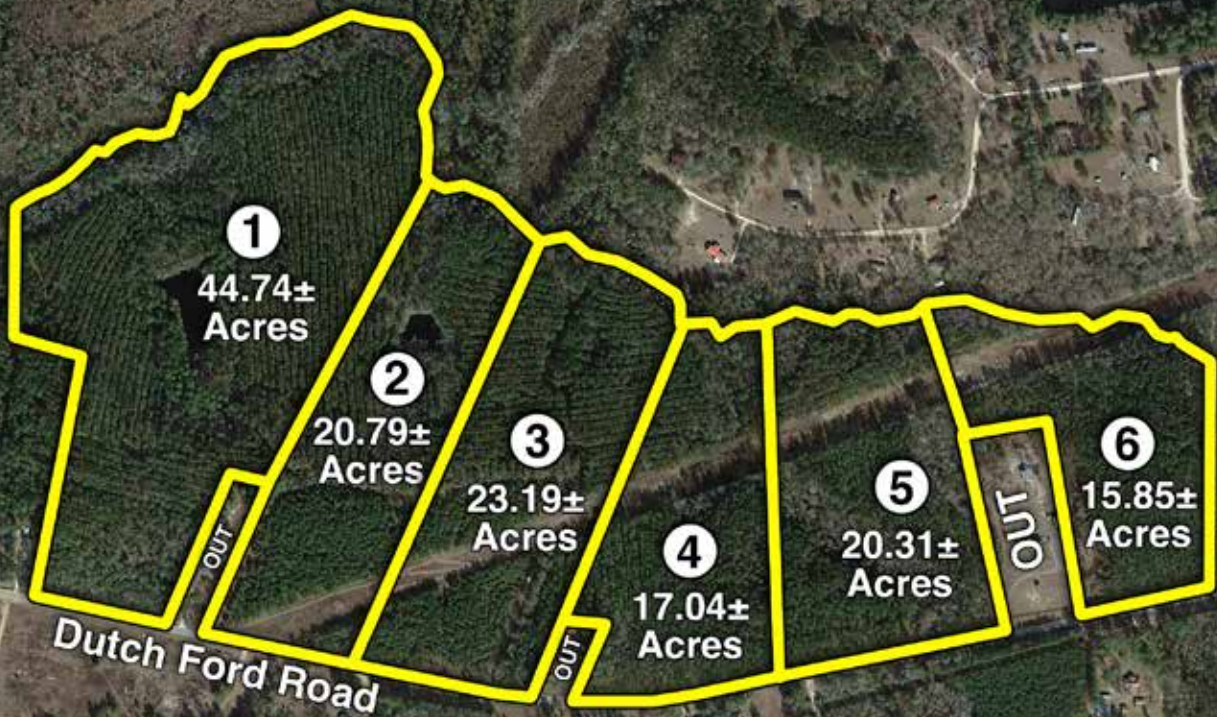




CANDLER CREEK
FARMS

Dutch Ford Road
*County Paved Road
METTER, GEORGIA
Candler County

At no costs to the buyer, each property has a new survey, timber cruise, gated entrance, and mulched trails.



ONLINE AUCTION BIDDING ENDS: APRIL 24TH
SouthAuction.com

Auction Manager: Joe Lanier
912.531.7007
joe@southauctiongroup.com



**SOUTH
AUCTION**



CANDLER CREEK
FARMS

142± Acres
Offered in 6 Tracts

Hello,

South Auction is proud to present "Candler Creek Farms" for sale via online auction. This unrestricted property is an investment grade property with unlimited potential. Located 2 miles from the Candler County School complex, "Candler Creek Farms" is equally suitable for a large homesite or a future subdivision.

In addition to beautiful homesites, "Candler Creek Farms" features tracts with small lakes, abundant wildlife and all types of recreational uses. This property is just 4 miles from I-16 and is in the heart of the development happening in Southeast Georgia as the Hyundai Mega Site and its subsidiaries near production.

Whether you are an investor looking for future development tracts, or someone who is searching for unrestricted rural living, "Candler Creek Farms" has a lot to offer!

Call me for a private showing or for any additional information on "Candler Creek Farms".



