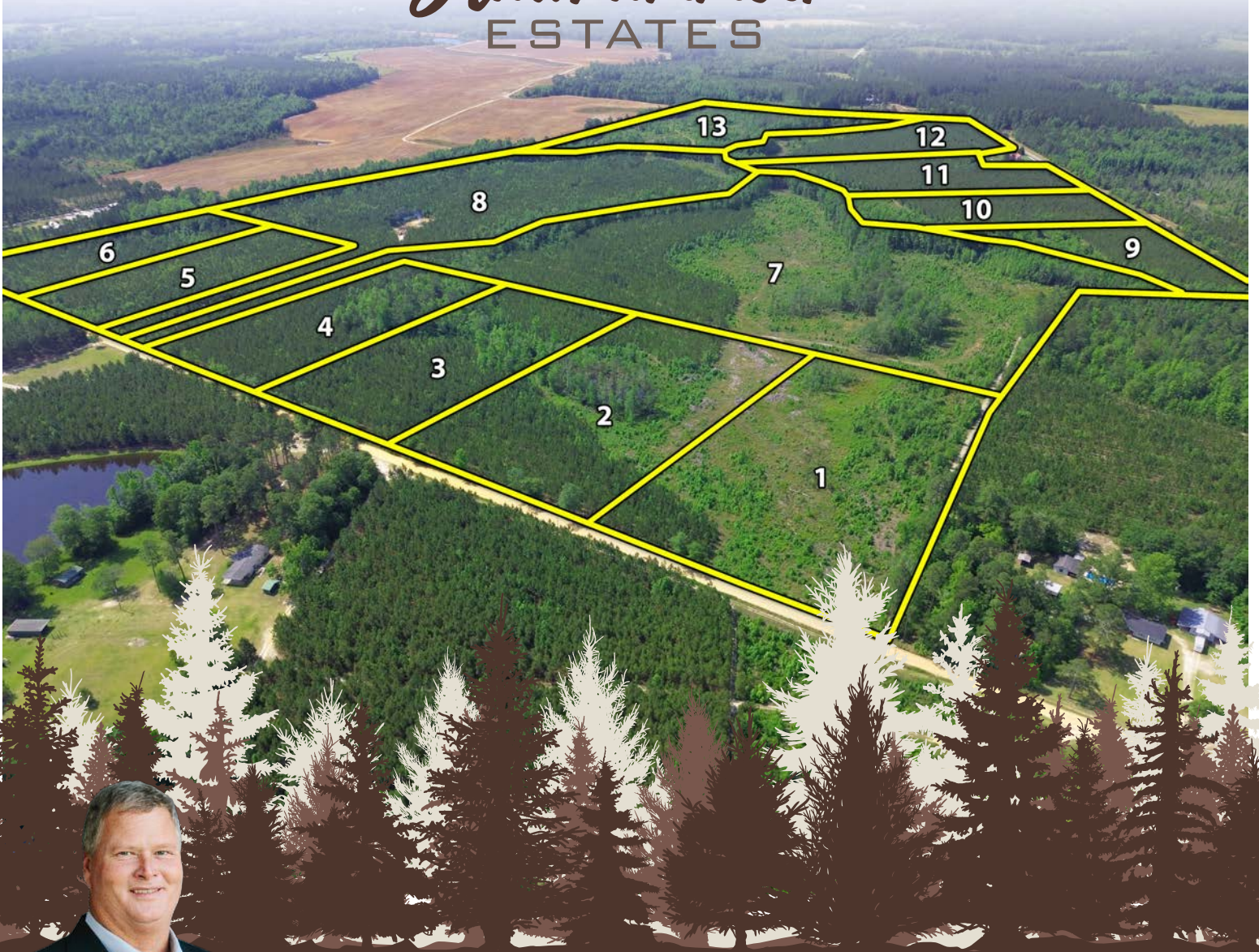


**157± ACRES**  
Offered in 13 Tracts



Old Wadley Road &  
Hawhammock Church Road,  
Swainsboro, Georgia  
Emanuel County

*Hawhammock*  
ESTATES



**ONLINE AUCTION**  
**BIDDING ENDS: JUNE 12TH • 12 NOON**

Rusty Lane, Owner  
478.455.1861  
rusty@southauctiongroup.com



**SOUTH AUCTION**  
southauction.com



*Hawhammock*  
ESTATES

**157± ACRES**

**Offered in 13 Tracts**



**SOUTH  
AUCTION**

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

Hello,

South Auction is proud to present Hawhammock Estates in Swainsboro, GA. This property is ideally suited for home sites, hunting, and recreation. With a great stand of planted pines, interior trails, paved road frontage, and dirt road frontage, this is a very rare opportunity in Emanuel Co. GA.

