

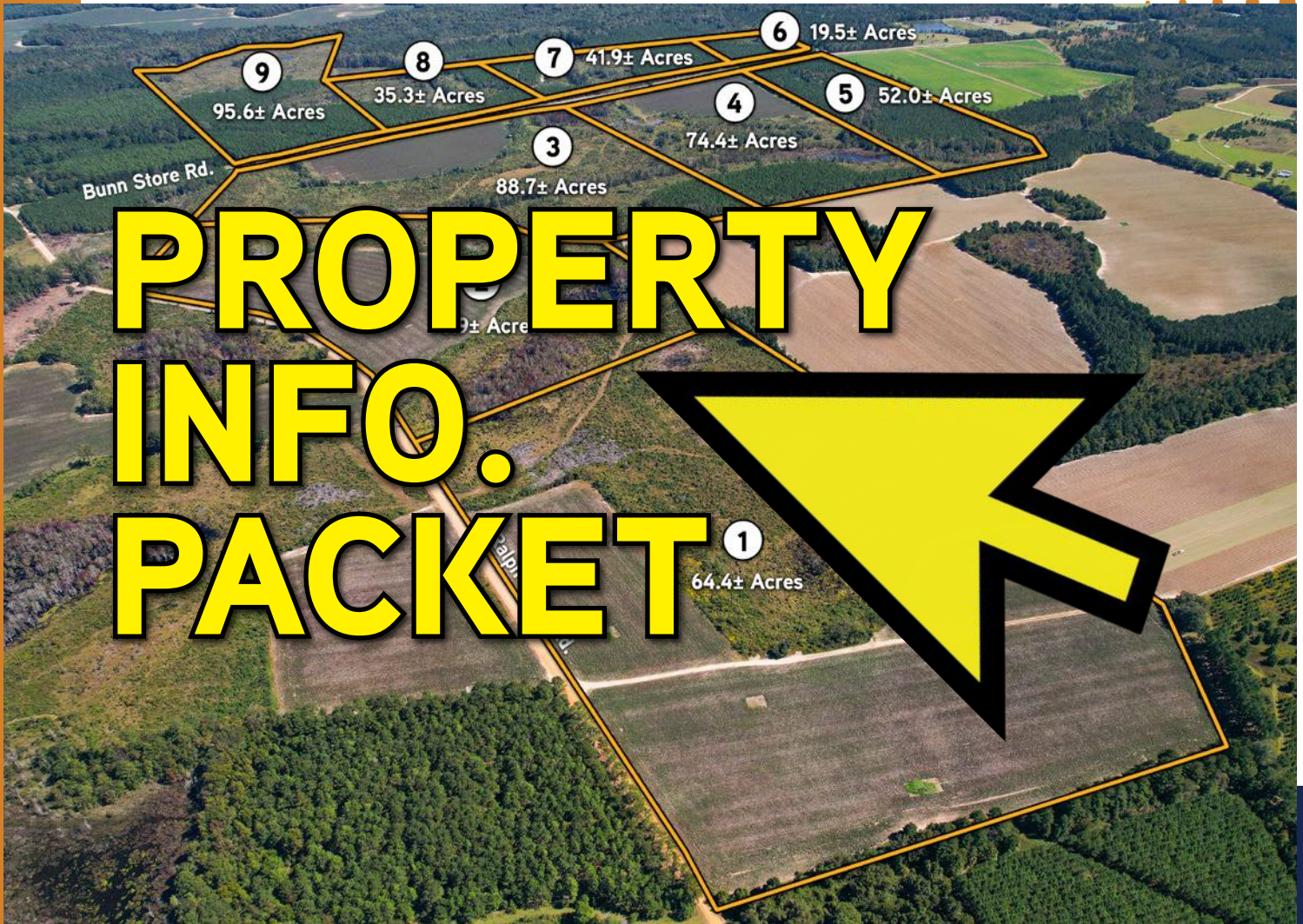
ONLINE AUCTION



Legacy
FARM

545.86±
ACRES
IN 9 TRACTS

Ralph Smith Farms | Burke County, Georgia



BIDDING ENDS NOVEMBER 16TH • 3PM



SOUTH
AUCTION

★
1,496± ACRES

RALPH SMITH FARMS

Burke County
Georgia

