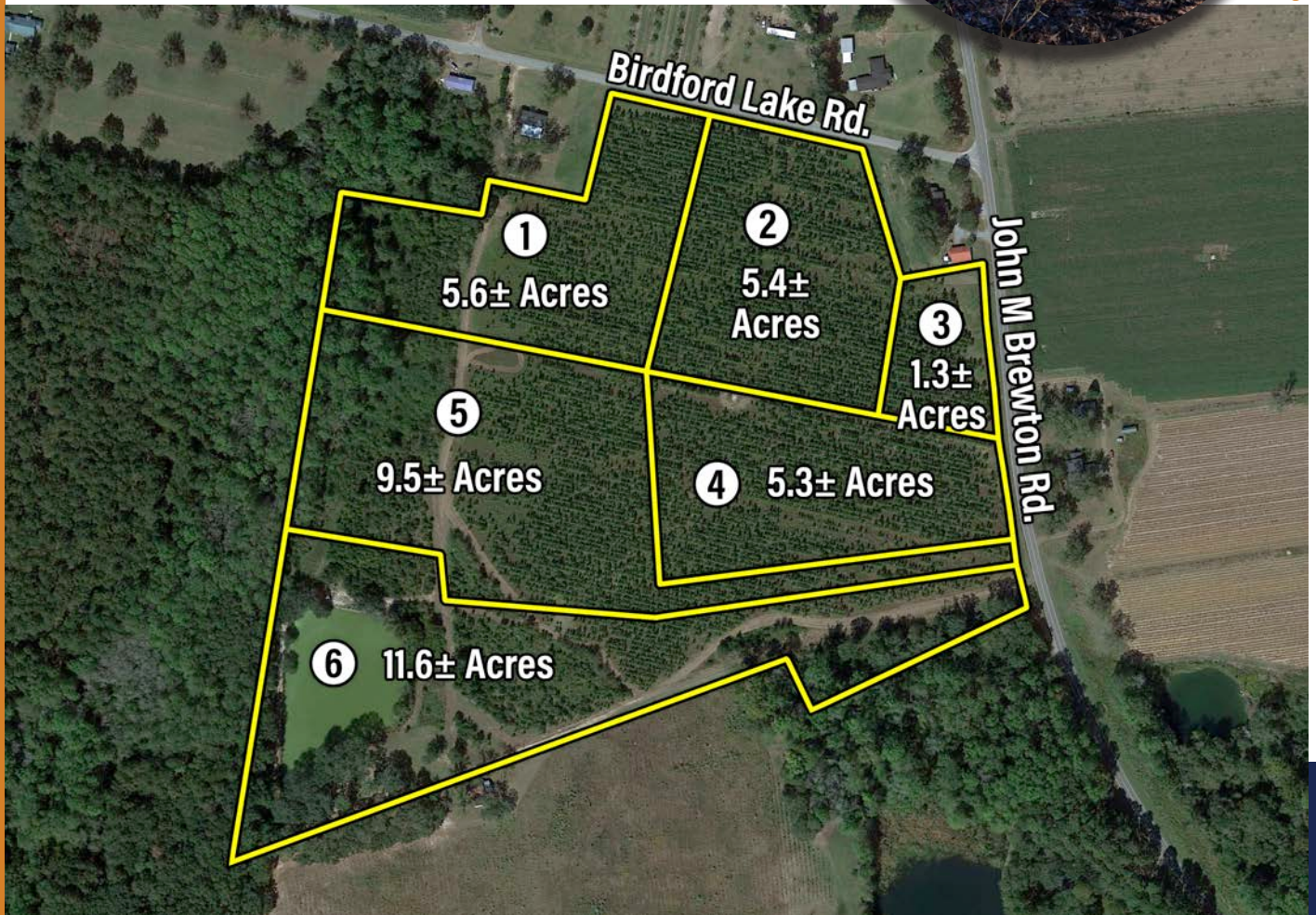


Real Estate
Auction

38.7± ACRES

Birdford Lake Rd. Glennville, GA
Tattnall Co.