The bidding will conclude on June 12th at 12 noon. Bidders will have the opportunity to purchase single parcels, combinations of tracts, or the property as a whole.

If you have questions about this property or would like a tour, please give me a call at anytime.

Sincerely,



Rusty Lane  
Owner  
478.455.1861  
[rusty@southauctiongroup.com](mailto:rusty@southauctiongroup.com)

# ONLINE AUCTION

**BIDDING ENDS: JUNE 12TH • 12 NOON**



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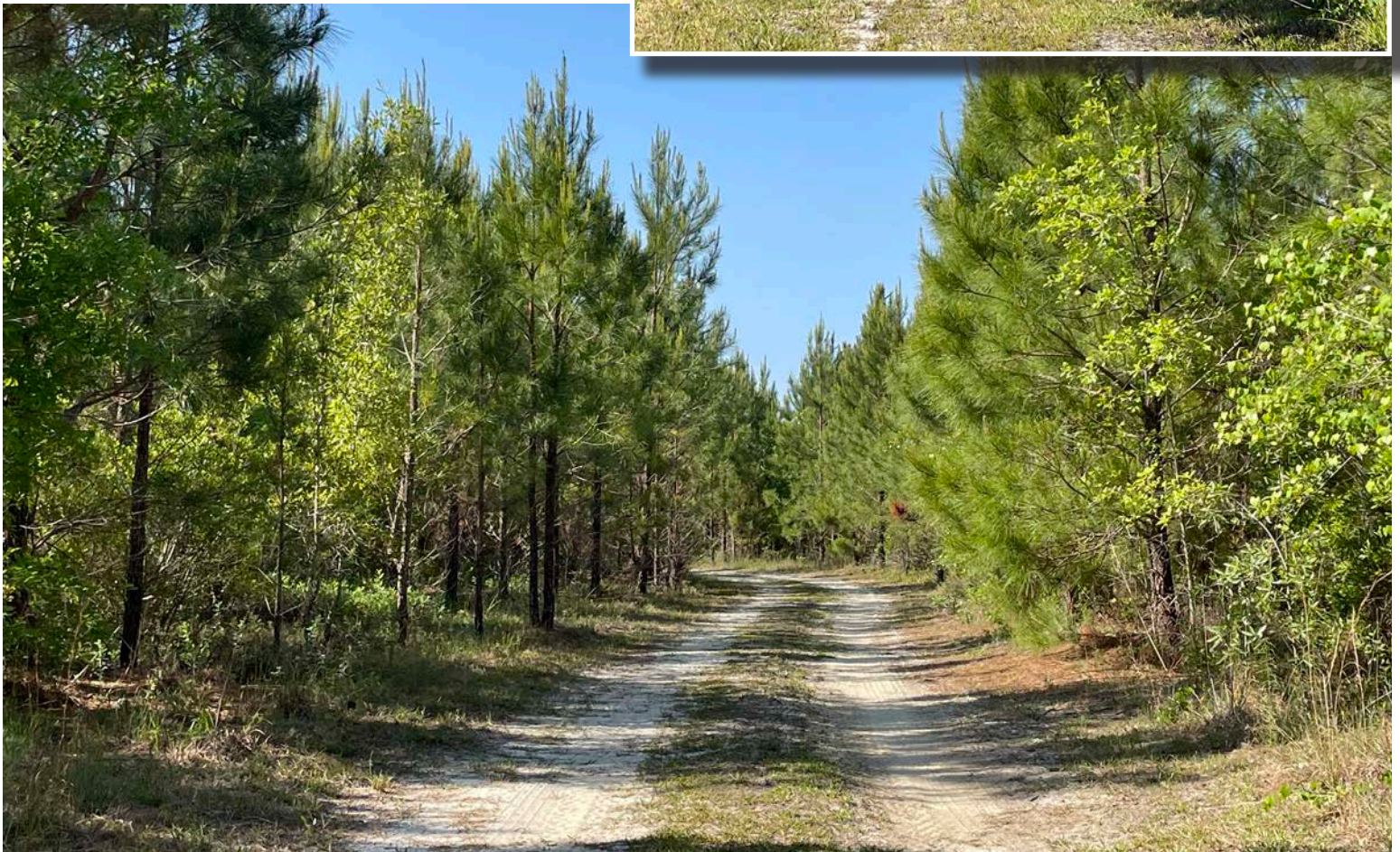
*Hawhammock*  
ESTATES

