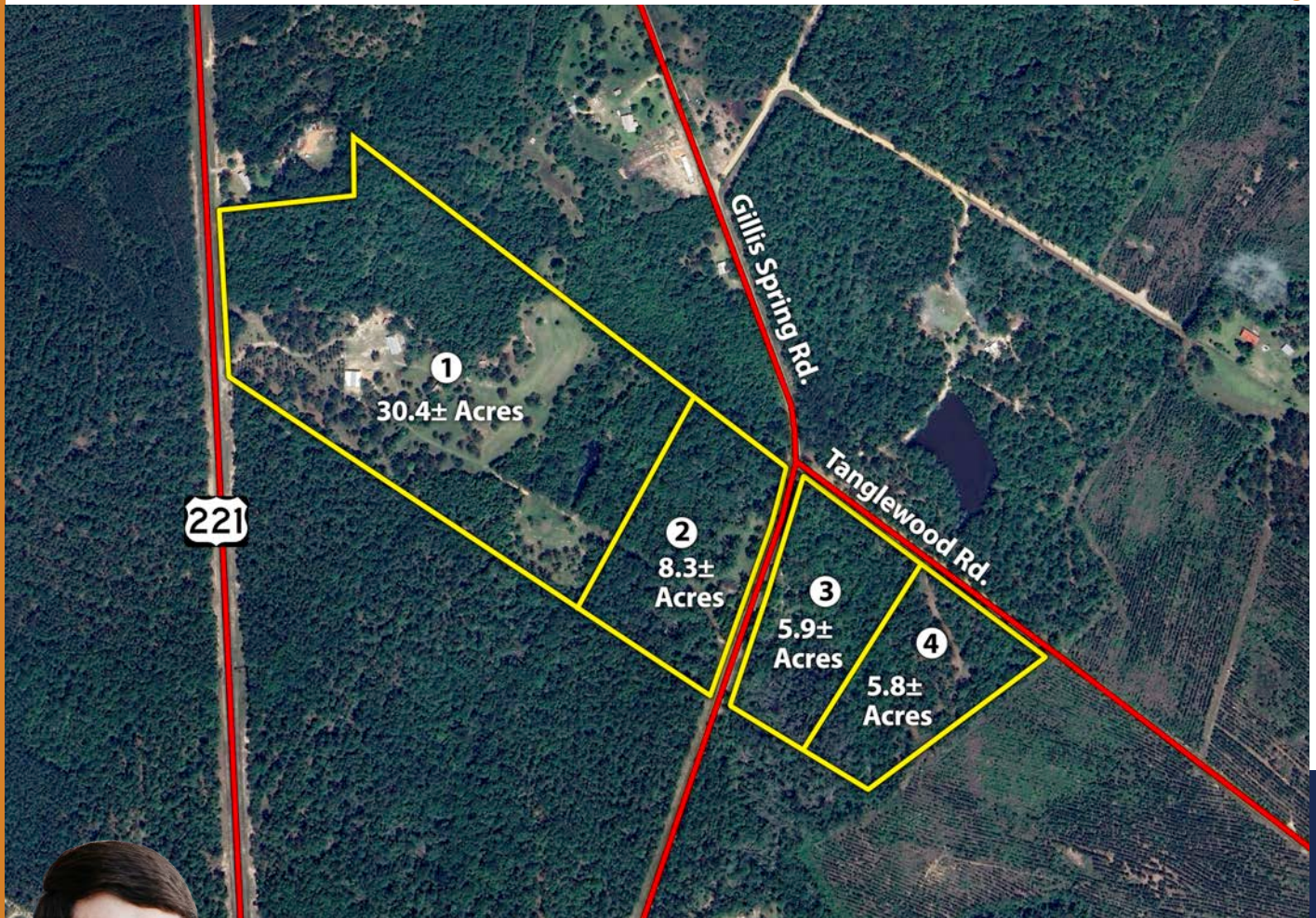


Real Estate
Auction

GILLIS SPRINGS RETREAT 51± ACRES & BARNDOMINIUM OFFERED IN 4 TRACTS

13982 HWY 221, Soperton, GA | Treutlen Co.



