



CANDLER CREEK
FARMS

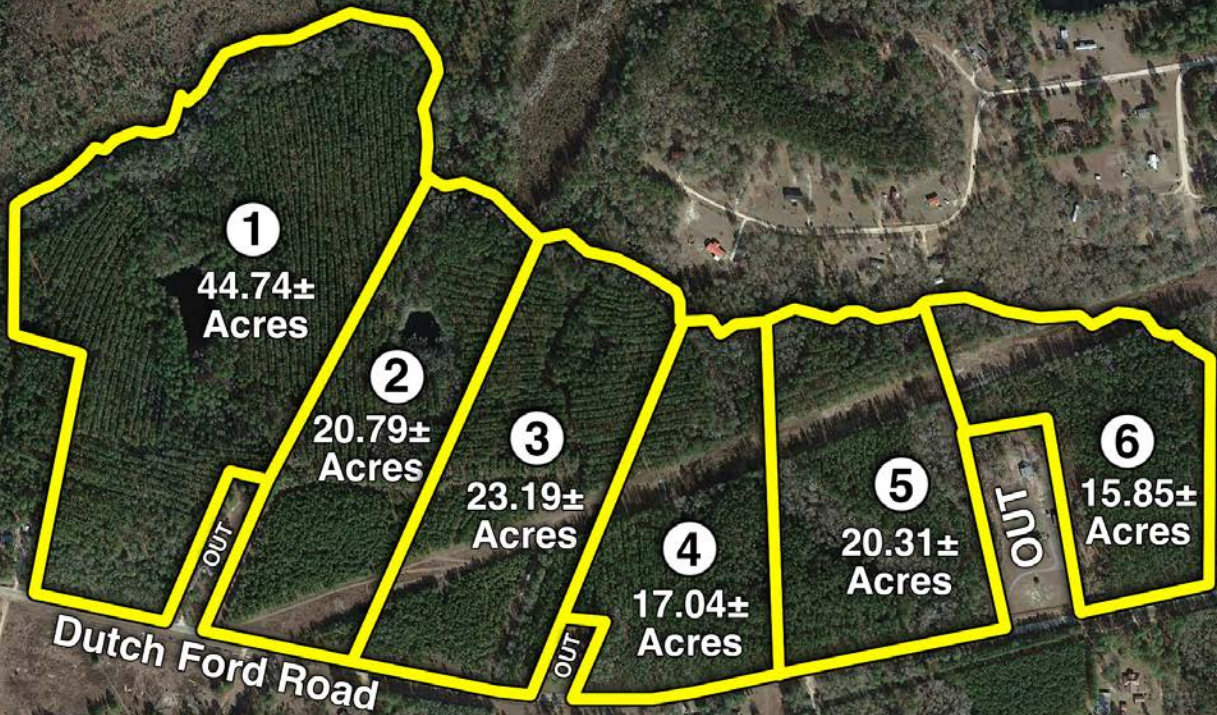
Dutch Ford Road

*County Paved Road

METTER, GEORGIA

Candler County

At no costs to the buyer, each property has a new survey, timber cruise, gated entrance, and mulched trails.



ONLINE AUCTION BIDDING ENDS: APRIL 24TH

SouthAuction.com

Auction Manager: Joe Lanier
912.531.7007
joe@southauctiongroup.com



**SOUTH
AUCTION**



CANDLER CREEK
FARMS

142± Acres
Offered in 6 Tracts

Hello,

South Auction is proud to present "Candler Creek Farms" for sale via online auction. This unrestricted property is an investment grade property with unlimited potential. Located 2 miles from the Candler County School complex, "Candler Creek Farms" is equally suitable for a large homesite or a future subdivision.

In addition to beautiful homesites, "Candler Creek Farms" features tracts with small lakes, abundant wildlife and all types of recreational uses. This property is just 4 miles from I-16 and is in the heart of the development happening in Southeast Georgia as the Hyundai Mega Site and its subsidiaries near production.

Whether you are an investor looking for future development tracts, or someone who is searching for unrestricted rural living, "Candler Creek Farms" has a lot to offer!

Call me for a private showing or for any additional information on "Candler Creek Farms".