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

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



**SOUTH
AUCTION**



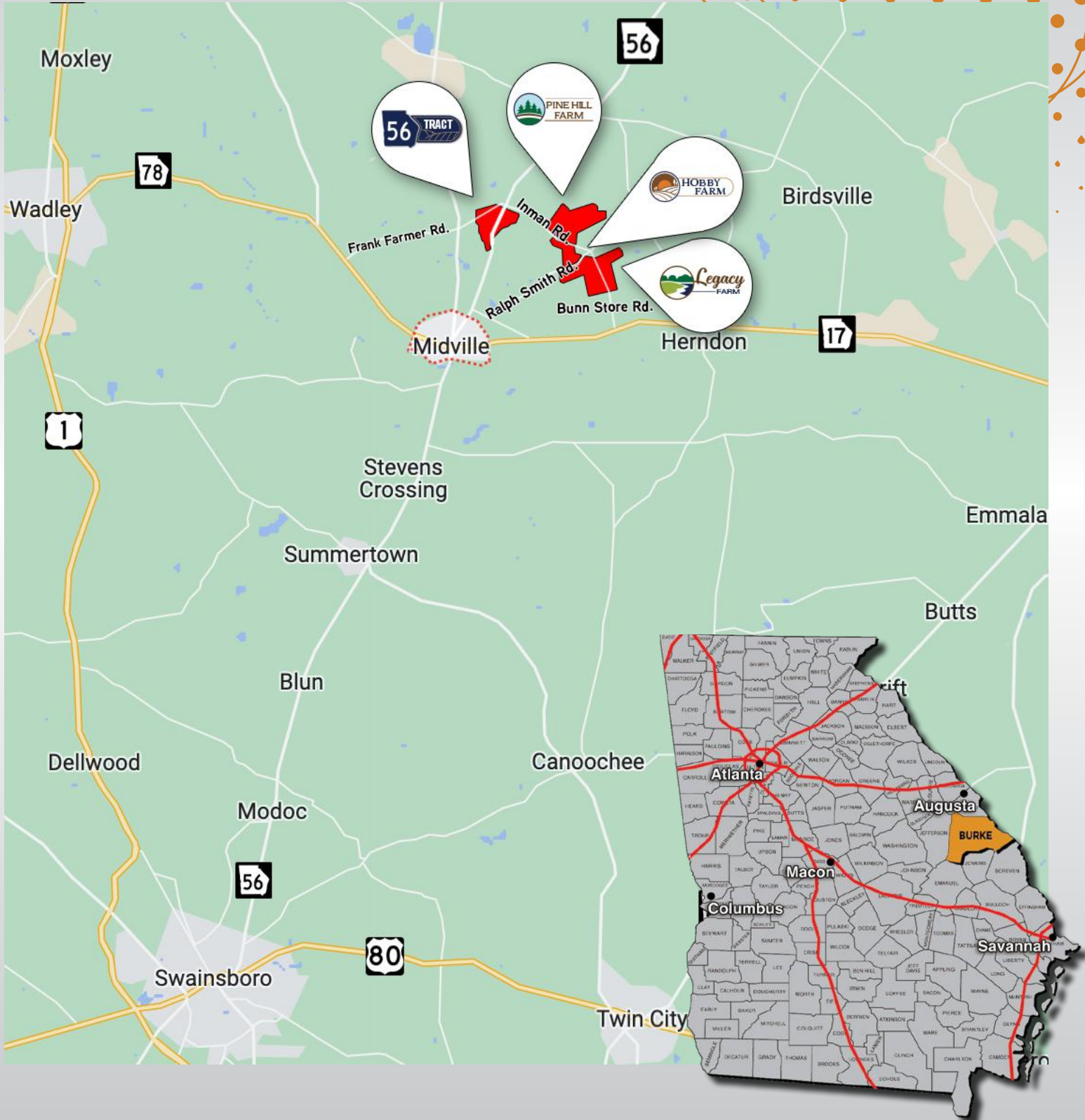
Legacy
— FARM

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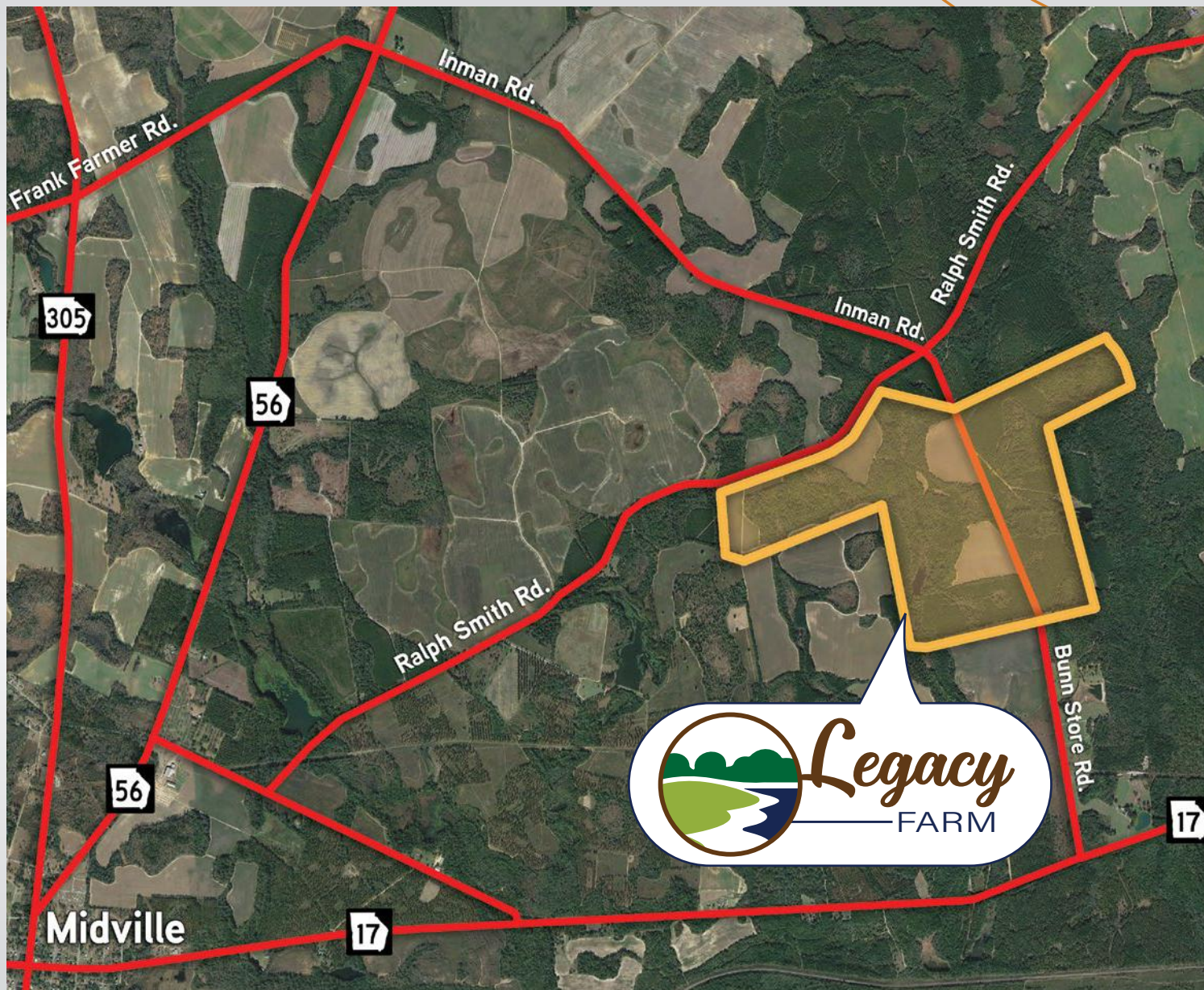
PROPERTY LOCATION



