

McGahee Homestead

JEFFERSON COUNTY
5769 HWY 296 STAPLETON, GA
OPEN HOUSE: JAN 26TH 1 P.M.- 3 P.M.



4,339 SQ. FT. HOME | 37.64± AC



ONLINE AUCTION BIDDING ENDS:
JAN 29TH @ 12 NOON

SETH DURDEN
REAL ESTATE AGENT / FORESTER
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**SOUTH
AUCTION**
SouthAuction.com

McGahee Homestead

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Hello,

South Auction is excited to present the McGahee Homestead, located in Jefferson County, Ga. This auction features a 4,339 square foot home filled with history, established on 37± acres in a great location.

We are offering the McGahee Homestead in two different parcels. Bidders can purchase the home on a few acres, just acreage, or the property as a whole. This is a great chance to purchase a home and land conveniently located near Louisville, Wrens, and Augusta.

Please feel free to reach out with any questions you may have regarding the property or the auction process.



Seth Durden

Seth Durden
Cell #912-682-4169
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GA Real Estate License #421738
GA Registered Forester License #00305



**SOUTH
AUCTION**

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

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McGahee Homestead

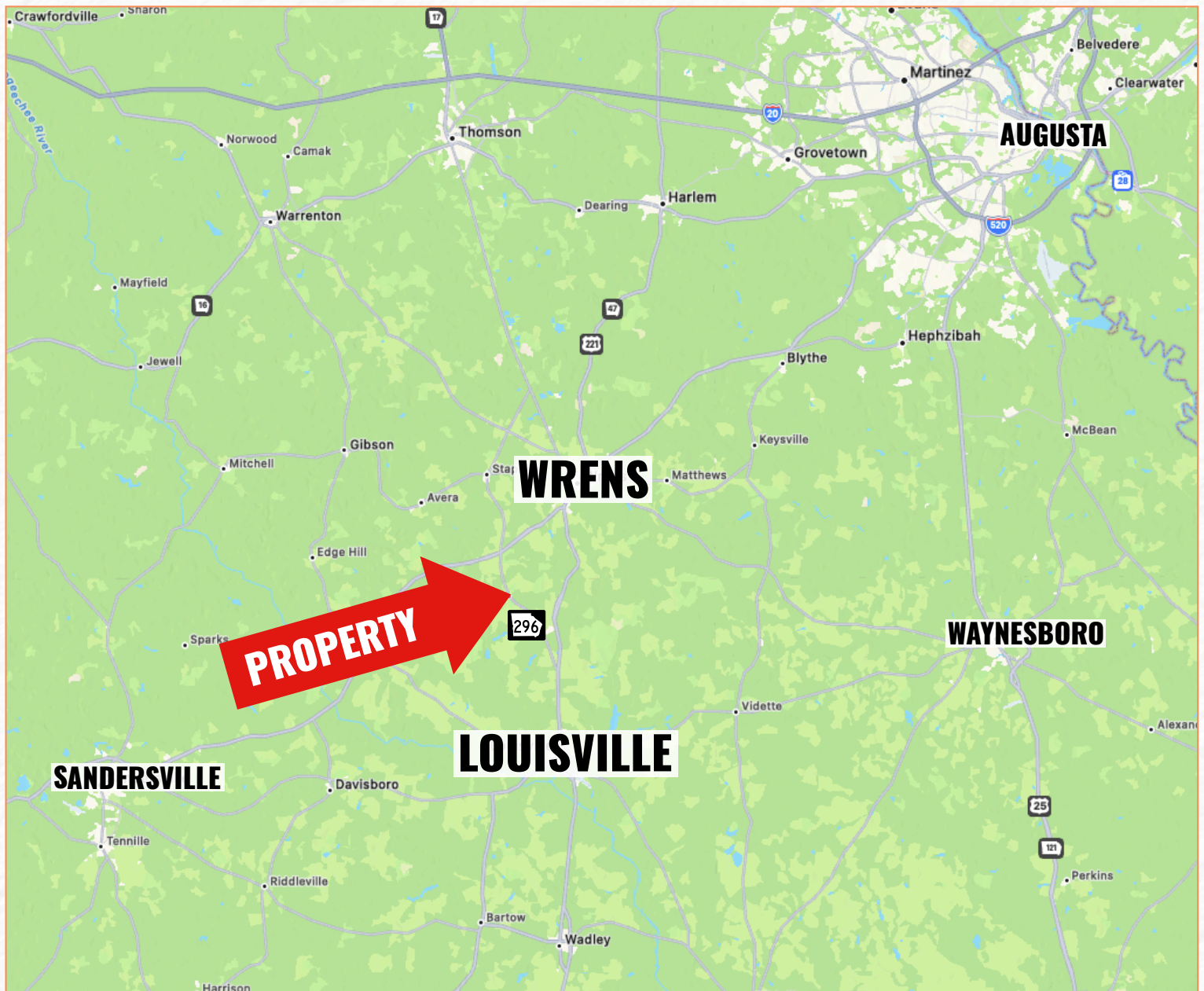
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LOCATION MAPS



