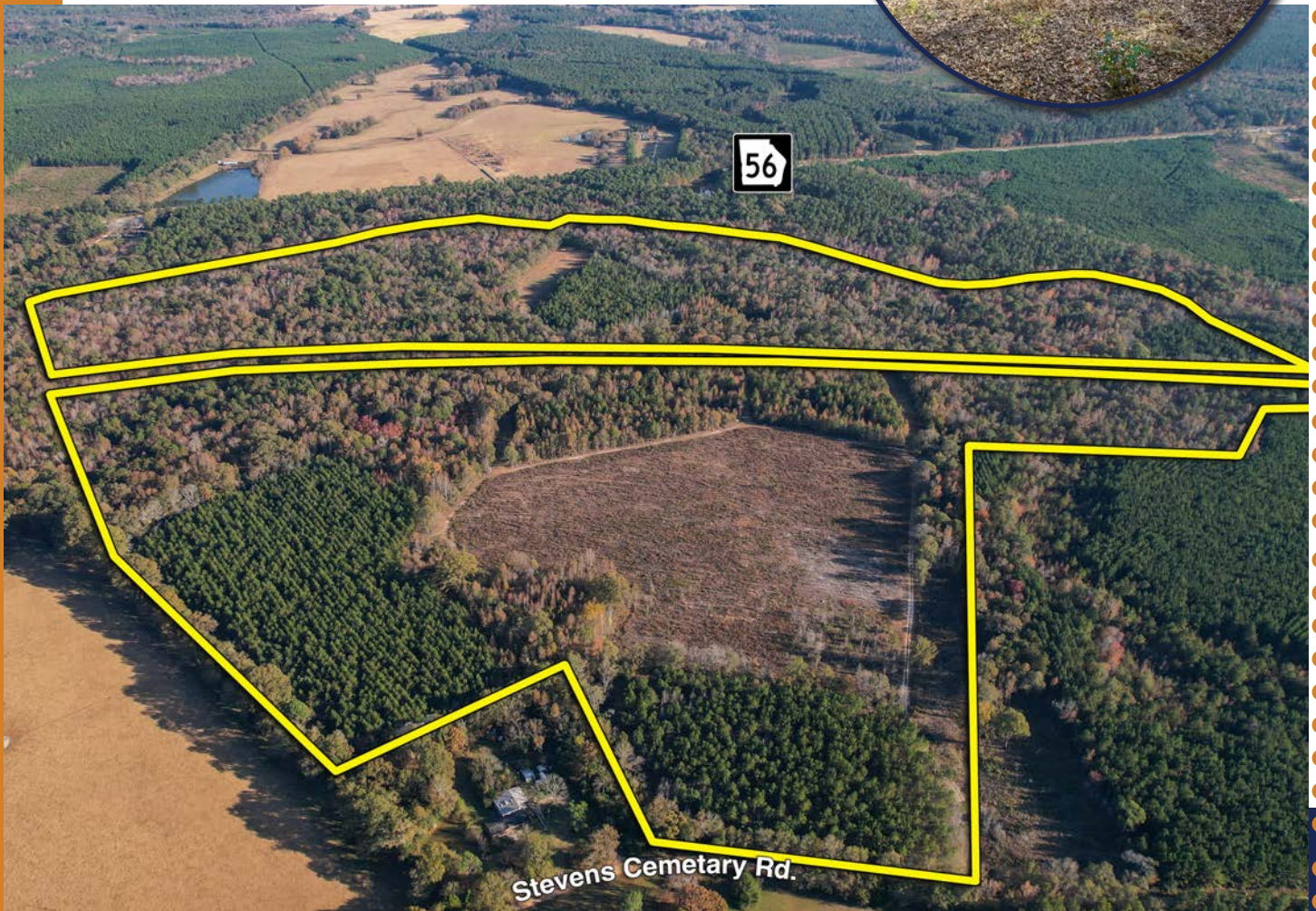


Online
Auction

RAILROAD FARM

164.48± ACRES

Emanuel County, Georgia



BIDDING ENDS DECEMBER 6TH AT 3PM

Seth Durden, Real Estate Agent/Forester

912.682.4169

jsdurden4@gmail.com



**SOUTH
AUCTION**

SouthAuction.com



SOUTH AUCTION

338 E Main Street,
Swainsboro, GA
478-455-1861

Hello,

South Auction is excited to present The Railroad Farm in Emanuel County, Ga. This property is located just North of Summertown, Ga and only minutes away from the Ogeechee River.