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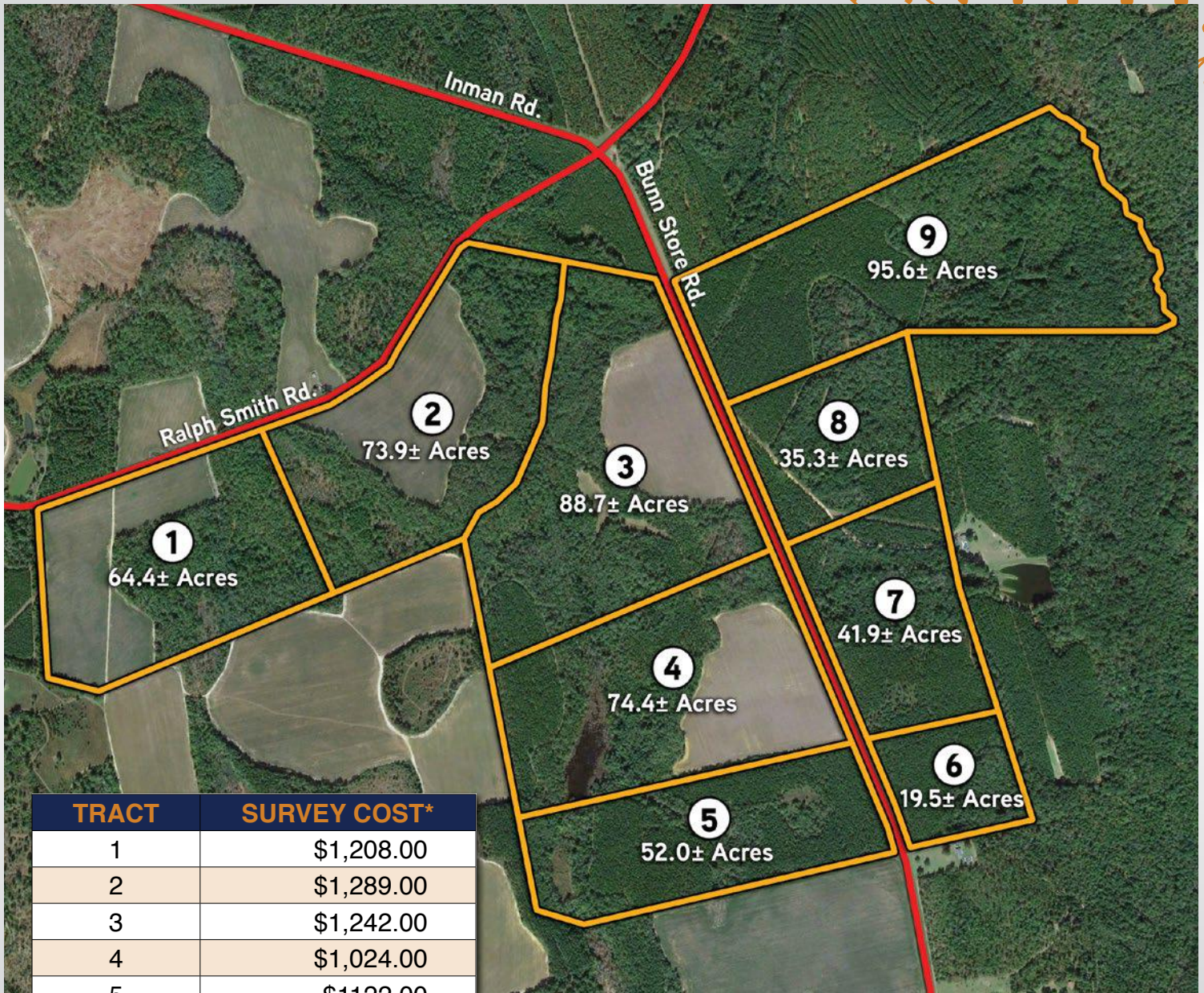


PROPERTY LOCATION





DIVISION MAP



TRACT	SURVEY COST*
1	\$1,208.00
2	\$1,289.00
3	\$1,242.00
4	\$1,024.00
5	\$1,122.00
6	\$642.00
7	\$894.00
8	\$730.00
9	\$1,125.00