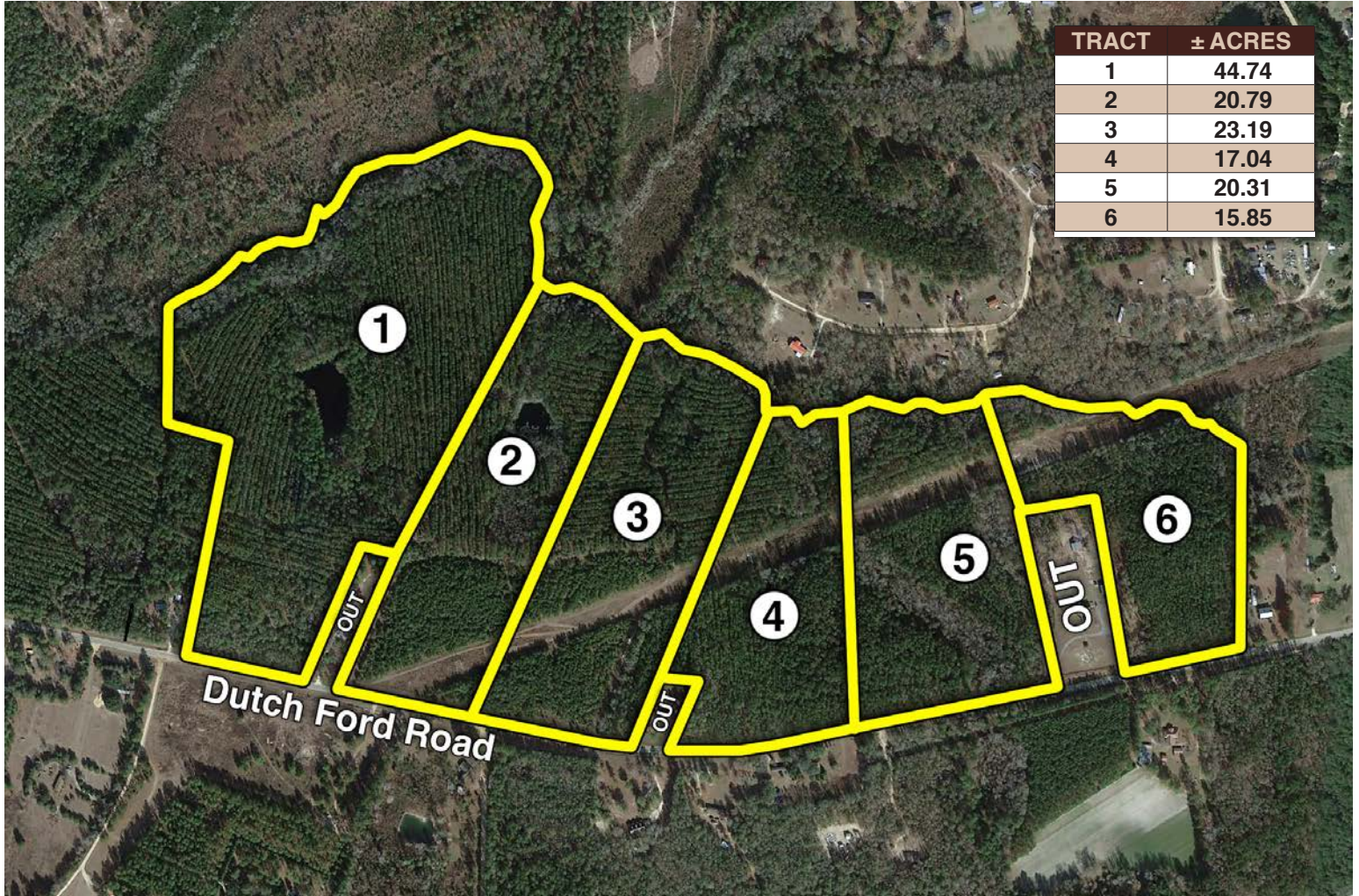


Joe Lanier
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SOUTH
AUCTION

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



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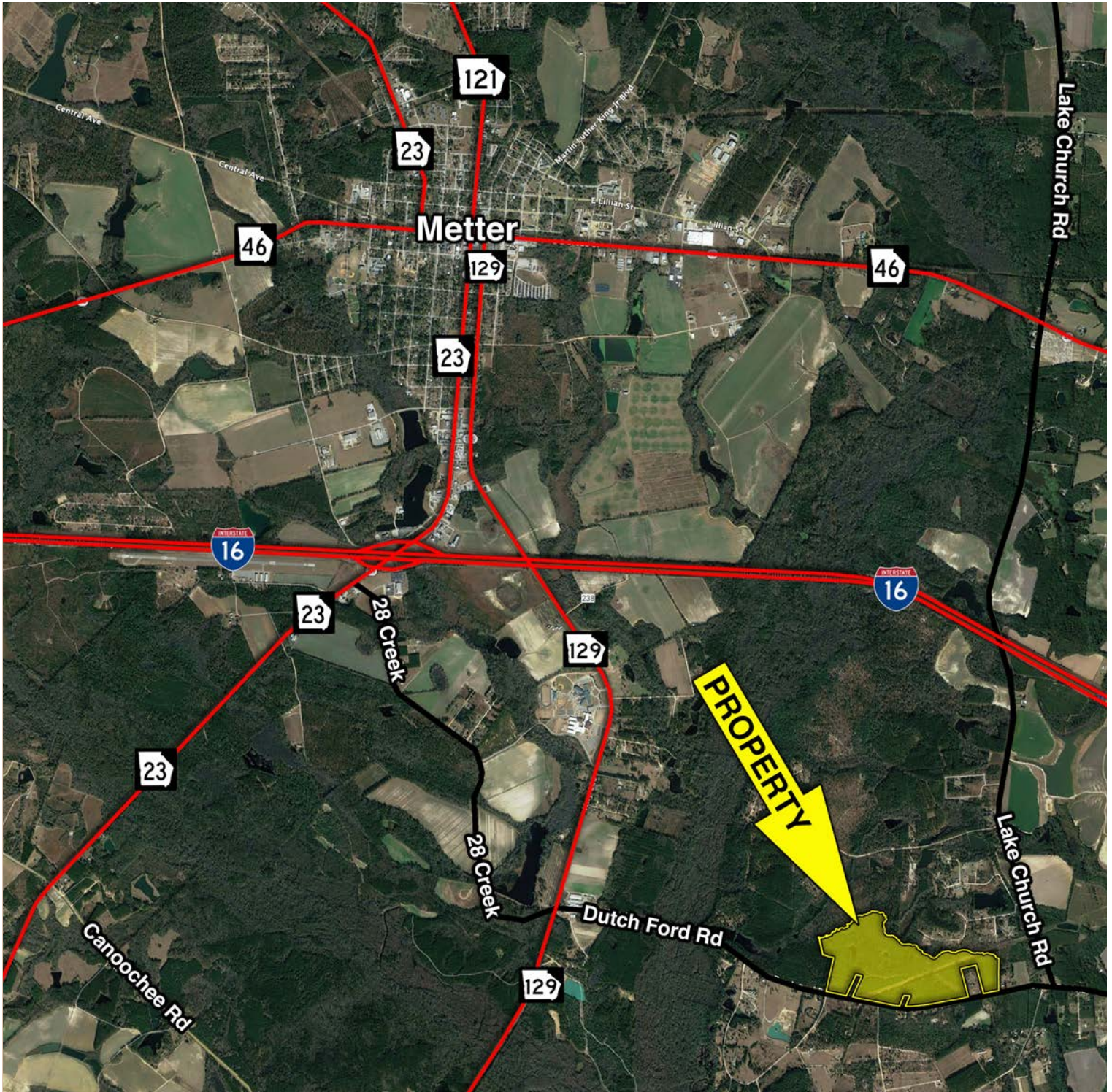
LOCATION MAP



