

# WOLFE CREEK FARM AUCTION



Cobbtown, GA | Candler Co.

277.25<sup>±</sup> AC.

Offered in  
18 Tracts

ONLINE BIDDING ENDS:  
TUESDAY, OCT. 28TH | 12PM NOON

Seth Durden  
912.682.4169  
jsdurden4@gmail.com



**SOUTH  
AUCTION**

[southauction.com](http://southauction.com)





# WOLFE CREEK FARM AUCTION



## SOUTH AUCTION

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

Hello,

South Auction is excited to present Wolfe Creek Farm, located in Candler County, Ga. This farm encompasses 277.25 acres and is located only 5 miles from downtown Metter.

Wolfe Creek Farm features a 1,008 square foot pond house, with three different ponds scattered throughout the mature pecan orchards. Planted longleaf and slash pine stands can be found leading up to the natural timber that surrounds Wolfe Creek. Whether you are looking for exceptional hunting land or a place to build your dream home, this farm has it all!

We are offering Wolfe Creek Farm in 18 different parcels. Bidders can purchase a single tract, combinations of parcels, or the property as a whole. This is a great chance to purchase an exceptional Candler County property!

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



**Seth Durden,**  
**Real Estate Agent / Forester**  
(912) 682-4169  
jsdurden4@gmail.com

GA Real Estate License #421738  
GA Registered Forester License #003059



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# WOLFE CREEK FARM AUCTION

## LOCATION MAPS

- 1,008 Square Foot Pond House
- 3 ponds
- Cultivated Farmland / Pecan Orchards
- Multiple age classes of planted and natural timber
- Wolfe Creek Frontage



