

Old Magnolia

Bishop Chapel Church Road, Swainsboro, GA
Emanuel County



**SOUTH
AUCTION**

211± ACRES
Offered in 4 Tracts
and as a Whole

- Merchantable Timber
- Ideal Recreational & Hunting Tract
- 5 Acre Lake & Wildlife Food Plots
- Great Interior Road System
- Great Soil Types for Possible Farm Land



Land Auction

BIDDING ENDS: NOVEMBER 12TH



Auction Manager: Rusty Lane
478.455.1861 | rusty@southauctiongroup.com

www.SouthAuction.com



SOUTH AUCTION

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

Hello,

South Auction is very excited to offer Old Magnolia, an exceptional 211-acre recreation property located in Emanuel County, Georgia. This rare opportunity presents a versatile land offering that can be purchased to suit your land investment and recreation needs!

Old Magnolia is being offered in four separate tracts, with the flexibility to bid on individual tracts, combinations of tracts, or the entire 211-acre property as a whole. This unique selling structure allows you to tailor your purchase to your budget and intended use, whether you're seeking a weekend hunting retreat, a timber investment, or a larger recreational estate.

The property's convenient location in Emanuel County provides easy access while maintaining the rural character and natural beauty that make it ideal for recreation and wildlife management. Old Magnolia represents an outstanding opportunity for hunters, outdoor enthusiasts, and land investors alike.

This property will be sold via online auction, with bidding ending on November 12th. We encourage you to review the information contained in this packet carefully, visit the property, and contact us with any questions you may have.

We look forward to working with you and helping you acquire this exceptional property.