**157<sup>±</sup> ACRES**

**Offered in 13 Tracts**

## PROPERTY DETAILS

- **Planted pines, cutover timber, and creek bottom**
- **Roads and food plot sites throughout**
- **Ideal home sites convenient to Swainsboro**
- **Hardwood drain through the middle of the property ideal for a pond site**
- **Great tract for hunting, recreation, timber investment, and mini farms**

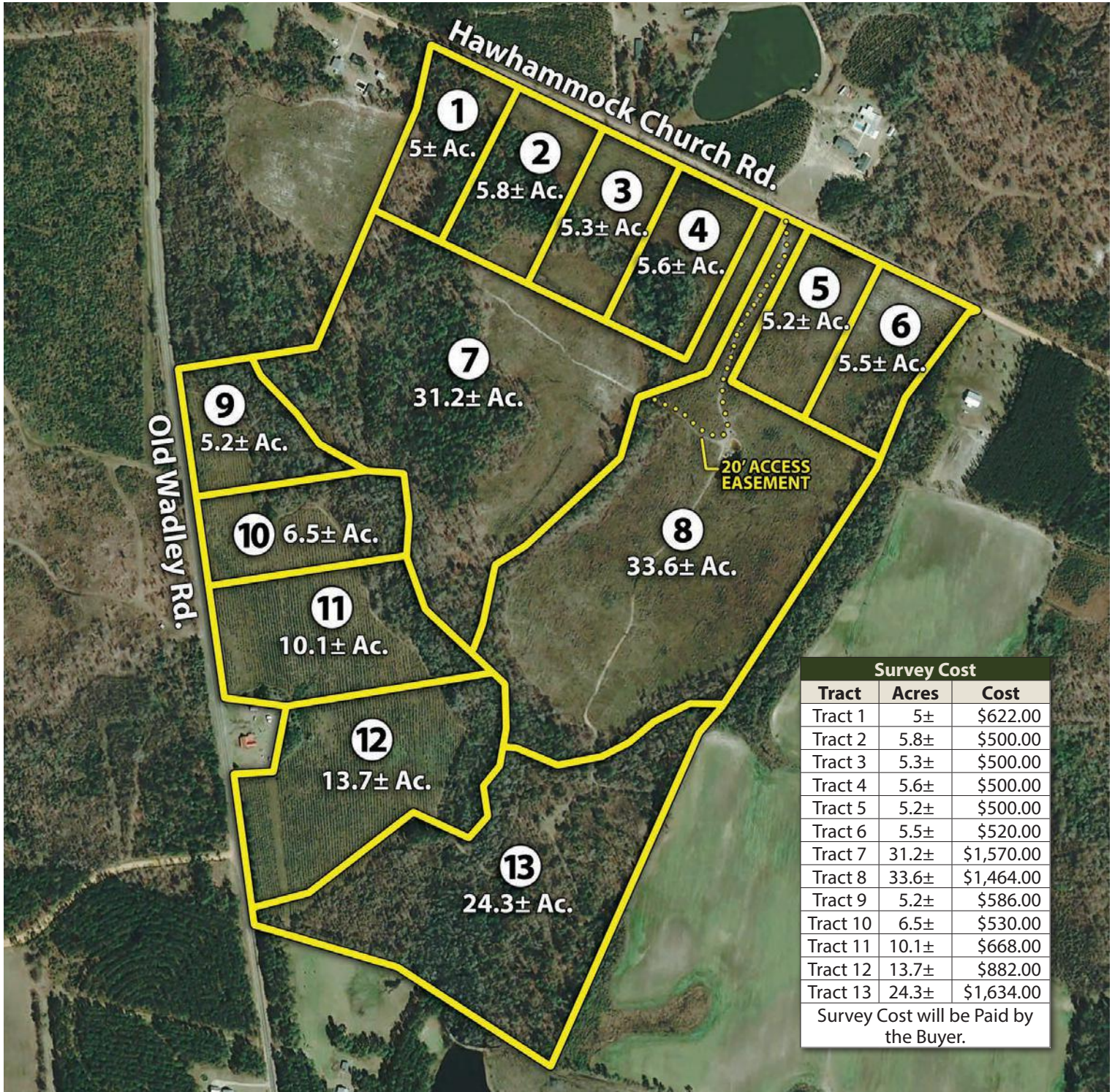


# ONLINE AUCTION

**BIDDING ENDS: JUNE 12TH • 12 NOON**



## TRACT MAP



Survey Cost		
Tract	Acres	Cost
Tract 1	5±	\$622.00
Tract 2	5.8±	\$500.00
Tract 3	5.3±	\$500.00
Tract 4	5.6±	\$500.00
Tract 5	5.2±	\$500.00
Tract 6	5.5±	\$520.00
Tract 7	31.2±	\$1,570.00
Tract 8	33.6±	\$1,464.00
Tract 9	5.2±	\$586.00
Tract 10	6.5±	\$530.00
Tract 11	10.1±	\$668.00
Tract 12	13.7±	\$882.00
Tract 13	24.3±	\$1,634.00

Survey Cost will be Paid by the Buyer.