The Railroad Farm features natural hardwood timber, along with multiple ages of planted pine stands. This layout provides edges and diversified habitat to support all types of wildlife. A well-established road system makes it an ease to access all parts of the property. Deer stands, feeders, and food plots are already in place. This is a great opportunity for anyone seeking hunting or recreational land.

The auction will conclude on December 6th at 3 p.m. Please feel free to reach out with any questions you may have regarding the property or the auction process.

Sincerely,

Seth Durden



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

GA Real Estate License #421738
GA Registered Forester License # 003059



**SOUTH
AUCTION**

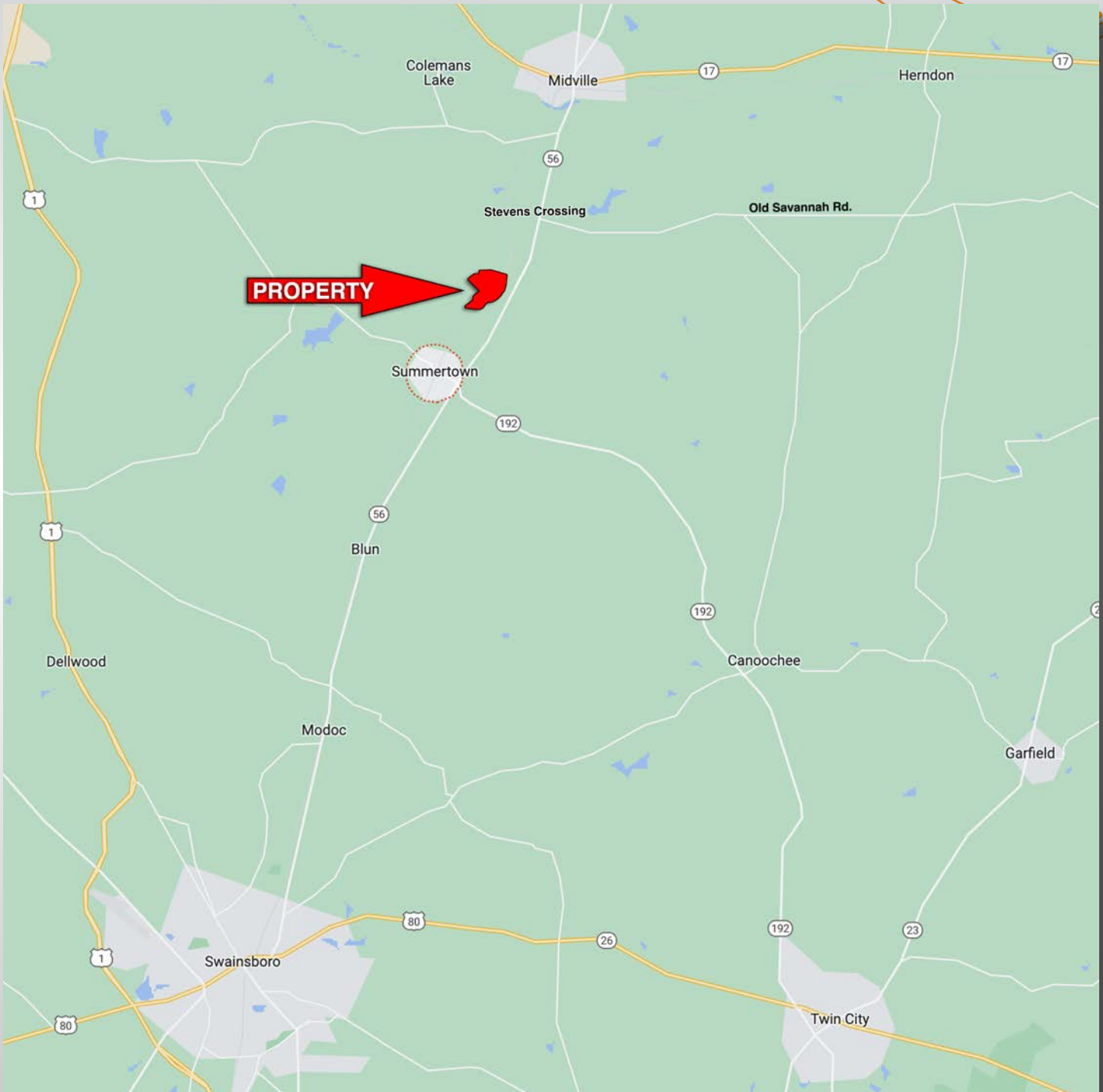
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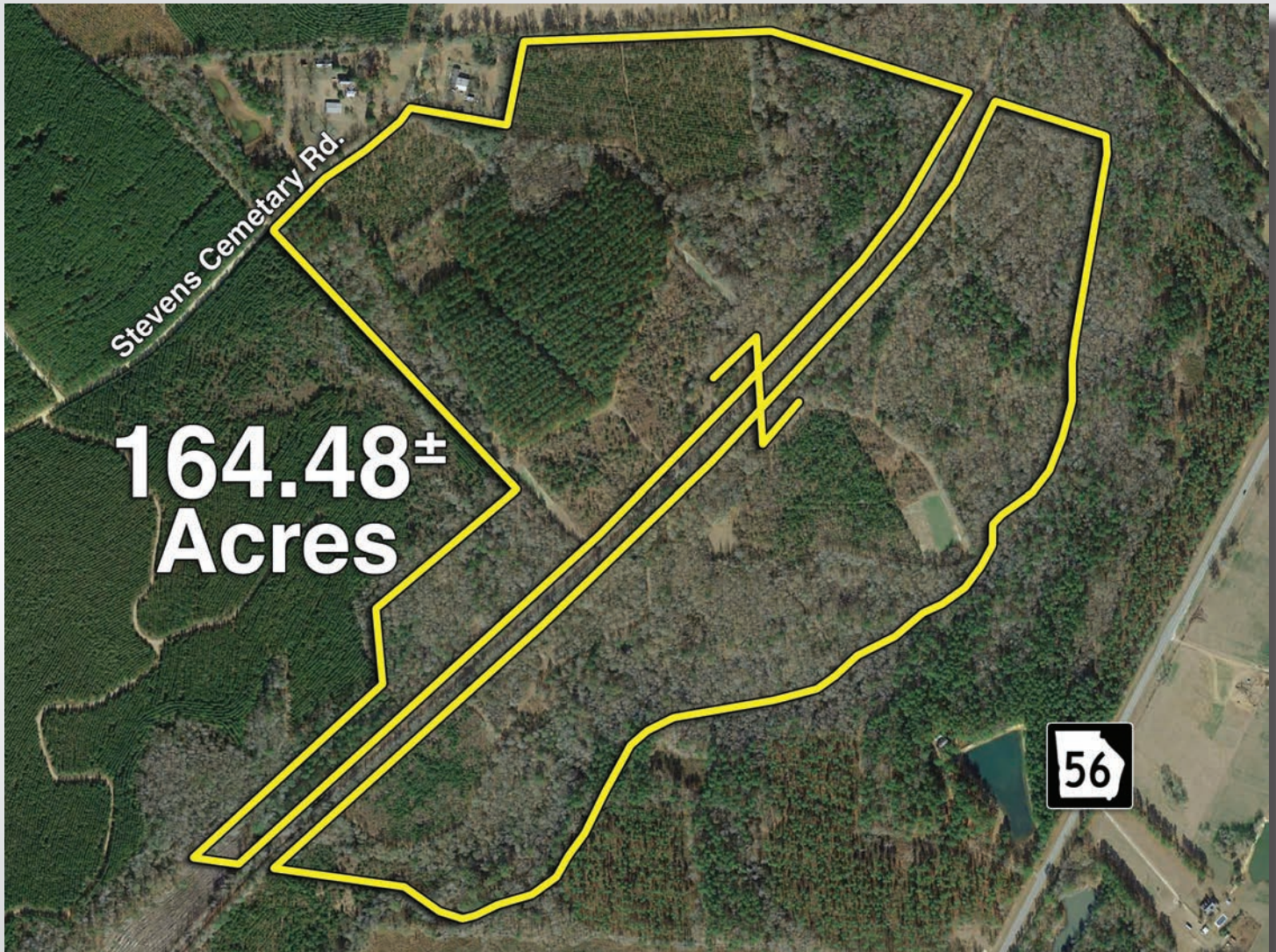




