

ONLINE AUCTION

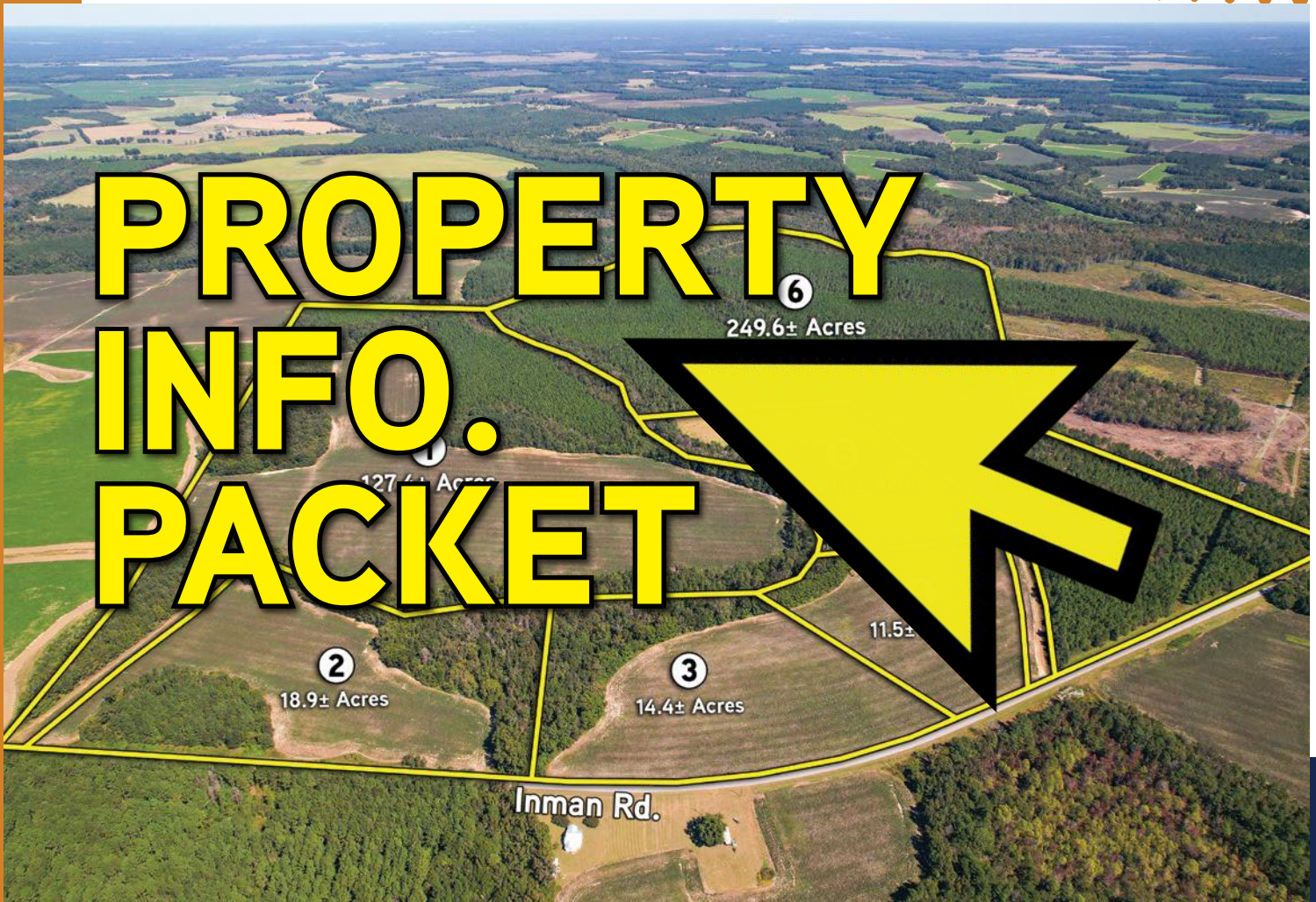


PINE HILL FARM

443.62[±] ACRES

IN 6 TRACTS

Ralph Smith Farms | Burke County, Georgia



PROPERTY INFO. PACKET

BIDDING ENDS NOVEMBER 15TH • 3PM



SOUTH AUCTION



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

