

Land
Auction

THE USSERY FARM

Broxton Hwy & Kirkland Still Road,
Hazlehurst, GA

119
ACRES
OFFERED IN
17 TRACTS



2 Bedroom
1 Bath
Home

BIDDING ENDS: FEBRUARY 28TH

Derry Bennett, Auction Manager

229.561.0480
derrybennett@gmail.com



**SOUTH
AUCTION**

SouthAuction.com



INTRODUCTION

South Auction is honored to offer The Ussery Farm to the public via online auction. This farm has been in the Ussery Family for over 8 decades and they have entrusted us to sell this property.

The tract offers a variety of potential uses from home site development, commercial use, farming, recreation, and timber production. Approximately 70 acres of the farm was planted in loblolly pine two years ago and the Boxton Highway parcels have a traffic count of over 1,200 vehicles daily. The uses and potential are endless for this property!

Bidders will have the opportunity to purchase single parcels, combinations of tracts, or the property as a whole. Bidding will conclude on February 28th at 12 noon. All bidding will be at SouthAuction.com

If you would like to discuss this property or the auction process please reach out to me any time.

Sincerely,



Derry Bennett, Auction Manager

229.561.0480 • derrybennett@gmail.com

SouthAuction.com



**SOUTH
AUCTION**

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



**SOUTH
AUCTION**

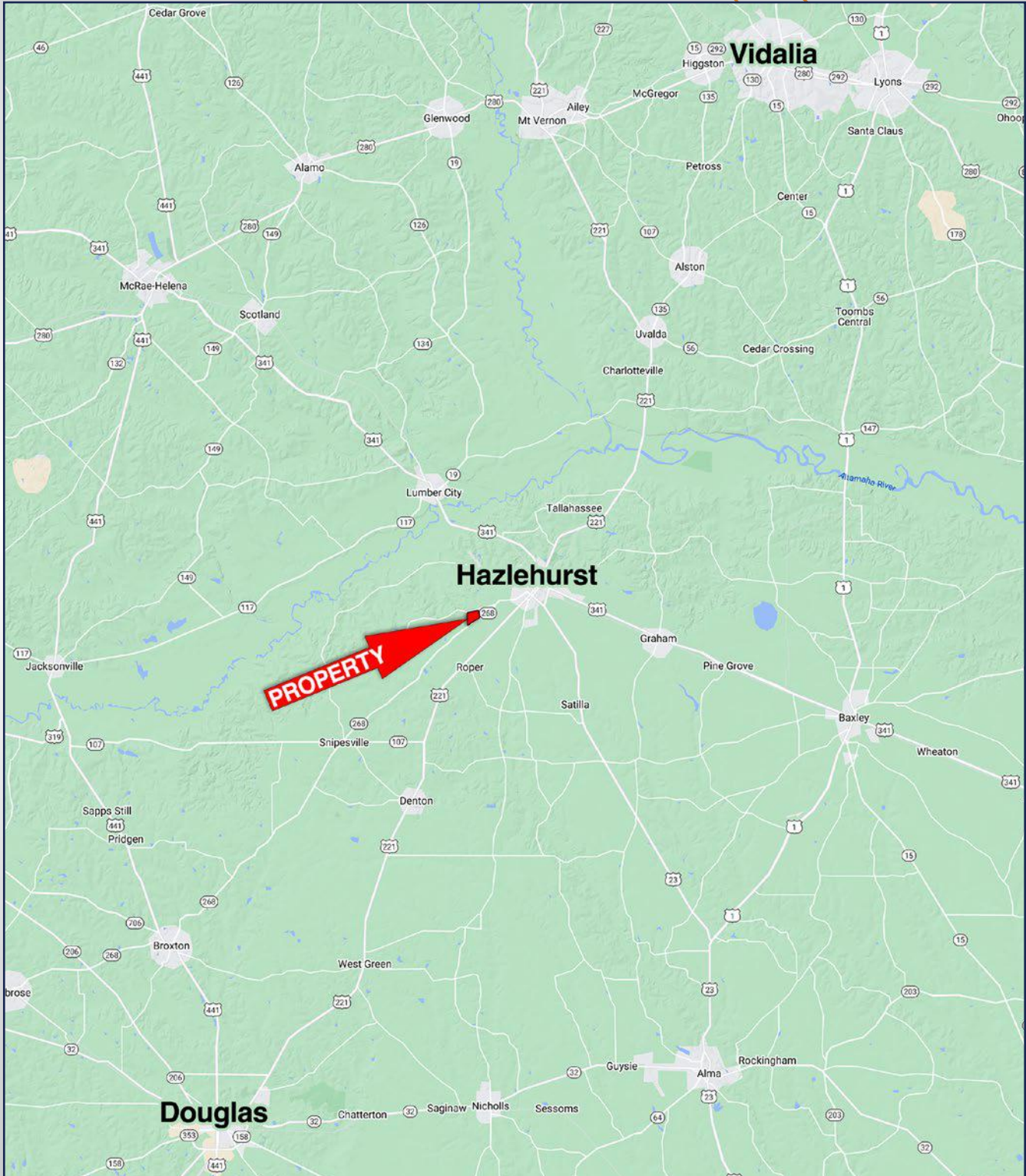
PAGE INDEX

- Location Maps 4-5
- Aerial Map 6
- Plat Map 7
- Property Usage Map 8
- Potential Subdivision Map.... 9
- Soils Map 10
- Wetlands Map 11
- Topo Map 12
- Property Photos 13-15