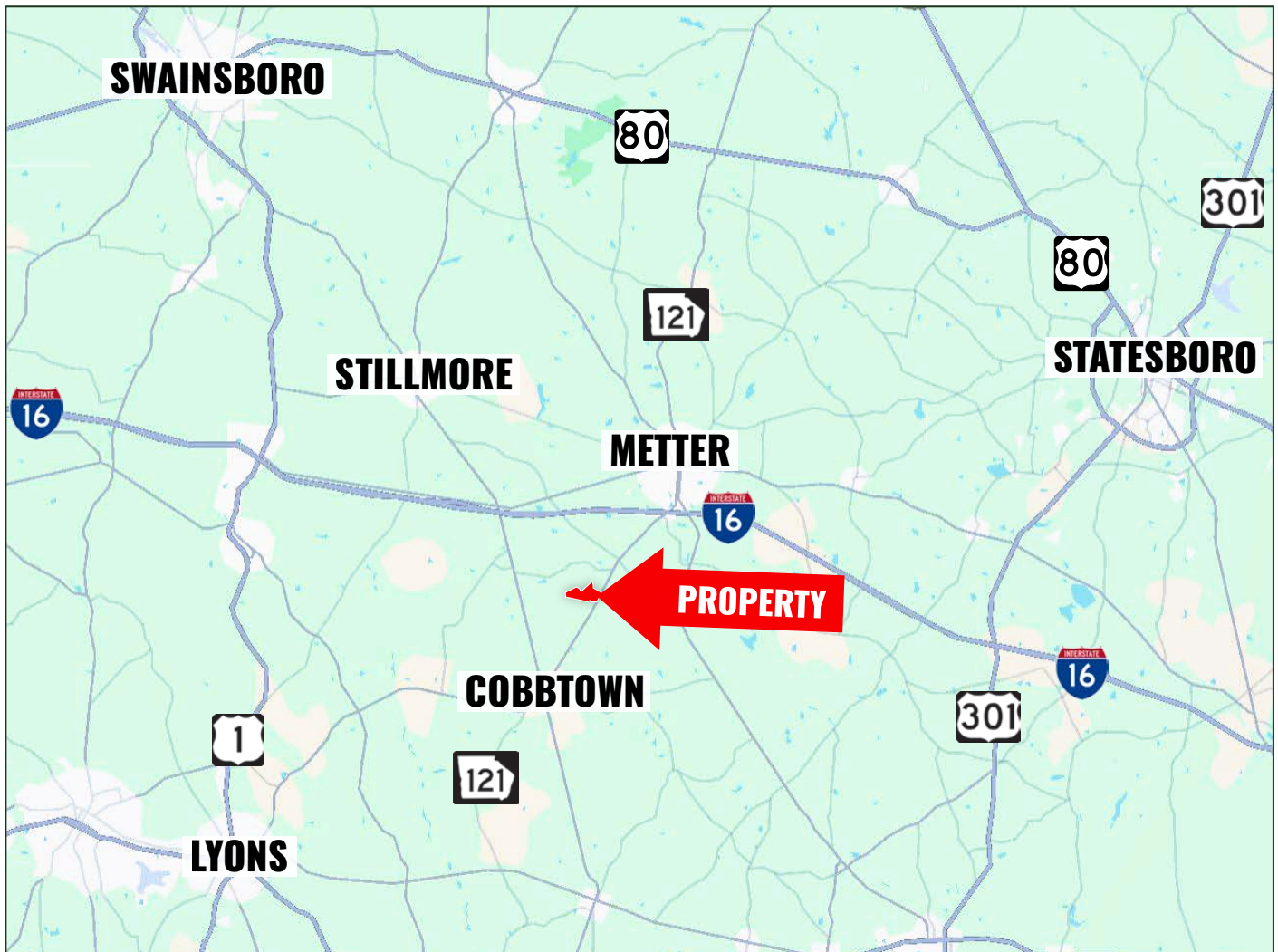


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## LOCATION MAPS





# WOLFE CREEK FARM AUCTION

## TRACT MAP



**TRACT 3 - HOUSE**

**TRACT 5 - IRRIGATION  
WELL / PUMP HOUSE**



| TRACT | ACRES  | SURVEY COST | TRACT | ACRES | SURVEY COST | TRACT | ACRES  | SURVEY COST |
|-------|--------|-------------|-------|-------|-------------|-------|--------|-------------|
| 1     | 4.72±  | \$940       | 7     | 6.73± | \$738       | 13    | 6.40±  | \$762       |
| 2     | 4.12±  | \$642       | 8     | 4.07± | \$529       | 14    | 55.93± | \$2,618     |
| 3     | 11.79± | \$1,014     | 9     | 3.15± | \$883       | 15    | 33.88± | \$1,780     |
| 4     | 40.55± | \$1,778     | 10    | 3.19± | \$458       | 16    | 18.12± | \$1,305     |
| 5     | 32.99± | \$1,213     | 11    | 5.02± | \$573       | 17    | 7.82±  | \$888       |
| 6     | 25.79± | \$1,106     | 12    | 6.46± | \$650       | 18    | 6.52±  | \$1,242     |

Survey cost to be paid by the buyer.