PROPERTY LOCATION



TRACT MAP

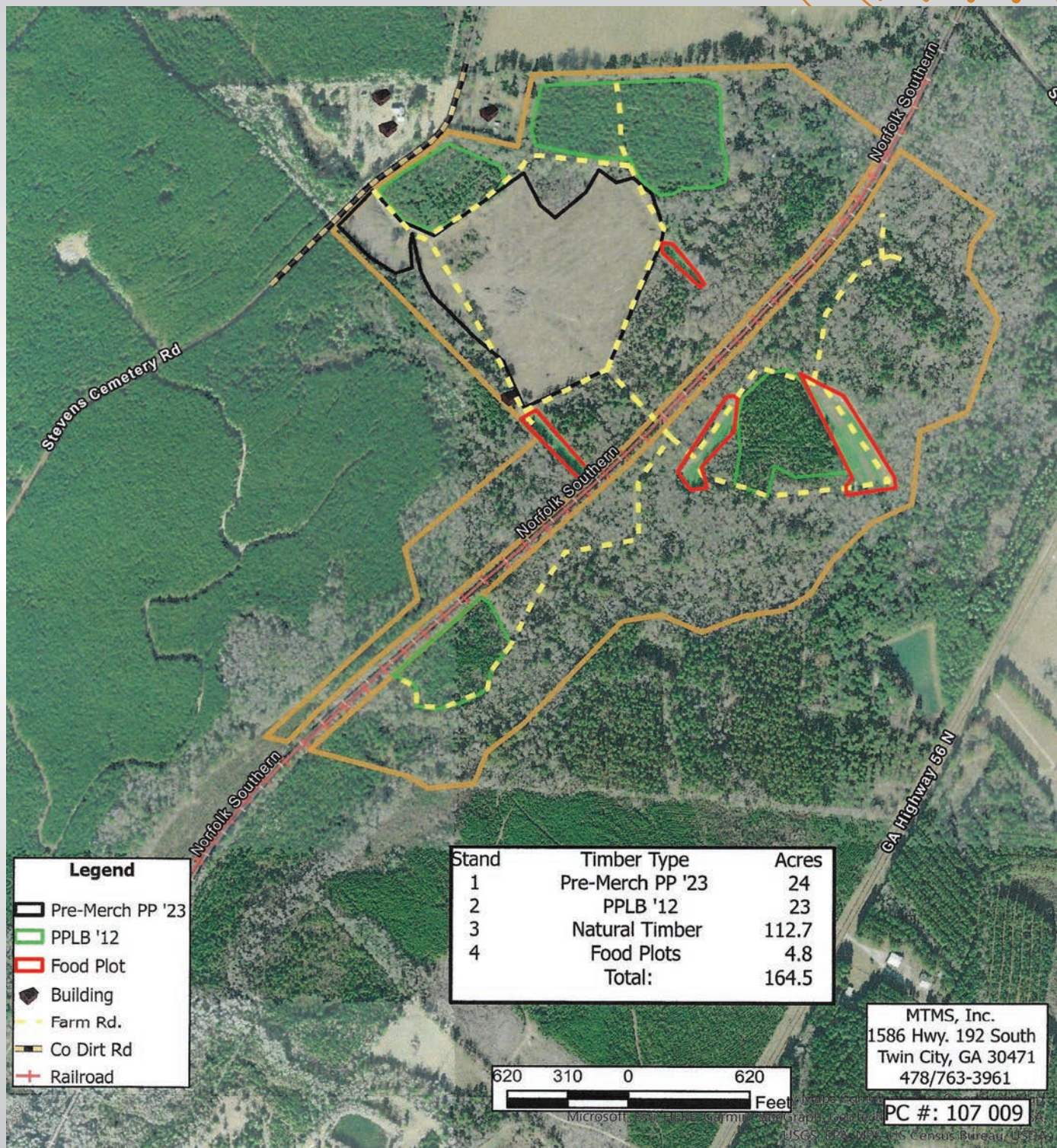


PROPERTY FEATURES



- Merchantable timber
- Well-established road system
- Deer stands, feeders, and food plots in place

TIMBER STAND MAP





TIMBER INFORMATION



MTMS, Inc.

