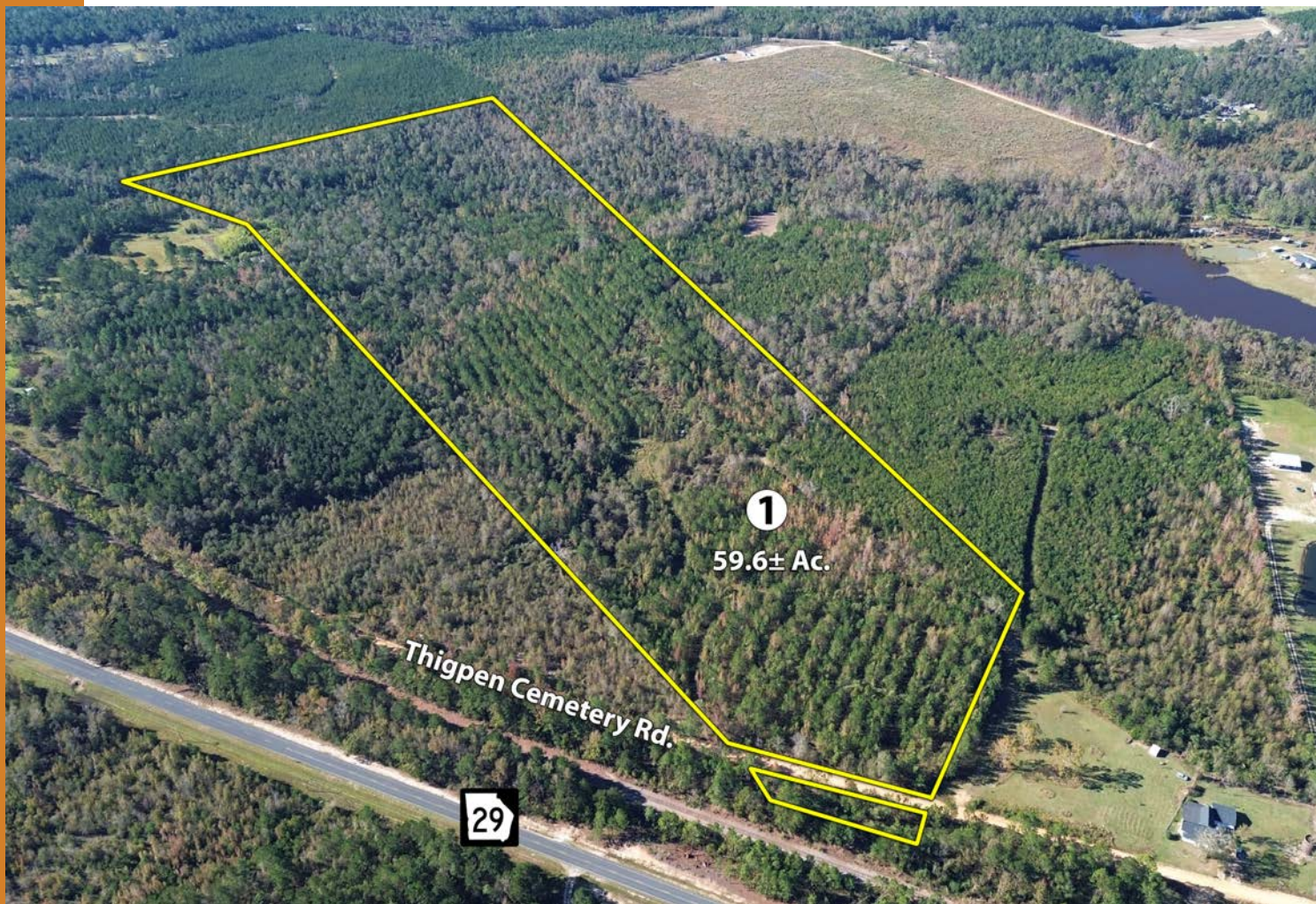


Real Estate
Auction

59.6± ACRES

Laurens County, GA



BIDDING END NOVEMBER 6TH AT 12 NOON