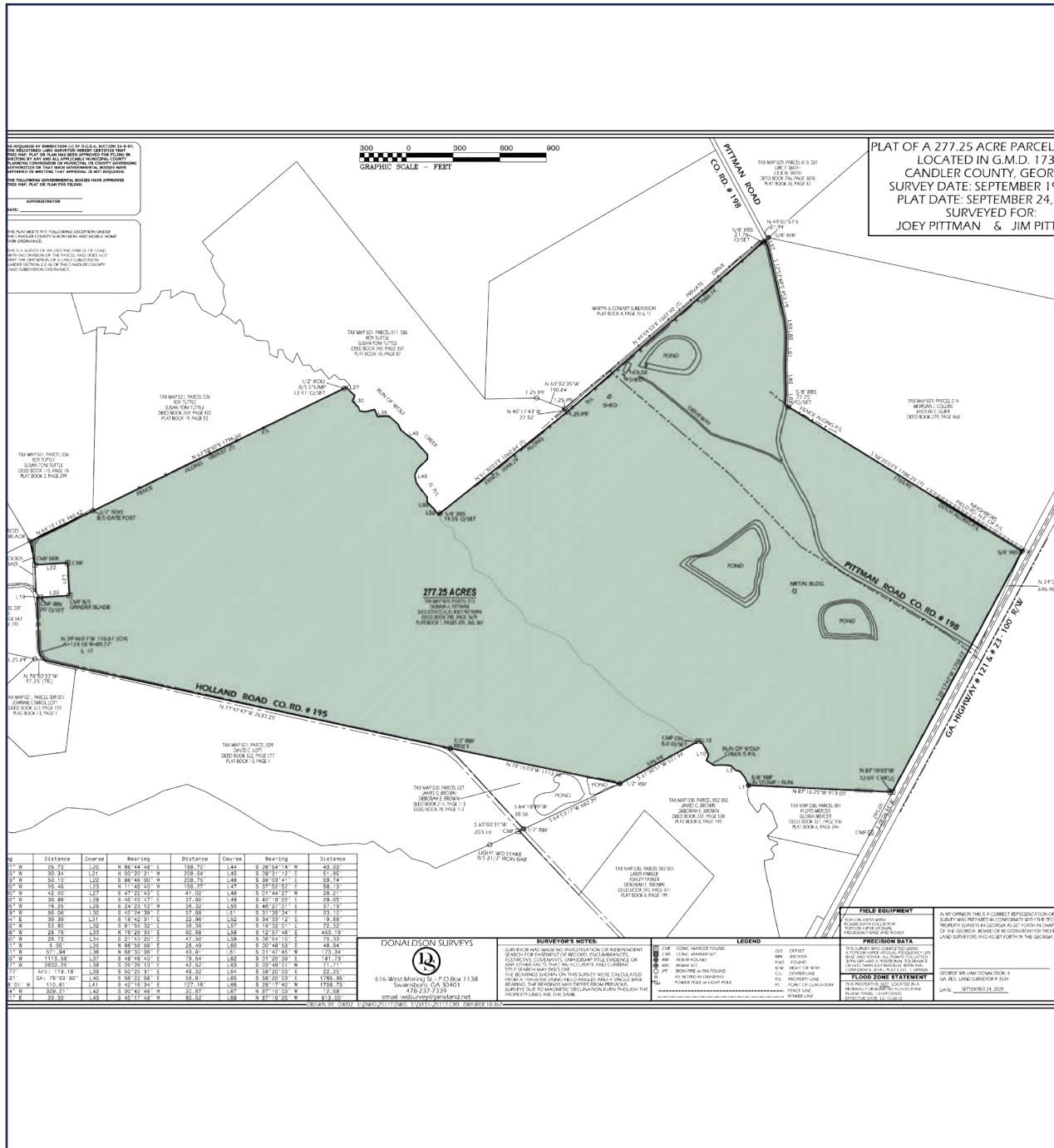


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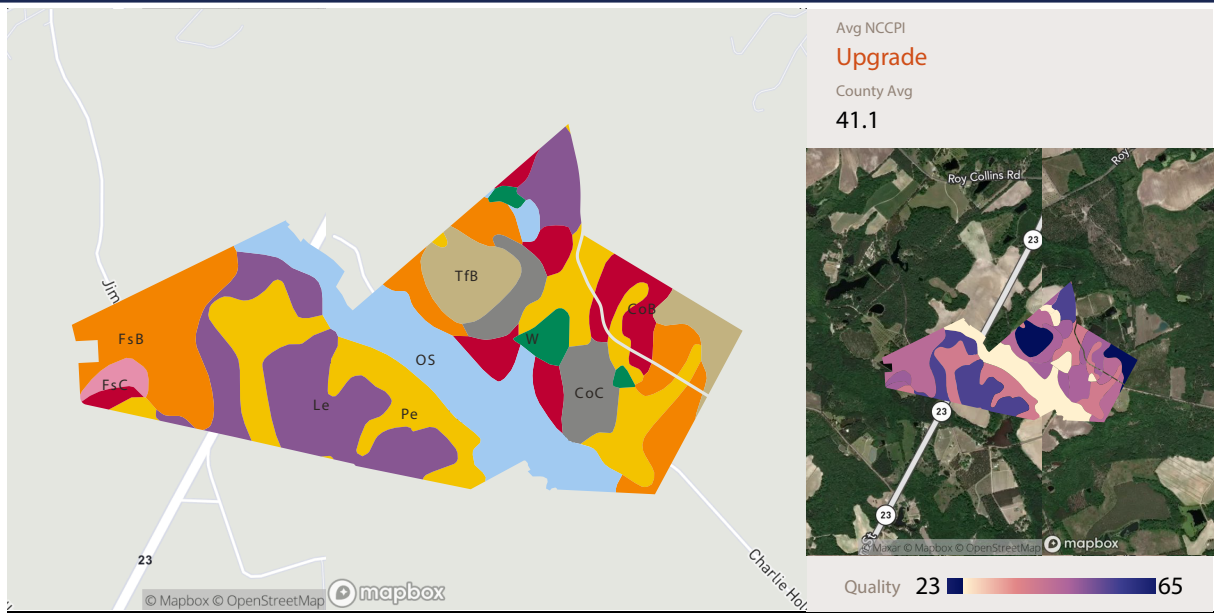
# PLAT MAP





