

**Land
Auction**

**15± ACRES
US HWY 1 SOUTH**

Swainsboro, Georgia



BIDDING ENDS NOVEMBER 29

Rusty Lane, CAI

Owner

478.455.1861

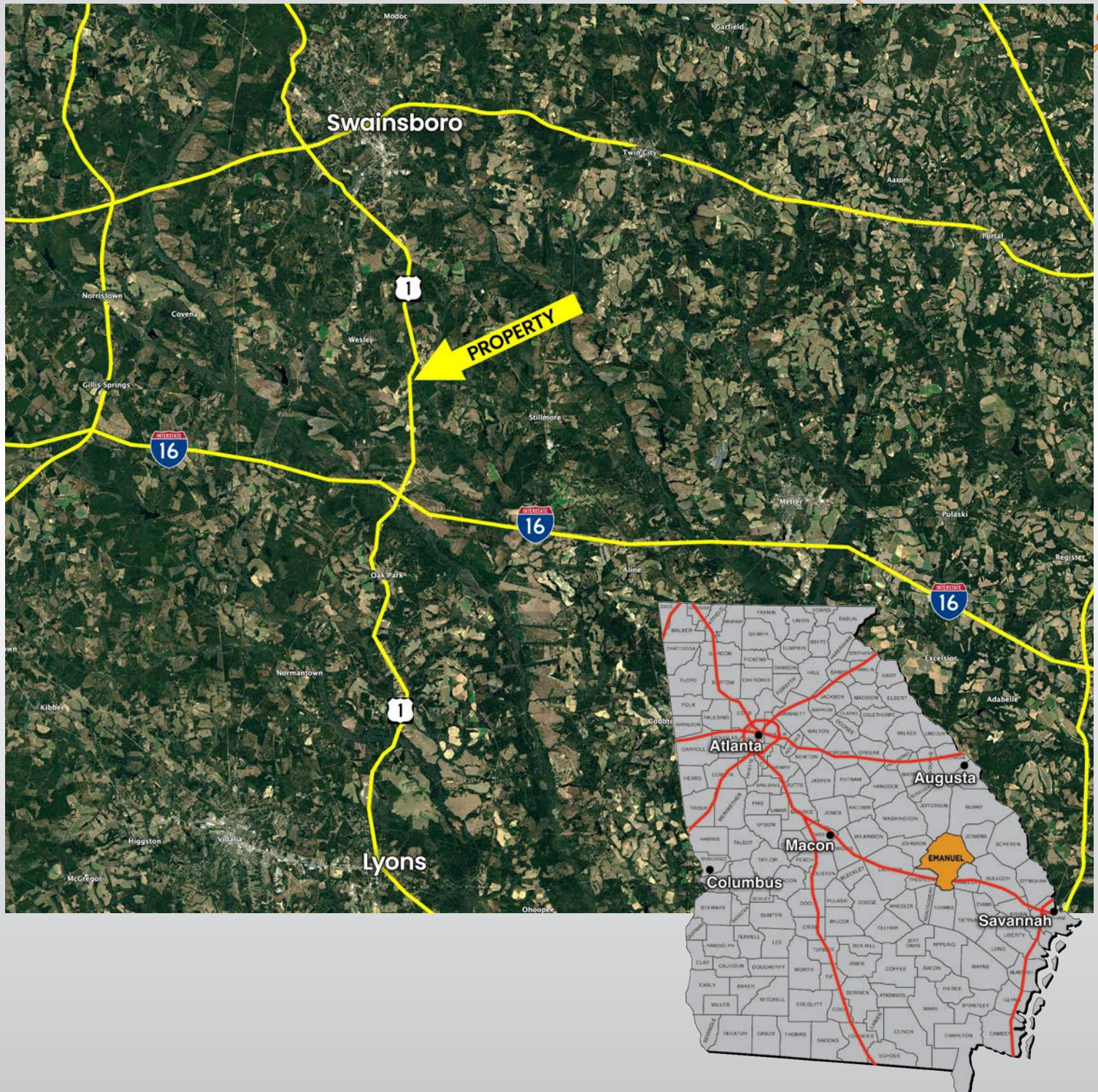
rusty@southauctiongroup.com



**SOUTH
AUCTION**

SouthAuction.com