Seth Durden, Real Estate Agent/Forester

912.682.4169

jsdurden4@gmail.com



**SOUTH
AUCTION**

SouthAuction.com

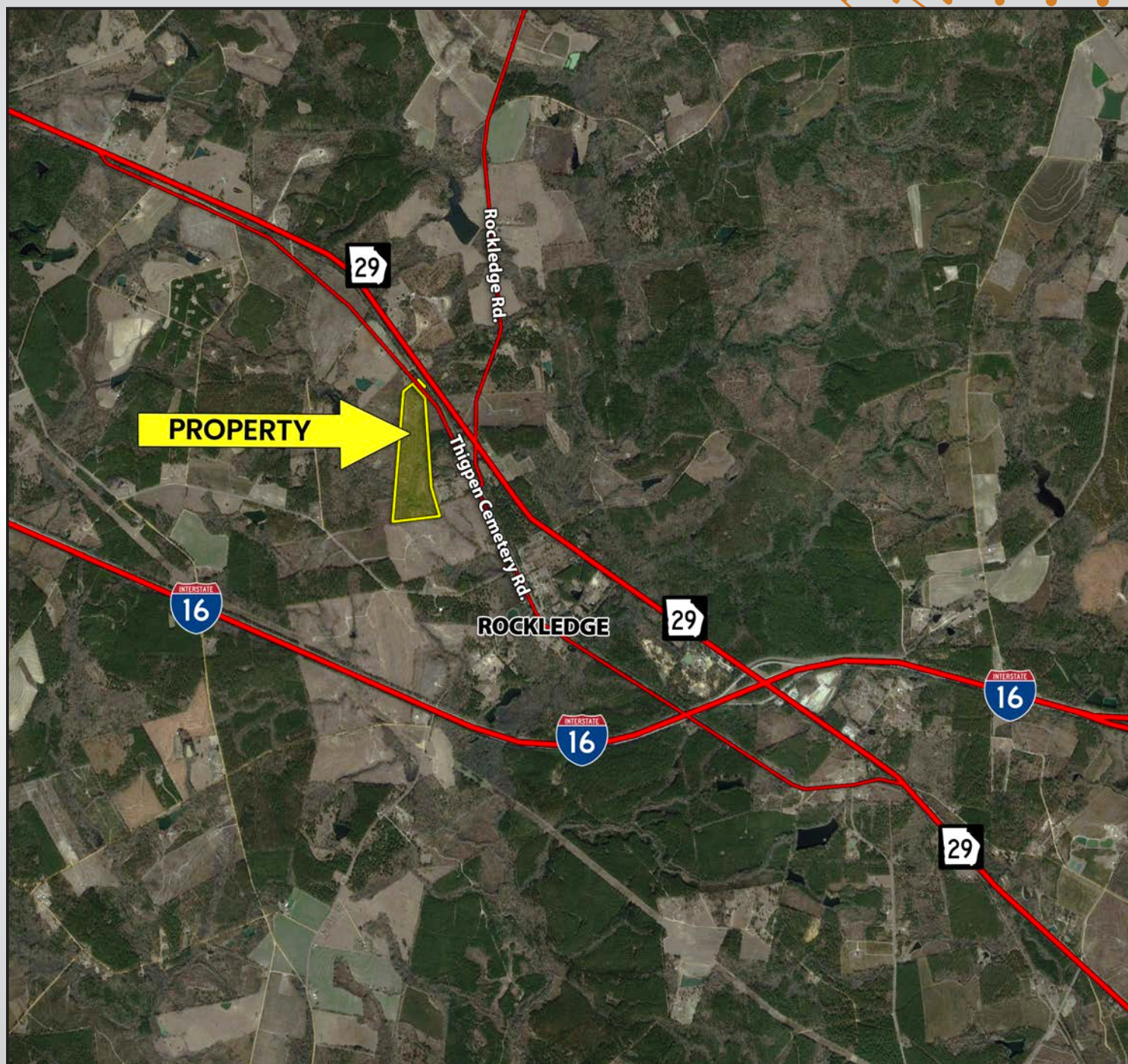


