OGEECHEE BLUFF Jefferson County, Georgia 133± BELMONT ROAD, LOUISVILLE, GA ACRES



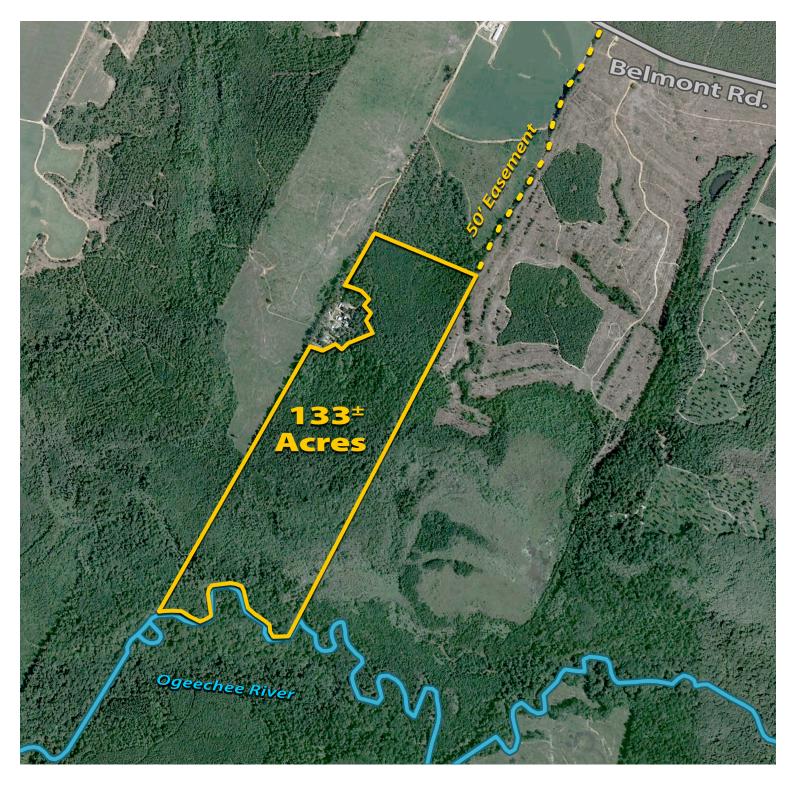
ONLINE ONLY AUCTION BIDDING ENDS: FEBRUARY 1ST