BIDDING ENDS NOVEMBER 18TH

Brent Stephens, Auction Manager

912.259.4789

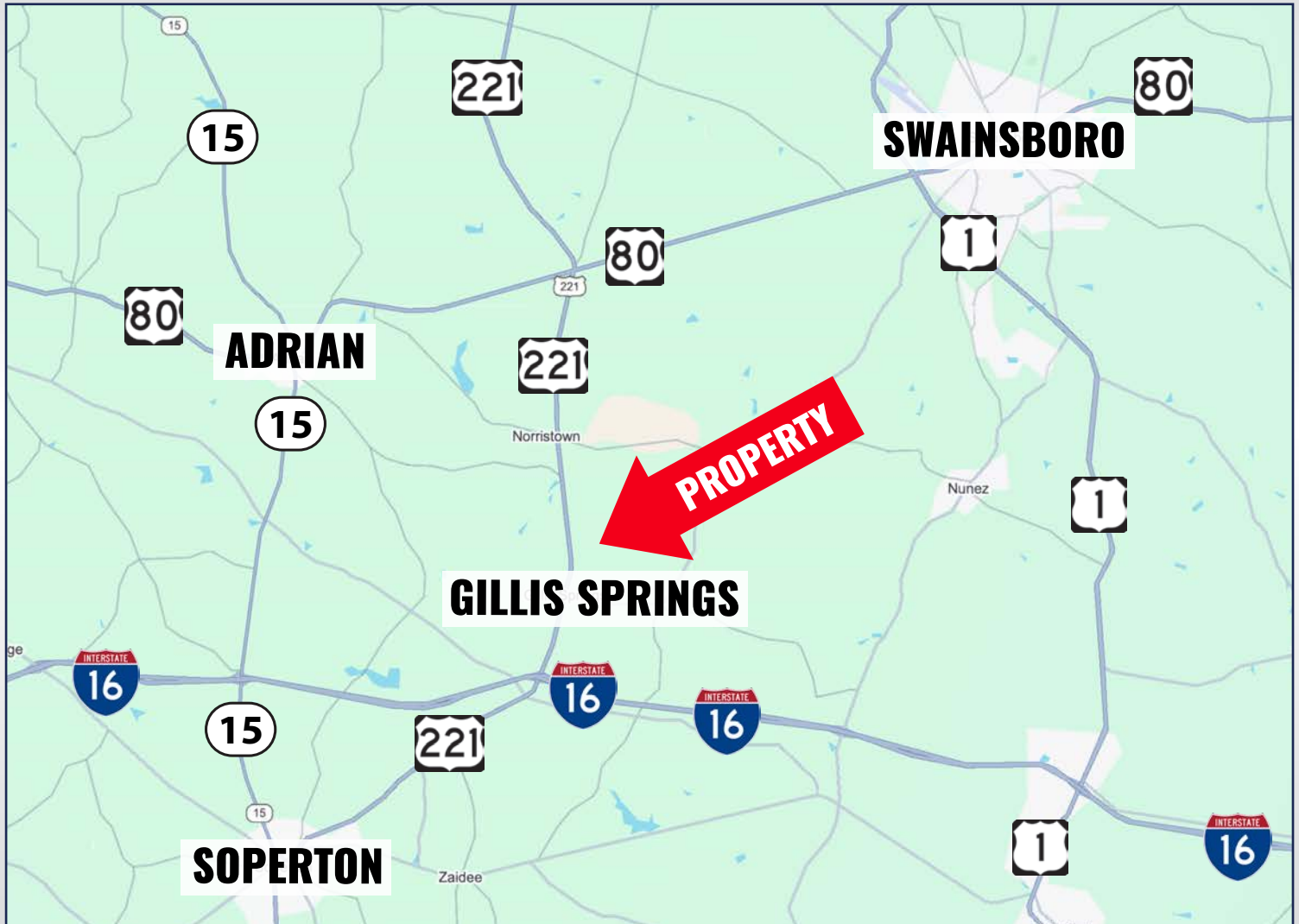
brent@southauctiongroup.com



**SOUTH
AUCTION**

SouthAuction.com