PROPERTY LOCATION



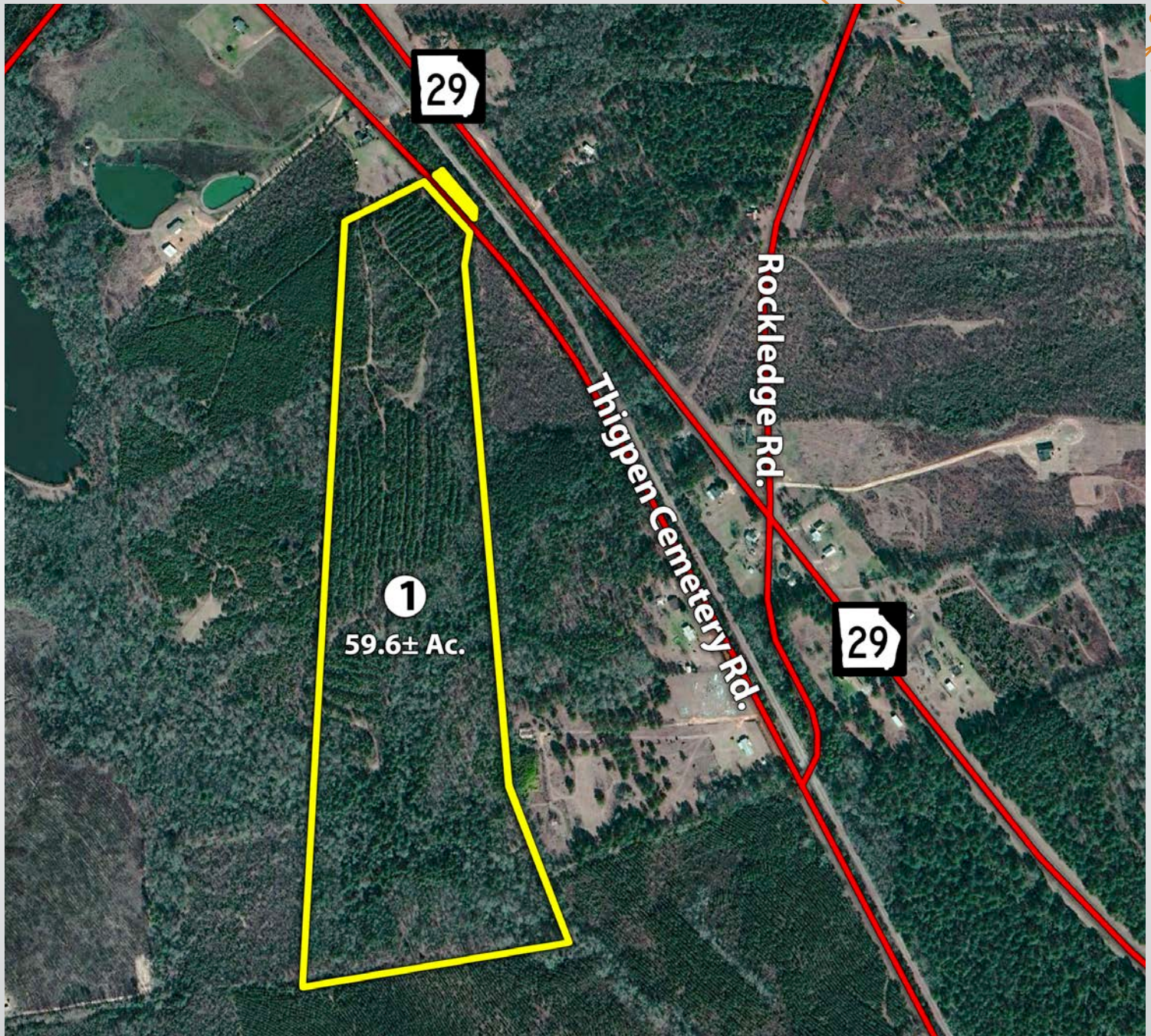


LOCATION MAP



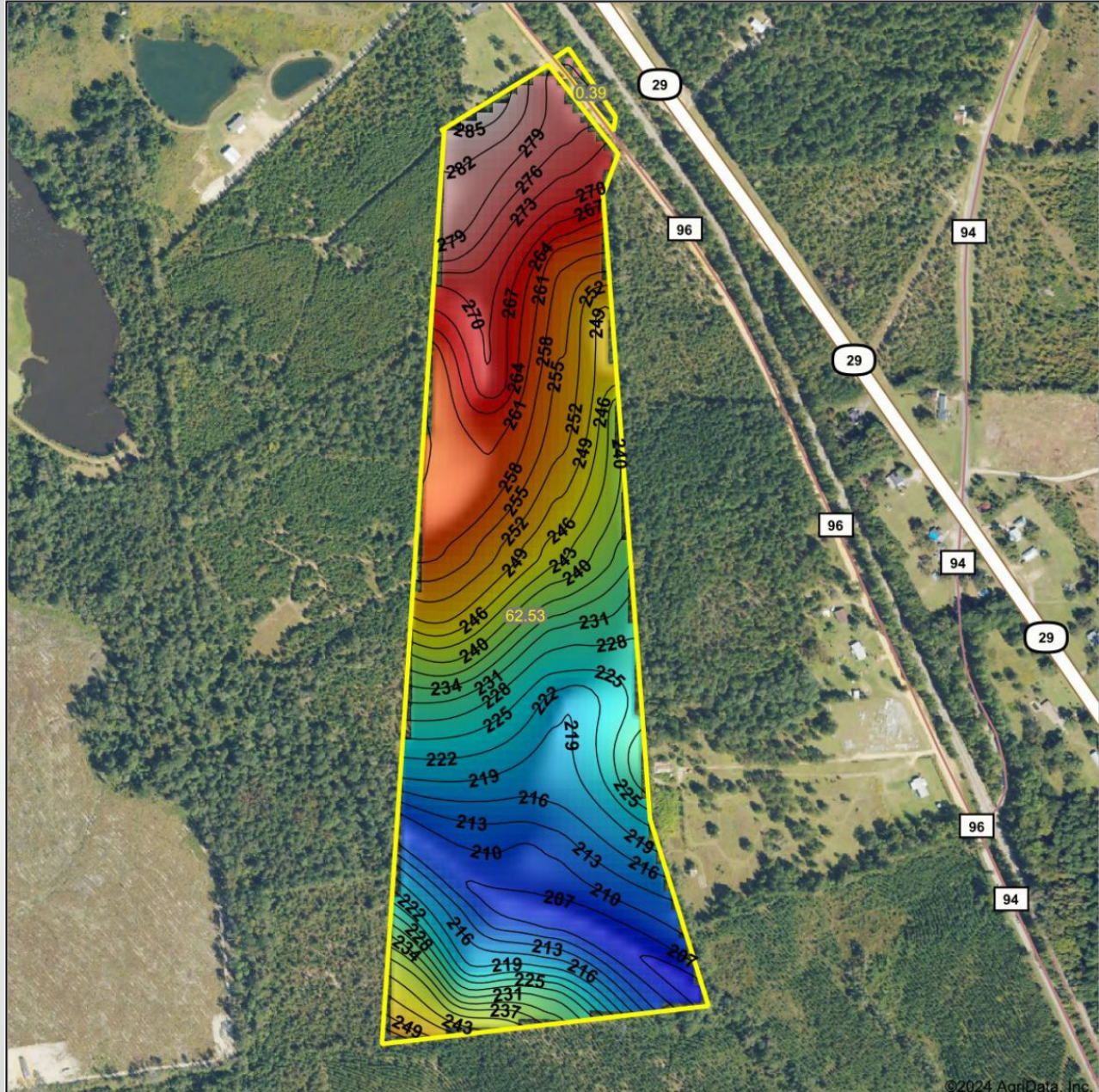


AERIAL MAP