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**SOUTH
AUCTION**



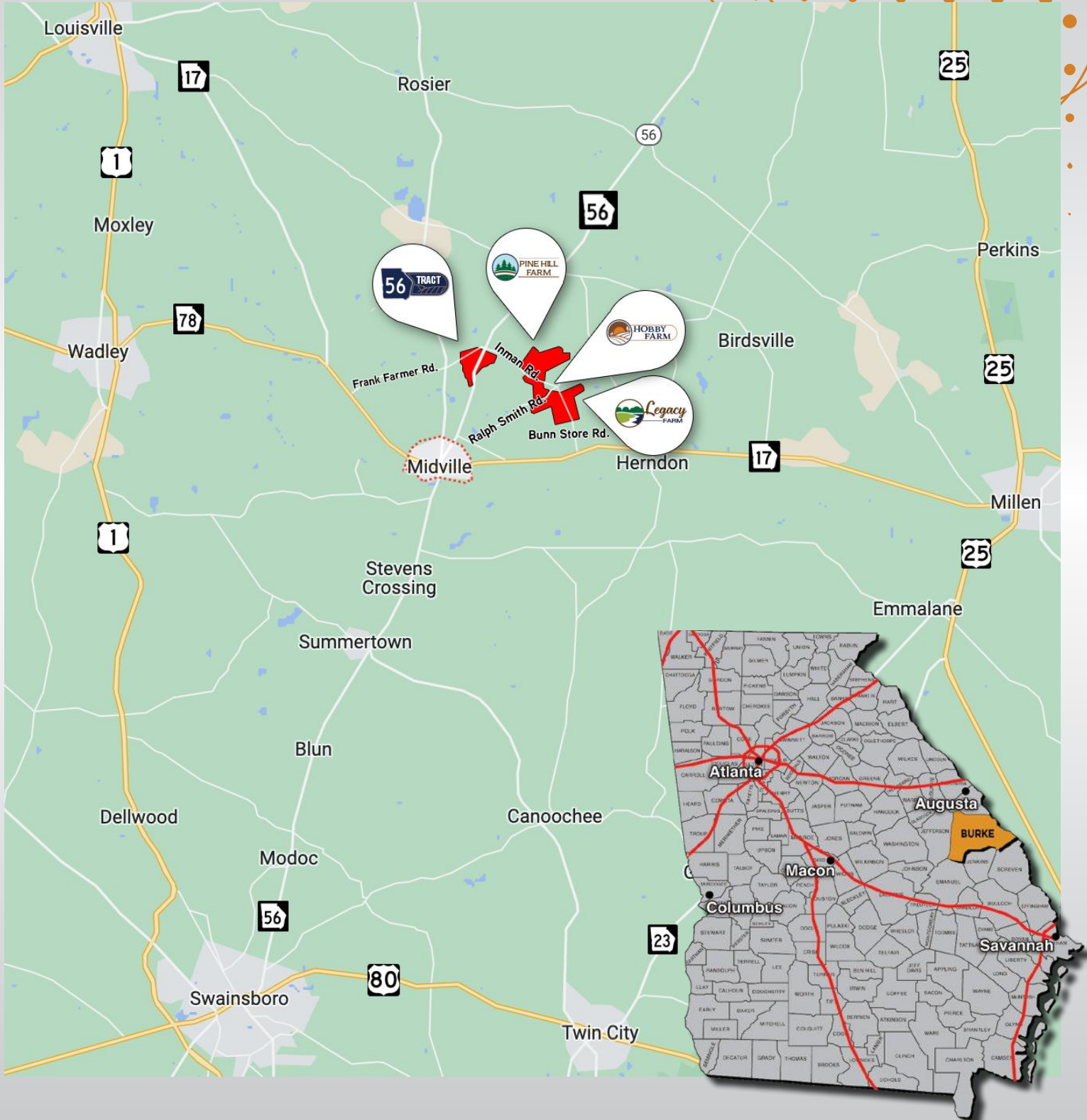
**PINE HILL
FARM**

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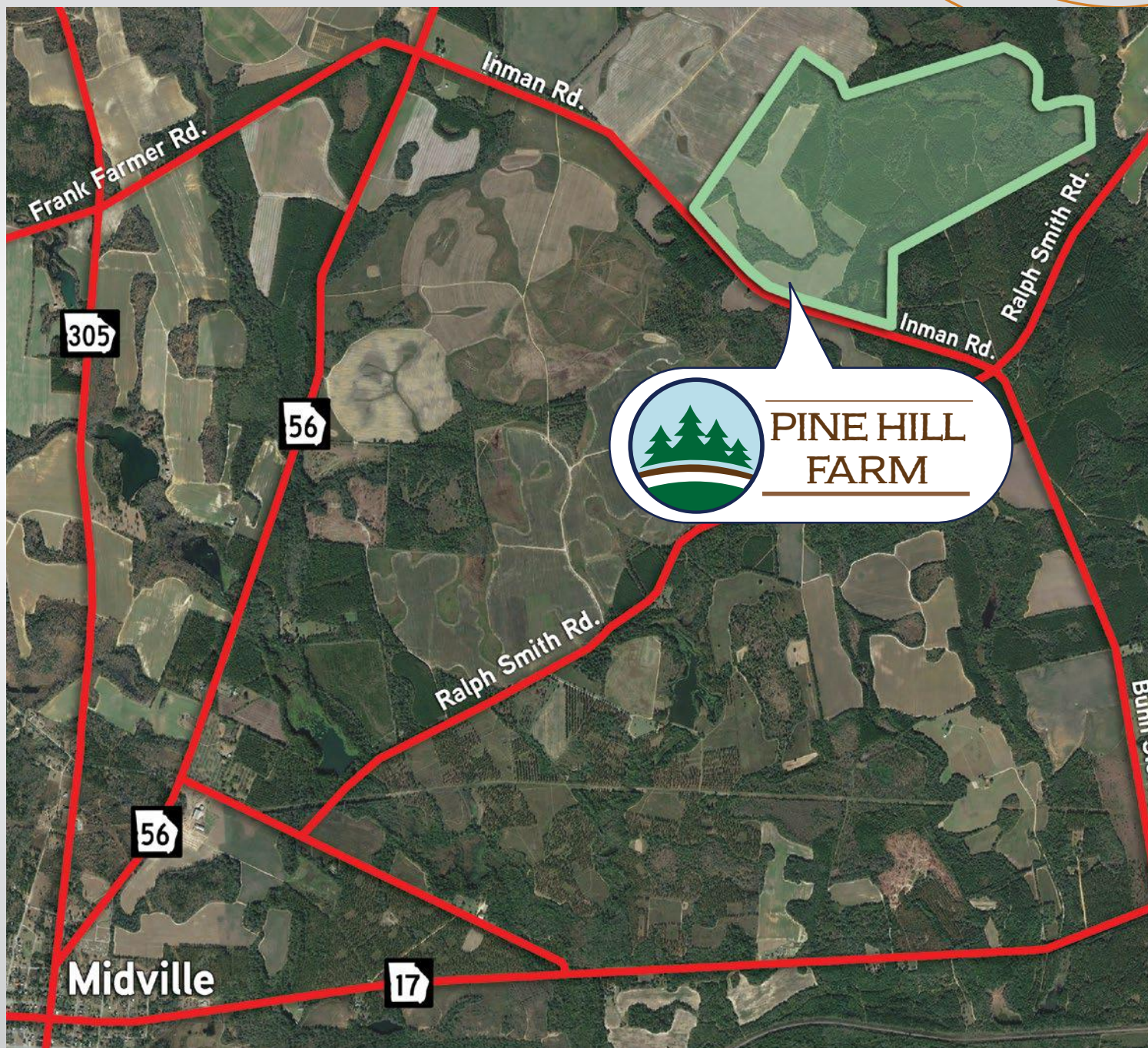
PROPERTY LOCATION



