

ONLINE AUCTION



HOBBY
FARM

151.25[±]
ACRES
IN 7 TRACTS

Ralph Smith Farms | Burke County, Georgia



BIDDING ENDS NOVEMBER 16TH • 12PM



SOUTH
AUCTION

★
1,496[±] ACRES

RALPH SMITH FARMS

Burke County
Georgia

SouthAuction.com

**Letter from the President:**

Thank you for your interest in Ralph Smith Family Farms. These four farms totaling 1496 acres have been in the same family for **8 GENERATIONS!** This is a rare opportunity to purchase Burke County land that has not been listed for sale until now.

We feel that these farms offer a rare opportunity to own land in one of the largest farming and hunting counties in Georgia. I hope you will agree that Seth Durden and myself have assembled a top-quality offering packet for your review.

Please browse over this information and call Seth or myself with any questions.

Thanks



Rusty Lane,
Auction Manager
(478) 455-1861
rusty@southauctiongroup.com



Seth Durden,
Real Estate Agent/Forester
(912) 682-4169
jsdurden4@gmail.com

**Financing Available!**

Queensborough Bank is pleased to offer financing on these farms.

For more information, please reach out directly to their AG Department.

Tom Oglesby - cell 478-494-4628 | Thomas.Oglesby@qnbtrust.bank
Kevin Cobb - 478-214-6015 | Kevin.Cobb@qnbtrust.bank