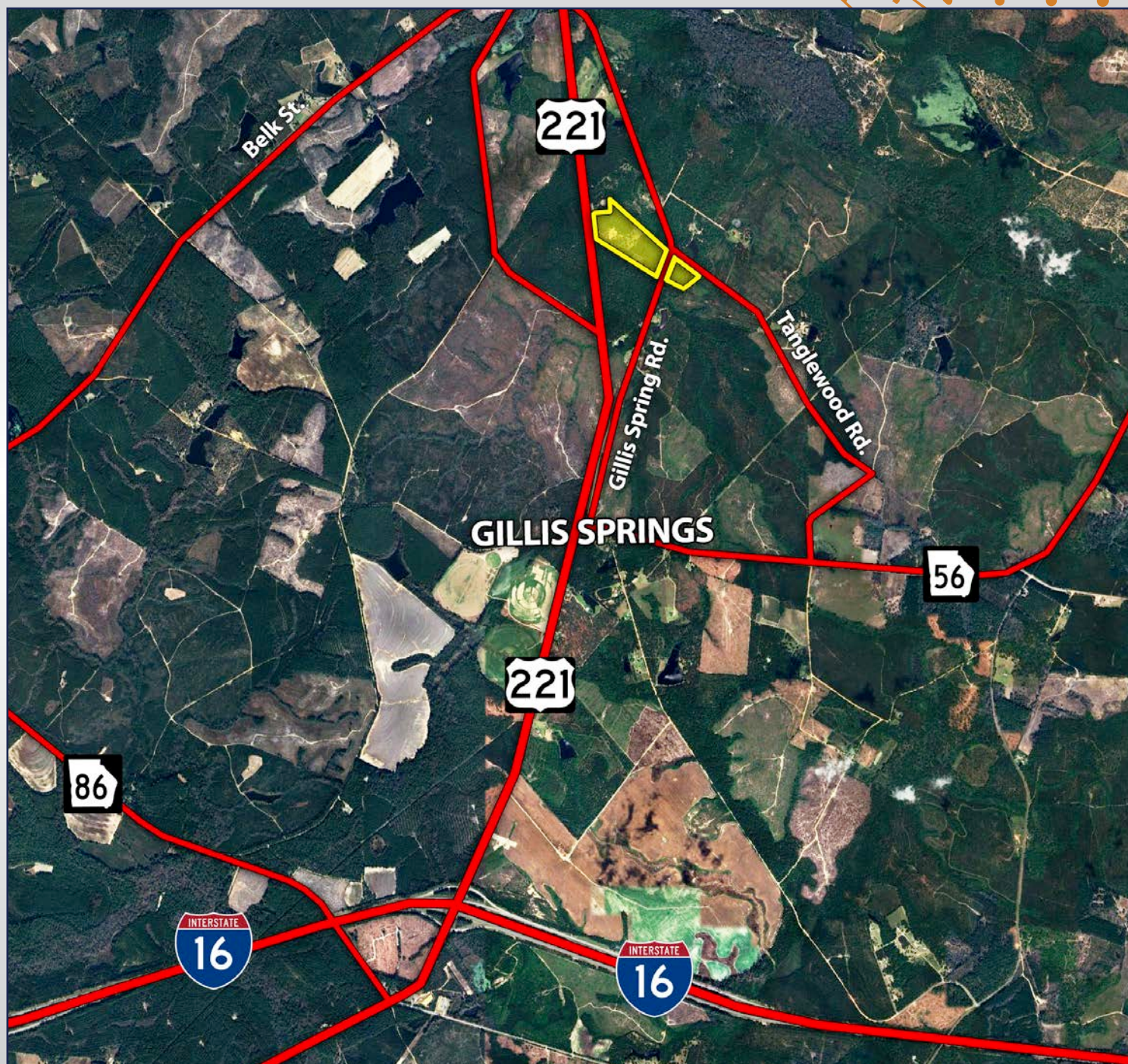
PROPERTY LOCATION



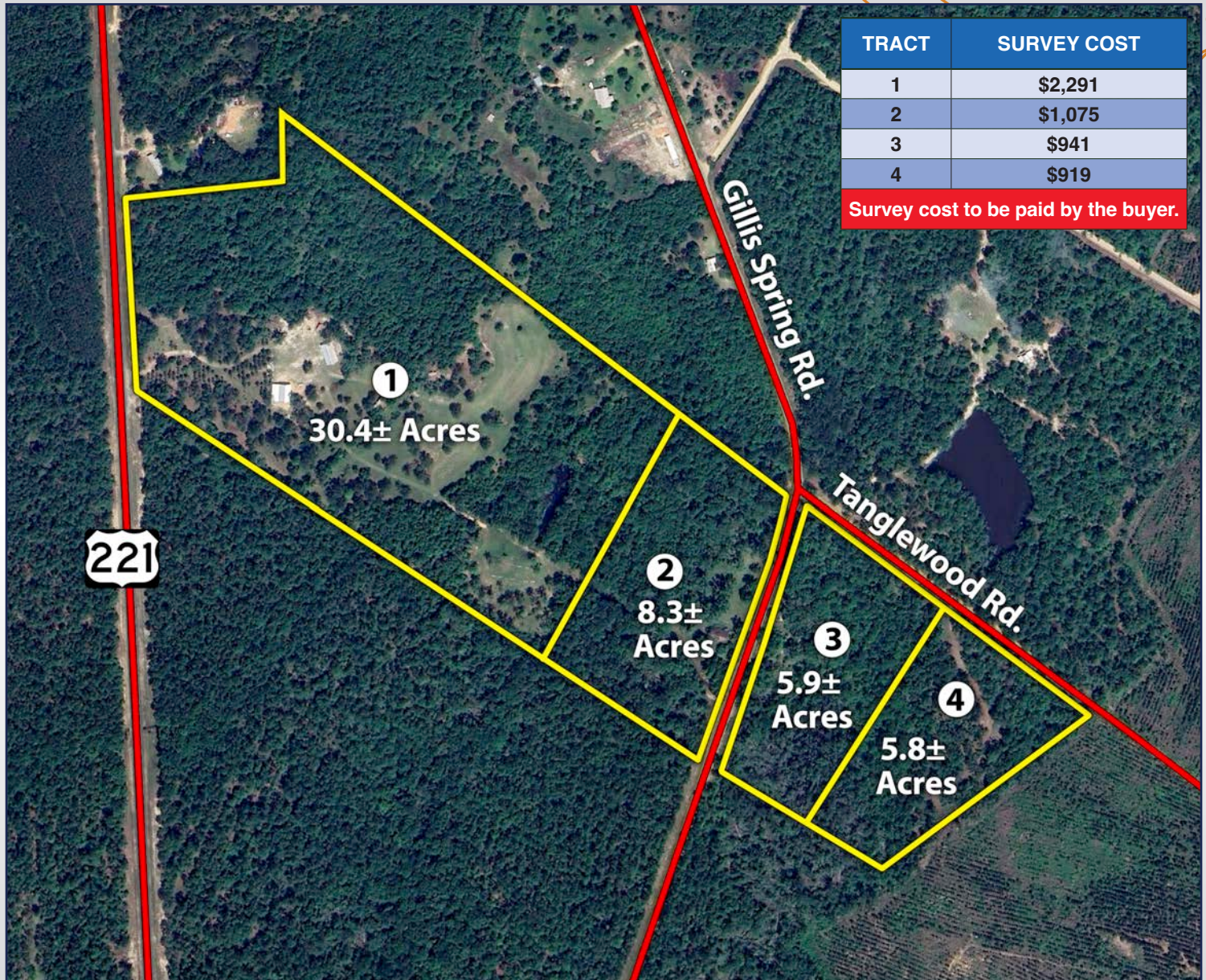
- Approx. 3 miles from I-16



LOCATION MAP



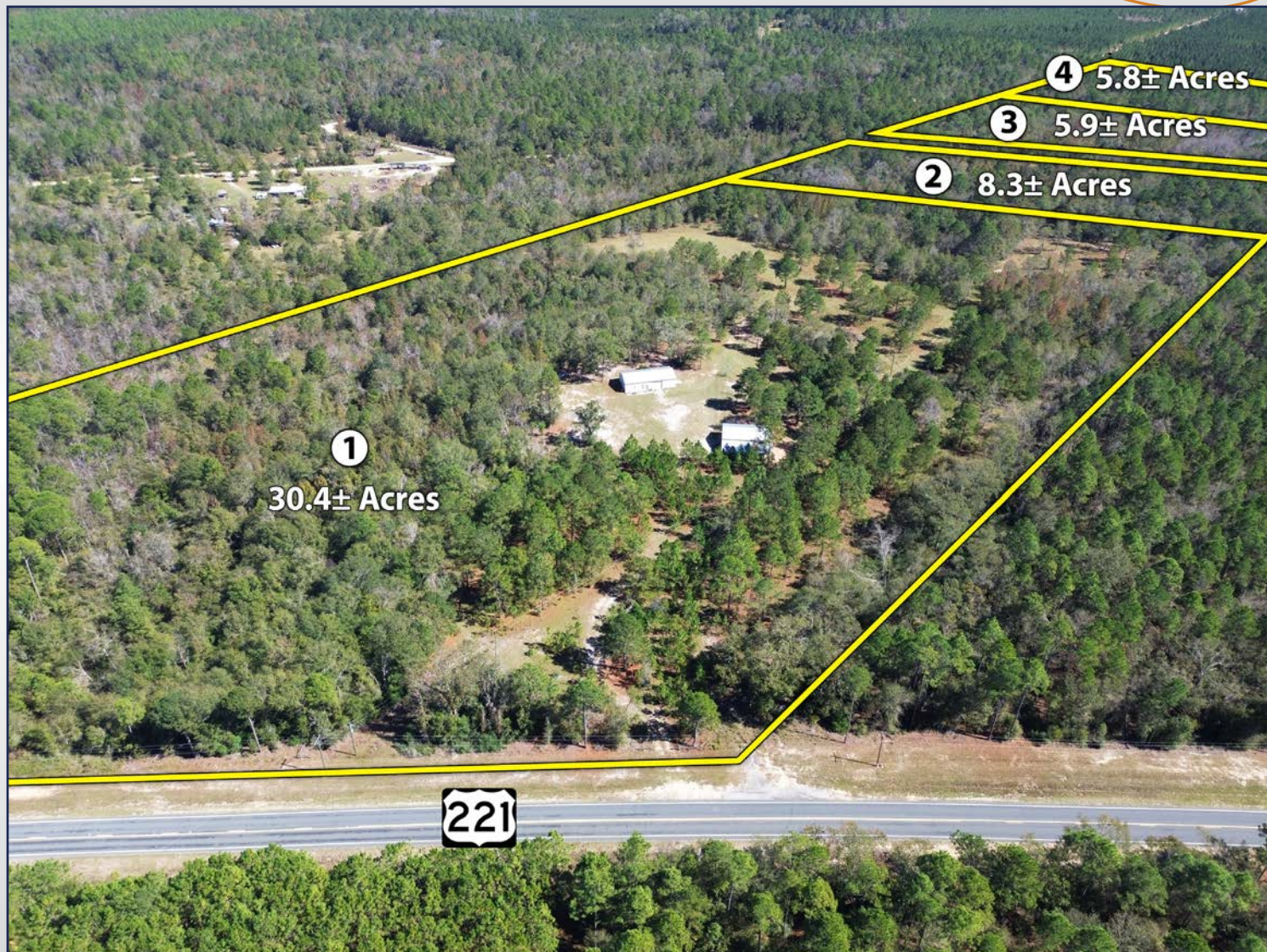
AERIAL MAP



- 2 BD / 1.5 BA Bardominion/Workshop
- Wells on Tract 1 and Tract 2
- Great for Hunting, Camping, and Homesites
- Paved Highway Frontage on HWY 221 & Dirt Road Frontage on Gillis Springs Rd.