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PROPERTY LOCATION

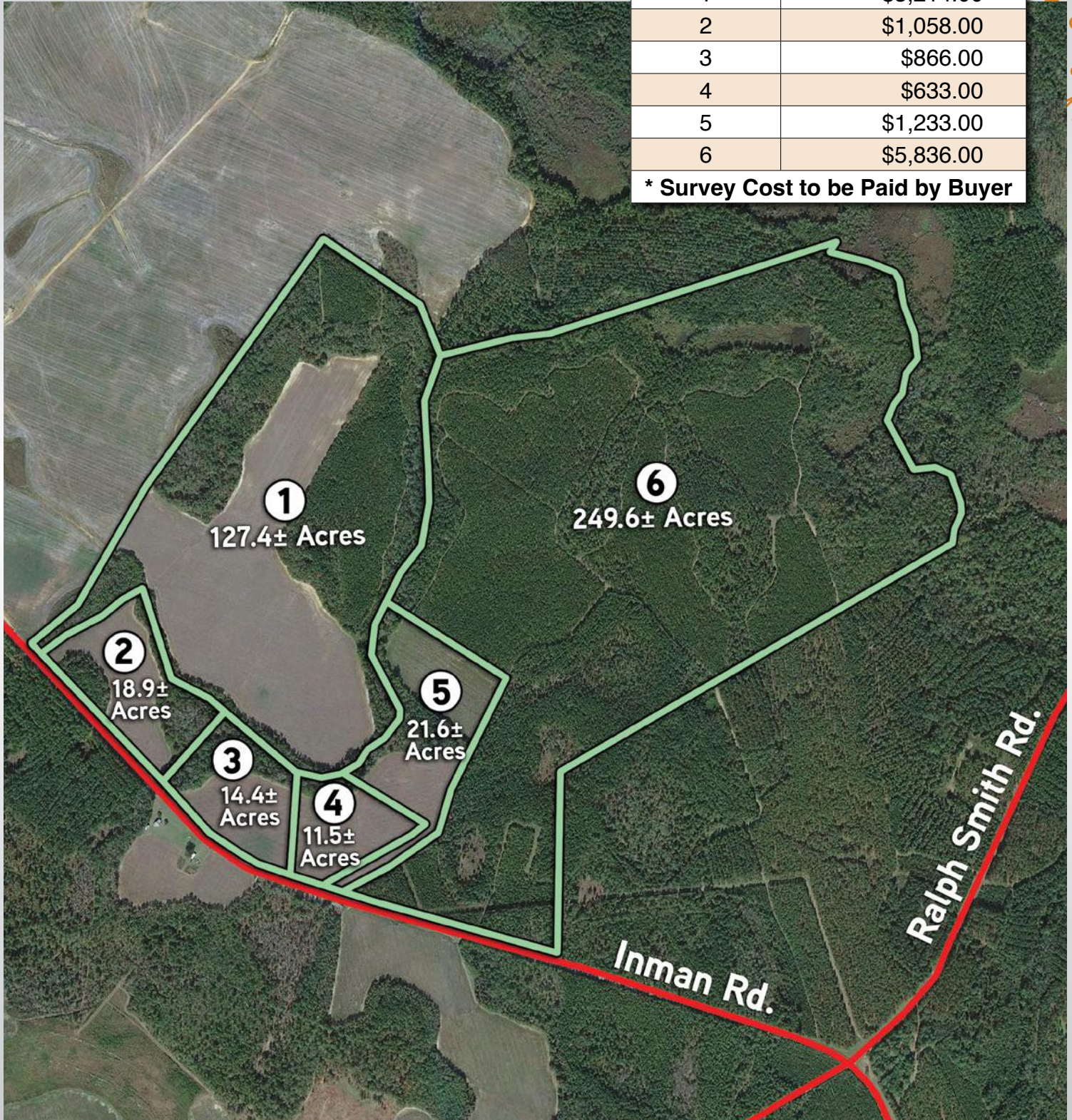




DIVISION MAP

TRACT	SURVEY COST*
1	\$3,214.00
2	\$1,058.00
3	\$866.00
4	\$633.00
5	\$1,233.00
