

**Land
Auction**

**22.84± ACRES
OLD WADLEY RD. SWAINSBORO, GA**

Emanuel County



BIDDING ENDS: NOV. 6TH

Rusty Lane

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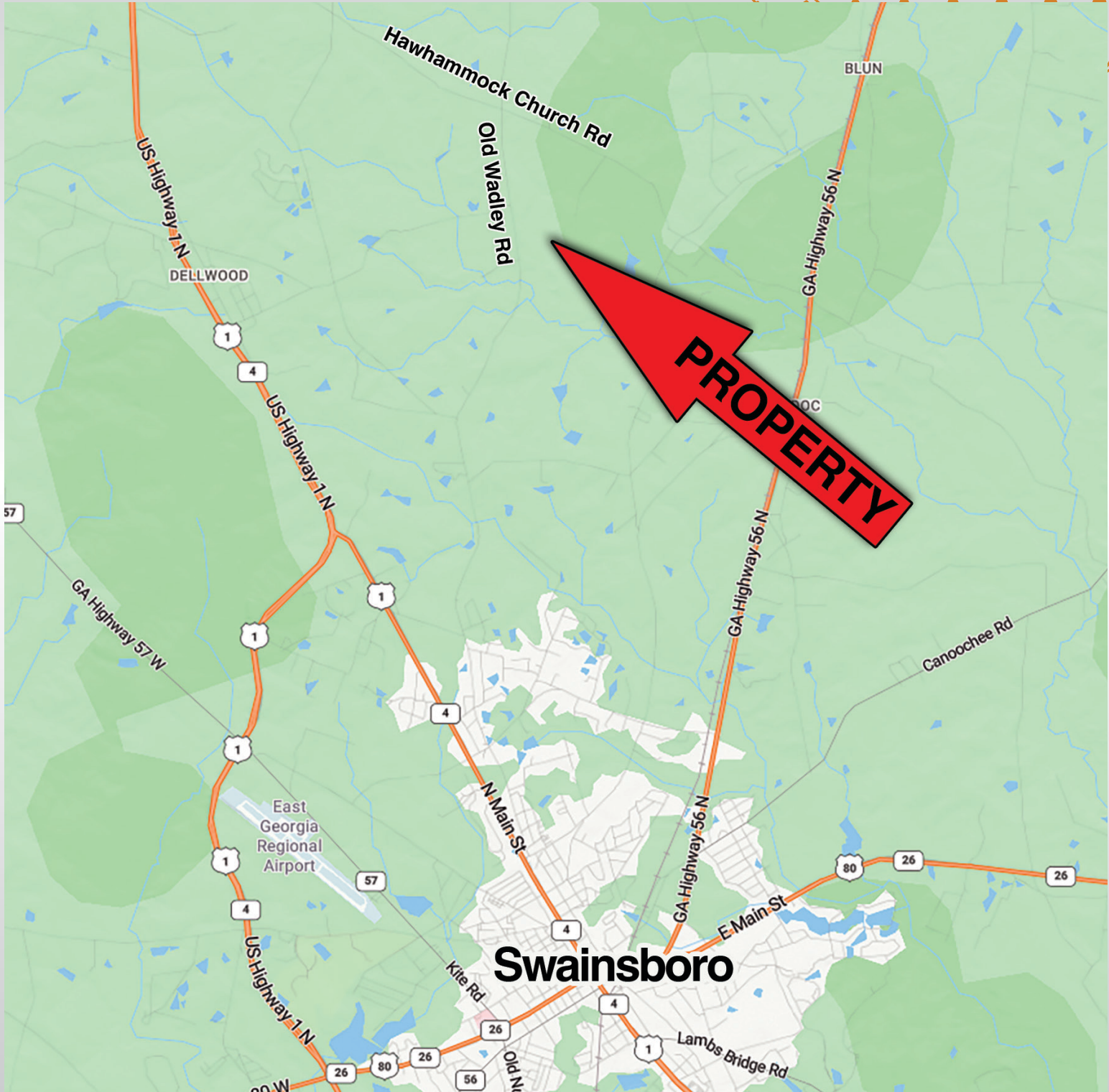