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



**SOUTH
AUCTION**



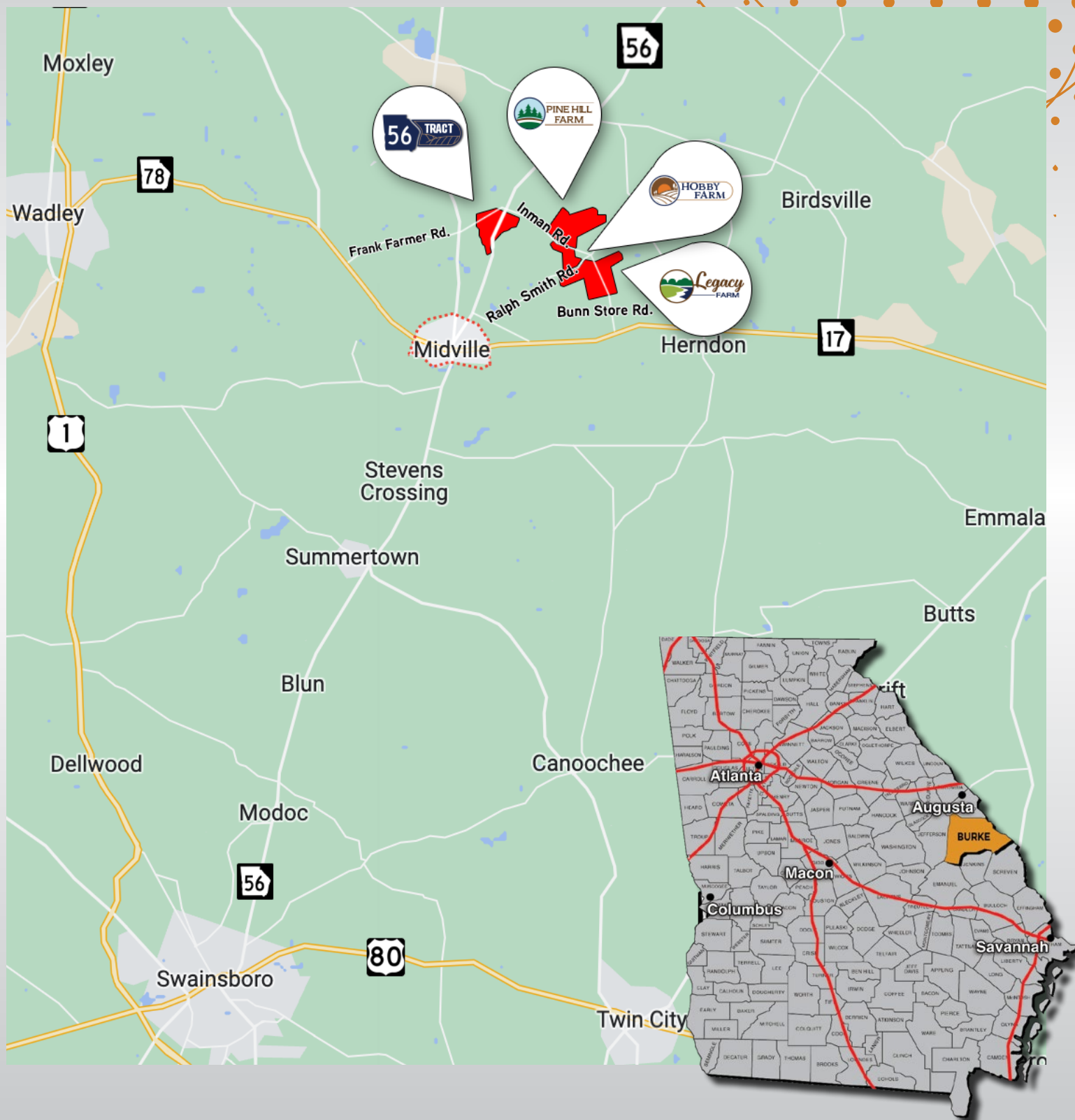