MERCER TIMBERLAND MANAGEMENT SERVICES

1586 Hwy. 192 South • Twin City, GA 30471

Office & Fax: 478-763-3961

E-mail: mtms@pineland.net



JIM MERCER

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

MIKE GOMEZ

GA Registered Forester #2001
Mobile: 478-494-8302
Home: 478-237-8806The Railroad Farm
Volume and Value Summary
Parcel #: (107 009)

Natural Timber

112.7 Acres

Product	Tons	\$/Ton	Value
Pine Pulpwood	701	11.00	\$7,711.00
Hardwood Pulpwood	3,261	8.00	\$26,088.00
Palletwood	174	16.00	\$2,784.00
Pine Chip & Saw	51	20.00	\$1,020.00
Pine Sawtimber	511	30.00	\$15,330.00
Mixed Hardwood Logs	530	34.00	\$18,020.00

Total Stand Value

\$70,953.00



TIMBER INFORMATION



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

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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 Railroad Farm Volume and Value Summary Parcel #: (107 009)

PPLB '12	23.0 Acres
Value/Acre	\$671.00
Pre-Merchantable Stand Value	\$15,433.00

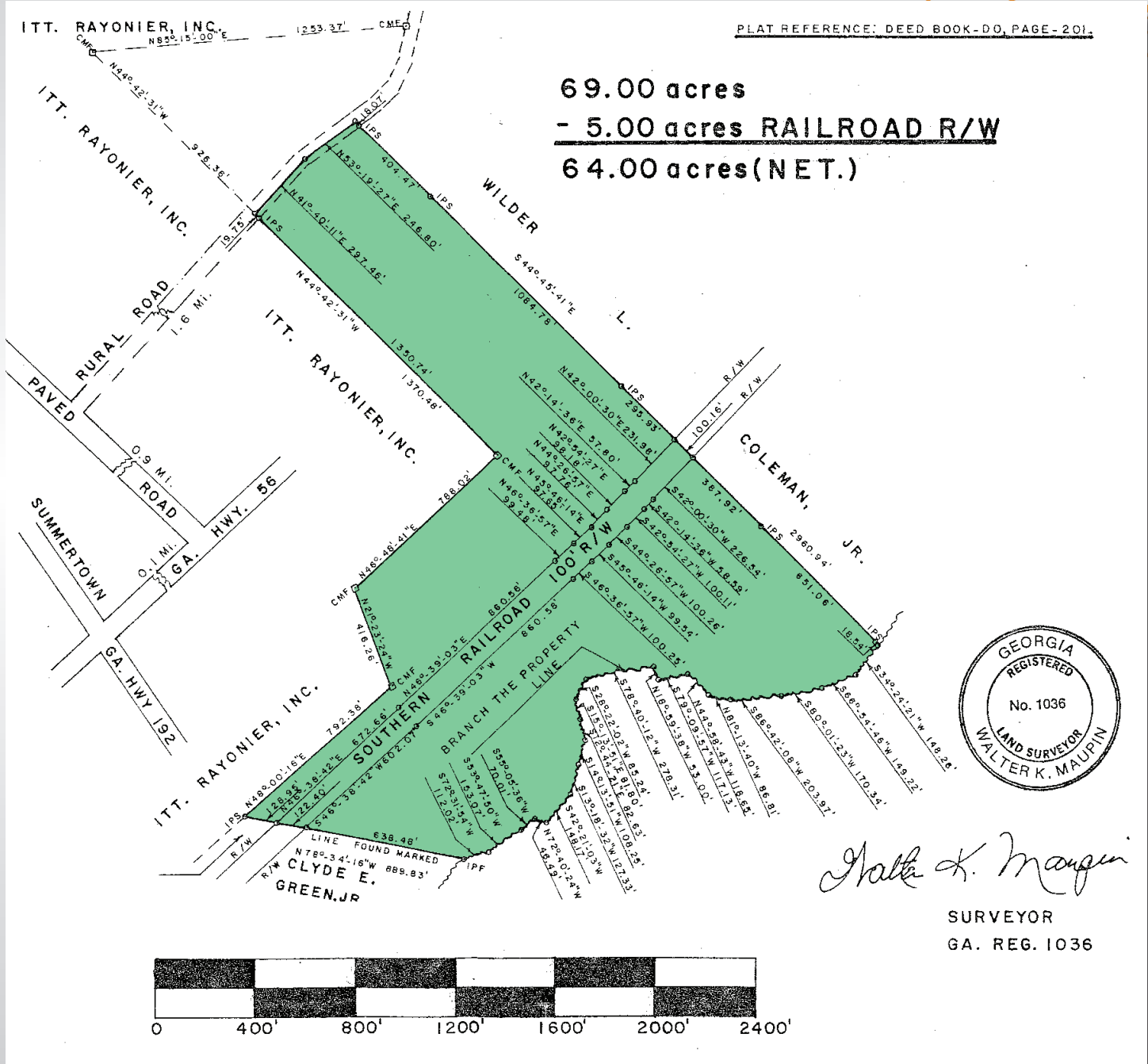
The Railroad Farm Volume and Value Summary Parcel #: (107 009)