6	\$5,836.00

* Survey Cost to be Paid by Buyer

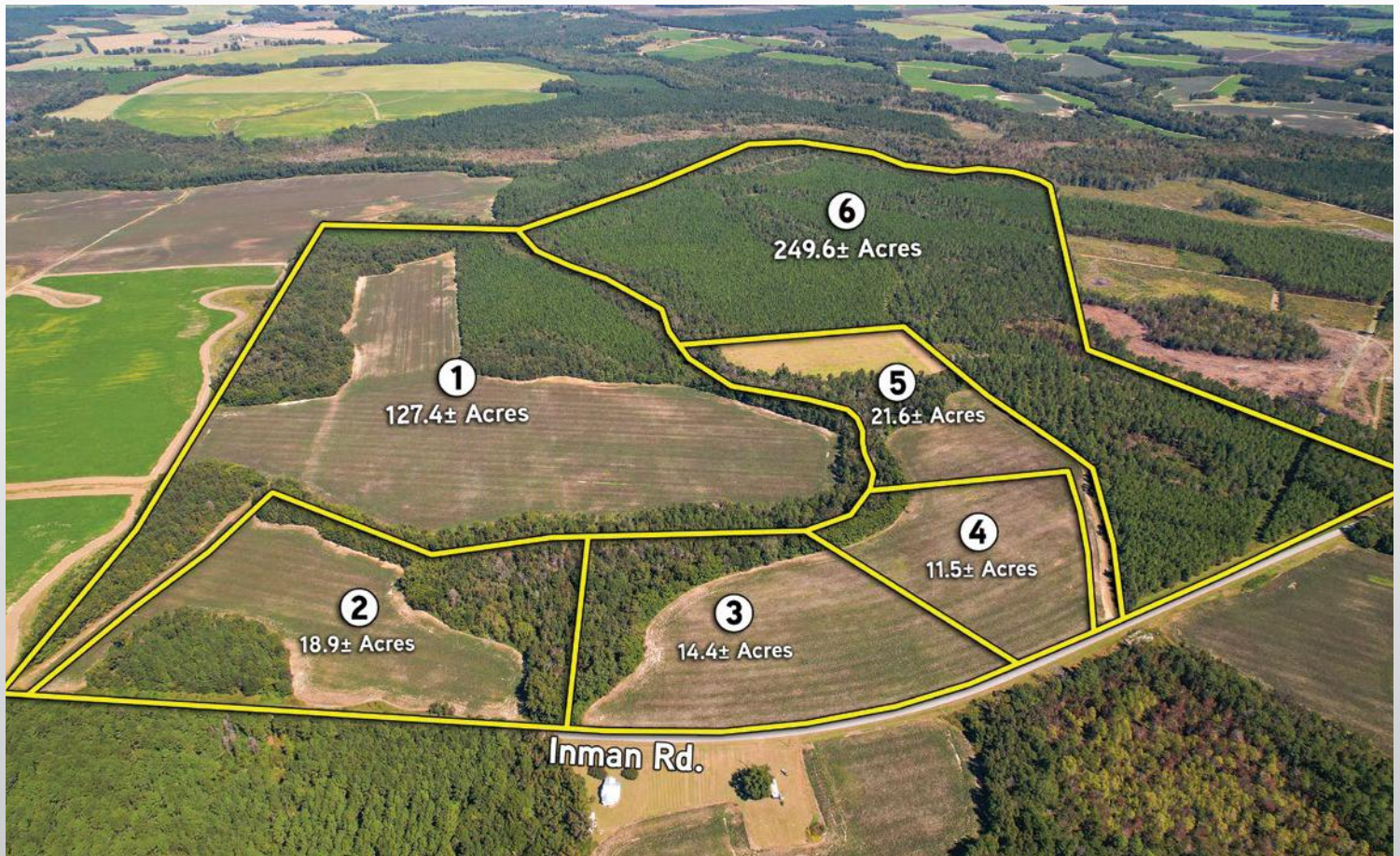


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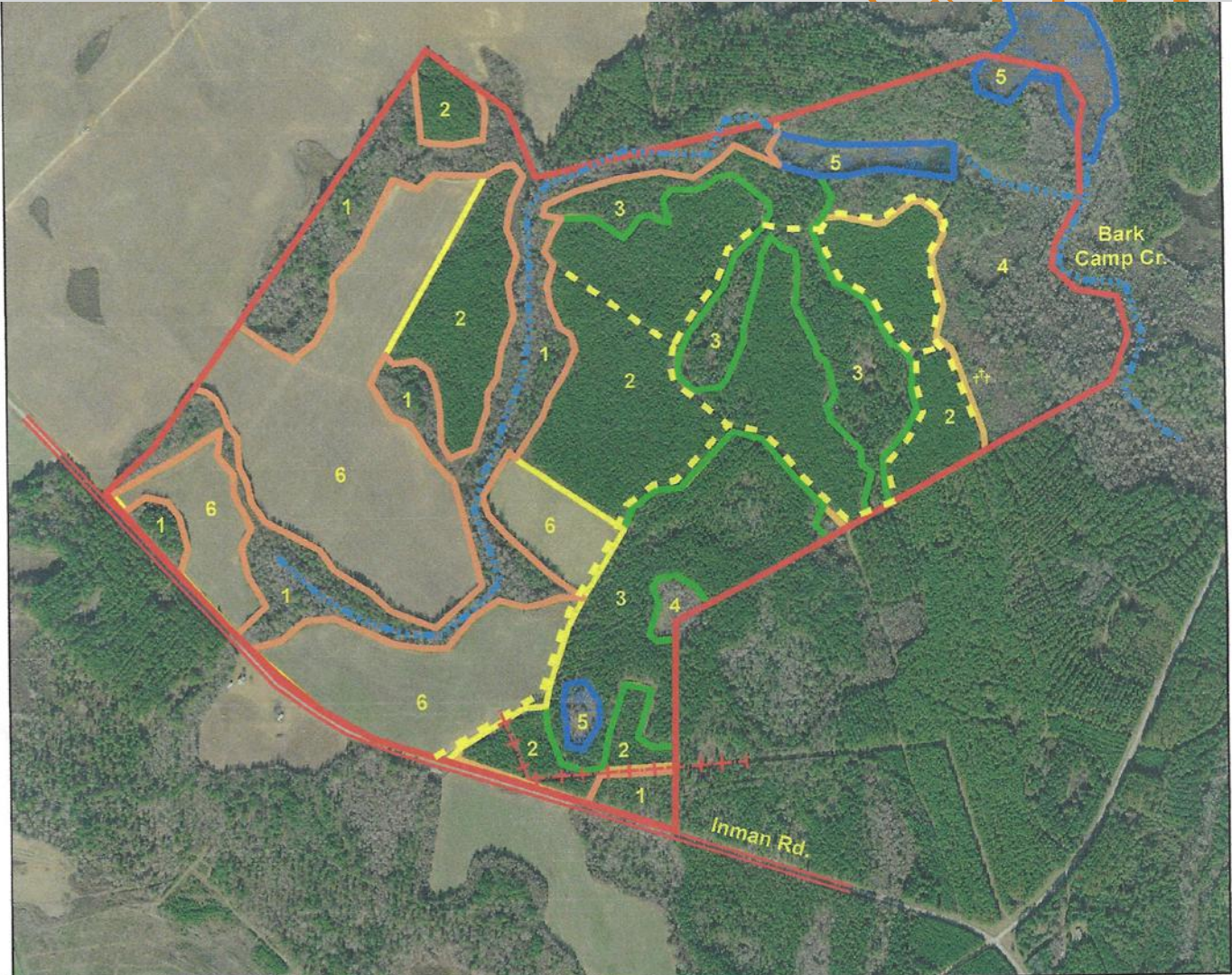
PROPERTY FEATURES

