

# ONLINE AUCTION

OC Banks Home Sites,  
Statesboro, GA

27± Acres  
Offered in 4 Tracts

# Property Info. Packet

Hamilton Ln

Banks Dairy Rd

Banks Rd

1

6±  
Acres

3

7±  
Acres

4

7±  
Acres

**SURVEY COST  
TO BE PAID BY BUYER**  
\$1,500 Per Tract

**BIDDING ENDS: JUNE 22**

**Joe Lanier**  
(912) 531-7007  
joe@southauctiongroup.com



**SOUTH  
AUCTION**

**SouthAuction.com**





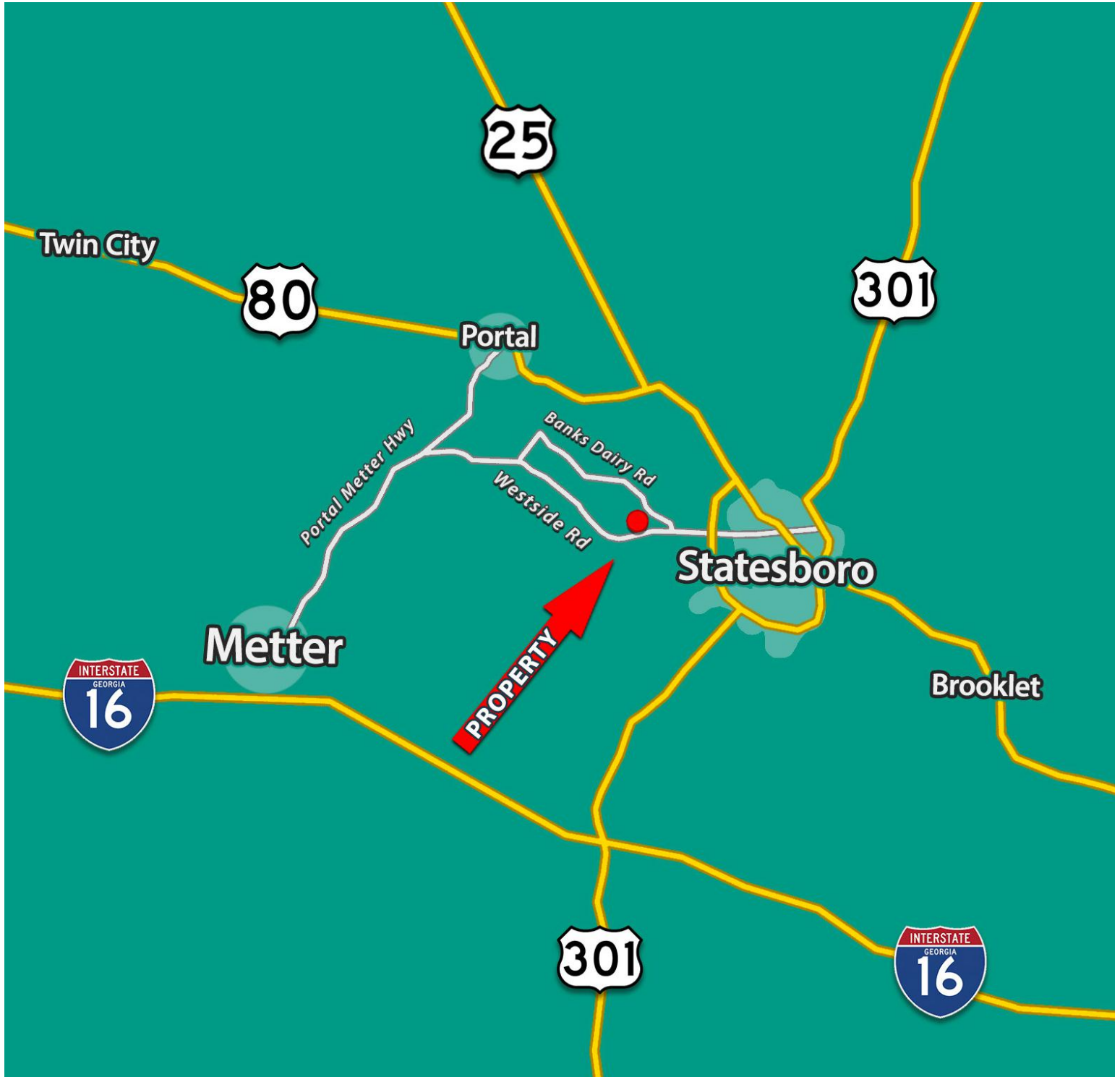
## OBLIQUE MAP



This property is subject to a **Right Of First Refusal**. This simply means that once the winning bid(s) have been established we are required to offer the property to one other person under the same exact conditions as the winning bidder or bidders. If this person does decide to match the winning bid, South Auction will give the winning bidder a \$500 gift card as a thank you for bidding.