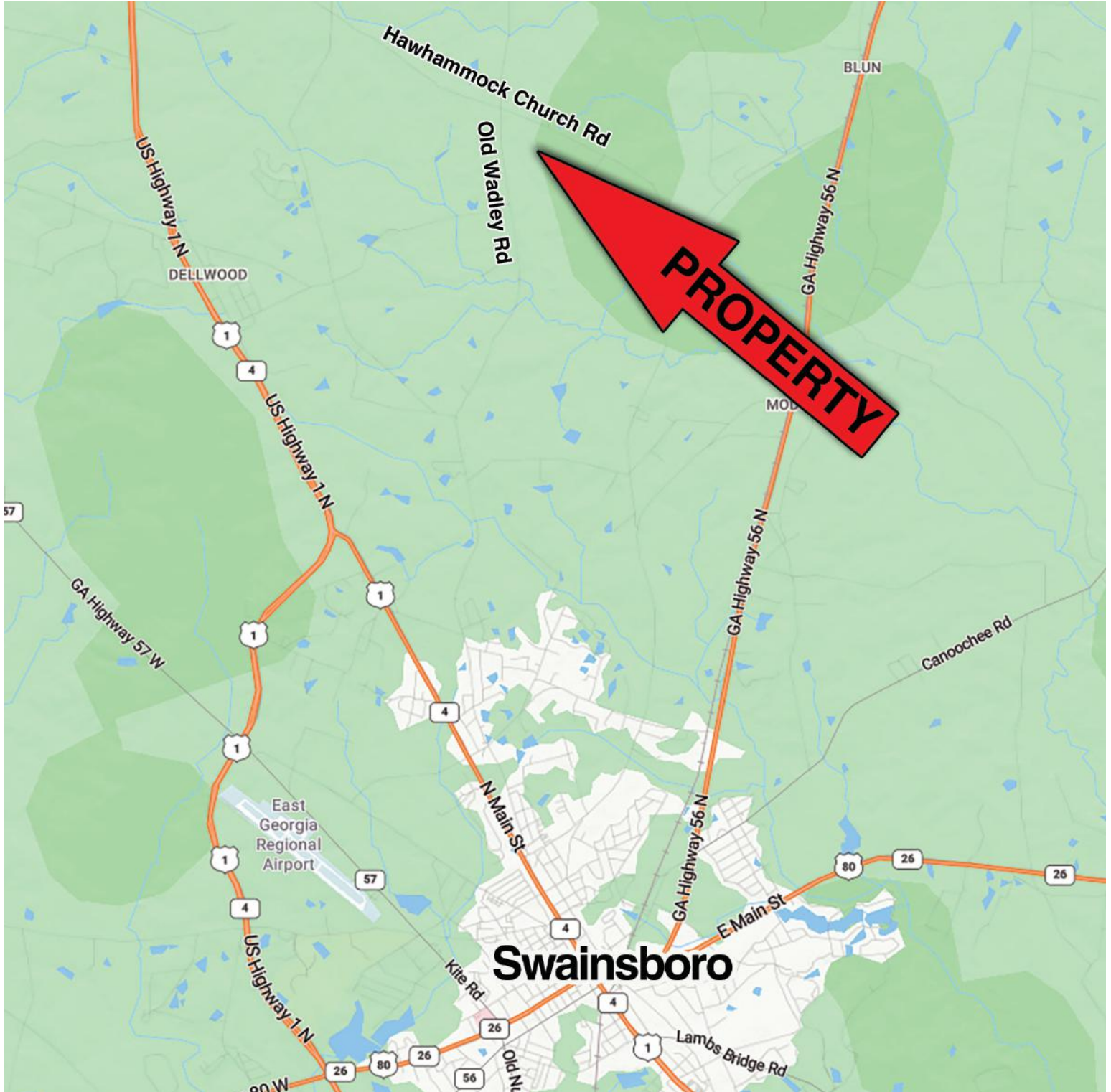


*Hawhammock*  
ESTATES

**157<sup>±</sup> ACRES**

**Offered in 13 Tracts**

## LOCATION MAP

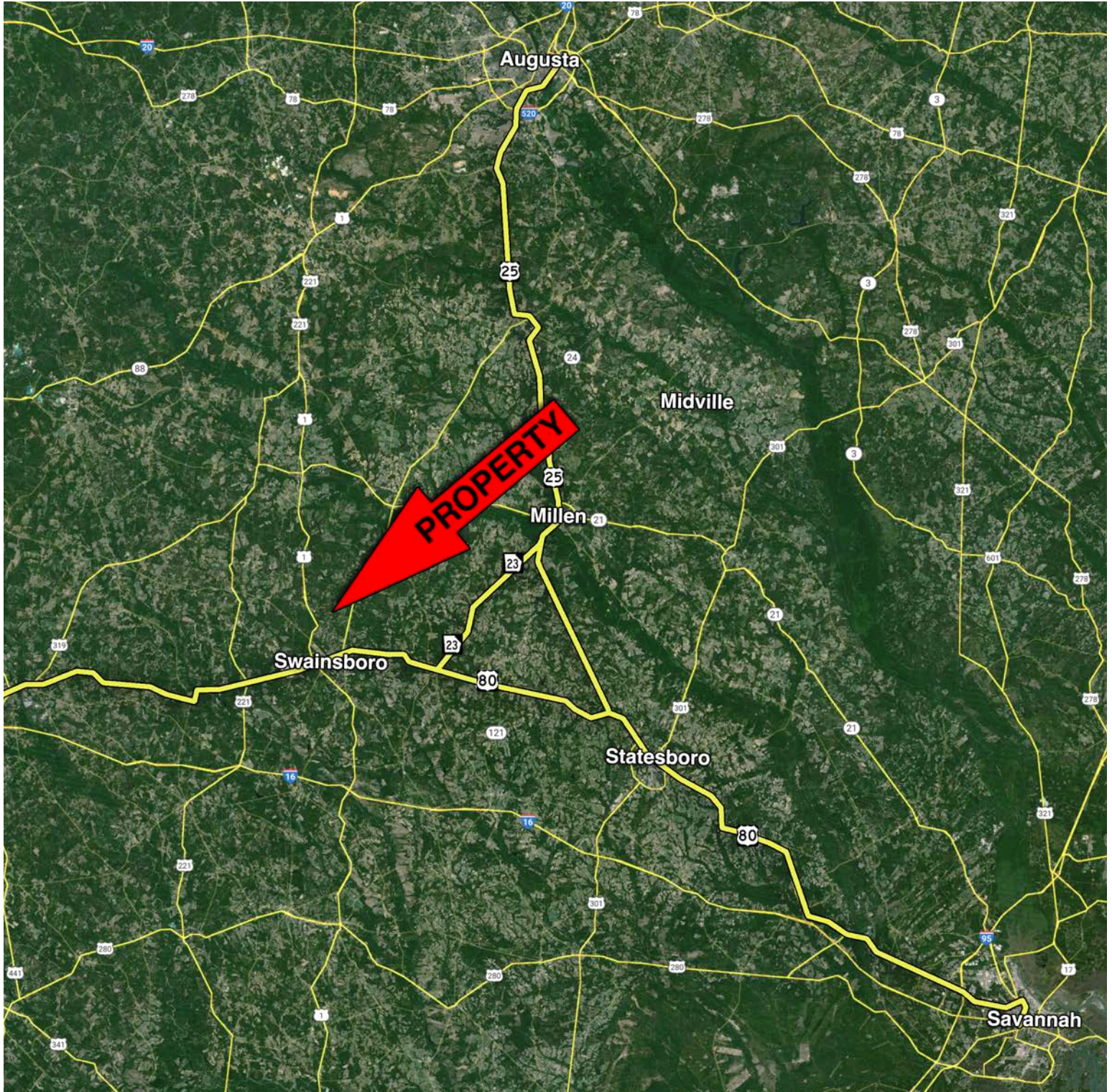


# ONLINE AUCTION

**BIDDING ENDS: JUNE 12TH • 12 NOON**



## LOCATION MAP



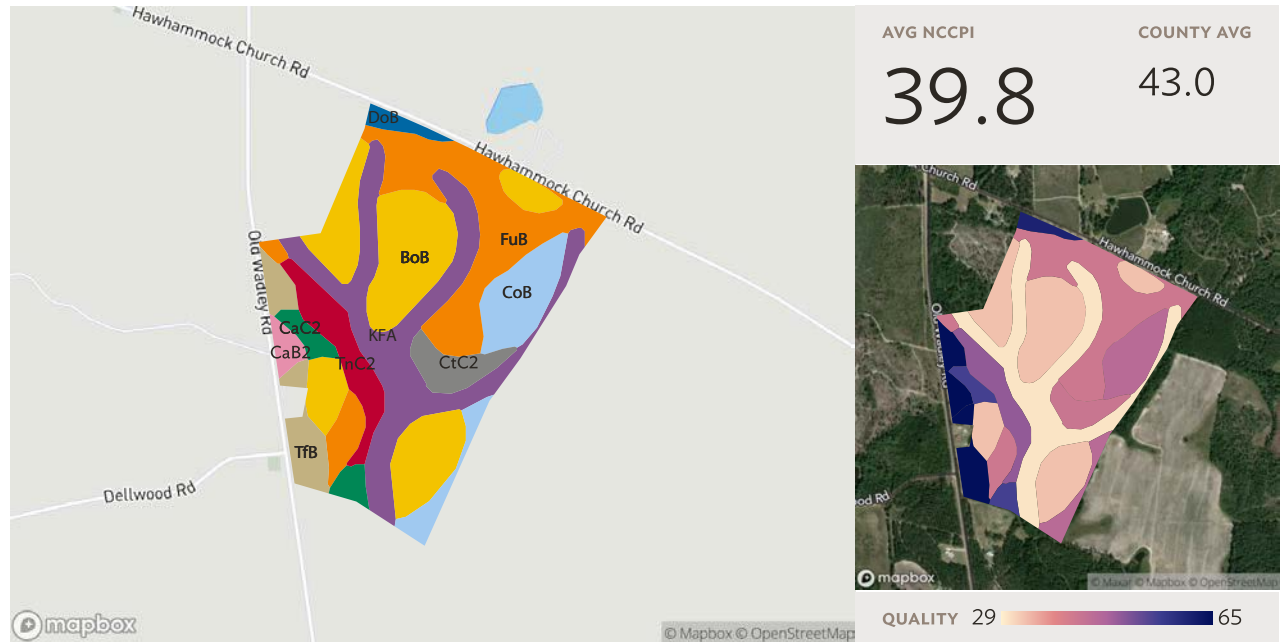


## SOILS MAP



Fields | Soil Survey May 8, 2024

1 field, 156 acres in Emanuel County, GA



Source: NRCS Soil Survey

### All fields

156 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
BoB	Bonifay sand, 1 to 5 percent slopes	40.95	26.2%	3	33.0
KFA	Kinston and Bibb soils, 0 to 2 percent slopes, frequently flooded	35.17	22.5%	6	30.0
FuB	Fuquay loamy sand, 0 to 5 percent slopes	32.57	20.9%	2	41.7
CoB	Cowarts loamy sand, 2 to 5 percent slopes	14.91	9.6%	2	44.9
TnC2	Tifton sandy loam, 5 to 8 percent slopes, eroded	9.68	6.2%	3	49.1
TfB	Tifton loamy sand, 2 to 5 percent slopes	8.30	5.3%	2	64.6
CtC2	Cowarts sandy loam, 5 to 8 percent slopes, moderately eroded	5.78	3.7%	4	42.2
CaC2	Carnegie sandy loam, 5 to 8 percent slopes, moderately eroded	4.42	2.8%	4	55.3
CaB2	Carnegie sandy loam, 2 to 5 percent slopes, moderately eroded	2.25	1.4%	3	70.2