BIDDING ENDS: APRIL 24TH



LOCATION MAP





CANDLER CREEK
FARMS

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CANDLER CREEK FARMS

- Investment grade opportunity
- Unrestricted property
- Ideal for hunting, home sites, and recreation
- Only 4 miles from I-16
- Mature timber, two ponds, new gated driveways on each tract
- Purchase single parcels, combinations of tracts, or the property as a whole



TIMBER CRUISE

Data provided by American Forest Management, Inc. is for planning purposes only. American Forest Management, Inc. does not guarantee the accuracy of the cruise data, acreage estimates, or any other information.

Merchantable Timber for each farm by ton, full timber cruise report available at SouthAuction.com

Farm #1	
Pine	4,260.24
Hardwood	510.93
Total Tonnage	4,771.17

Farm #2	
Pine	1,631.03
Hardwood	291.41
Total Tonnage	1,922.44

Farm #3	
Pine	2,092.43
Hardwood	143.39
Total Tonnage	2,172.82

Farm #4	
Pine	1,904.19
Hardwood	351.58
Total Tonnage	2,255.77

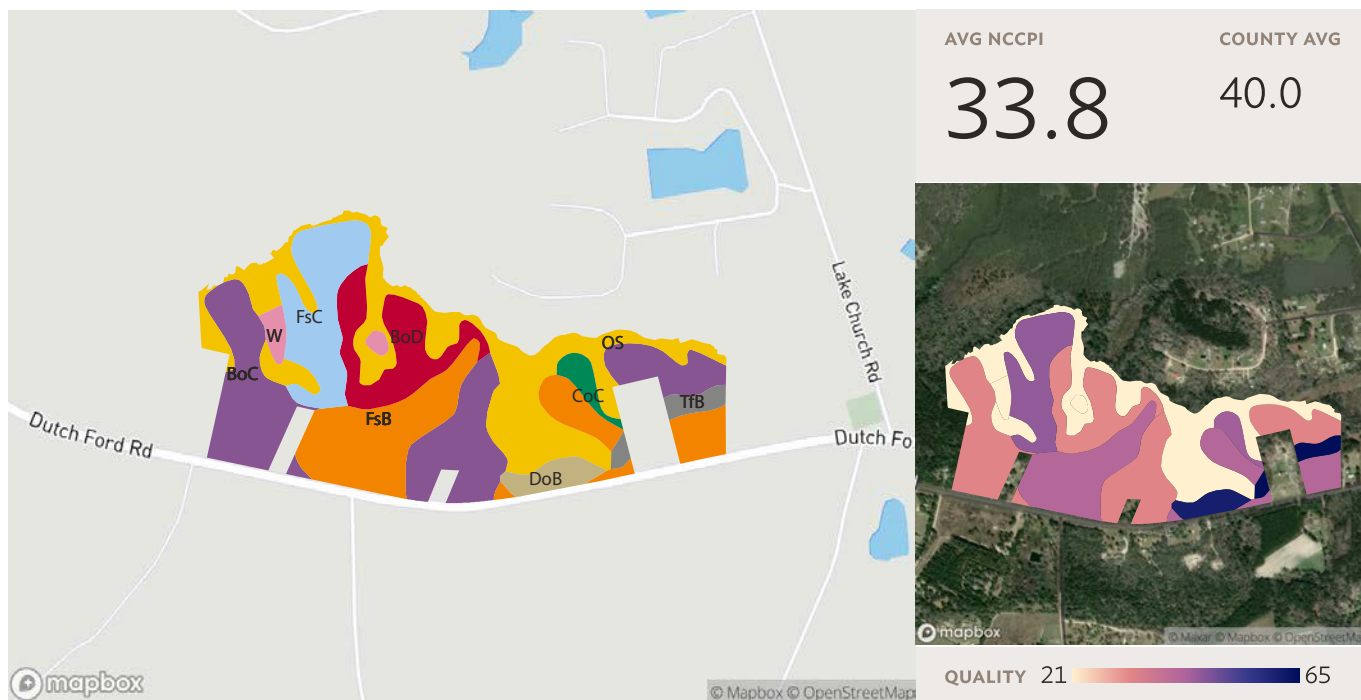
Farm #5	
Pine	2,202.08
Hardwood	476.41
Total Tonnage	2,678.49

