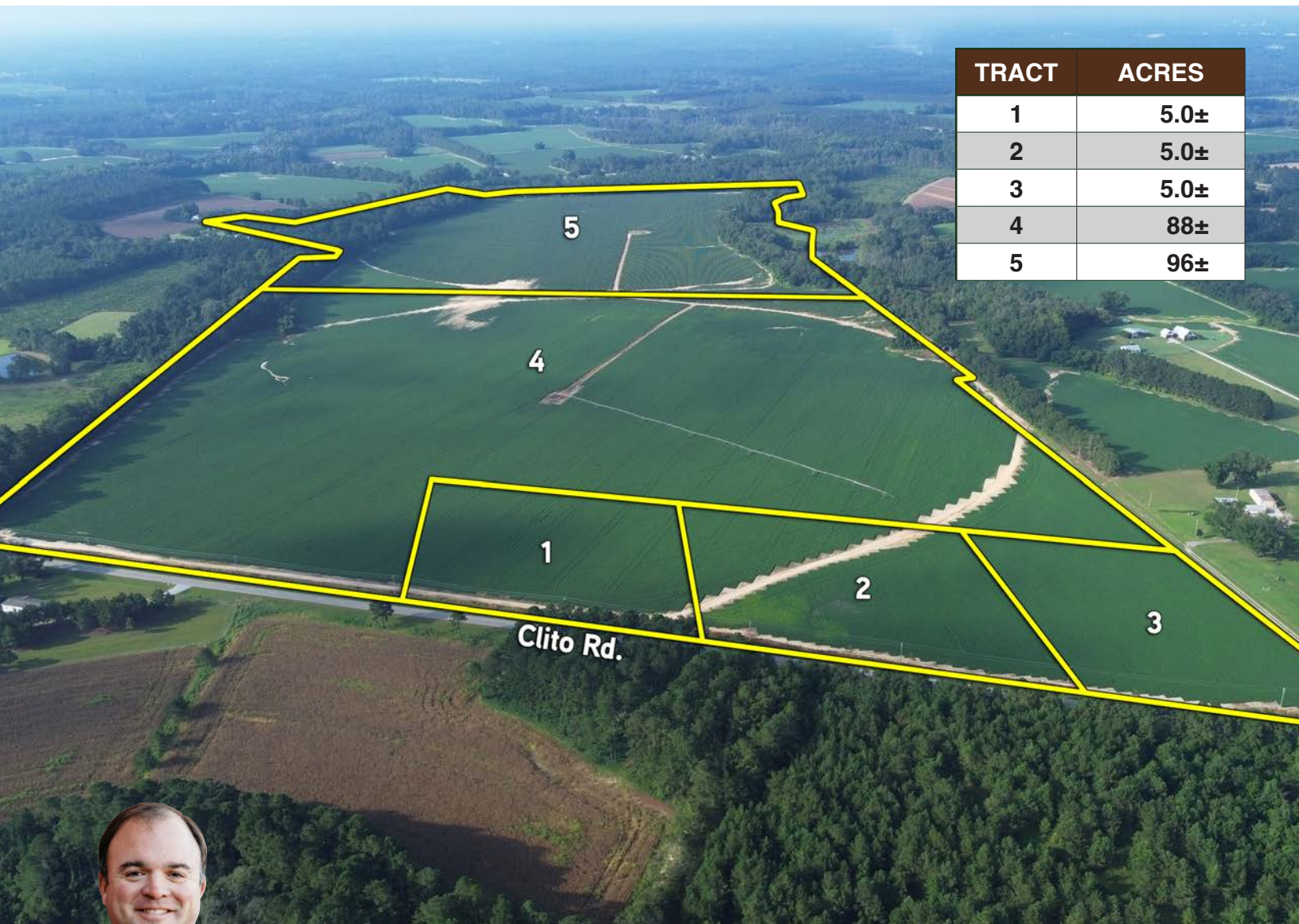


Clito

BULLOCH CO. GEORGIA

FARM AUCTION



TRACT	ACRES
1	5.0±
2	5.0±
3	5.0±
4	88±
5	96±



199± ACRES

— OFFERED IN 5 TRACTS



**ONLINE BIDDING ENDS:
WEDNESDAY, OCT. 29TH | 12PM NOON**

Joe Lanier
912.531.7007
joe@southauctiongroup.com



SOUTH AUCTION

southauction.com



Hello,

We are proud to offer the "Clito Farm" for auction. This is one of the finest pieces of irrigated farmland in Bulloch County. It was very important to the current owners to sell this property in a way that preserves its value as an operational farm. There are three 5 acre lots on the front to offer mini farms to people in our community who want to live and raise their families in the rural lifestyle.

This property is currently being farmed and the farmer would like to continue to farm it if an investor buys it. Of course, the buyer will allow him to finish any harvesting of his 2025 crops if the new owner decides to farm or to change uses of the land.