Joe Lanier
Auctioneer
912.531.7007
joe@southauctiongroup.com



SOUTH
AUCTION

338 E Main Street,
Swainsboro, GA
478-419-1002



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CANDLER CREEK
FARMS

142± Acres
Offered in 6 Tracts

LOCATION MAP

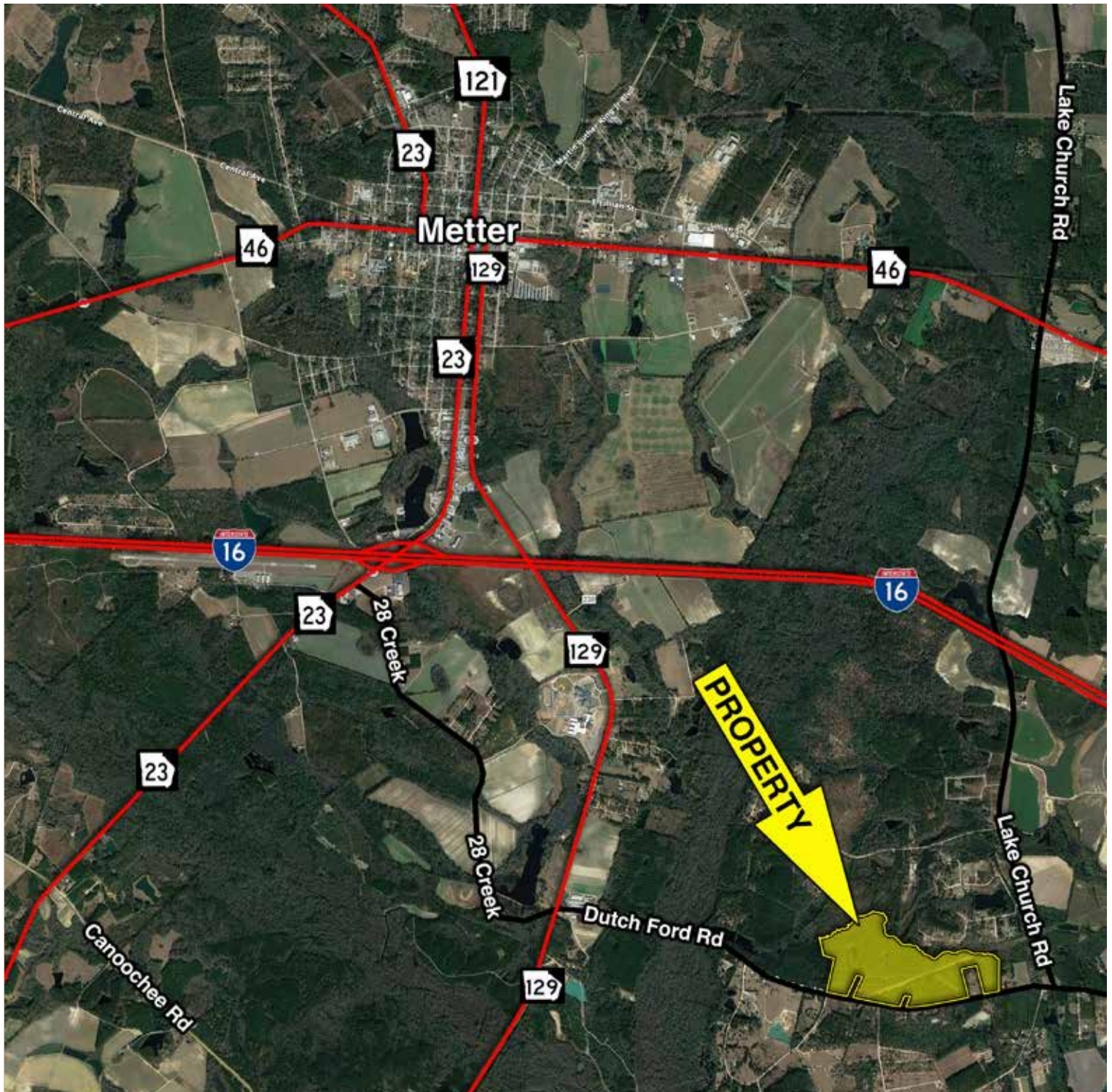


BIDDING ENDS: APRIL 24TH



**SOUTH
AUCTION**

LOCATION MAP





CANDLER CREEK
FARMS

142± Acres
Offered in 6 Tracts

CANDLER CREEK FARMS

- Investment grade opportunity
- Unrestricted property
- Ideal for hunting, home sites, and recreation
- Only 4 miles from I-16
- Mature timber, two ponds, new gated driveways on each tract
- Purchase single parcels, combinations of tracts, or the property as a whole



