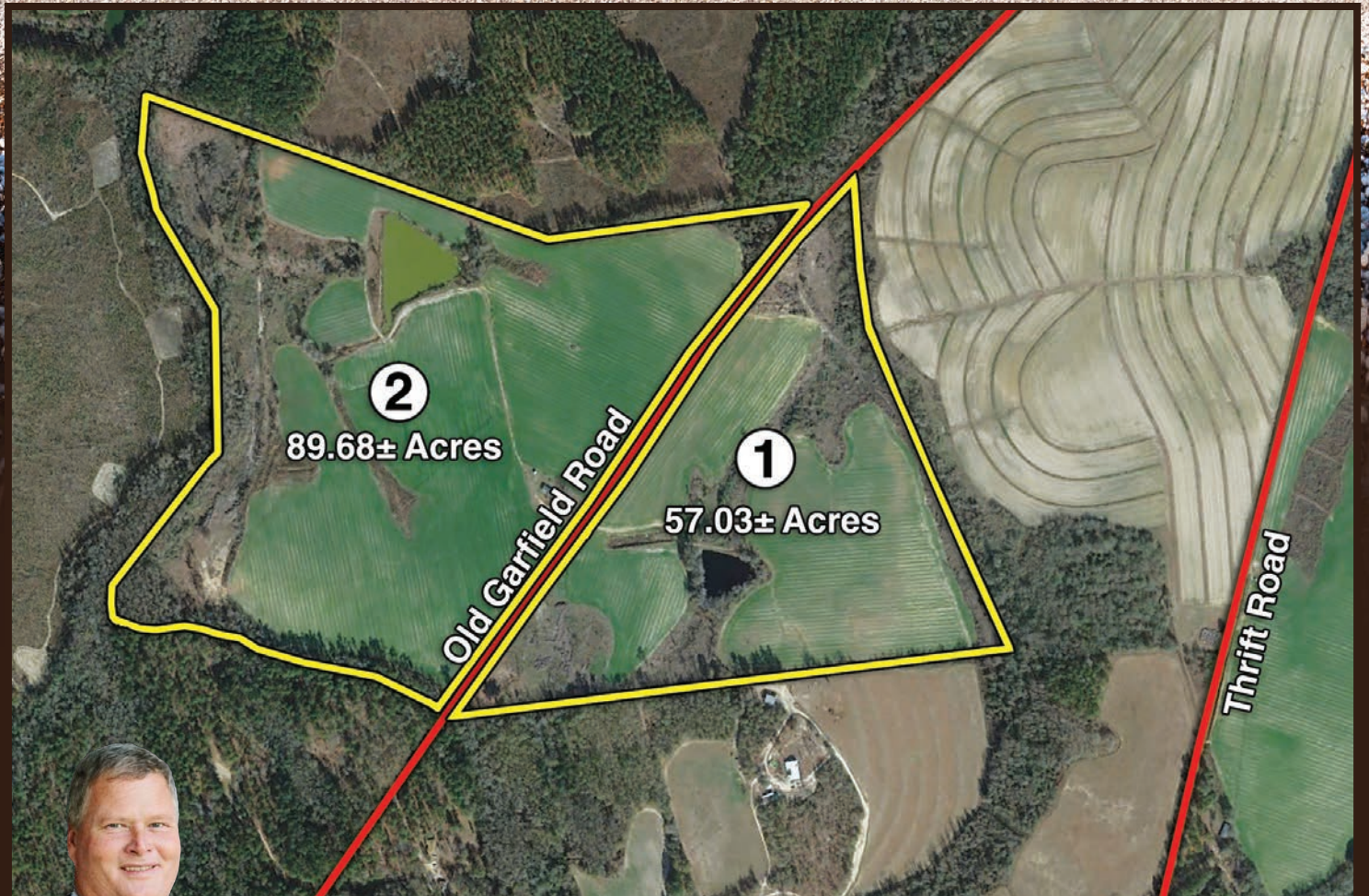


Old Garfield Road  
Garfield, GA | Jenkins County

**146± ACRES**  
*Offered in 2 Tracts*



**ONLINE AUCTION**  
**BIDDING ENDS: APRIL 23RD • 12 NOON**

Rusty Lane, Owner  
478.455.1861  
rusty@southauctiongroup.com



**SOUTH AUCTION**  
southauction.com



**146± ACRES**  
*Offered in 2 Tracts*

Hello,

The Thrift Farm is a multi-generational farm in Southwest Jenkins County, GA. After nearly 50 years of farming, Mr. John B. Gay and his wife Jean, are ready to slow down and enjoy their kids and grandkids more. The time has come to sell this section of the property that does not join their homestead.

South Auction is honored to present this farm to the public via online auction. It is truly a rare opportunity to buy generational farmland with irrigation and ample road frontage. We are offering the property in two tracts or as a whole.

If you would like to tour this property or have questions about the auction process, please contact me at any time.

Sincerely,



A handwritten signature in black ink that reads "Rusty Lane".

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



**SOUTH AUCTION**

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

# ONLINE AUCTION

## BIDDING ENDS: APRIL 23RD • 12 NOON

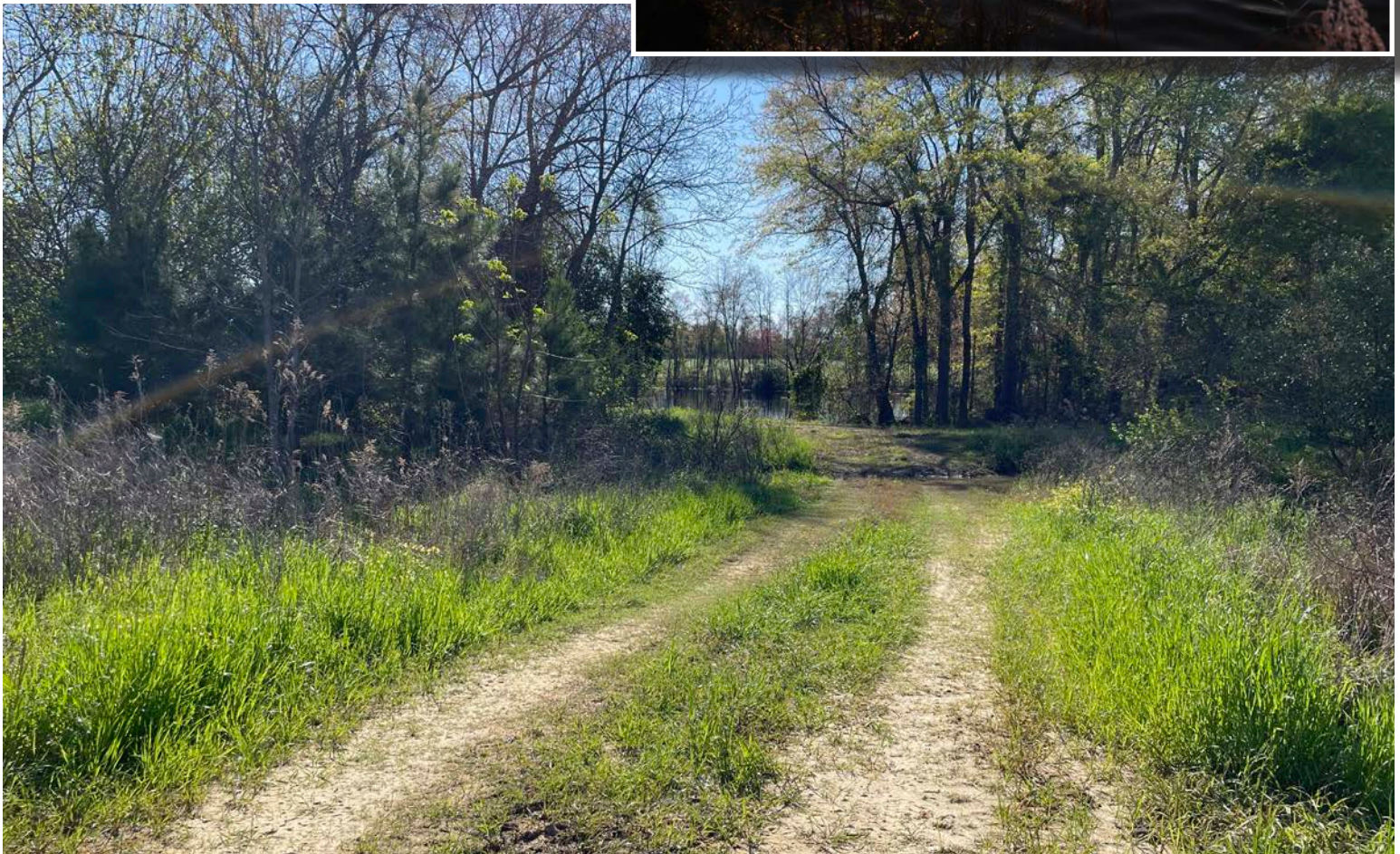


### PAGE INDEX

Property Details .....	4
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Land Use Map .....	7
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Soils Map .....	10
Topography Map .....	11
Plat Map.....	12
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## PROPERTY DETAILS

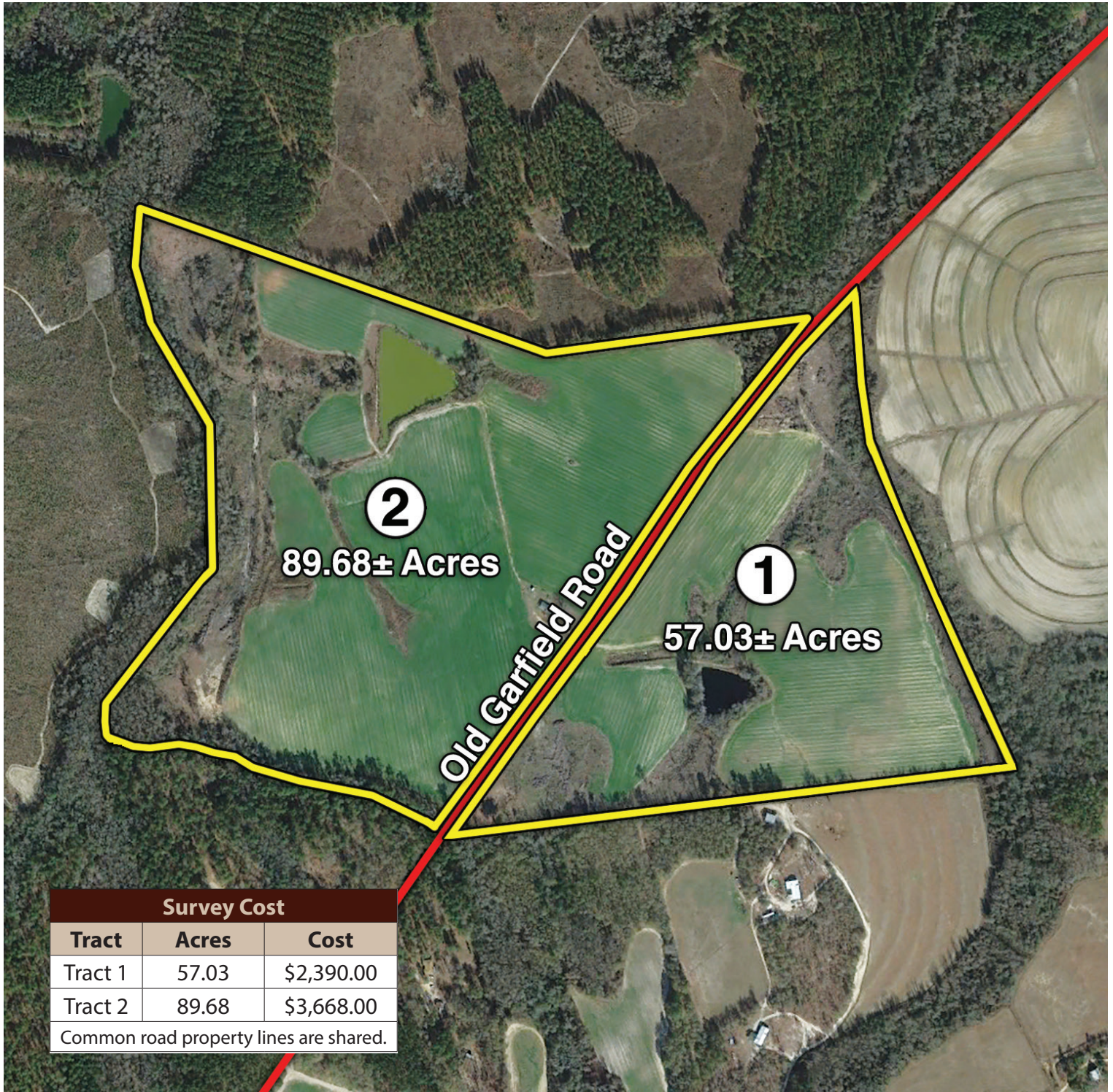
- 86 acres in cultivation
- 47 acres irrigated/2 pivots
- 2 ponds
- Excellent for farming, home sites, and recreation
- Approx. 1/2 mile of dirt road frontage
- 30 miles from Statesboro and 60 miles from Augusta
- **NOTE: The mobile home on Tract 2 is not included in the auction and will not transfer to the new owner.**