This property is currently irrigated. The pivots will not be conveyed with the property but either can be purchased for \$50,000 from the current owner. The new owner will have to purchase a diesel unit to pump the current 8" well feeding pivot system. If purchasing for the purpose of irrigated farmland, make sure you understand where the current well is and what is needed to irrigate.

In addition to ag purposes, this property offers 3 five acre homesites that are comparable to some of the most sought after homesites in Bulloch County. They offer paved road access and are just a few miles from Statesboro and Brooklet.

If you are looking to expand your farm, build a home or just want to own a fine piece of land, you cant go wrong considering the "Clito Farm"



Joe Lanier
912.531.7007
joe@southauctiongroup.com



**SOUTH
AUCTION**

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

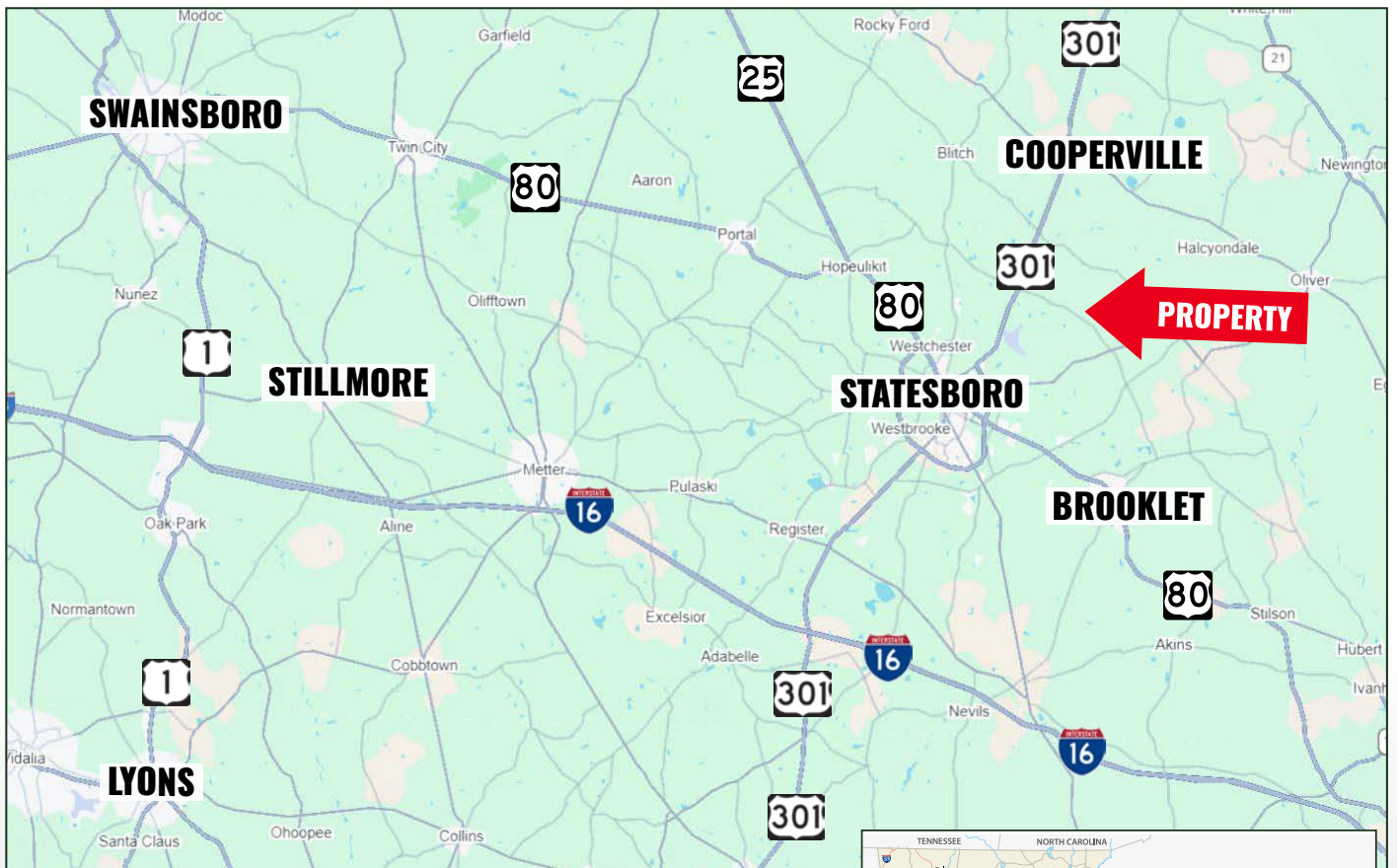
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LOCATION MAPS