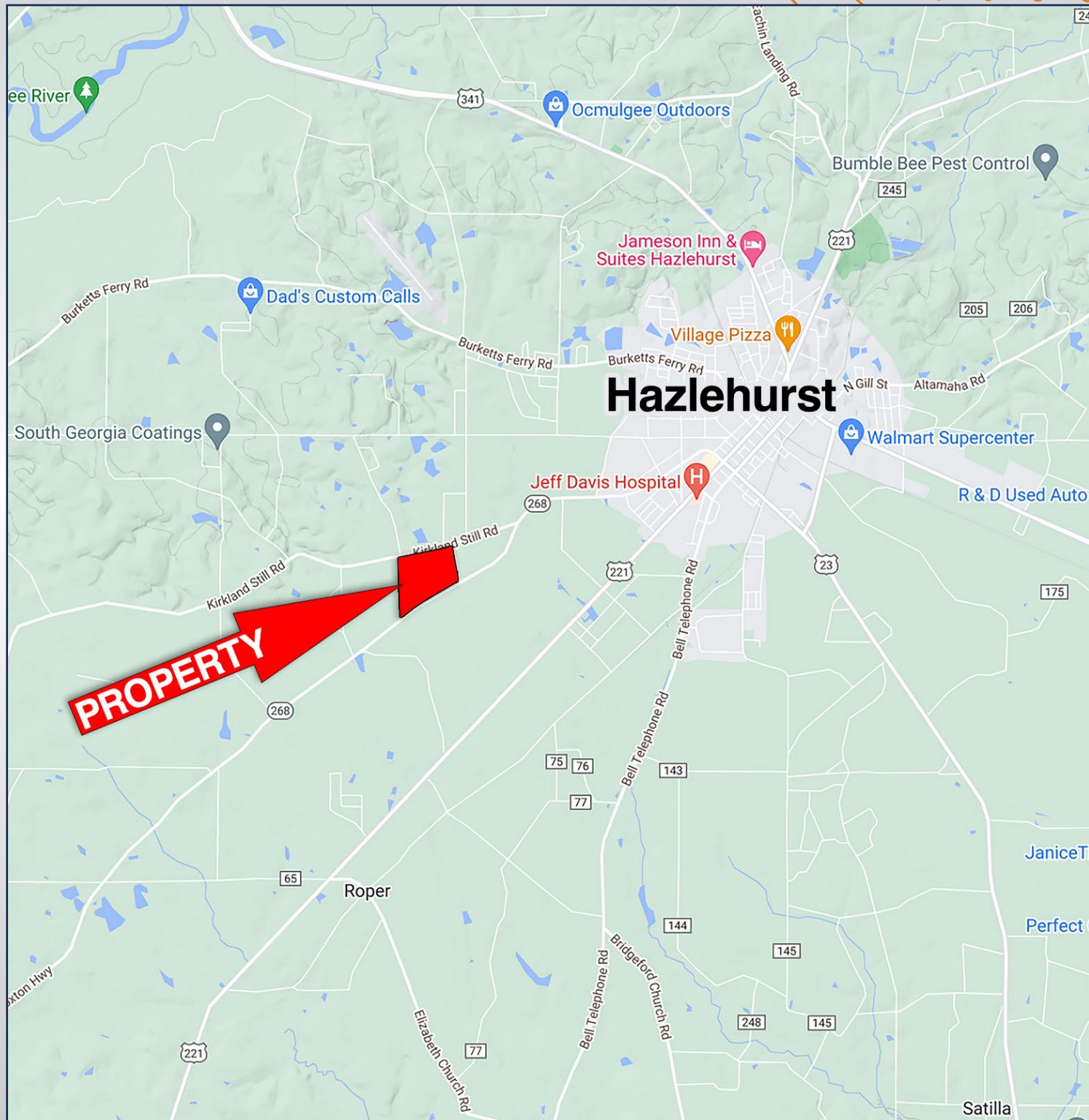
LOCATION MAP



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



LOCATION MAP

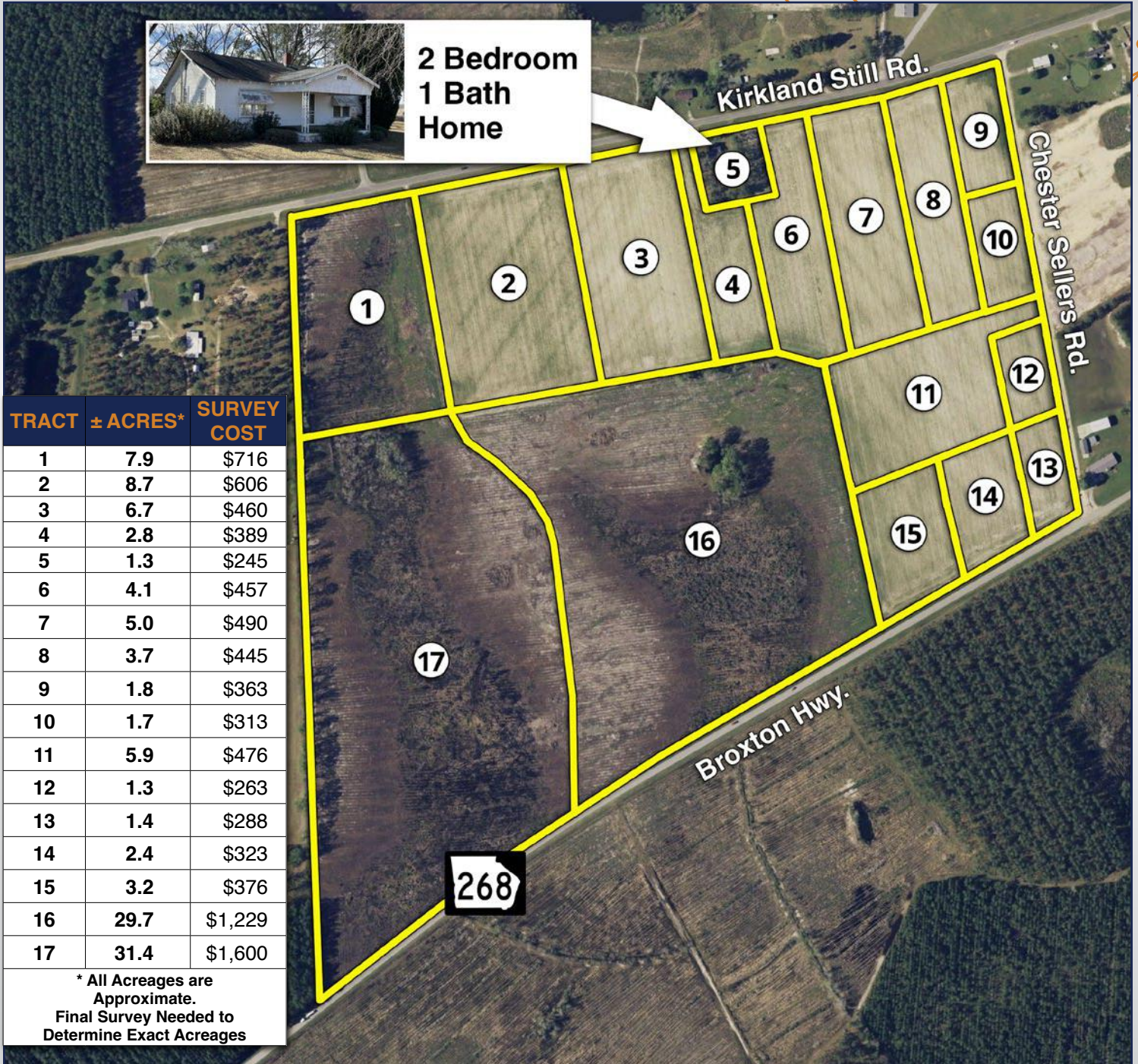




