

Land  
Auction

## COFFEE COUNTY FARM

S Birmingham Ave, Nicholls, GA

**95**  
**ACRES**  
OFFERED IN  
**3 TRACTS**



BIDDING ENDS: JANUARY 24TH

**Derry Bennett, Auction Manager**

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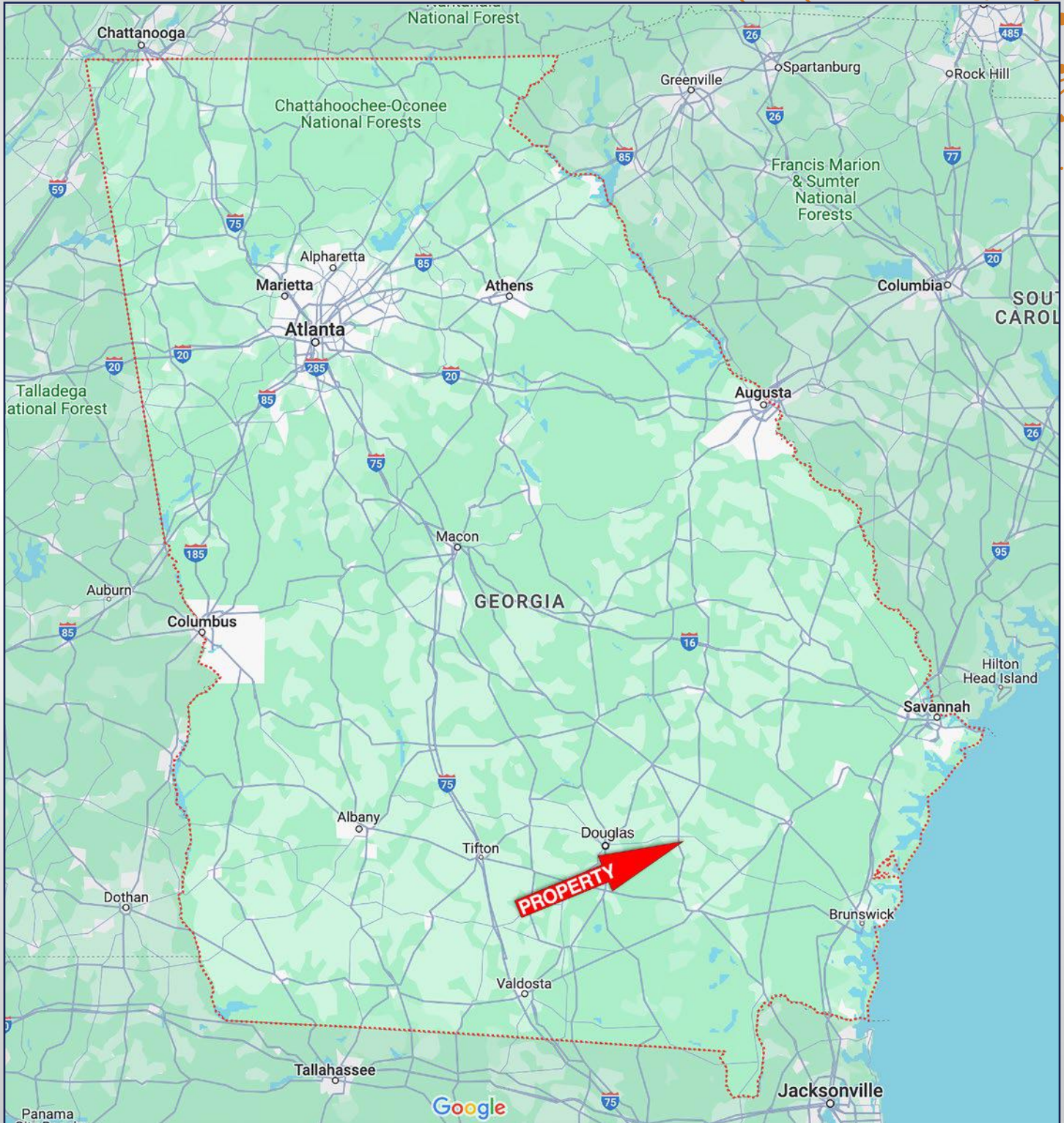