199± ACRES

— OFFERED IN 5 TRACTS

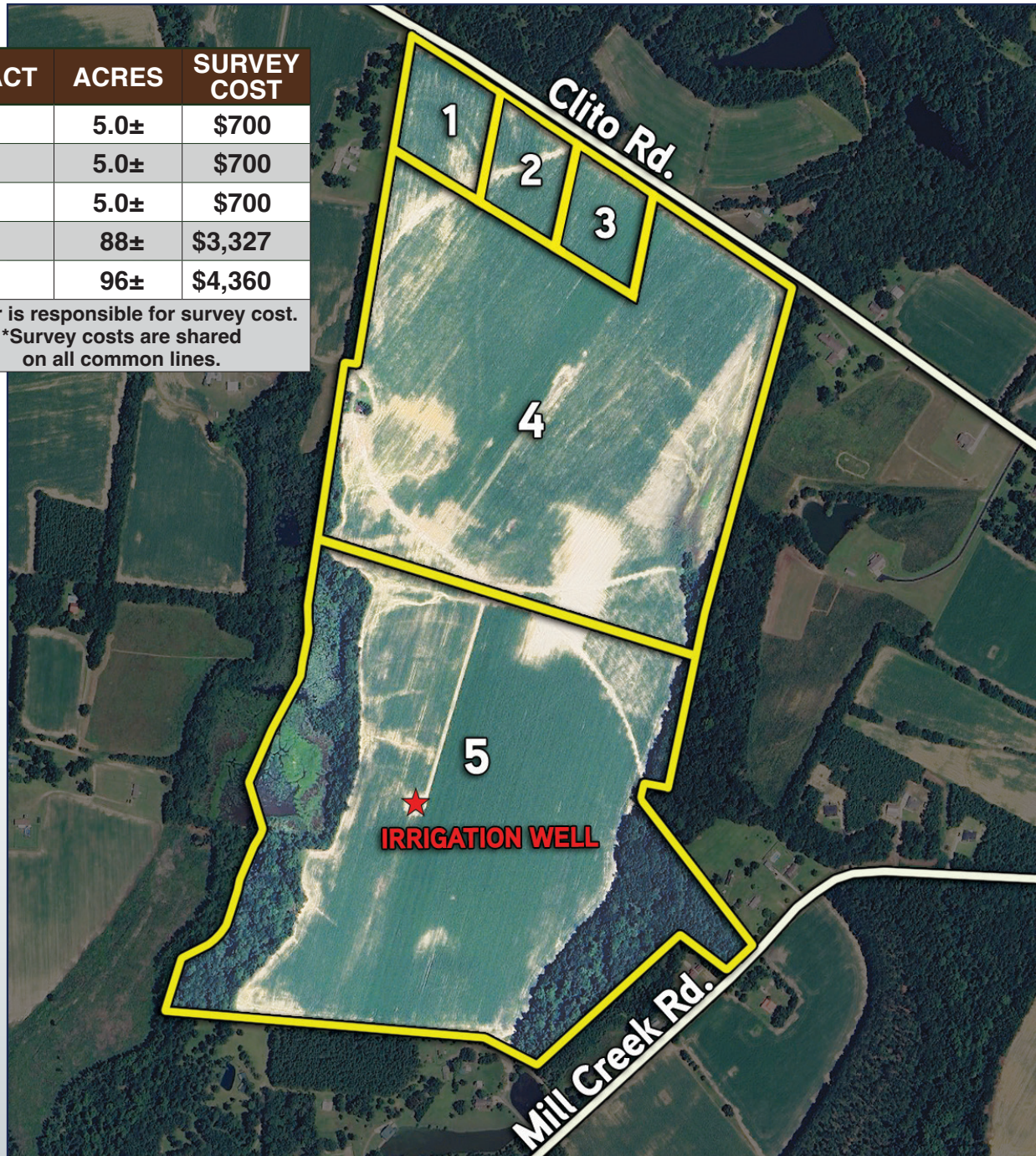


SOUTH
AUCTION

TRACT MAP

TRACT	ACRES	SURVEY COST
1	5.0±	\$700
2	5.0±	\$700
3	5.0±	\$700
4	88±	\$3,327
5	96±	\$4,360

