

EMANUEL CO, GA

INTERSTATE 16



# OHOOPEE HILL

## ONLINE AUCTION

**122.54<sup>±</sup> AC**



OLD HWY 46

50' EASEMENT

OHOOPEE RIVER



## ONLINE AUCTION

**BIDDING ENDS: MAY 22ND • 12 NOON**

Seth Durden  
912-682-4169  
jsdurden4@gmail.com



## SOUTH AUCTION

southauction.com



338 E Main Street,  
Swainsboro, GA  
478-419-1002

Hello,

South Auction is excited to present Ohooppee Hill, in Emanuel County, Ga. This tract is ideally located just off Interstate 16, halfway between Savannah and Macon. Newly installed access roads make it convenient to navigate this unique property that overlooks the Ohooppee River. This is the perfect opportunity to purchase your next recreational getaway.

The Ohooppee Hill auction will conclude on May 22nd at 12 noon. Please feel free to reach out with any questions you may have regarding the property or the auction process.

Sincerely,



**Seth Durden**  
Cell #912-682-4169  
jsdurden4@gmail.com

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# OHOOPTEE HILL

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## PROPERTY DETAILS

**OLD HWY 46 OAK PARK, GA**

- **Located just off I-16 between Savannah and Macon**
- **Ohooptee River Frontage**
- **Newly constructed access roads**



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## TRACT MAP





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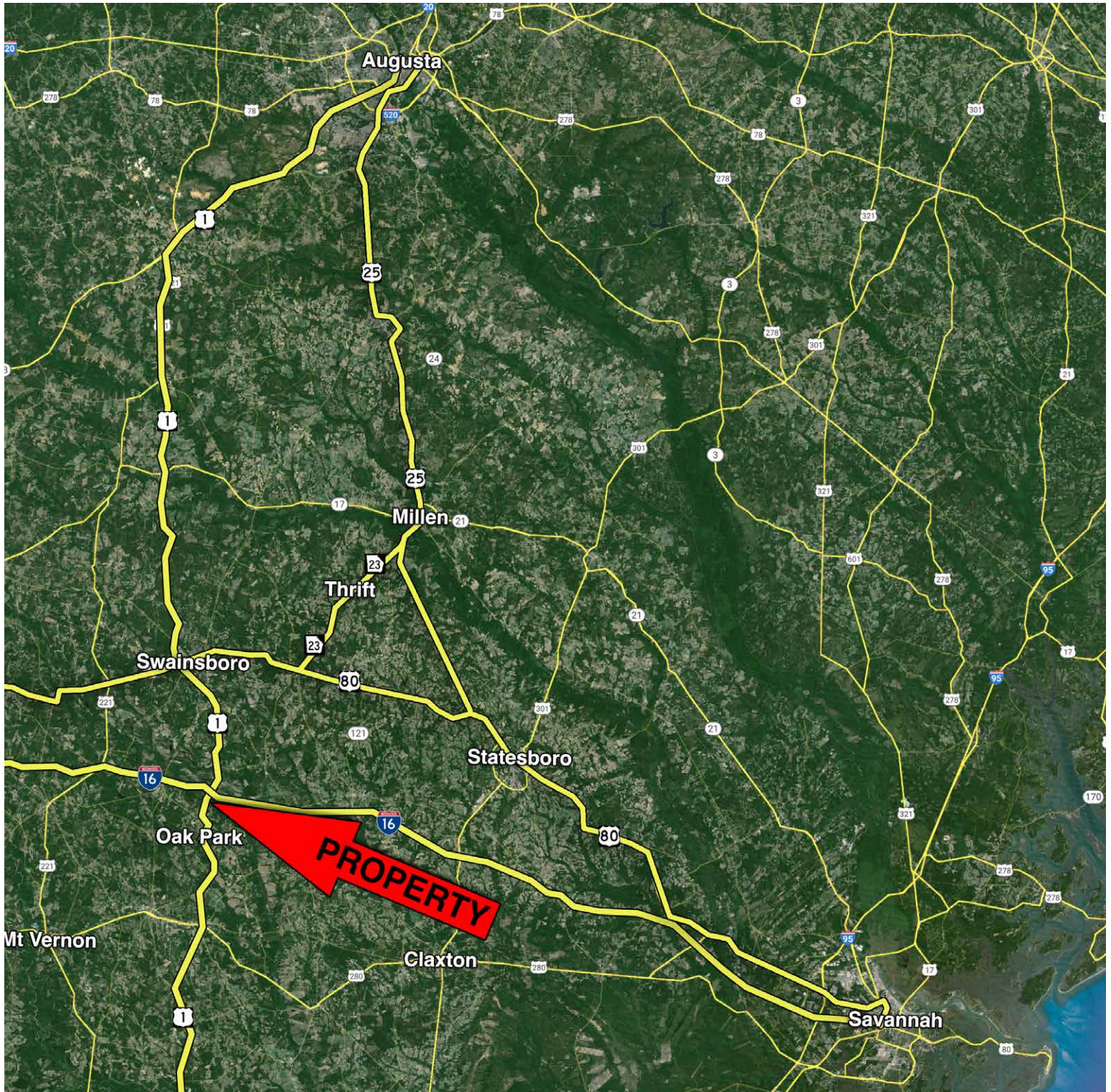
## LOCATION MAP