AERIAL TRACT MAP



2 Bedroom
1 Bath
Home

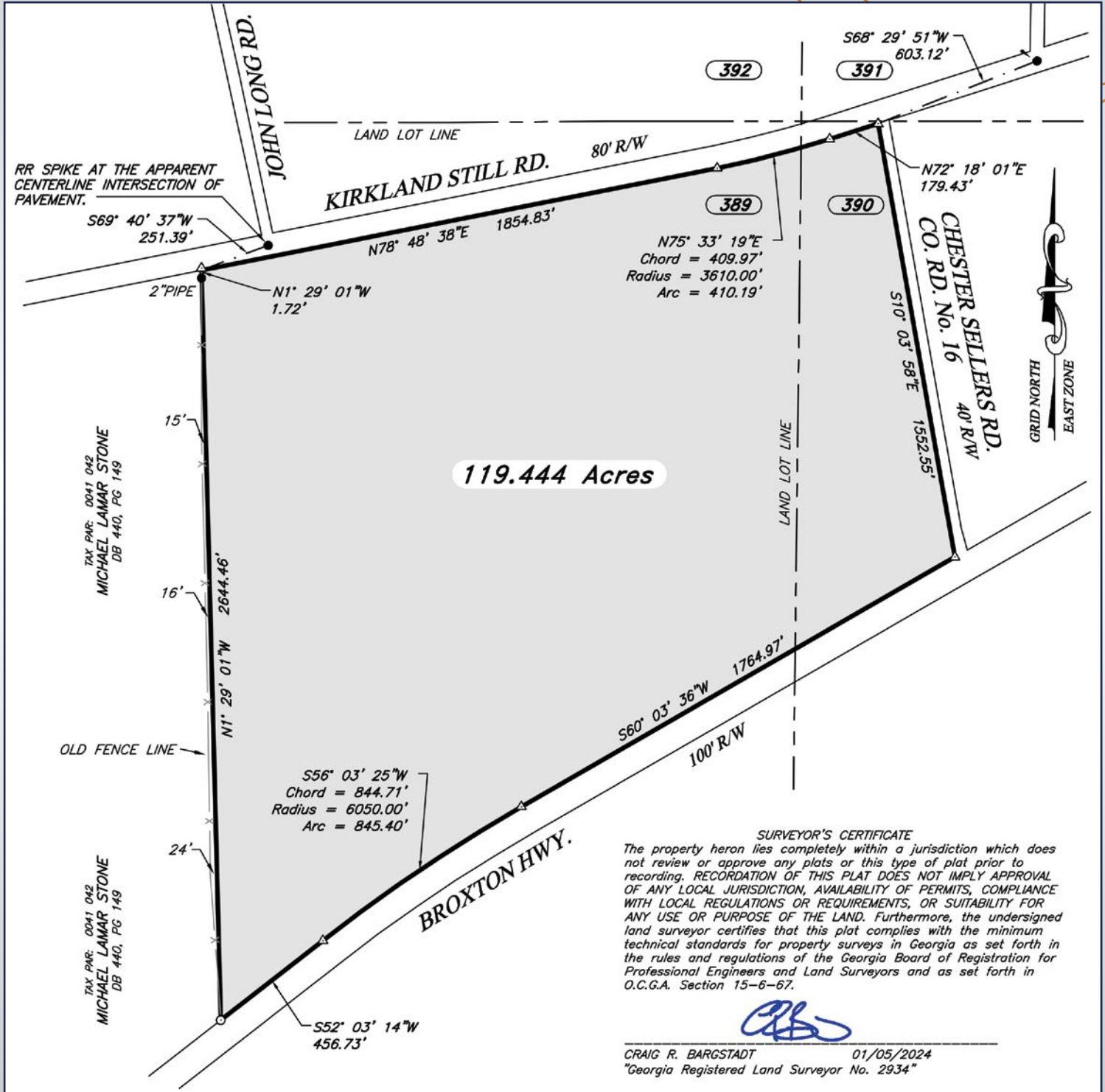


TRACT	± ACRES*	SURVEY COST
1	7.9	\$716
2	8.7	\$606
3	6.7	\$460
4	2.8	\$389
5	1.3	\$245
6	4.1	\$457
7	5.0	\$490
8	3.7	\$445
9	1.8	\$363
10	1.7	\$313
11	5.9	\$476
12	1.3	\$263
13	1.4	\$288
14	2.4	\$323
15	3.2	\$376
16	29.7	\$1,229
17	31.4	\$1,600