Farm #6	
Pine	1,745.42
Hardwood	243.71
Total Tonnage	1,989.13





SOILS MAP



Source: NRCS Soil Survey

All fields

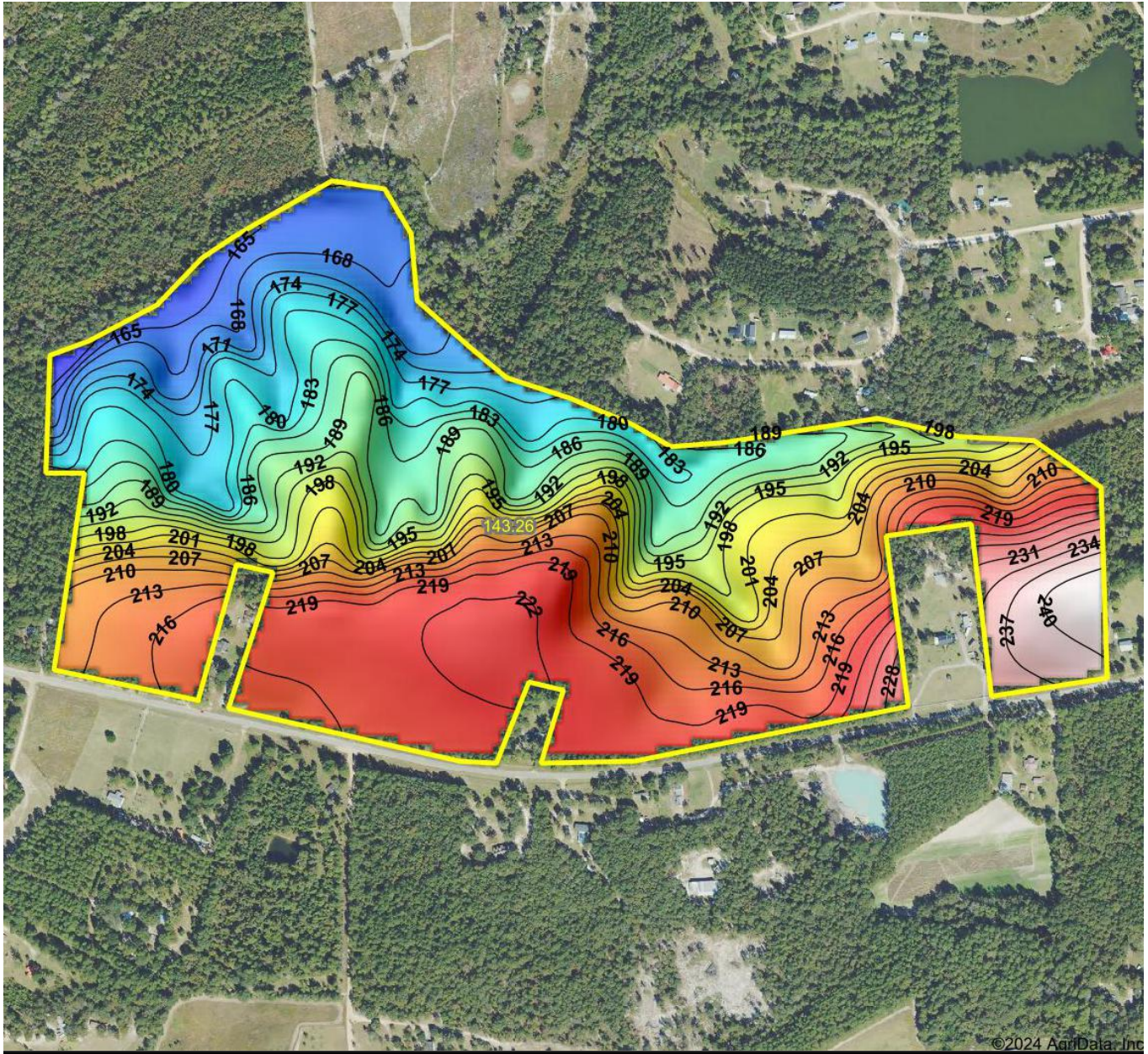
140 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
OS	Osier loamy fine sand, 0 to 2 percent slopes, frequently flooded	36.95	26.3%	5	19.1
BoC	Bonifay fine sand, 1 to 8 percent slopes	35.76	25.5%	3	32.4
FsB	Fuquay loamy sand, 0 to 5 percent slopes	27.73	19.7%	2	41.7
FsC	Fuquay loamy sand, 5 to 8 percent slopes	15.86	11.3%	3	45.7
BoD	Bonifay fine sand, 8 to 12 percent slopes	13.18	9.4%	6	31.7
DoB	Dothan loamy sand, 2 to 5 percent slopes	3.76	2.7%	2	60.8
Tfb	Tifton loamy sand, 2 to 5 percent slopes	2.69	1.9%	2	64.6
CoC	Cowarts loamy sand, 5 to 8 percent slopes	2.30	1.6%	3	44.1
W	Water	2.27	1.6%		N/A

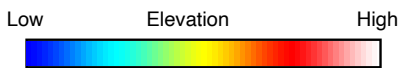
BIDDING ENDS: APRIL 24TH



TOPOGRAPHY MAP

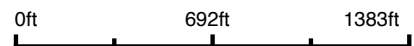


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Source: USGS 10 meter dem
Interval(ft): 3
Min: 160.3
Max: 242.2
Range: 81.9
Average: 201.4
Standard Deviation: 19.52 ft