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LOCATION MAPS



PROPERTY FEATURES



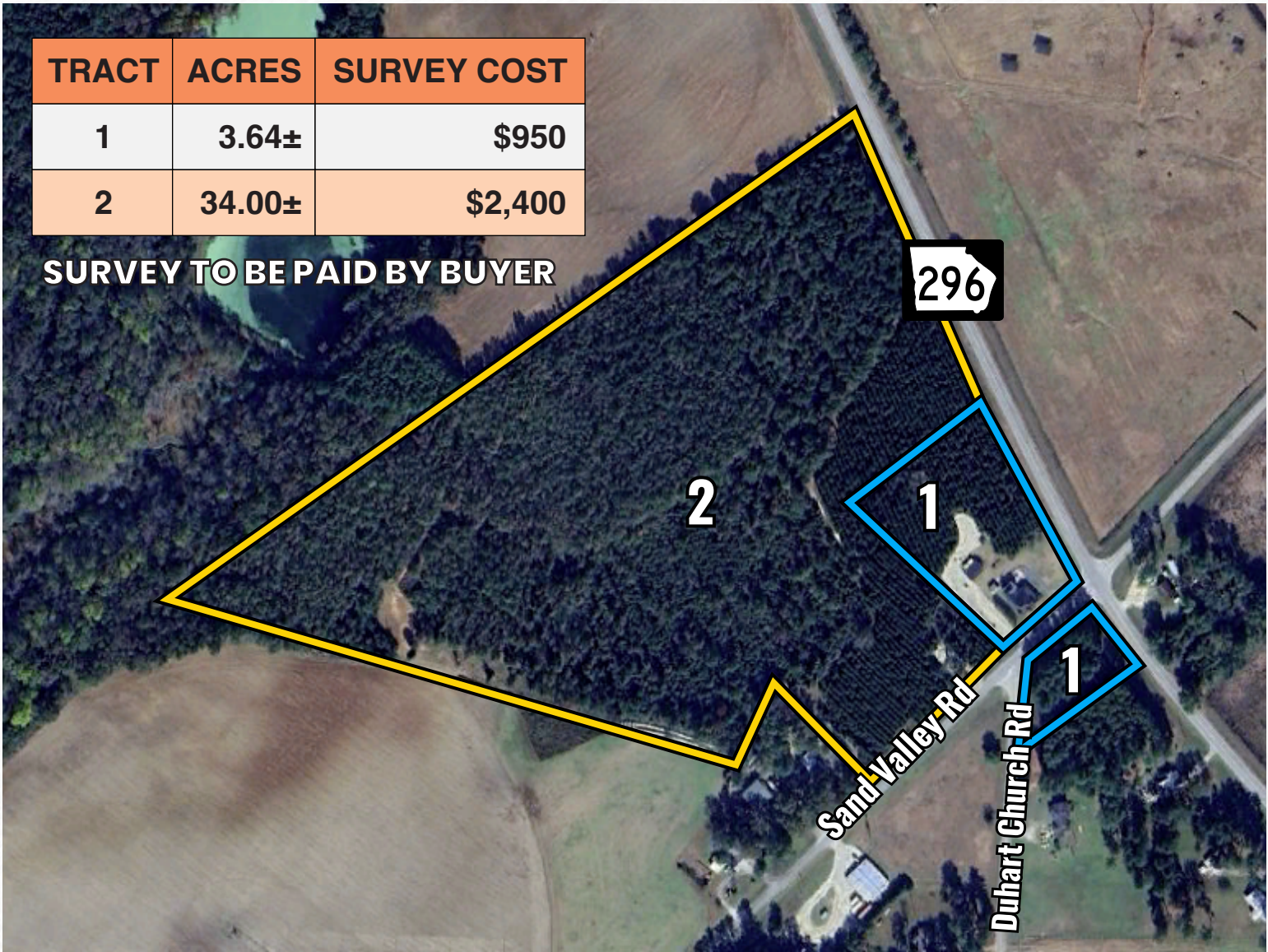
- 5 bed / 3 bath / 4,339 square foot home
- 37.64± Acres offered in two tracts
- No personal property shall be included in the purchase of the real estate. A majority of the personal property will be available for purchase after the real estate auction to the successful bidder of Tract 1.

