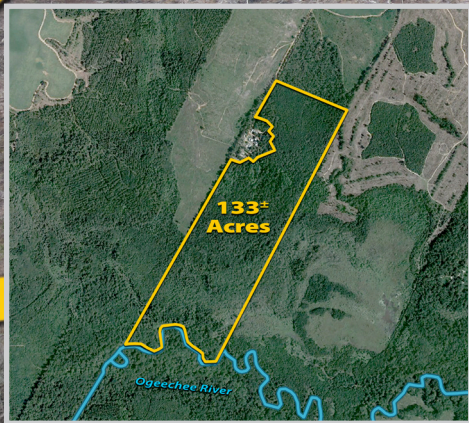


OGEECHEE BLUFF

Jefferson County, Georgia

BELMONT ROAD, LOUISVILLE, GA

**133±
ACRES**



ONLINE ONLY AUCTION
BIDDING ENDS: FEBRUARY 1ST



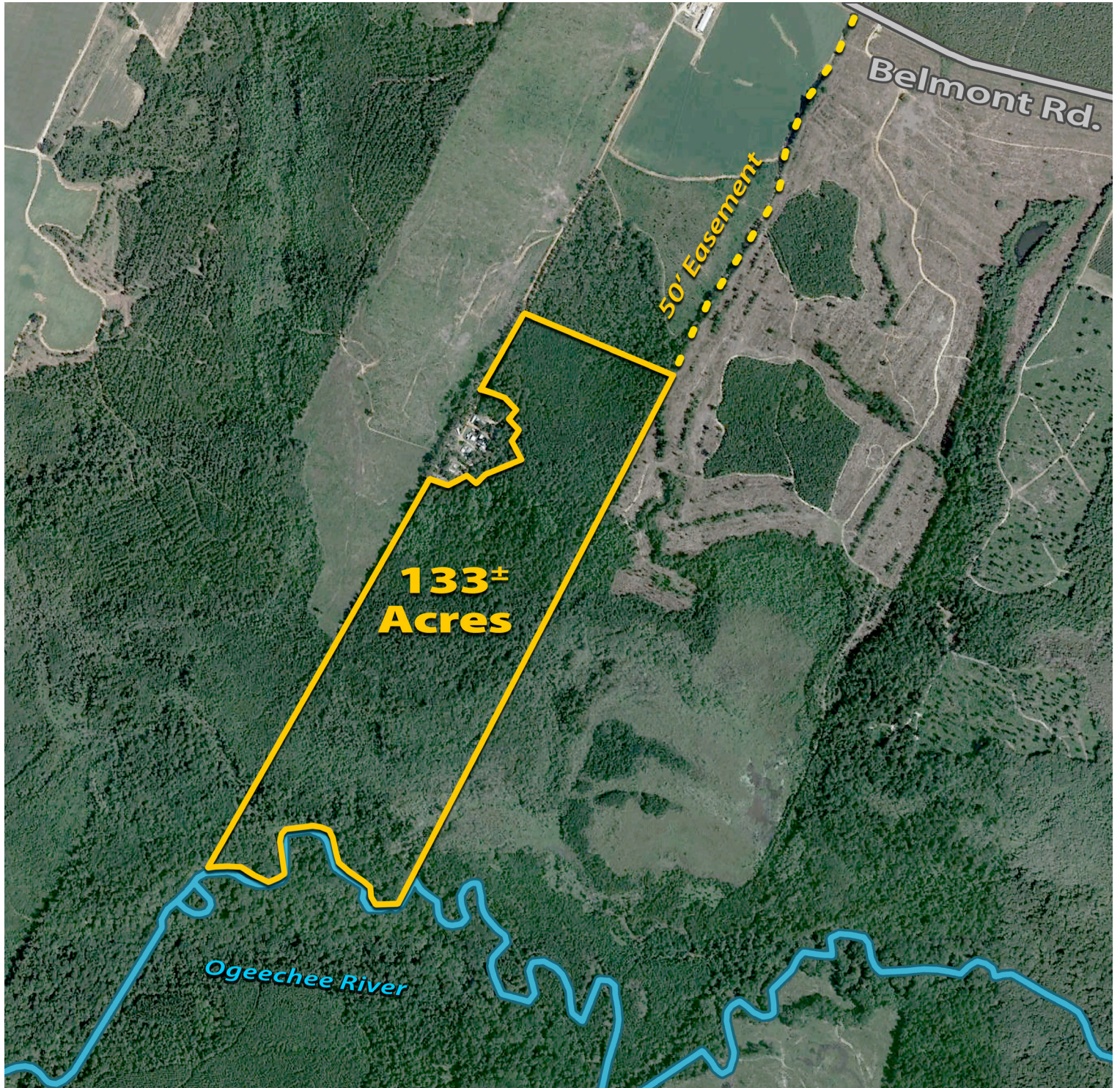
**SOUTH
AUCTION**

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

OGEECHEE BLUFF ^{133±} ACRES

Jefferson County, Georgia