BIDDING ENDS DECEMBER 3RD

Rusty Lane, Owner

478.455.1861

rusty@southauctiongroup.com

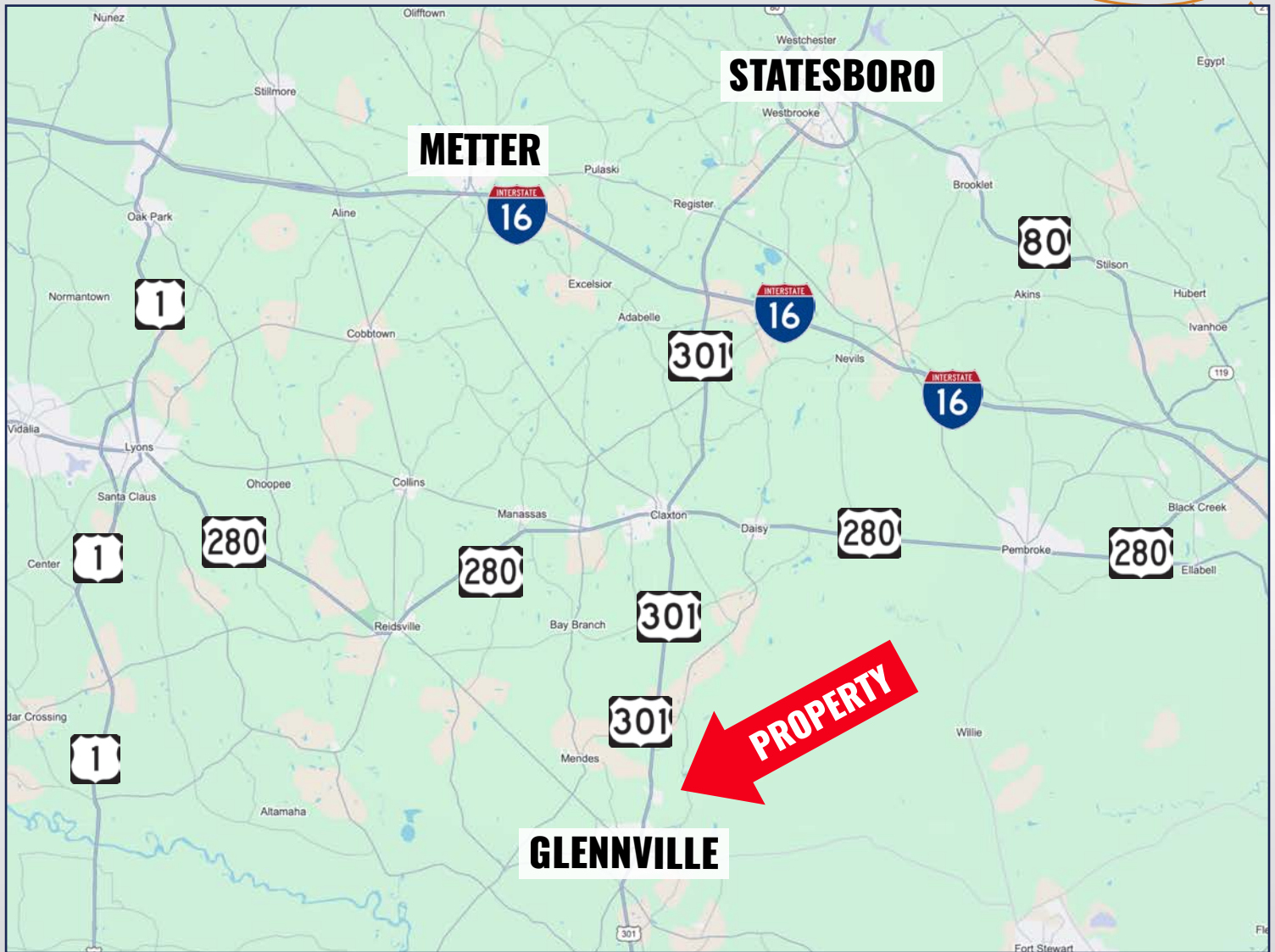


**SOUTH
AUCTION**