TOPOGRAPHY MAP



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

Source: USGS 10 meter dem

Interval(ft): 3

Min: 202.5

Max: 287.4

Range: 84.9

Average: 239.2

Standard Deviation: 23.03 ft

0ft 568ft 1135ft

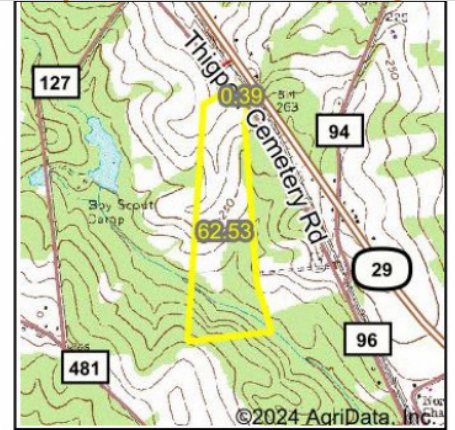
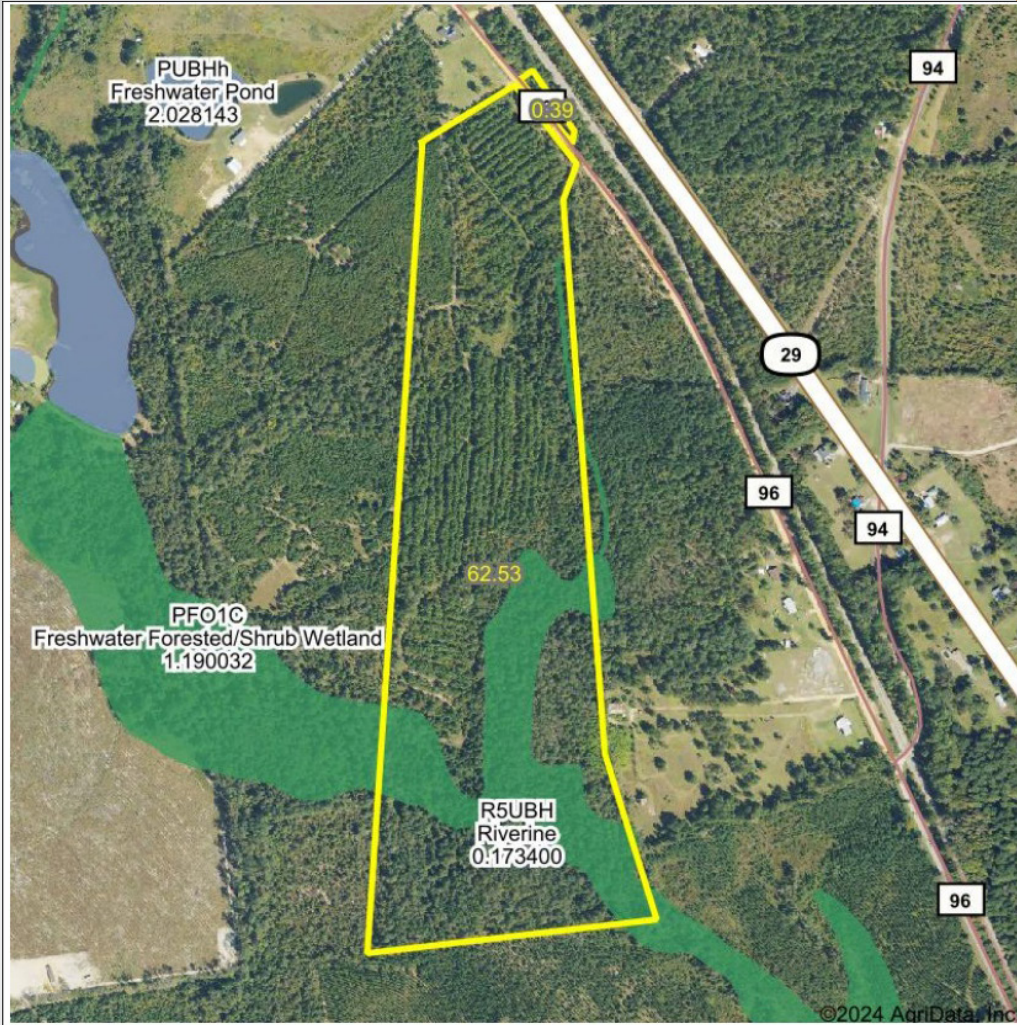