Buyer is responsible for survey cost.
*Survey costs are shared
on all common lines.



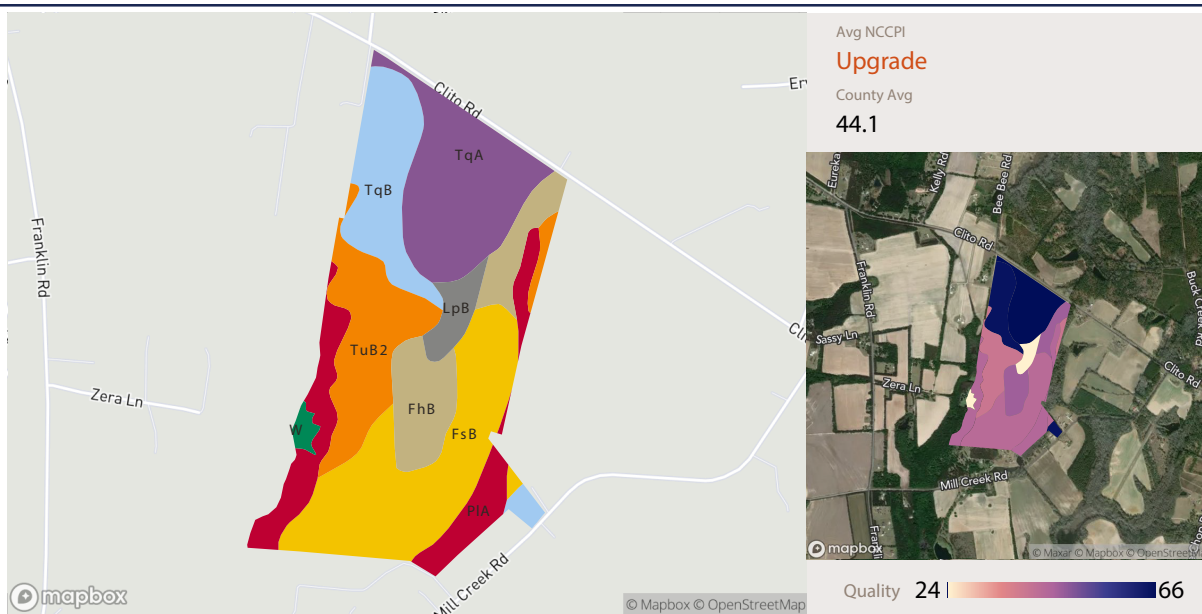
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199± ACRES