# ONLINE AUCTION

BIDDING ENDS: APRIL 23RD • 12 NOON

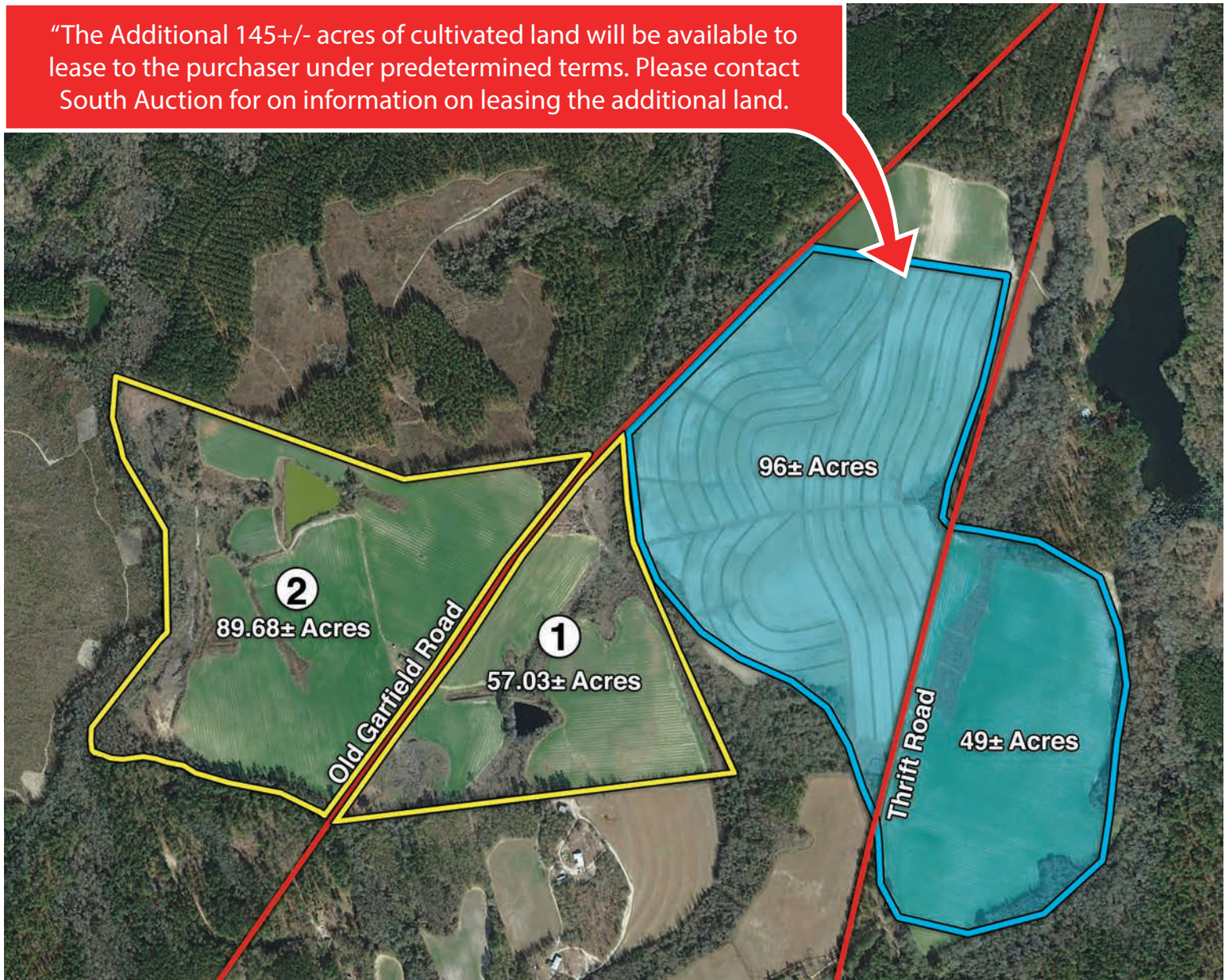
## TRACT MAP



## ADJACENT LAND FOR LEASE

Upon entering into a binding purchase contract, the purchaser can immediately begin farming operations on subject property. The purchaser will be responsible for maintenance of all wells, pumps and pivots. Under NO CIRCUMSTANCE shall anything pertaining to the farming of said property affect the purchasers guarantee to purchase said property as agreed to in the executed purchase agreement.

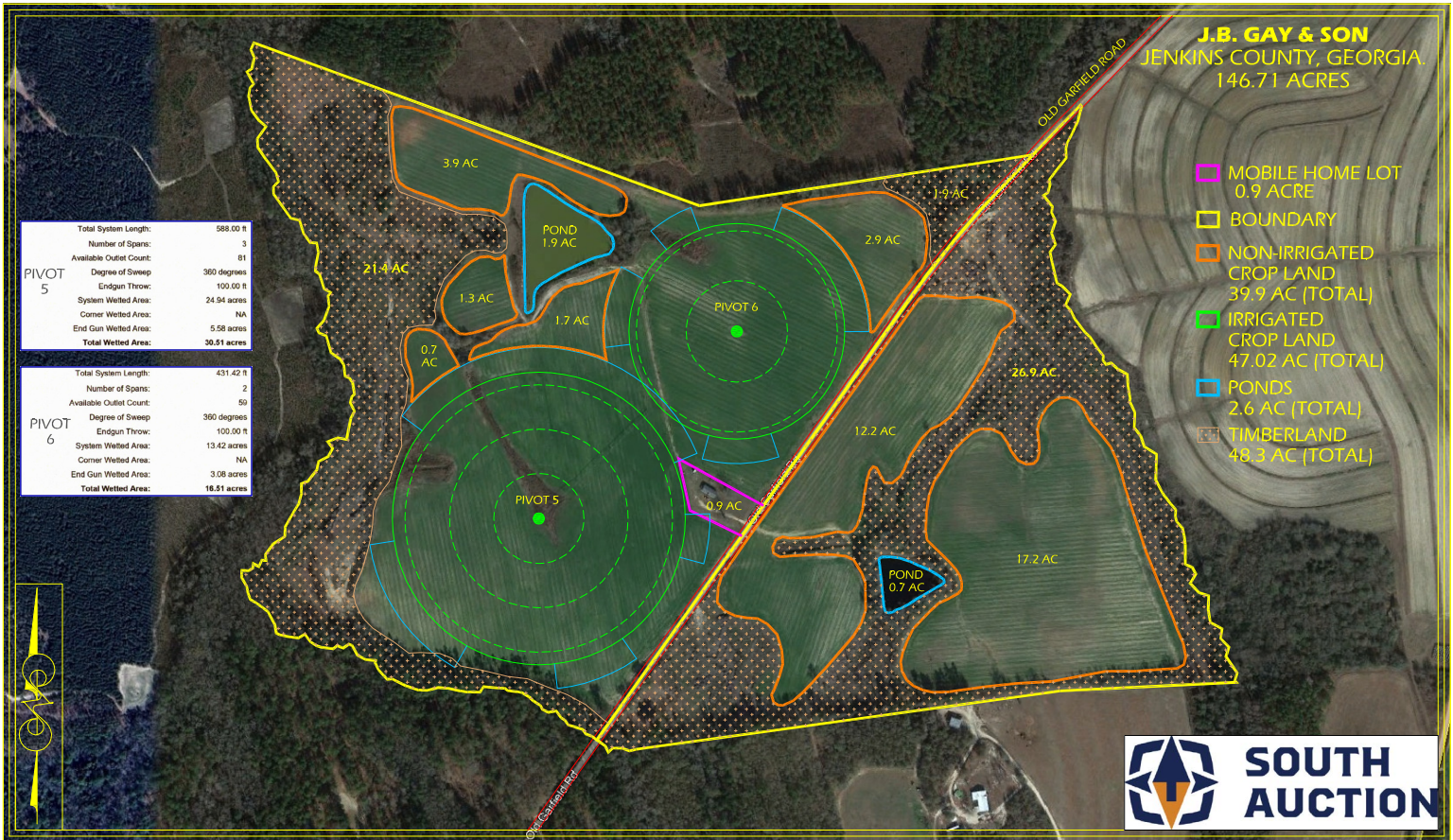
"The Additional 145+/- acres of cultivated land will be available to lease to the purchaser under predetermined terms. Please contact South Auction for on information on leasing the additional land.



