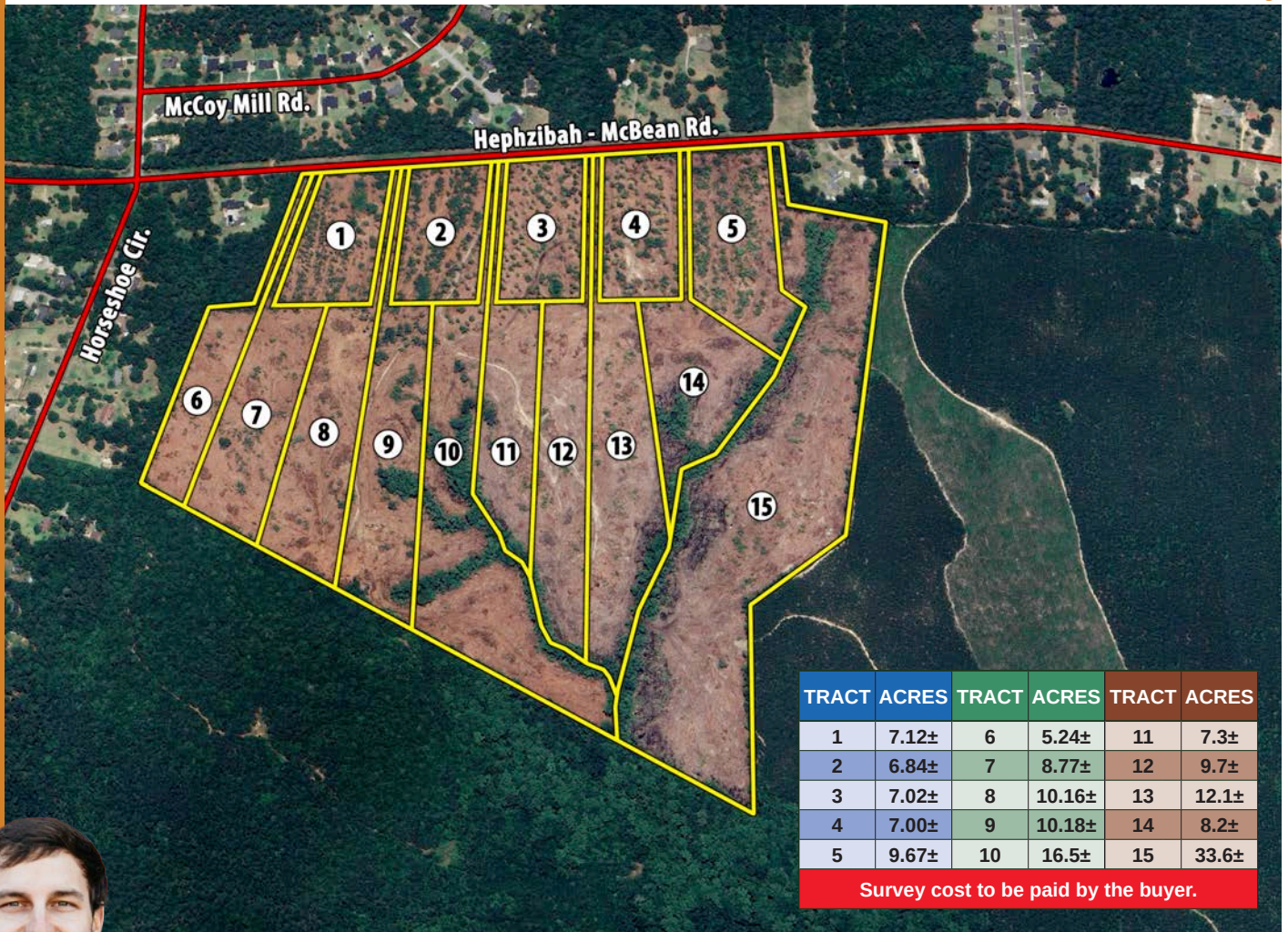


Real Estate
Auction

159.70± ACRES

OFFERED IN 15 TRACTS

Hephzibah, GA
Richmond Co.