* Survey Cost to be Paid by Buyer



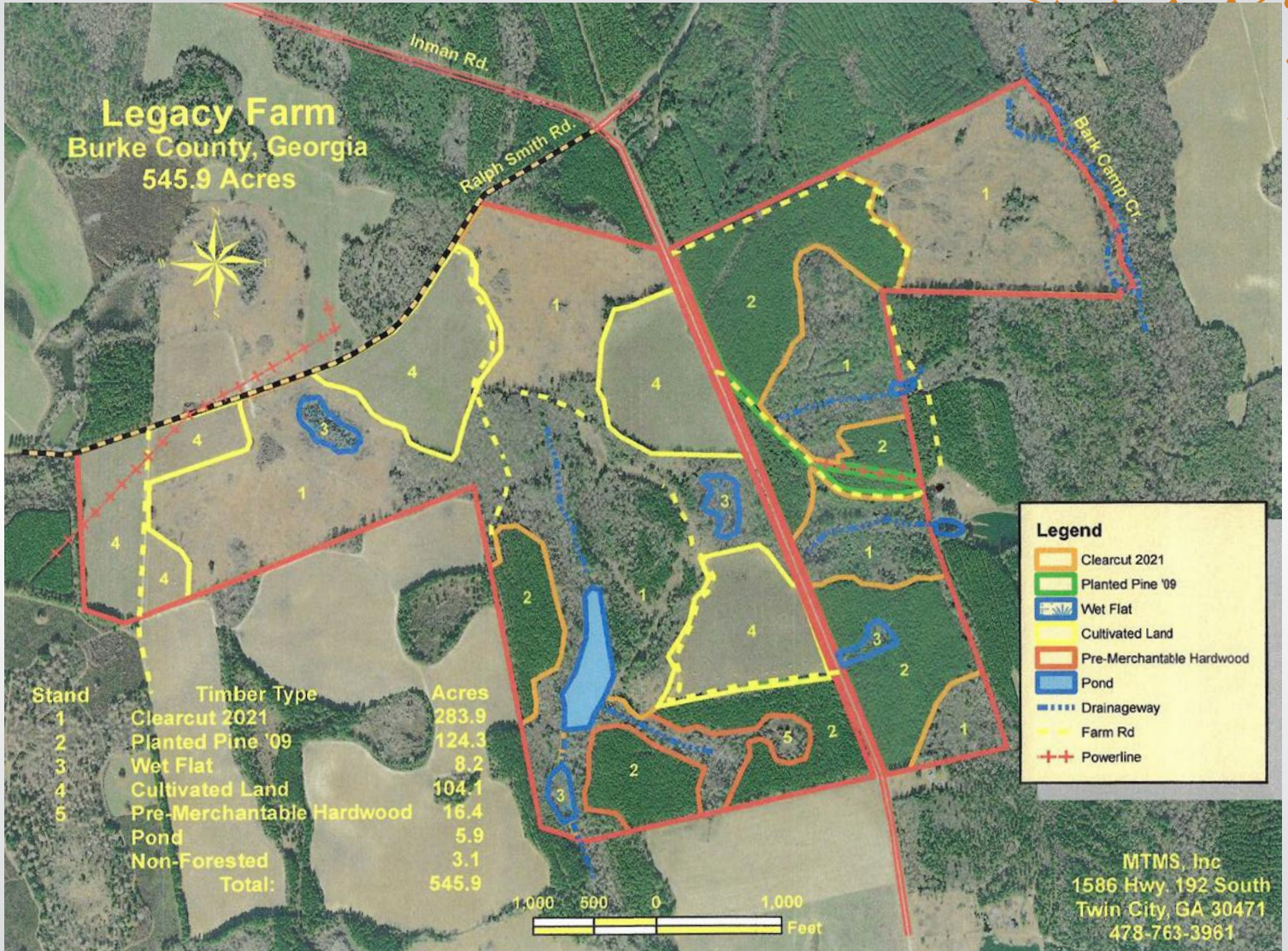
PROPERTY FEATURES

- 104.1 Acres of cultivated farmland
- Merchantable timber valued at \$90,402
- Paved and dirt road frontage





PROPERTY USE MAP





TIMBER INFORMATION



MTMS, Inc.

MERCER TIMBERLAND MANAGEMENT SERVICES



1586 Hwy. 192 South • Twin City, GA 30471
Office & Fax: 478-763-3961
E-mail: mtms@pineland.net

JIM MERCER

GA Registered Forester #2378
Mobile: 912-536-0452

MIKE GOMEZ

GA Registered Forester #2001
Mobile: 478-494-8302
Home: 478-237-8806

**Legacy Farm Tr.
Volume and Value Summary
545.9 Acres**

Timbered Acres			140.7	Acres
Product	Tons	\$/Ton		Value
Pine Pulpwood	8,121	11.00		\$89,331.00
Hardwood Pulpwood	153	7.00		\$1,071.00
Total Pre-Merchantable Value				\$13,940.00
Total Merchantable Value				\$90,402.00

REFORESTATION COSTS



JIM MERCER

GA Registered Forester #2378
Mobile: 912-536-0452

MTMS, Inc.