**SOUTH
AUCTION**

SouthAuction.com

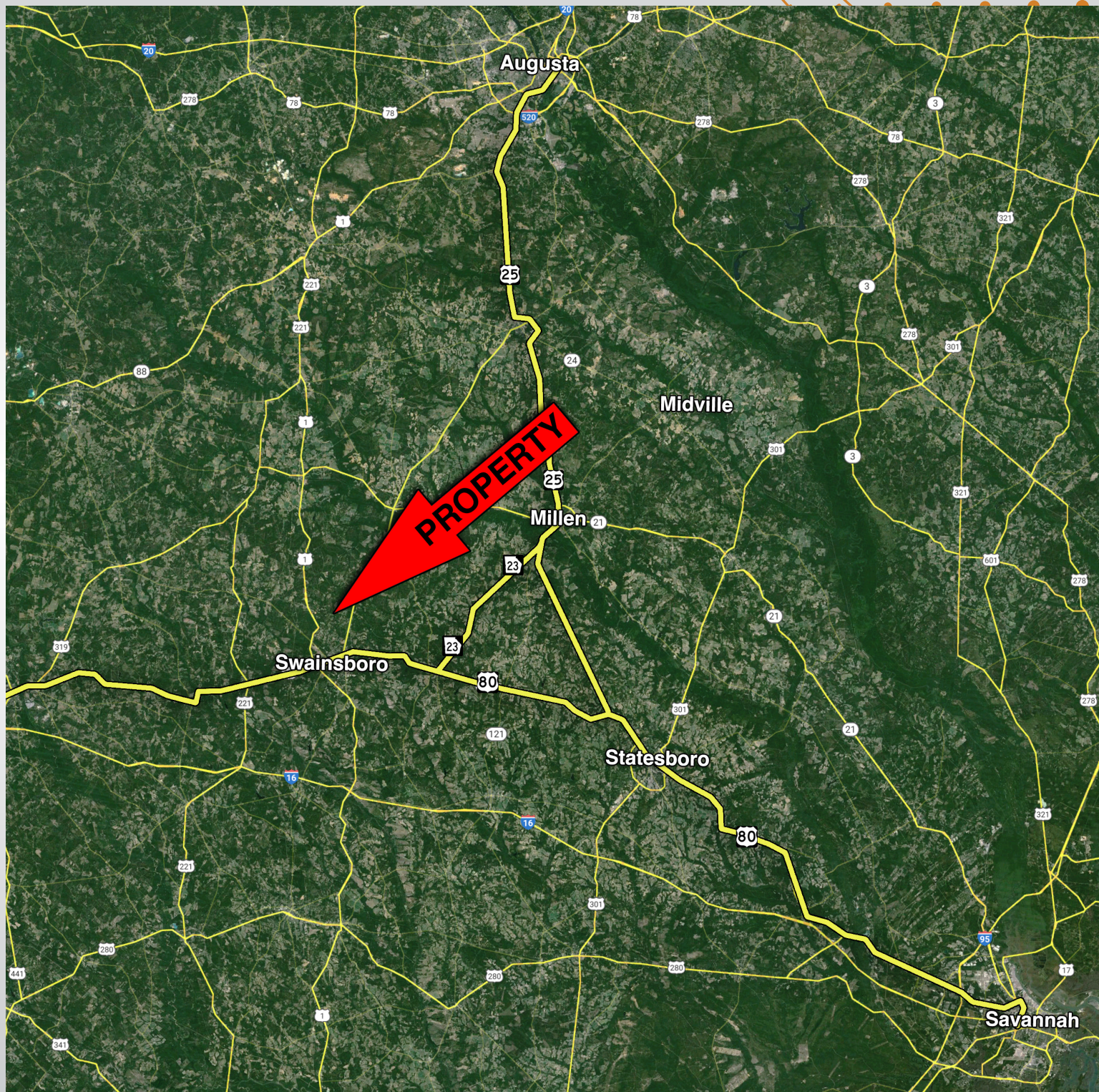


PROPERTY LOCATION



