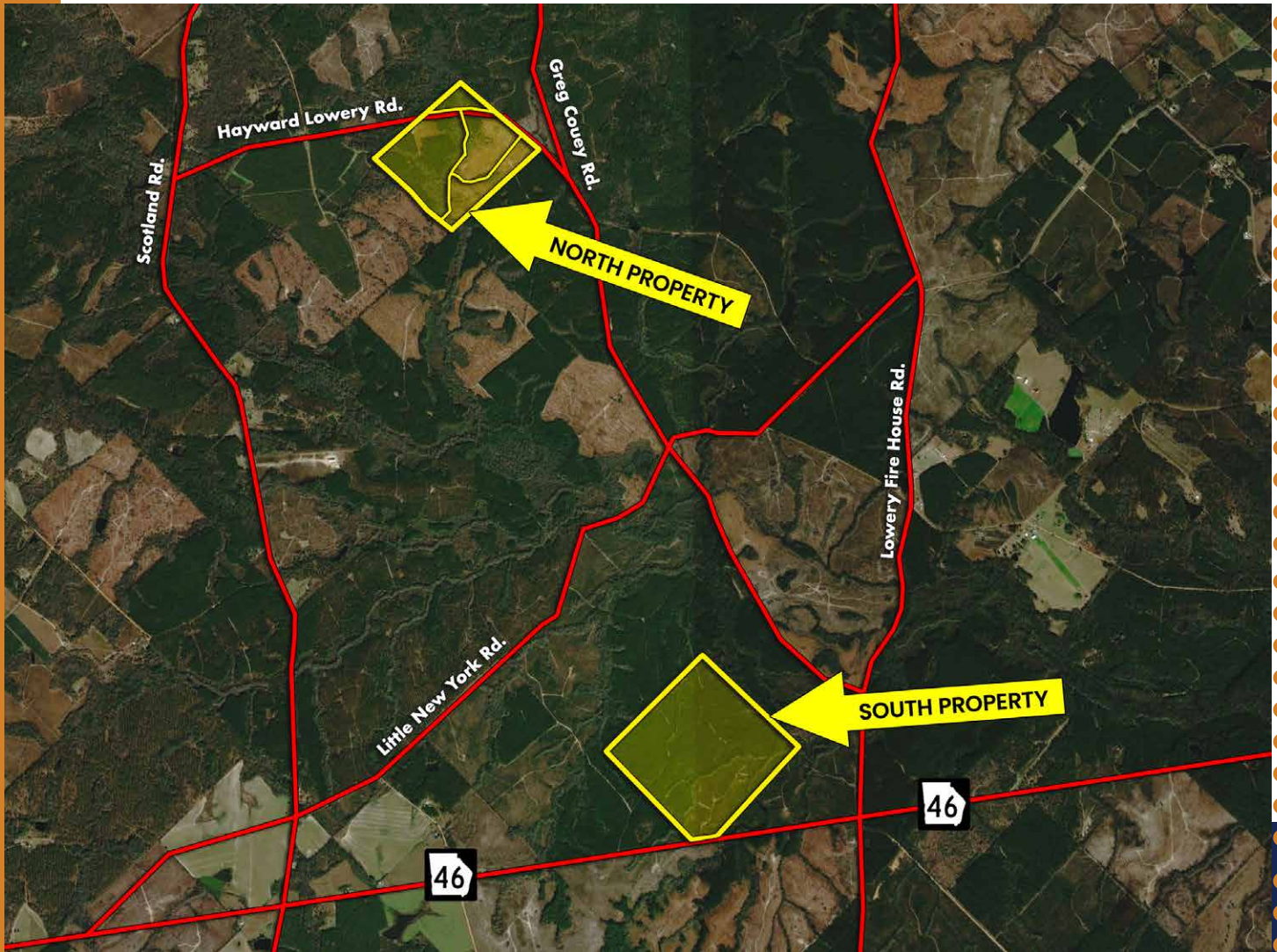


Online
Auction

LAURENS COUNTY LAND AUCTION 405± ACRES OFFERED IN 5 TRACTS

Laurens County, Georgia



BIDDING ENDS MAY 29TH • 12 NOON

Seth Durden, Real Estate Agent/Forester

912.682.4169

jsdurden4@gmail.com



**SOUTH
AUCTION**

SouthAuction.com



SOUTH AUCTION

338 E Main Street,
Swainsboro, GA
478-455-1861

Hello,

South Auction is excited to present the Laurens County Land Auction. This auction includes multiple tracts, totaling 405 +/- acres that have been in the same family for close to a century. These properties offer a great opportunity for anyone seeking recreation and/or timber land in the southern part of Laurens County.