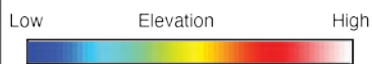
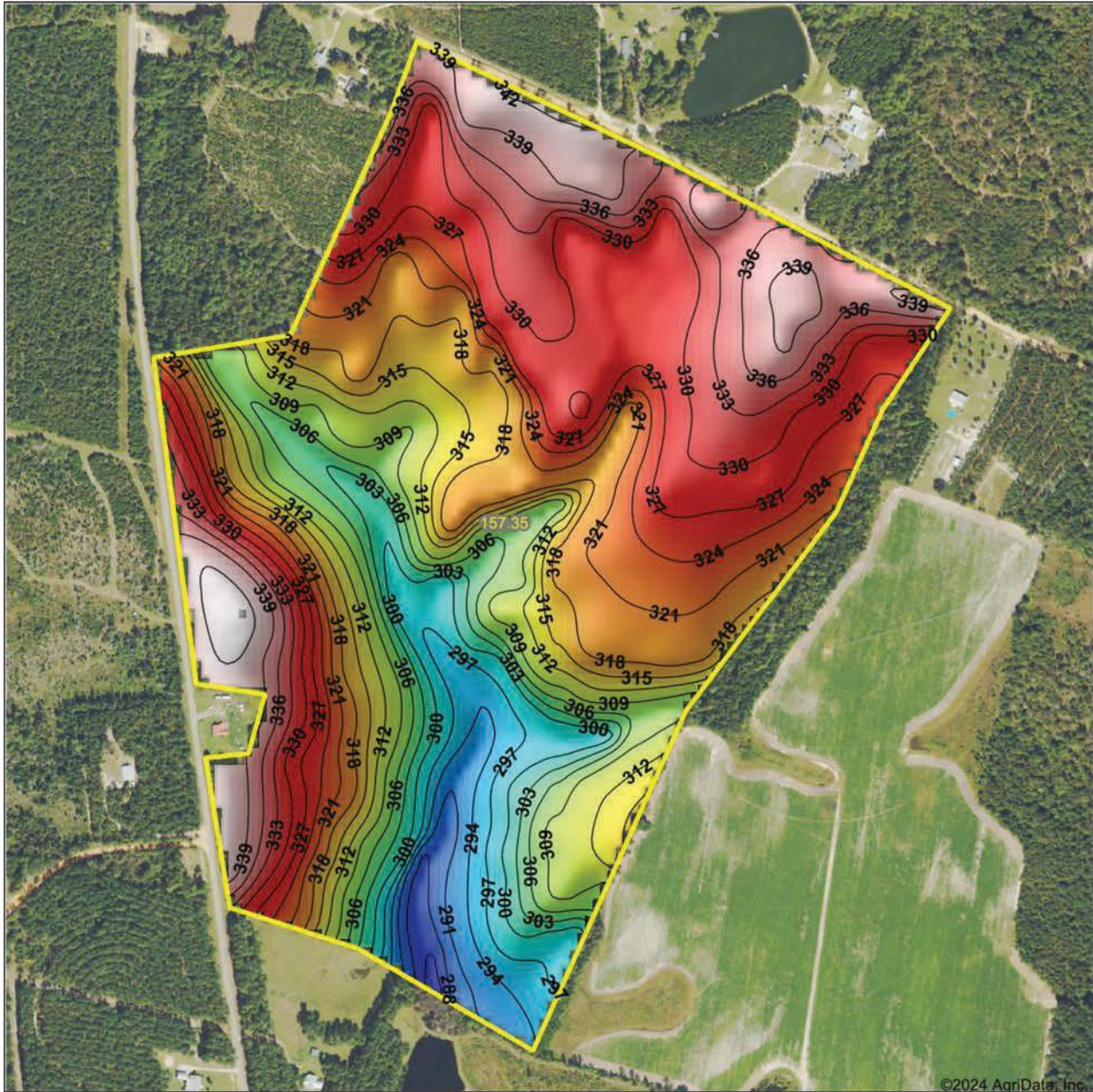


# ONLINE AUCTION

## BIDDING ENDS: JUNE 12TH • 12 NOON



### TOPOGRAPHY MAP



Source: USGS 10 meter dem  
Interval(ft): 3  
Min: 283.7  
Max: 343.1  
Range: 59.4  
Average: 319.6  
Standard Deviation: 13.65 ft