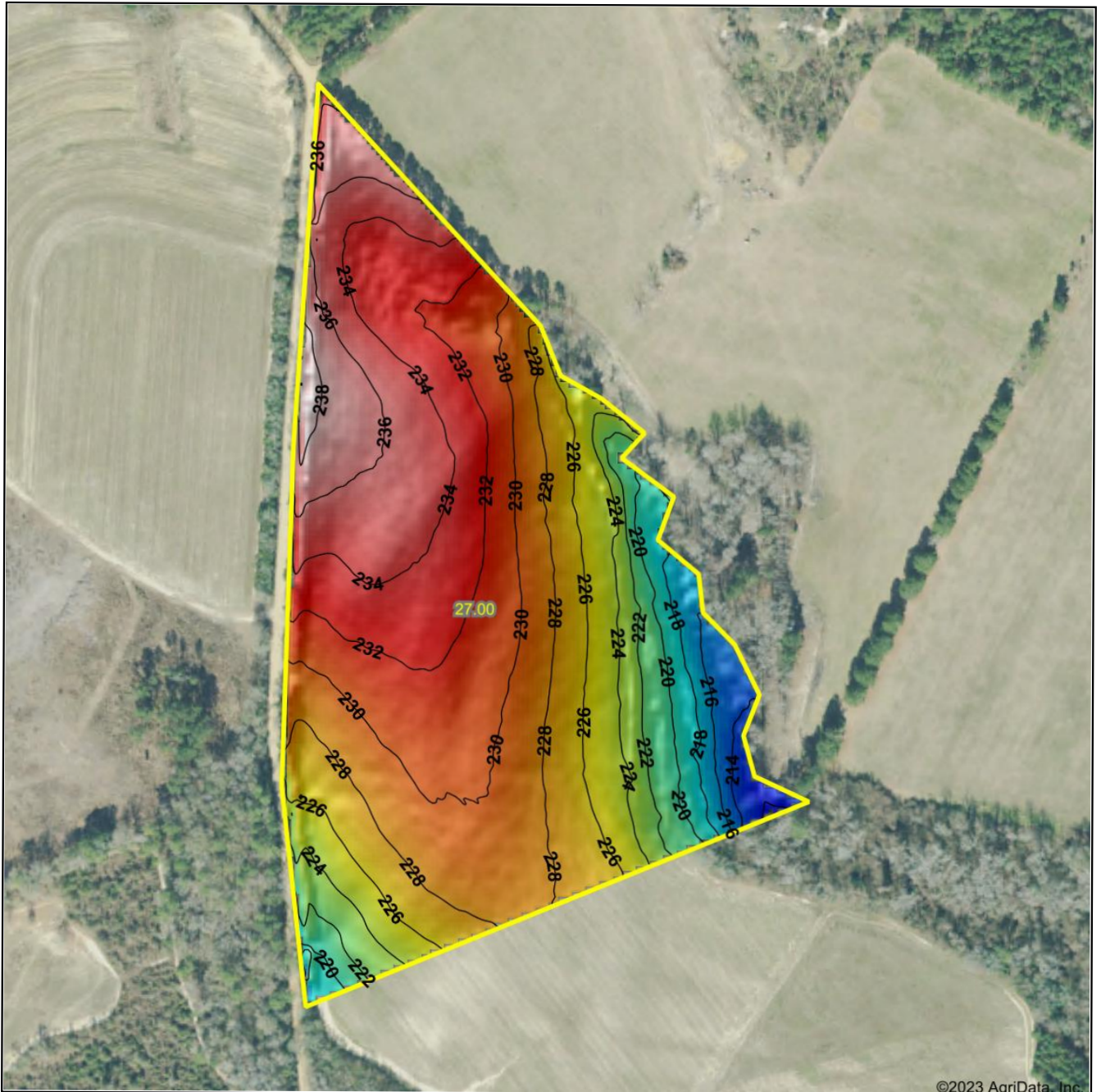


## LOCATION MAP

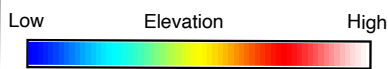




## TOPOGRAPHY MAP



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Source: USGS 3 meter dem  