AERIAL MAP

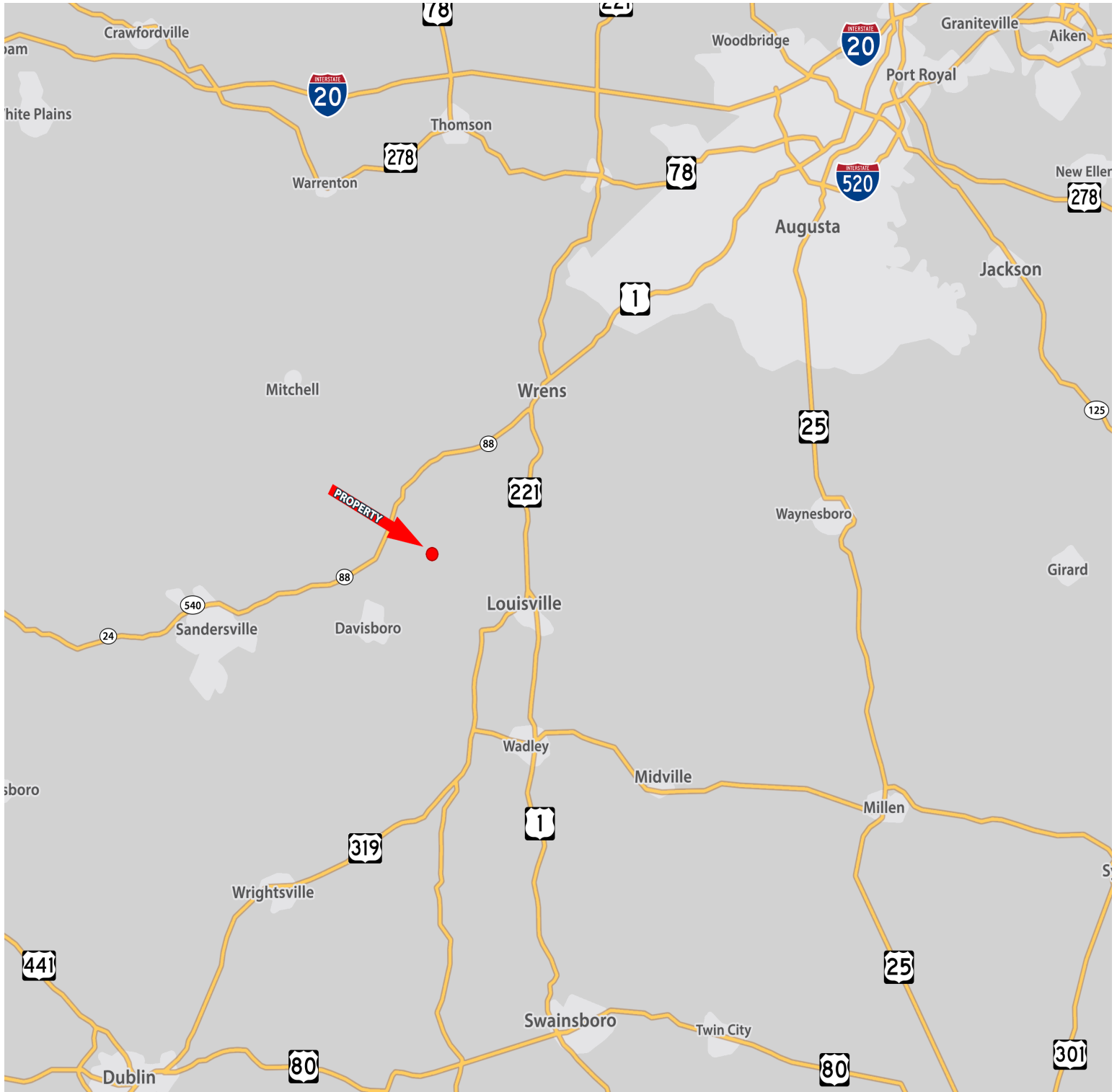


ONLINE ONLY AUCTION
BIDDING ENDS: FEBRUARY 1ST



**SOUTH
AUCTION**

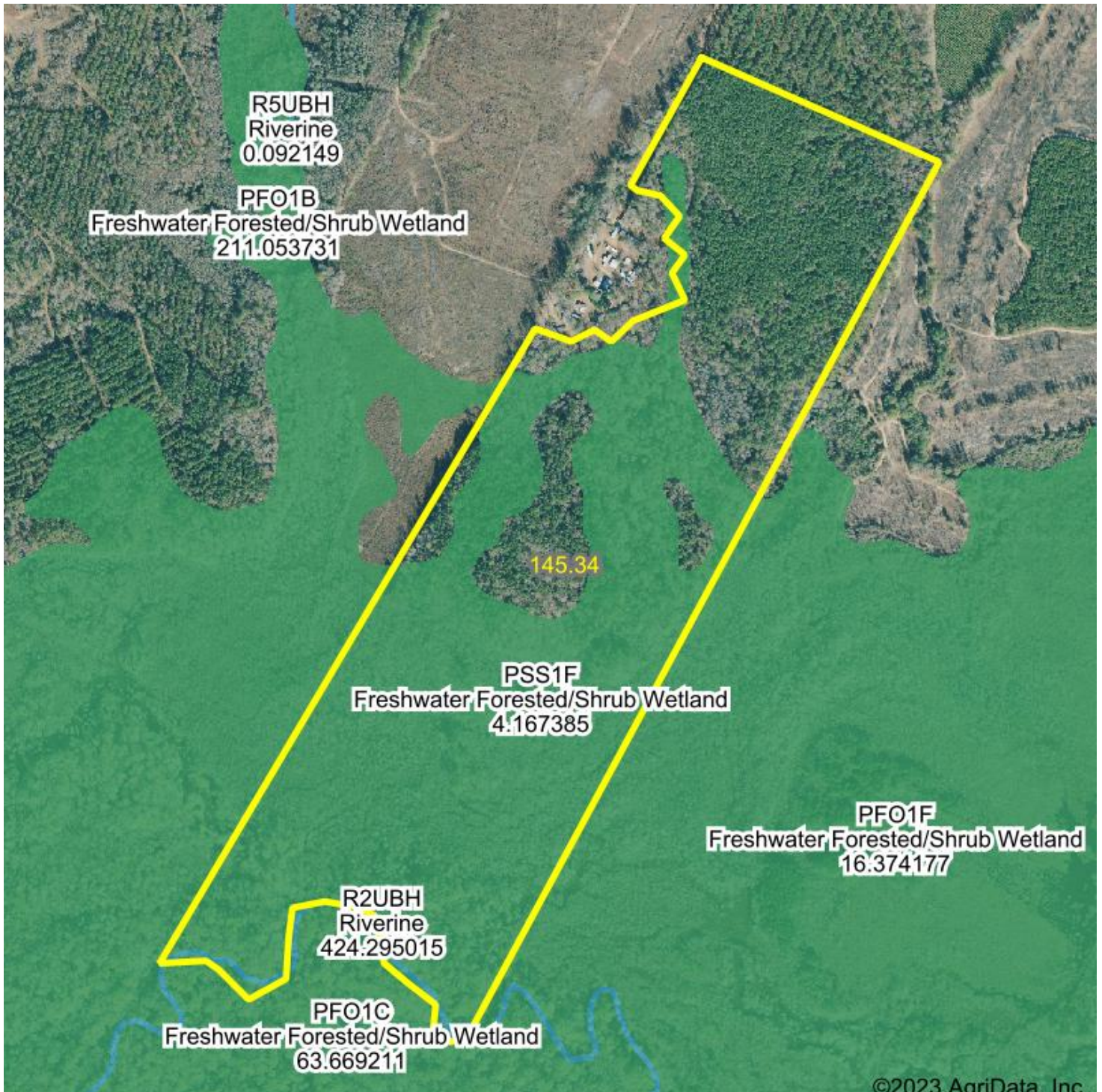