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MIKE GOMEZ

GA Registered Forester #2001
Mobile: 478-494-8302
Home: 478-237-8806

Per your request the following represents the approximate 2023 reforestation costs incurred on tracts similar to the Ralph Flynt Smith Family LLC Tract in Burke County, Georgia:

Aerial Spraying (Helicopter)	\$105/acre
Firebreaks (Georgia Forestry Commission)	\$ 10/acre
Burning	\$ 35/acre
Seedlings (Loblolly) (\$85/1000) (\$85 x 660/acre = \$56/ac)	\$ 56/acre
Planting (Hand @ \$0.13/seedling)	\$ 86/acre
Total:	\$292/acre

In addition to the aforementioned prices, an additional activity that should be considered would be mechanical drum chopping the site at an approximate cost of \$110 per acre.

Please let me know if you have any questions.

Respectfully,

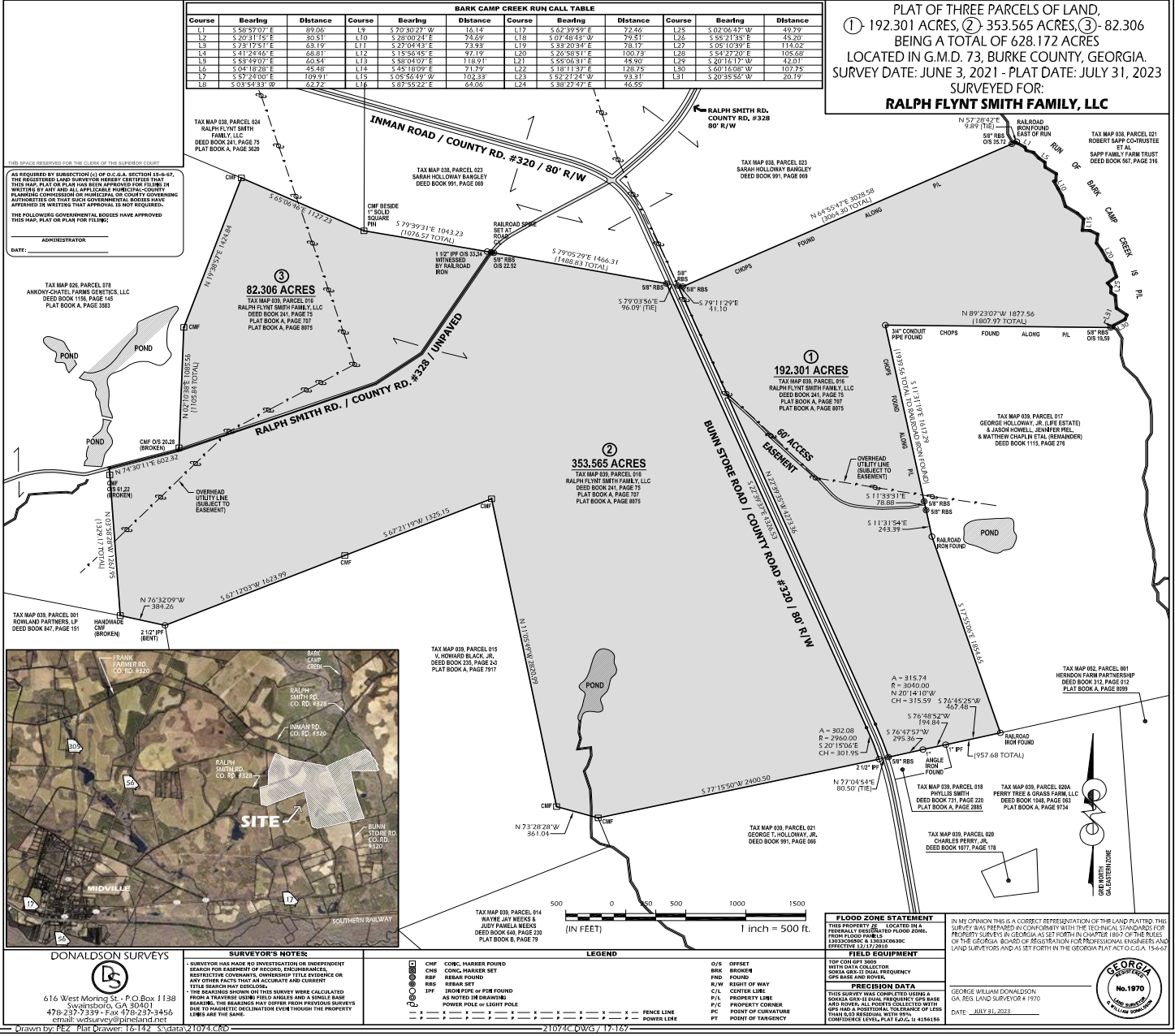
Michael Gomez
RF# 2001



PROPERTY PLAT

PLAT OF THREE PARCELS OF LAND,
 ① - 192.301 ACRES, ② - 353.565 ACRES, ③ - 82.306 ACRES
 BEING A TOTAL OF 628.172 ACRES
 LOCATED IN G.M.D. 73, BURKE COUNTY, GEORGIA.
 SURVEY DATE: JUNE 3, 2021 - PLAT DATE: JULY 31, 2023
 SURVEYED FOR:
RALPH FLYNT SMITH FAMILY, LLC