3/15/2024

Candler County
Georgia

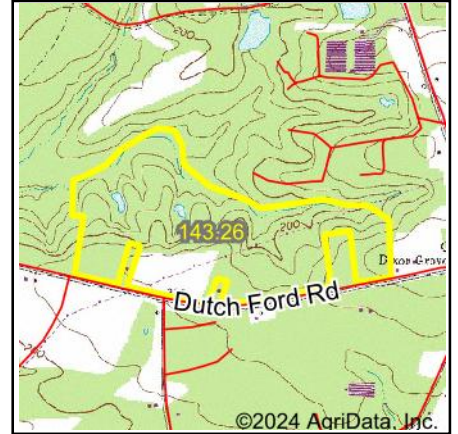
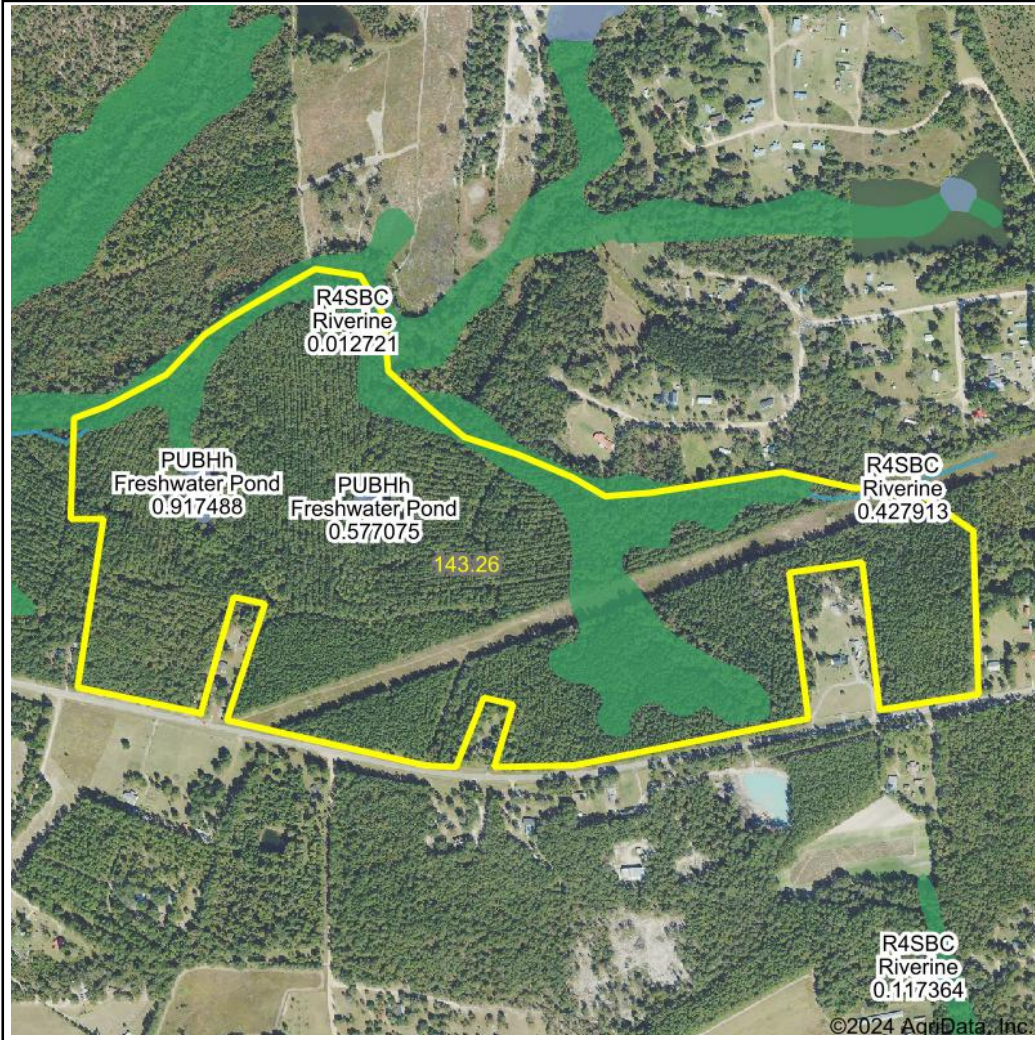
Boundary Center: 32° 20' 44.43, -82° 1' 22.25



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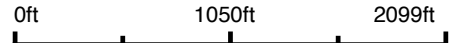
WETLANDS MAP



State: **Georgia**
 Location:
 County: **Candler**
 Township: **Pulaski**
 Date: **3/15/2024**