**HOBBY
FARM**

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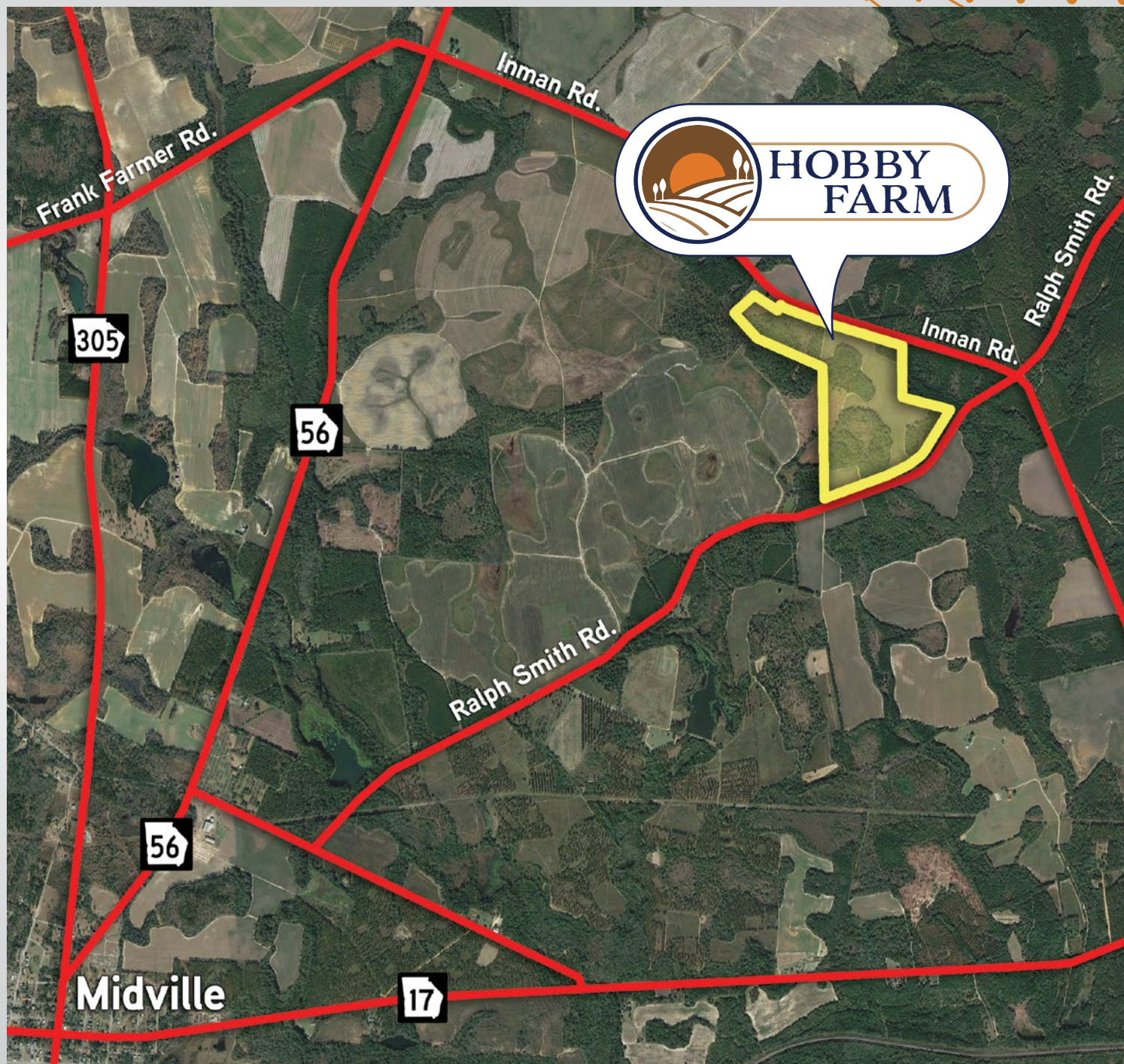