BARK CAMP CREEK RUN CALL TABLE											
Course	Bearing	Distance	Course	Bearing	Distance	Course	Bearing	Distance	Course	Bearing	Distance
L1	S 56°57'07" E	89.06	L9	S 70°30'27" W	16.14	L17	S 62°39'59" E	22.46	L25	S 02°06'37" W	49.79
L2	S 20°31'15" E	30.51	L10	S 20°00'24" E	78.69	L18	S 07°46'03" W	79.81	L26	S 55°13'35" E	45.20
L3	S 73°15'51" E	68.19	L11	S 27°04'43" E	73.89	L19	S 38°20'34" E	28.17	L27	S 05°10'59" E	114.02
L4	S 41°24'46" E	66.81	L12	S 15°56'48" E	97.19	L20	S 26°56'51" E	100.78	L28	S 54°27'20" E	109.68
L5	S 53°49'07" E	60.54	L13	S 30°40'07" E	118.91	L21	S 35°00'21" E	145.90	L29	S 20°11'17" W	42.01
L6	S 04°18'20" E	48.48	L14	S 48°18'09" E	71.79	L22	S 18°11'37" E	128.75	L30	S 60°16'08" W	102.75
L7	S 72°42'00" E	109.93	L15	S 08°55'19" W	102.38	L23	S 22°12'12" E	93.11	L31	S 20°45'54" W	20.19
L8	S 03°54'33" W	62.72	L16	S 87°55'22" E	64.00	L24	S 38°27'47" E	46.55			



DONALDSON SURVEYS
 616 West Morning St., P.O. Box 1138
 Swainsboro, GA 30401
 478-237-7139 • Fax 478-237-3456
 email: wd@surveysdonaldson.net

SURVEYOR'S NOTES:
 - SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EVIDENCE OF RECORDS, ENCUMBRANCES, RESTRICTIVE COVENANTS, UNDEVELOPED TITLE EVIDENCE OR ANY OTHER FACTS THAT MAY AFFECT THE ACCURACY AND CORRECT TITLE OF THIS SURVEY.
 - THE BEARINGS SHOWN ON THIS SURVEY WERE CALCULATED FROM A TRANGULAR SYSTEM OF 1912 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
 CHM CORN, MARKER FOUND
 CHS CONG. MARKER SET
 RFB REBAR FOUND
 RSE REBAR SET
 IFF IRON PIPE OR PIPE FOUND
 AS NOTED ON DRAWINGS
 POWER POLE OR LIGHT POLE
 FENCE LINE
 POWER LINE

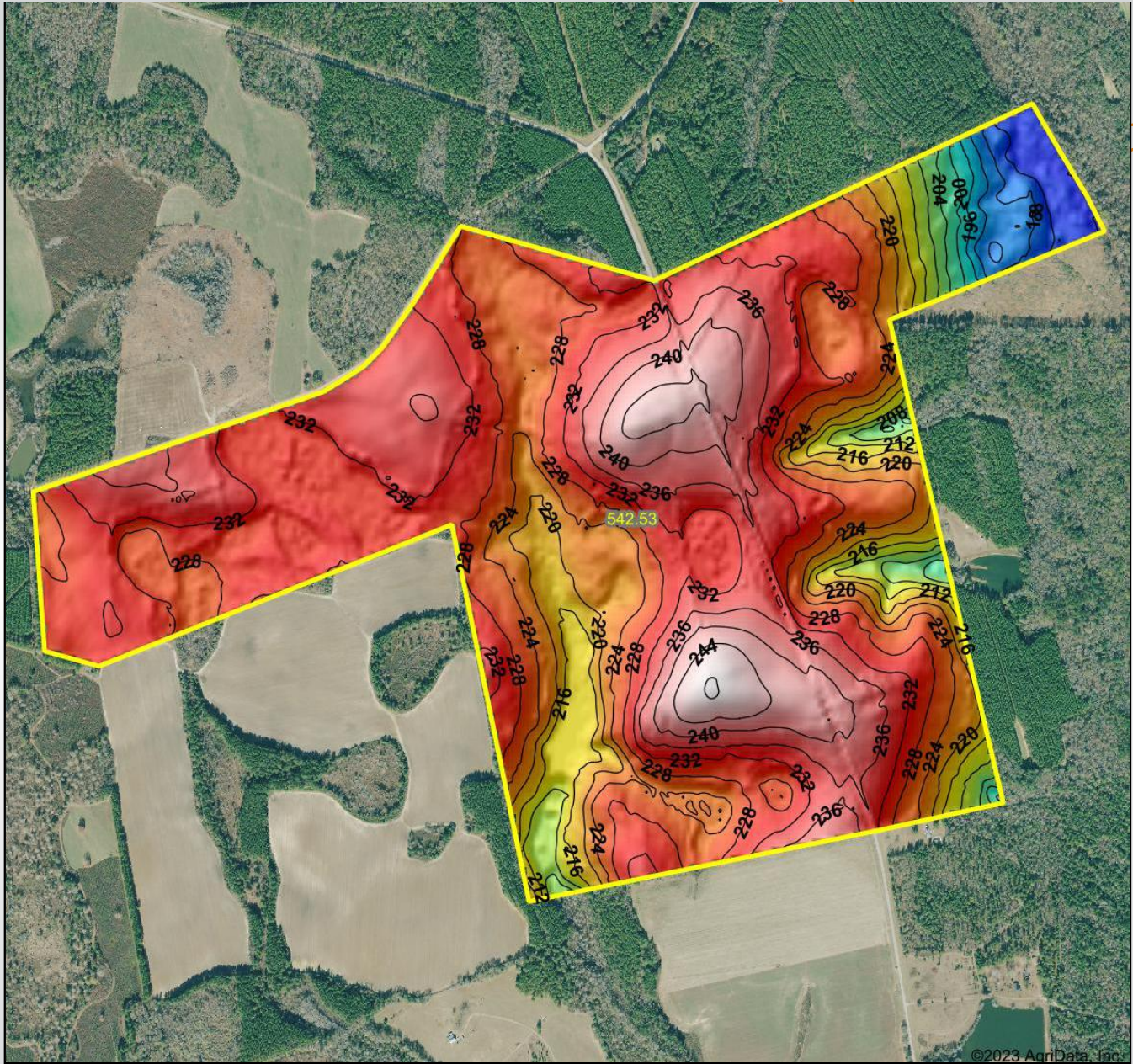
FLOOD ZONE STATEMENT
 THIS PROPERTY IS LOCATED IN A POTENTIALLY UNDESIRABLE FLOOD ZONE.
 Flood Hazard Information is provided for informational purposes only and does not constitute a flood insurance policy.
 FLOOD ZONE DATA
 THIS SURVEY WAS COMPLETED USING A REAL-TIME KINEMATIC (RTK) GPS SYSTEM. ALL POINTS COLLECTED WERE CHECKED FOR ACCURACY AND FOUND TO BE WITHIN 1.0 CM OF THE DESIGNATED POINTS.
 CONFORMS LEVEL: 114.1221
 4156136