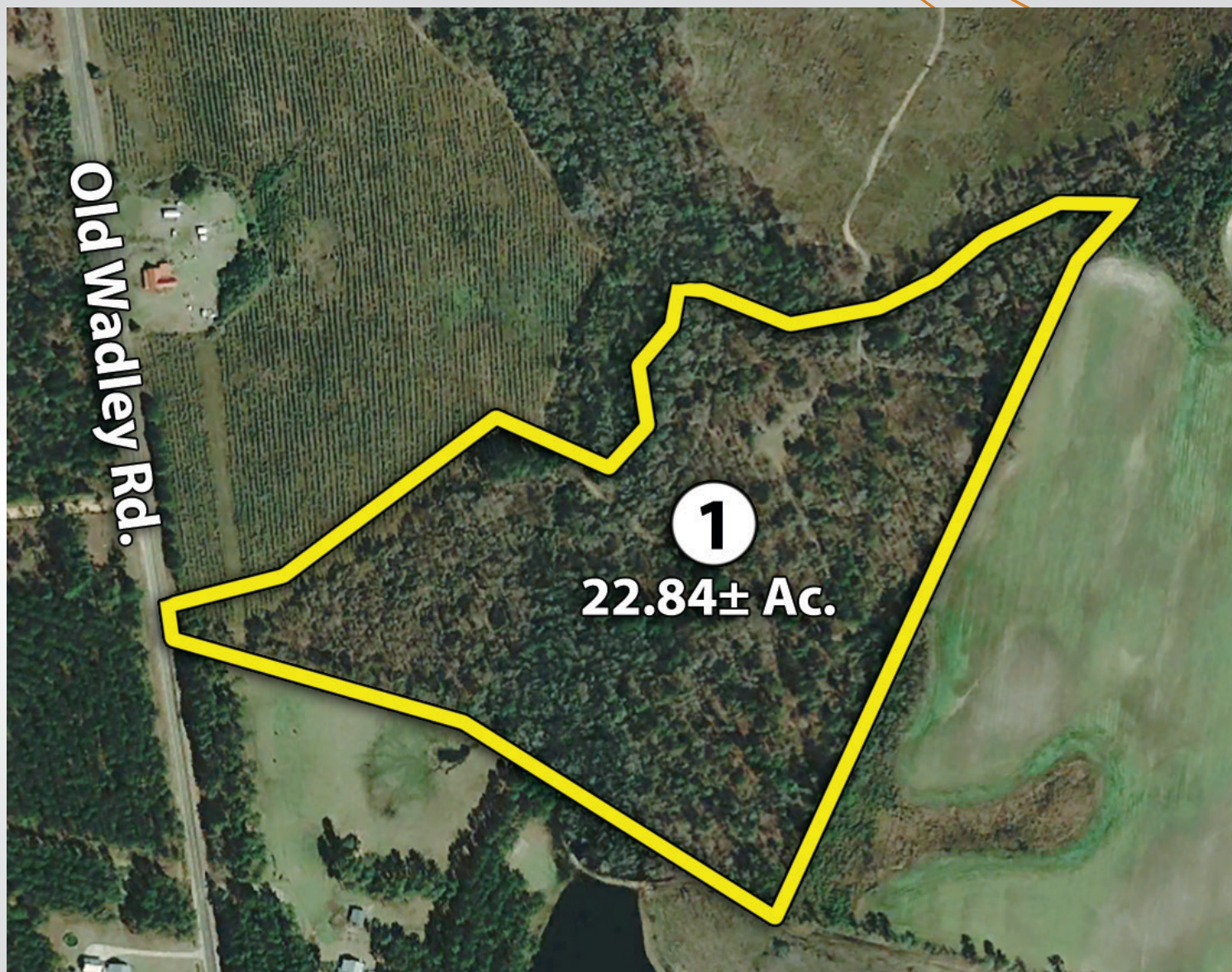


LOCATION MAP





AERIAL MAP