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## LOCATION MAP





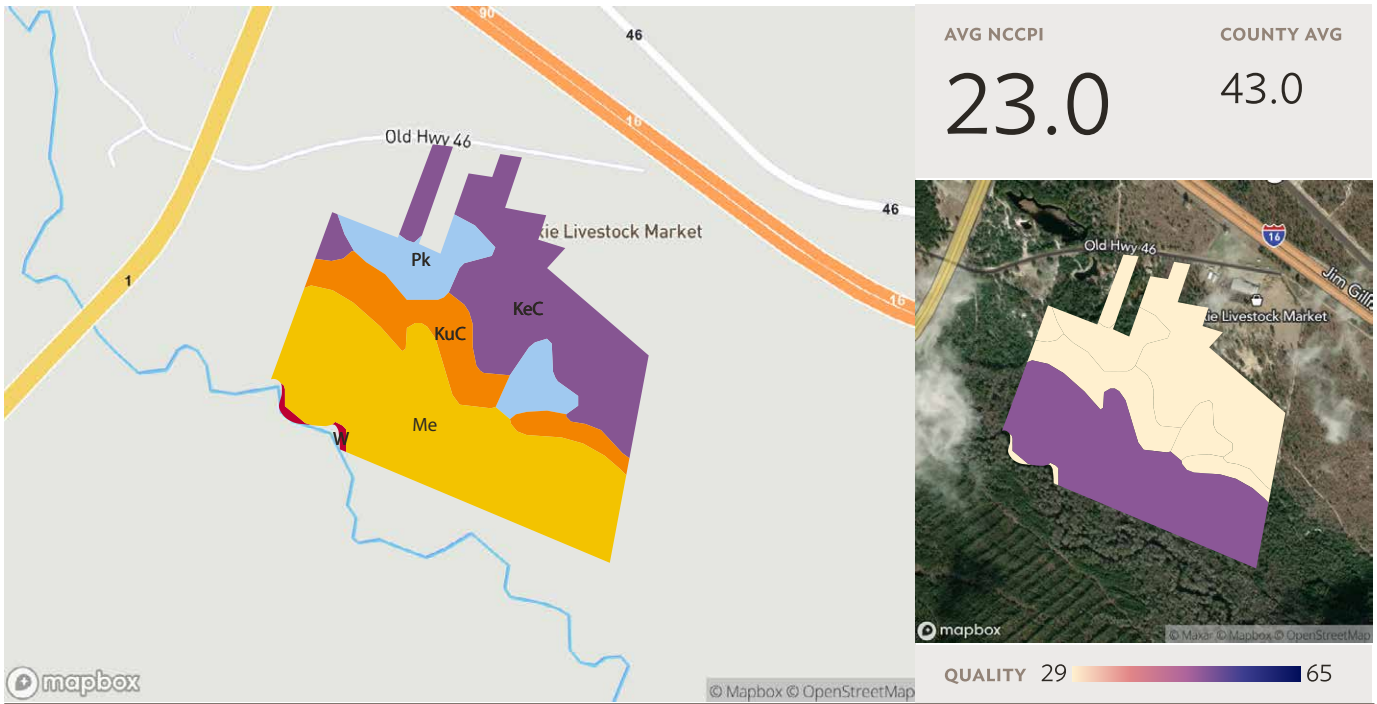
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## SOILS MAP

3 fields, 141 acres in Emanuel County, GA



Source: NRCS Soil Survey

### All fields

141 ac.

