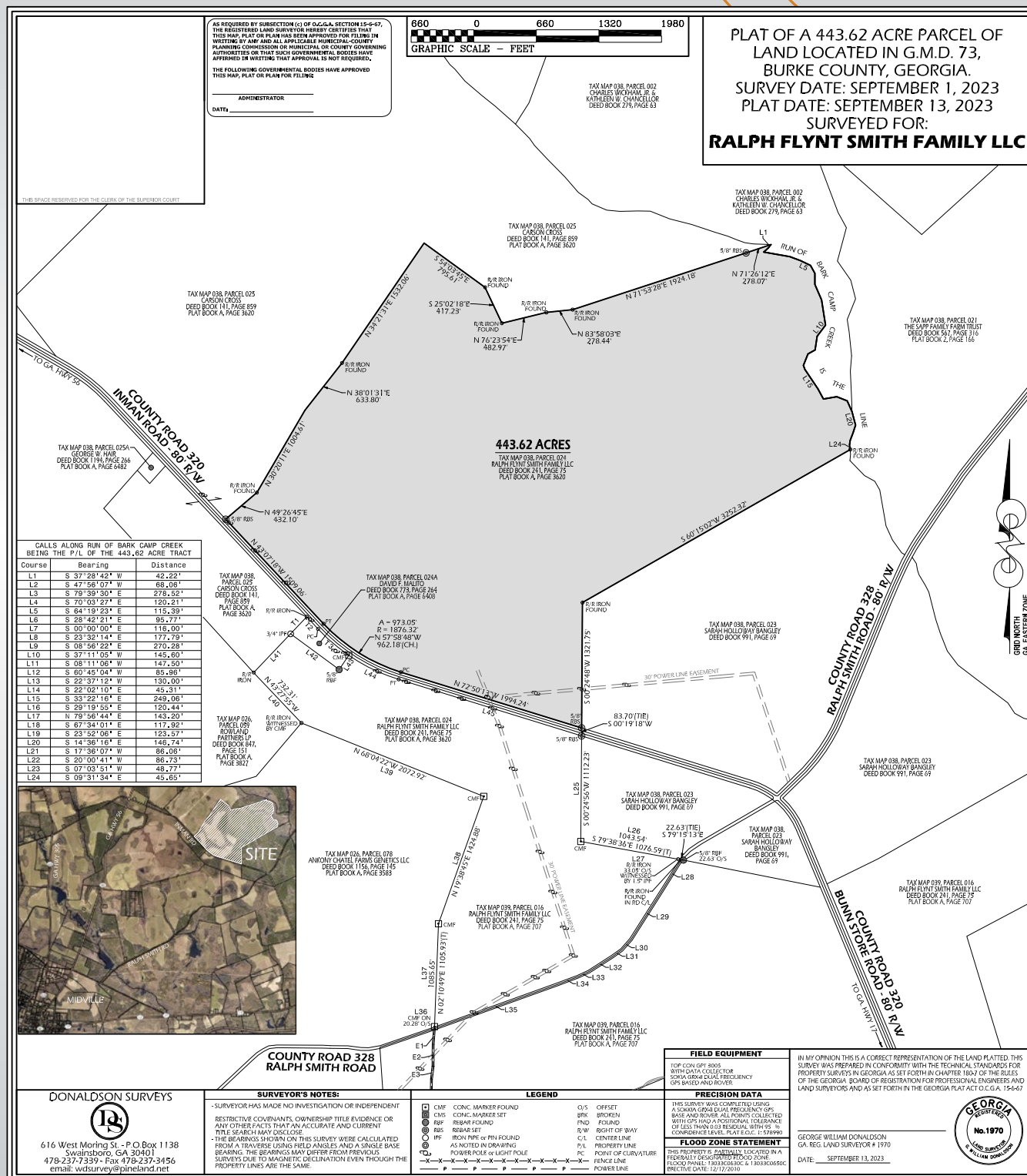
Timbered Acres

323.5 Acres

Product	Tons	\$/Ton	Value
Pine Pulpwood	7,538	11.00	\$82,918.00
Hardwood Pulpwood	1,122	7.00	\$7,854.00
Palletwood	33	16.00	\$528.00
Pine CNS	1,359	20.00	\$27,180.00
Pine Sawtimber	898	28.00	\$25,144.00
Red Oak Logs	60	36.00	\$2,160.00
Mixed HWD Sawtimber	418	36.00	\$15,048.00
Total Pre-Merchantable Value			\$50,064.00
Total Merchantable Value			\$160,832.00