BIDDING ENDS NOVEMBER 4TH

Seth Durden, Real Estate Agent/Forester

912.682.4169
jsdurden4@gmail.com

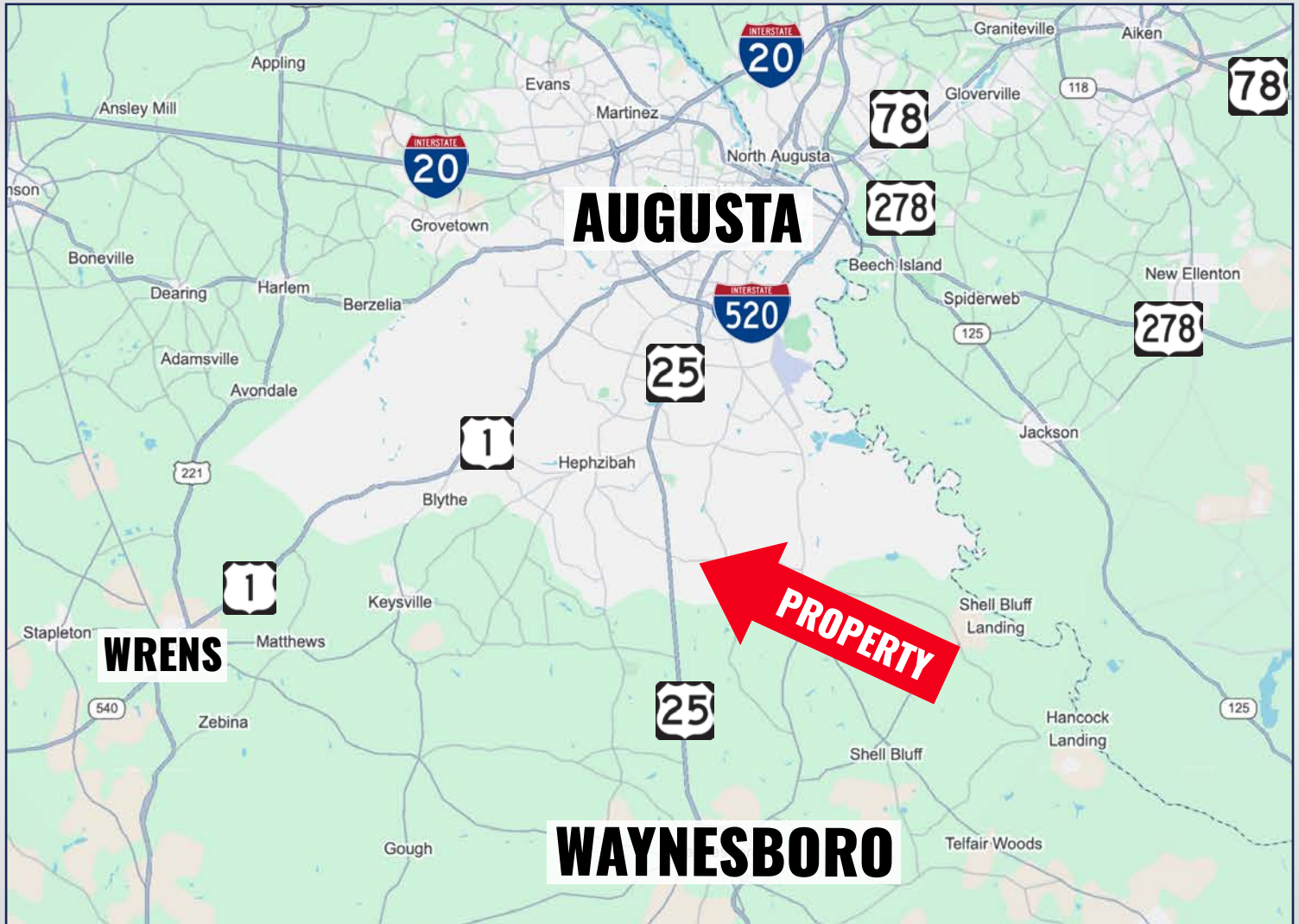


**SOUTH
AUCTION**

SouthAuction.com

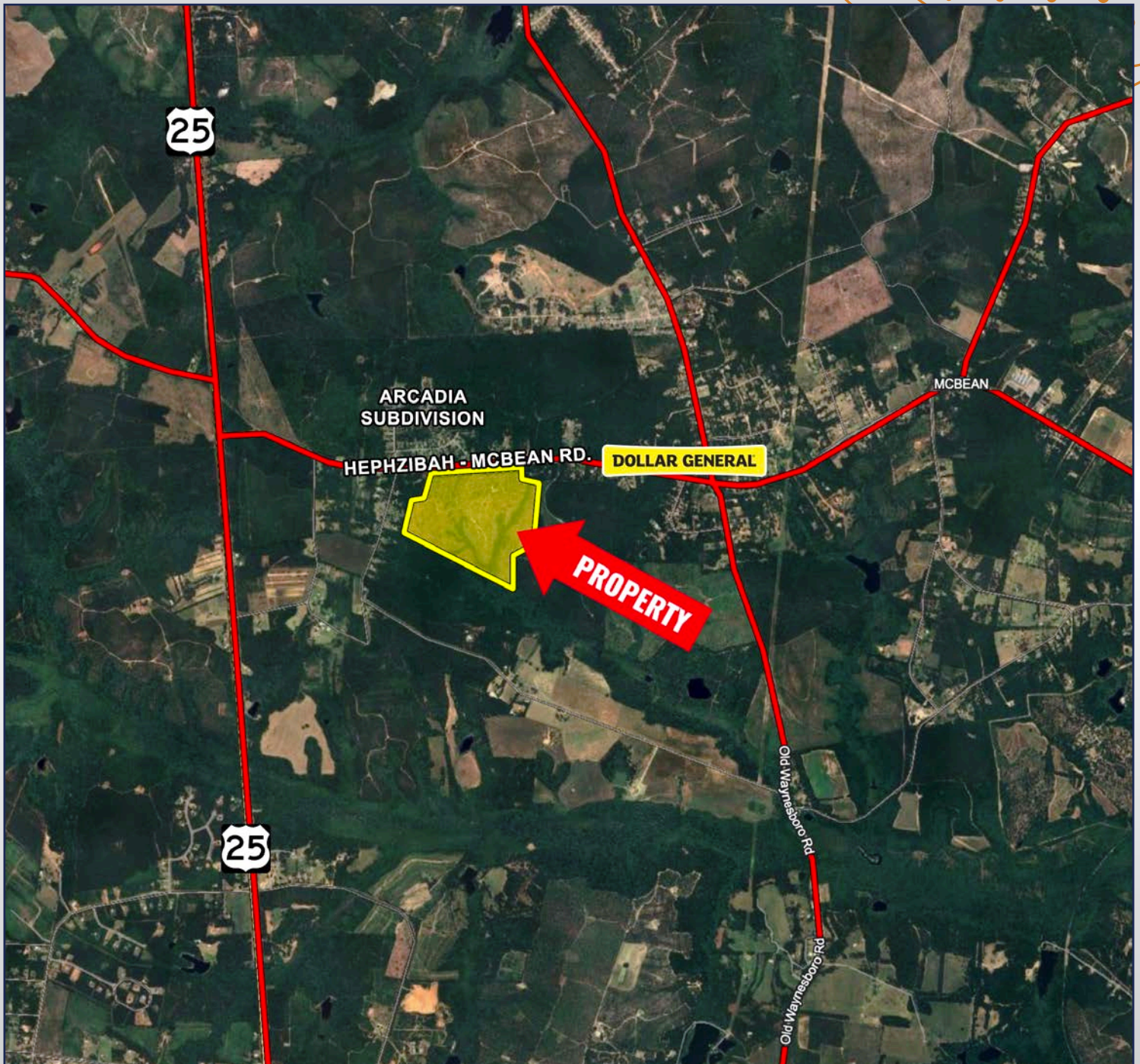