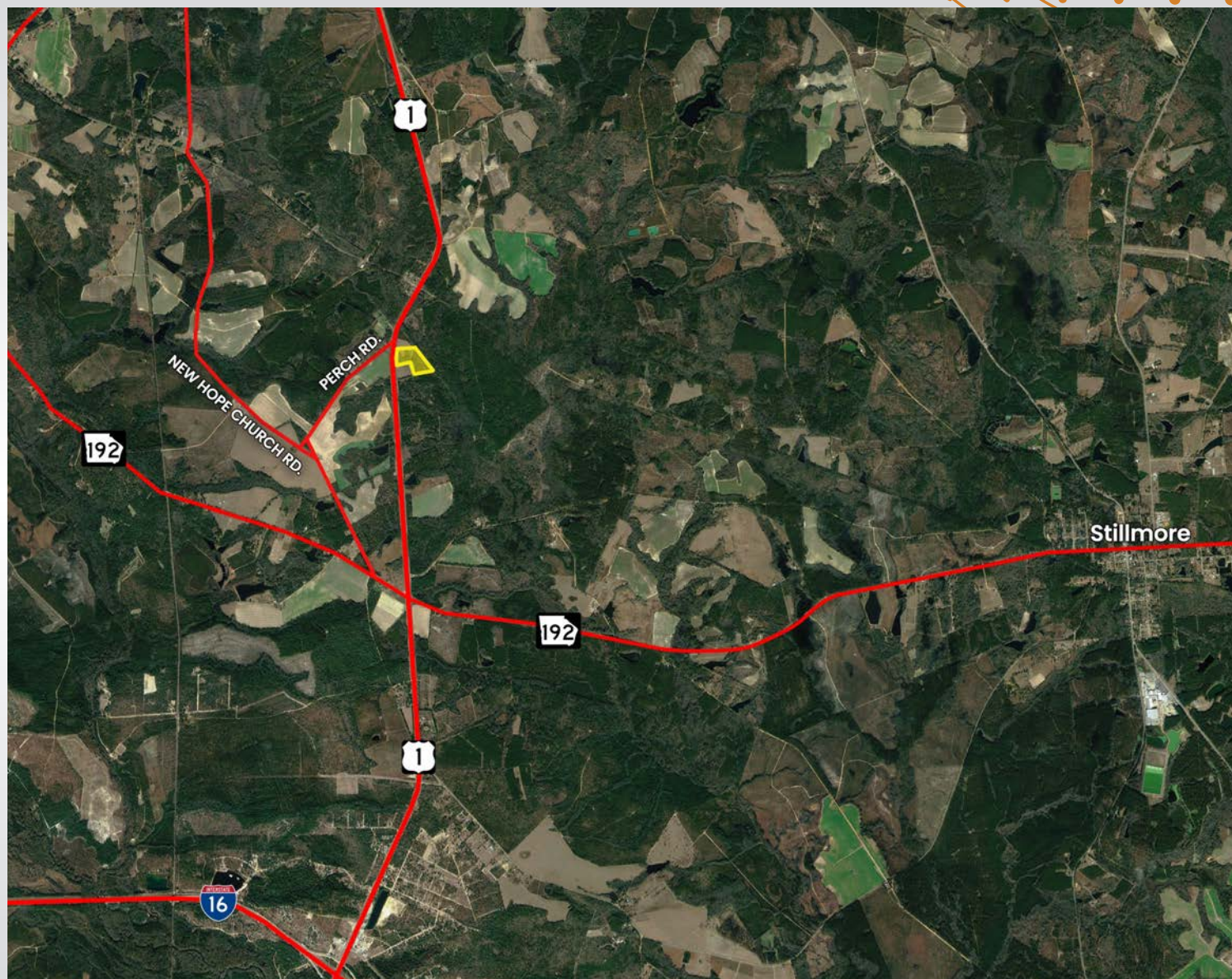
PROPERTY LOCATION



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

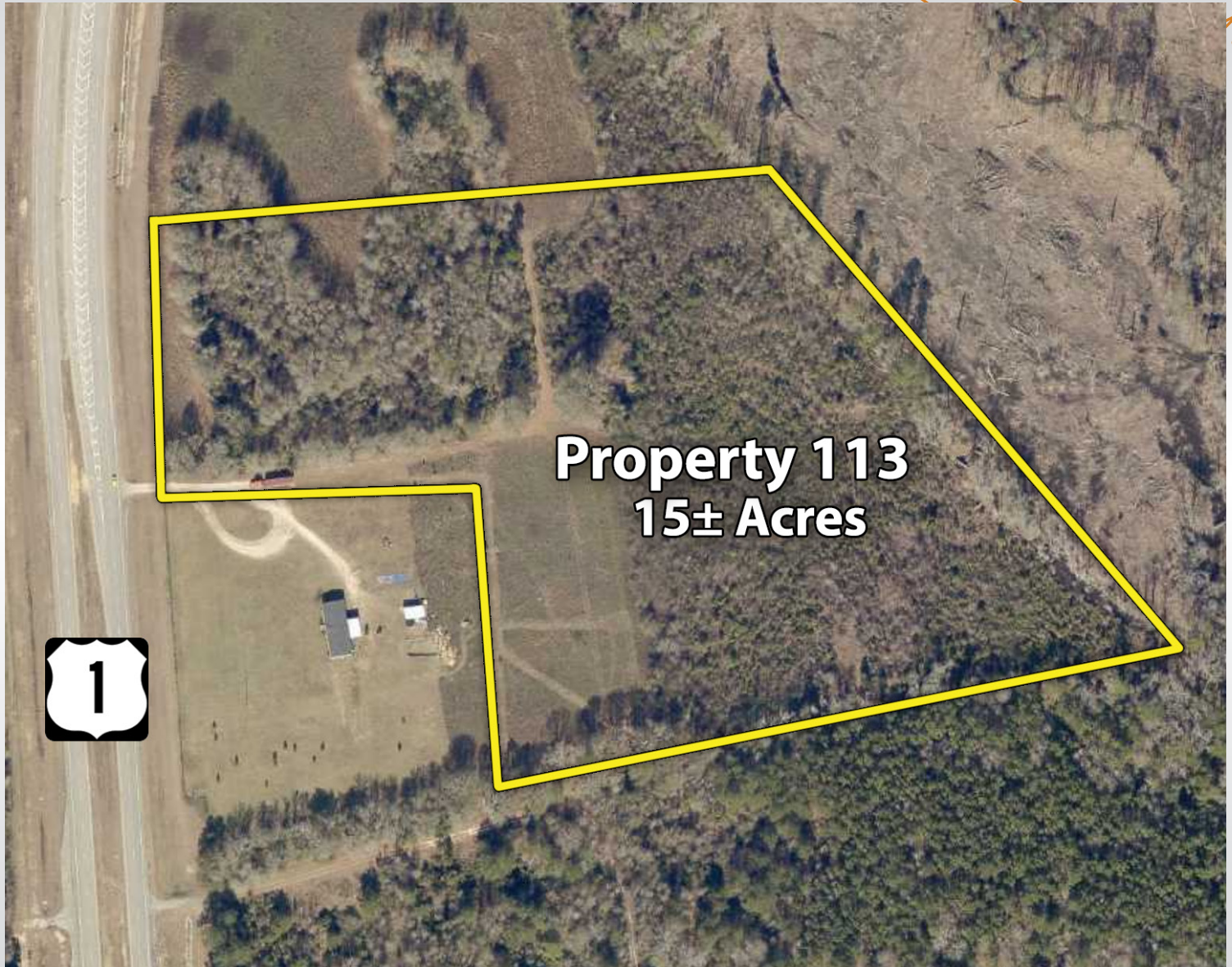


LOCATION MAP





TRACT MAP

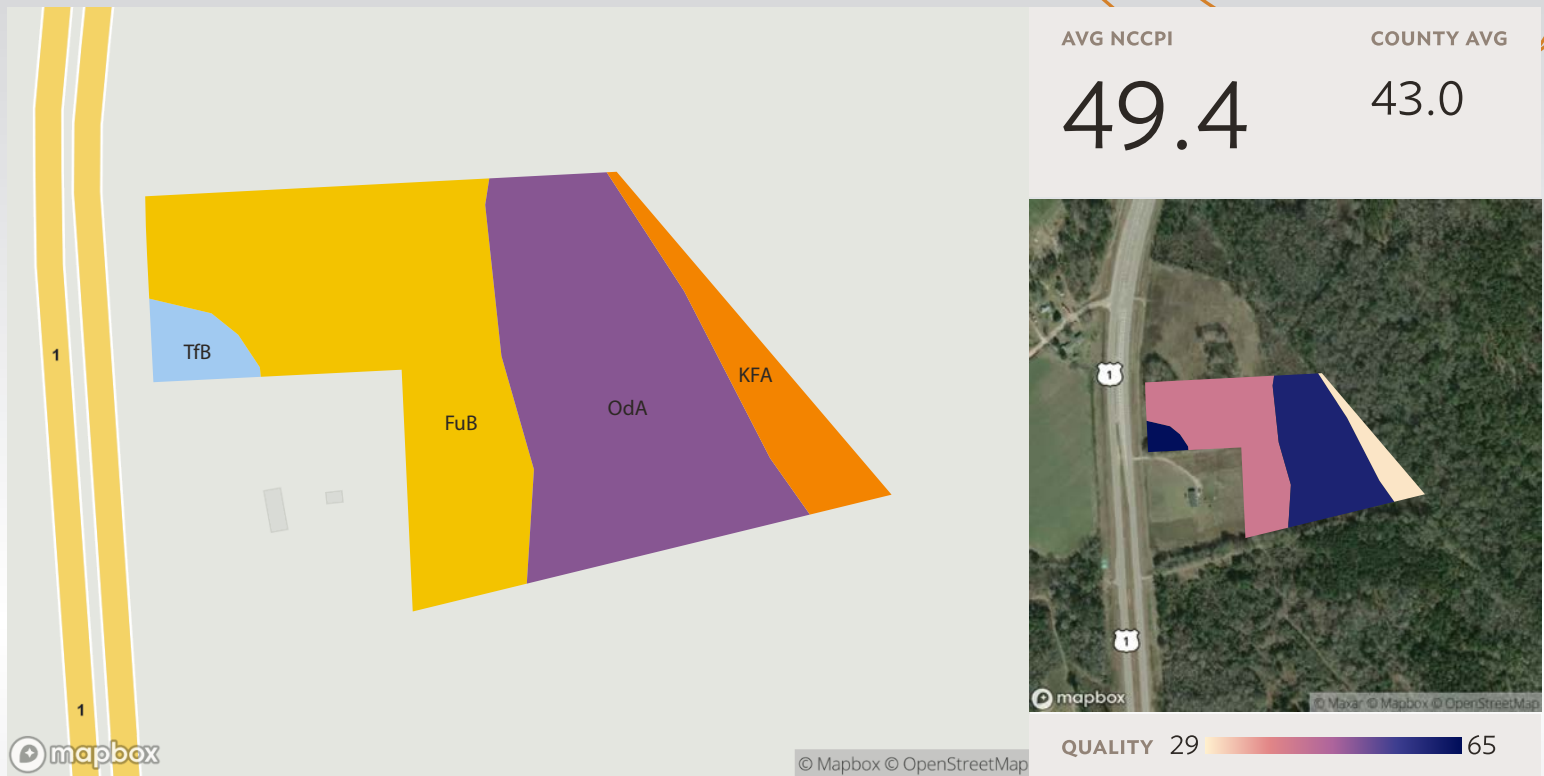




DRONE MAP



SOILS MAP