Rusty Lane
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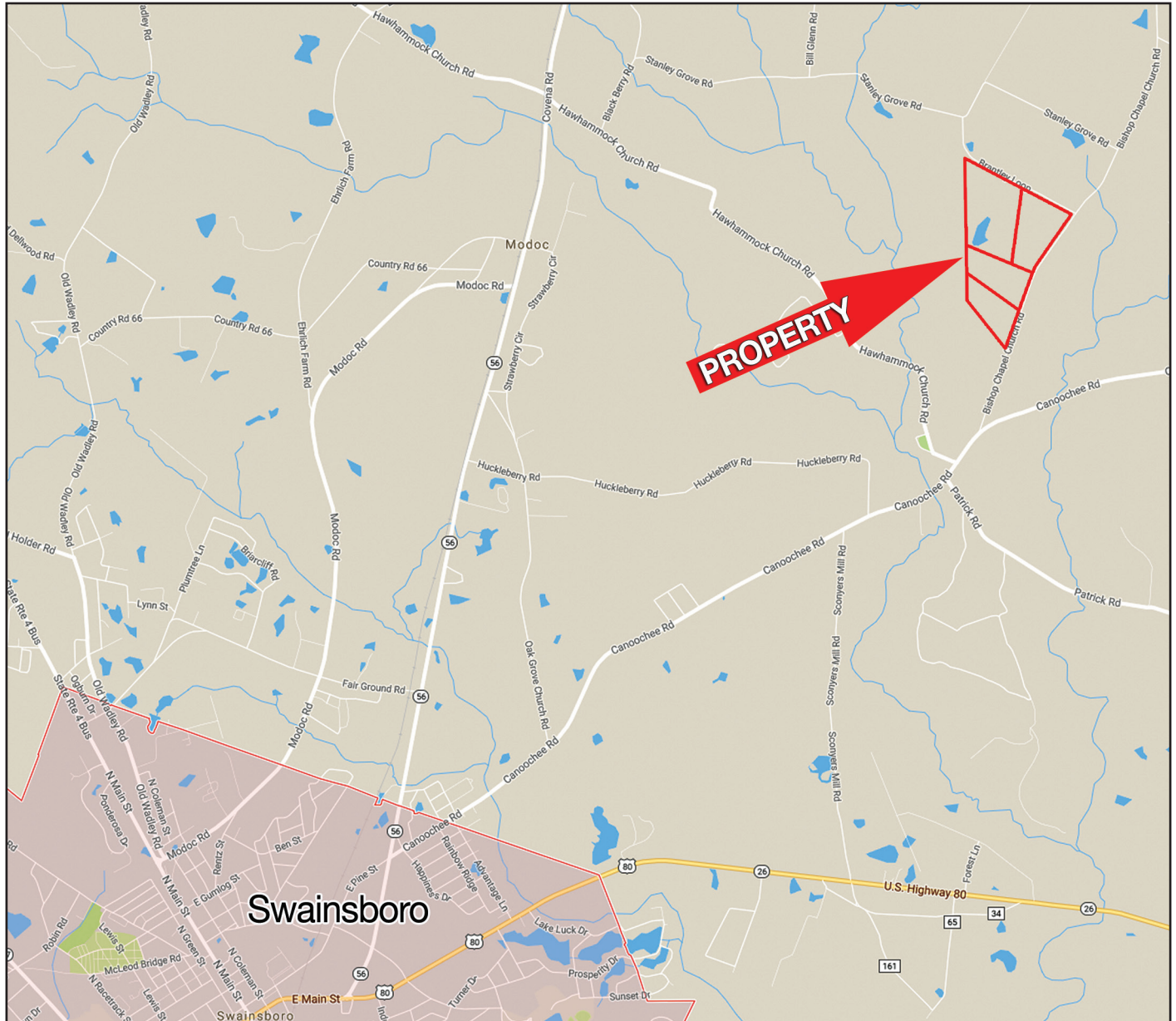