PROPERTY LOCATION





LOCATION MAP





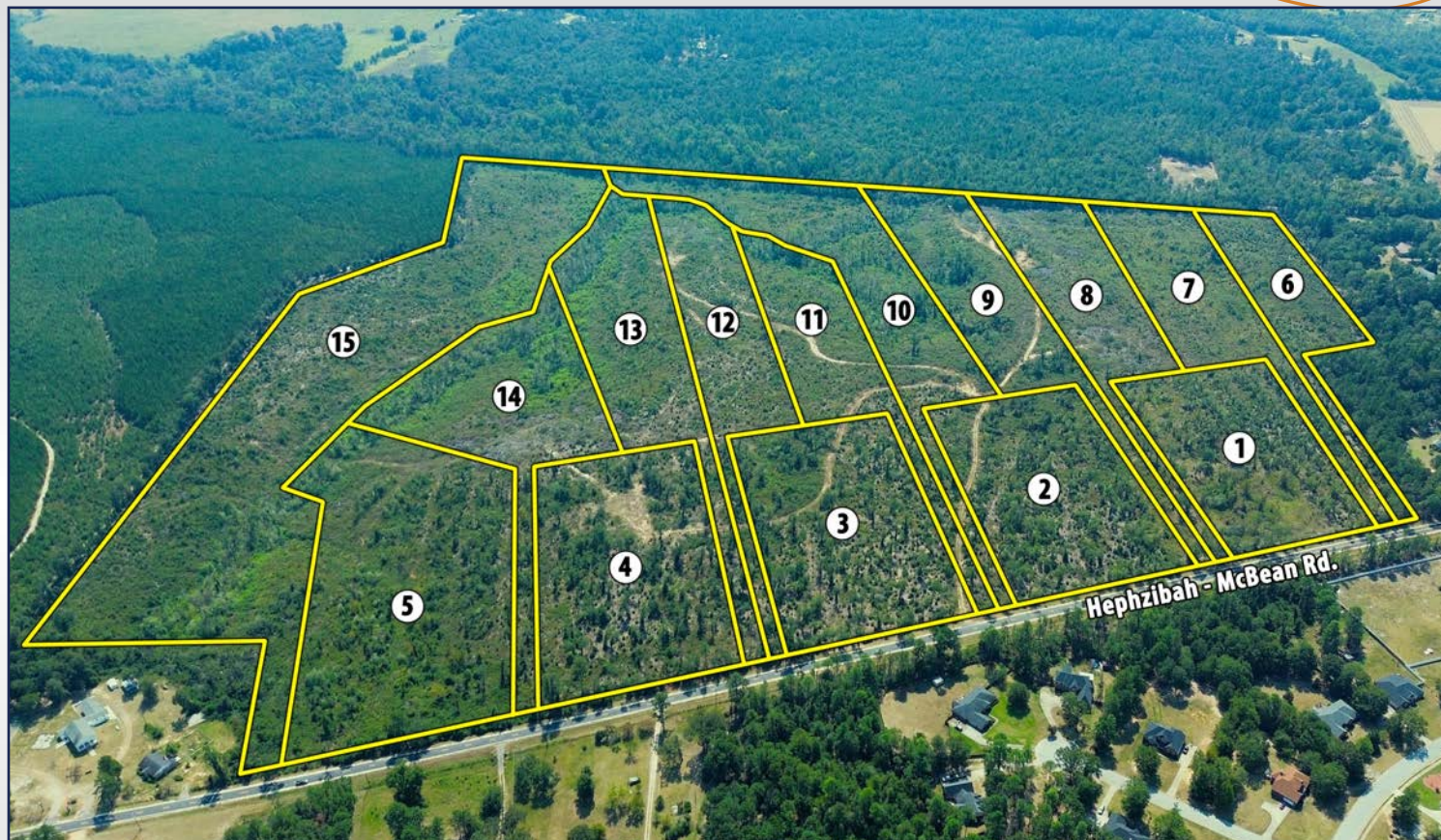
AERIAL MAP



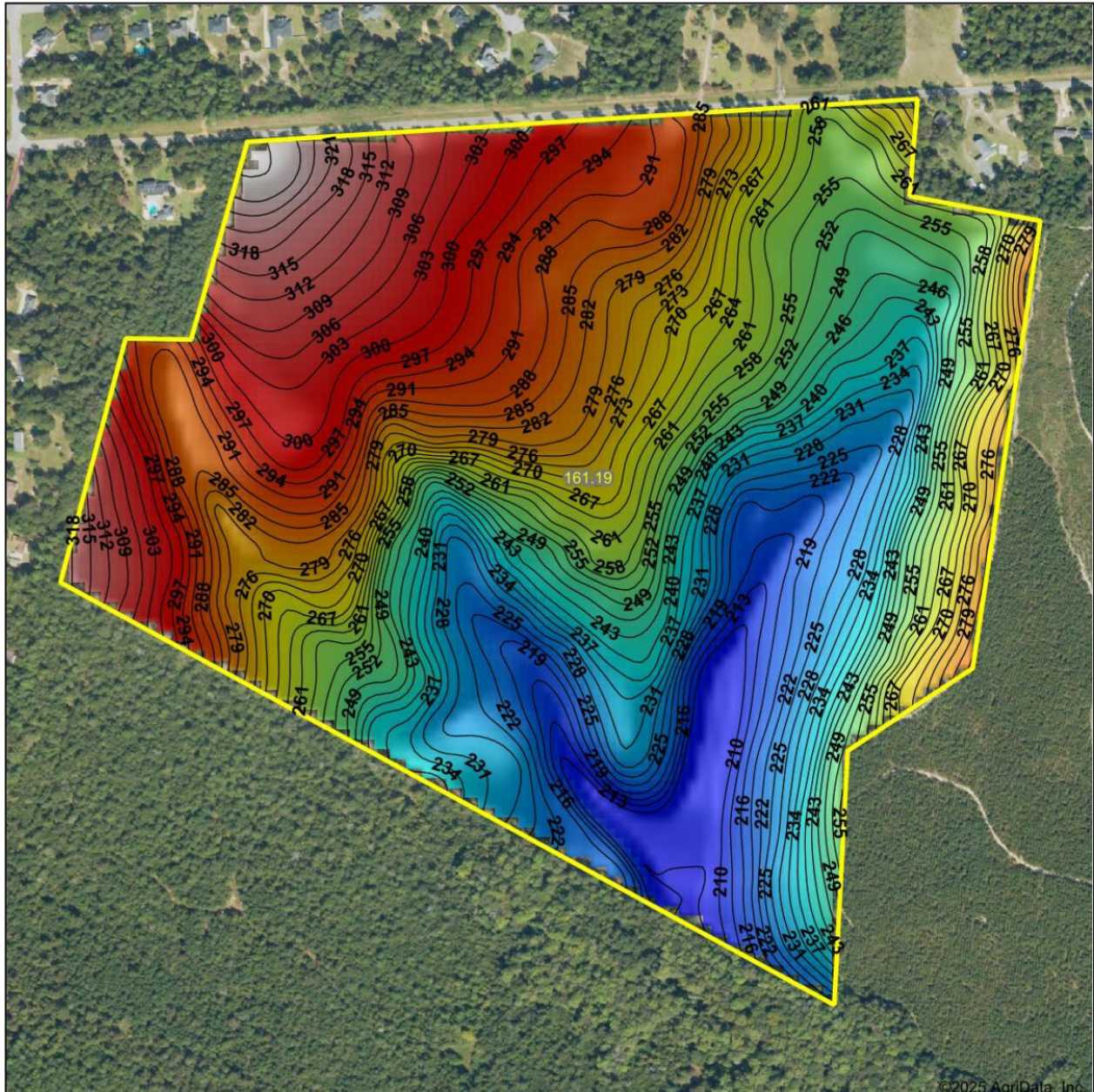
TRACT	ACRES	SURVEY COST	TRACT	ACRES	SURVEY COST	TRACT	ACRES	SURVEY COST
1	7.12±	\$755	6	5.24±	\$1,400	11	7.3±	\$1,325
2	6.84±	\$755	7	8.77±	\$1,400	12	9.7±	\$1,580
3	7.02±	\$755	8	10.16±	\$1,450	13	12.1±	\$1,670
4	7.00±	\$755	9	10.18±	\$1,450	14	8.2±	\$1,345
5	9.67±	\$924	10	16.5±	\$2,100	15	33.6±	\$3,000
Survey cost to be paid by the buyer.								



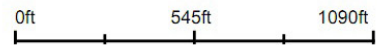
DRONE MAP



TOPOGRAPHY MAP



Source: USGS 10 meter dem
Interval(ft): 3
Min: 206.3
Max: 330.6
Range: 124.3
Average: 261.4
Standard Deviation: 31.33 ft