DRONE MAP



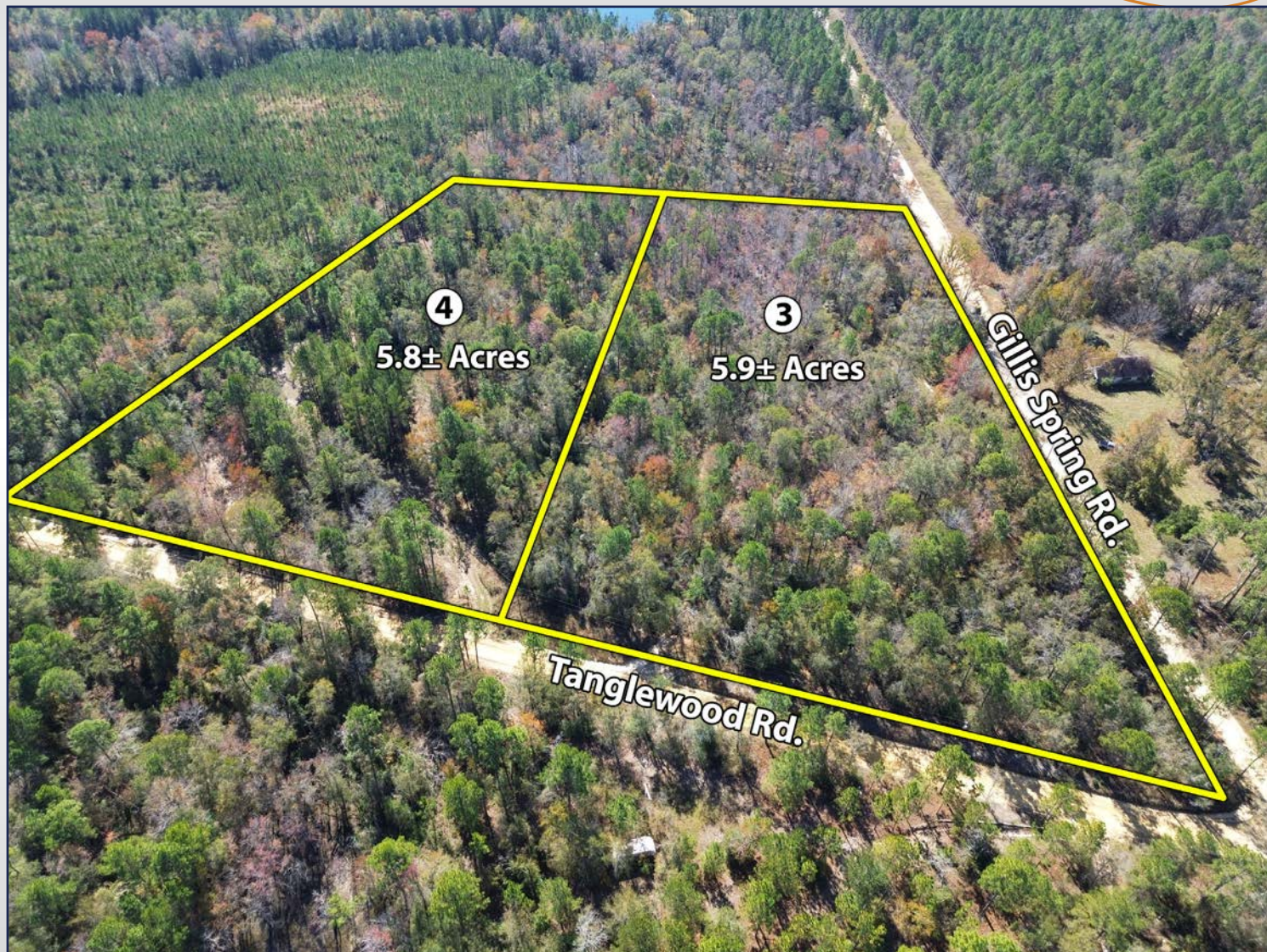


DRONE MAP

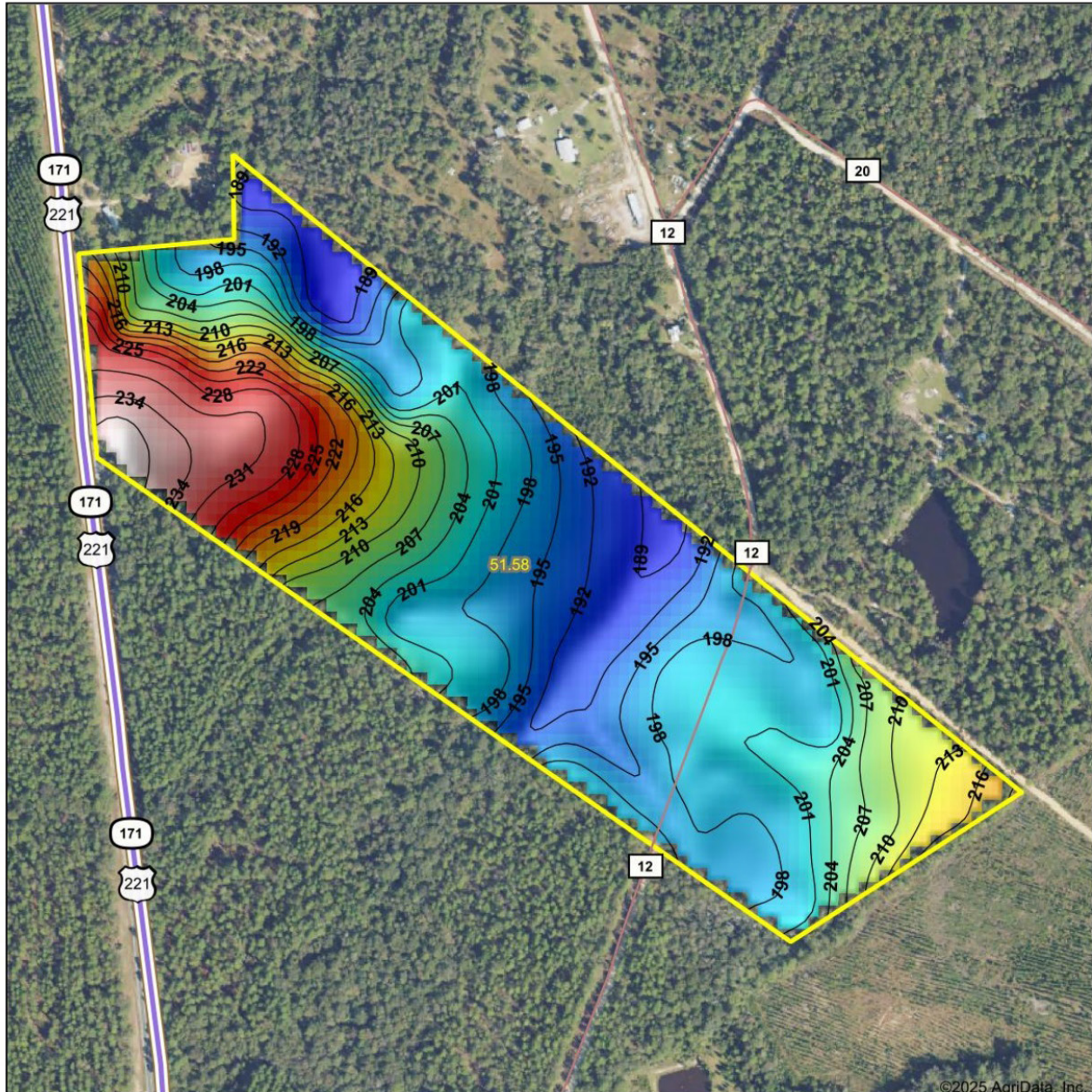




DRONE MAP



TOPOGRAPHY MAP



Source: USGS 10 meter dem
Interval(ft): 3