TIMBER CRUISE

Data provided by American Forest Management, Inc. is for planning purposes only. American Forest Management, Inc. does not guarantee the accuracy of the cruise data, acreage estimates, or any other information.

*Merchantable Timber for each farm by ton, full timber
cruise report available at SouthAuction.com*

Farm #1	
Pine	4,260.24
Hardwood	510.93
Total Tonnage	4,771.17

Farm #2	
Pine	1,631.03
Hardwood	291.41
Total Tonnage	1,922.44

Farm #3	
Pine	2,092.43
Hardwood	143.39
Total Tonnage	2,172.82

Farm #4	
Pine	1,904.19
Hardwood	351.58
Total Tonnage	2,255.77

Farm #5	
Pine	2,202.08
Hardwood	476.41
Total Tonnage	2,678.49

Farm #6	
Pine	1,745.42
Hardwood	243.71
Total Tonnage	1,989.13

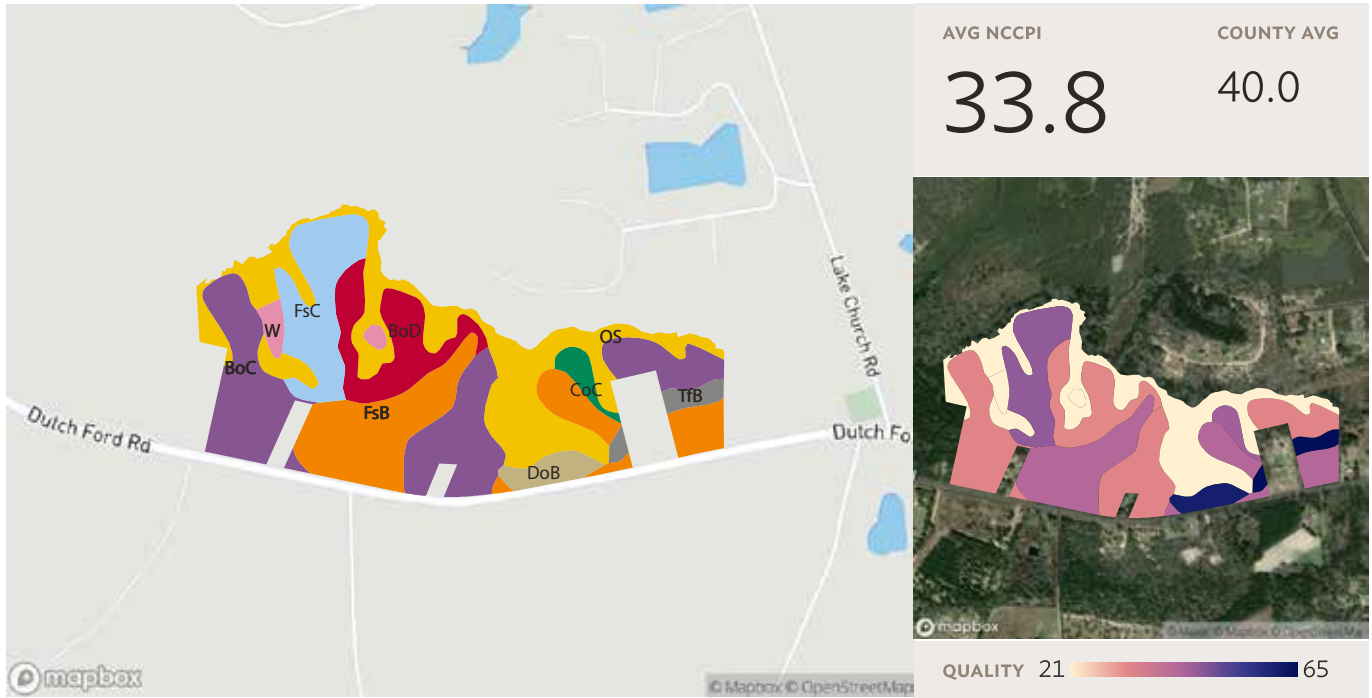




CANDLER CREEK