**SOUTH**  
**AUCTION**

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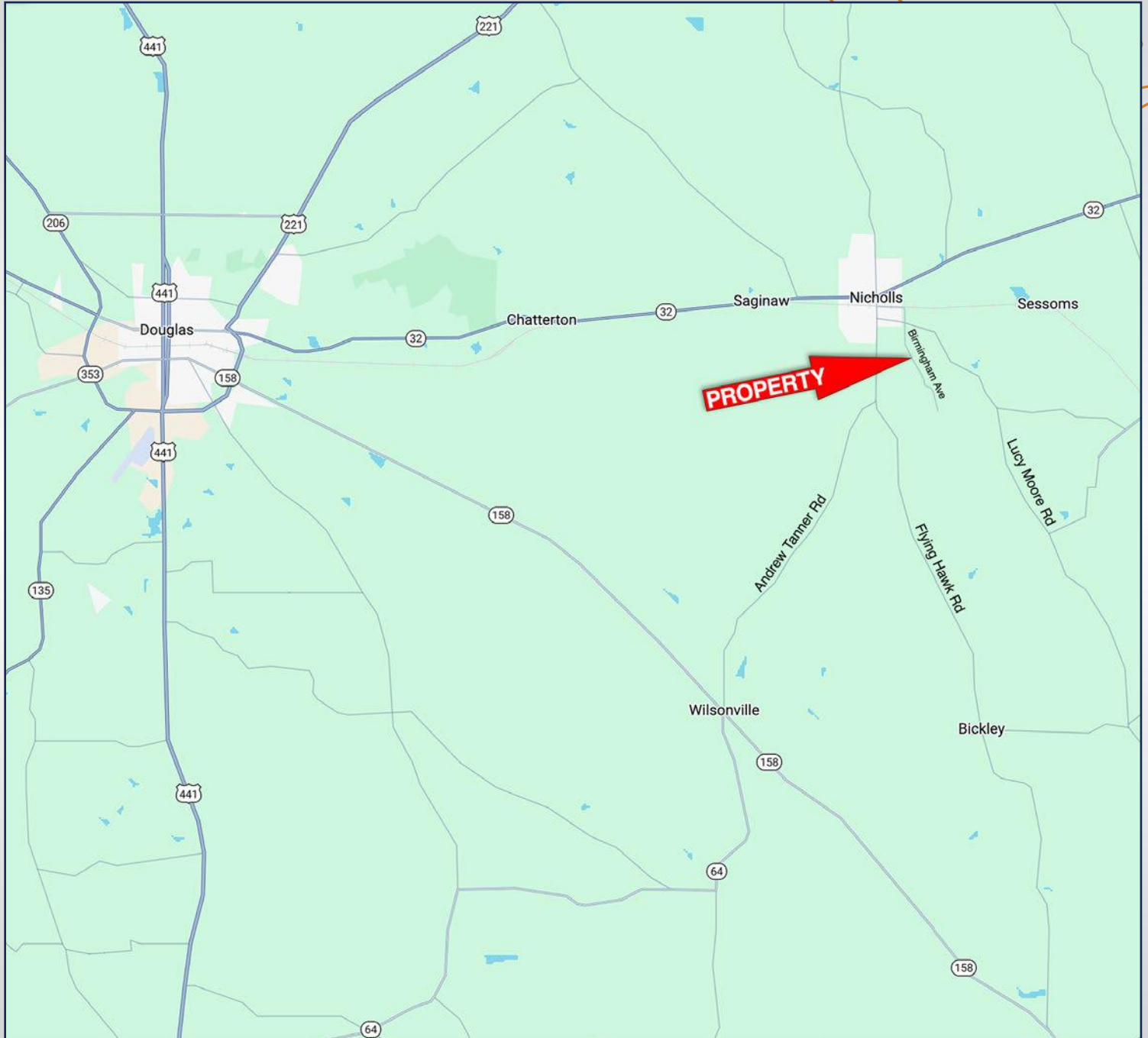
# LOCATION MAP