AUCTIONEER: RUSTY LANE (478) 455-1861 rusty@southauctiongroup.com

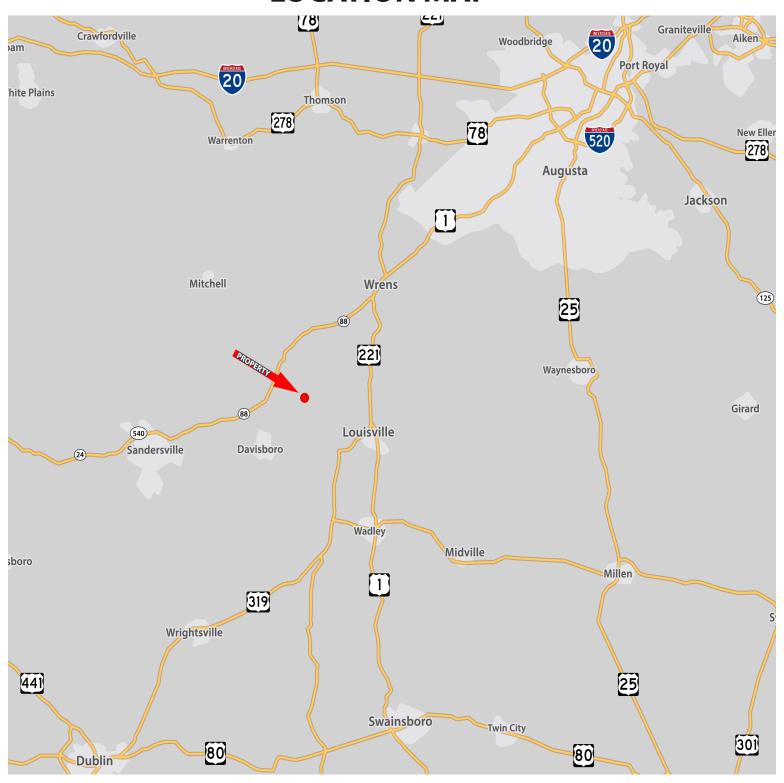
AERIAL MAP



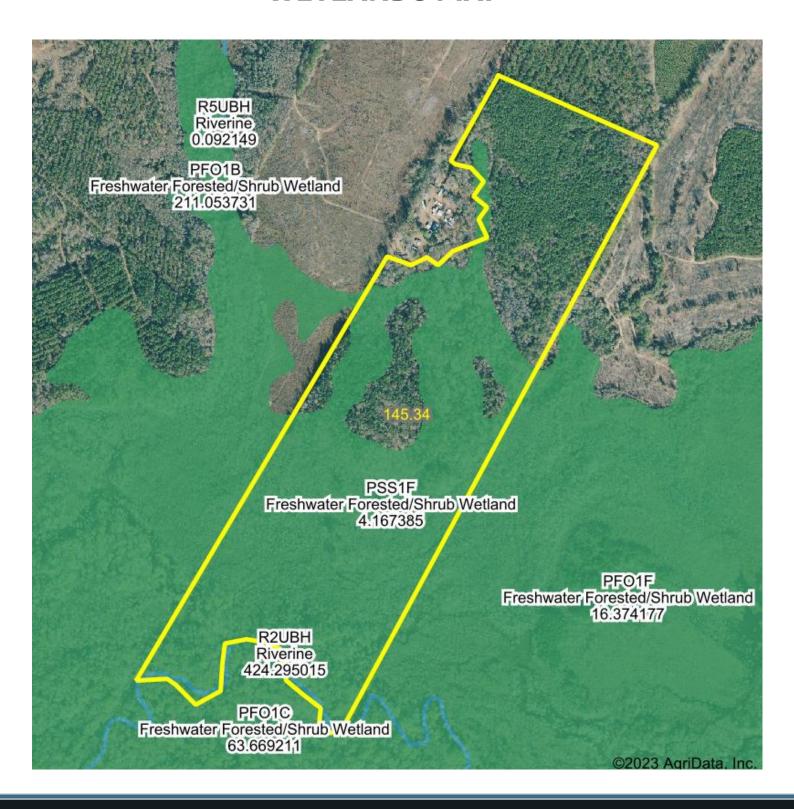
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LOCATION MAP