FARMS

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SOILS MAP



All fields

Source: NRCS Soil Survey

140 ac.

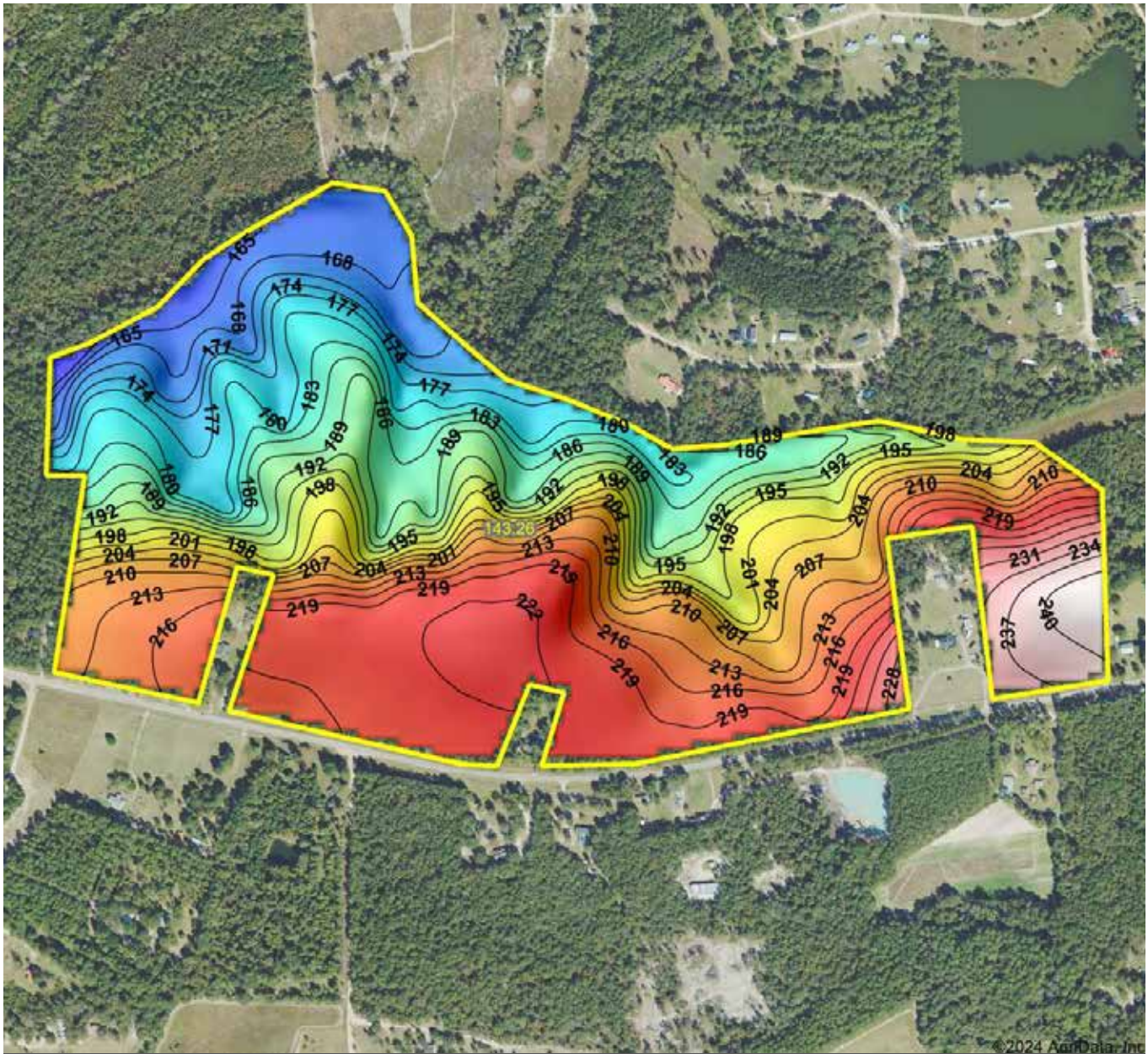
SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
OS	Osier loamy fine sand, 0 to 2 percent slopes, frequently flooded	36.95	26.3%	5	19.1
BoC	Bonifay fine sand, 1 to 8 percent slopes	35.76	25.5%	3	32.4
FsB	Fuquay loamy sand, 0 to 5 percent slopes	27.73	19.7%	2	41.7
FsC	Fuquay loamy sand, 5 to 8 percent slopes	15.86	11.3%	3	45.7
BoD	Bonifay fine sand, 8 to 12 percent slopes	13.18	9.4%	6	31.7
DoB	Dothan loamy sand, 2 to 5 percent slopes	3.76	2.7%	2	60.8
TFB	Tifton loamy sand, 2 to 5 percent slopes	2.69	1.9%	2	64.6
CoC	Cowarts loamy sand, 5 to 8 percent slopes	2.30	1.6%	3	44.1
W	Water	2.27	1.6%		N/A