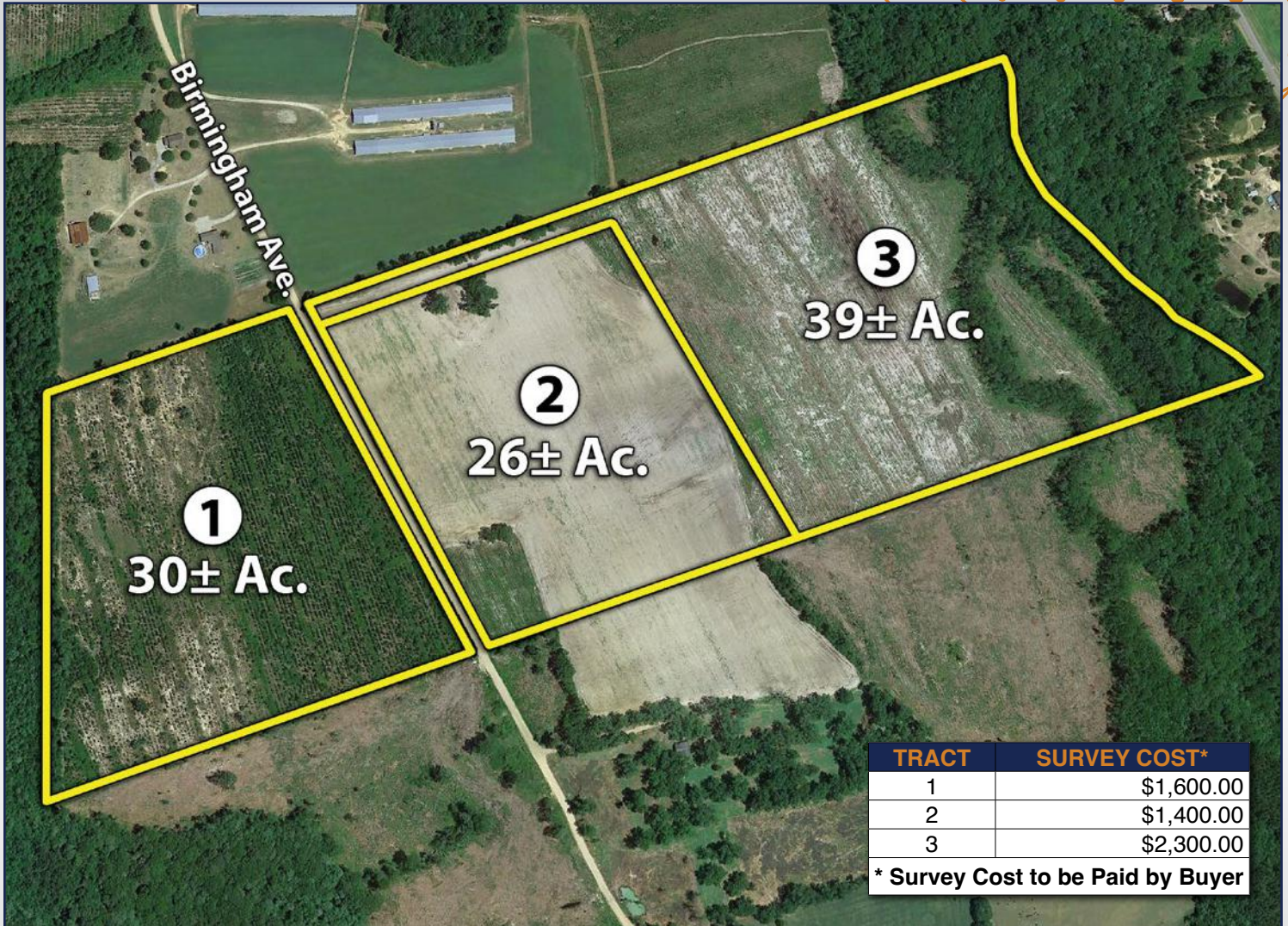
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# LOCATION MAP