- 108.8 acres of cultivated farmland
- Merchantable timber valued at \$160,832
- Frontage on Bark Camp Creek



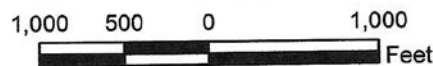


PROPERTY USE MAP



Legend	
	Merchantable Hardwood
	PP '09
	PP '03
	Wet Flat
	Cultivated Land
	Drainageway
	Farm Rd.
	Powerline
	Cemetery

Stand	Timber Type	Acres
1	Merchantable Hardwood	75.6
2	Planted Pine '09	120.5
3	Planted Pine '03	67.6
4	Pre-Merchantable Hardwood	59.8
5	Wet Flat	10.3
6	Cultivated Land	108.8
	Non-Forested	1.0
	Total:	443.6



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

Pine Hill Tr.

Volume and Value Summary
443.6 Acres

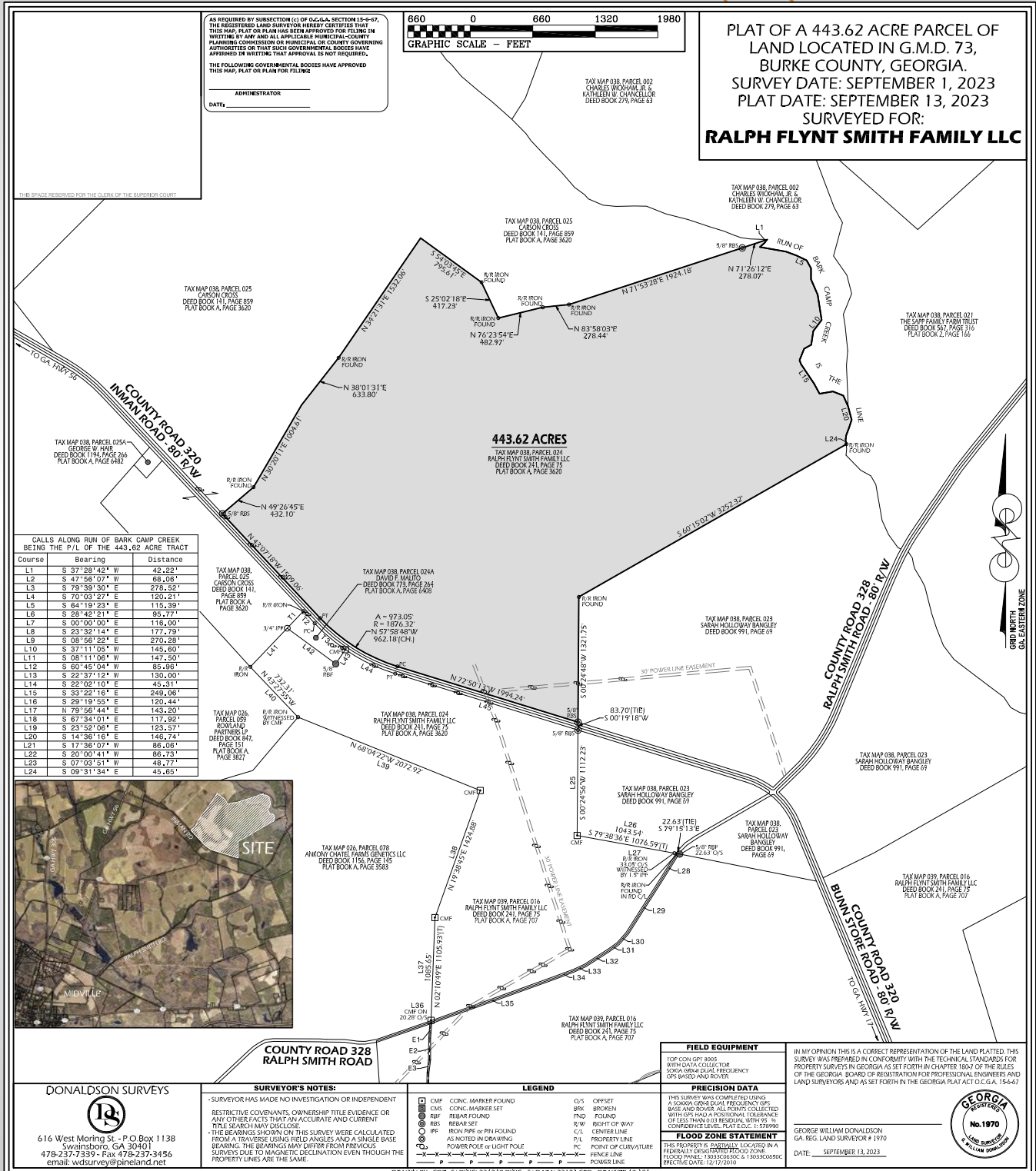
Timbered Acres

323.5 Acres

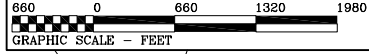
Product	Tons	\$/Ton	Value
Pine Pulpwood	7,538	11.00	\$82,918.00
Hardwood Pulpwood	1,122	7.00	\$7,854.00
Palletwood	33	16.00	\$528.00
Pine CNS	1,359	20.00	\$27,180.00
Pine Sawtimber	898	28.00	\$25,144.00
Red Oak Logs	60	36.00	\$2,160.00
Mixed HWD Sawtimber	418	36.00	\$15,048.00
Total Pre-Merchantable Value			\$50,064.00
Total Merchantable Value			\$160,832.00