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AUCTION**

TOPOGRAPHY MAP



Low Elevation High



Maps Provided By



Source: USGS 10 meter dem

Interval(ft): 3

Min: 160.3

Max: 242.2

Range: 81.9

Average: 201.4

Standard Deviation: 19.52 ft

0ft 692ft 1383ft



**Candler County
Georgia**

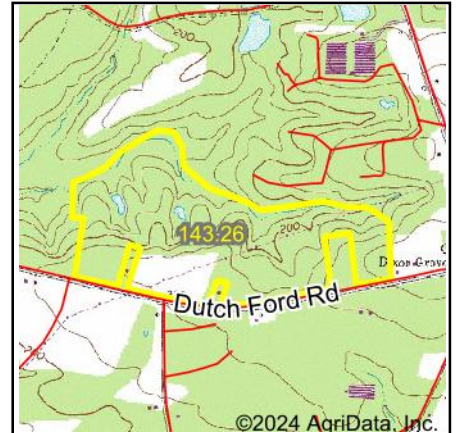
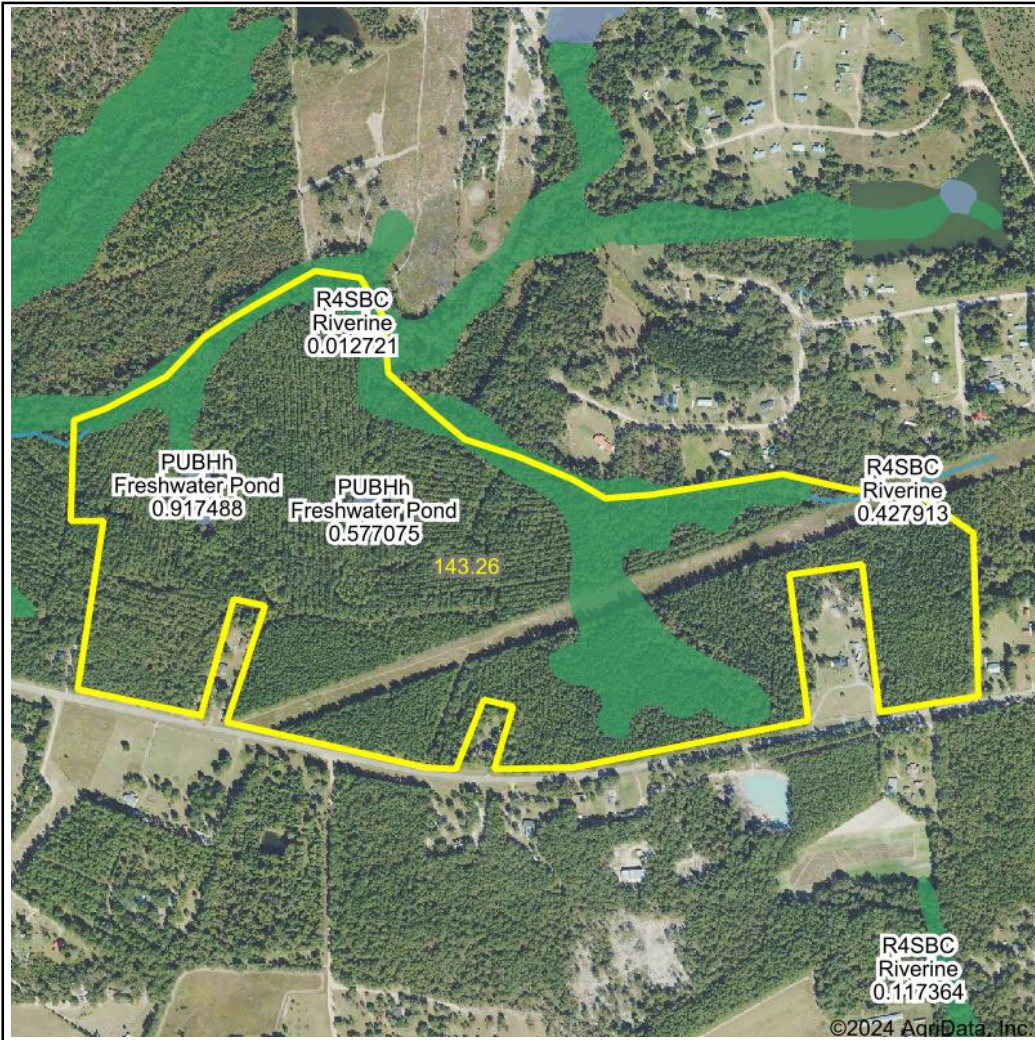
Boundary Center: 32° 20' 44.43, -82° 1' 22.25