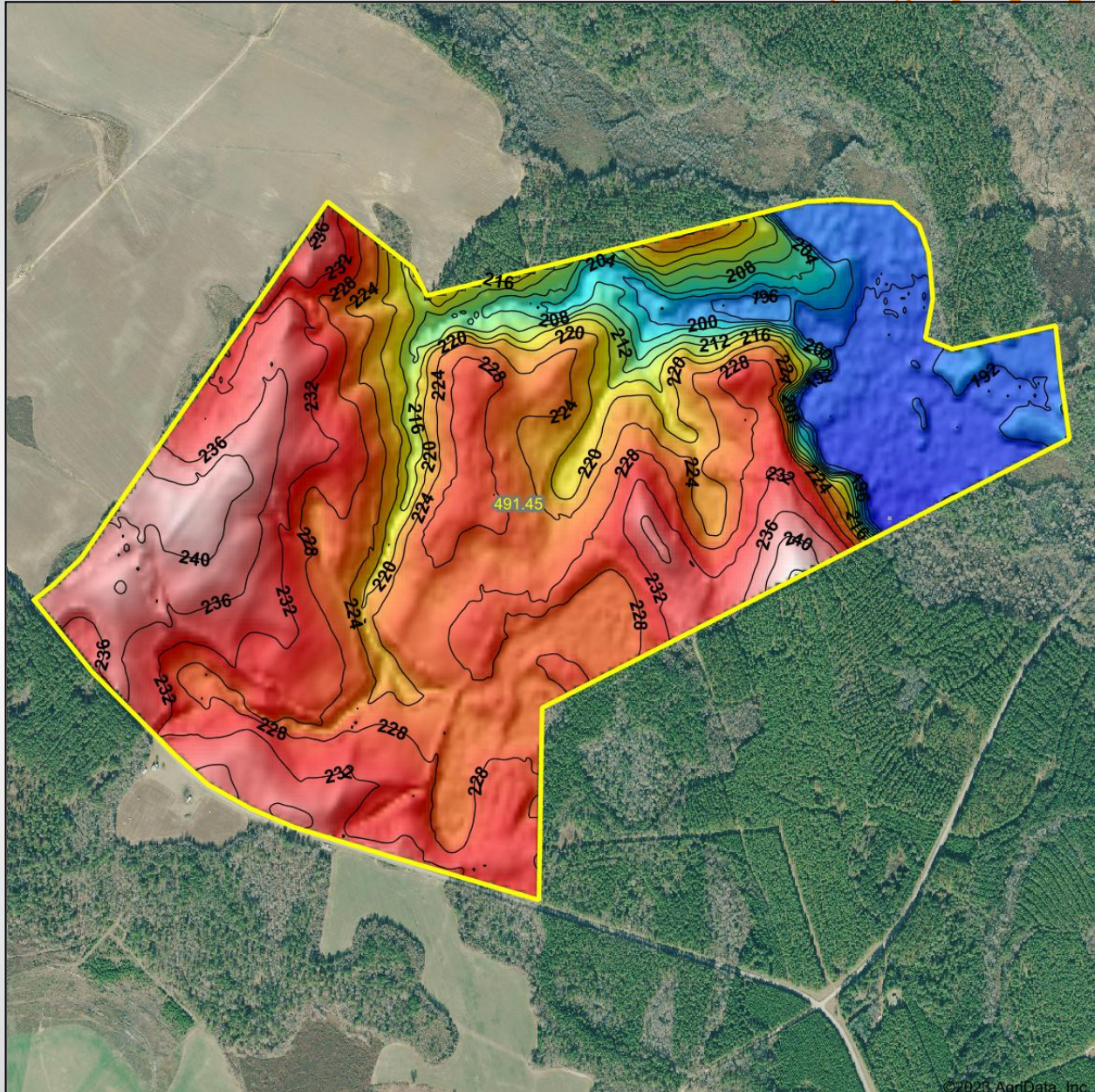


PROPERTY PLAT

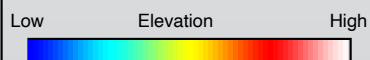




TOPOGRAPHY MAP



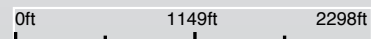
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Source: USGS 10 meter dem
Interval(ft): 4