# ONLINE AUCTION

## BIDDING ENDS: APRIL 23RD • 12 NOON

### LAND USE MAP

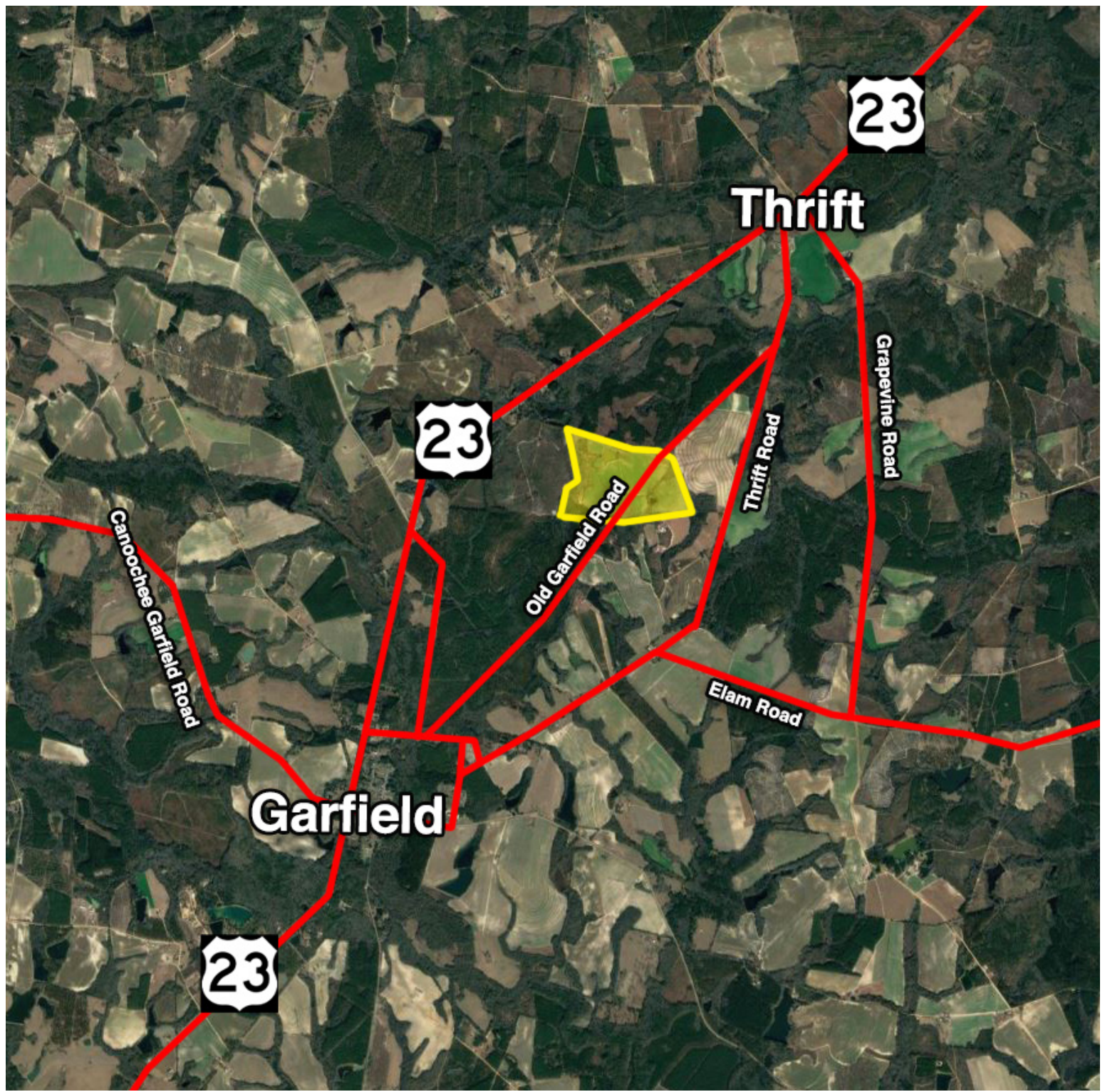




# Thrift FARM

146± ACRES  
*Offered in 2 Tracts*

## LOCATION MAP

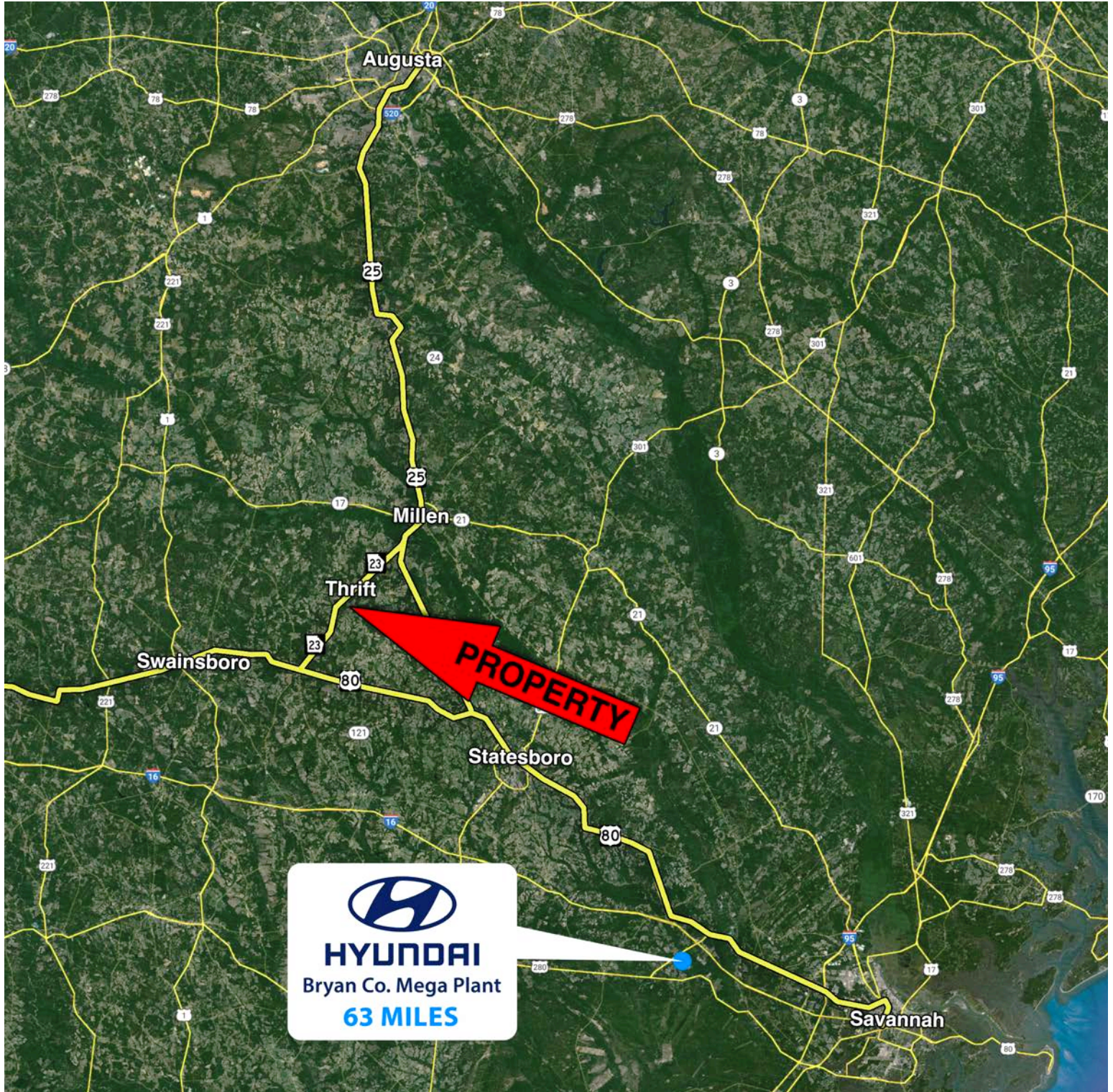




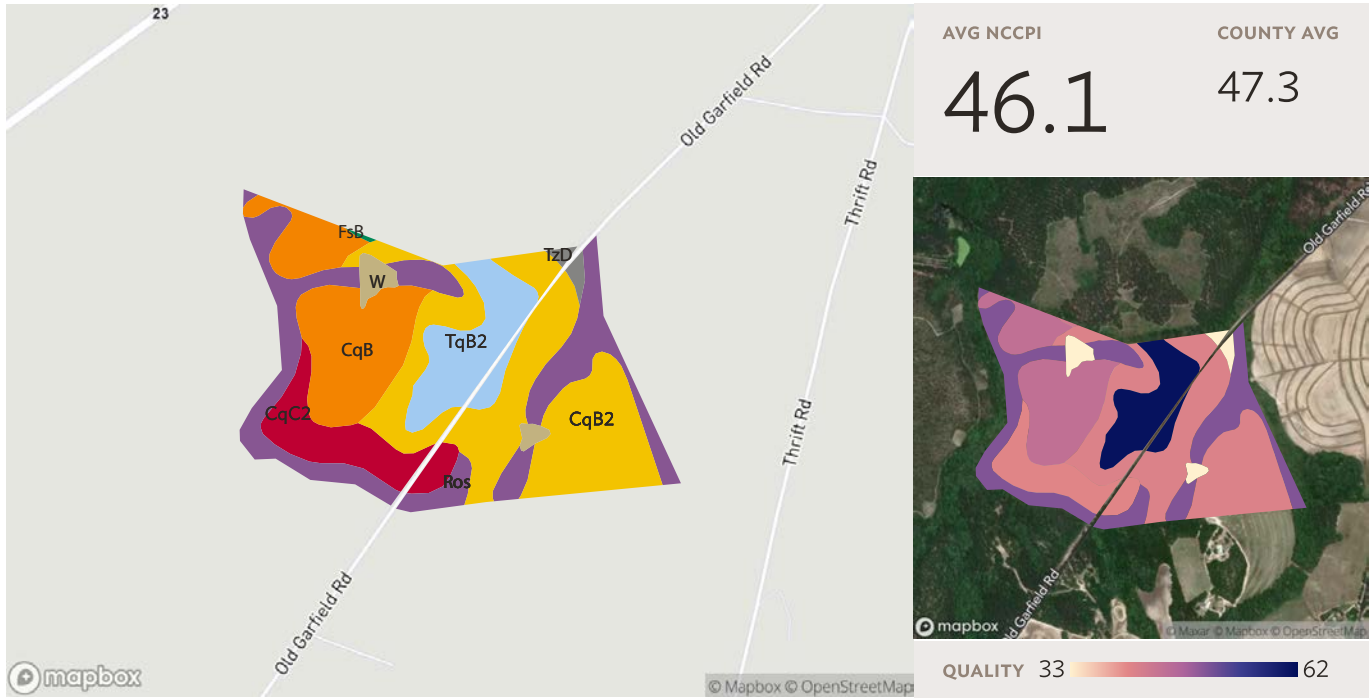
# ONLINE AUCTION

BIDDING ENDS: APRIL 23RD · 12 NOON

## LOCATION MAP



## SOILS MAP



Source: NRCS Soil Survey

### All fields

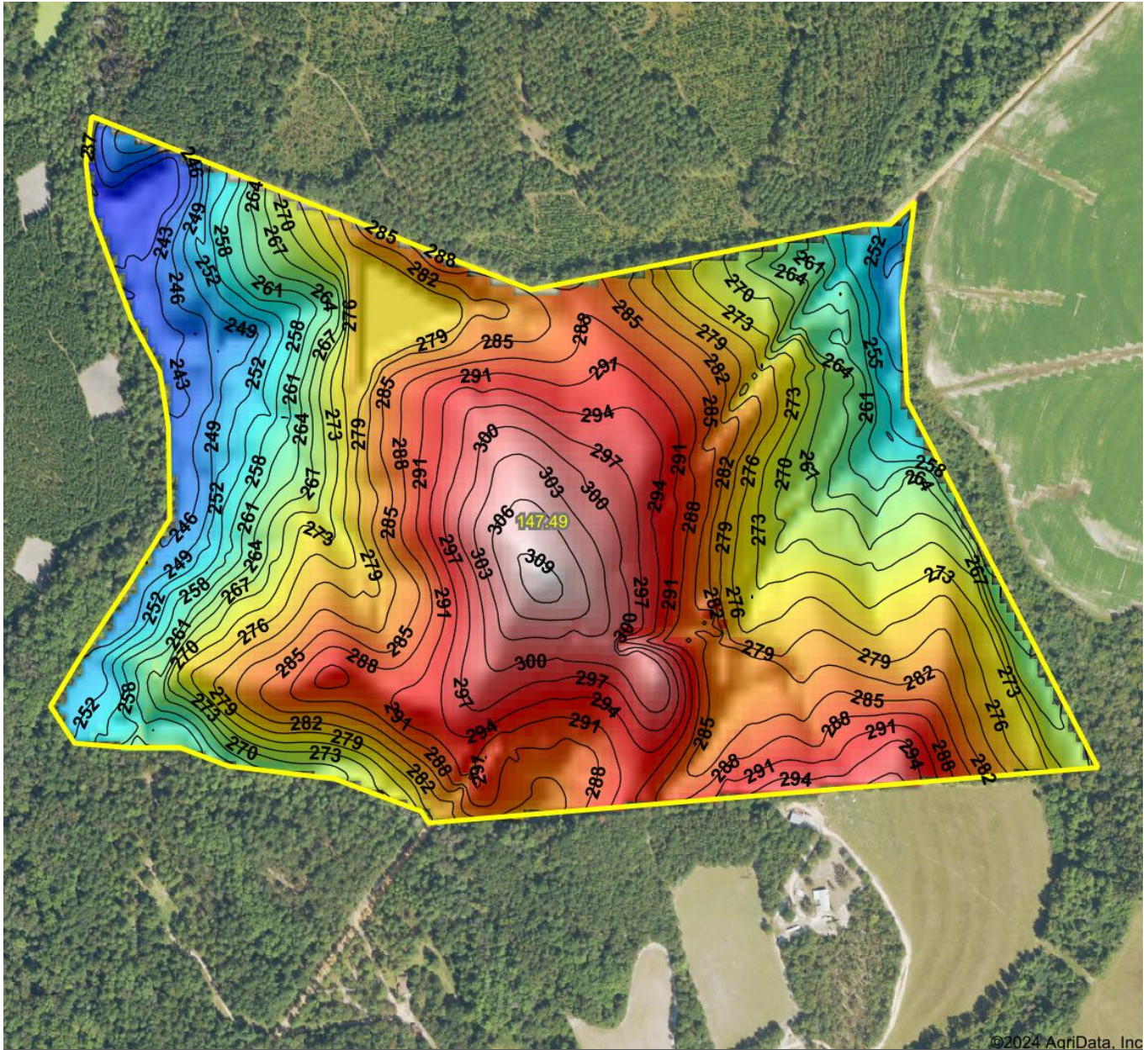
144 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
CqB2	Cowarts loamy sand, 2 to 5 percent slopes, moderately eroded	49.38	34.4%	3	41.1
Ros	Rains sandy loam	32.34	22.5%	4	50.3
CqB	Cowarts loamy sand, 2 to 5 percent slopes	27.54	19.2%	2	44.9
TqB2	Tifton loamy sand, 2 to 5 percent slopes, moderately eroded	16.42	11.4%	2	61.2
CqC2	Cowarts loamy sand, 5 to 8 percent slopes, moderately eroded	13.76	9.6%	4	40.4
W	Water	2.82	2.0%		N/A
TzD	Troup sand, 5 to 12 percent slopes	1.26	0.9%	6	31.8
FsB	Fuquay loamy sand, 2 to 5 percent slopes	0.14	0.1%	2	42.8
		<b>140.83</b>	<b>98.0%</b>		<b>46.1</b>

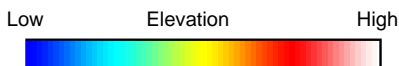
# ONLINE AUCTION

## BIDDING ENDS: APRIL 23RD · 12 NOON

### TOPOGRAPHY MAP



©2024 AgriData, Inc



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 10 meter dem

Interval(ft): 3

Min: 236.5

Max: 311.3

Range: 74.8

Average: 277.6

Standard Deviation: 16.34 ft

0ft 605ft 1209ft



3/27/2024

Jenkins County  
Georgia

Boundary Center: 32° 40' 37.92, -82° 4' 17.07



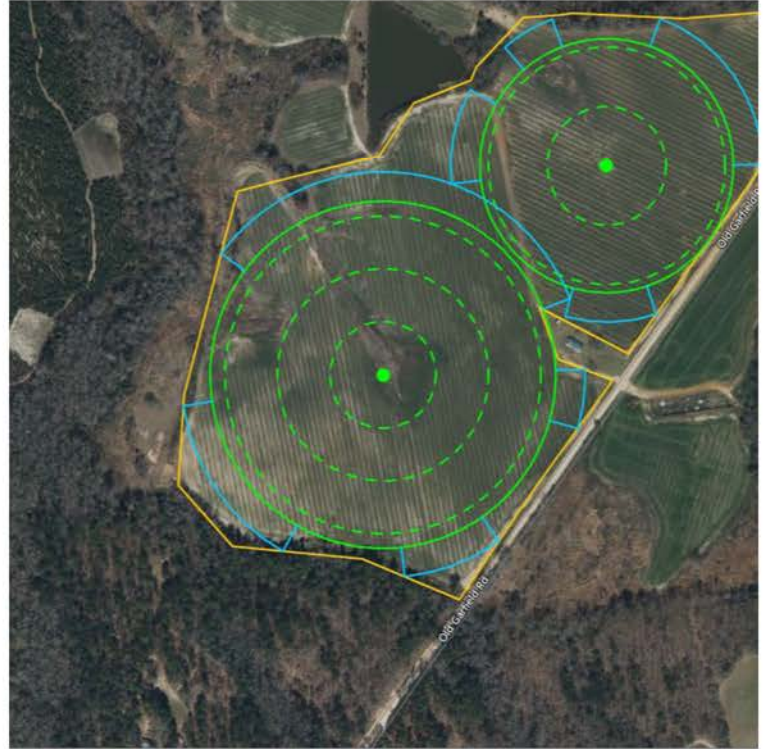
# ONLINE AUCTION

## BIDDING ENDS: APRIL 23RD · 12 NOON

### PIVOT INFO

System Name: Pivot 5

Span #	Diameter	Length	Cumulative Length
1	6 - 5/8" (168 mm)	180.17 ft	180.17 ft
2	6 - 5/8" (168 mm)	178.92 ft	359.08 ft
3	6 - 5/8" (168 mm)	178.92 ft	538.00 ft
Overhang:	5 - 9/16" (141 mm)	47.00 ft	585.00 ft
End Gun:	-	3.00 ft	588.00 ft