* All Acreages are Approximate.
Final Survey Needed to Determine Exact Acreages



PLAT MAP





PROPERTY USAGE MAP





POTENTIAL SUBDIVISION MAP

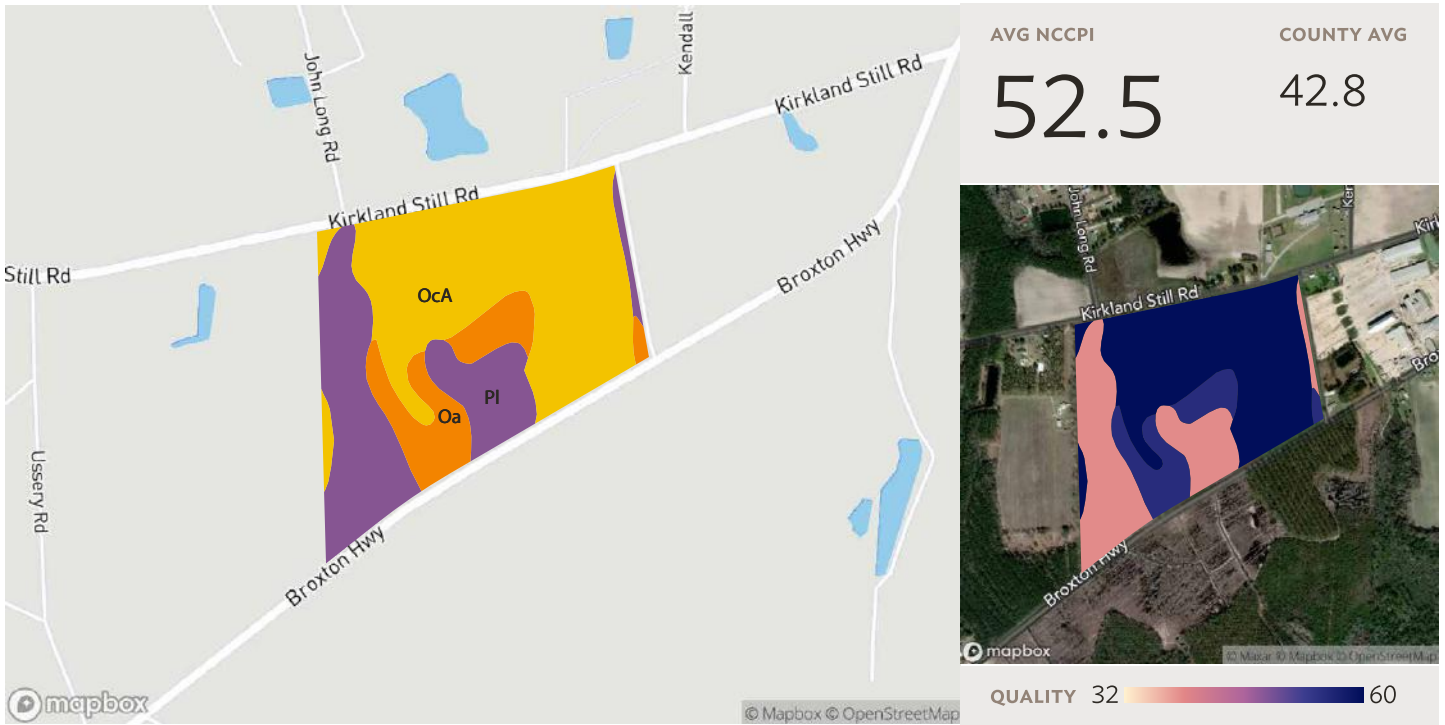


SOIL MAP



Fields | Soil Survey January 4, 2024

1 field, 120 acres in Jeff Davis County, GA



Source: NRCS Soil Survey

All fields

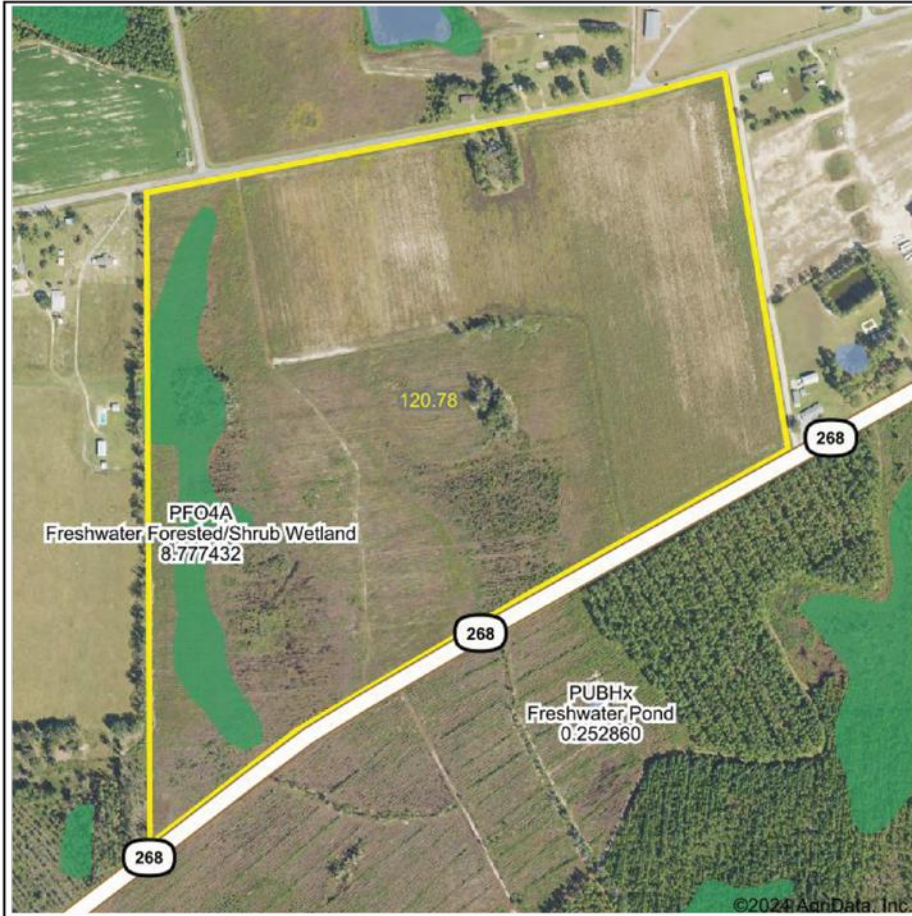
120 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS
OcA	Ocilla loamy sand, 0 to 2 percent slopes	65.29	54.5%	3
PI	Pelham loamy sand, 0 to 2 percent slopes, frequently flooded	37.81	31.6%	5
Oa	Olustee sand	16.60	13.9%	3
		119.70		



WETLANDS MAP

Wetlands Map



State: **Georgia**
 Location:
 County: **Jeff Davis**
 Township: **Hazlehurst**
 Date: **1/4/2024**