Interval(ft): 2  
Min: 211.6  
Max: 239.5  
Range: 27.9  
Average: 228.7  
Standard Deviation: 5.48 ft



**Bulloch County  
Georgia**

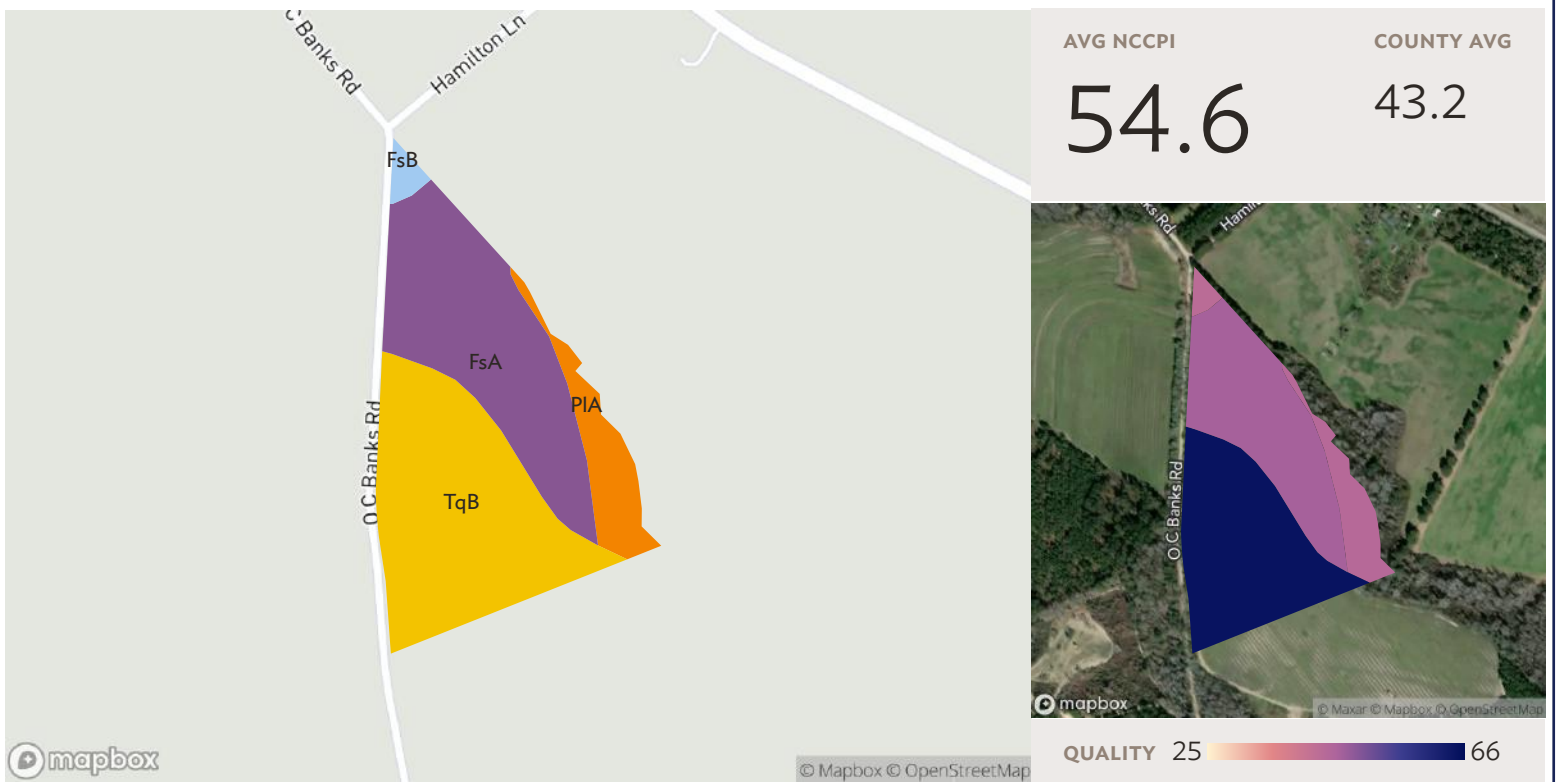
map center: 32° 27' 29.85, -81° 51' 4.81