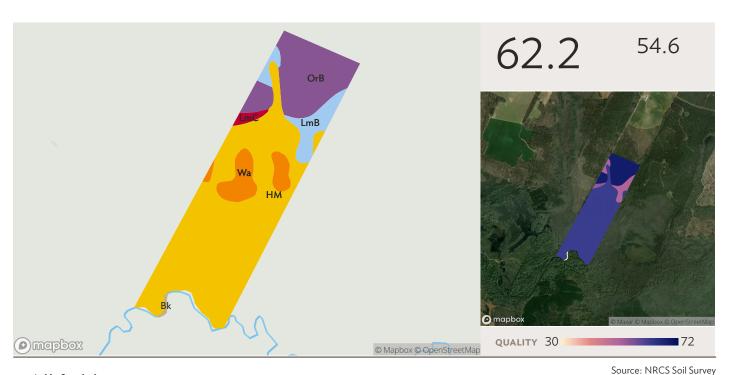
WETLANDS MAP



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SOILS MAP

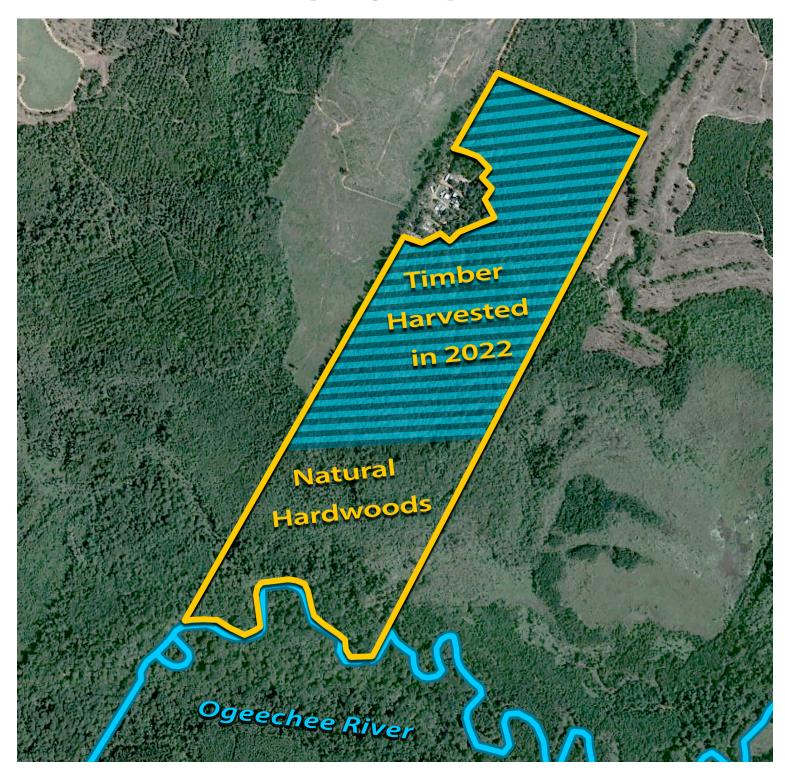


All fields

152 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES PERCENTAGE OF		SOIL	NCCPI
			FIELD	CLASS	
□ НМ	Herod and Muckalee loams, frequently flooded	96.40	63.5%	5	61.7
■ OrB	Orangeburg loamy sand, 2 to 5 percent slopes	31.17	20.5%	2	68.6
■ Wa	Wahee fine sandy loam, frequently flooded	11.73	7.7%	4	61.9
■ LmB	Lucy loamy sand, 0 to 5 percent slopes	10.25	6.8%	2	50.7
■ LmC	Lucy loamy sand, 5 to 8 percent slopes	1.64	1.1%	3	53.9
■ Bk	Kinston and Bibb soils, 0 to 2 percent slopes, frequently flooded	0.50	0.3%	6	30.0
		151.70			62.2

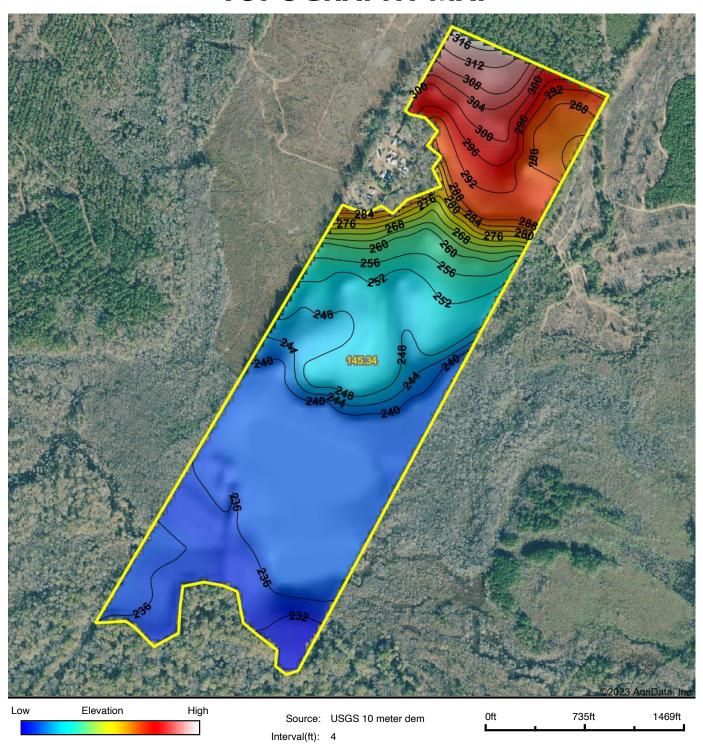
OGEECHEE BLUFF 133± Jessen County, Georgia TIMBER STAND MAP