PROPERTY LOCATION



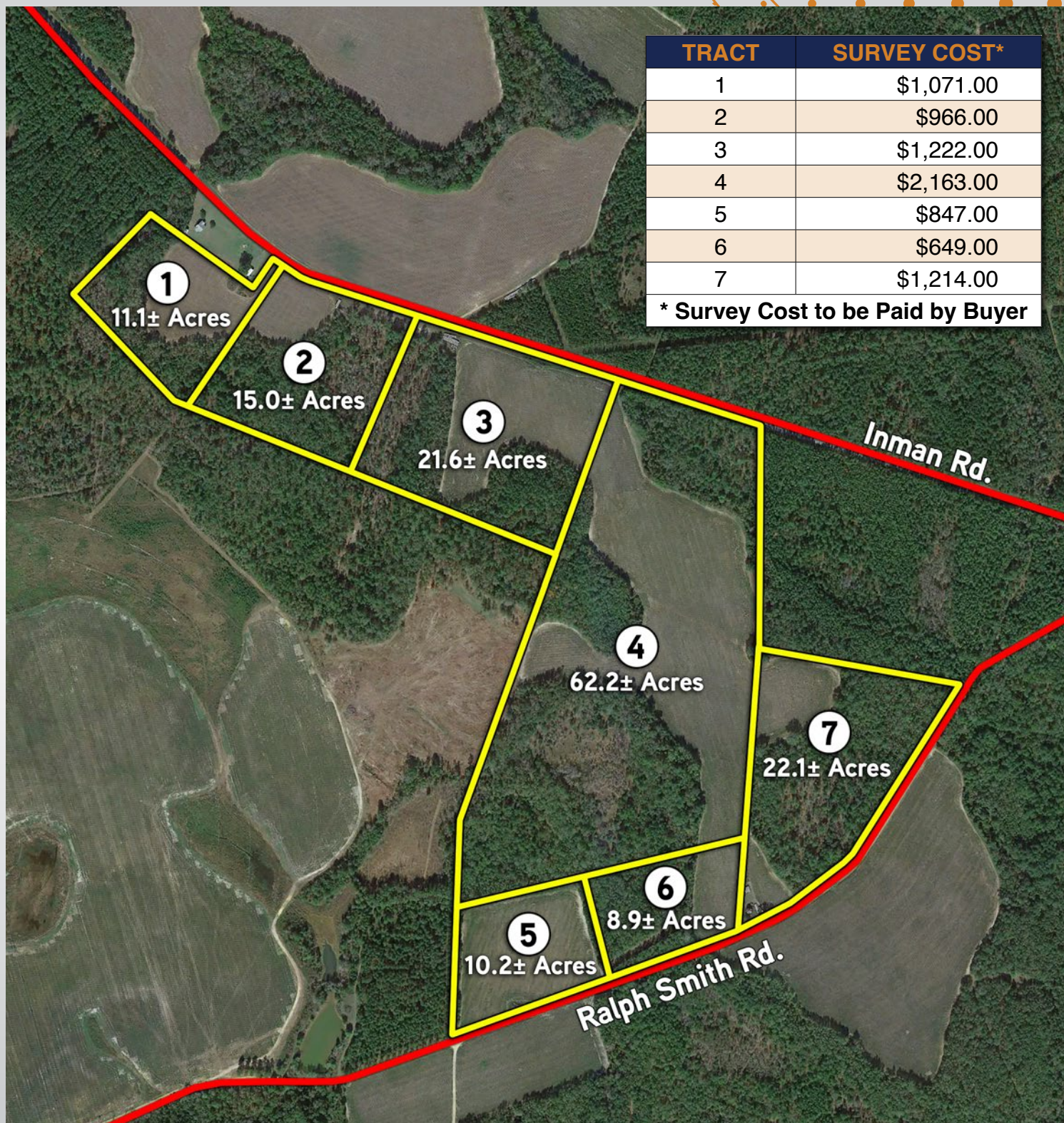


PROPERTY LOCATION





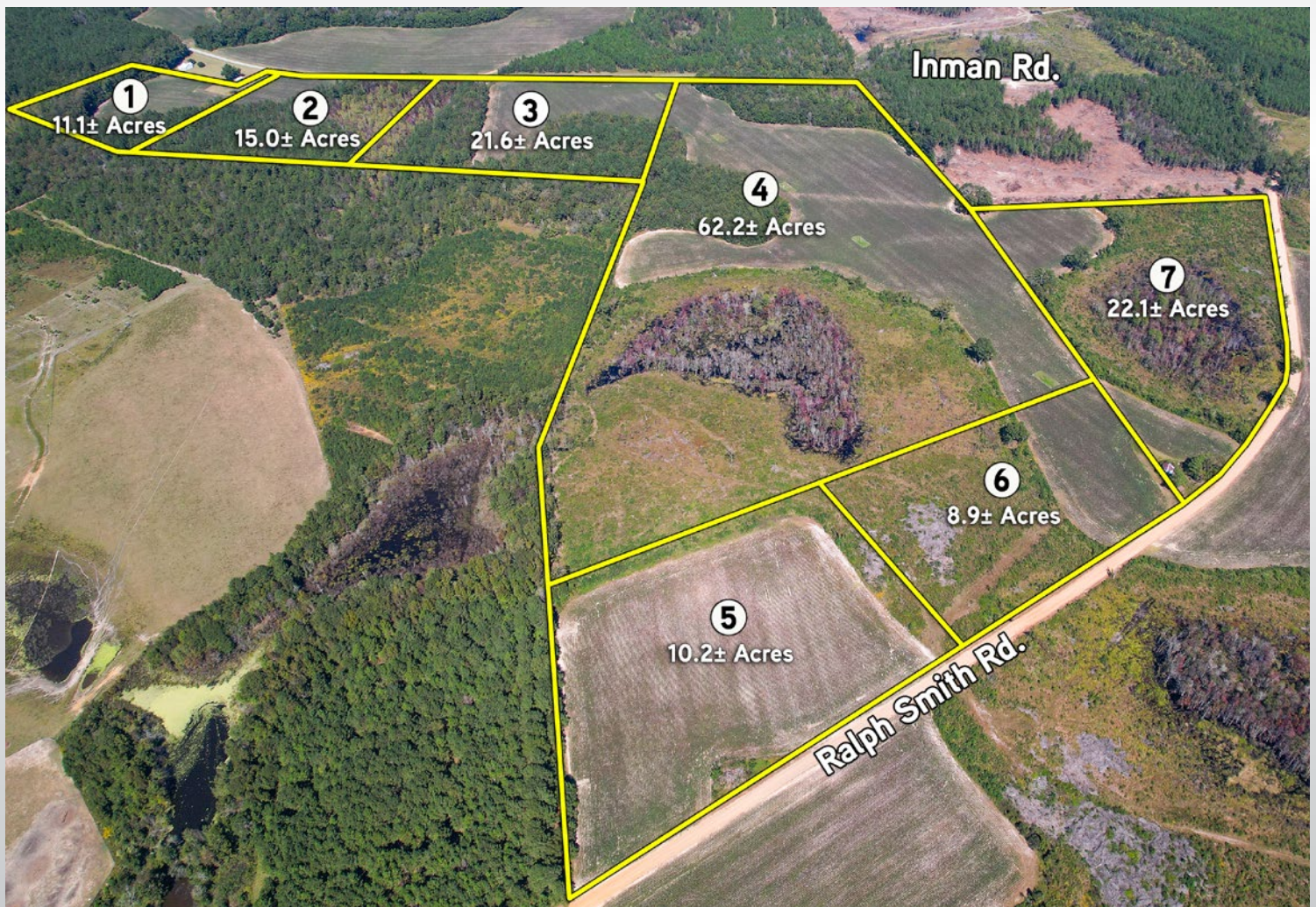
DIVISION MAP

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



PROPERTY FEATURES

- 61.8 Acres of cultivated farmland
- Merchantable timber valued at \$23,527
- Paved and dirt road frontage



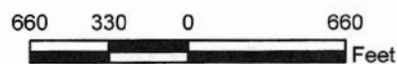


PROPERTY USE MAP

**Legend**

- Hardwood-Pine
- Clearcut 2021
- Wet Flat
- Cultivated Land
- Former Homestead
- +++ Powerline
- Farm Rd.

Stand	Timber Type	Acres
1	Hardwood-Pine	41.4
2	Clearcut 2021	41.0
3	Wet Flat	5.2
4	Cultivated Land	61.8
5	Former Homestead	0.6
	Non-Forested	1.2
	Total:	151.2



MTMS, Inc
1586 Hwy. 192 South
Twin City, GA 30471
478-763-3961



TIMBER INFORMATION



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

MTMS, Inc.

MERCER TIMBERLAND MANAGEMENT SERVICES

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



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

The Hobby Farm Tr.
Volume and Value Summary
151.2 Acres

Timbered Acres

41.4 Acres

Product	Tons	\$/Ton	Value
Pine Pulpwood	323	11.00	\$3,553.00
Hardwood Pulpwood	506	7.00	\$3,542.00