PROPERTY PLAT



PLAT OF A 443.62 ACRE PARCEL OF LAND LOCATED IN G.M.D. 73, BURKE COUNTY, GEORGIA. SURVEY DATE: SEPTEMBER 1, 2023 PLAT DATE: SEPTEMBER 13, 2023 SURVEYED FOR: **RALPH FLYNT SMITH FAMILY LLC**



AS REQUIRED BY SUBSECTION (C) OF O.C.G.A. SECTION 15-6-47, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL-COUNTY PLANNING COMMISSION OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE APPROVED IN WRITING THAT APPROVAL IS NOT REQUIRED.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING:

ADMINISTRATOR _____

DATE: _____

CALLS ALONG RUN OF BARK CAMP CREEK BEING THE P.L. OF THE 443.62 ACRE TRACT

Course	Bearing	Distance
L1	S 37°28'42\"	42.22'
L2	S 47°56'07\"	68.06'
L3	S 79°39'50\"	278.52'
L4	S 70°03'27\"	120.23'
L5	S 64°19'23\"	115.39'
L6	S 28°42'21\"	95.77'
L7	S 00°00'00\"	118.00'
L8	S 23°32'14\"	177.79'
L9	S 08°56'22\"	270.28'
L10	S 37°11'05\"	145.60'
L11	S 08°11'09\"	147.50'
L12	S 60°45'04\"	85.86'
L13	S 22°37'12\"	130.00'
L14	S 22°02'10\"	45.51'
L15	S 33°22'16\"	249.06'
L16	S 29°19'55\"	120.44'
L17	N 79°38'44\"	143.20'
L18	S 67°34'01\"	117.92'
L19	S 23°52'06\"	123.57'
L20	S 14°36'16\"	148.74'
L21	S 17°38'07\"	96.06'
L22	S 20°00'41\"	86.73'
L23	S 07°03'51\"	48.77'
L24	S 09°31'34\"	45.65'



DONALDSON SURVEYS

616 West Morning St. - P.O. Box 1138
Swainsboro, GA 30401
478-237-7339 - Fax: 478-237-3456
email: wdsurvey@pinehill.net

SURVEYOR'S NOTES:

- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY OCCURE.
- THE BEARINGS SHOWN ON THIS SURVEY WERE CALCULATED FROM A TRAVELING USING FIELD ANGLES AND A SINGLE BASE BEARING. THE BEARINGS MAY DIFFER FROM PREVIOUS SURVEYS DUE TO MAGNETIC DECLINATION EVEN THOUGH THE PROPERTY LINES ARE THE SAME.

LEGEND

CMF	CONC. MARKER FOUND	OS	OFFSET
CMS	CONC. MARKER SET	BRK	BROKEN
RF	REBAR FOUND	FND	FOUND
RBS	REBAR SET	R/W	RIGHT OF WAY
IPF	IRON PIPE OR PIN FOUND	CL	CENTER LINE
AS NOTED IN DRAWING	AS NOTED IN DRAWING	PL	PROPERTY LINE
PP	POWER POLE OR LIGHT POLE	PC	POINT OF CURVATURE
---	---	FL	FENCE LINE
---	---	PL	POWER LINE

FIELD EQUIPMENT

TOP CON. GPR 8005
SOKKA GPR 1544 PRECISION GPS
SOKKA GPR 1544 PRECISION GPS
GPS SAVED BY ROVER

PRECISION DATA

THIS SURVEY WAS COMPLETED USING A SOKKA GPR 1544 PRECISION GPS. BASE AND STATION ALL POINTS COLLECTED WITH GPS HAS A POSITIONAL TOLERANCE OF LESS THAN 0.03 RESIDUAL WITH 95 % CONFIDENCE LEVEL. PLAT E.C.G. 11-15-2020

FLOOD ZONE STATEMENT

THIS PROPERTY IS PARTIALLY LOCATED IN A HERETOFORE DESIGNATED FLOOD ZONE. FLOOD PANEL: 1303302800C & 1303302800C. EFFECTIVE DATE: 12-17-2010.

IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-A7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67