SouthAuction.com

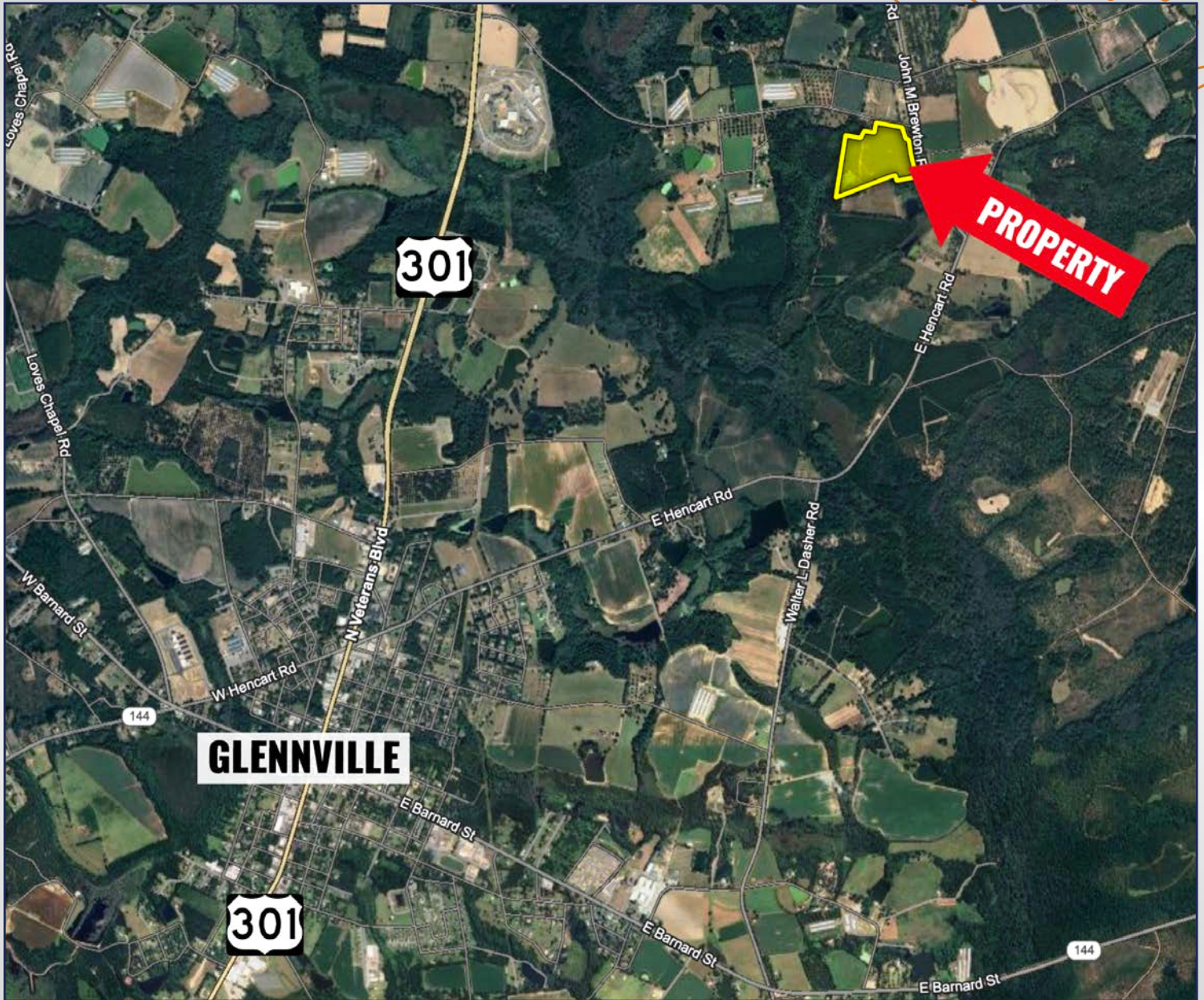


PROPERTY LOCATION





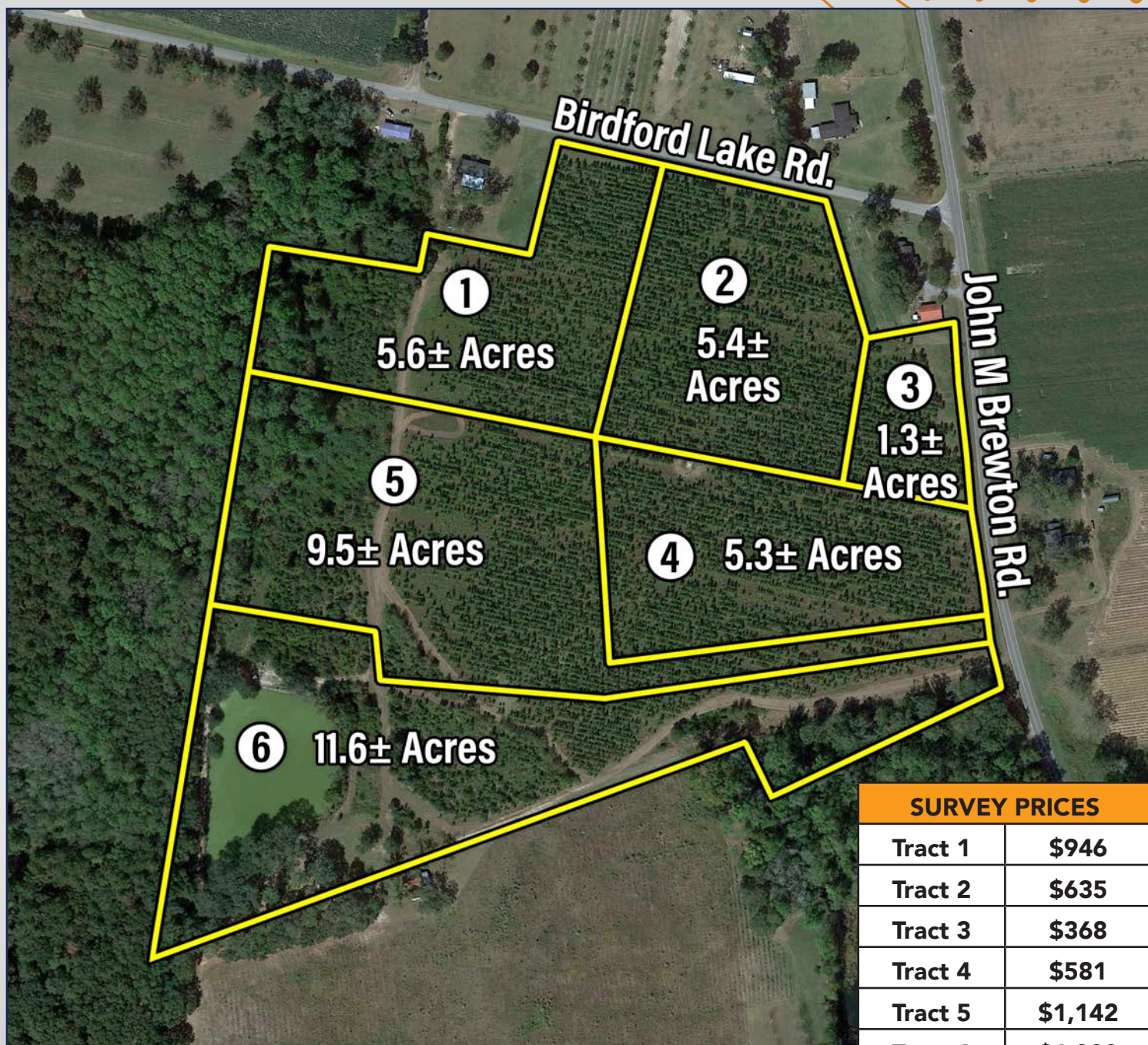
LOCATION MAP



- Approx. 5 miles from Downtown Glennville
- Approx. 38 miles from I-16
- Planted in Slash Pine in 2018
- Approx. 2 acre pond on Tract 6
- Well on Tract 6