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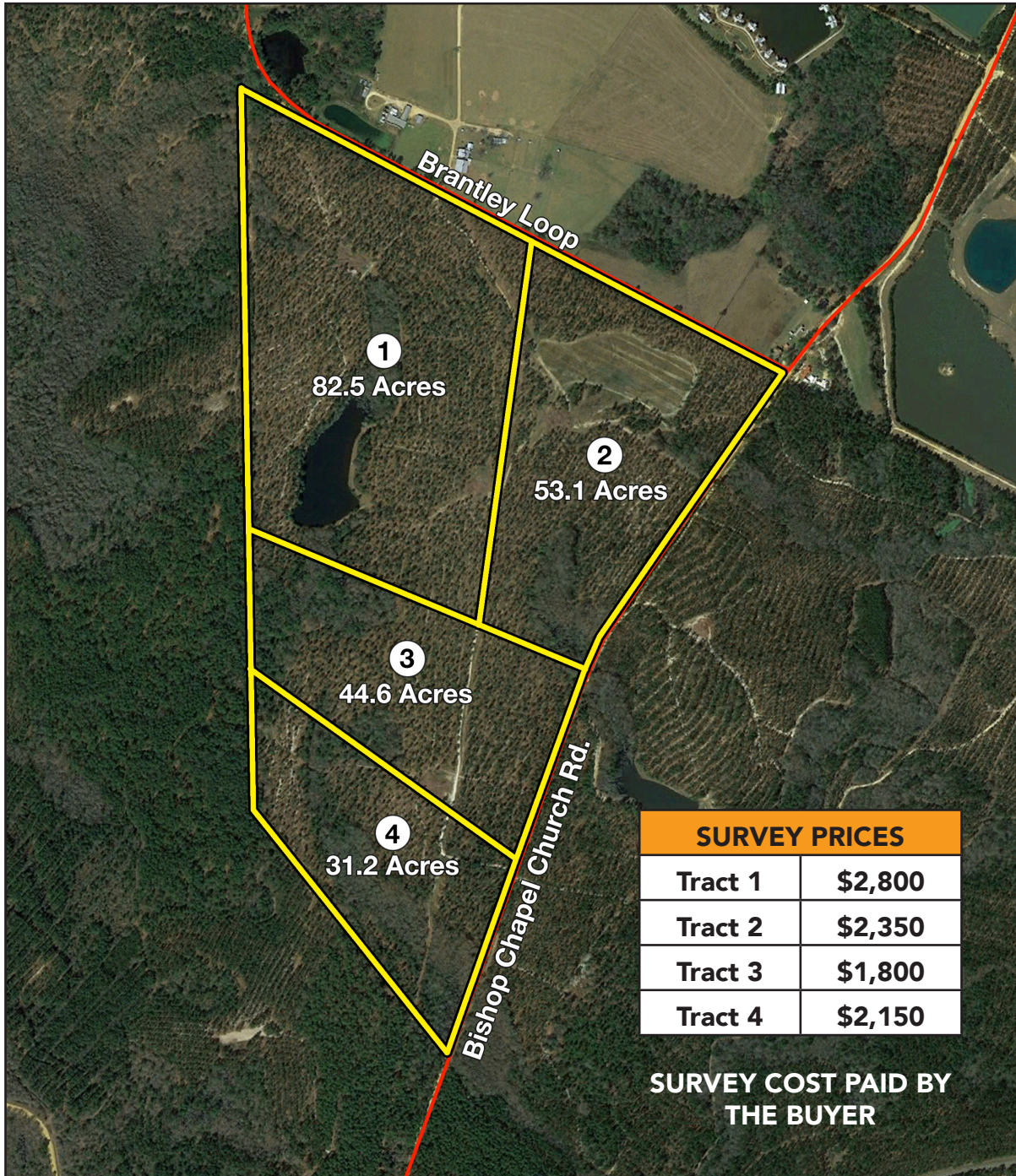