Min: 188.2
Max: 239.2
Range: 51.0
Average: 204.8
Standard Deviation: 12.4 ft



Treutlen County
Georgia

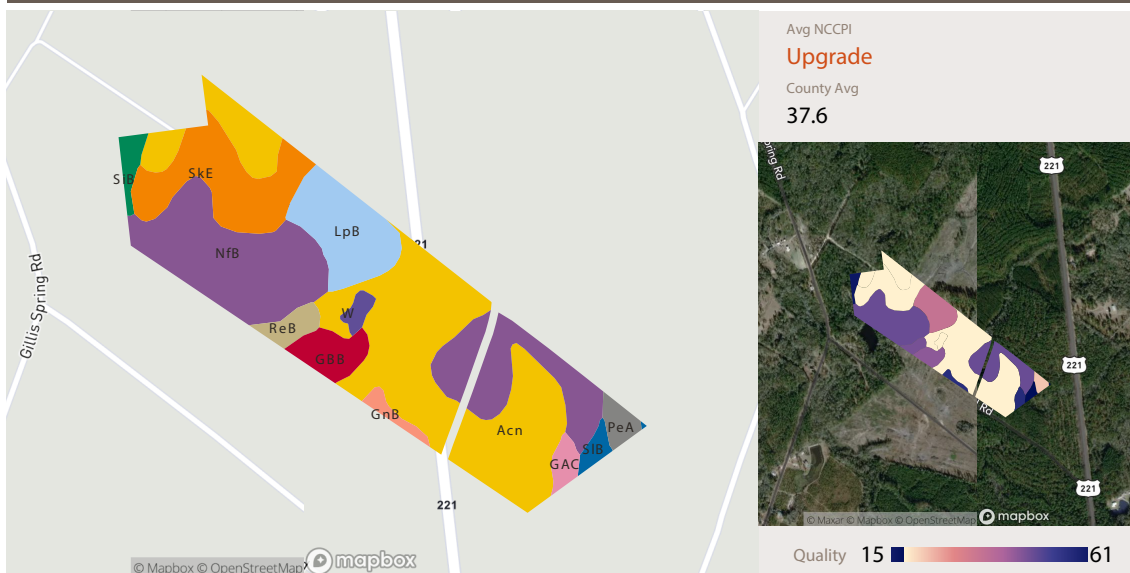
Boundary Center: 32° 28' 38.54, -82° 29' 10.8