CANDLER CREEK
FARMS

142± Acres
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WETLANDS MAP



State: **Georgia**
Location:
County: **Candler**
Township: **Pulaski**
Date: **3/15/2024**



Maps Provided By:



0ft 1050ft 2099ft

Classification Code	Type	Acres
PFO1B	Freshwater Forested/Shrub Wetland	25.53
PUBHh	Freshwater Pond	1.49
R4SBC	Riverine	0.24
Total Acres		27.26

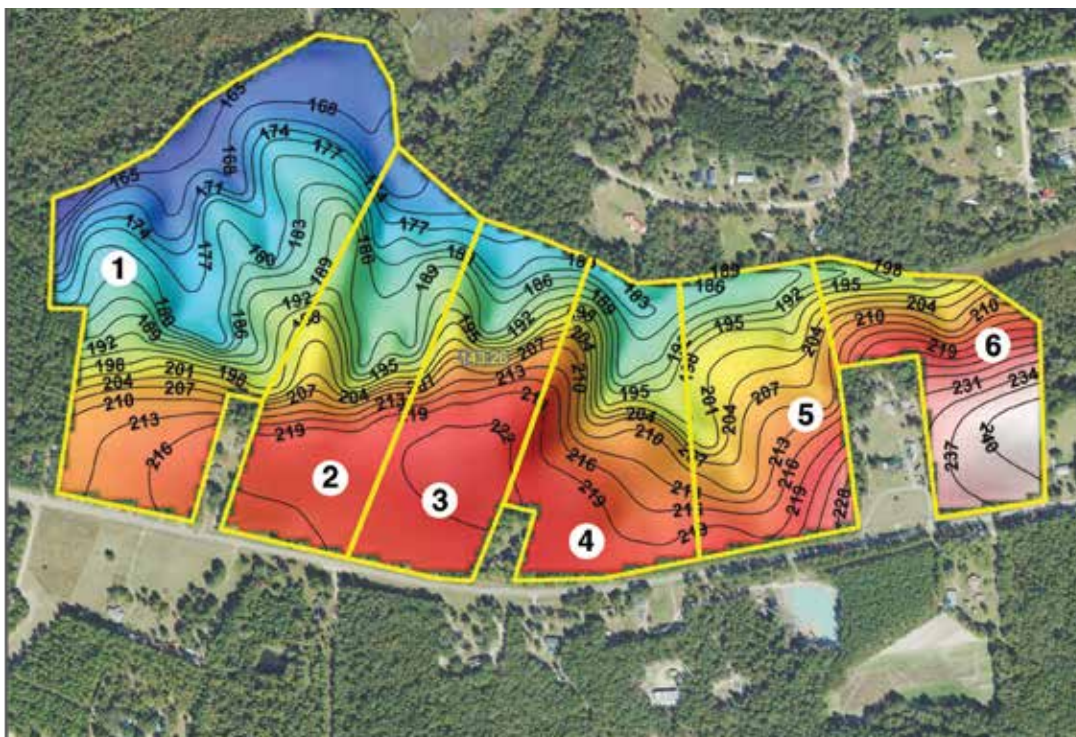
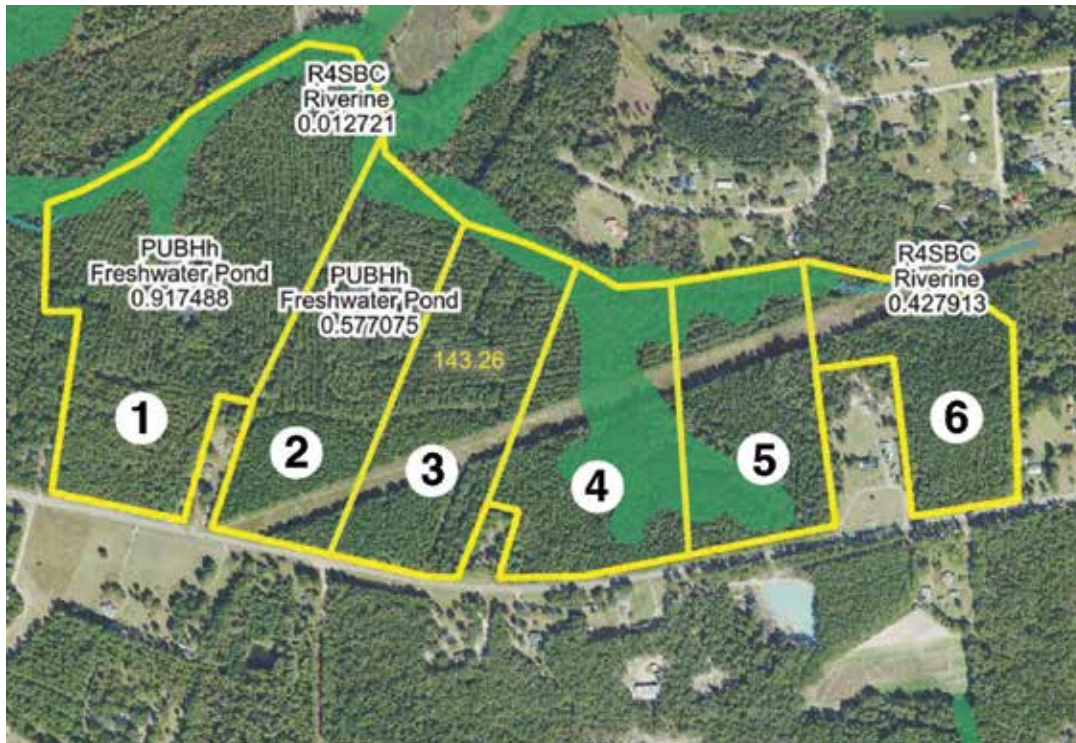
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

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TOPOGRAPHY & WETLANDS TRACT MAPS