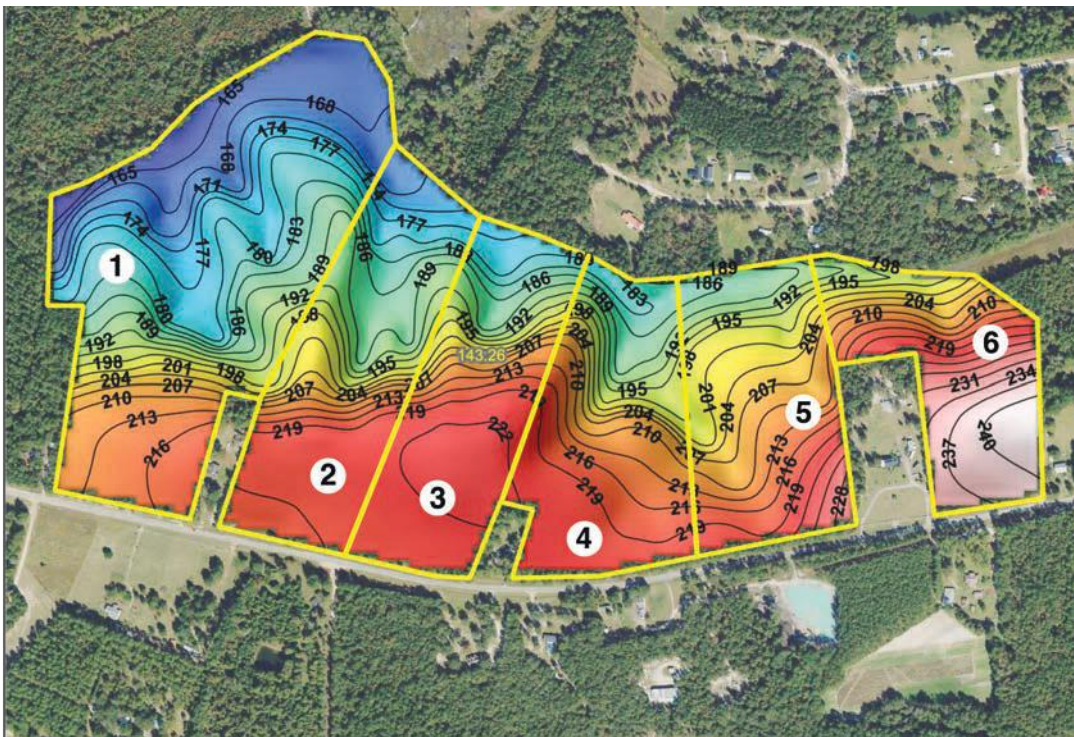
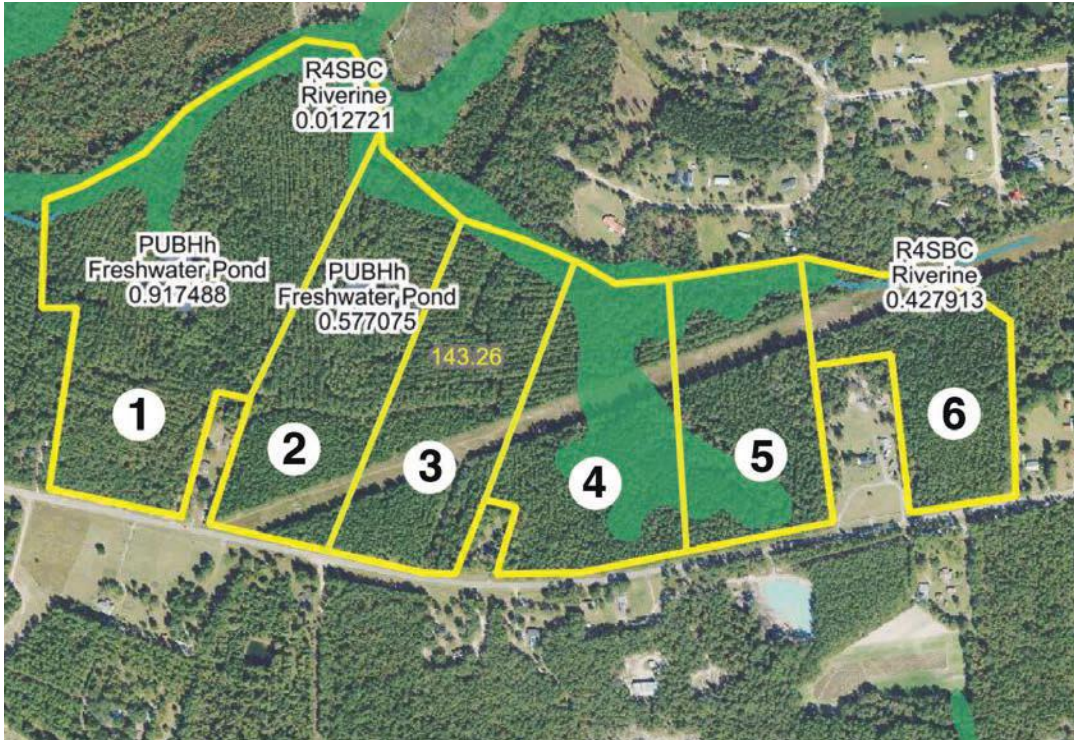
Maps Provided By:



Classification Code	Type	Acres
PFO1B	Freshwater Forested/Shrub Wetland	25.53
PUBHh	Freshwater Pond	1.49
R4SBC	Riverine	0.24
	Total Acres	27.26