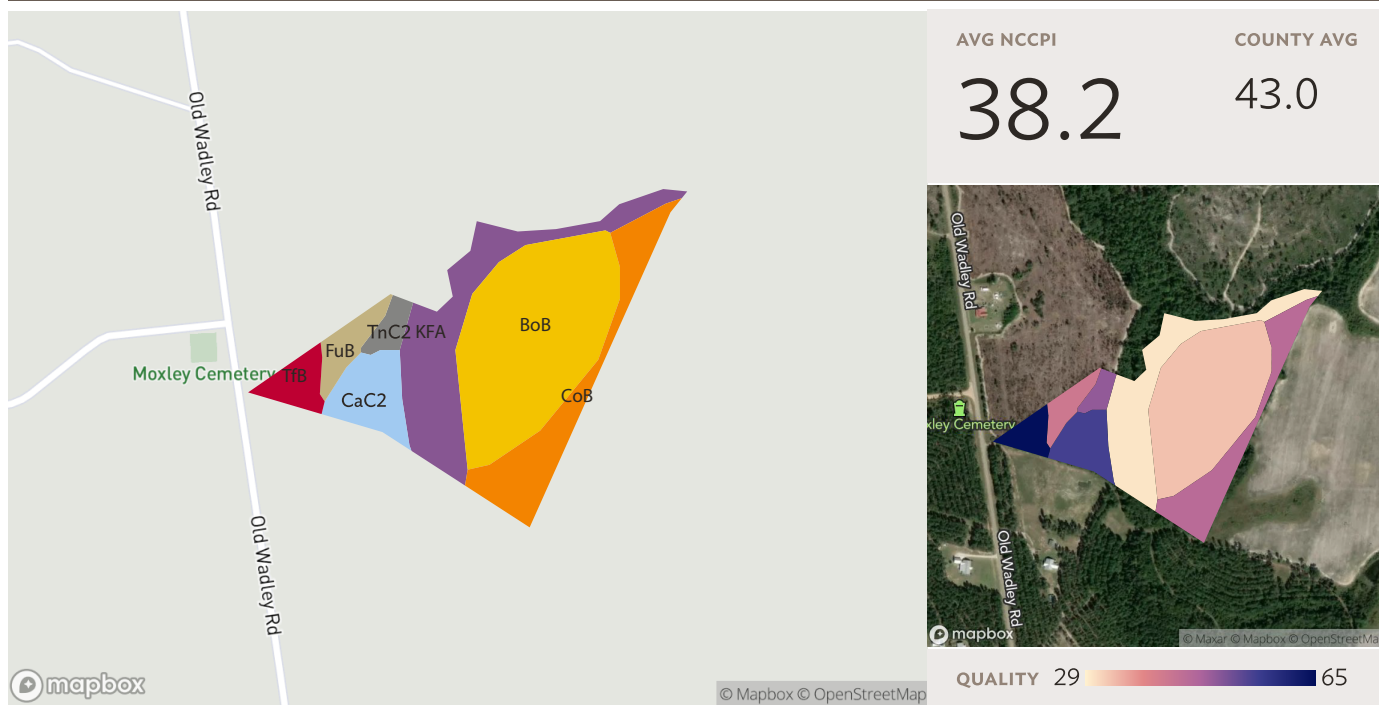


DRONE MAP



SOILS MAP

1 field, 24 acres in Emanuel County, GA