FIELD EQUIPMENT
 TOP CONDTN BRN
 WITH DATA COLLECTOR
 200M GPS/RTK PROXIMITY
 GPS BASE AND ROVER.
PRECISION DATA
 THIS SURVEY WAS COMPLETED USING A REAL-TIME KINEMATIC (RTK) GPS SYSTEM. ALL POINTS COLLECTED WERE CHECKED FOR ACCURACY AND FOUND TO BE WITHIN 1.0 CM OF THE DESIGNATED POINTS.
 CONFORMS LEVEL: 114.1221
 4156136

IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYORS IN GEORGIA AS SET FORTH IN CHAPTER 180-2 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
 GA RES. LAND SURVEYOR # 1910
 DATE: JULY 31, 2023



TOPOGRAPHY MAP



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Low Elevation High

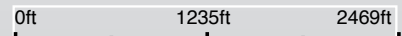


Maps Provided By:



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Source: USGS 10 meter dem
 Interval(ft): 4
 Min: 179.2
 Max: 248.3
 Range: 69.1
 Average: 227.0
 Standard Deviation: 11.65 ft



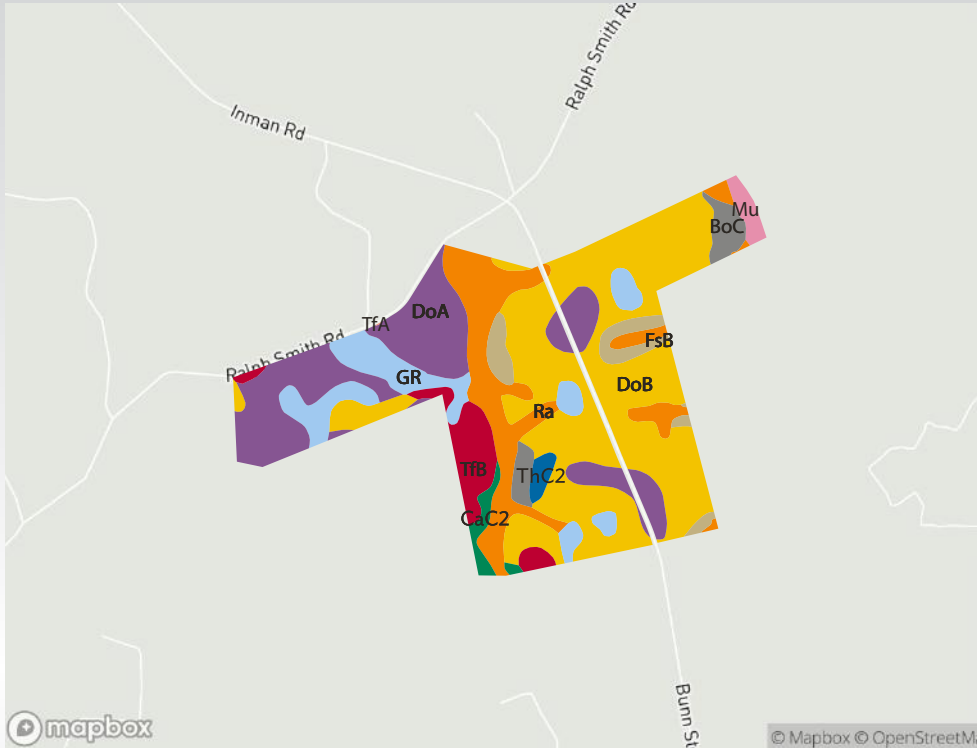
9/7/2023

Burke County Georgia

Boundary Center: 32° 50' 42.64, -82° 10' 35.22

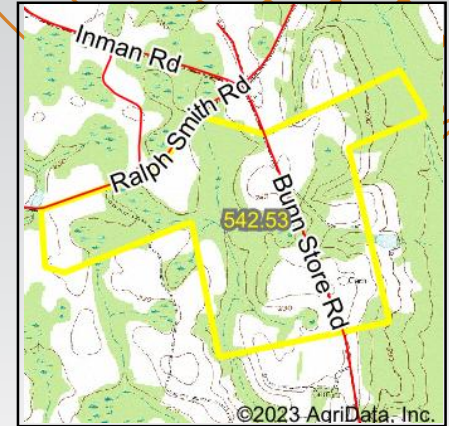
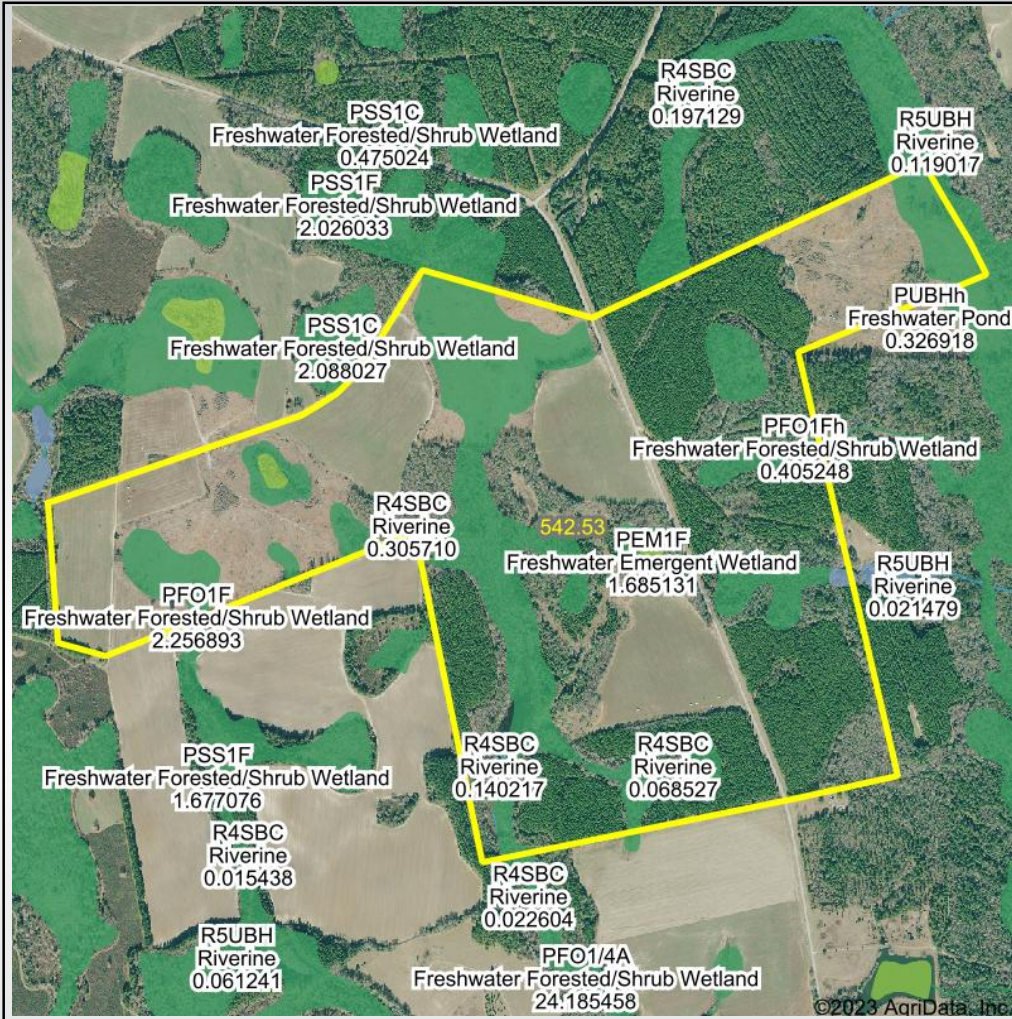


SOILS MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
DoB	Dothan loamy sand, 2 to 5 percent slopes	224.20	42.2%	2	60.8