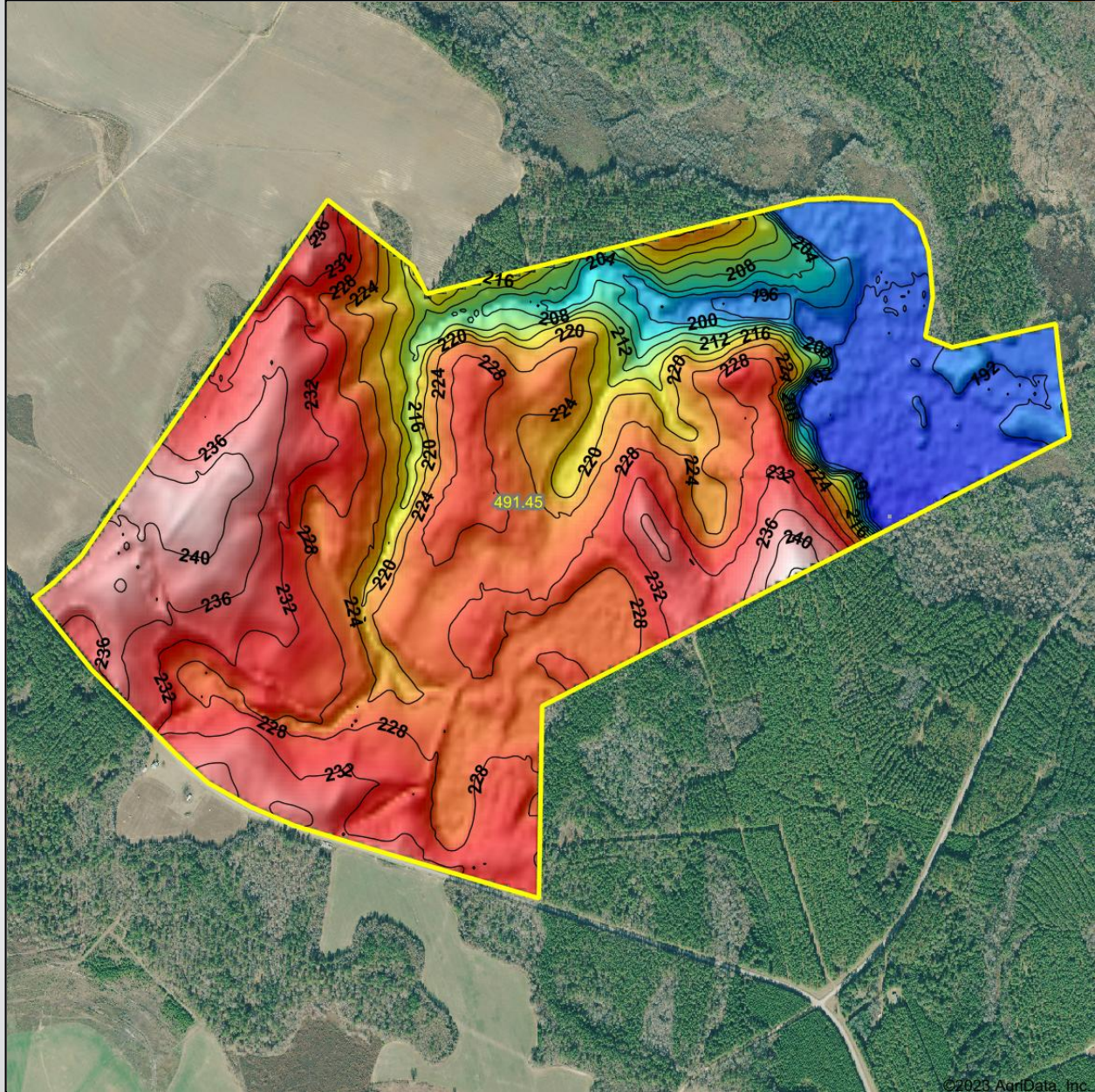
GEORGE WILLIAM DONALDSON
CA. REG. LAND SURVEYOR # 1970

DATE: SEPTEMBER 13, 2023

DRAWN BY: CDT S:\DWG\231248.DWG S:\DATA\231243.CRD DRAWER: 17-101



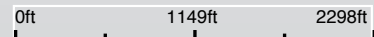
TOPOGRAPHY MAP



©2023 AgriData, Inc.



Source: USGS 10 meter dem
 Interval(ft): 4
 Min: 188.3
 Max: 245.0
 Range: 56.7
 Average: 222.0
 Standard Deviation: 14.57 ft