Total System Length:	588.00 ft
Number of Spans:	3
Available Outlet Count:	81
Degree of Sweep:	360 degrees
Endgun Throw:	100.00 ft
System Wetted Area:	24.94 acres
Corner Wetted Area:	NA
End Gun Wetted Area:	5.58 acres
<b>Total Wetted Area:</b>	<b>30.51 acres</b>

Center, Start, Stop Positions							
Center Position		Start Position		Stop Position		Angle Degree From North	
Lat	Long	Lat	Long	Lat	Long	Start	Stop
32.675888°	-82.073930°	NA	NA	NA	NA	0.0°	360.0°

Endgun Coverage Area									
Primary Endgun	Angle Degree From North		Angle Degree From Start		Start Position		Stop Position		Total Coverage Area
	Start	Stop	Start	Stop	Lat	Long	Lat	Long	
Area 1	88.6°	105.3°	88.6°	105.3°	32.675929°	-82.072019°	32.675462°	-82.072087°	0.43
Area 2	145.0°	173.8°	145.0°	173.8°	32.674565°	-82.072833°	32.674281°	-82.073724°	0.74
Area 3	209.7°	261.2°	209.7°	261.2°	32.674484°	-82.074877°	32.675640°	-82.075819°	1.32
Area 4	306.8°	67.9°	306.8°	67.9°	32.676857°	-82.075461°	32.676497°	-82.072160°	3.10

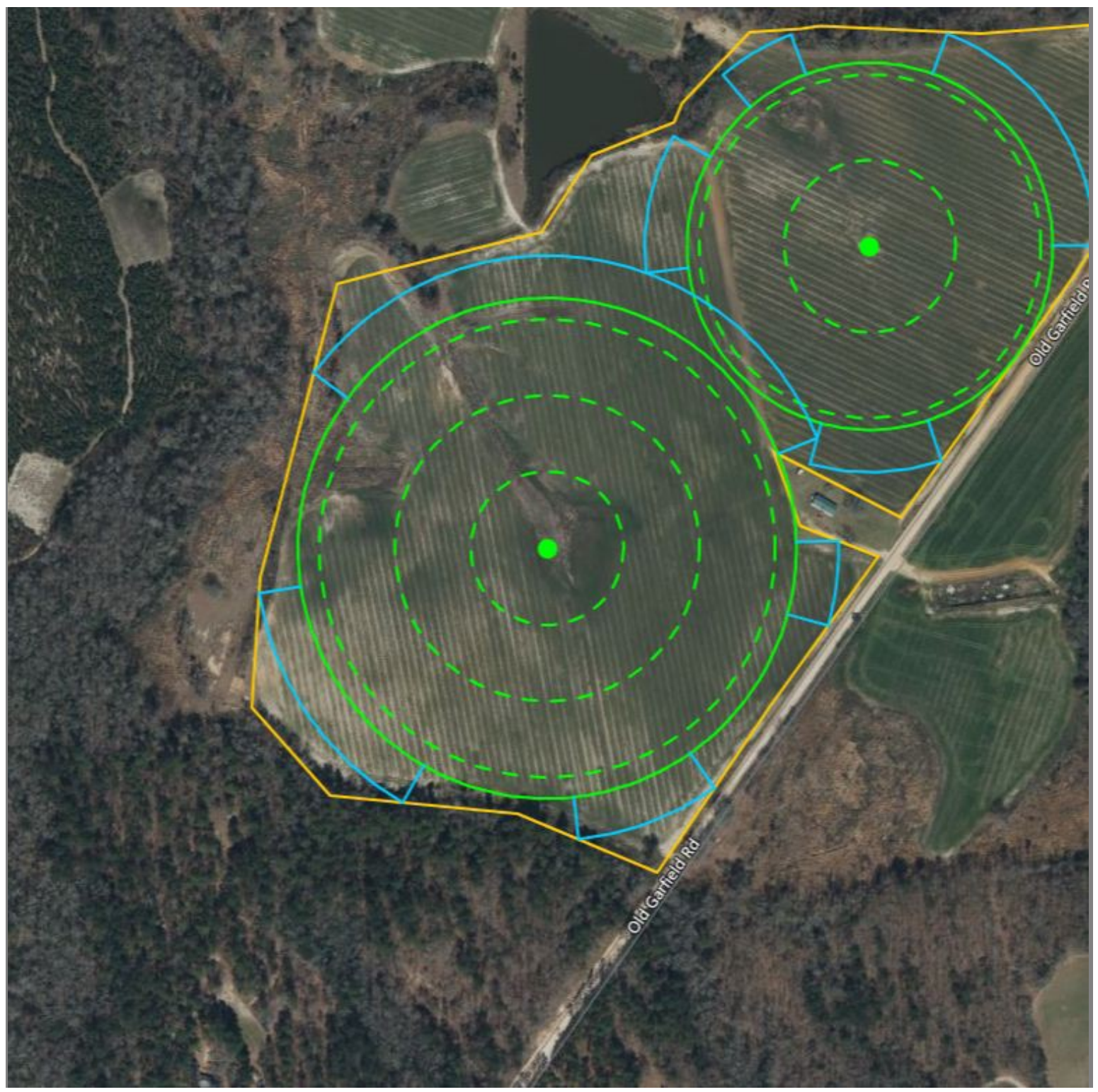
Second Endgun	Angle Degree From North		Angle Degree From Start		Start Position		Stop Position		Total Coverage Area
	Start	Stop	Start	Stop	Lat	Long	Lat	Long	



*Thrift* FARM

**146± ACRES**  
*Offered in 2 Tracts*

**PIVOT INFO**



# ONLINE AUCTION

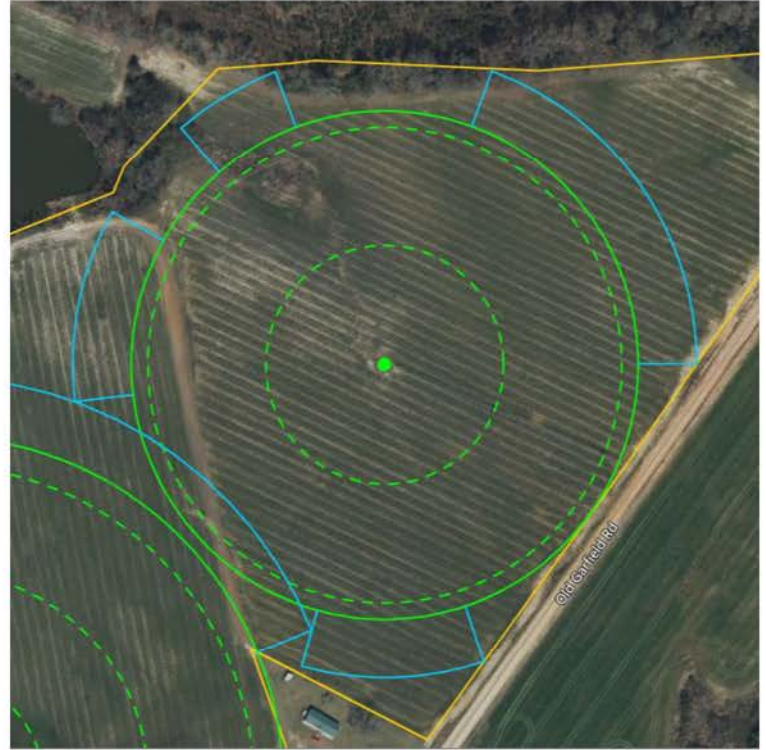
## BIDDING ENDS: APRIL 23RD • 12 NOON

### PIVOT INFO

System Name: Pivot 6

Span #	Diameter	Length	Cumulative Length
1	6 - 5/8" (168 mm)	202.25 ft	202.25 ft
2	6 - 5/8" (168 mm)	201.17 ft	403.42 ft
Overhang:	5 - 9/16" (141 mm)	25.00 ft	428.42 ft
End Gun:	-	3.00 ft	431.42 ft

Total System Length: 431.42 ft  
 Number of Spans: 2  
 Available Outlet Count: 59  
 Degree of Sweep: 360 degrees  
 Endgun Throw: 100.00 ft  
 System Wetted Area: 13.42 acres  
 Corner Wetted Area: NA  
 End Gun Wetted Area: 3.08 acres  
**Total Wetted Area: 16.51 acres**



Center, Start, Stop Positions							
Center Position		Start Position		Stop Position		Angle Degree From North	
Lat	Long	Lat	Long	Lat	Long	Start	Stop
32.677839°	-82.071455°	NA	NA	NA	NA	0.0°	360.0°

Endgun Coverage Area									
Primary Endgun	Angle Degree From North		Angle Degree From Start		Start Position		Stop Position		Total Coverage Area
	Start	Stop	Start	Stop	Lat	Long	Lat	Long	
Area 1	20.1°	89.8°	20.1°	89.8°	32.678953°	-82.070973°	32.677844°	-82.070052°	1.34
Area 2	161.5°	195.4°	161.5°	195.4°	32.676715°	-82.071008°	32.676696°	-82.071828°	0.66
Area 3	263.3°	299.2°	263.3°	299.2°	32.677700°	-82.072847°	32.678417°	-82.072679°	0.69
Area 4	319.3°	339.5°	319.3°	339.5°	32.678738°	-82.072370°	32.678950°	-82.071946°	0.39

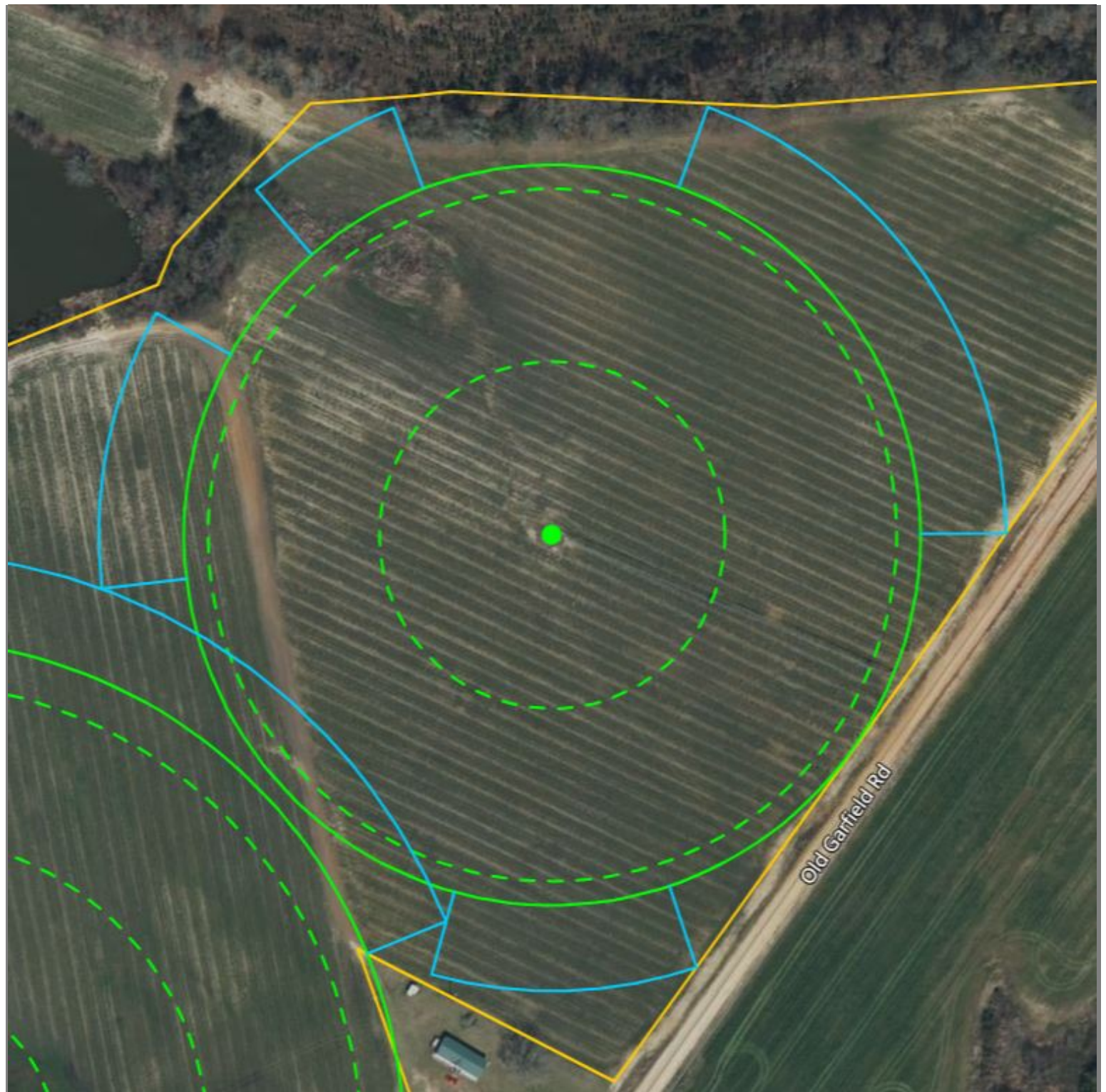
Second Endgun	Angle Degree From North		Angle Degree From Start		Start Position		Stop Position		Total Coverage Area
	Start	Stop	Start	Stop	Lat	Long	Lat	Long	