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



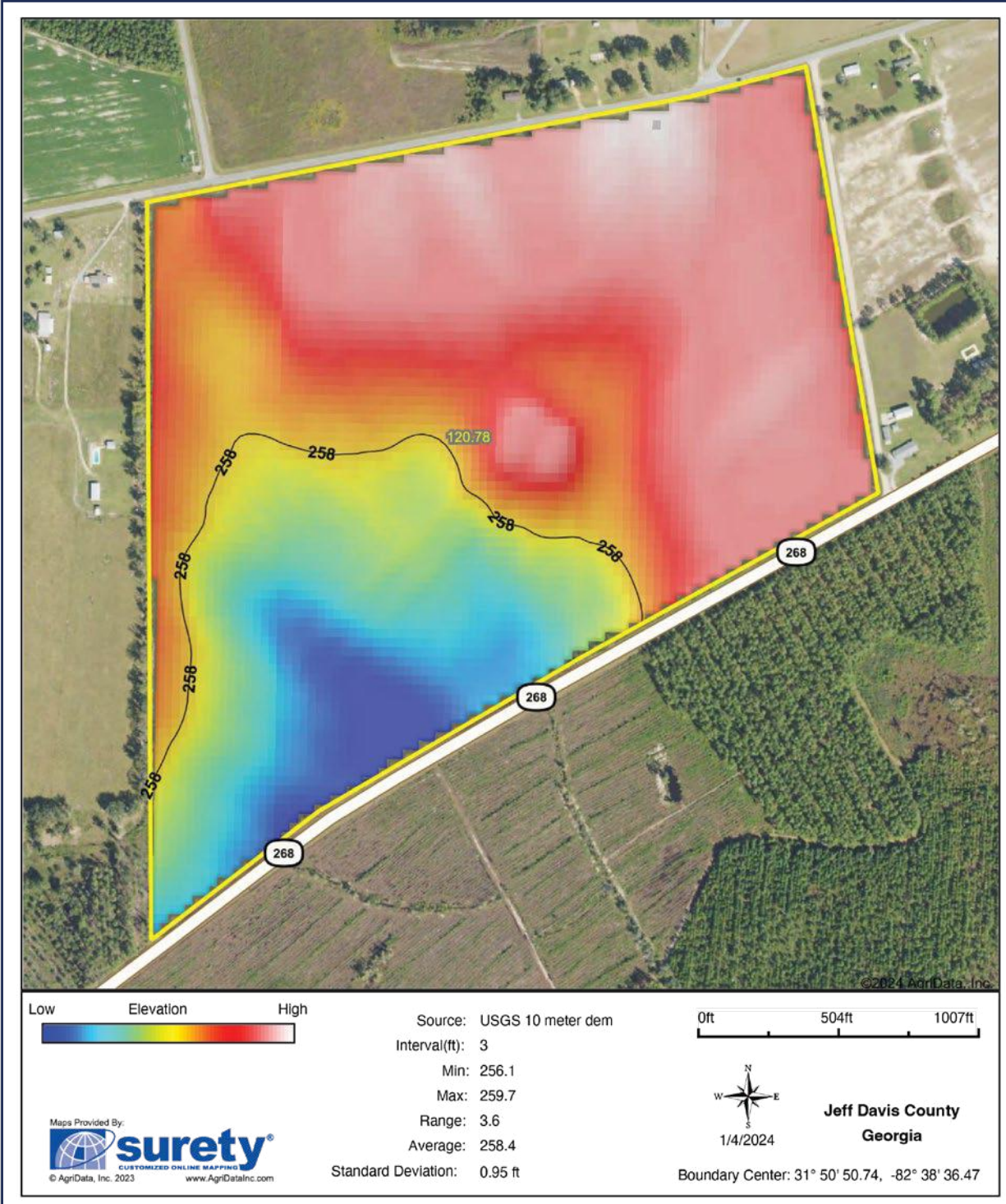
0ft 776ft 1553ft

Classification Code	Type	Acres
PFO4A	Freshwater Forested/Shrub Wetland	8.77
PFO1/4C	Freshwater Forested/Shrub Wetland	1.24
Total Acres		10.01