Source: NRCS Soil Survey

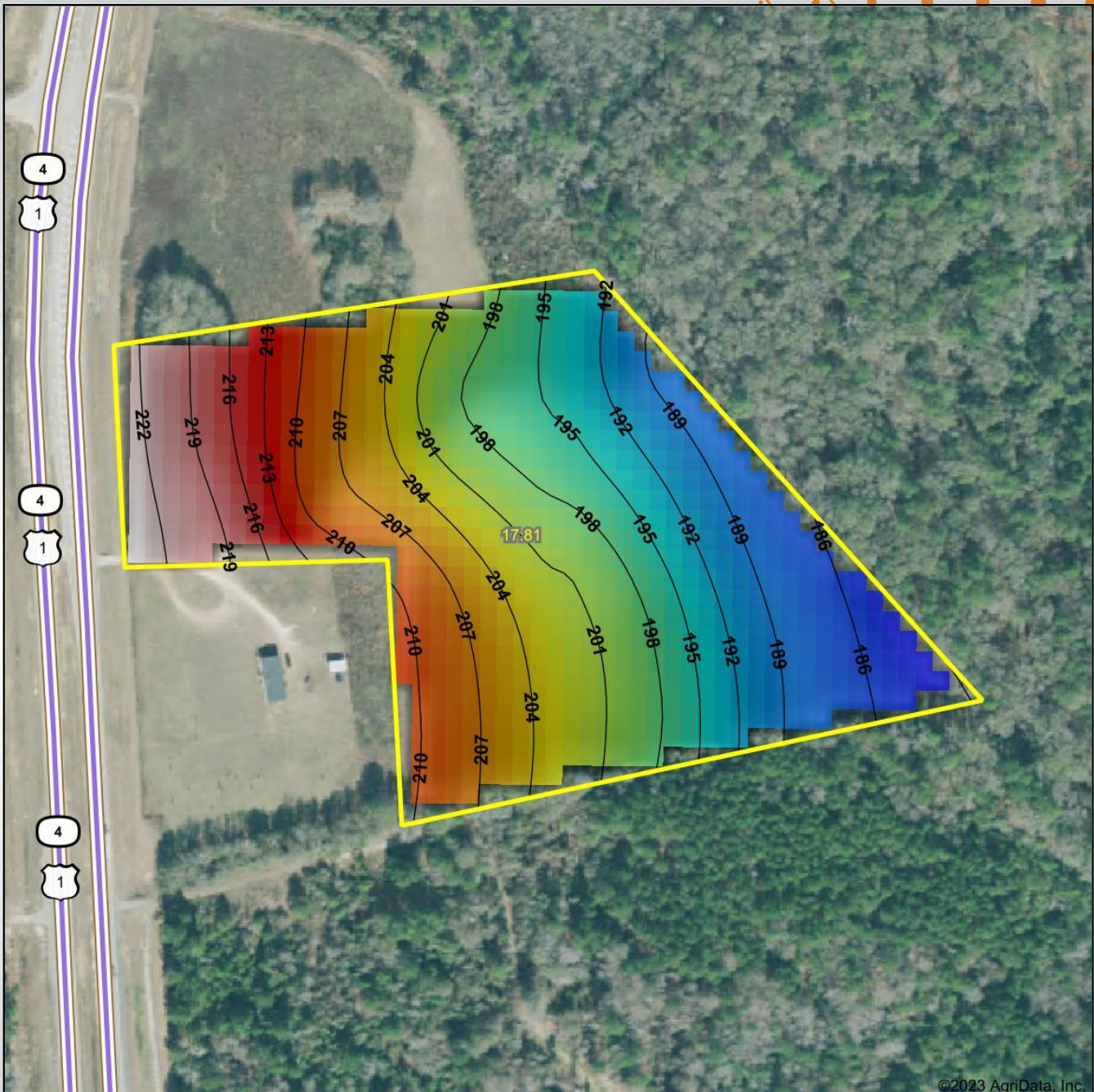
All fields

15 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
FuB	Fuquay loamy sand, 0 to 5 percent slopes	6.72	45.3%	2	41.7
OdA	Ocilla loamy sand, 0 to 2 percent slopes	6.23	42.0%	3	60.8
KFA	Kinston and Bibb soils, 0 to 2 percent slopes, frequently flooded	1.38	9.3%	6	30.0
TfB	Tifton loamy sand, 2 to 5 percent slopes	0.52	3.5%	2	64.6
14.85					49.4



TOPOGRAPHY MAP



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Low Elevation High



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 3

Min: 183.1

Max: 223.7

Range: 40.6

Average: 201.1

Standard Deviation: 10.07 ft

0ft 264ft 528ft



11/13/2023

**Emanuel County
Georgia**

Boundary Center: 32° 27' 38, -82° 17' 54.22



PLAT MAP