BIDDING ENDS: APRIL 24TH



**SOUTH
AUCTION**

DRONE MAP

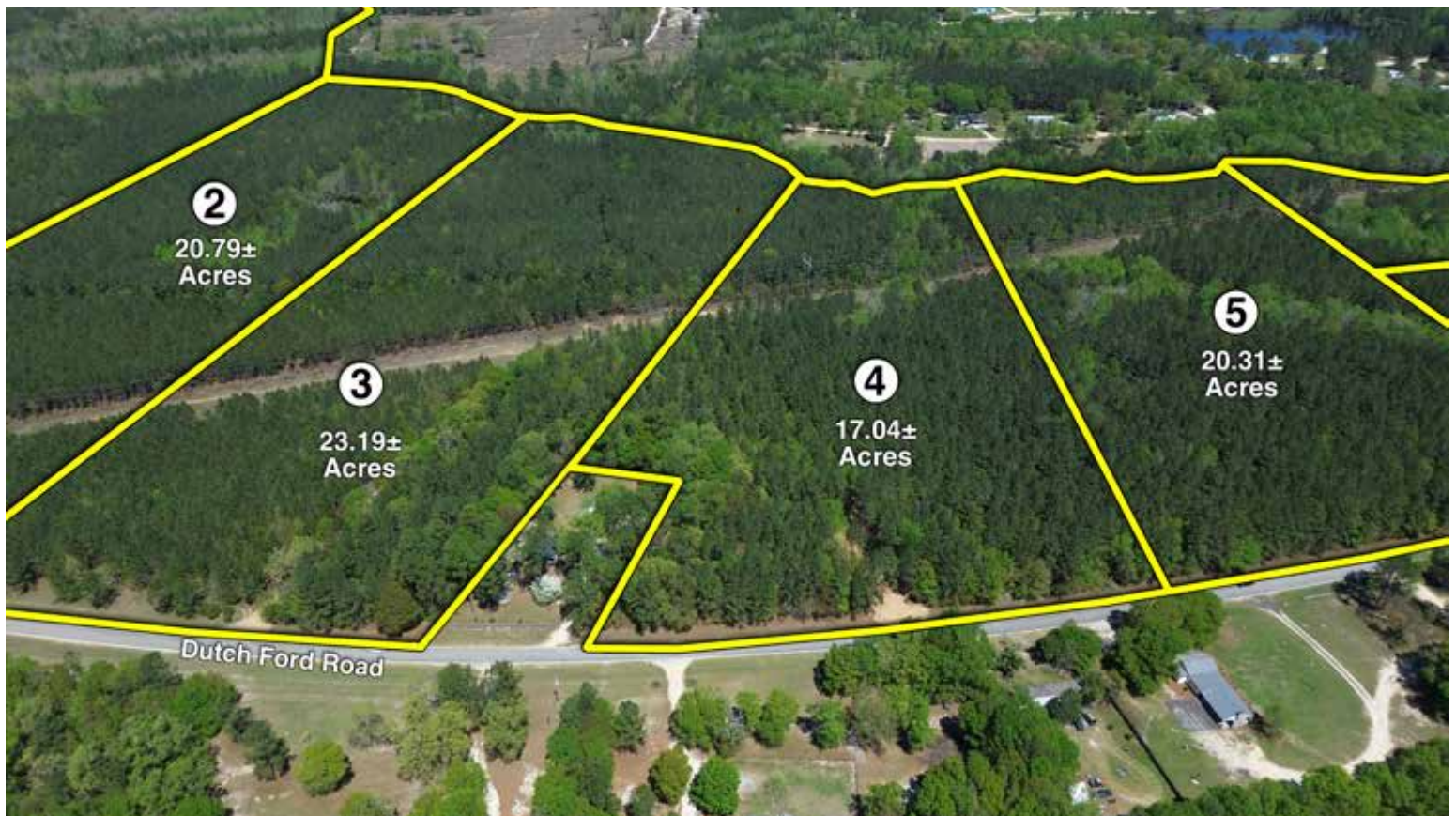




CANDLER CREEK
FARMS

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DRONE MAP



BIDDING ENDS: APRIL 24TH



**SOUTH
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DRONE MAP





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PROPERTY PHOTOS



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**SOUTH
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PROPERTY PHOTOS





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ABOUT SOUTH AUCTION

We are a full service auction and real estate firm based in Swainsboro, Georgia. We serve clients all across the Southeast.



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, Alex Grovenstein, Emily Johnson, Bryan Neal, Tanya Lane, Rusty Lane, Seth Durden, Lisa Peebles, Brent Stephens, Derry Bennett