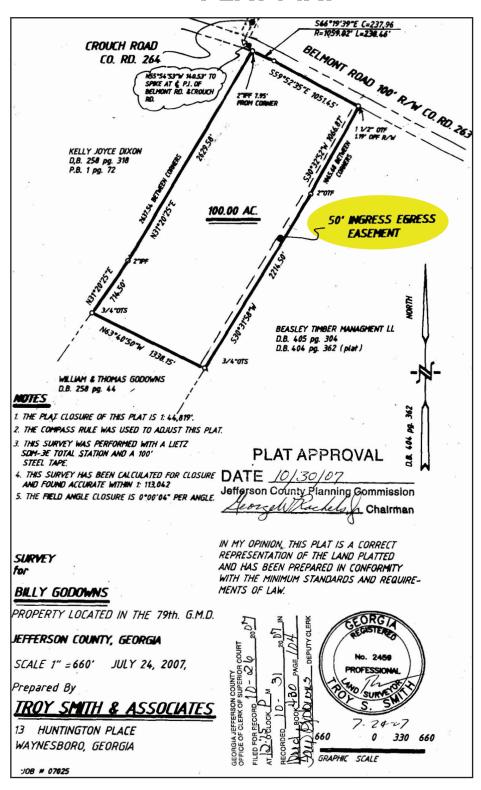
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TOPOGRAPHY MAP



PLAT MAP



ONLINE ONLY AUCTION BIDDING ENDS: FEBRUARY 1ST



PLAT INFO

ORCRGIA, JEFFERSON COUNTY.

This indenture made and entered into this the 7th day of August, 1936, between K.P.Walden, Jr., Krs. T.M.Elivers, Kannie Lou Valden end Virginis Valden of Jefferson County, Georgia, and Mrs. A.O.McCoy of Tashington County, Georgia, as parties of the first part and KRS. H.O.MRADLEY of Polk County, Blorida, as party of the second part,

TITHESSETH: That the perties hereto are tenants in common of certain described tracts and percets of lund located in Jefferson and Glassack counties in the State of Georgia, and have begreed upon a division of suid land among themselves, said lands originally belonging to the estate of X.P.Walden, deceased, and for and in consideration of a division of said lands and the sum of One (\$1.00) dollar in hand paid, the receipt whereof is hereby acknowledged, the parties of the first part have bargained, sold and conveyed and by those presents do bargain, seell and convey auto the party of the second part all of the following described tracts of land, to-sit:

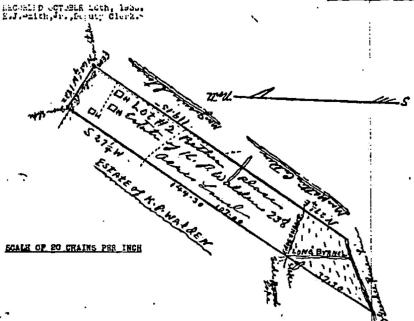
parties of the first pert have bargeined, sold and conveyed and by three presents do bergain, sell and convey auto the porty of the second part oil of the following described treats of land, to-wit:

All that don't in fact, parcel or truct of land libered in the 79th Militia Mintriet of Joiferno. Crunt, hole's, containing the Landred and thirty-eight (238) seres, more or lens, and being the autorial faction of the K.P. Malcan-Bothen place and bounded on the Borth by the Leair with-tening Thide runtle load; on the East b, annu of Mrs. Muttle dutter and Mrs. Alex Stone; in the Laure b, the type-chee siver, and on the Just by londs belonging to Mrs. Mint Stone; in the Laure b, the allettest of land in hereto attached and mide operat of this doed that his word of the first being the Mrs. Mintries of the Mrs. Mintries and the part of this doed the K.P. Malcan start for the tract of land in the 78th Militia District of Joiferson County, Scored, partialing into a which that he lace ten a brick above building, and frame trained to the K.P. Malcan start lot on which that he locate, a brick above building, and frame trained to the K.P. Malcan start lot on which that he bounded on the North by lands of A.O. and O.S. McC. The County is the Sauth by the Guargetorn fabile and a man on the Text by the August-Beams Bridge hole. A place of said tracts of land and sell the appurtonences thereunto appertaining unto the party of the second part, her helps, executors, administrators, and sesigm, in feet Simple Forewar.