LOCATION MAP



OGEECHEE BLUFF ^{133±} ACRES

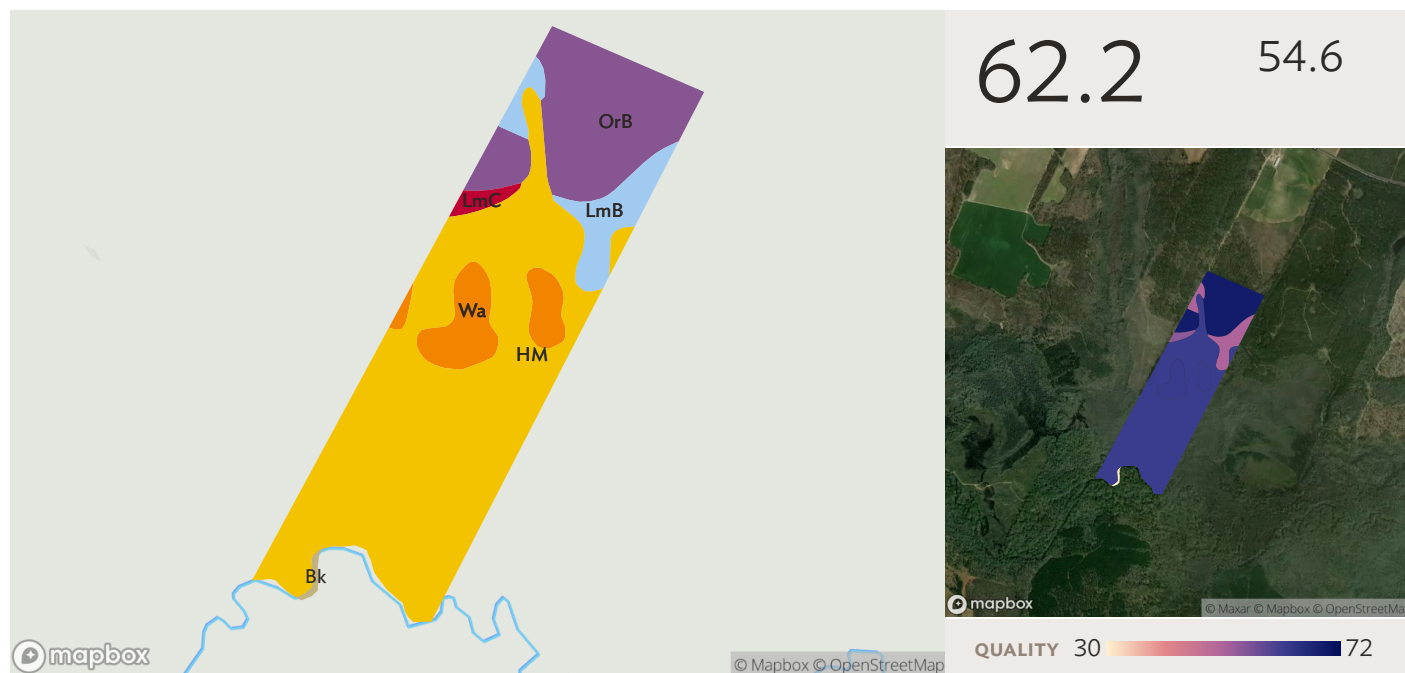
Jefferson County, Georgia

WETLANDS MAP





SOILS MAP



Source: NRCS Soil Survey