Min: 188.3
Max: 245.0
Range: 56.7
Average: 222.0

Standard Deviation: 14.57 ft



9/7/2023

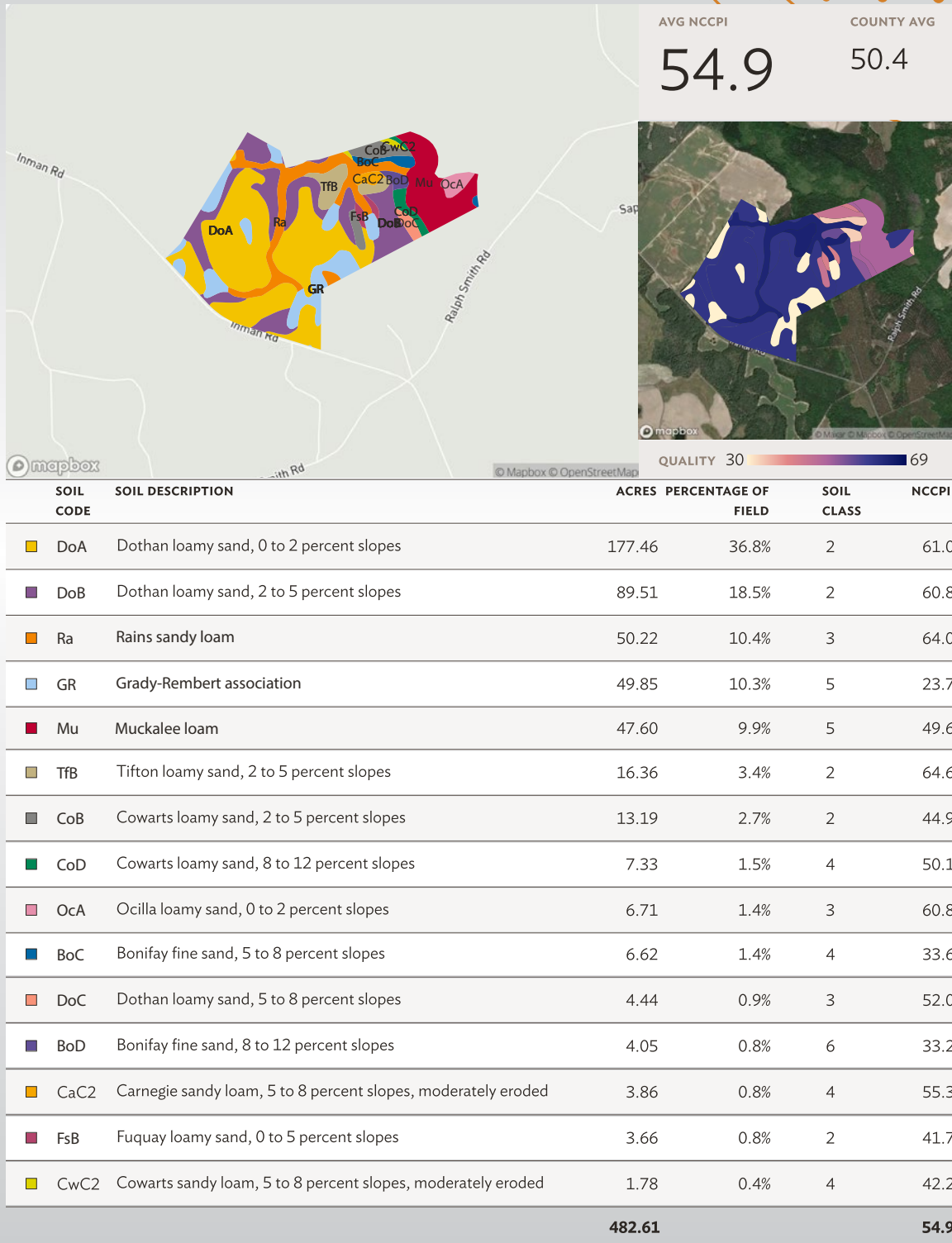
**Burke County
Georgia**