10/17/2024

Laurens County
Georgia

Boundary Center: 32° 27' 13.2, -82° 42' 29.56

WETLANDS MAP



State: **Georgia**
Location:
County: **Laurens**
Township: **East Dublin**
Date: **10/17/2024**

Maps Provided By:

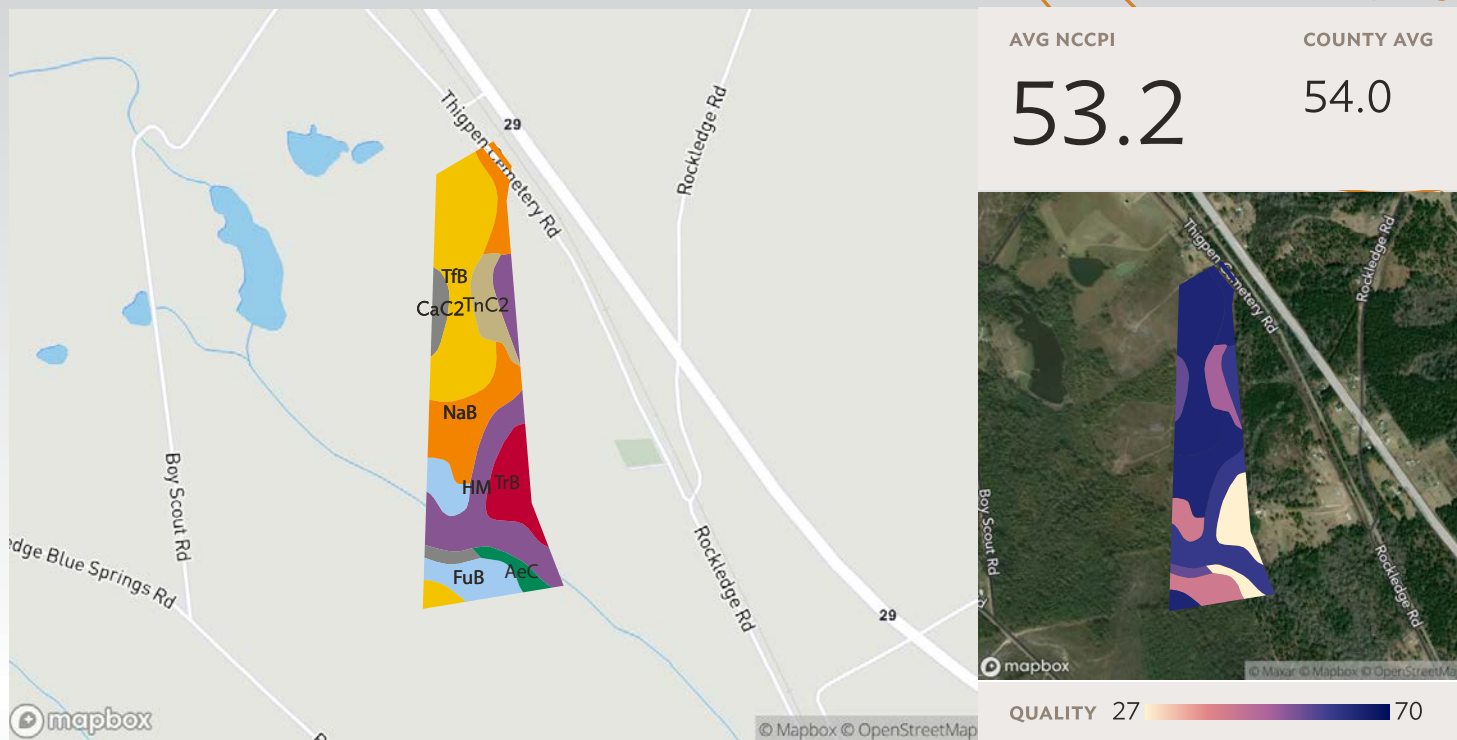


0ft 870ft 1739ft

Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	12.21
R5UBH	Riverine	0.17
PFO1C	Freshwater Forested/Shrub Wetland	0.12
Total Acres		12.50