AERIAL MAP



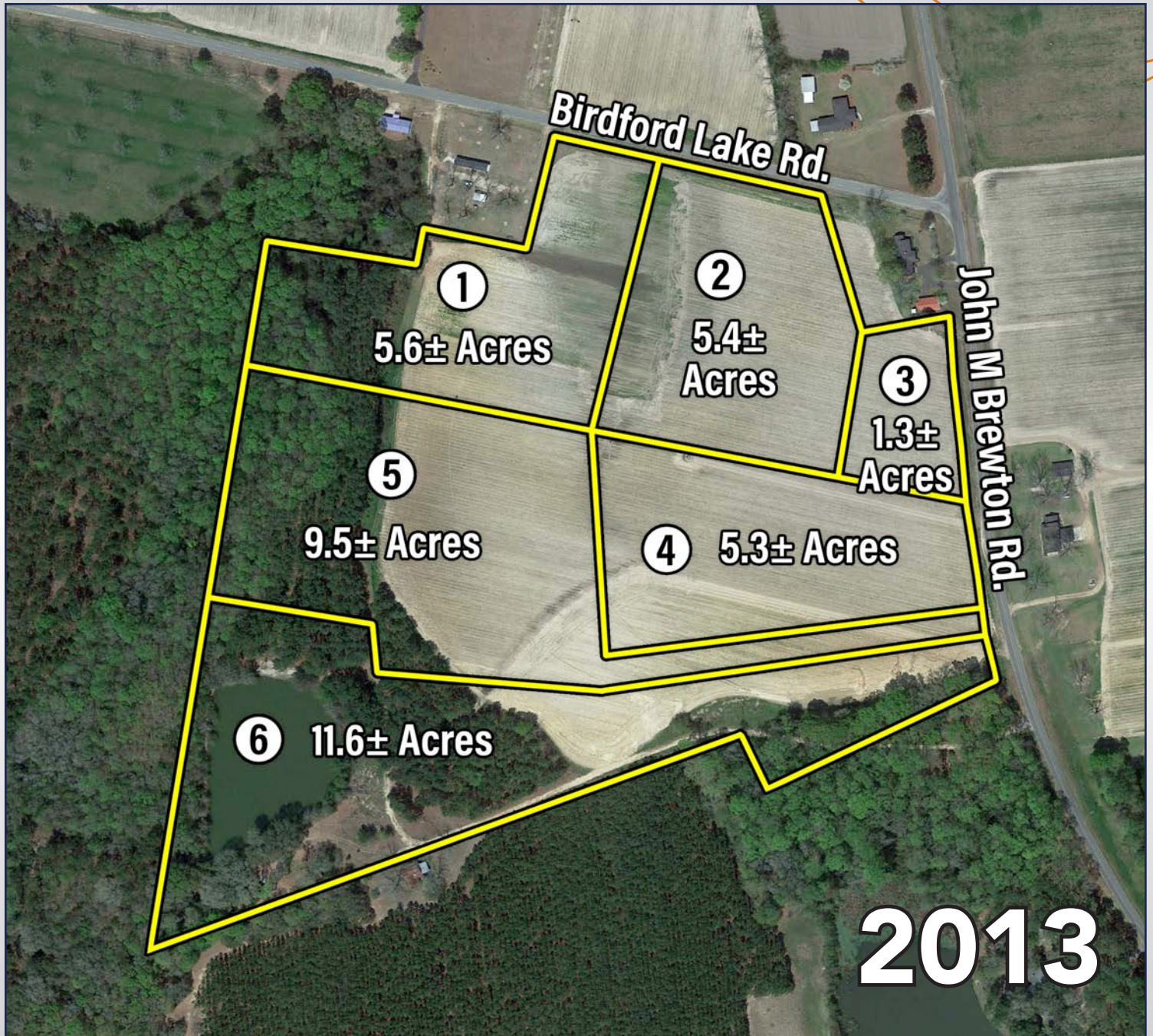
SURVEY PRICES

Tract 1	\$946
Tract 2	\$635
Tract 3	\$368
Tract 4	\$581
Tract 5	\$1,142
Tract 6	\$1,800