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

TOPOGRAPHY & WETLANDS TRACT MAPS

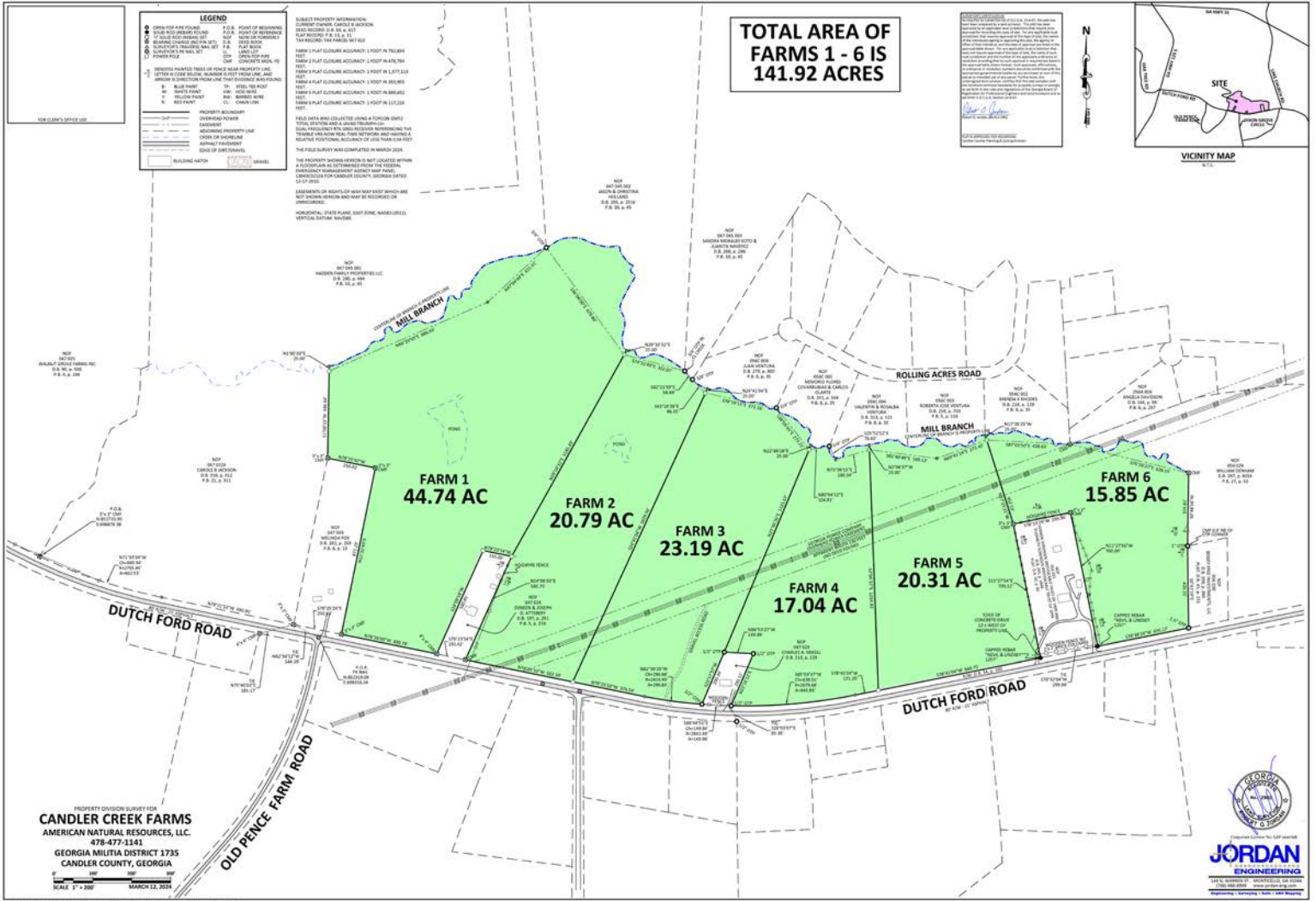




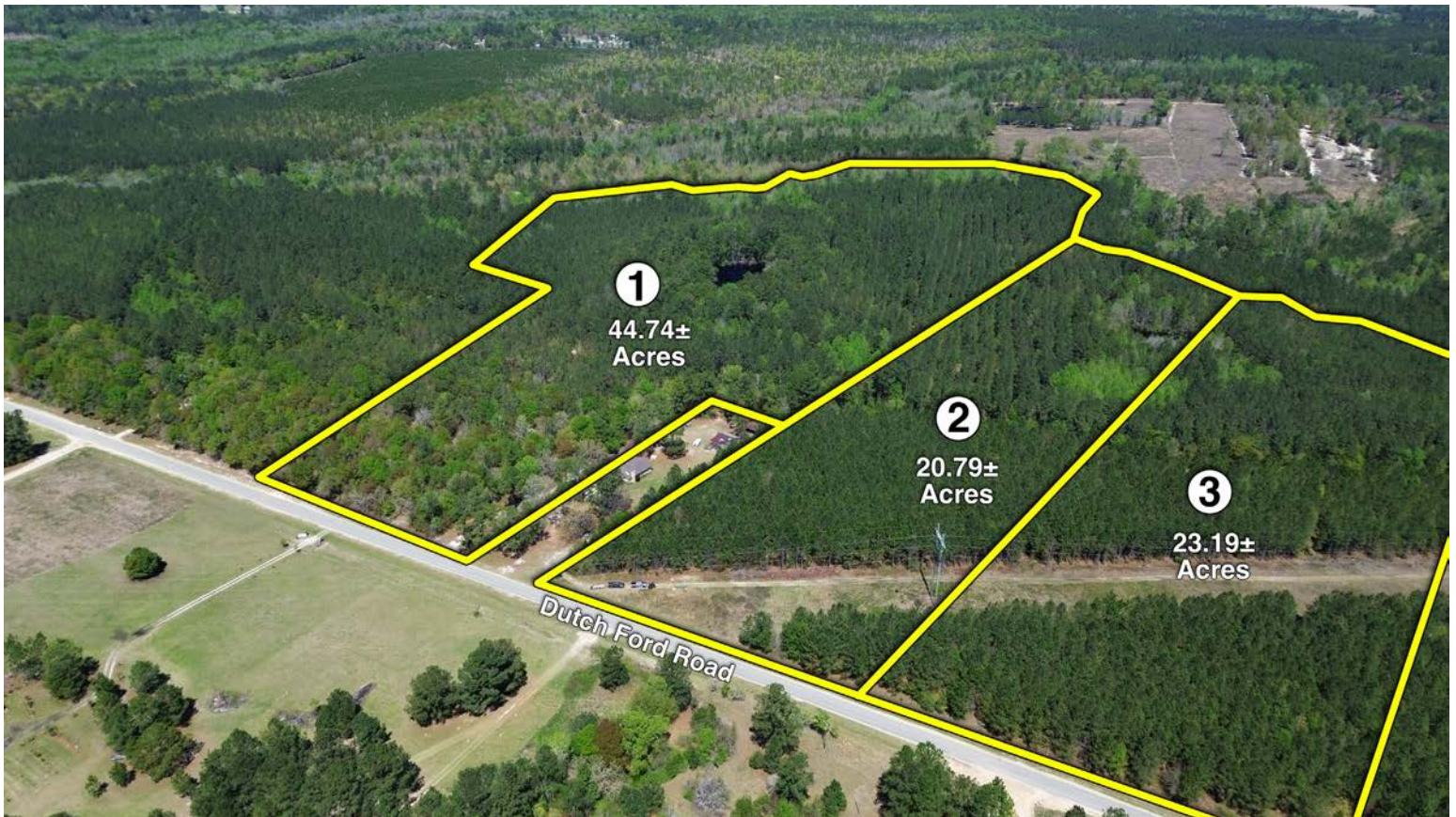
CANDLER CREEK FARMS

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PLAT MAP



DRONE MAP

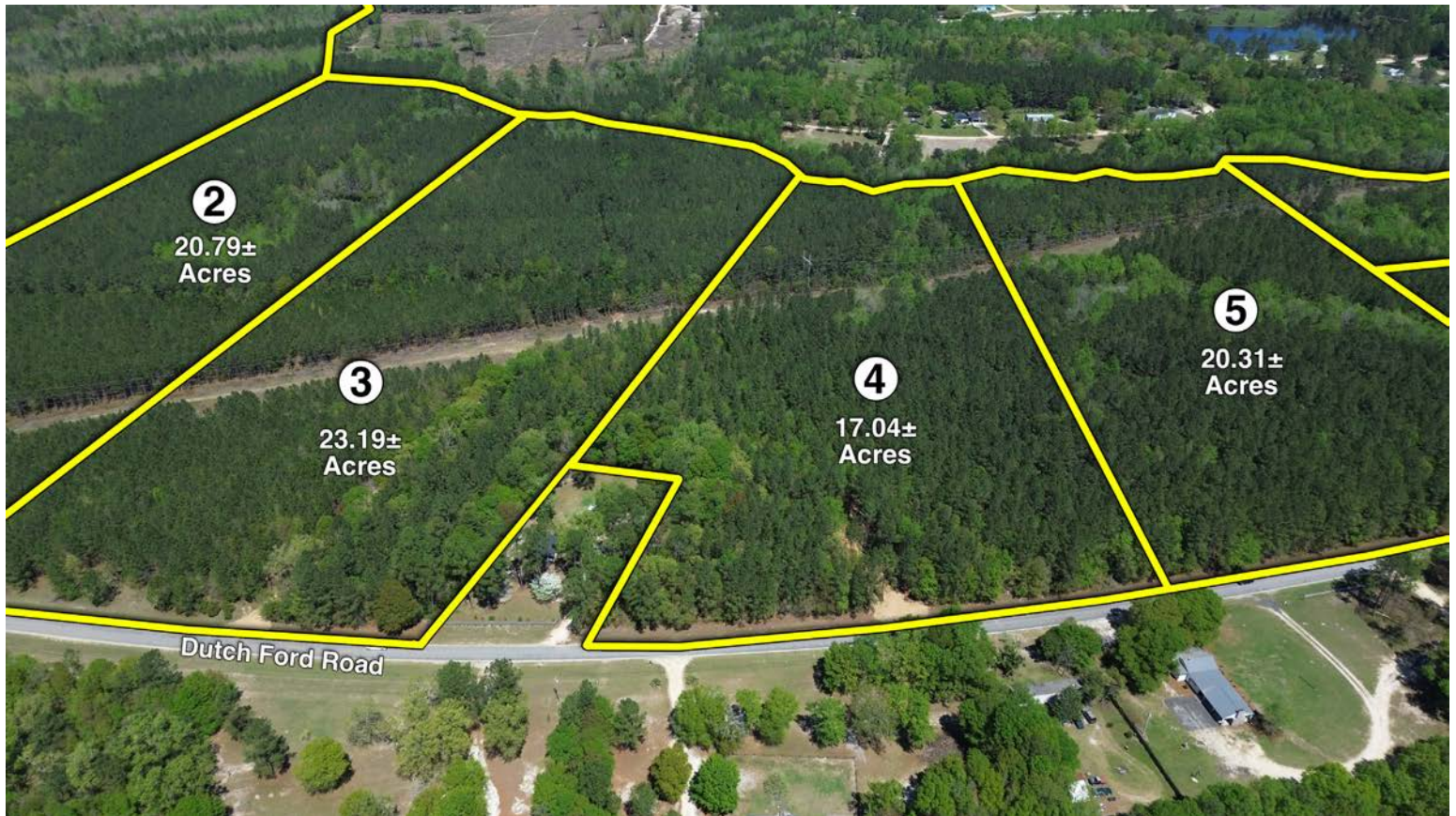