Pre-Merch PP '23	24.0 Acres
Value/Acre	\$85.00
Pre-Merchantable Stand Value	\$2,040.00

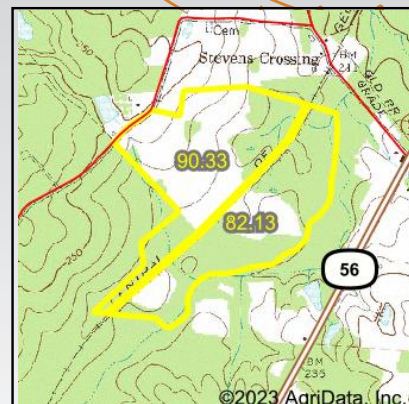
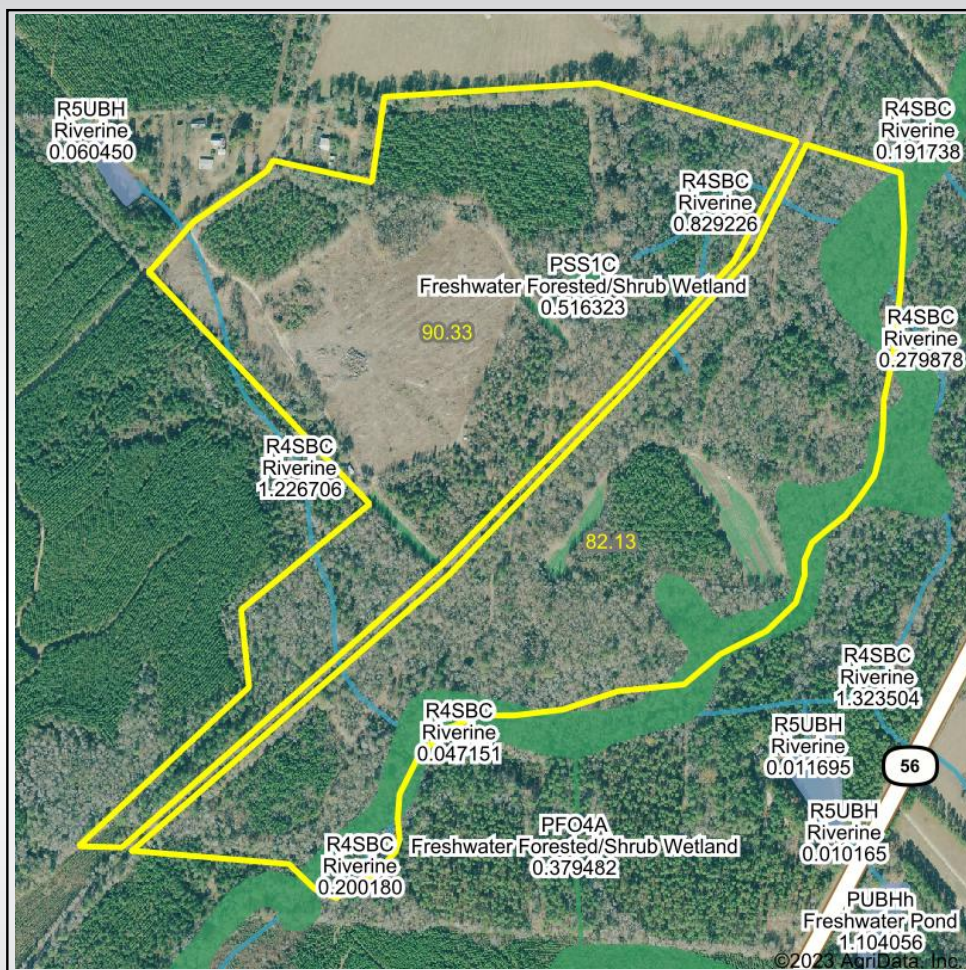




PLAT MAP



WETLANDS MAP



State: **Georgia**
 Location:
 County: **Emanuel**
 Township: **Summertown**
 Date: **11/10/2023**

Maps Provided By:



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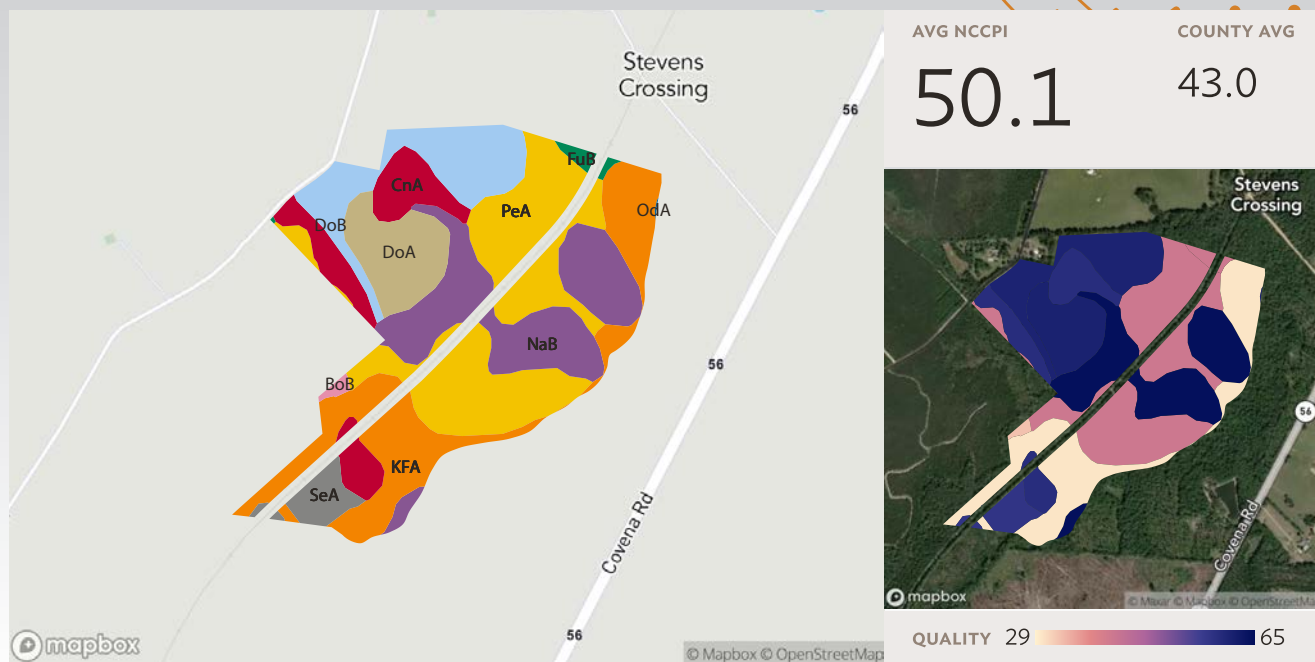
0ft 885ft 1769ft

Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	13.41
R4SBC	Riverine	1.65
PSS1C	Freshwater Forested/Shrub Wetland	0.52
Total Acres		15.58

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



SOILS MAP



Source: NRCS Soil Survey

All fields

166 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
PeA	Pelham loamy sand, 0 to 2 percent slopes, occasionally flooded	44.90	27.0%	5	41.6
NaB	Nankin loamy sand, 2 to 5 percent slopes	33.88	20.4%	2	64.4
KFA	Kinston and Bibb soils, 0 to 2 percent slopes, frequently flooded	31.17	18.7%	6	30.0
DoB	Dothan loamy sand, 2 to 5 percent slopes	20.00	12.0%	2	60.8
CnA	Clarendon loamy sand, 0 to 2 percent slopes	15.72	9.4%	2	58.9
DoA	Dothan loamy sand, 0 to 2 percent slopes	13.92	8.4%	2	61.0
SeA	Stilson loamy sand, 0 to 2 percent slopes	4.96	3.0%	2	57.6
FuB	Fuquay loamy sand, 0 to 5 percent slopes	1.23	0.7%	2	41.7
BoB	Bonifay sand, 1 to 5 percent slopes	0.64	0.4%	3	33.0
OdA	Ocilla loamy sand, 0 to 2 percent slopes	0.04	0.0%	3	60.8
166.47					50.1



PROPERTY PHOTOS





PROPERTY PHOTOS



ABOUT SOUTH AUCTION

We are a full service auction and real estate firm 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