LOCATION MAPS

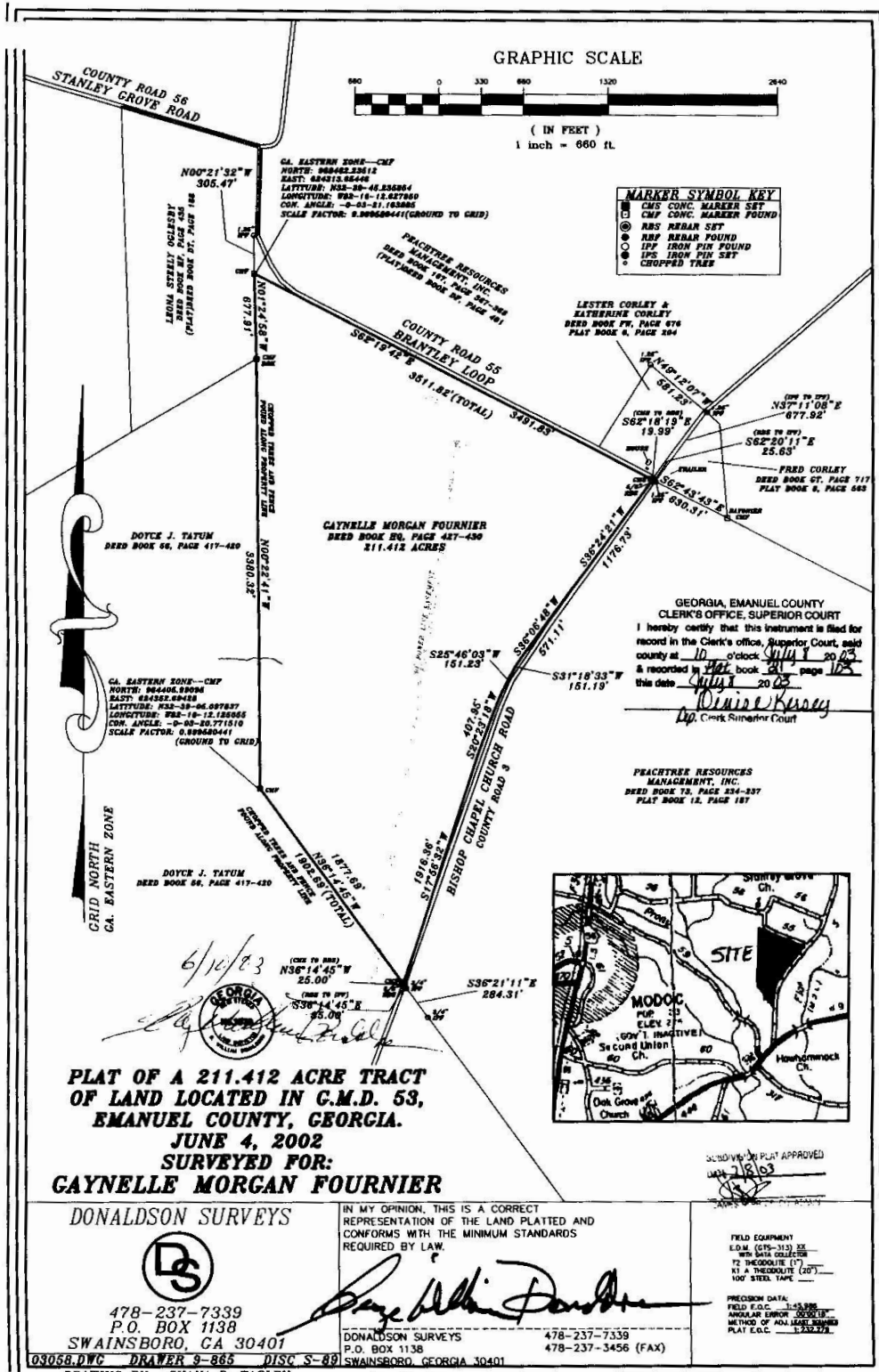


PROPERTY AERIAL MAP





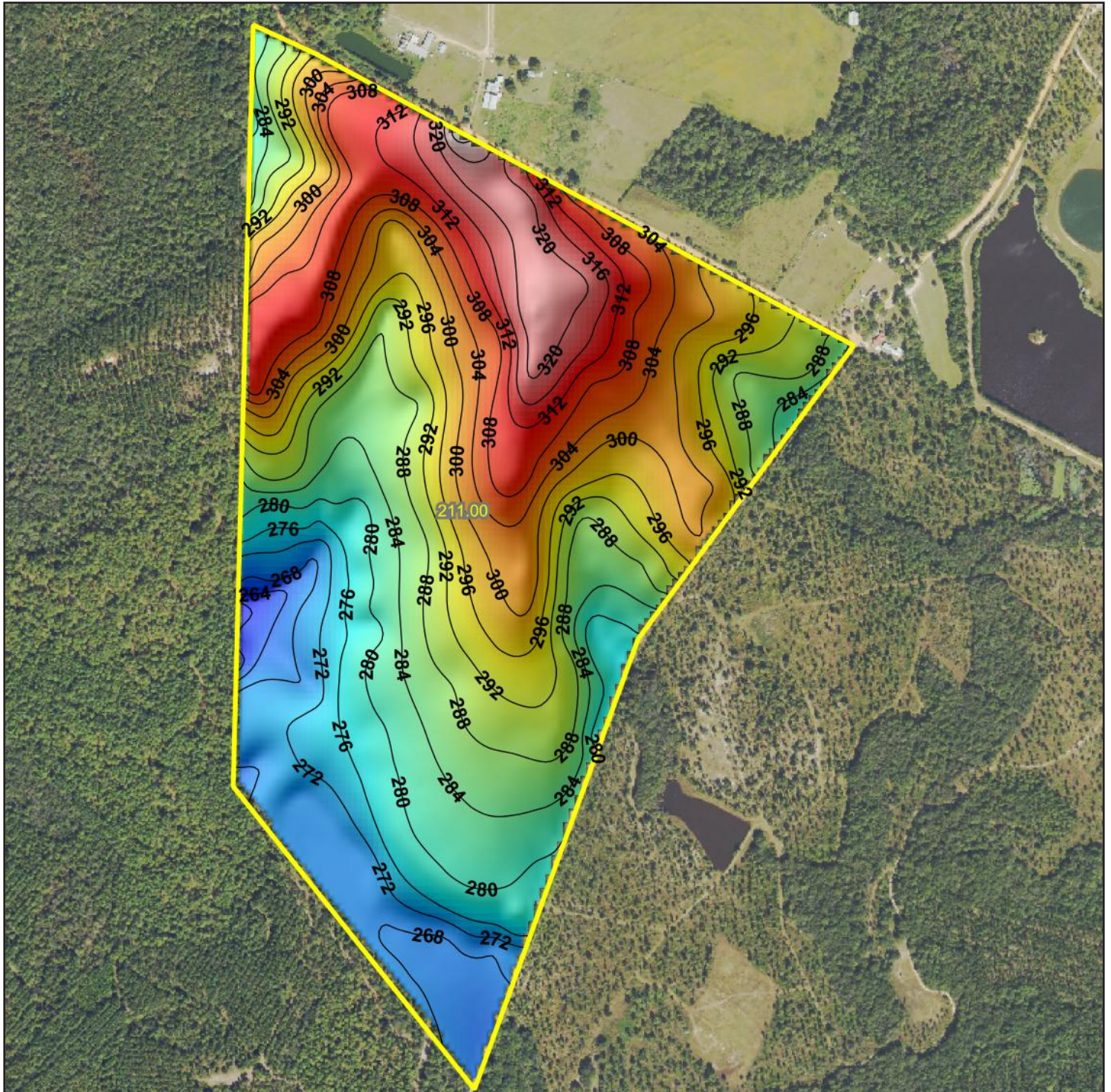
PROPERTY PLAT MAP



Old Magnolia

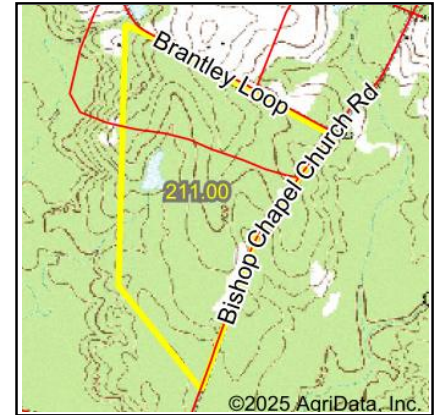
Swainsboro, Georgia
Emanuel County

TOPO MAP





WETLANDS MAP

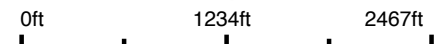


State: **Georgia**
 Location: **32° 39' 18.01, -82° 15' 54.44**