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 32° 51' 42.34, -82° 10' 57.45

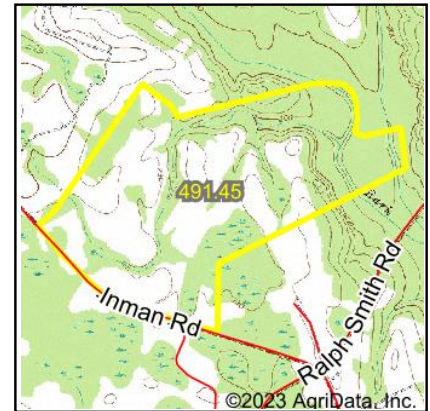
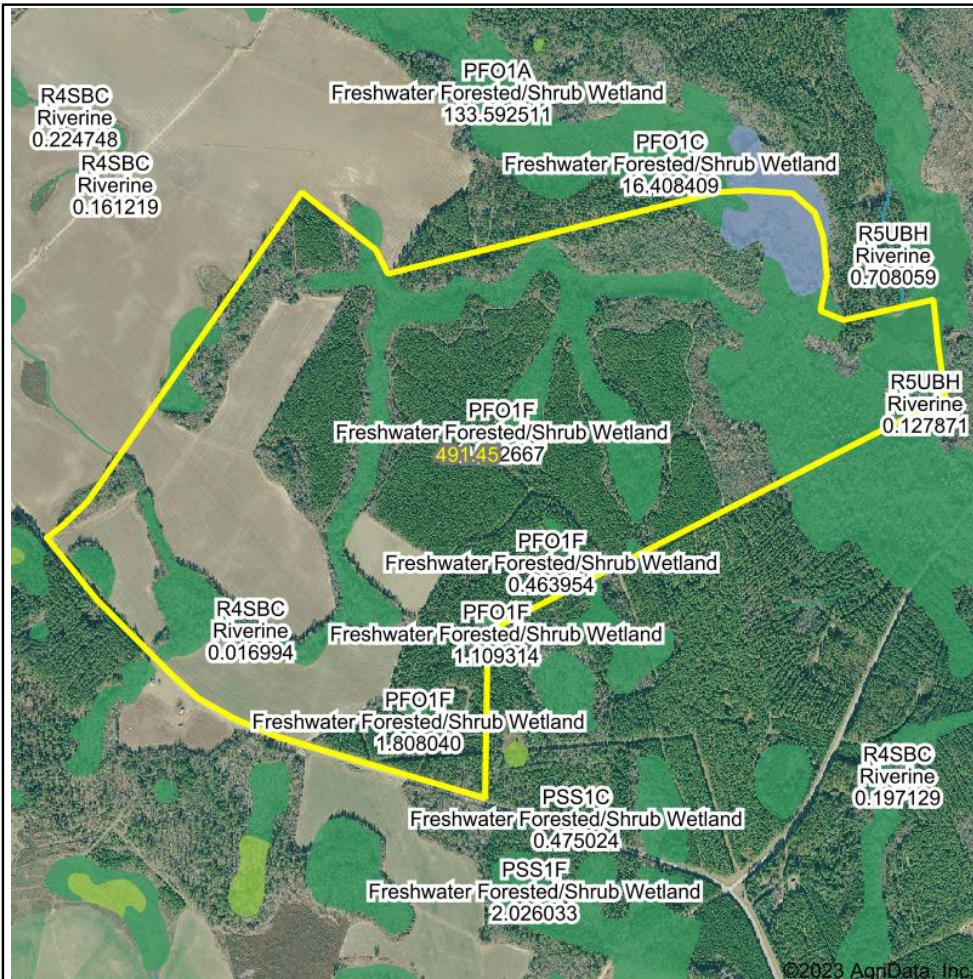