Bidders can purchase a single tract, combinations of parcels, or a property as a whole. The auction will conclude on May 29th at 12 noon. Please feel free to reach out with any questions you may have regarding the properties or the auction process.

Sincerely,

A handwritten signature in black ink that reads "Seth Durden".



Seth Durden,
Real Estate Agent/Forester
(912) 682-4169
jsdurden4@gmail.com

GA Real Estate License #421738
GA Registered Forester License #003059



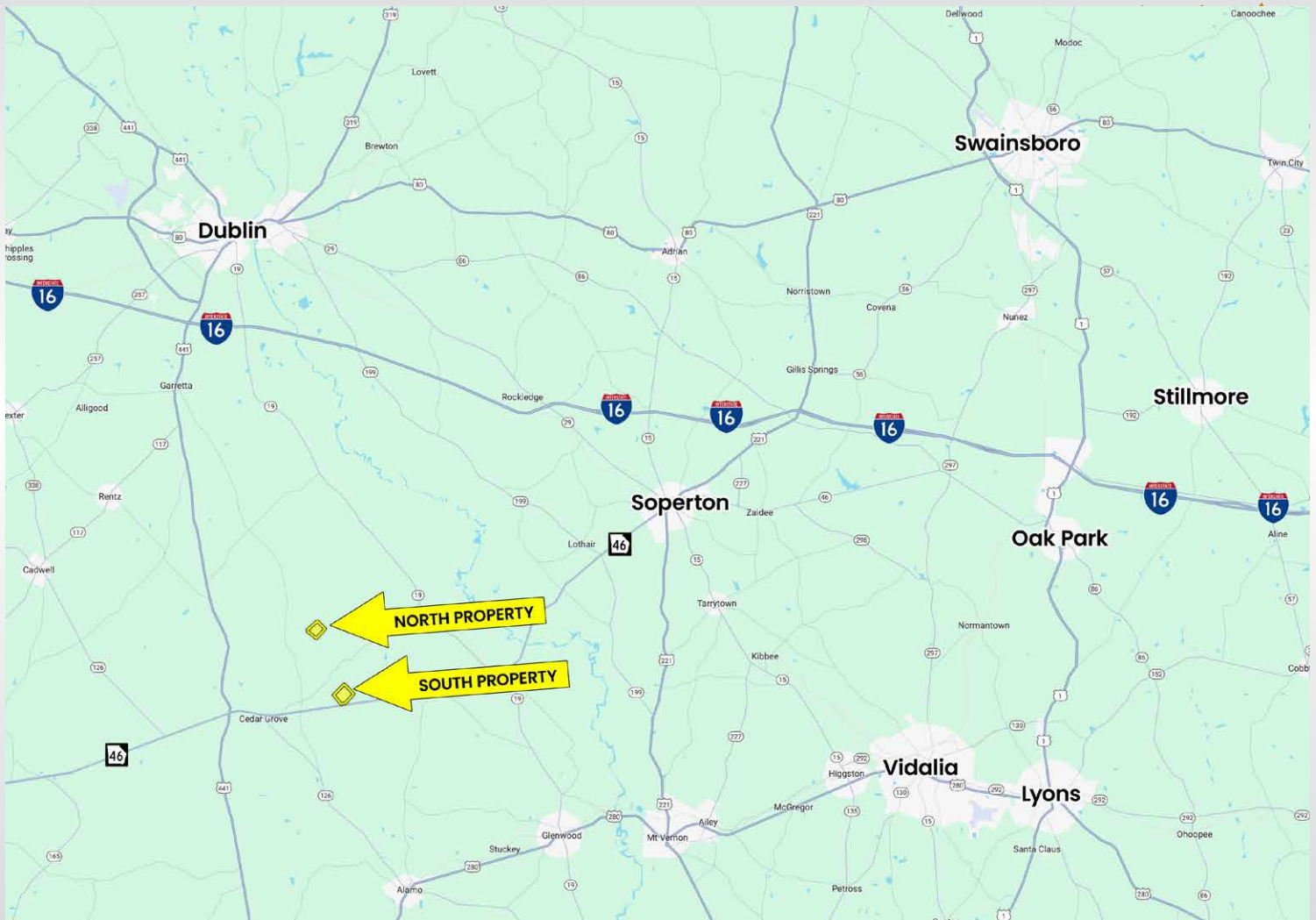
**SOUTH
AUCTION**

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- Location Maps 4-5
- Tract Maps 6-7
- Property Maps..... 8-15
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- Legal Description..... 20
- About South Auction 21