 County: **Emmanuel**
 Township: **Swainsboro**
 Date: **10/17/2025**

Maps Provided By:



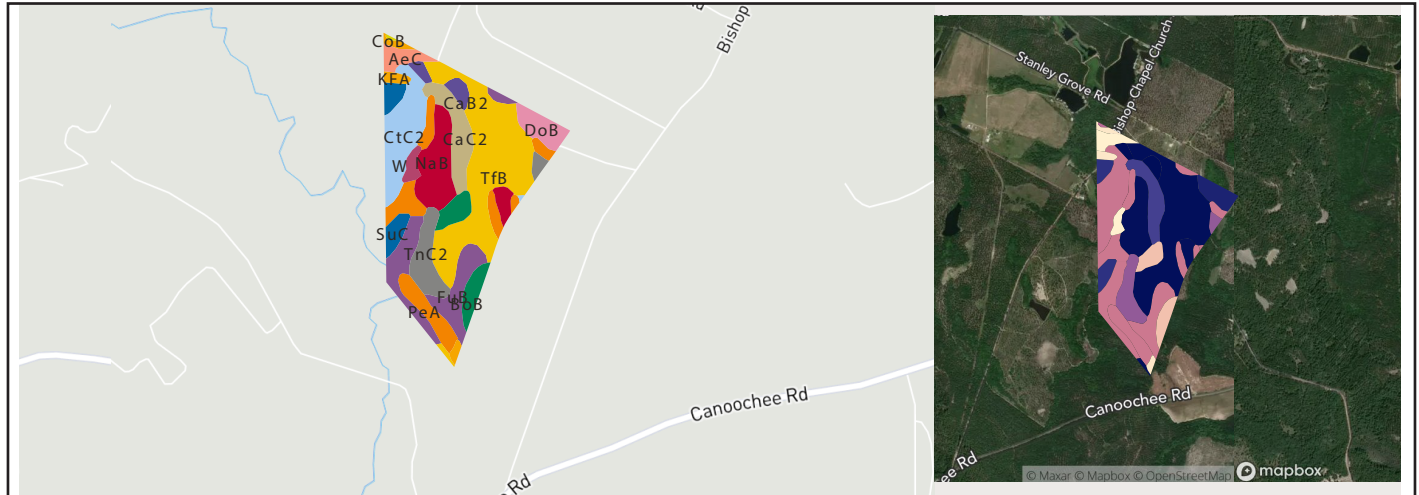
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Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	5.87
PUBHh	Freshwater Pond	2.80
PFO1/4A	Freshwater Forested/Shrub Wetland	0.38
R5UBH	Riverine	0.15
Total Acres		9.20