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

SOILS MAP



Source: NRCS Soil Survey

All fields

58 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
TFB	Tifton loamy sand, 2 to 5 percent slopes	17.01	29.2%	2	64.6
HM	Herod and Muckalee sandy loams, frequently flooded	12.36	21.2%	5	60.3
NaB	Nankin loamy sand, 2 to 5 percent slopes	10.09	17.3%	2	64.4
FuB	Fuquay loamy sand, 0 to 5 percent slopes	6.38	11.0%	2	41.7
TrB	Troup sand, 0 to 6 percent slopes	5.09	8.7%	3	N/A
TnC2	Tifton sandy loam, 5 to 8 percent slopes, eroded	3.24	5.6%	3	49.1
CaC2	Carnegie sandy loam, 5 to 8 percent slopes, moderately eroded	2.47	4.3%	4	55.3
AeC	Ailey loamy sand, 5 to 8 percent slopes	1.52	2.6%	4	26.8
58.16					53.2



LEGAL DESCRIPTION

STATE OF GEORGIA, LAURENS County. 51

THIS INDENTURE, Made the 23rd day of June, in the year of our Lord One Thousand Nine Hundred and Eighty-Nine between ANNIE RUTH Y. LAMPP of the County of Johnson and state of Georgia of the First Part, and YVONNE L. PRICE of the County of Emanuel and state of Georgia of the Second Part. WITNESSETH, That the said part Y of the First Part, for and in consideration of the sum of TWENTY THOUSAND AND NO/100 - - - - - Dollars in hand paid, at and before the sealing and delivering of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents do^{es} grant, bargain, sell, alien, convey and confirm unto the said party of the Second Part her heirs and assigns, all the following described property, to wit:

All that tract or parcel of land lying, situate and being in the 1720th G. M. District of Laurens County, Georgia, containing 59.6 acres, more or less, and being more particularly described as Tract No. 3 of the Jake Young Land as shown by plat of survey made by Marvin D. Clements, Surveyor, dated August 8, 1973, and recorded in the Office of Clerk, Laurens County Superior Court, in Deed Book 319, page 84. Said Tract 3 is bounded now or formerly as follows: Northwest by lands of Kenneth E. Young, formerly lands of Jakie Elvin Young, designated as Tract 2 on said plat of survey; Northeast by the right-of-way of Georgia State Highway No. 29; East by lands of Ethel Beacham, lands of F. B. Flanders, and lands of Carolyn and Luther Barrs; South by lands of Lillian C. Maddox; and West by lands of Eddie B. Young and lands of Kenneth E. Young.

The above described property is the same as that conveyed by Warranty Deed dated February 1974 from Eddie B. Young, Jakie Elvin Young, and Ellie J. Young to Annie Ruth Y. Lampp, which is recorded in the Office of Clerk, Laurens County Superior Court, in Deed Book 319, page 87.

Laurens County, Georgia
Real Estate Transfer Tax
Paid \$ 20.00
Date June 26, 1989

State of Georgia, Laurens County
CLERK'S OFFICE, SUPERIOR COURT
Filed June 26 19 89 At 11:15 O'clock A. M.
Recorded June 26 19 89 in Book 549 Page 51

Altha Thomas Clerk
Altha Thomas Clerk of Superior Court

TO HAVE AND TO HOLD The said above granted and described property, with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said party of the Second Part her heirs, executors, administrators and assigns, in FEE SIMPLE, and the said party of the First Part the said bargained property above described unto the said party of the Second Part her heirs, executors, administrators and assigns, against the said party of the First Part her heirs, executors, administrators and assigns, and against all and every other person or persons, shall and will, and does hereby warrant and forever defend, by virtue of these presents.

IN WITNESS WHEREOF, The said party of the First Part has her hereunto set her hand and affixed her seal, and delivered these presents, the day and year first above written.

Signed, sealed and delivered in the presence of us the day and year above written.

Witness Ray C. Hart ANNE RUTH Y. LAMPP (L.S.)
N. Emanuel, County, Georgia 02245 (L.S.)

My Commission Expires Dec 11, 1988.