Cypress Mulch	80	8.00	\$640.00
Palletwood	49	16.00	\$784.00
Pine CNS	111	20.00	\$2,220.00
Pine Sawtimber	368	28.00	\$10,304.00
Cypress Logs	69	36.00	\$2,484.00
Total Merchantable Value			\$23,527.00



REFORESTATION COSTS

**JIM MERCER**GA Registered Forester #2378
Mobile: 912-536-0452

MTMS, Inc.

MERCER TIMBERLAND MANAGEMENT SERVICES1586 Hwy. 192 South • Twin City, GA 30471
Office & Fax: 478-763-3961
E-mail: mtms@pineland.net**MIKE GOMEZ**GA Registered Forester #2001
Mobile: 478-494-8302
Home: 478-237-8806

Per your request the following represents the approximate 2023 reforestation costs incurred on tracts similar to the Ralph Flynt Smith Family LLC Tract in Burke County, Georgia:

Aerial Spraying (Helicopter)	\$105/acre
Firebreaks (Georgia Forestry Commission)	\$ 10/acre
Burning	\$ 35/acre
Seedlings (Loblolly) (\$85/1000) (\$85 x 660/acre = \$56/ac)	\$ 56/acre
Planting (Hand @ \$0.13/seedling)	\$ 86/acre
Total:	\$292/acre

In addition to the aforementioned prices, an additional activity that should be considered would be mechanical drum chopping the site at an approximate cost of \$110 per acre.

Please let me know if you have any questions.