OFFERED IN 5 TRACTS



SOIL MAP



Source: NRCS Soil Survey

All fields

198 ac.

Soil Code	Soil Description	Acres	Percentage of Field	Soil Class	NCCPI
FsB	Fuquay loamy sand, 2 to 5 percent slopes	50.27	25.4%	2	Upgrade
TqA	Tifton loamy sand, 0 to 2 percent slopes	37.24	18.8%	1	Upgrade
TuB2	Tifton sandy loam, 2 to 5 percent slopes, moderately eroded	28.66	14.5%	2	Upgrade
TqB	Tifton loamy sand, 2 to 5 percent slopes	26.04	13.2%	2	Upgrade
PIA	Pelham loamy sand	24.82	12.6%	5	Upgrade
FhB	Fuquay gravelly loamy sand, 2 to 5 percent slopes	22.75	11.5%	2	Upgrade
LpB	Lakeland sand, 0 to 5 percent slopes	6.11	3.1%	3	Upgrade
W	Water	1.69	0.9%		Upgrade
		195.90	99.1%		Upgrade

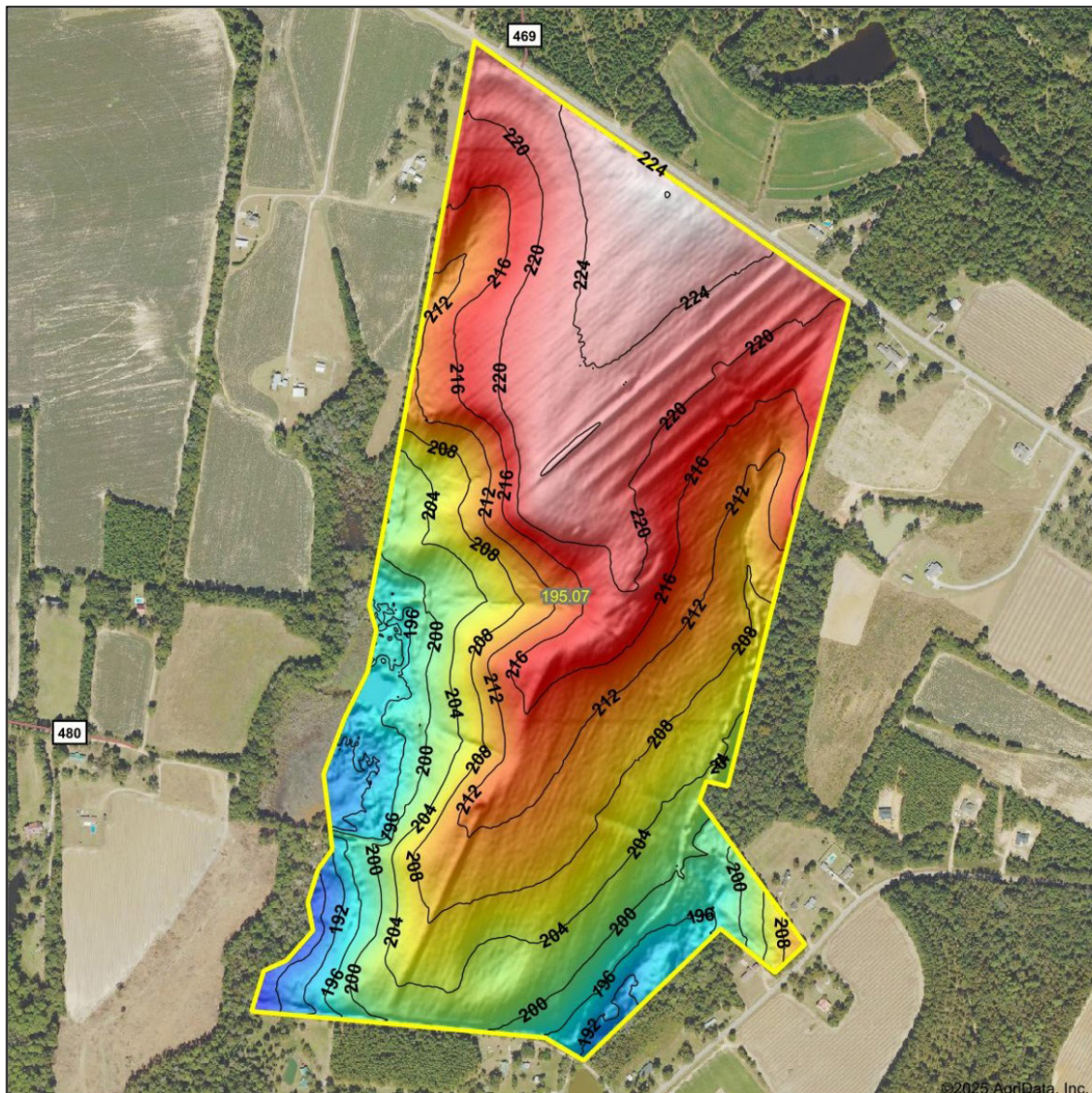
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All information is provided without any express or implied warranties of any kind.
Land prices are estimates of valuation and not certified appraised values.