Maps Provided By  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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# SOIL MAP

1 field, 26 acres in Bulloch County, GA



AVG NCCPI

**54.6**

COUNTY AVG

43.2

## All fields

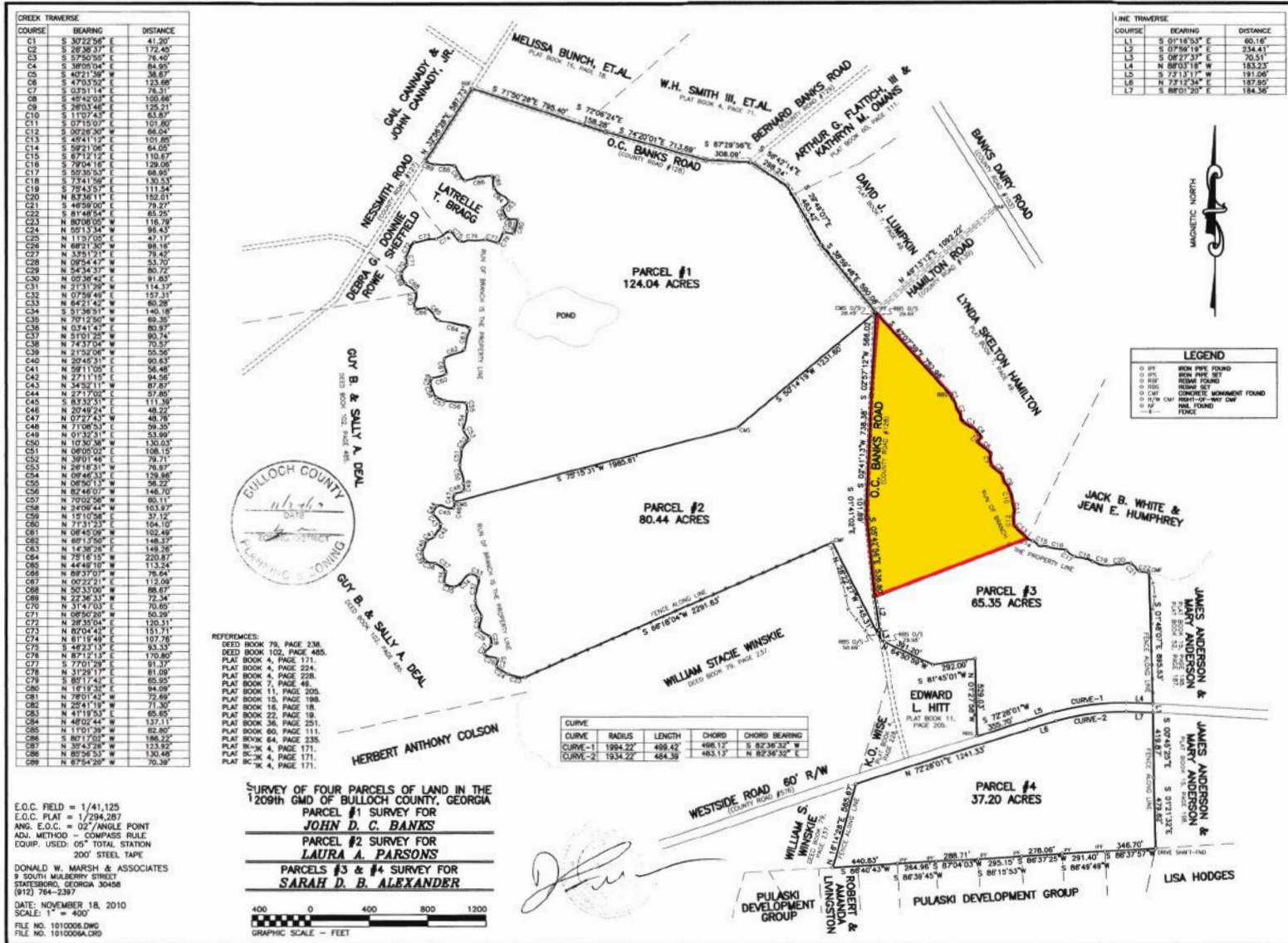
26 ac.