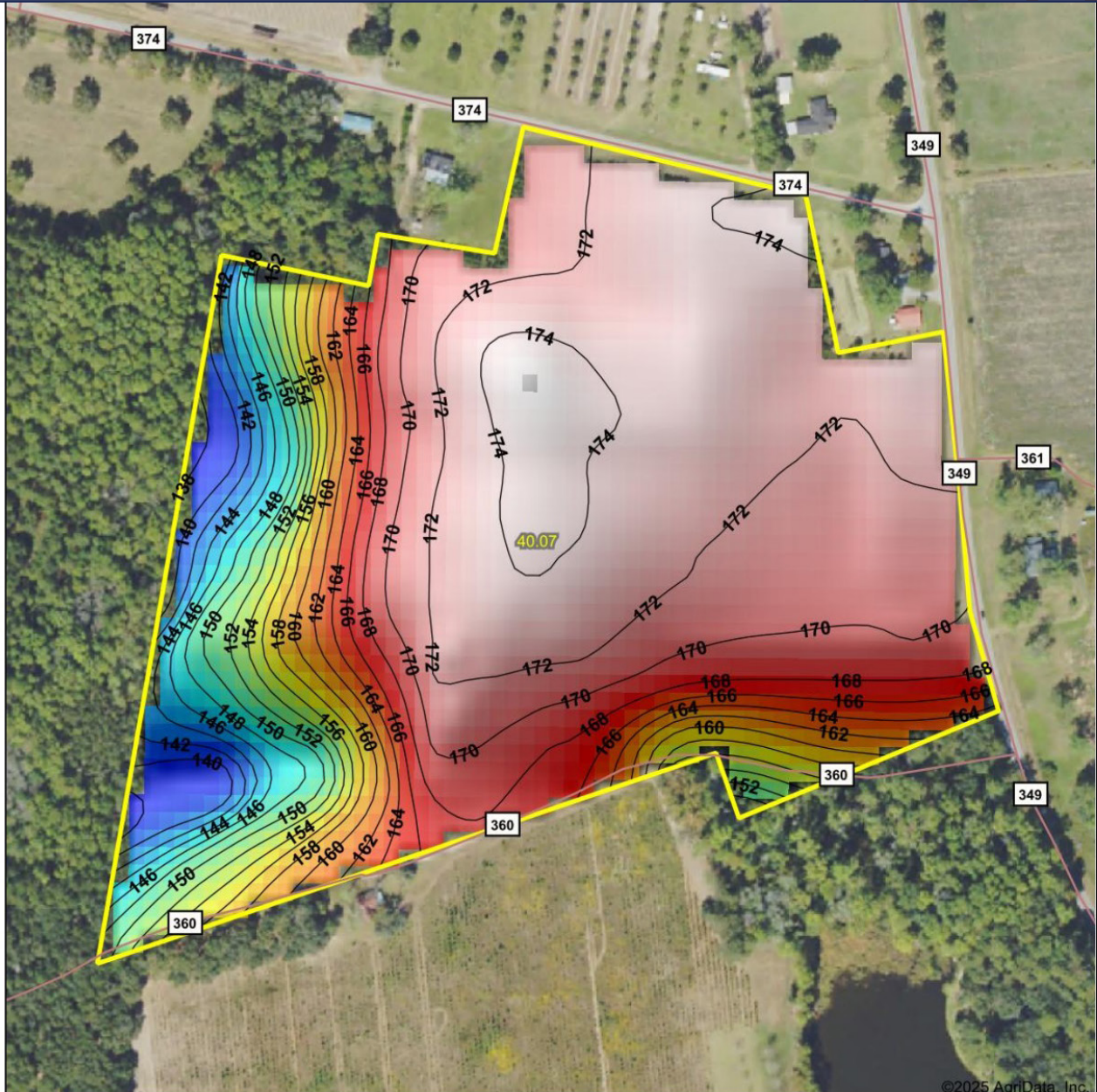
**SURVEY COST PAID BY
THE BUYER**



HISTORIAL AERIAL MAP (2013)



TOPOGRAPHY MAP



©2025 AgriData, Inc.



Source: USGS 10 meter dem
Interval(ft): 2
Min: 137.4
Max: 174.9
Range: 37.5
Average: 165.3
Standard Deviation: 10.04 ft