SOILS MAP





WETLANDS MAP

State: **Georgia**

Location:

County: **Burke**Township: **Midville**Date: **9/7/2023**

0ft 1715ft 3430ft

Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	78.73
PFO1C	Freshwater Forested/Shrub Wetland	26.82
PAB3Hh	Freshwater Pond	10.87
PSS1Fb	Freshwater Forested/Shrub Wetland	6.86
PFO1F	Freshwater Forested/Shrub Wetland	3.19
PFO1/4C	Freshwater Forested/Shrub Wetland	2.13
PFO4/1A	Freshwater Forested/Shrub Wetland	1.44
R5UBH	Riverine	0.15
R4SBC	Riverine	0.02
Total Acres		130.21

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



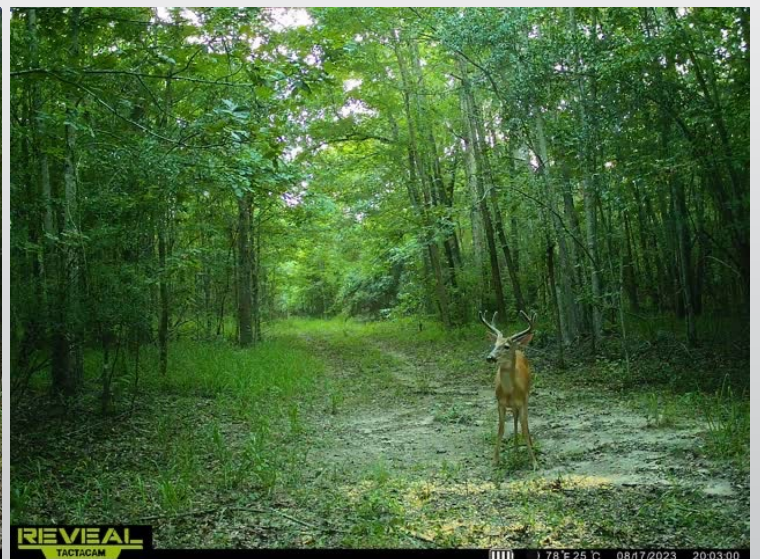
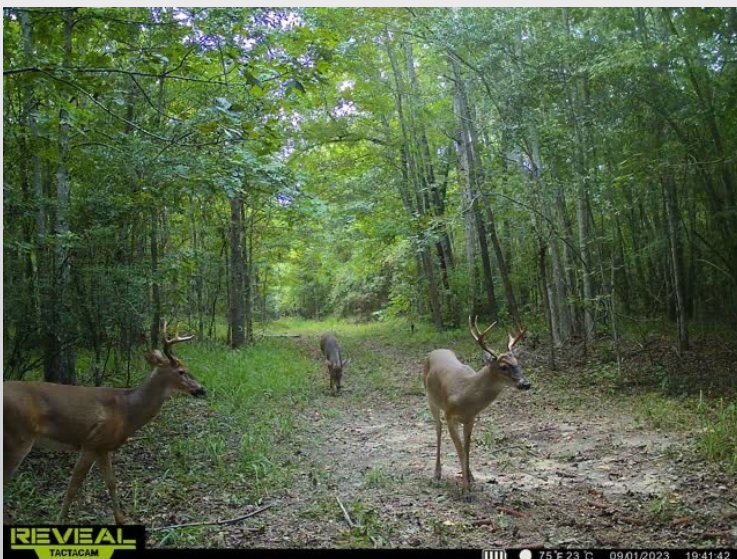
PROPERTY PHOTOS



Visit SouthAuction.com for Auction Details & to Place Your Bid.



PROPERTY PHOTOS





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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