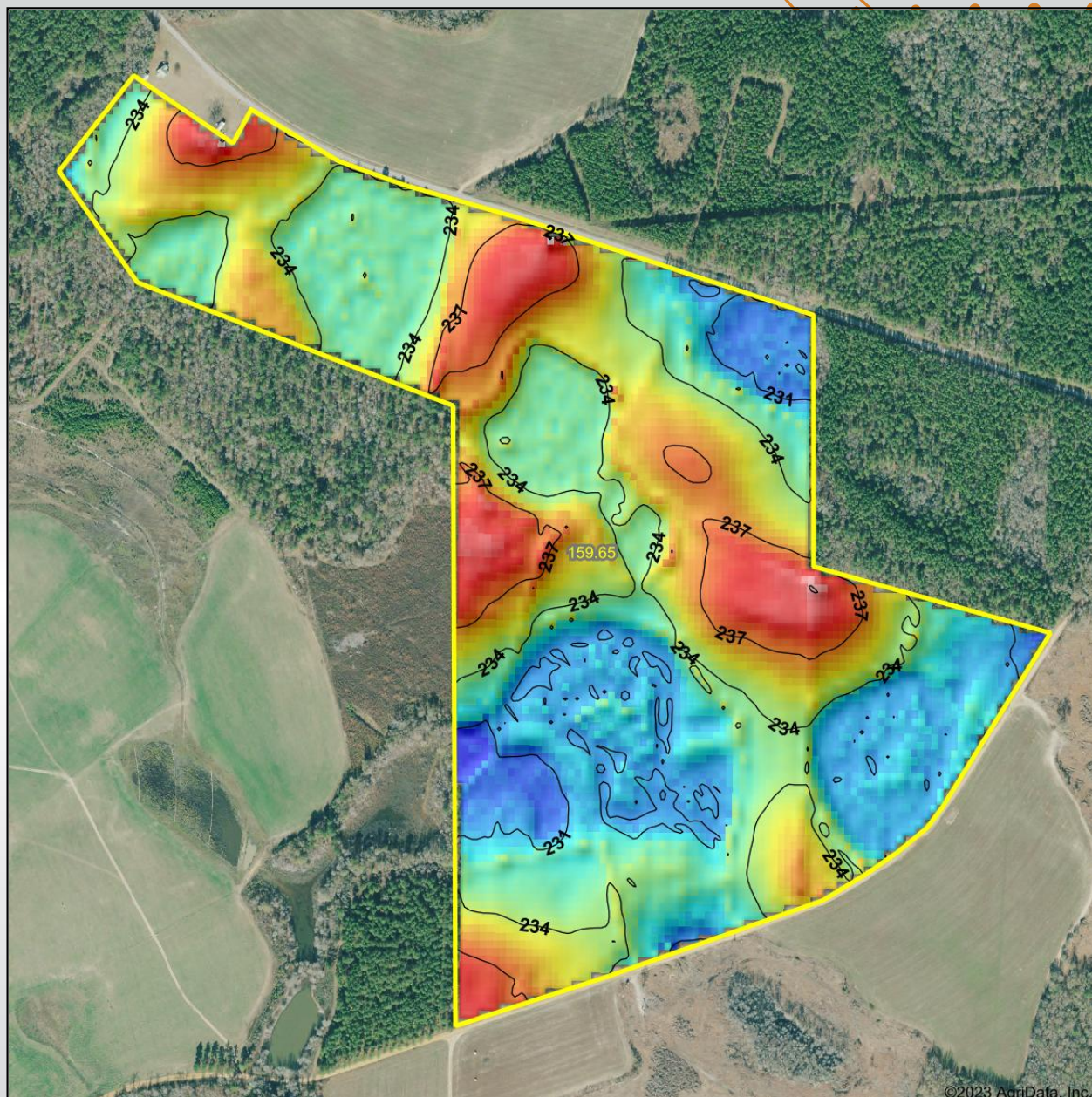
Respectfully,

Michael Gomez
RF# 2001





TOPOGRAPHY MAP



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Low Elevation High



Source: USGS 10 meter dem
Interval(ft): 3

Min: 229.2

Max: 241.2

Range: 12.0

Average: 234.0