# WOLFE CREEK FARM AUCTION

## SOIL MAP



### All fields

273 ac.

| Soil Code | Soil Description                                                 | Acres  | Percentage of Field | Soil Class | NCCPI   |
|-----------|------------------------------------------------------------------|--------|---------------------|------------|---------|
| Pe        | Pelham loamy sand, 0 to 2 percent slopes                         | 56.48  | 20.7%               | 5          | Upgrade |
| Le        | Leefield loamy sand, 0 to 2 percent slopes                       | 52.43  | 19.2%               | 2          | Upgrade |
| FsB       | Fuquay loamy sand, 0 to 5 percent slopes                         | 48.87  | 17.9%               | 2          | Upgrade |
| OS        | Osier loamy fine sand, 0 to 2 percent slopes, frequently flooded | 47.98  | 17.6%               | 5          | Upgrade |
| CoB       | Cowarts loamy sand, 2 to 5 percent slopes                        | 22.14  | 8.1%                | 2          | Upgrade |
| TFB       | Tifton loamy sand, 2 to 5 percent slopes                         | 19.92  | 7.3%                | 2          | Upgrade |
| CoC       | Cowarts loamy sand, 5 to 8 percent slopes                        | 16.68  | 6.1%                | 3          | Upgrade |
| W         | Water                                                            | 5.68   | 2.1%                |            | Upgrade |
| FsC       | Fuquay loamy sand, 5 to 8 percent slopes                         | 3.23   | 1.2%                | 3          | Upgrade |
|           |                                                                  | 267.73 | 97.9%               |            | Upgrade |