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Report: 3193001



TOPOGRAPHY MAP



Source: USGS 3 meter dem
Interval(ft): 4
Min: 184.3
Max: 228.1
Range: 43.8
Average: 211.2
Standard Deviation: 9.71 ft

0ft 762ft 1524ft



Bulloch County
Georgia

9/24/2025
Boundary Center: 32° 29' 39.84, -81° 42' 0.53

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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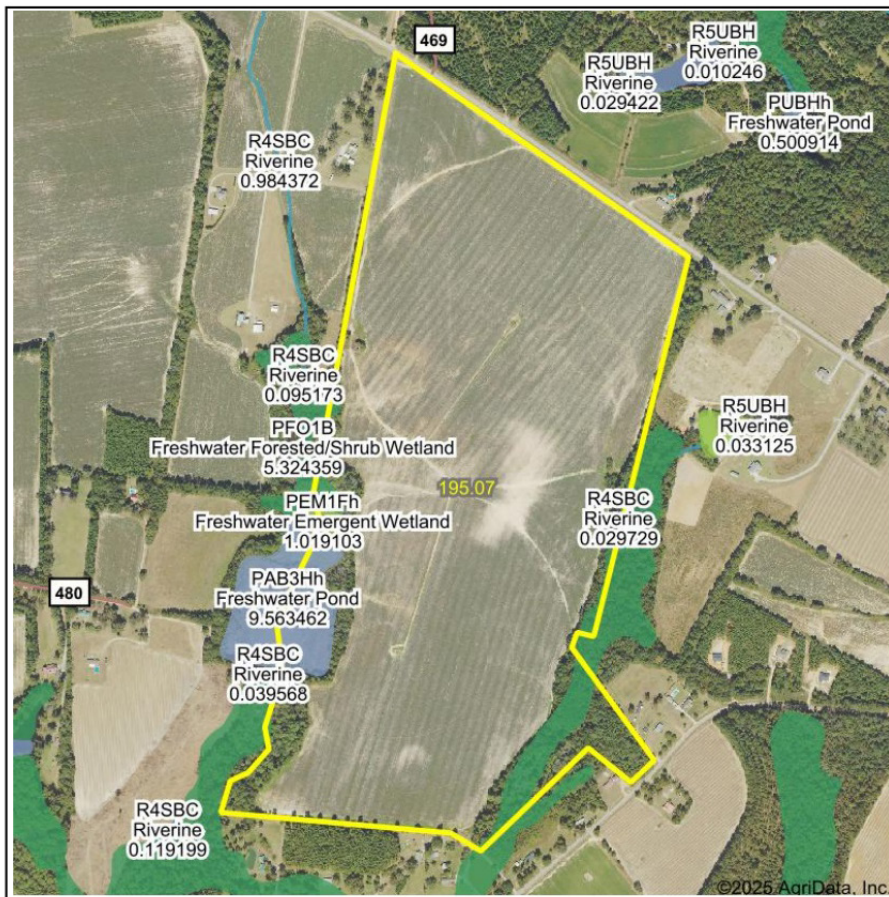
199± ACRES