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

PROPERTY SOIL INFORMATION



Soil Code	Soil Description	Acres	Percentage of Field	Soil Class
TfB	Tifton loamy sand, 2 to 5 percent slopes	57.65	27.2%	2
FuB	Fuquay loamy sand, 0 to 5 percent slopes	24.33	11.5%	2
PeA	Pelham loamy sand, 0 to 2 percent slopes, occasionally flooded	21.94	10.3%	5
CtC2	Cowarts sandy loam, 5 to 8 percent slopes, moderately eroded	21.21	10.0%	4
NaB	Nankin loamy sand, 2 to 5 percent slopes	20.36	9.6%	2
CaC2	Carnegie sandy loam, 5 to 8 percent slopes, moderately eroded	12.98	6.1%	4
TnC2	Tifton sandy loam, 5 to 8 percent slopes, eroded	12.98	6.1%	3
BoB	Bonifay sand, 1 to 5 percent slopes	10.28	4.8%	3
DoB	Dothan loamy sand, 2 to 5 percent slopes	7.71	3.6%	2
SuC	Susquehanna sandy loam, 2 to 8 percent slopes	7.00	3.3%	6
AeC	Ailey loamy sand, 5 to 8 percent slopes	4.73	2.2%	4
CaB2	Carnegie sandy loam, 2 to 5 percent slopes, moderately eroded	4.47	2.1%	3
KFA	Kinston and Bibb soils, 0 to 2 percent slopes, frequently flooded	3.74	1.8%	6
W	Water	2.57	1.2%	
CoB	Cowarts loamy sand, 2 to 5 percent slopes	0.23	0.1%	2
		209.61	98.8%	



TIMBER INFORMATION



MTMS, Inc.

MERCER TIMBERLAND MANAGEMENT SERVICES



1586 Hwy. 192 South • Twin City, GA 30471
Office & Fax: 478-763-3961
E-mail: mtms@pineland.net

JIM MERCER

GA Registered Forester #2378
Mobile: 912-536-0452

MIKE GOMEZ

GA Registered Forester #2001
Mobile: 478-494-8302
Home: 478-237-8806

Old Magnolia
211.4 ACRES

Planted Pine 153 Acres

Product	Tons
Pine Pulpwood	771
Pine Chip and Saw	3254
Pine Sawtimber	545

Merchantable Timber Value

Natural Timber 41.3 Acres

Product	Tons
Pine Pulpwood	135
Hardwood Pulpwood	1008
Hardwood Pallet	29
Pine Chip and Saw	122
Pine Sawtimber	484
Oak Sawtimber	32

Timber cruise completed in 2017. This property DID NOT suffer major damage from Hurricane Helene.

Old Magnolia

Swainsboro, Georgia
Emanuel County

PROPERTY PHOTOS



BIDDING ENDS: NOV 12TH • 12 NOON



**SOUTH
AUCTION**

PROPERTY PHOTOS



FALL OF 2025





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.



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