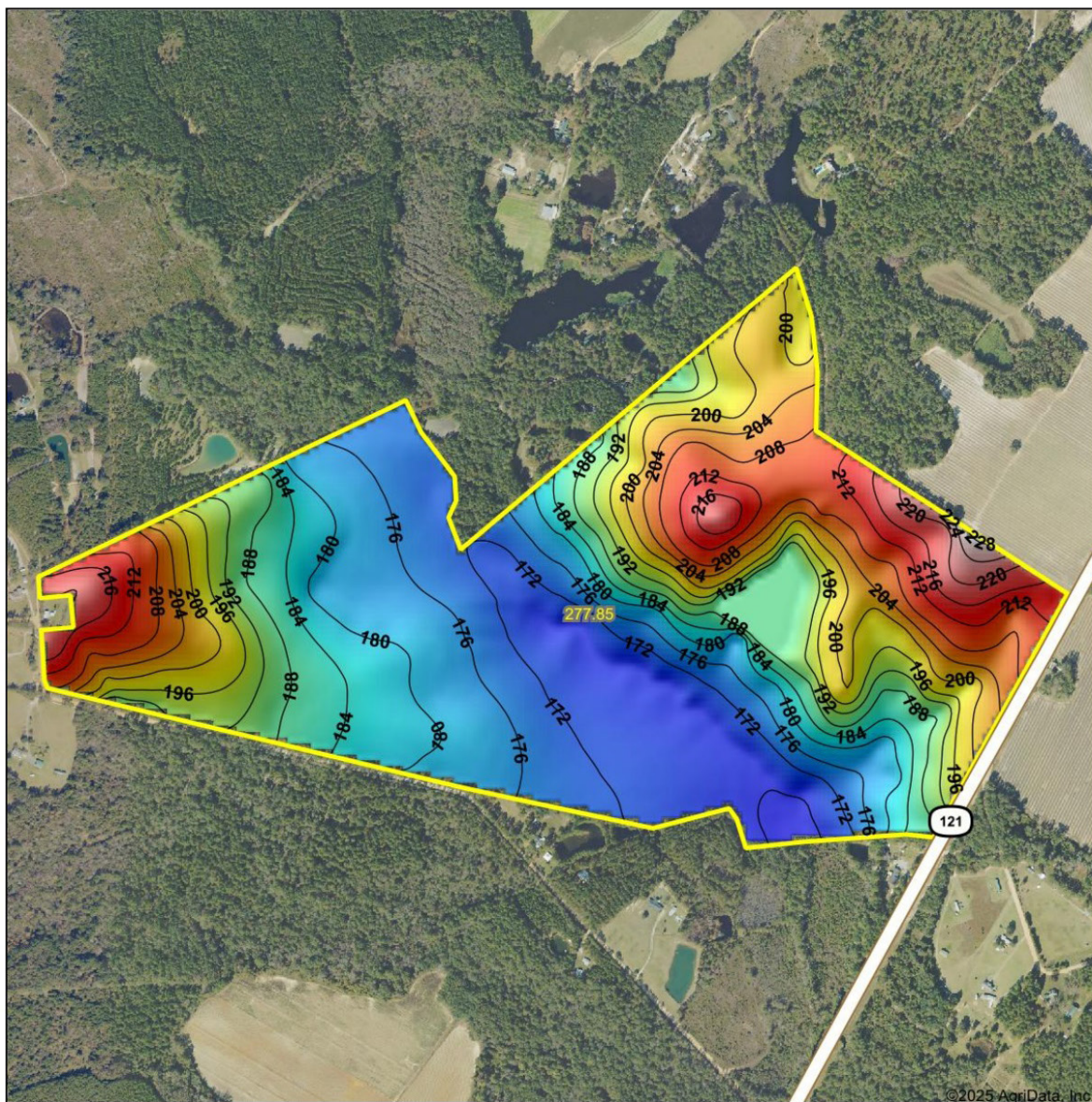


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## TOPOGRAPHY MAP



Source: USGS 10 meter dem

Interval(ft): 4

Min: 167.3

Max: 228.9

Range: 61.6

Average: 189.4

Standard Deviation: 14.99 ft

0ft 964ft 1929ft



Candler County  
Georgia

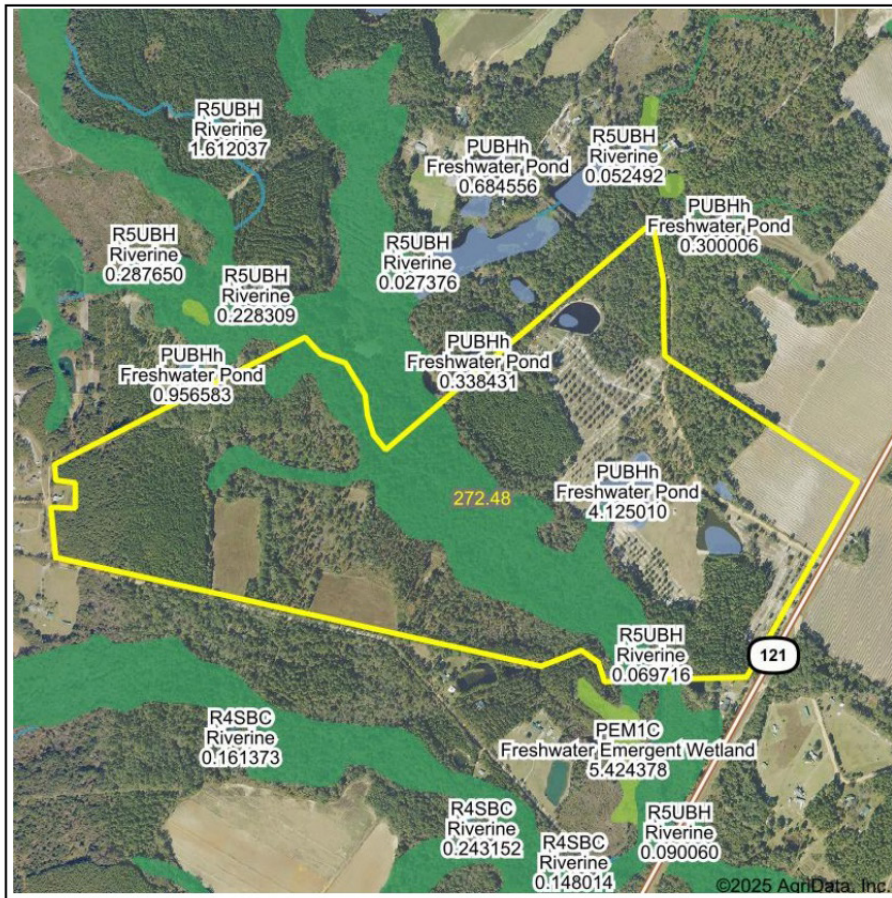
Boundary Center: 32° 20' 3.24, -82° 6' 59.37