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DRONE MAP



DRONE MAP

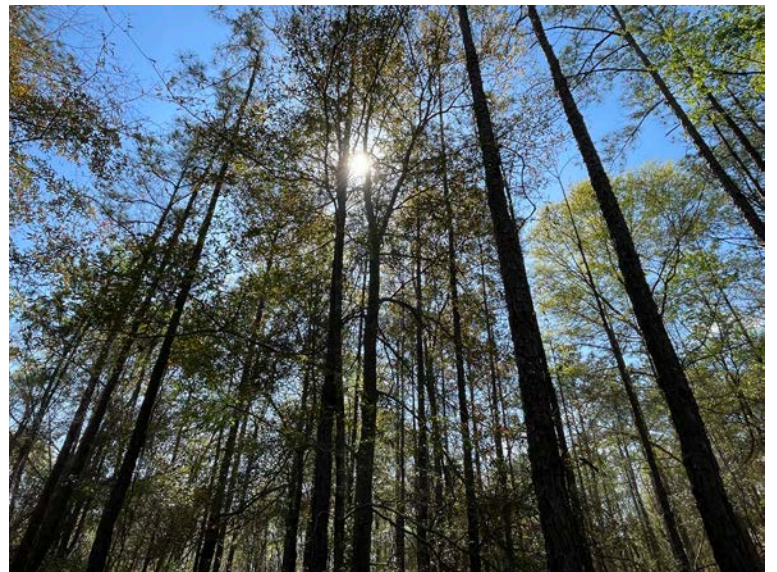




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PROPERTY PHOTOS



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PROPERTY PHOTOS





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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