DoA	Dothan loamy sand, 0 to 2 percent slopes	107.12	20.2%	2	61.0
Ra	Rains sandy loam	72.39	13.6%	3	64.0
GR	Grady-Rembert association	50.42	9.5%	5	23.7
TfB	Tifton loamy sand, 2 to 5 percent slopes	26.37	5.0%	2	64.6
FsB	Fuquay loamy sand, 0 to 5 percent slopes	18.40	3.5%	2	41.7
BoC	Bonifay fine sand, 5 to 8 percent slopes	14.74	2.8%	4	33.6
CaC2	Carnegie sandy loam, 5 to 8 percent slopes, moderately eroded	6.79	1.3%	4	55.3
Mu	Muckalee loam	6.34	1.2%	5	49.6

WETLANDS MAP



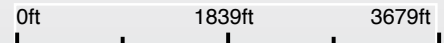
State: **Georgia**
 Location:
 County: **Burke**
 Township: **Midville**
 Date: **9/7/2023**



Maps Provided By:



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Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	68.73
PFO1/4A	Freshwater Forested/Shrub Wetland	34.99
PFO1F	Freshwater Forested/Shrub Wetland	5.78
PFO1Ch	Freshwater Forested/Shrub Wetland	3.86
PEM1F	Freshwater Emergent Wetland	2.85
PSS1F	Freshwater Forested/Shrub Wetland	2.47
PFO1Fh	Freshwater Forested/Shrub Wetland	2.09
PUBHh	Freshwater Pond	0.61
R4SBC	Riverine	0.57
Total Acres		121.95



PROPERTY PHOTOS





PROPERTY PHOTOS





PROPERTY PHOTOS



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