# WOLFE CREEK FARM AUCTION

## WETLAND MAP



State: **Georgia**  
 Location: **32° 20' 3.28, -82° 6' 59.46**  
 County: **Candler**  
 Township: **Aline**  
 Date: **10/1/2025**

Maps Provided By: **surety**  
 CUSTOMIZED ONLINE MAPPING  
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0ft 1436ft 2871ft

| Classification Code | Type                              | Acres |
|---------------------|-----------------------------------|-------|
| PFO1A               | Freshwater Forested/Shrub Wetland | 52.38 |
| PUBHh               | Freshwater Pond                   | 5.74  |
| R5UBH               | Riverine                          | 0.07  |
| Total Acres         |                                   | 58.19 |

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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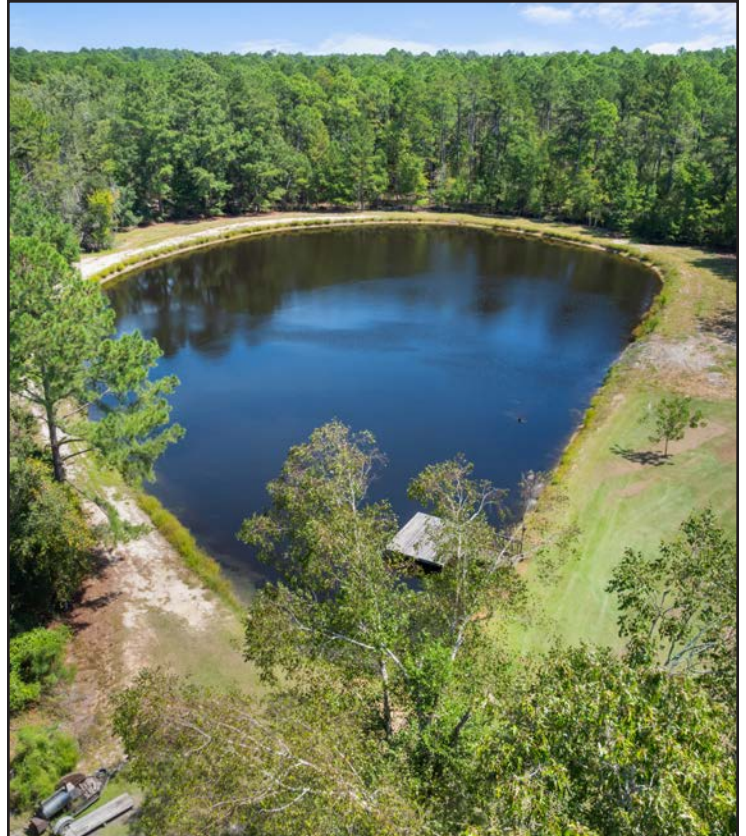
## DRONE MAPS





# WOLFE CREEK FARM AUCTION

## PROPERTY PHOTOS





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## WILDLIFE PHOTOS





# WOLFE CREEK FARM AUCTION

## MEET THE AGENT



Growing up on a farm in Candler County, Georgia help shape the career path that I would later choose to follow. Appreciation for land, natural resources, and hard work were a few of the many things that were instilled in me from an early age. Whether it's taking late afternoon rides around the farm with my wife Halie, or preparing for hunting season with family and friends, spending time outdoors is what I enjoy the most.

After graduating high school, I decided to pursue a degree in Forest Resources at the University of Georgia. Following graduation in 2018, I moved back to Metter, Georgia and started my career as a Forester. Managing and marketing timber for private landowners across Southeast Georgia has allowed me to meet many great people, and gain valuable knowledge pertaining to business, land, and timber. Adding real estate to my resume was an easy decision to make. At South Auction, I take pride in focusing on recreation, timber, and agricultural land sales. It is truly a blessing being able to do something you love with people you enjoy.



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