Thrift FARM



146± ACRES  
Offered in 2 Tracts

### PIVOT INFO





# ONLINE AUCTION

## BIDDING ENDS: APRIL 23RD • 12 NOON

### SOIL SAMPLE



#### Soil Test Map Report - pH

**John B. Gay**

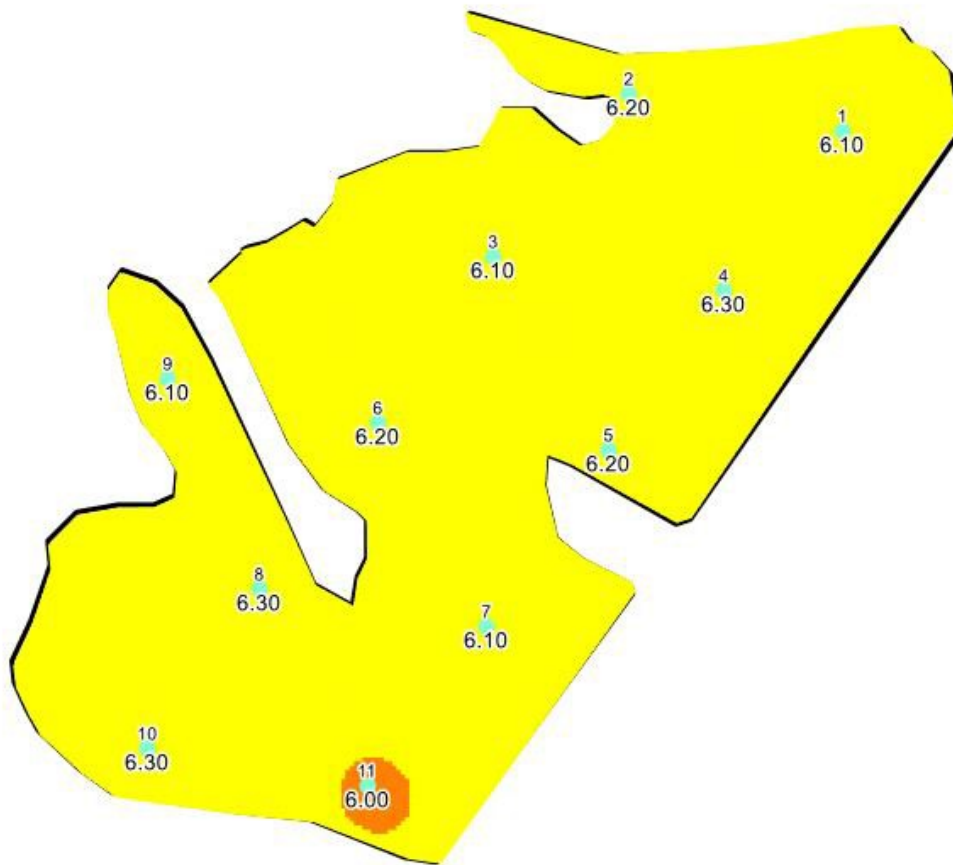
**Area:** 50.05

**Farm:** Council Stephen

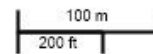
**Sample Date** Mar 12, 2024

**Field** CS 1 & 5

**Lab Name**



-82.072654, 32.676610 Jenkins, Georgia



#### Location:

**County:** Jenkins, GA

**Township:**

**Twp Rng Sec:**

#### Summary Statistics

**Layer Name** 2024 Soil Samples

**Sample Count** 11

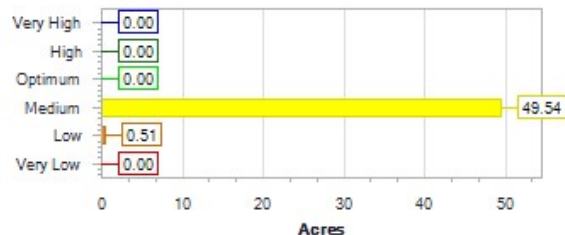
**Minimum** 6

**Maximum** 6.3

**Average Rate** 6.18

**Weighted Average:** 6.18

#### pH none





146± ACRES  
Offered in 2 Tracts

## SOIL SAMPLE



### Recommendation Map Report

John B. Gay

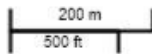
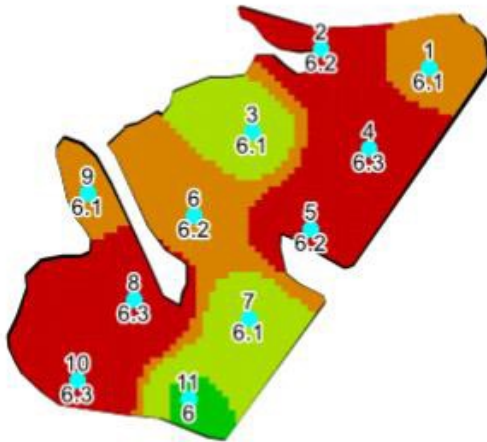
Crop Year: 2024

Farm: Council Stephen

Field: CS 1 & 5

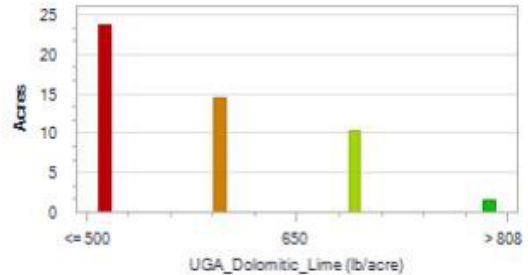
Crop Zone: Unknown

Area: 50.05  
County: Jenkins, GA  
Township:  
Twp Rng Sec:  
Directions:



Application Notes:

UGA Dolomitic Lime



#### Product Summary:

Operation: 2024 Lime Rec 6.5 pH

Product: UGA Dolomitic Lime

#### Area (acres)

Total: 50.05

App: 50.05

#### Rate (pounds/acre)

Switch Setpoint: 50.00  
Max Setpoint: 4,000.00  
Min Setpoint: 500.00  
Subtractor: 0.00  
Multiplier: 0.00  
Out of Field: 500.00  
Default Rate: 0.00

#### Prices

Price: 65.00/ton  
Avg \$/Acre: 18.82  
Total \$: 942.07  
Formulation: Standard

Average (total): 579.13 (pounds/acre)

Average (app): 579.13 (pounds/acre)

Minimum: 500.00

Maximum: 800.00

Quantity: 14.49 (tons)