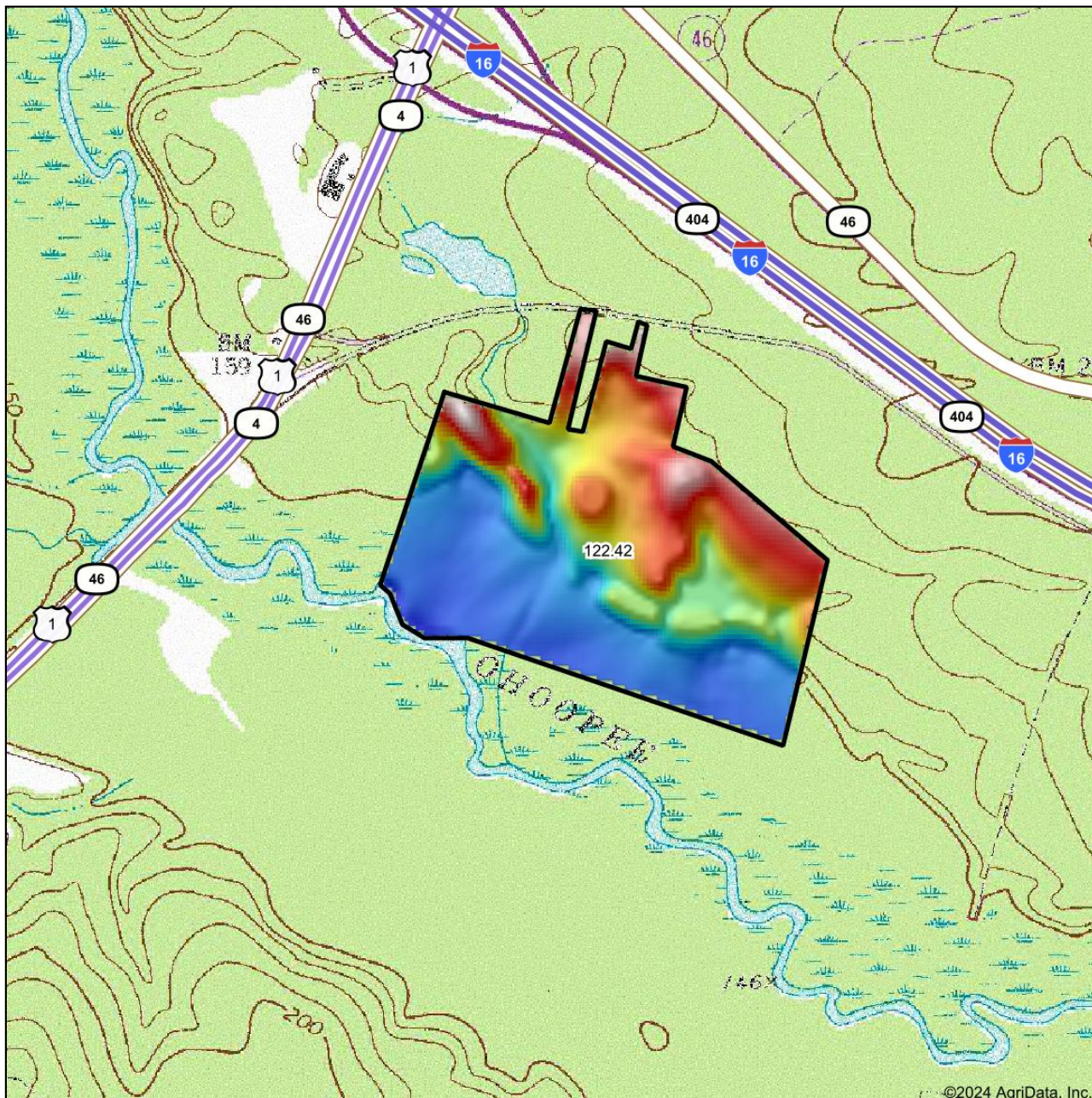
SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
Me	Meggett loam, frequently flooded	62.70	44.4%	6	49.6
KeC	Kershaw coarse sand, 2 to 12 percent slopes	43.10	30.5%	7	N/A
KuC	Kureb sand, 5 to 12 percent slopes	18.72	13.3%	7	N/A
Pk	Pickney sand, frequently flooded	15.94	11.3%	7	7.8
W	Water	0.74	0.5%		N/A
		<b>140.46</b>	<b>99.5%</b>		<b>23.0</b>



# ONLINE AUCTION

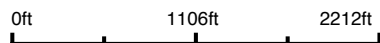
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## TOPOGRAPHY MAP