Emanuel County  
Georgia

5/8/2024  
Boundary Center: 32° 40' 47.43, -82° 20' 24.13



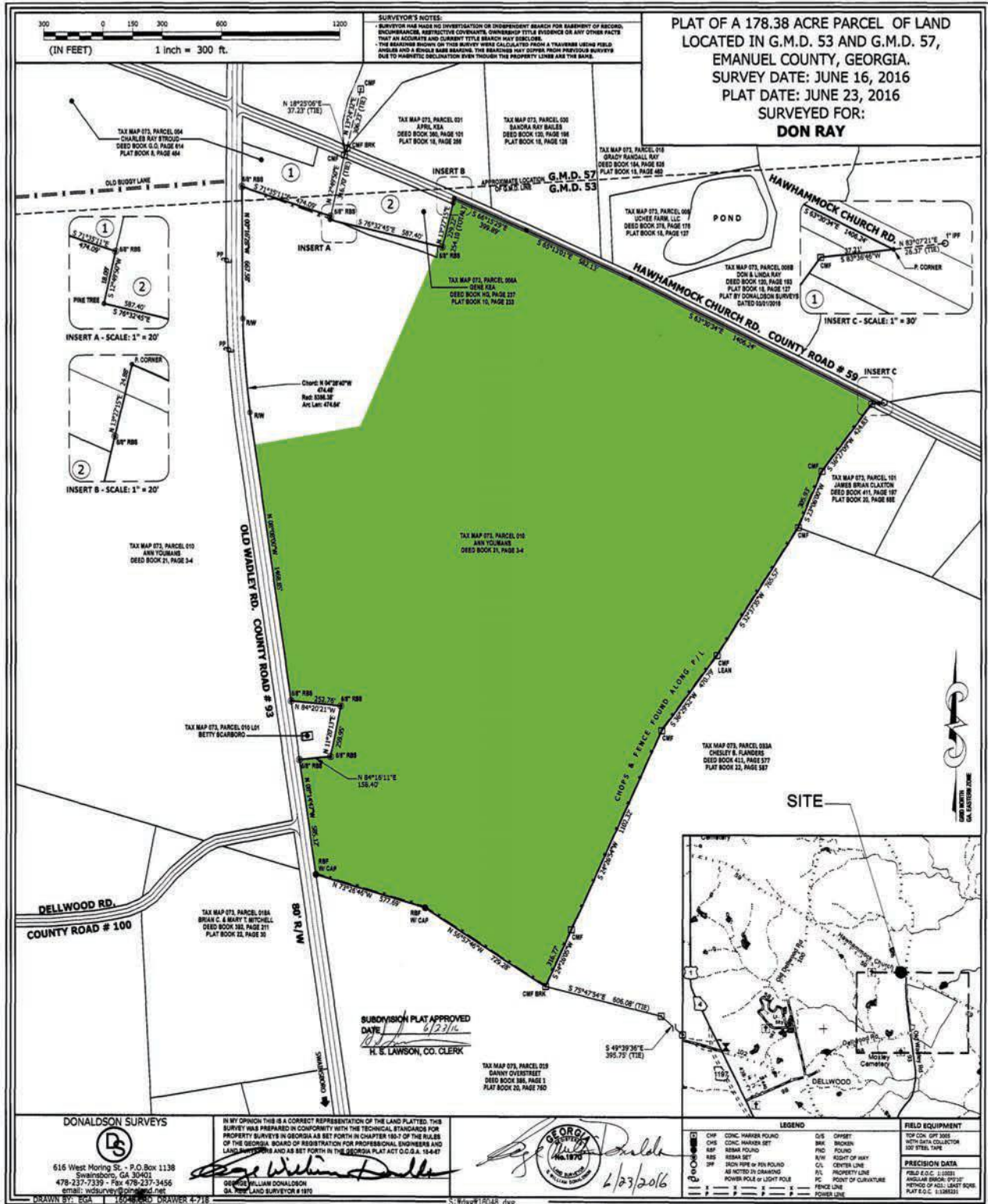


**Hawhammock**  
ESTATES

**157± ACRES**

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**PLAT MAP**



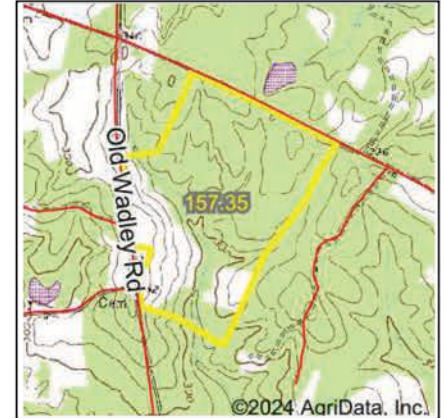


**Hawhammock**  
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**WETLANDS MAP**

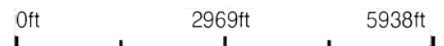


State: **Georgia**  
 Location:  
 County: **Emanuel**  
 Township: **Swainsboro**  
 Date: **5/8/2024**

Maps Provided By:



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Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	9.80
PFO1Fh	Freshwater Forested/Shrub Wetland	1.37
PFO1Ch	Freshwater Forested/Shrub Wetland	0.71
PFO1C	Freshwater Forested/Shrub Wetland	0.70
Total Acres		12.58

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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**BIDDING ENDS: JUNE 12TH • 12 NOON**



## PROPERTY PHOTOS





*Hawhammock*  
ESTATES

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## PROPERTY PHOTOS



# ONLINE AUCTION

## BIDDING ENDS: JUNE 12TH • 12 NOON



## 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