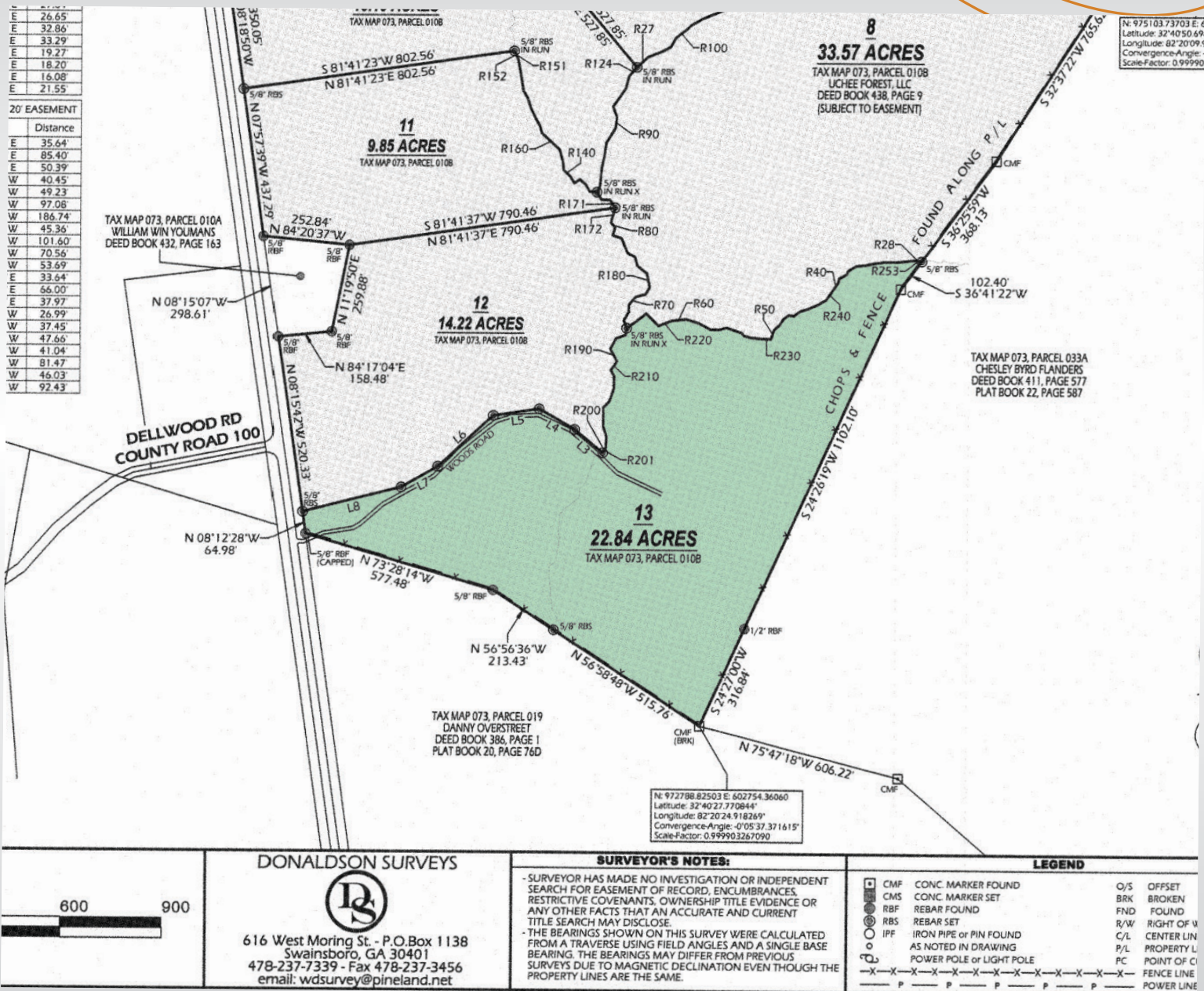
Source: NRCS Soil Survey

All fields

24 ac.