All fields

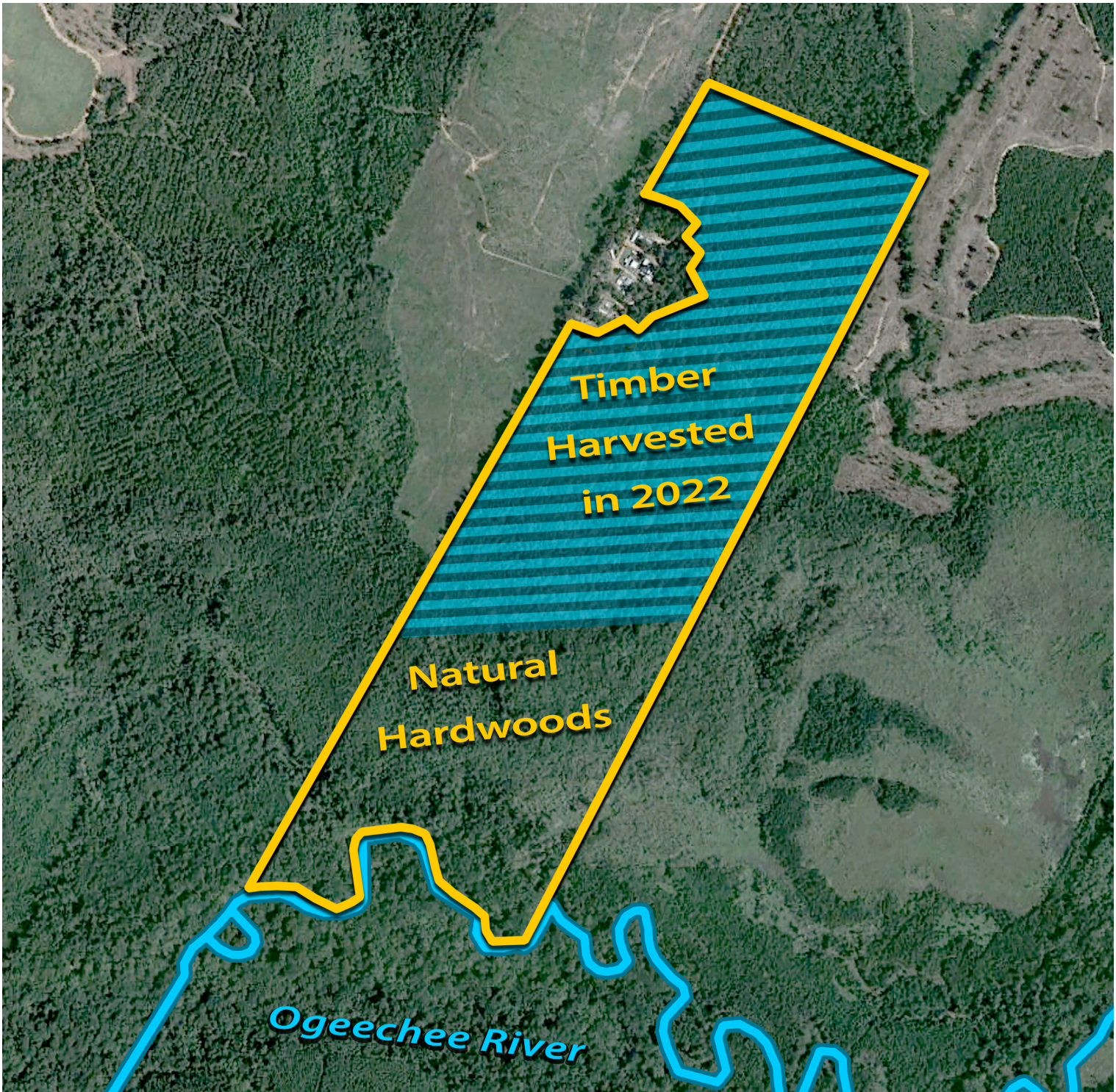
152 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
HM	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±} ACRES