9/7/2023

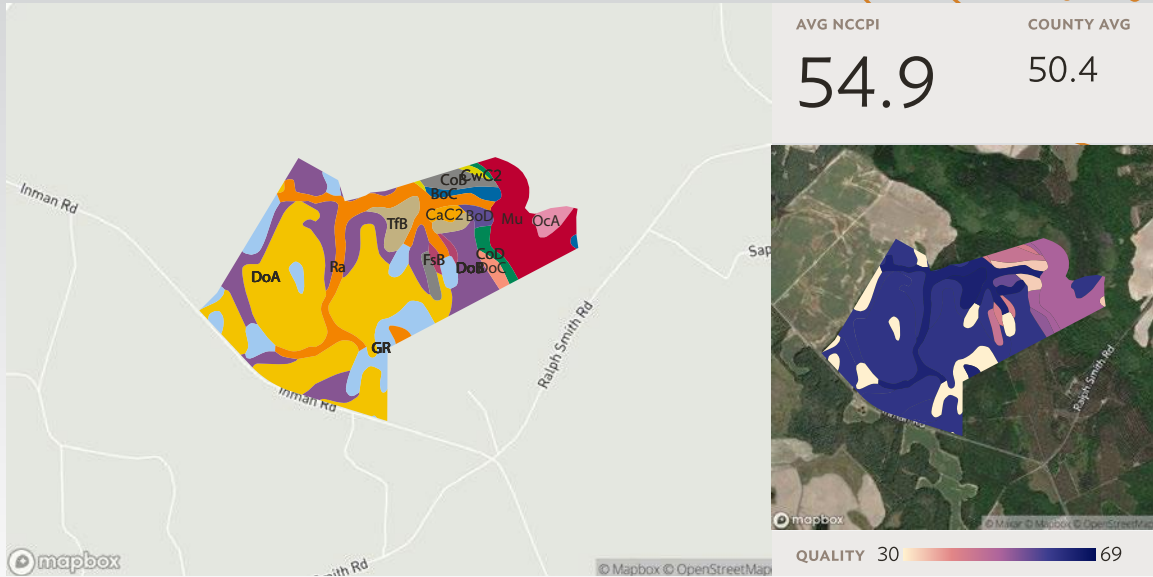
Burke County
Georgia

Boundary Center: 32° 51' 42.34, -82° 10' 57.45





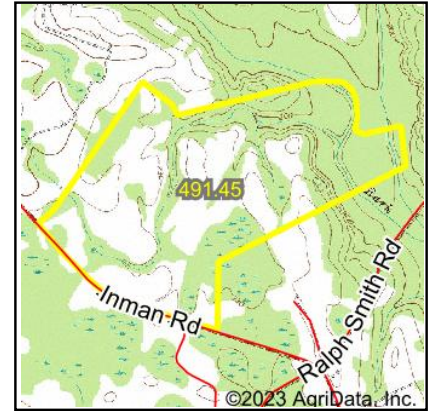
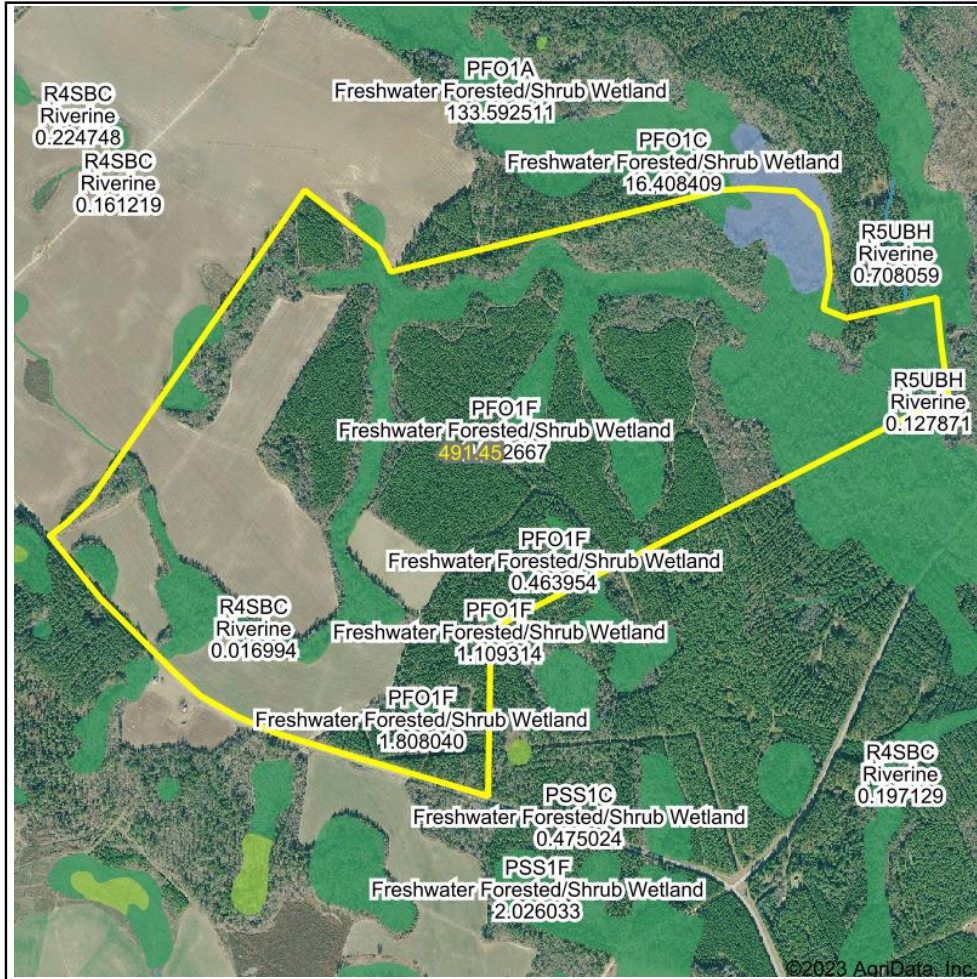
SOILS MAP



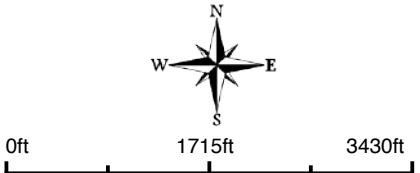
SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
DoA	Dothan loamy sand, 0 to 2 percent slopes	177.46	36.8%	2	61.0
DoB	Dothan loamy sand, 2 to 5 percent slopes	89.51	18.5%	2	60.8
Ra	Rains sandy loam	50.22	10.4%	3	64.0
GR	Grady-Rembert association	49.85	10.3%	5	23.7
Mu	Muckalee loam	47.60	9.9%	5	49.6
TfB	Tifton loamy sand, 2 to 5 percent slopes	16.36	3.4%	2	64.6
CoB	Cowarts loamy sand, 2 to 5 percent slopes	13.19	2.7%	2	44.9
CoD	Cowarts loamy sand, 8 to 12 percent slopes	7.33	1.5%	4	50.1
OcA	Ocilla loamy sand, 0 to 2 percent slopes	6.71	1.4%	3	60.8
BoC	Bonifay fine sand, 5 to 8 percent slopes	6.62	1.4%	4	33.6
DoC	Dothan loamy sand, 5 to 8 percent slopes	4.44	0.9%	3	52.0
BoD	Bonifay fine sand, 8 to 12 percent slopes	4.05	0.8%	6	33.2
CaC2	Carnegie sandy loam, 5 to 8 percent slopes, moderately eroded	3.86	0.8%	4	55.3
FsB	Fuquay loamy sand, 0 to 5 percent slopes	3.66	0.8%	2	41.7
CwC2	Cowarts sandy loam, 5 to 8 percent slopes, moderately eroded	1.78	0.4%	4	42.2
482.61					54.9



WETLANDS MAP



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



Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	78.73
PFO1C	Freshwater Forested/Shrub Wetland	26.82
PAB3Hh	Freshwater Pond	10.87
PSS1Fb	Freshwater Forested/Shrub Wetland	6.86
PFO1F	Freshwater Forested/Shrub Wetland	3.19
PFO1/4C	Freshwater Forested/Shrub Wetland	2.13
PFO4/1A	Freshwater Forested/Shrub Wetland	1.44
R5UBH	Riverine	0.15
R4SBC	Riverine	0.02
Total Acres		130.21

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



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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