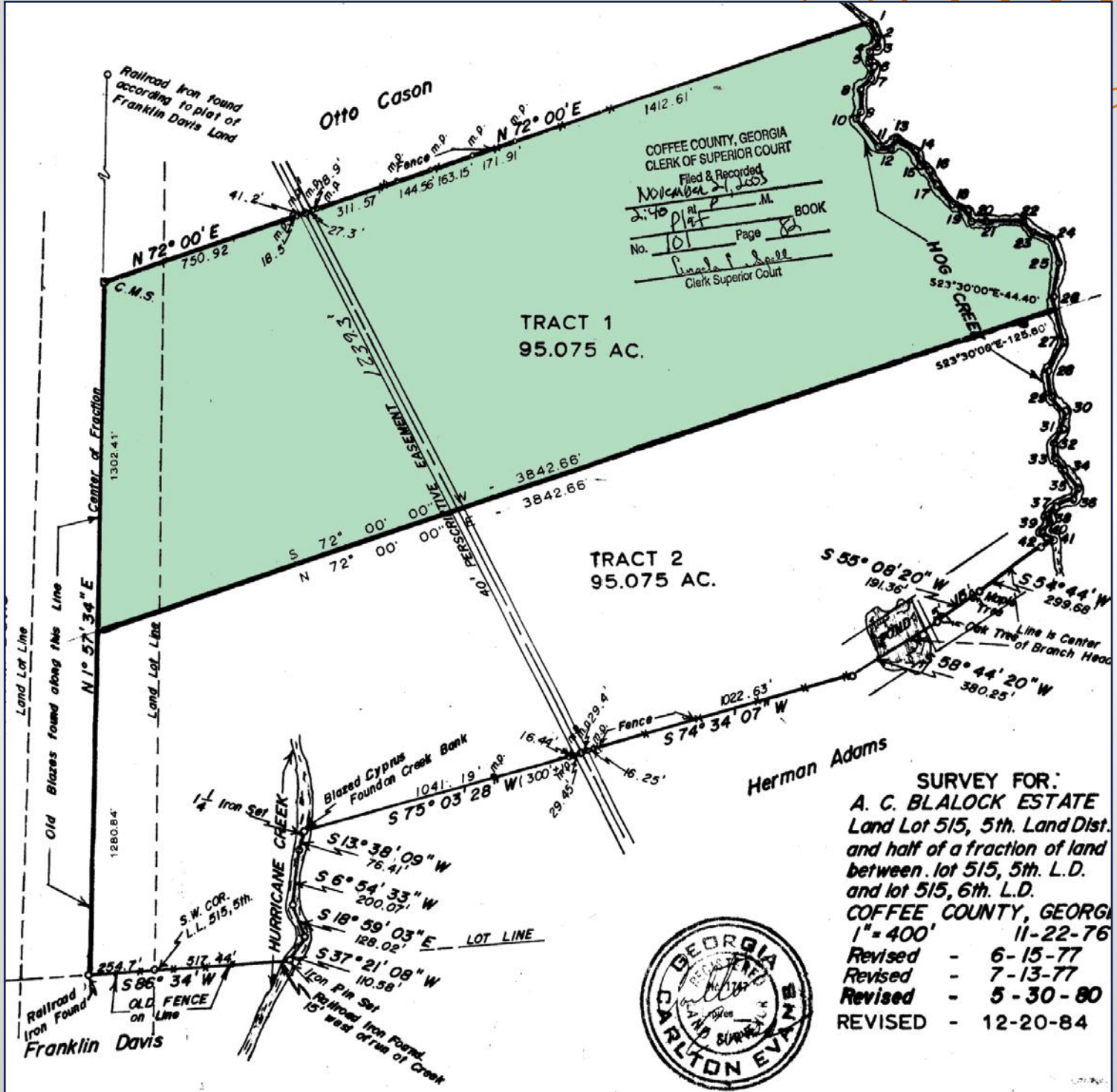
# AERIAL TRACT MAP



- Ideal tracts for home sites, farming, and recreation
- Approx. 40 acres planted in approx. 10 year pine
- Approx. 24 acres in cultivation
- 12 miles to Douglas, GA / 30 miles to Waycross, GA