Standard Deviation: 2.23 ft

0ft 673ft 1345ft



9/7/2023

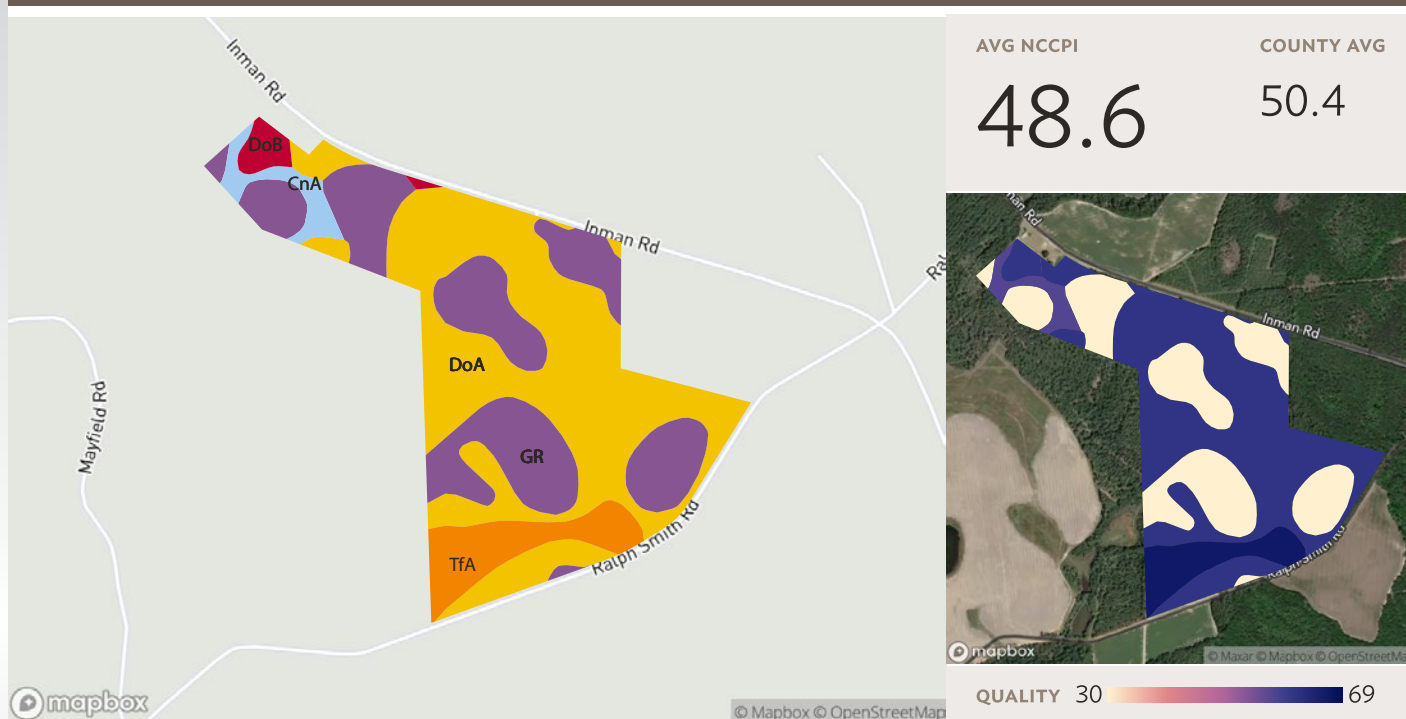
Burke County
Georgia

Boundary Center: 32° 51' 5.68, -82° 11' 11.51

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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SOILS MAP