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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SOILS MAP

2 fields, 50 acres in Treutlen County, GA

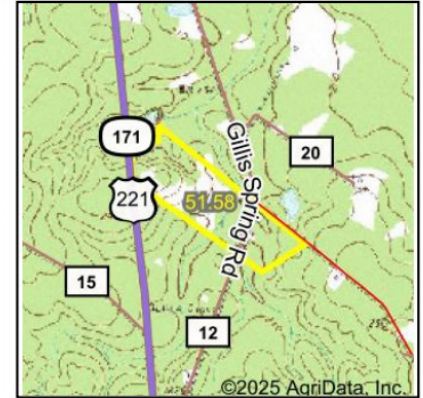
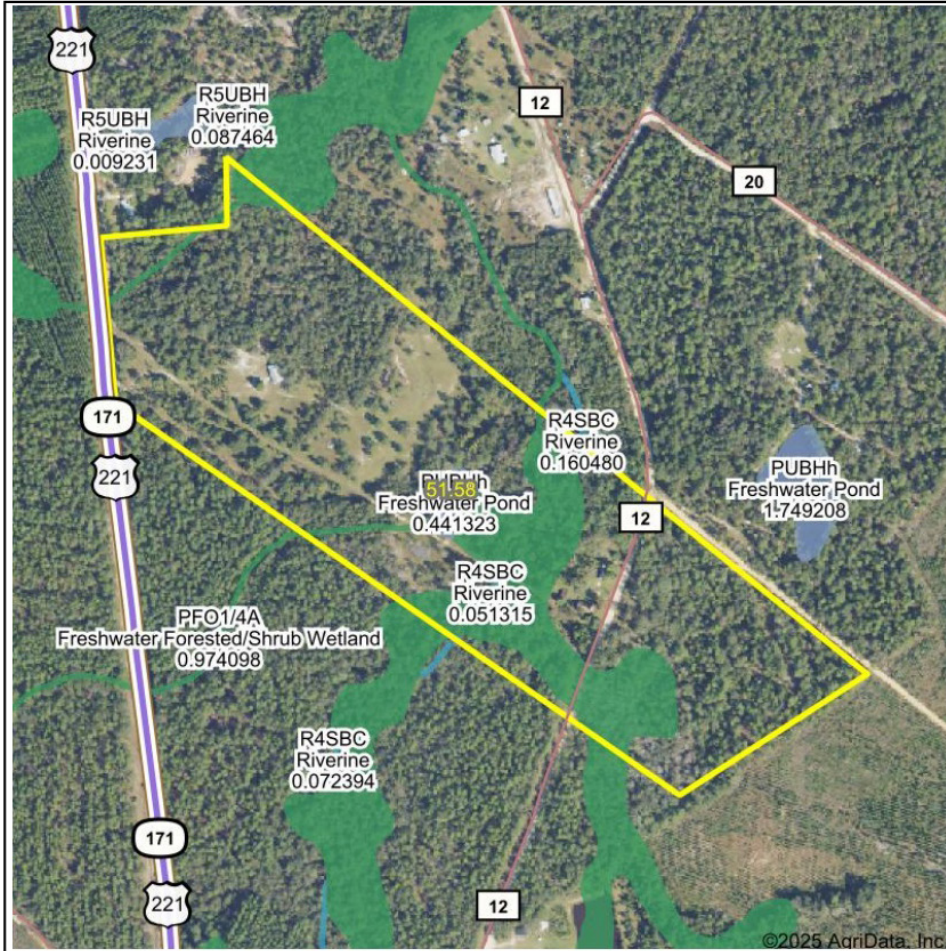


All fields

50 ac.

Soil Code	Soil Description	Acres	Percentage of Field	Soil Class	NCCPI
Acn	Alluvial land	18.68	37.6%	5	Upgrade
NfB	Cowarts loamy sand, 2 to 5 percent slopes	14.31	28.8%	2	Upgrade
SkE	Sandy and clayey land	5.97	12.0%	4	Upgrade
LpB	Bonifay sand, 0 to 5 percent slopes	4.61	9.3%	3	Upgrade
GBB	Gilead, Lakeland, and Cuthbert coarse sands, 2 to 5 percent slopes	1.64	3.3%	3	Upgrade
ReB	Rains sandy loam, thick surface, 2 to 5 percent slopes	0.90	1.8%	5	Upgrade
PeA	Plummer sand, 0 to 2 percent slopes	0.73	1.5%	4	Upgrade
SiB	Susquehanna sandy loam, 2 to 5 percent slopes	0.68	1.4%	4	Upgrade
GAC	Gilead, Lakeland, and Cuthbert sands, 5 to 8 percent slopes	0.66	1.3%	4	Upgrade
SIB	Sawyer, Norfolk, and Cuthbert loamy sands, 2 to 5 percent slopes	0.52	1.0%	3	Upgrade
GnB	Goldsboro loamy sand, thick surface, 2 to 5 percent slopes	0.51	1.0%	2	Upgrade
W	Water	0.47	0.9%		Upgrade
		49.22	99.1%		Upgrade