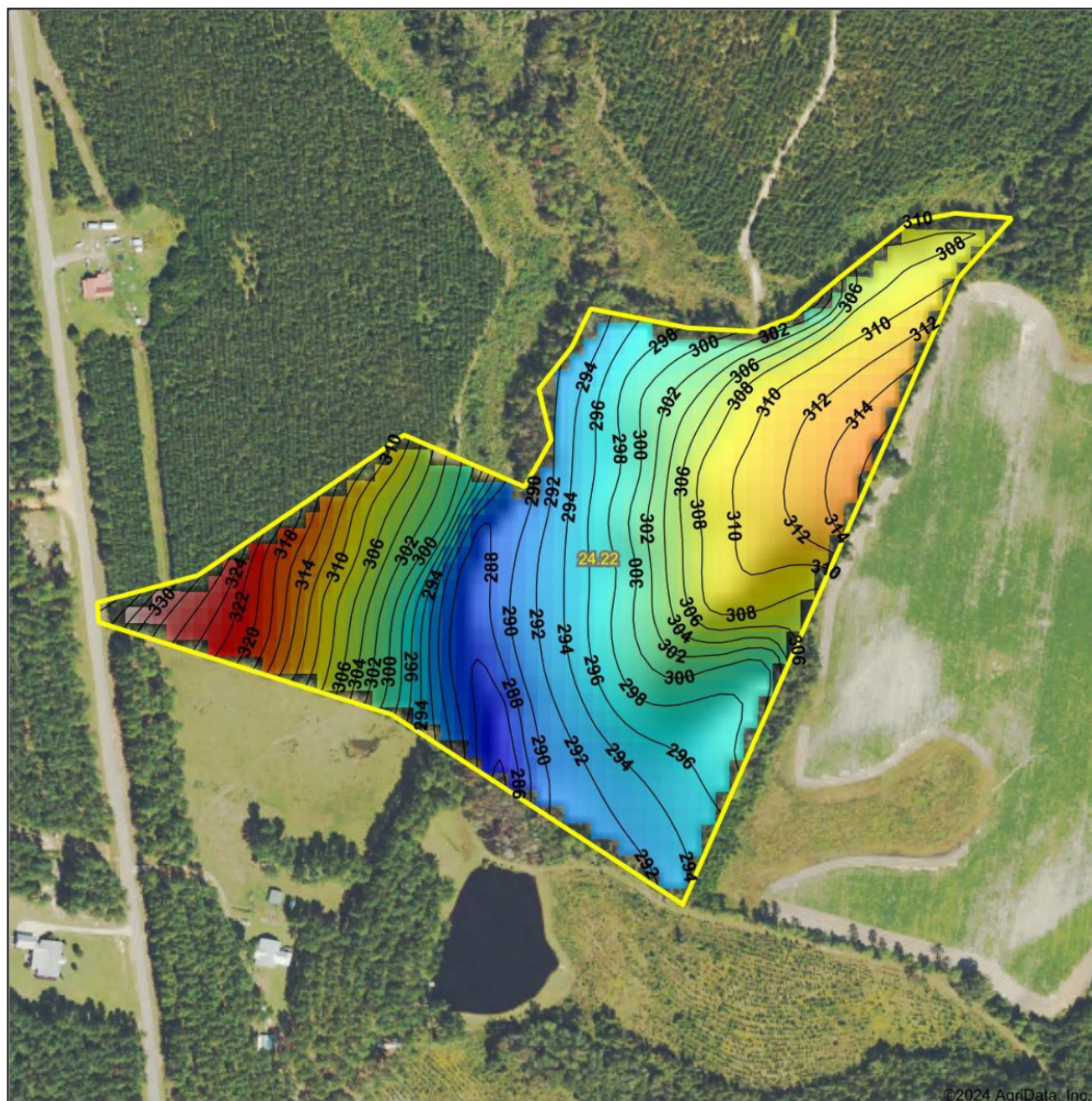
SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
BoB	Bonifay sand, 1 to 5 percent slopes	10.08	41.5%	3	33.0
KFA	Kinston and Bibb soils, 0 to 2 percent slopes, frequently flooded	5.66	23.3%	6	30.0
CoB	Cowarts loamy sand, 2 to 5 percent slopes	3.88	16.0%	2	44.9
CaC2	Carnegie sandy loam, 5 to 8 percent slopes, moderately eroded	2.02	8.3%	4	55.3
TfB	Tifton loamy sand, 2 to 5 percent slopes	1.04	4.3%	2	64.6
FuB	Fuquay loamy sand, 0 to 5 percent slopes	1.02	4.2%	2	41.7
TnC2	Tifton sandy loam, 5 to 8 percent slopes, eroded	0.61	2.5%	3	49.1
		24.31			38.2