# PROPERTY PLAT MAP





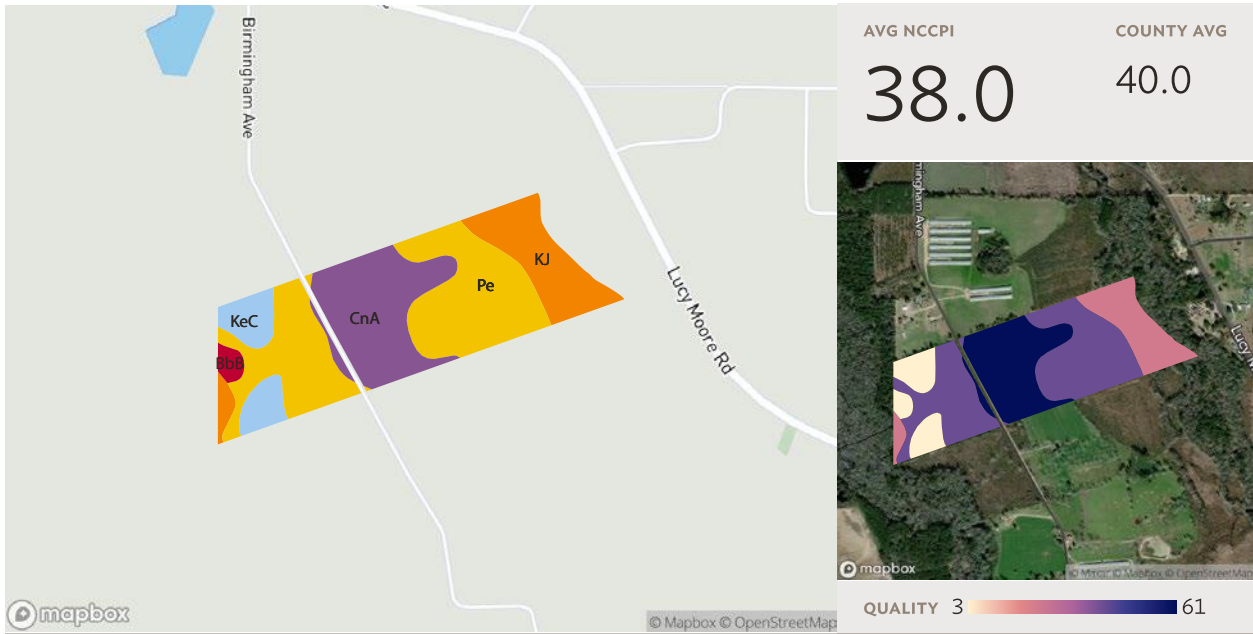
# SOIL MAP



**AcreValue**

Fields | Soil Survey December 15, 2023

2 fields, 93 acres in Coffee County, GA



## All fields

93 ac.

Source: NRCS Soil Survey

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI	
Pe	Pelham loamy sand, occasionally flooded	42.40	45.7%	5	40.5	
CnA	Clarendon loamy sand, 0 to 2 percent slopes	23.98	25.9%	2	60.5	
KJ	Kinston and Johnston soils, 0 to 2 percent slopes, frequently flooded	16.41	17.7%	6	21.9	
KeC	Kershaw coarse sand, 2 to 8 percent slopes	8.40	9.1%	7	N/A	
BbB	Blanton sand, 0 to 8 percent slopes	1.54	1.7%	3	N/A	
					<b>92.72</b>	<b>38.0</b>



# WETLANDS MAP



**AcreValue**

Fields | Flood Hazard December 15, 2023

2 fields, 93 acres in Coffee County, GA



## Legend

- SPECIAL FLOOD HAZARD AREAS**
  - Without Base Flood Elevation (BFE) Zone A, V, A99
  - With BFE or Depth Zone AE, AO, AH, VE, AR
  - High flood risk
  - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
  - Moderate flood risk
  - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
  - Future Conditions 1% Annual Chance Flood Hazard Zone X
  - Areas with Reduced Flood Risk due to Levee Zone X
  - Areas with Flood Risk due to Levee Zone X
- OTHER AREAS**
  - Area of Minimal Flood Hazard Zone X
  - Area of Undetermined Flood Hazard Zone D

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

\* HIGH FLOOD RISK - areas with a 1% annual chance or greater of flooding, also referred to as base flood zones or 100-year flood zones. Classified as Special Flood Hazard Areas (SFHAs) by FEMA. MODERATE FLOOD RISK - areas in between the limits of the 1% annual and the 0.2% annual (or 500-year) flood zones. MINIMAL FLOOD RISK - areas that are above the 500-year flood zones. UNDETERMINED FLOOD RISK - areas where flood analysis has not been conducted.