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



TOPO MAP



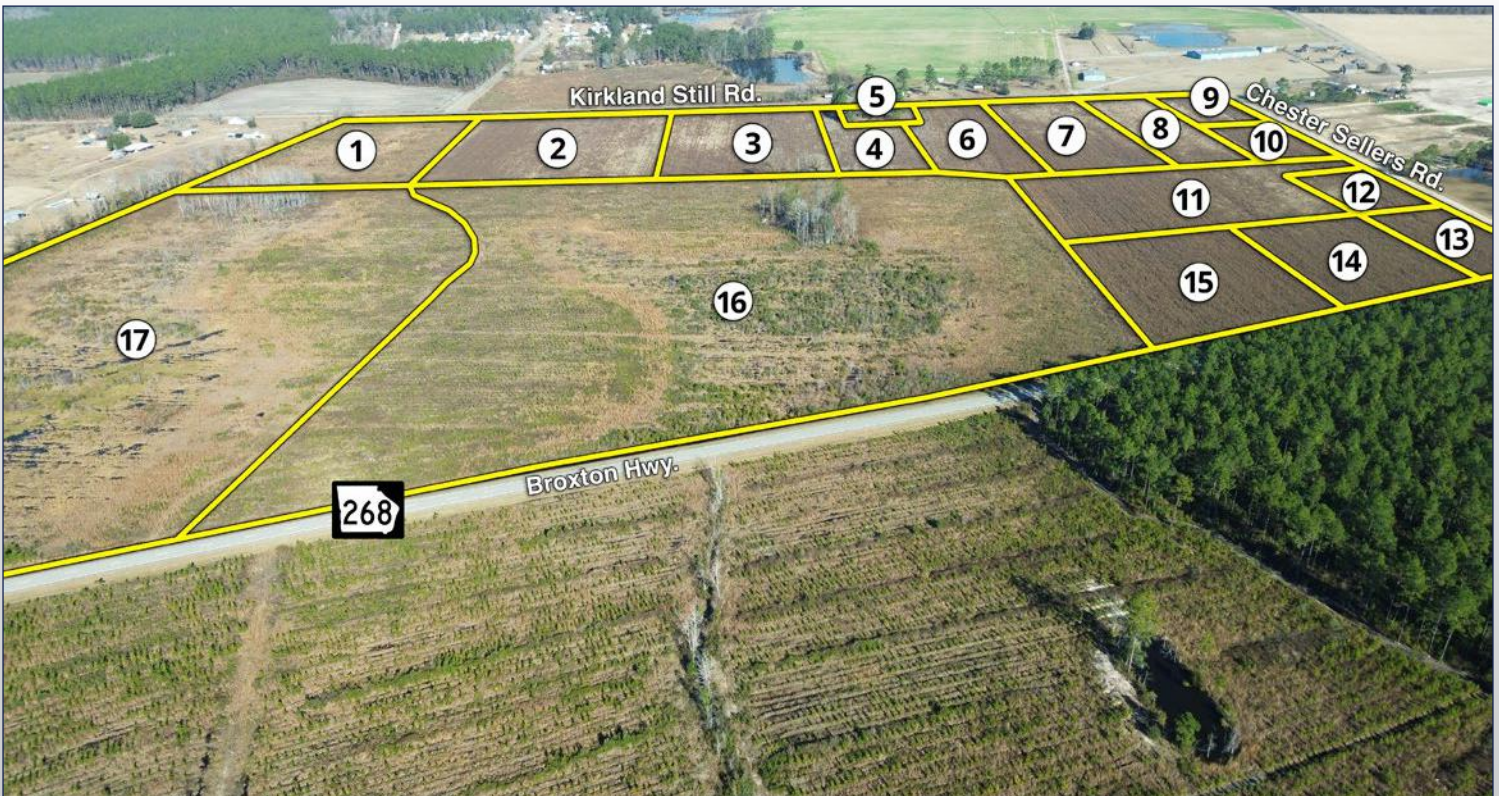