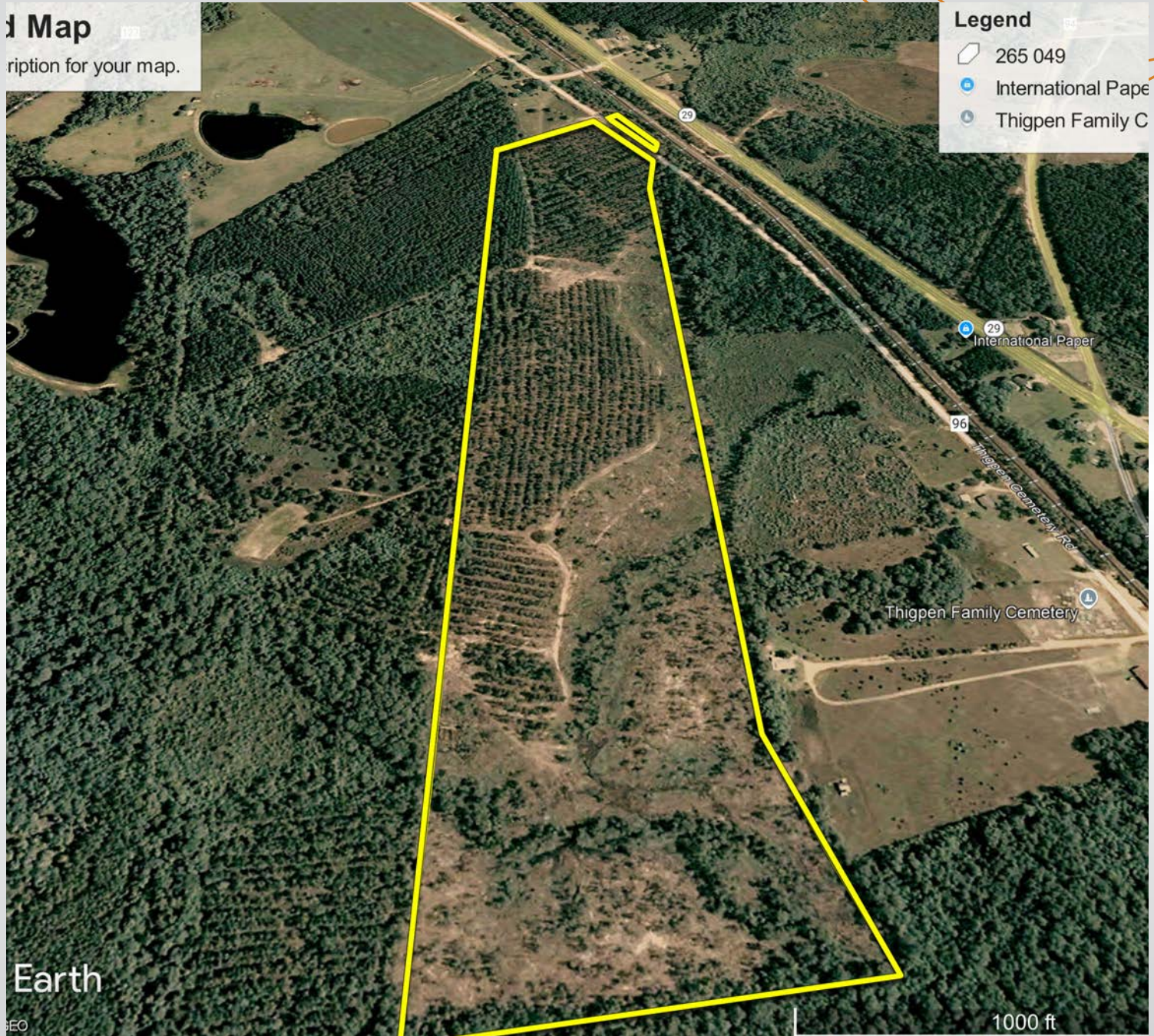
HISTORICAL IMAGERY 2007

Map

Description for your map.

Legend

- 265 049
- International Paper
- Thigpen Family C





PHOTOS