Source: FEMA National Flood Hazard Layer

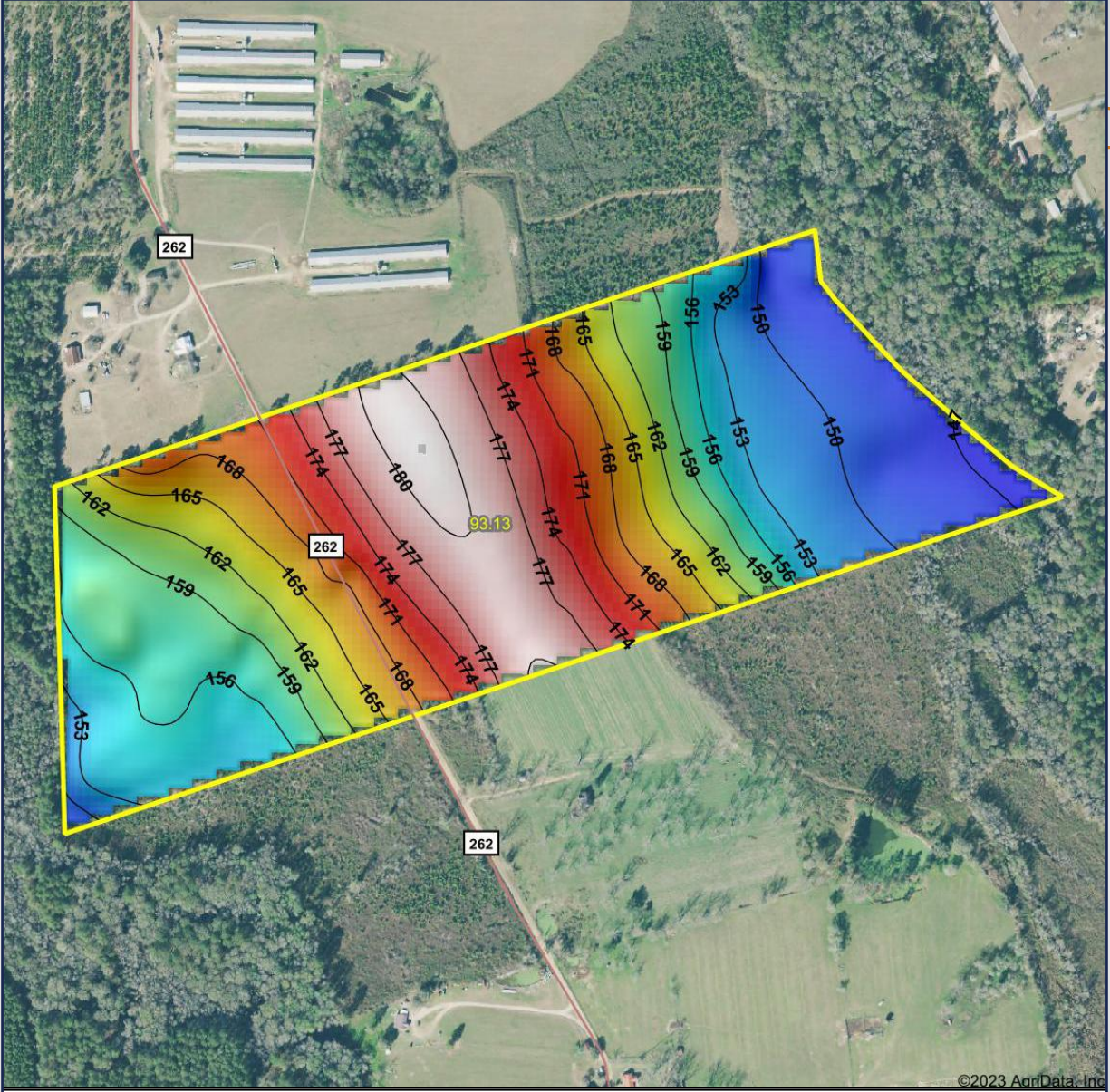
## All fields

93 ac.