— OFFERED IN 5 TRACTS



**SOUTH
AUCTION**

WETLAND MAP



State: **Georgia**
Location: **32° 29' 39.84, -81° 42' 0.53**
County: **Bulloch**
Township: **Statesboro**
Date: **9/24/2025**

Maps Provided By: **surety**
CUSTOMIZED ONLINE MAPPING
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0ft 1152ft 2304ft

Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	4.54
PAB3Hh	Freshwater Pond	4.45
PFO1B	Freshwater Forested/Shrub Wetland	0.97
PUBHh	Freshwater Pond	0.74
PEM1Fh	Freshwater Emergent Wetland	0.64
PFO4/1B	Freshwater Forested/Shrub Wetland	0.61
PFO1C	Freshwater Forested/Shrub Wetland	0.11
R4SBC	Riverine	0.03
Total Acres		12.09

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



DRONE MAP



TRACT	ACRES
1	5.0±
2	5.0±
3	5.0±
4	88±
5	96±

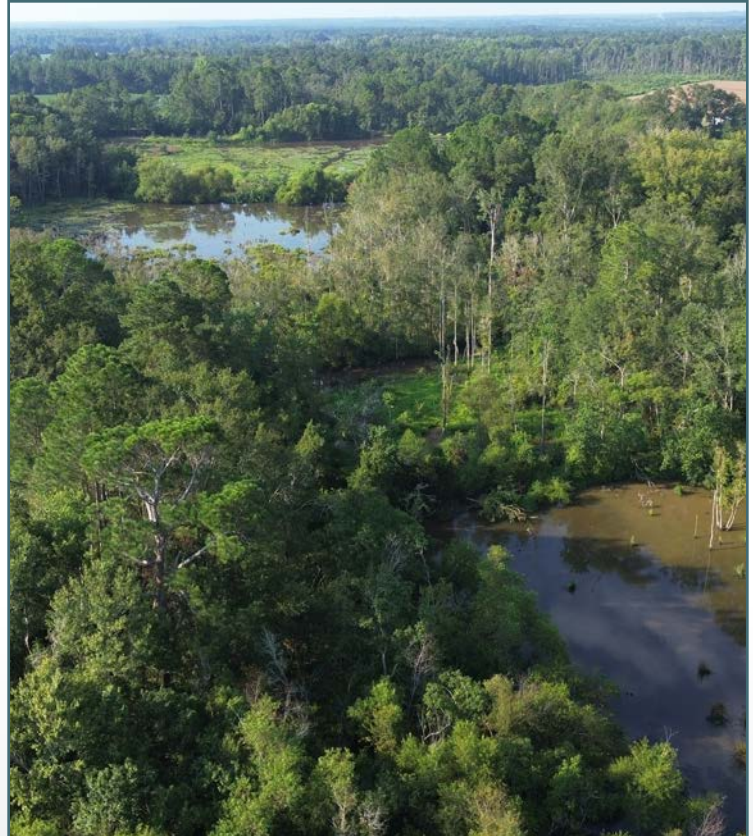


199± ACRES
— OFFERED IN 5 TRACTS



SOUTH
AUCTION

PROPERTY PHOTOS





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.