# ONLINE AUCTION

## BIDDING ENDS: APRIL 23RD • 12 NOON

### SOIL SAMPLE



#### Soil Test Map Report - K

**John B. Gay**

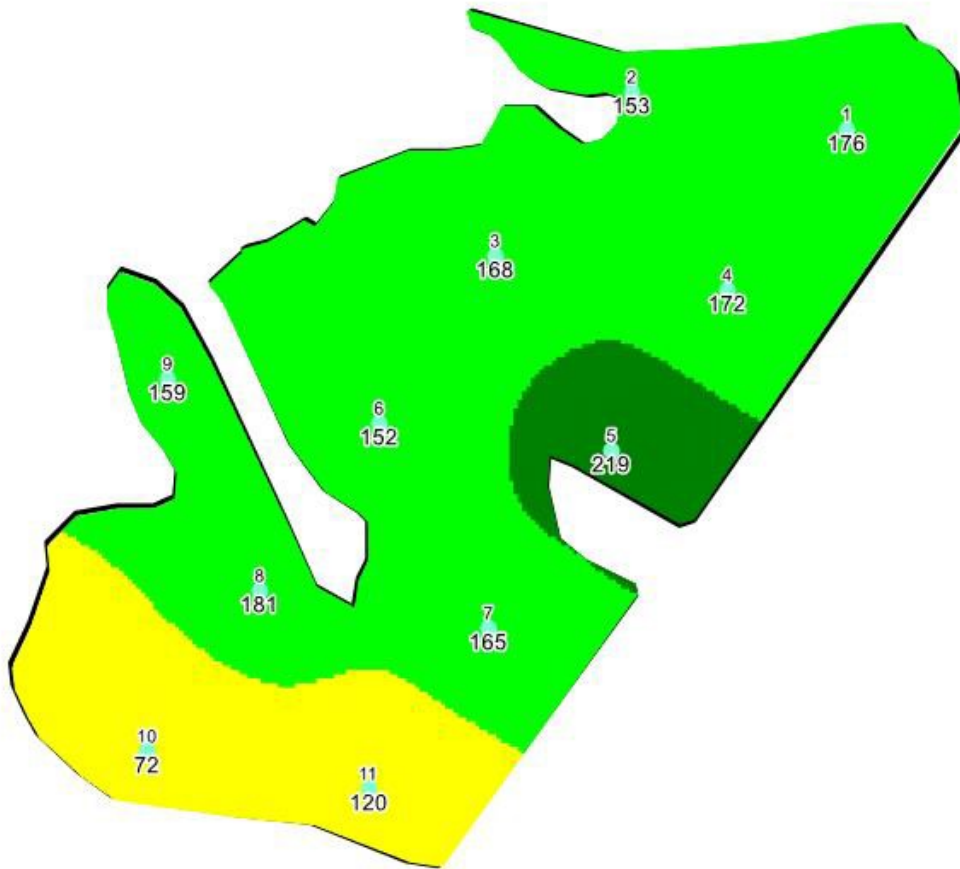
**Area:** 50.05

**Farm:** Council Stephen

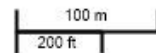
**Sample Date** Mar 12, 2024

**Field** CS 1 & 5

**Lab Name**



-82.072654, 32.676610 Jenkins, Georgia



**Location:**

**County:** Jenkins, GA

**Township:**

**Twp Rng Sec:**

**Summary Statistics**

**Layer Name** 2024 Soil Samples

**Sample Count** 11

**Minimum** 72

**Maximum** 219

**Average Rate** 158.92

**Weighted Average:** 158.95

**K lbs per acre (st)**



# Thrift FARM



146± ACRES  
Offered in 2 Tracts

## SOIL SAMPLE



### Soil Test Map Report - P1

**John B. Gay**

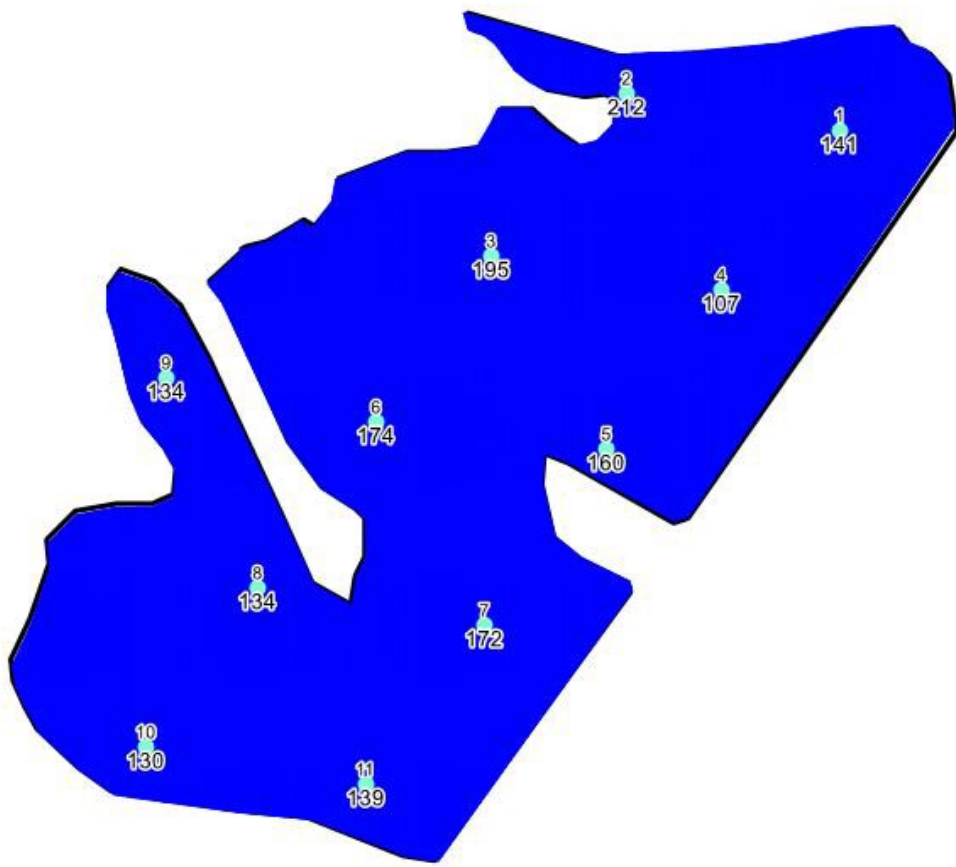
**Area:** 50.05

**Farm:** Council Stephen

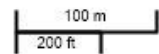
**Sample Date** Mar 12, 2024

**Field** CS 1 & 5

**Lab Name**



-82.072654, 32.676610 Jenkins, Georgia



**Location:**

**County:** Jenkins, GA

**Township:**

**Twp Rng Sec:**

**Summary Statistics**

**Layer Name** 2024 Soil Samples

**Sample Count** 11

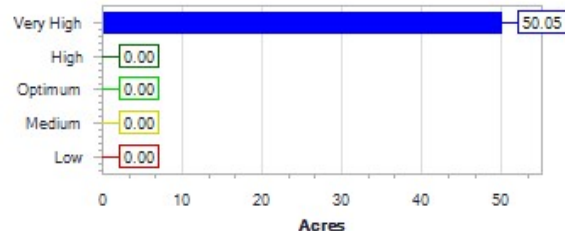
**Minimum** 107

**Maximum** 212

**Average Rate** 154.63

**Weighted Average:** 154.62

**P1 lbs per acre (st)**



# ONLINE AUCTION

## BIDDING ENDS: APRIL 23RD • 12 NOON

### SOIL SAMPLE



#### Soil Test Map Report - Mg

**John B. Gay**

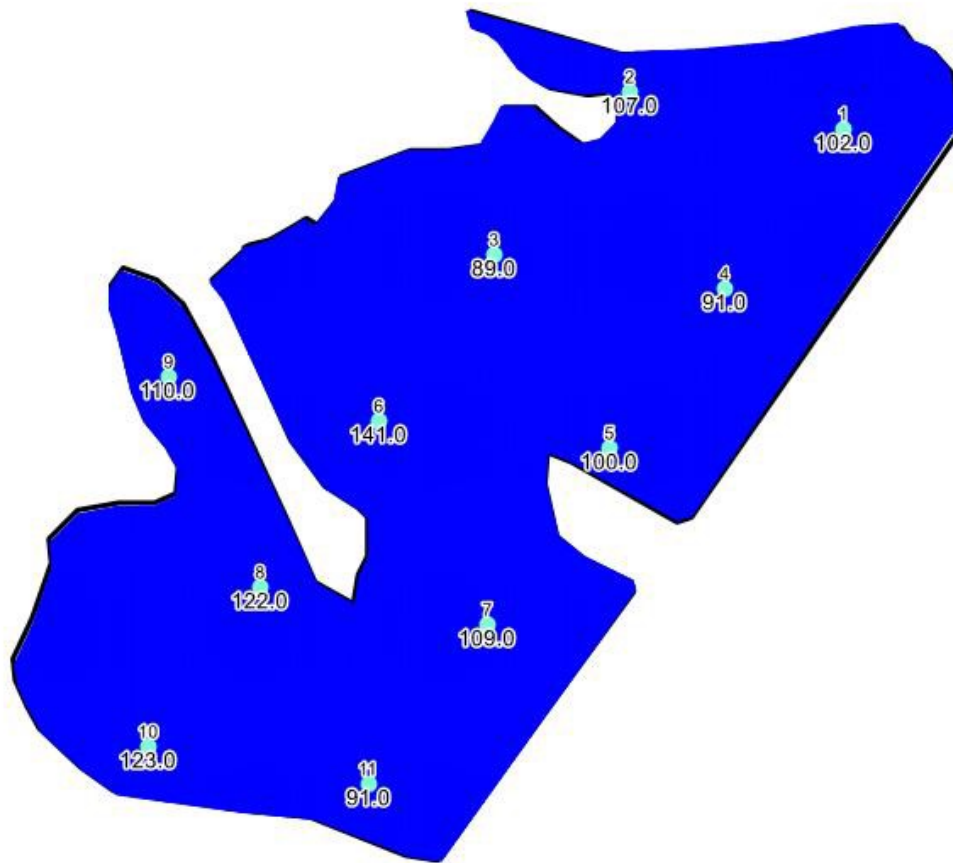
**Area:** 50.05

**Farm:** Council Stephen

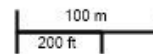
**Sample Date** Mar 12, 2024

**Field** CS 1 & 5

**Lab Name**



-82.072654, 32.676610 Jenkins, Georgia



**Location:**

**County:** Jenkins, GA

**Township:**

**Twp Rng Sec:**

**Summary Statistics**

**Layer Name** 2024 Soil Samples

**Sample Count** 11

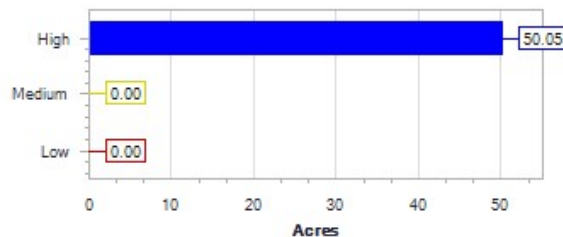
**Minimum** 89

**Maximum** 141

**Average Rate** 107.9

**Weighted Average:** 107.9

**Mg lbs per acre (st)**



# Thrift FARM



**146± ACRES**  
Offered in 2 Tracts

## SOIL SAMPLE



### Soil Test Map Report - Ca

**John B. Gay**

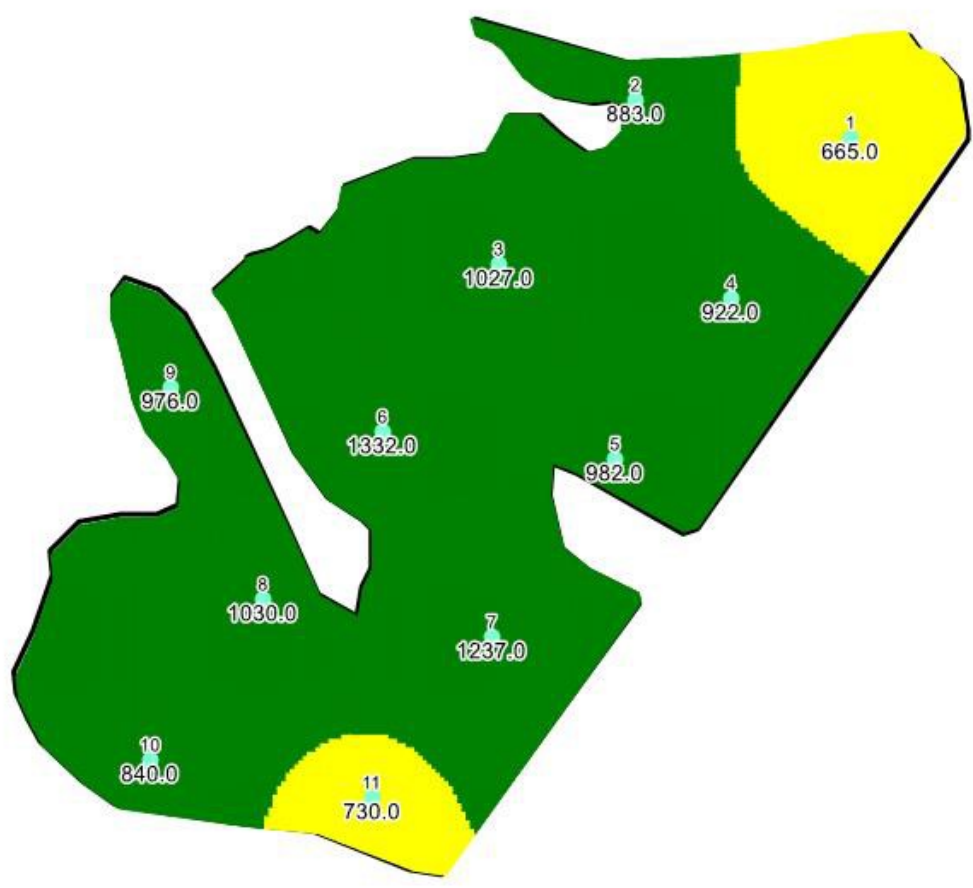
**Area:** 50.05

**Farm:** Council Stephen

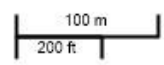
**Sample Date** Mar 12, 2024

**Field** CS 1 & 5

**Lab Name**



-82.072654, 32.676610 Jenkins, Georgia



**Location:**

**County:** Jenkins, GA

**Township:**

**Twp Rng Sec:**

**Summary Statistics**

**Layer Name** 2024 Soil Samples

**Sample Count** 11

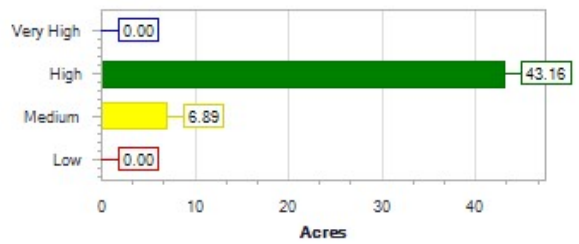
**Minimum** 665

**Maximum** 1,332

**Average Rate** 977.71

**Weighted Average:** 978.55

**Ca lbs per acre (st)**



# ONLINE AUCTION

## BIDDING ENDS: APRIL 23RD · 12 NOON

### SOIL SAMPLE



#### Soil Test Summary

**John B. Gay**

**Farm:** Council Stephen

**Field:** CS 1 & 5

**Area:** 50.05

**Sample Date:** Mar 12, 2024

**Lab Name:**

SampleID	pH	K	P1	Mg	Mn	Ca	Zn
none	none	lbs per acre (st)	lbs per acre (st)	lbs per acre (st)	lbs per acre (st)	lbs per acre (st)	lbs per acre (st)
1	6.10	176	141	102.0	12.0	665.0	8.3
2	6.20	153	212	107.0	31.0	883.0	9.2
3	6.10	168	195	89.0	12.0	1,027.0	11.0
4	6.30	172	107	91.0	15.0	922.0	8.0
5	6.20	219	160	100.0	16.0	982.0	8.5
6	6.20	152	174	141.0	17.0	1,332.0	13.0
7	6.10	165	172	109.0	15.0	1,237.0	9.6
8	6.30	181	134	122.0	14.0	1,030.0	8.1
9	6.10	159	134	110.0	14.0	976.0	13.0
10	6.30	72	130	123.0	13.0	840.0	8.3
11	6.00	120	139	91.0	16.0	730.0	8.4
<b>Average:</b>	6.17	158	154	107.7	15.9	965.8	9.6