Source: NRCS Soil Survey

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
TqB	Tifton loamy sand, 2 to 5 percent slopes	12.44	47.7%	2	64.6
FsA	Fuquay loamy sand, 0 to 2 percent slopes	10.49	40.2%	2	46.1
PIA	Pelham loamy sand	2.69	10.3%	5	43.7
FsB	Fuquay loamy sand, 2 to 5 percent slopes	0.44	1.7%	2	42.8
<b>26.06</b>					<b>54.6</b>



## PLAT MAP 1





**PLAT MAP 2**

708468554  
PARTICIPANT ID  
**BK:68 PG:600-600**  
**P2021000229**  
FILED IN OFFICE  
CLERK OF COURT  
08/24/2021 12:30 PM  
HEATHER BANKS MCNEAL, CLERK  
SUPERIOR COURT  
BULLOCH COUNTY, GA  
*Heather Banks McNeal*

THIS BLOCK RESERVED FOR  
THE CLERK OF THE SUPERIOR COURT.

**SURVEYORS CERTIFICATE**

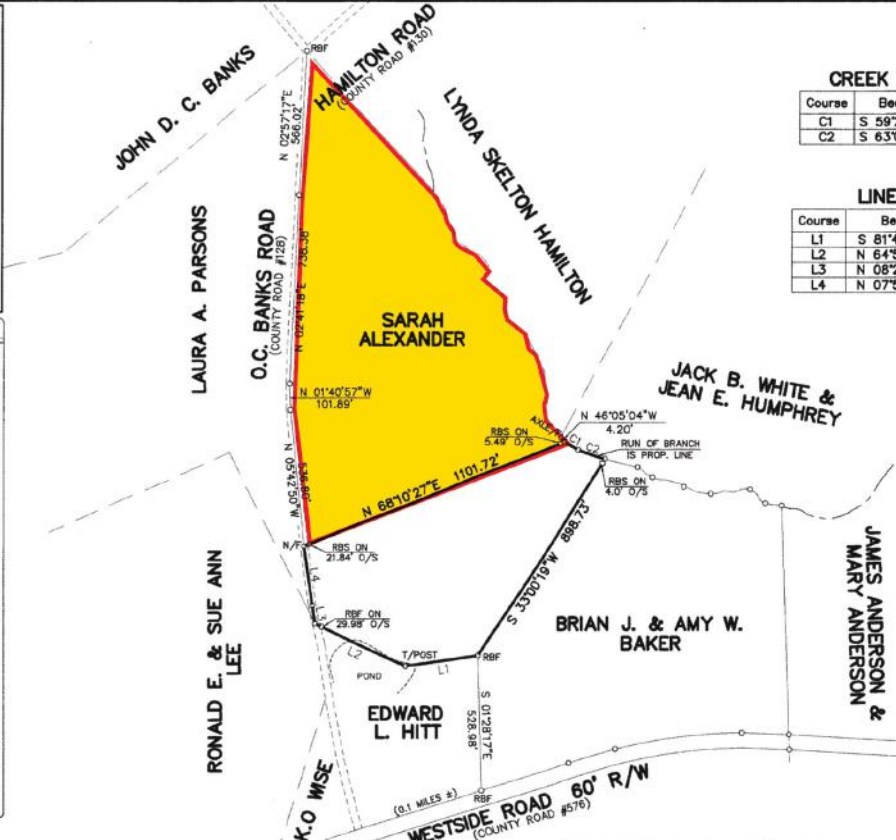
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-87, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT:

APPROVING OFFICIAL  
DATE: *8/23/21*

SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND SET FORTH IN O.C.G.A. SECTION 15-6-87.

*Donald W. Marsh*  
DONALD W. MARSH  
GA. RLS #2371  
DATE: *8/23/21*



**CREEK TRAVERSE**

Course	Bearing	Distance
C1	S 59°21'01" E	64.05'
C2	S 63°04'28" E	109.45'

**LINE TABLE**

Course	Bearing	Distance
L1	S 81°45'08" W	292.01'
L2	N 64°50'54" W	391.20'
L3	N 06°27'32" W	70.51'