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TRACT MAP

TRACT	ACRES	SURVEY COST
1	3.64±	\$950
2	34.00±	\$2,400

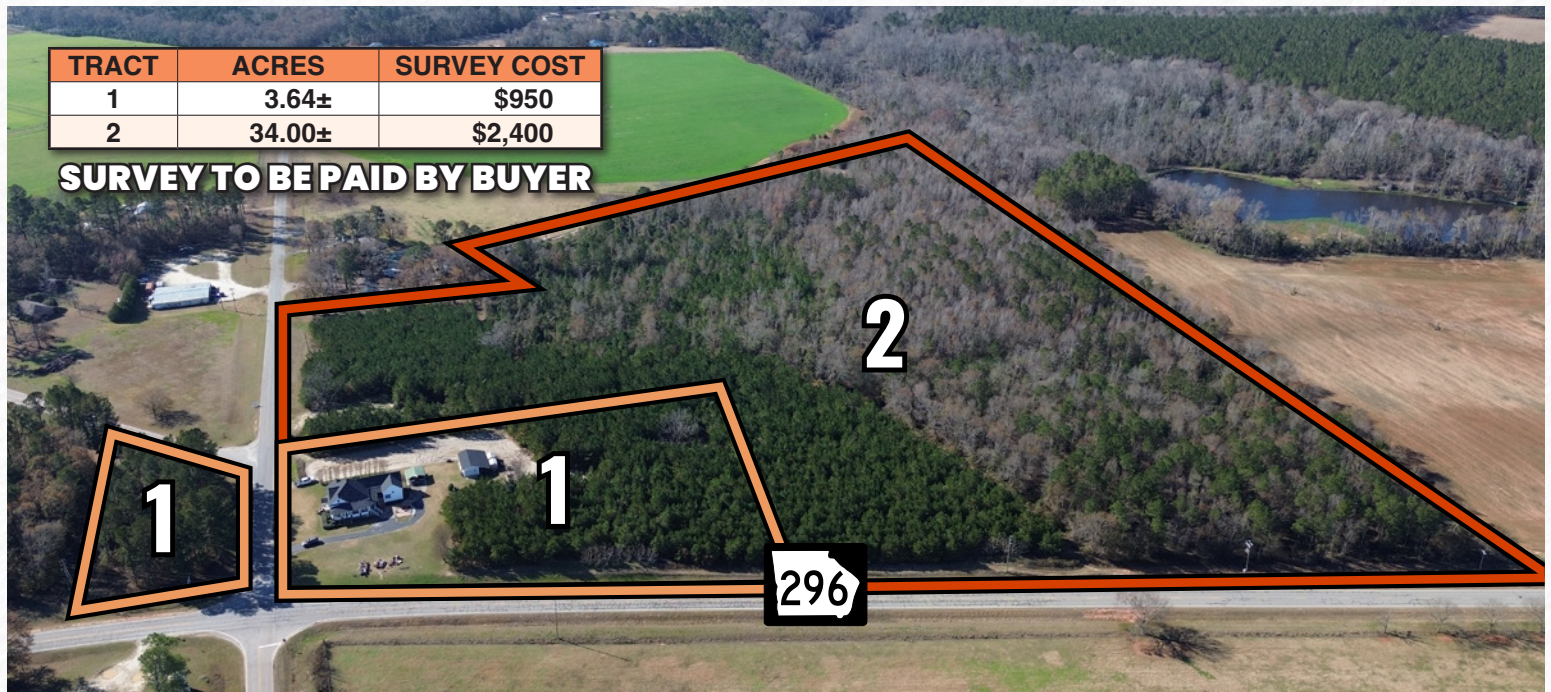
SURVEY TO BE PAID BY BUYER



McGahee Homestead

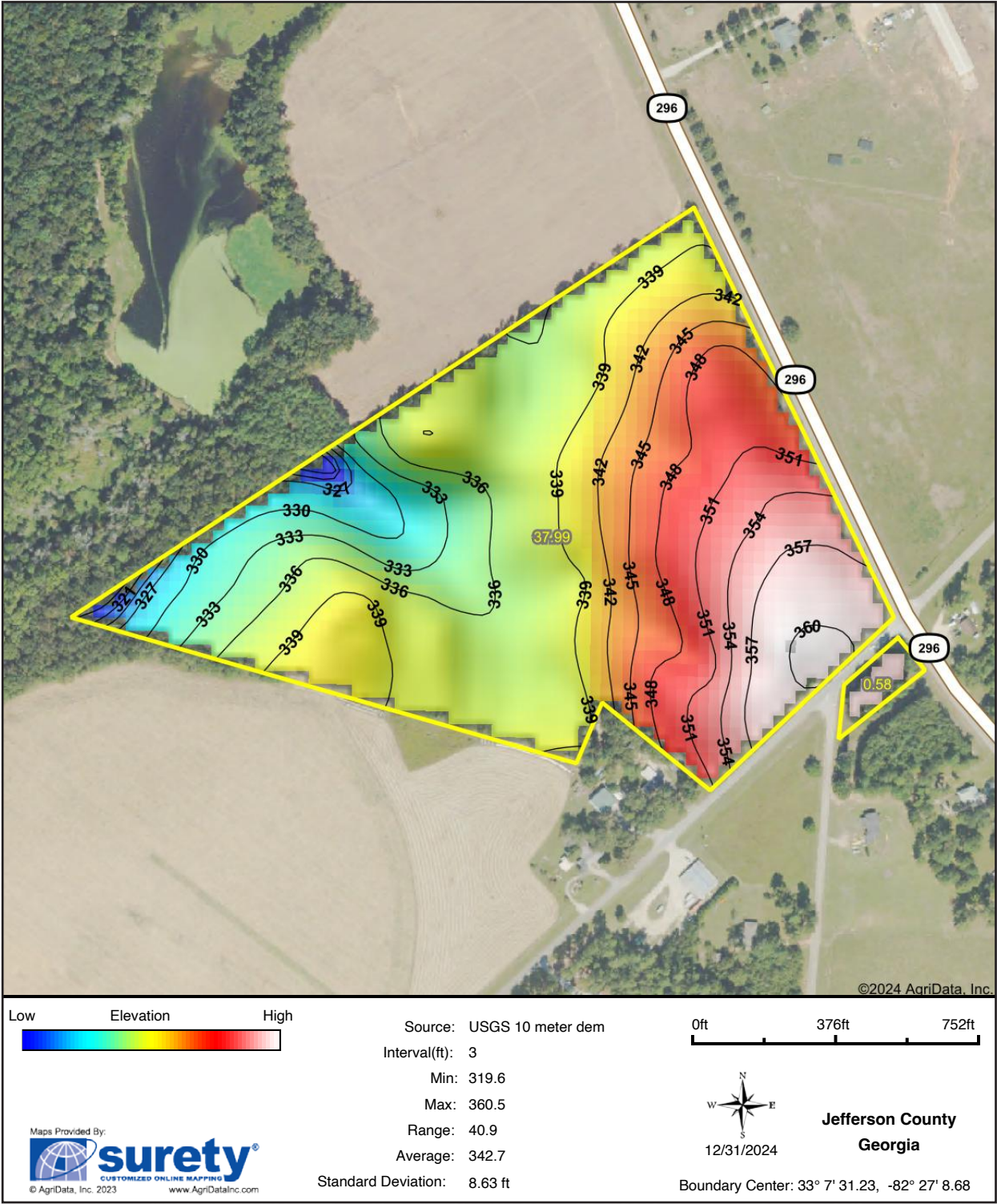
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DRONE MAPS



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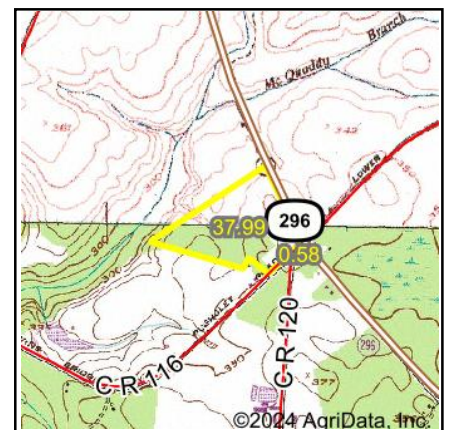
TOPOGRAPHY MAP



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WETLANDS MAP



State: **Georgia**
Location: **33° 7' 31.23, -82° 27' 8.68**
County: **Jefferson**
Township: **Stanton**



Maps Provided By:



0ft 591ft 1181ft

Classification Code	Type	Acres
	Total Acres	0.00

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

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LEGAL DESCRIPTION

All that tract or parcel of land, together with dwelling house and all other improvements located thereon, lying and being in the 76th GMD, Jefferson County, Georgia, containing 40.42 acres, more or less, lying on both sides of Sand Valley Road (County Road No. 116), fronting to the Northeast on Georgia Highway No. 296, and being bounded now or formerly as follows: On the Southeast by lands of Estella Smith, Duhart Church Road (County Road No. 120), and Sand Valley Road (County Road No. 116); on the Southwest by lands of Leland and Thelma Kahn, and lands of Franklin and Jean Dyck; on the Northwest by lands of Franklin and Jean Dyck; and on the Northeast by Georgia Highway No. 296. Said property is a portion of that 60.18-acre tract which is described in Warranty Deed from Glenn T. Rhodes and Clarence A. Rhodes to Harold S. McGahee recorded on August 18, 1962, in Deed Book 64, Page 372, Jefferson County Records.

Parcel ID: 0051 002

DERAVATION: Deed Book 462 Pages 78-79

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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