2 fields, 162 acres in Burke County, GA



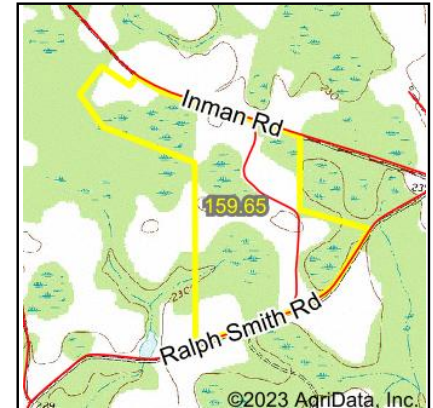
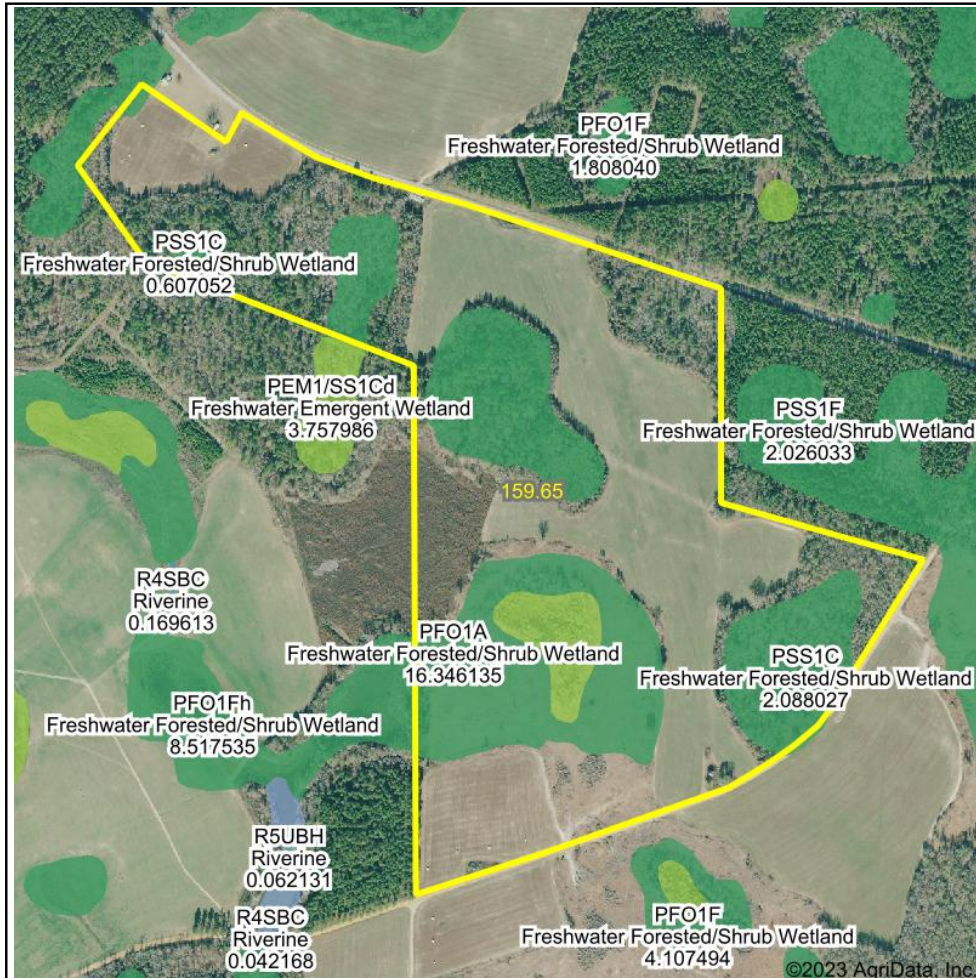
All fields

162 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
DoA	Dothan loamy sand, 0 to 2 percent slopes	84.05	51.9%	2	61.0
GR	Grady-Rembert association	55.45	34.2%	5	23.7
TfA	Tifton loamy sand, 0 to 2 percent slopes	13.95	8.6%	1	66.4
CnA	Clarendon loamy sand, 0 to 2 percent slopes	5.27	3.3%	2	57.2
DoB	Dothan loamy sand, 2 to 5 percent slopes	3.32	2.0%	2	60.8
162.03					48.6

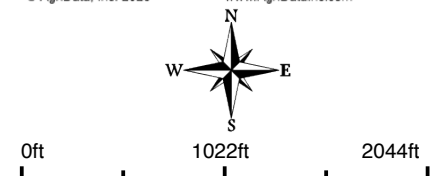


WETLANDS MAP



State: **Georgia**
 Location:
 County: **Burke**
 Township: **Midville**
 Date: **9/7/2023**

Maps Provided By:



Classification Code	Type	Acres
PFO4/1Ad	Freshwater Forested/Shrub Wetland	15.81
PFO1A	Freshwater Forested/Shrub Wetland	14.44
PFO1/4C	Freshwater Forested/Shrub Wetland	7.86
PFO1/4A	Freshwater Forested/Shrub Wetland	5.51
PEM1/SS1F	Freshwater Emergent Wetland	4.71
PSS1C	Freshwater Forested/Shrub Wetland	2.68
Total Acres		51.01

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



PROPERTY PHOTOS





PROPERTY PHOTOS





PROPERTY PHOTOS





ABOUT SOUTH AUCTION

We are a full service auction and real estate firm based based out of Swainsboro, GA with offices in Statesboro and Adel.

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