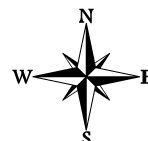


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Map Center: 32° 23' 26.35, -82° 18' 17.06



Emanuel County  
Georgia



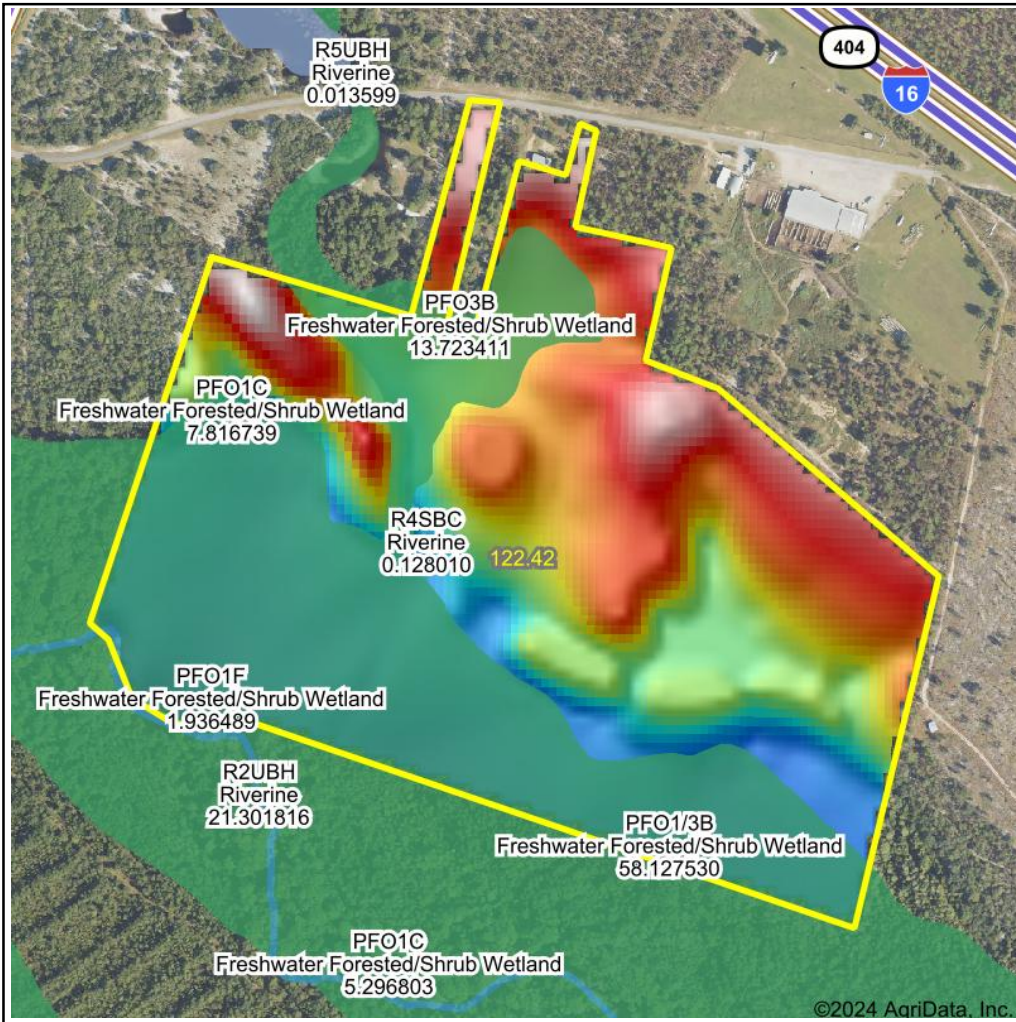
4/23/2024



# ONLINE AUCTION

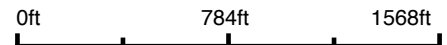
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## WETLANDS MAP



State: **Georgia**  
 Location:  
 County: **Emanuel**  
 Township: **Twin City**  
 Date: **4/23/2024**

Maps Provided By:



Classification Code	Type	Acres
PFO1/3B	Freshwater Forested/Shrub Wetland	18.81
PFO1A	Freshwater Forested/Shrub Wetland	16.39
PFO3B	Freshwater Forested/Shrub Wetland	10.23
PFO1C	Freshwater Forested/Shrub Wetland	5.12
PFO1F	Freshwater Forested/Shrub Wetland	4.26
R4SBC	Riverine	0.13
R2UBH	Riverine	0.10
	Total Acres	55.04

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



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## PROPERTY PHOTOS



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