# Thrift FARM



146± ACRES  
Offered in 2 Tracts

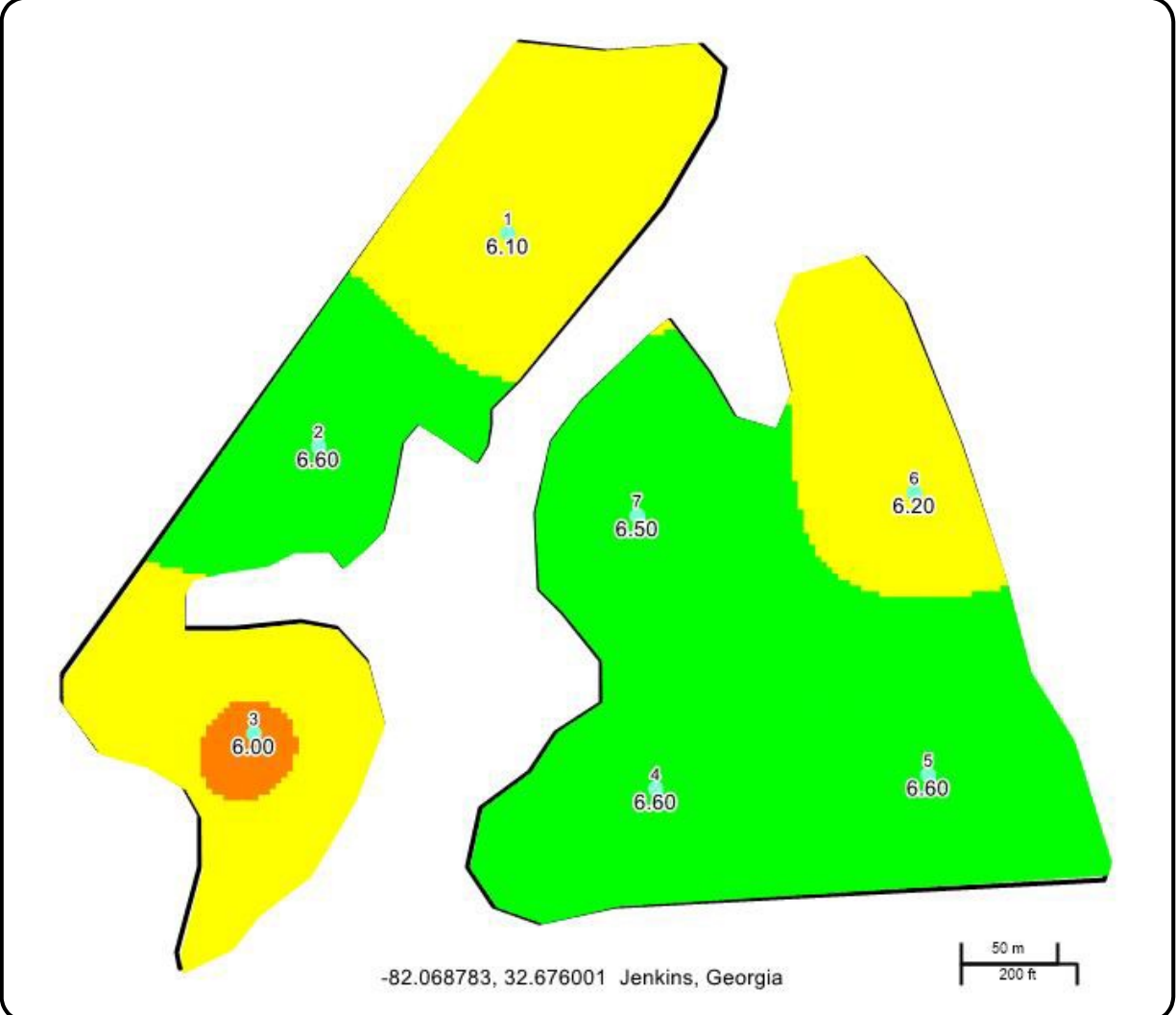
## SOIL SAMPLE



### Soil Test Map Report - pH

**John B. Gay**  
Farm: Council Stephen  
Field CS 2,3, & 4

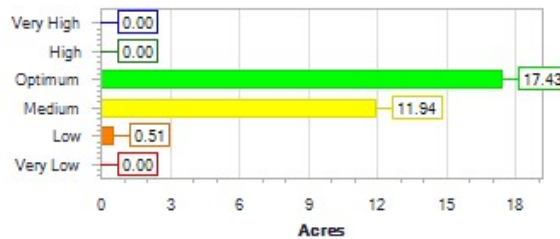
Area: 29.87  
Sample Date Jan 31, 2024  
Lab Name UGALab



**Location:**  
County: Jenkins, GA  
Township:  
Twp Rng Sec:

**Summary Statistics**  
Layer Name 2024 Soil Samples  
Sample Count 7  
Minimum 6  
Maximum 6.6  
Average Rate 6.36  
Weighted Average: 6.36

### pH none





# ONLINE AUCTION

## BIDDING ENDS: APRIL 23RD · 12 NOON

### SOIL SAMPLE



#### Recommendation Map Report

**John B. Gay**

**Crop Year: 2024**

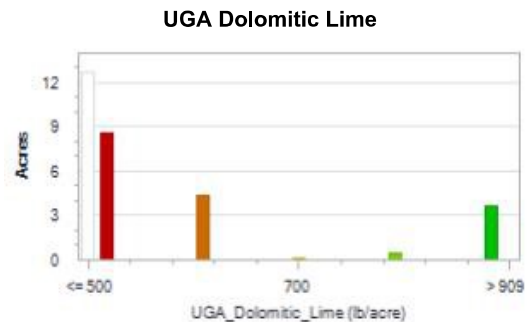
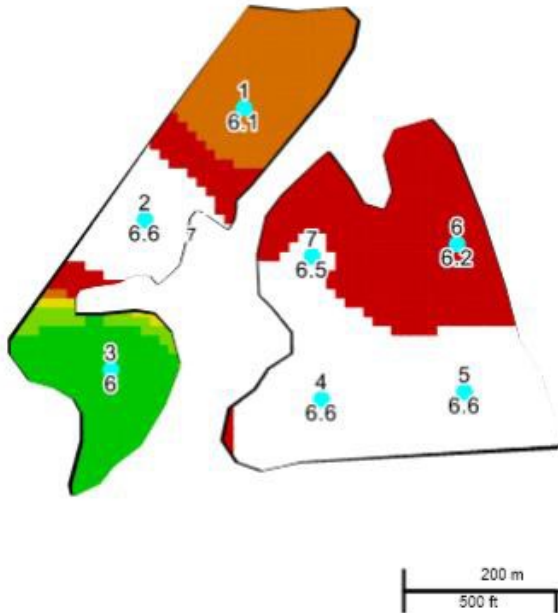
**Farm: Council Stephen**

**Field: CS 2,3, & 4**

**Crop Zone: Unknown**

**Area:** 233.82  
**County:** Jenkins, GA  
**Township:**  
**Twp Rng Sec:**  
**Directions:**

**Application Notes:**



#### Product Summary:

**Operation:** 2024 Lime Rec 6.5 pH  
**Product:** UGA Dolomitic Lime

#### Area (acres)

**Total:** 29.87  
**App:** 17.16

#### Rate (pounds/acre)

**Switch Setpoint:** 50.00  
**Max Setpoint:** 4,000.00  
**Min Setpoint:** 500.00  
**Subtractor:** 0.00  
**Multiplier:** 0.00  
**Out of Field:** 500.00  
**Default Rate:** 0.00

#### Prices

**Price:** 65.00/ton  
**Avg \$/Acre:** 11.58  
**Total \$:** 345.88  
**Formulation:** Standard

**Average (total):** 356.27 (pounds/acre)  
**Average (app):** 620.37 (pounds/acre)  
**Minimum:** 500.00  
**Maximum:** 900.00

**Quantity:** 5.32 (tons)



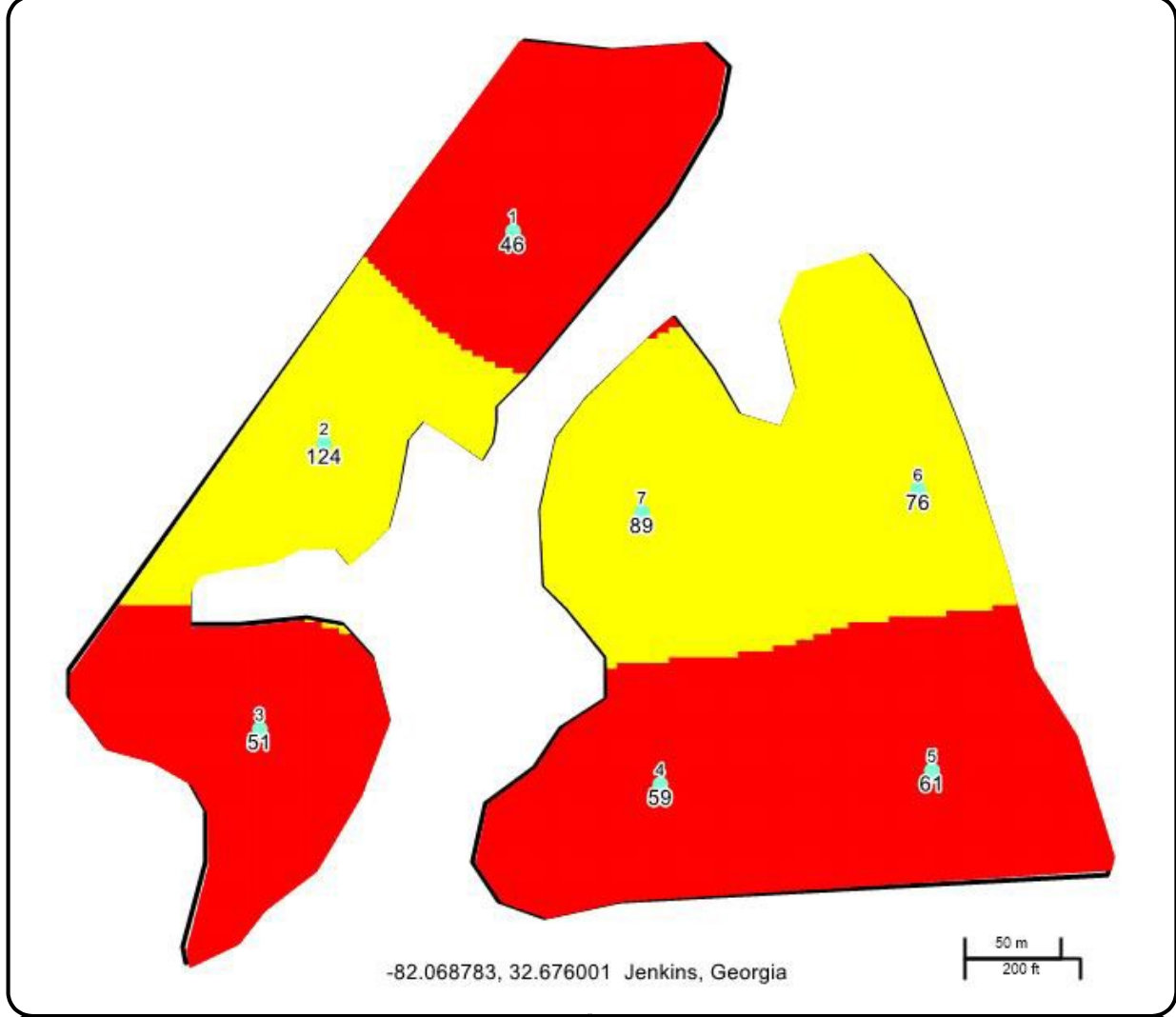
# Thrift FARM



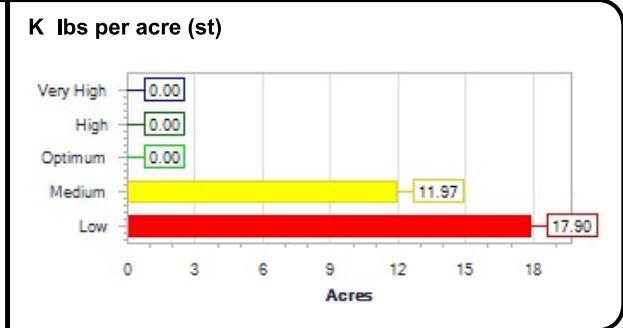
146± ACRES  
Offered in 2 Tracts

## SOIL SAMPLE

	<b>Soil Test Map Report - K</b>	
	<b>John B. Gay</b>	<b>Area:</b> 29.87
	<b>Farm:</b> Council Stephen	<b>Sample Date:</b> Jan 31, 2024
	<b>Field:</b> CS 2,3, & 4	<b>Lab Name:</b> UGALab



**Location:**  
 County: Jenkins, GA  
 Township:  
 Twp Rng Sec:  
**Summary Statistics**  
 Layer Name 2024 Soil Samples  
 Sample Count 7  
 Minimum 46  
 Maximum 124  
 Average Rate 69.62  
 Weighted Average: 69.58