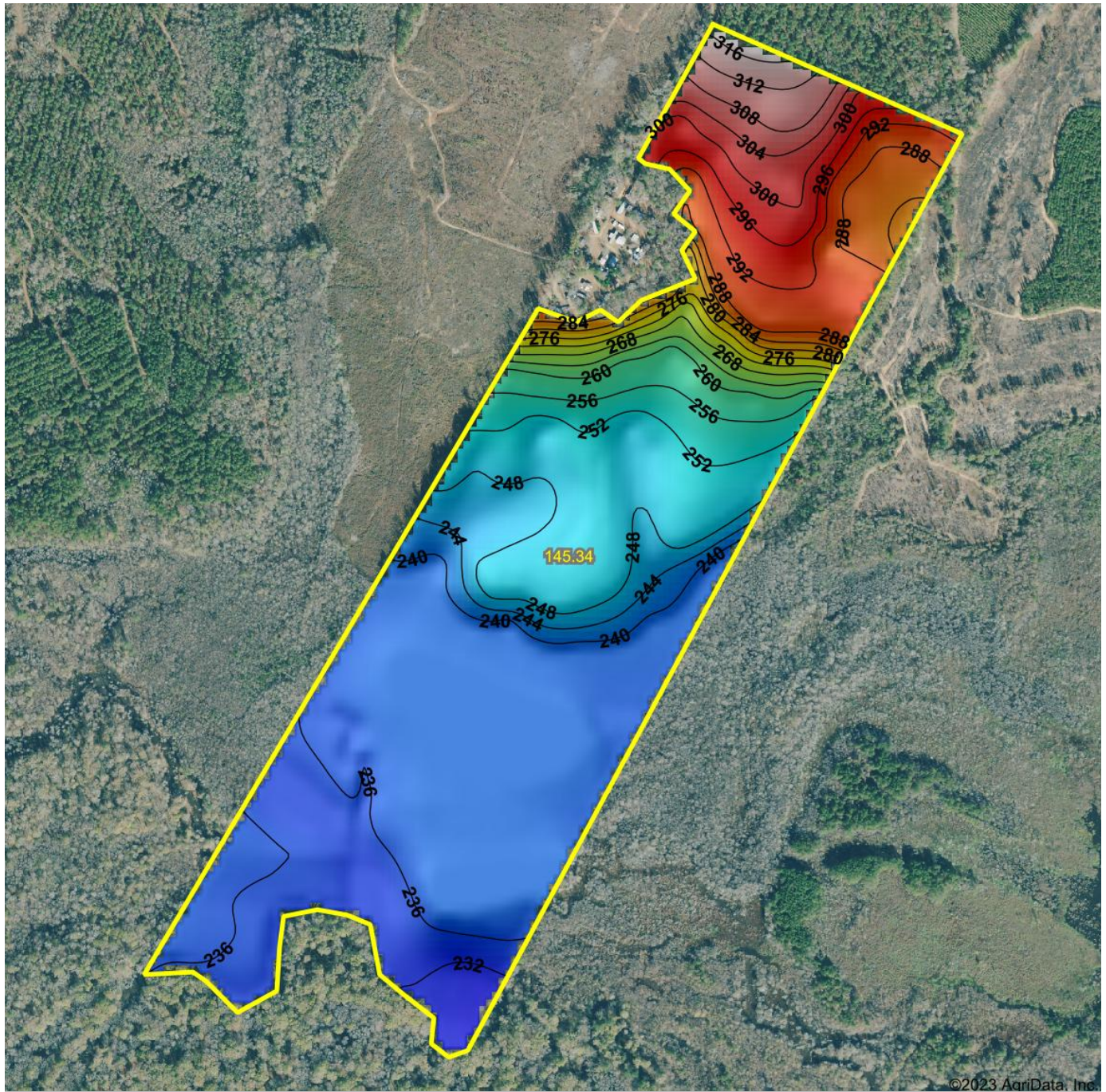
Jefferson County, Georgia

TIMBER STAND MAP

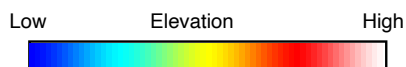




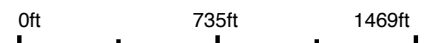
TOPOGRAPHY MAP



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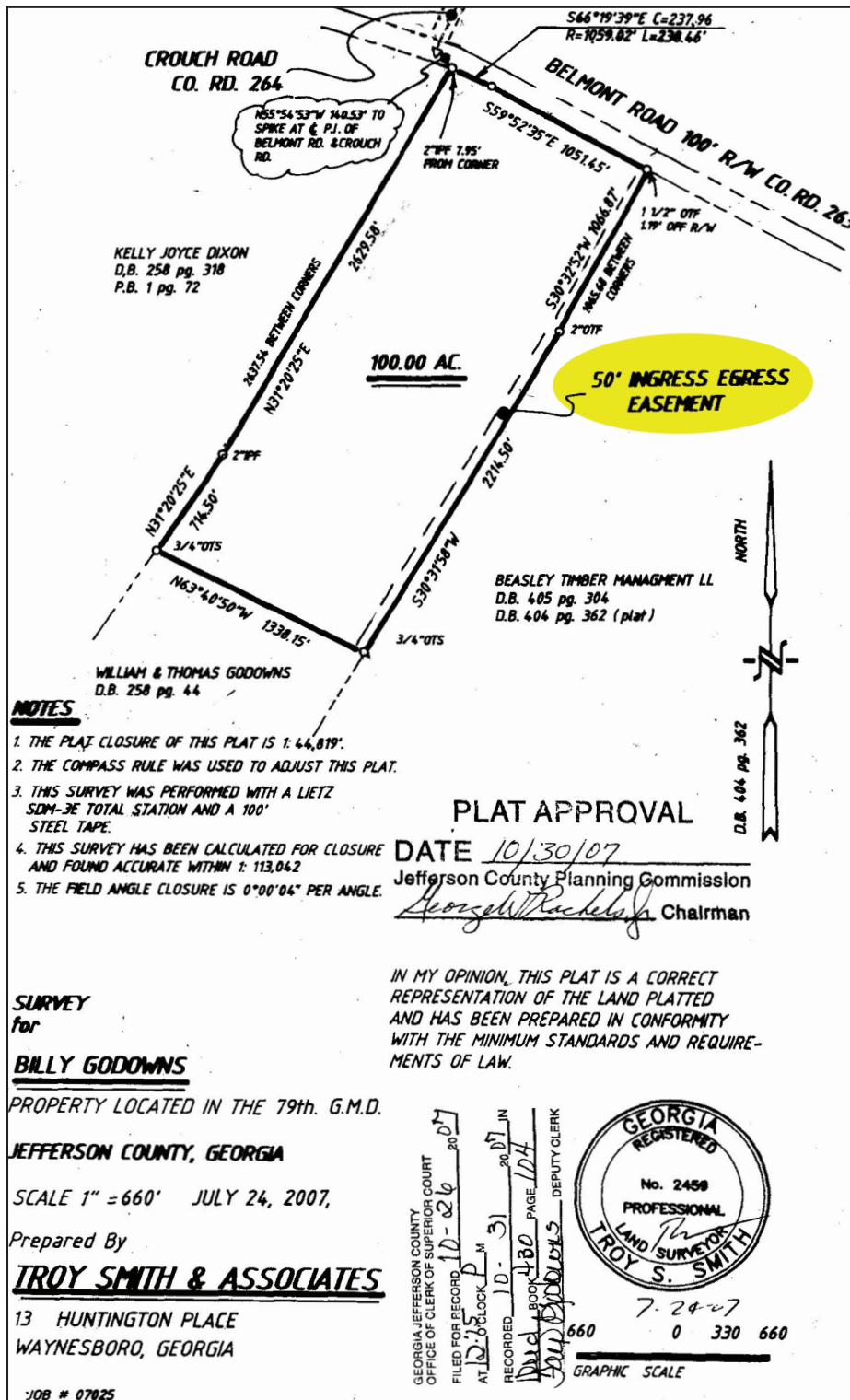
Source: USGS 10 meter dem
Interval(ft): 4



OGEECHEE BLUFF ^{133±} ACRES

Jefferson County, Georgia

PLAT MAP



9

OGEECHEE BLUFF ^{133±} ACRES

Jefferson County, Georgia

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.

ONLINE ONLY AUCTION
BIDDING ENDS: FEBRUARY 1ST



**SOUTH
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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.



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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