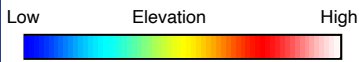
FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	71.48	77.1%
A	HIGH	N/A	21.24	22.9%
			<b>92.72</b>	



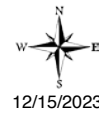
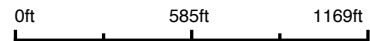
# TOPO MAP



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Source: USGS 10 meter dem  
 Interval(ft): 3  
 Min: 146.8  
 Max: 180.8  
 Range: 34.0  
 Average: 163.0  
 Standard Deviation: 10.17 ft



Coffee County  
 Georgia

Boundary Center: 31° 30' 6.53, -82° 37' 16.59





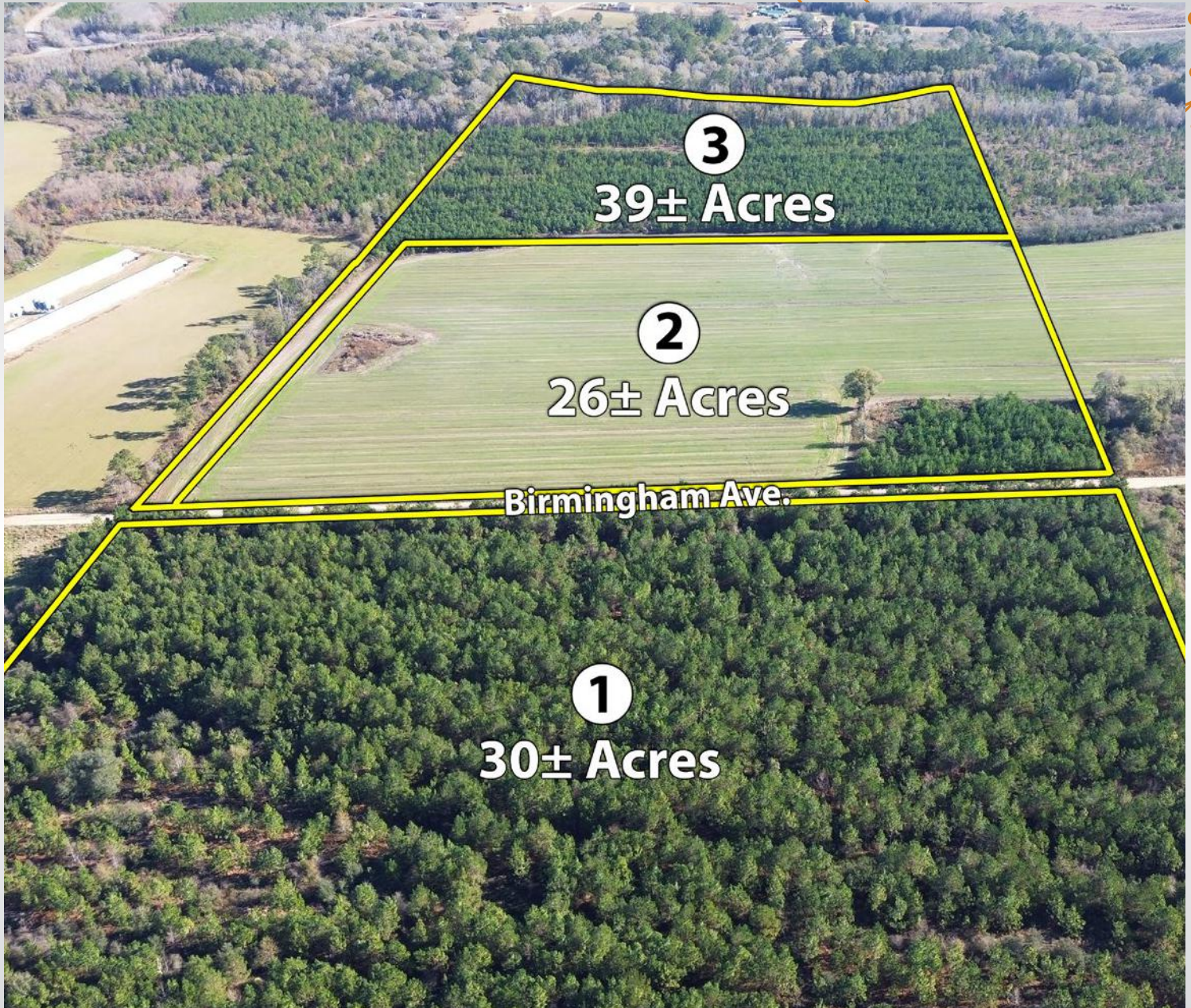


# PROPERTY PHOTOS





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