11/13/2025

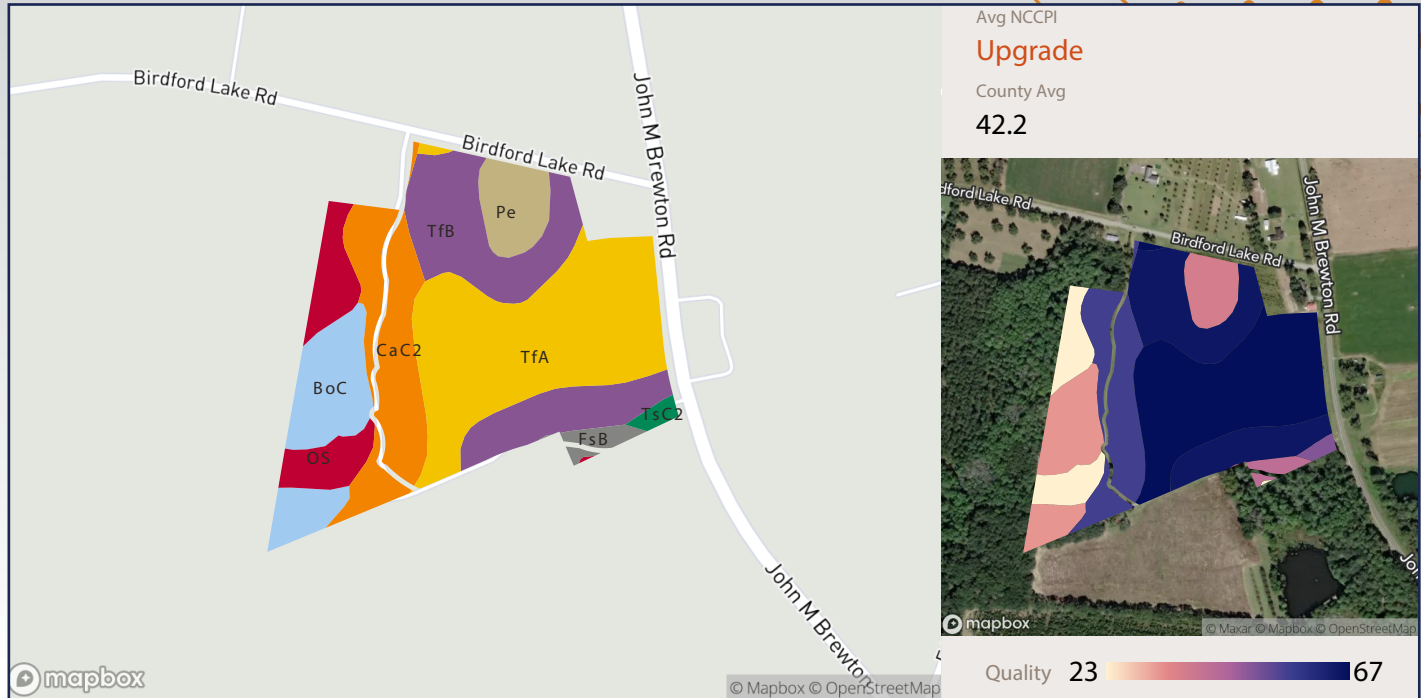
Tattnall County
Georgia

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 31° 58' 14.97, -81° 53' 27.95

Visit SouthAuction.com for Auction Details & to Place Your Bid.

SOILS MAP



Source: NRCS Soil Survey

All fields

38 ac.

Soil Code	Soil Description	Acres	Percentage of Field	Soil Class	NCCPI
TfA	Tifton loamy sand, 0 to 2 percent slopes	13.02	33.8%	1	Upgrade
TfB	Tifton loamy sand, 2 to 5 percent slopes	8.78	22.8%	2	Upgrade
CaC2	Carnegie sandy loam, 5 to 8 percent slopes, moderately eroded	6.03	15.7%	4	Upgrade
BoC	Bonifay fine sand, 1 to 8 percent slopes	4.51	11.7%	3	Upgrade
OS	Osier loamy fine sand, 0 to 2 percent slopes, frequently flooded	3.08	8.0%	5	Upgrade
Pe	Pelham loamy sand, 0 to 2 percent slopes	2.15	5.6%	5	Upgrade
FsB	Fuquay loamy sand, 0 to 5 percent slopes	0.58	1.5%	2	Upgrade
TsC2	Tifton sandy loam, 5 to 8 percent slopes, eroded	0.34	0.9%	3	Upgrade
					38.47 Upgrade

WETLANDS MAP



State: **Georgia**
 Location: **31° 58' 14.97, -81° 53' 47.85**
 County: **Fatthall**
 Township: **Glennville**
 Date: **11/13/2025**

Maps Provided By:



0ft 480ft 959ft

Classification Code	Type	Acres
PFO6C	Freshwater Forested/Shrub Wetland	1.52
PFO1A	Freshwater Forested/Shrub Wetland	1.09
PFO1C	Freshwater Forested/Shrub Wetland	0.63
		Total Acres
		3.24

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



PHOTOS