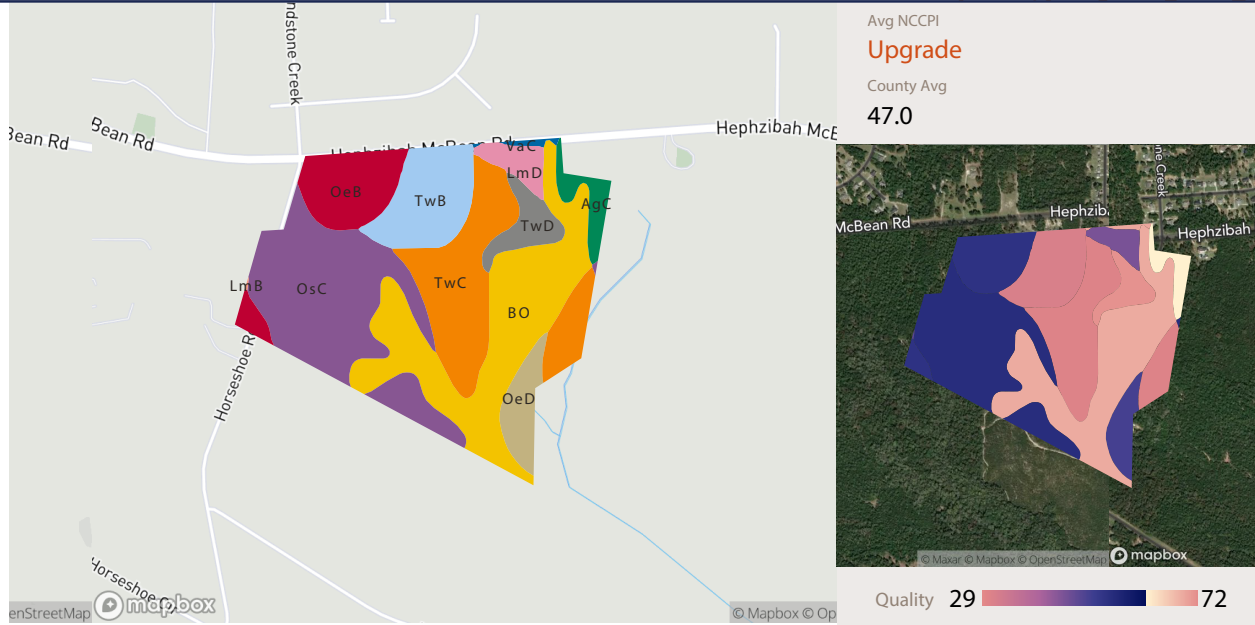


Richmond County
Georgia

10/7/2025
Boundary Center: 33° 15' 13.57, -82° 1' 36.37

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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SOILS MAP

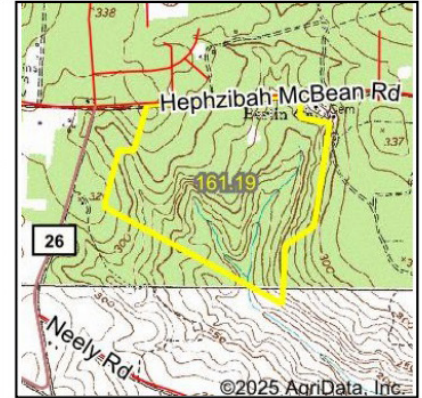


All fields

159 ac.

Soil Code	Soil Description	Acres	Percentage of Field	Soil Class	NCCPI
BO	Bibb and Osier soils	40.40	25.4%	5	Upgrade
OsC	Orangeburg sandy loam, 5 to 8 percent slopes	39.90	25.1%	3	Upgrade
TwC	Troup fine sand, 5 to 10 percent slopes	28.48	17.9%	4	Upgrade
TwB	Troup fine sand, 1 to 5 percent slopes	15.22	9.6%	3	Upgrade
OeB	Orangeburg loamy sand, 2 to 5 percent slopes	14.30	9.0%	2	Upgrade
OeD	Orangeburg loamy sand, 8 to 15 percent slopes	6.43	4.0%	4	Upgrade
TwD	Troup fine sand, 10 to 17 percent slopes	5.61	3.5%	6	Upgrade
AgC	Ailey loamy sand, 5 to 8 percent slopes	4.06	2.6%	4	Upgrade
LmD	Lucy loamy sand, 8 to 15 percent slopes	3.93	2.5%	4	Upgrade
VaC	Vaclusse-Ailey complex, 5 to 8 percent slopes	0.57	0.4%	3	Upgrade
LmB	Lucy loamy sand, 1 to 5 percent slopes	0.04	0.0%	2	Upgrade
		158.95			Upgrade

WETLANDS MAP



State: **Georgia**
 Location: **33° 15' 13.57, -82° 1' 36.37**
 County: **Richmond**
 Township: **Hephzibah**
 Date: **10/7/2025**

Maps Provided By:



0ft 837ft 1674ft

Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	1.53
R5UBH	Riverine	0.10
Total Acres		1.63

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



PHOTOS