L4	N 07°58'58" W	234.44'



- REFERENCES:
- PLAT BOOK 64, PAGE 525
  - PLAT BOOK 07, PAGE 49
  - PLAT BOOK 11, PAGE 205
  - PLAT BOOK 55, PAGE 101

**LEGEND**

- IBF IRON BAR FOUND
- IPF IRON PIPE FOUND
- IPS IRON PIPE SET
- RBF REBAR FOUND
- RBS 5/8" REBAR SET
- CMF CONCRETE MONUMENT FOUND
- R/W CMF RIGHT-OF-WAY CMF
- NS NAIL SET
- OHP OVERHEAD POWER LINE
- X— FENCE

**NOTES**

1) THE TERM "CERTIFICATE" AS USED IN RULE "180-6-.08(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

2) THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

NOTE:  
THIS SURVEY WAS COMPLETED USING A TOPCON GPT 3003 TOTAL STATION AND A SOKKIA GRX-1 DUAL FREQUENCY GPS BASE AND ROVER. ALL POINTS COLLECTED WITH GPS HAD A POSITIONAL TOLERANCE OF LESS THAN 0.03 RESIDUAL WITH 95% CONFIDENCE LEVEL.

PLAT CLOSURE 1:255,005'

400 0 400 800 1200  
GRAPHIC SCALE - FEET

FILE NO.1910010-A

**SURVEY OF 12.90 ACRES OF LAND IN THE 1209th GMD OF BULLOCH COUNTY, GEORGIA**  
**SURVEY FOR:**  
**J. BRIAN BAKER & AMY W. BAKER**

*Plat 2021-00162*



## PROPERTY PHOTOS







# PROPERTY PHOTOS





## 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, Derry Bennett, Emily Conner, Alex Grovenstein, Bryan Neal, Lisa Peebles, Brent Stephens, Seth Durden, Tanya Lane, Rusty Lane