The parties of the Circl part bereby servant the title to seld tracts of land unto the

The parties of the first part hereby warrunt the title to said tracts of land unto the party of the second part against the claims of all persons whomsoever and will forever defend the same.

K. P. Welden, Jr. L.S. Mrs. E. G. Bradley Signed, seeled and delivered in the presence of: The Branch of th Virginia Talden Mrs. A. Q. McCoy Mrs. T. K. Klyers



GECHOIA, JEFFERSON COUNTY. The above plat is a representation of a tract of land lying in said county on the maters of the Ogeechoe River, Surveyed and Divided on the 2nd day of Eny, 1935. by me,

D. J. May.

LEGAL DESCRIPTION

EXHIBIT A Legal Description (132.80 +/- Acres)

All that tract or parcel of land, together with all improvements thereon, lying and being in the 79th GMD, Jefferson County, Georgia, and containing 138.00 Acres, more or less, and being bounded by now or formerly as follows: On the Southeast by Property of Beasley Timber LLC; on the Southwest by the Ogeechee River; on the Northwest by property formerly of Joyce O. Kelly, now Beasley Timber Management, LLC; on the Northeast by property of Billy L. Godowns.

The above-described property is all of that 238-Acre tract which is in the Deed of Assent from William Thomas Godowns and Billy Louis Godowns, as Co-Executors of the Estate of Marie W. Godowns to William Thomas Godowns and Billy Louis Godowns, dated April 12, 1999, and recorded in Deed Book 258, Pages 44-45, in the Jefferson County, Georgia Records.

Less and Except therefrom that certain 100.00 Acre portion thereof which is shown on that certain Plat of Survey for Billy Godowns, prepared by Troy S. Smith, Georgia Registered Land Surveyor No. 2459, dated July 24, 2007, and recorded in Book 430, Page 104, in the Jefferson County, Georgia Records, which Plat reference is made to said recorded Deed of Assent and said plat for a fuller and more description.

Less and Except therefrom all that tract or parcel of land, together with all improvements thereon, lying and being in the 79th GMD, Jefferson County, Georgia, and containing 5.20 acres more or less as described on a plat prepared on March 7, 2022, for Justin C. Green & Douglas Fitch by Boyd Surveying and Land Investments LLC; James M Boyd Land Surveyors said plat is recorded in Jefferson County Superior Court. Records in Plat Book 00005, Page 00024 and incorporated herein and made a part hereto by reference. Said Less and Except tract is a portion of the 138 acre tract transferred to Brier Creek Land & Timber, LLC from Rachel W. Godowns. Said tract includes a 20-foot-wide ingress and egress easement as shown on the Survey for Justin C. Green and Douglas Fitch, dated March 7, 2022, and recorded at Plat Book 00005, Page 00024, in the Office of the Clerk of Superior Court of Jefferson County, Georgia. Said tract also includes an additional 50 foot wide easement for access to Belmont Road. Said Easement is recorded in the Jefferson County Superior Court records in Deed Book 430, Page 104.

Together With and Subject to a Perpetual 50-foot Easement for Ingress and Egress for said 138-Acres tract of land to Belmont Road over and across the Easement as shown on that certain Plat of Survey for Billy Godowns, prepared by Troy S. Smith, Georgia Registered Land Surveyor No. 2459, dated July 24, 2007, and recorded in Book 430, Page 104, in the Jefferson County, Georgia Records, which Plat is incorporated herein and made a part hereto by reference.

Limited Warranty Deed 132.8 +/- Acres – Jefferson Co.

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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.



Left to right

Joe Lanier, Derry Bennett, Emily Conner, Alex Grovenstein, Bryan Neal, Lisa Peebles, Brent Stephens, Seth Durden, Tanya Lane, Rusty Lane