PLAT MAP





TOPOGRAPHY MAP



Low Elevation High

Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 10 meter dem

Interval(ft): 2

Min: 283.7

Max: 334.2

Range: 50.5

Average: 301.9

Standard Deviation: 9.38 ft

0ft 324ft 647ft



10/17/2024

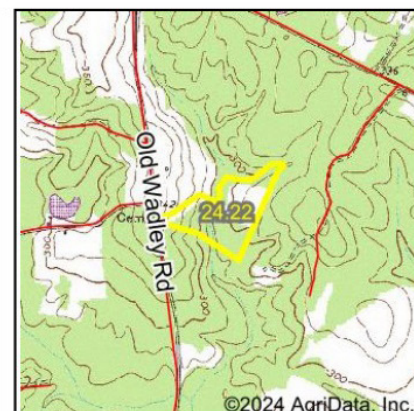
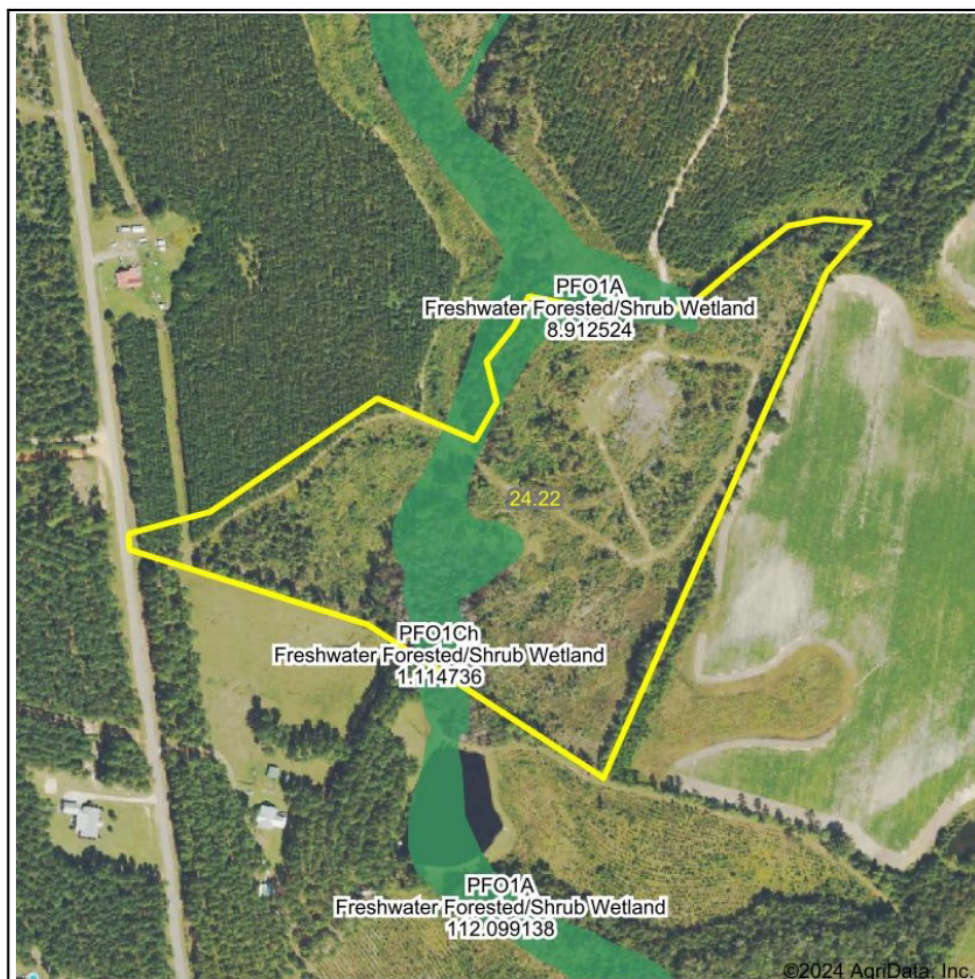
Emanuel County
Georgia

Boundary Center: 32° 40' 34.81, -82° 20' 27.95

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



WETLANDS MAP



State: **Georgia**
 Location:
 County: **Emanuel**
 Township: **Swainsboro**
 Date: **10/17/2024**

WV Land & Agricultural Assets

Maps Provided By:



0ft 514ft 1029ft

Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	2.69
PFO1Ch	Freshwater Forested/Shrub Wetland	0.71
		Total Acres
		3.40

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