WETLANDS MAP



State: **Georgia**
 Location: **32° 28' 38.54, -82° 29' 10.8**
 County: **Treutlen**
 Township: **Gillis Springs**
 Date: **10/30/2025**

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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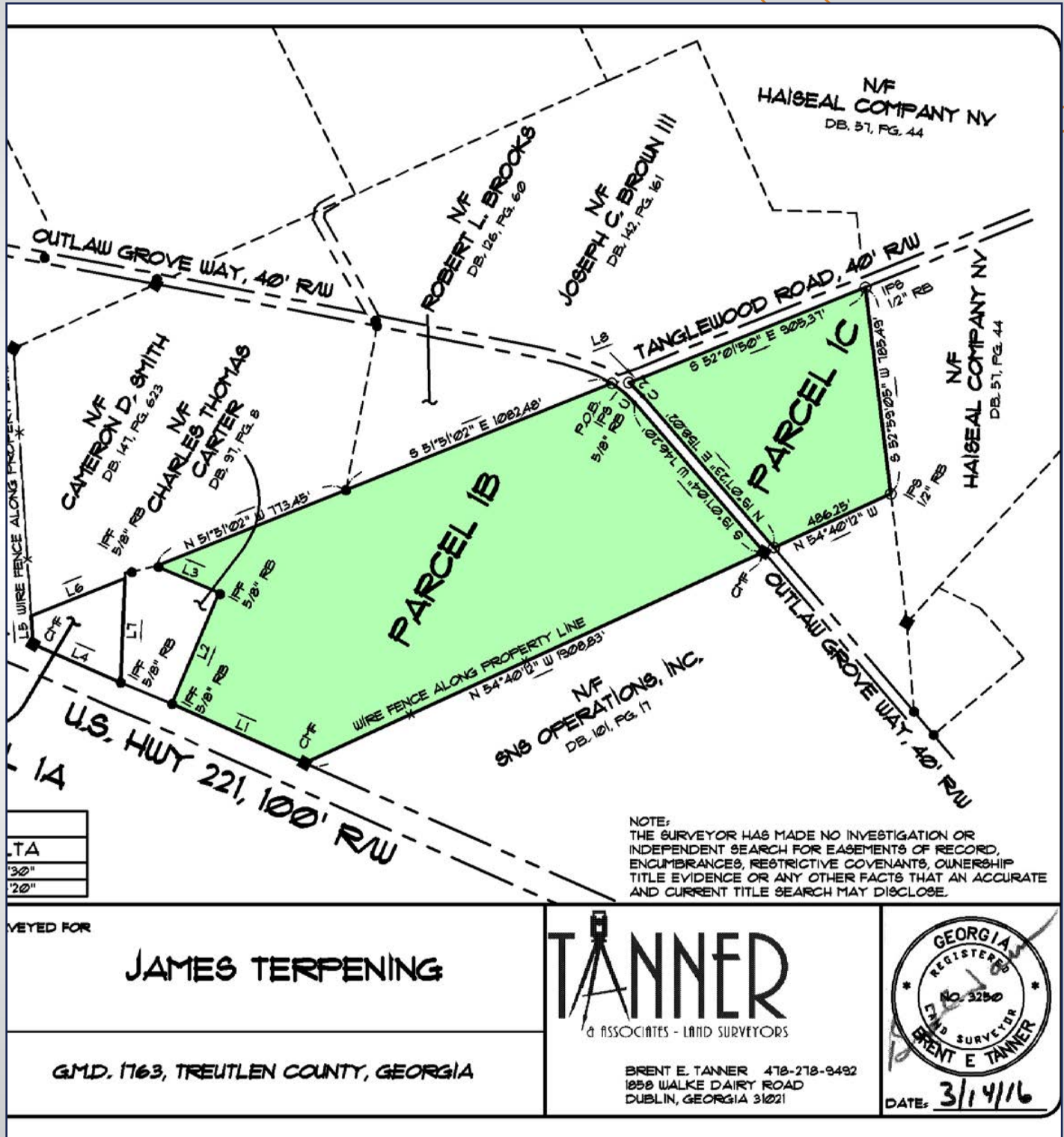


0ft 684ft 1369ft

Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	8.40
PUBHh	Freshwater Pond	0.44
PFO1/4A	Freshwater Forested/Shrub Wetland	0.21
R4SBC	Riverine	0.10
Total Acres		9.15

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

PLAT MAP





PHOTOS





PHOTOS