# ONLINE AUCTION

## BIDDING ENDS: APRIL 23RD • 12 NOON

### SOIL SAMPLE



#### Soil Test Map Report - P1

**John B. Gay**

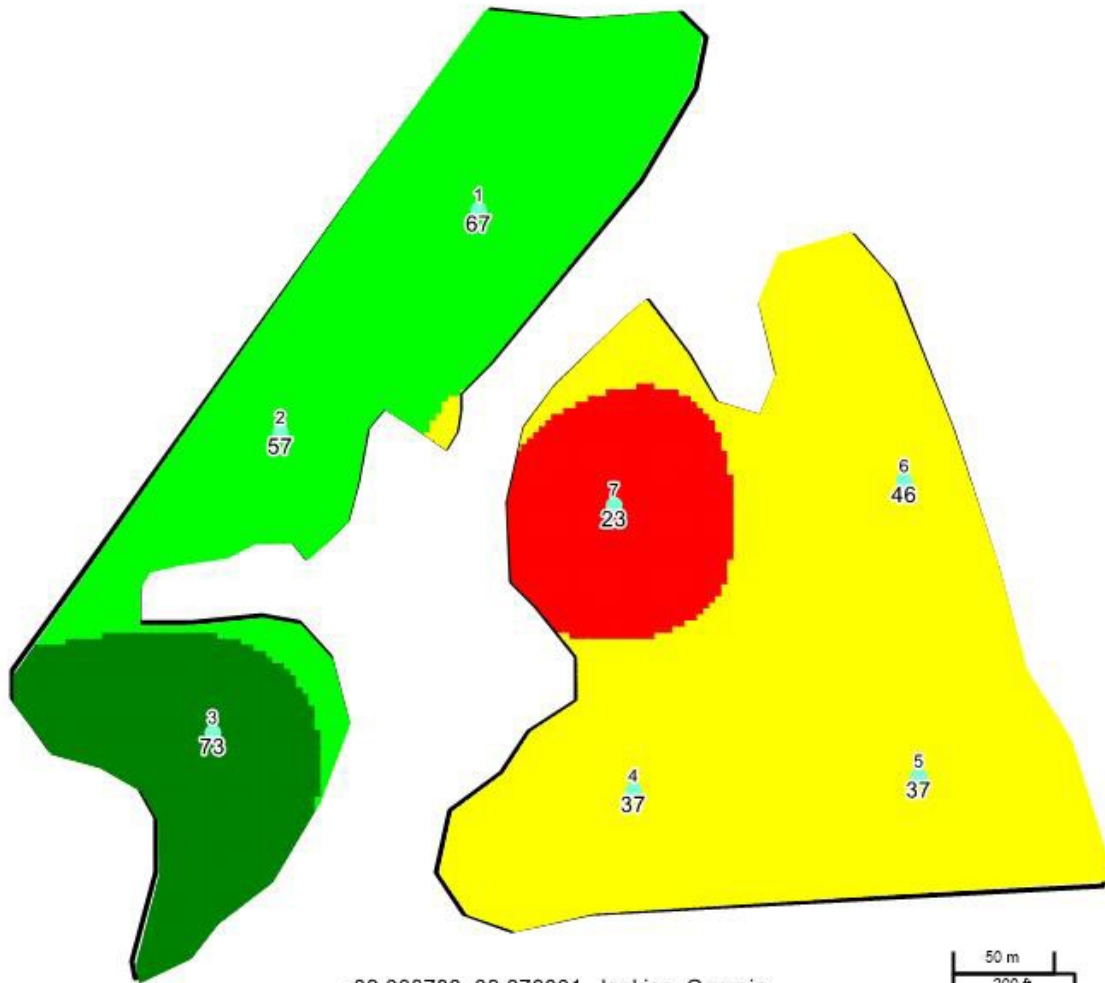
**Area:** 29.87

**Farm:** Council Stephen

**Sample Date** Jan 31, 2024

**Field** CS 2,3, & 4

**Lab Name** UGALab



**Location:**

**County:** Jenkins, GA

**Township:**

**Twp Rng Sec:**

**Summary Statistics**

**Layer Name** 2024 Soil Samples

**Sample Count** 7

**Minimum** 23

**Maximum** 73

**Average Rate** 48.79

**Weighted Average:** 48.63

**P1 lbs per acre (st)**



# Thrift FARM



146± ACRES  
Offered in 2 Tracts

## SOIL SAMPLE



### Soil Test Map Report - Mg

**John B. Gay**

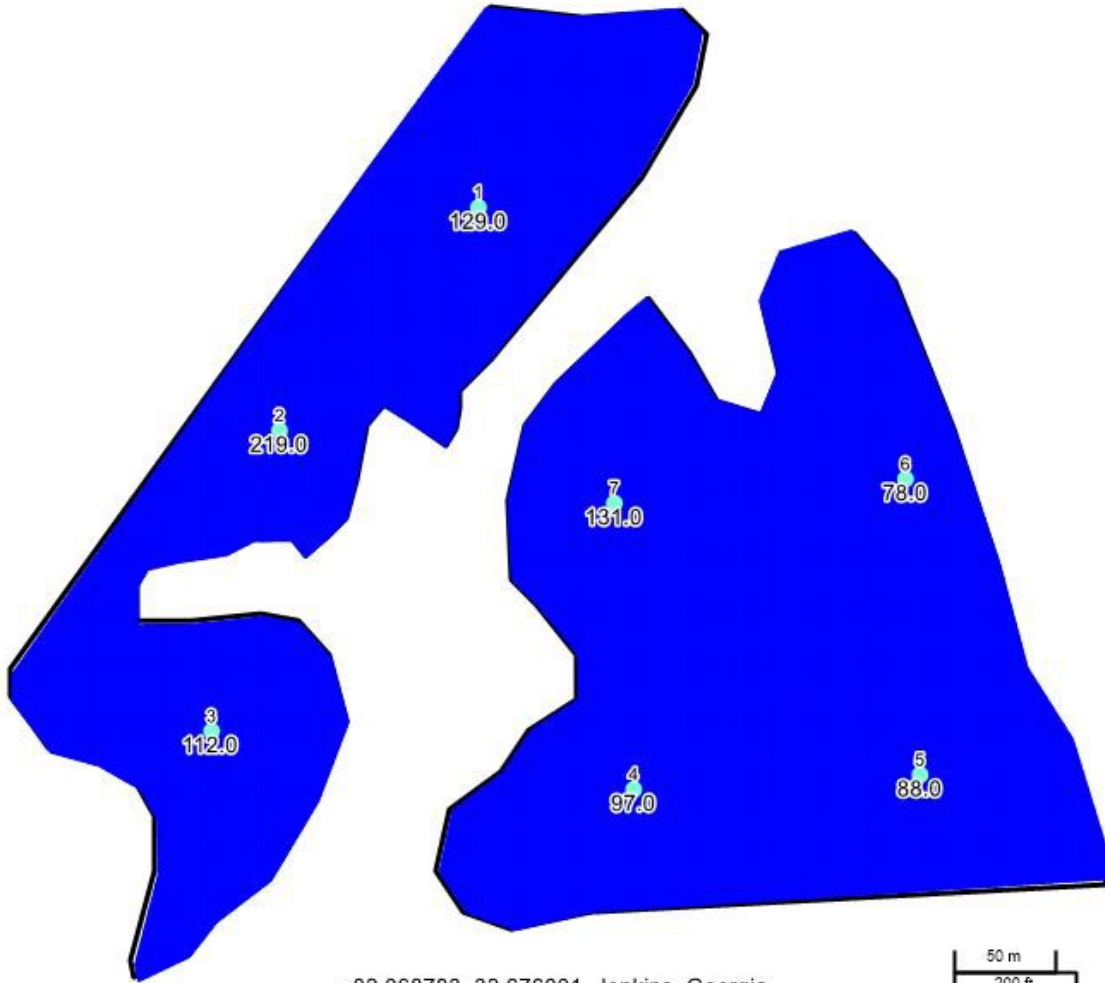
**Area:** 29.87

**Farm:** Council Stephen

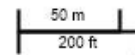
**Sample Date** Jan 31, 2024

**Field** CS 2,3, & 4

**Lab Name** UGALab



-82.068783, 32.676001 Jenkins, Georgia



**Location:**

County: Jenkins, GA

Township:

Twp Rng Sec:

**Summary Statistics**

Layer Name 2024 Soil Samples

Sample Count 7

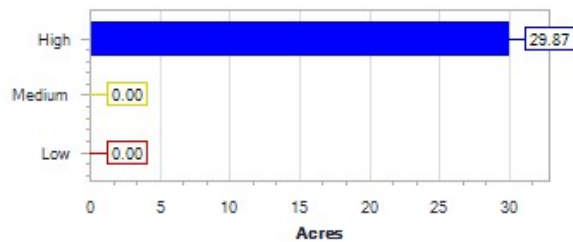
Minimum 78

Maximum 219

Average Rate 118.75

Weighted Average: 118.46

**Mg lbs per acre (st)**



# ONLINE AUCTION

## BIDDING ENDS: APRIL 23RD • 12 NOON

### SOIL SAMPLE



#### Soil Test Map Report - Ca

**John B. Gay**

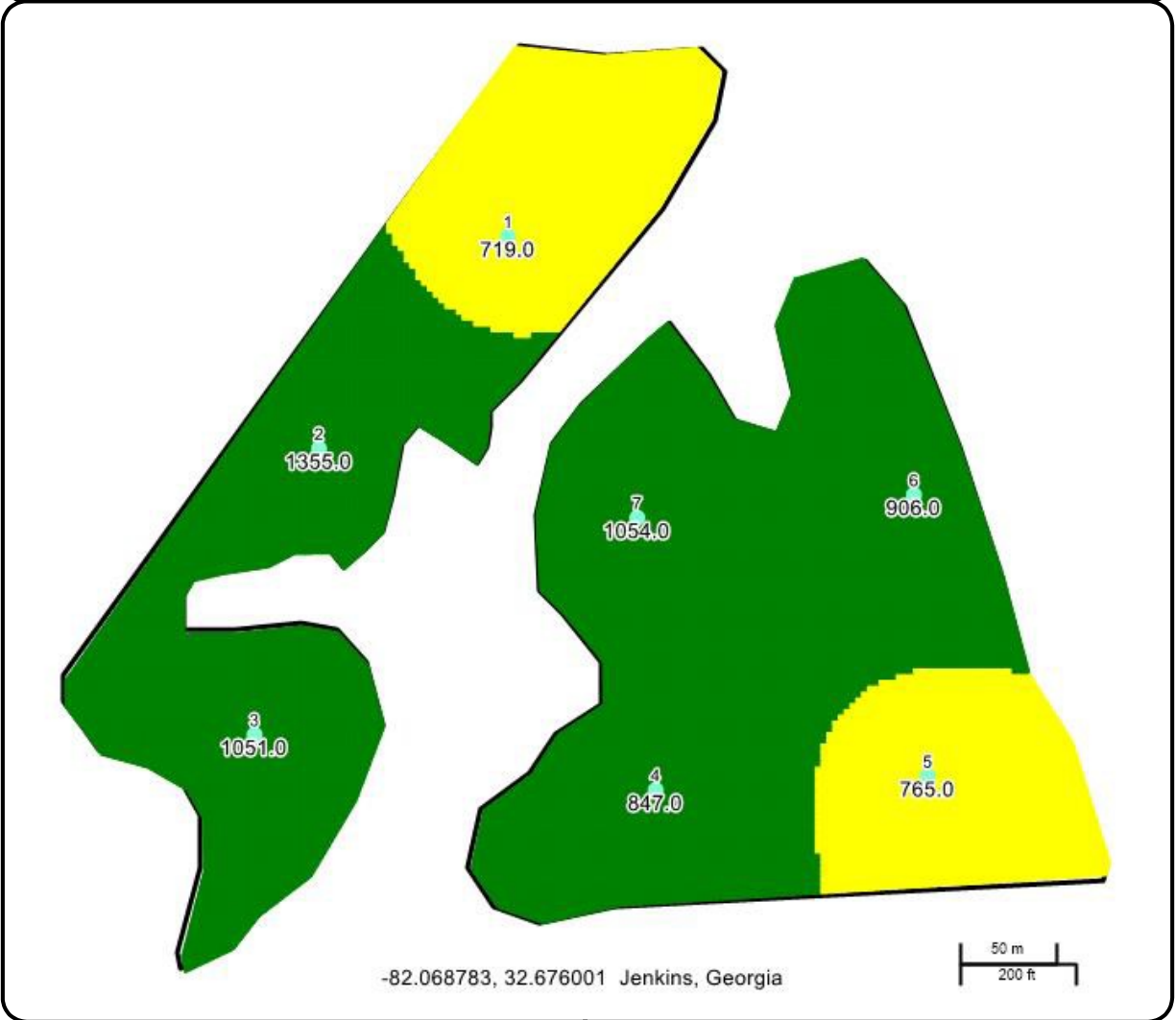
**Area:** 29.87

**Farm:** Council Stephen

**Sample Date** Jan 31, 2024

**Field** CS 2,3, & 4

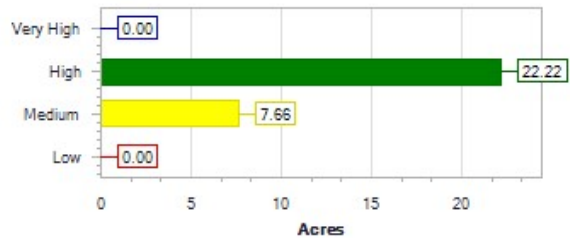
**Lab Name** UGALab



**Location:**  
 County: Jenkins, GA  
 Township:  
 Twp Rng Sec:

**Summary Statistics**  
 Layer Name 2024 Soil Samples  
 Sample Count 7  
 Minimum 719  
 Maximum 1,355  
 Average Rate 936.39  
 Weighted Average: 935.11

#### Ca lbs per acre (st)





146± ACRES  
Offered in 2 Tracts

## SOIL SAMPLE



### Soil Test Summary

**John B. Gay**

**Farm:** Council Stephen

**Field:** CS 2,3, & 4

**Area:** 29.87

**Sample Date:** Jan 31, 2024

**Lab Name:** UGALab

SampleID	pH	K	P1	Mg	Mn	Ca	Zn
none	none	lbs per acre (st)	lbs per acre (st)	lbs per acre (st)	lbs per acre (st)	lbs per acre (st)	lbs per acre (st)
1	6.10	46	67	129.0	13.0	719.0	6.1
2	6.60	124	57	219.0	16.0	1,355.0	11.0
3	6.00	51	73	112.0	8.9	1,051.0	9.1
4	6.60	59	37	97.0	10.0	847.0	4.8
5	6.60	61	37	88.0	9.5	765.0	4.4
6	6.20	76	46	78.0	8.4	906.0	6.0
7	6.50	89	23	131.0	9.0	1,054.0	6.6
<b>Average:</b>	6.37	72	49	122.0	10.7	956.7	6.9

# ONLINE AUCTION

BIDDING ENDS: APRIL 23RD • 12 NOON

## PROPERTY PHOTOS



**PROPERTY PHOTOS**





# ONLINE AUCTION

## BIDDING ENDS: APRIL 23RD · 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