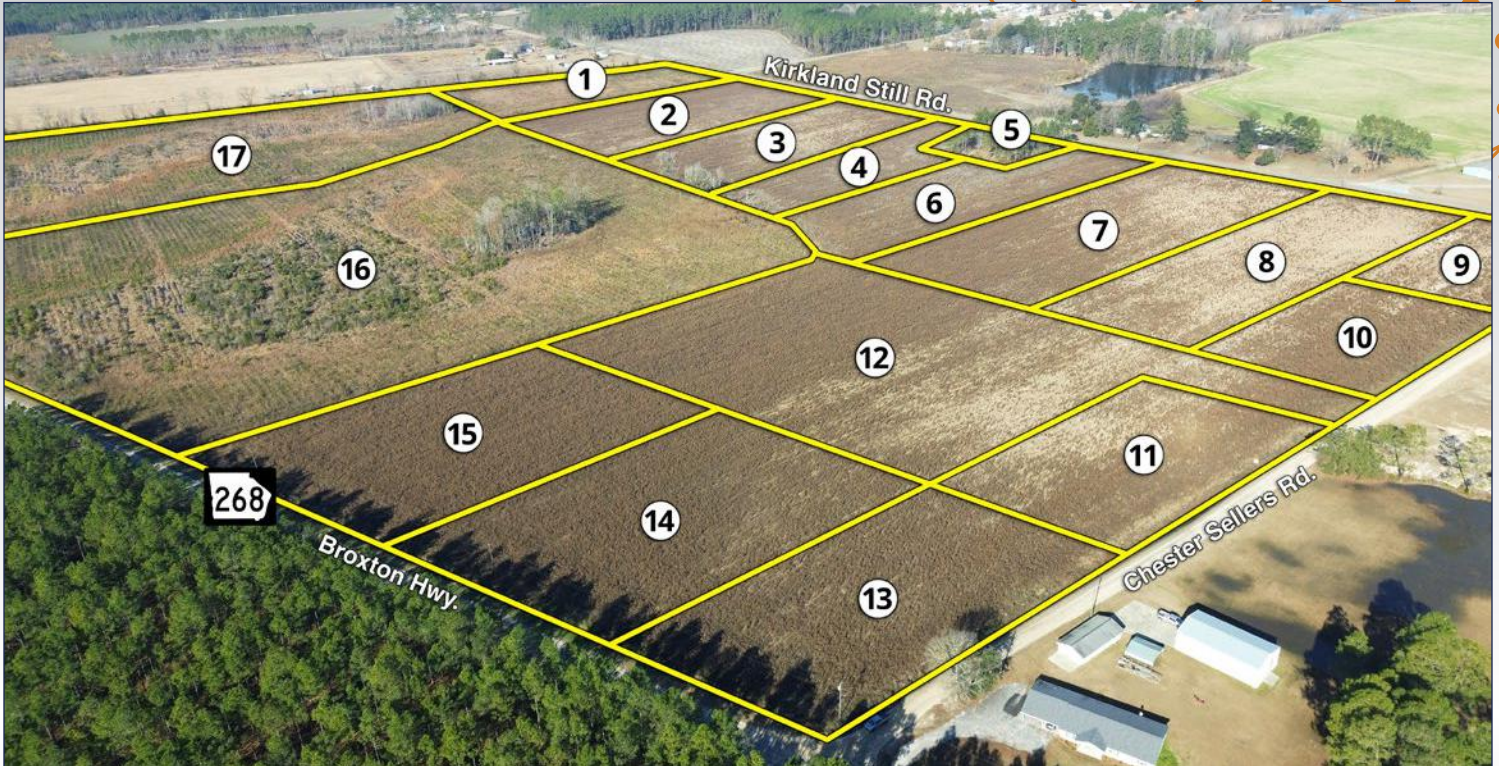


PROPERTY PHOTOS





PROPERTY PHOTOS





PROPERTY PHOTOS