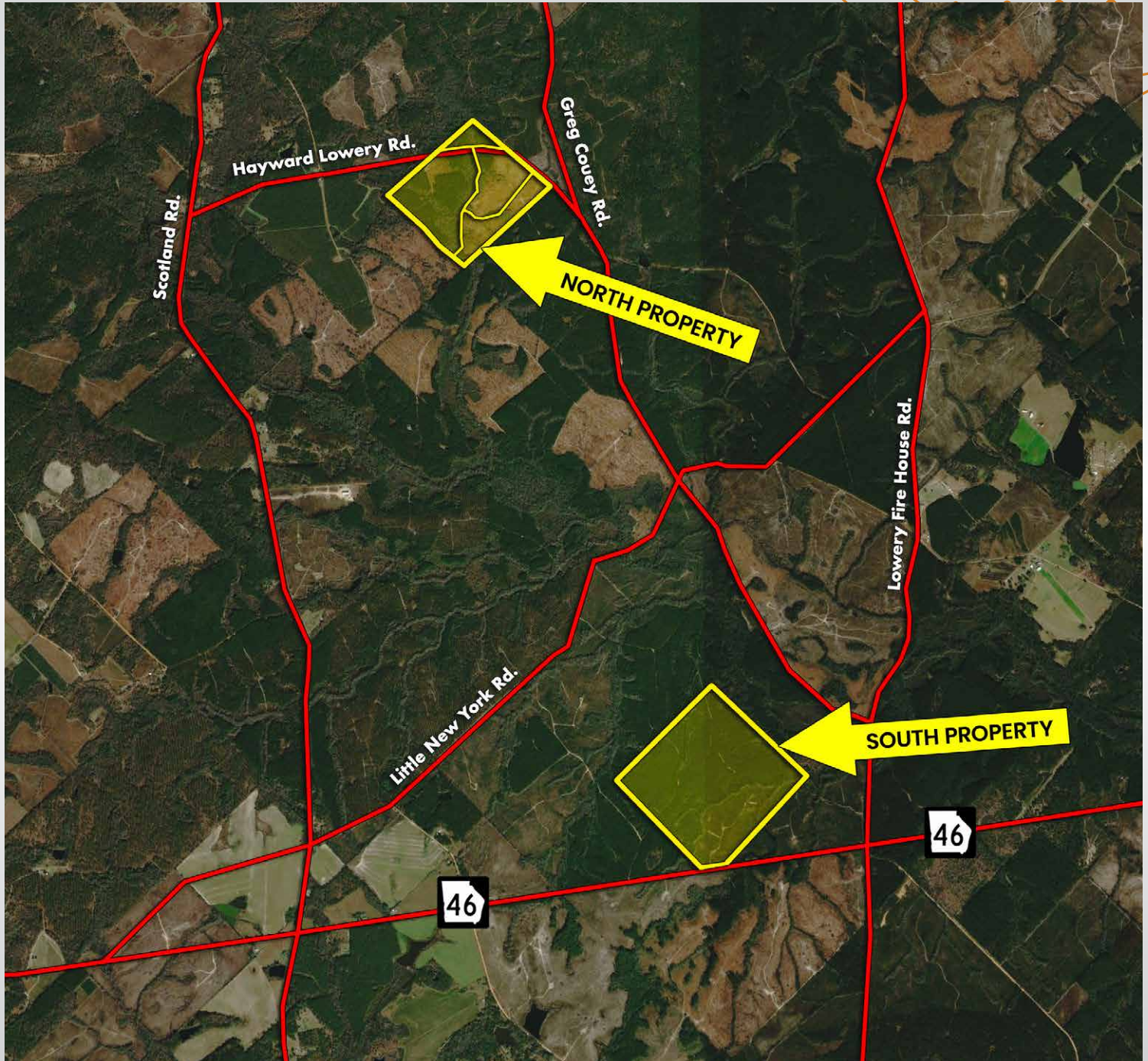


PROPERTY LOCATION



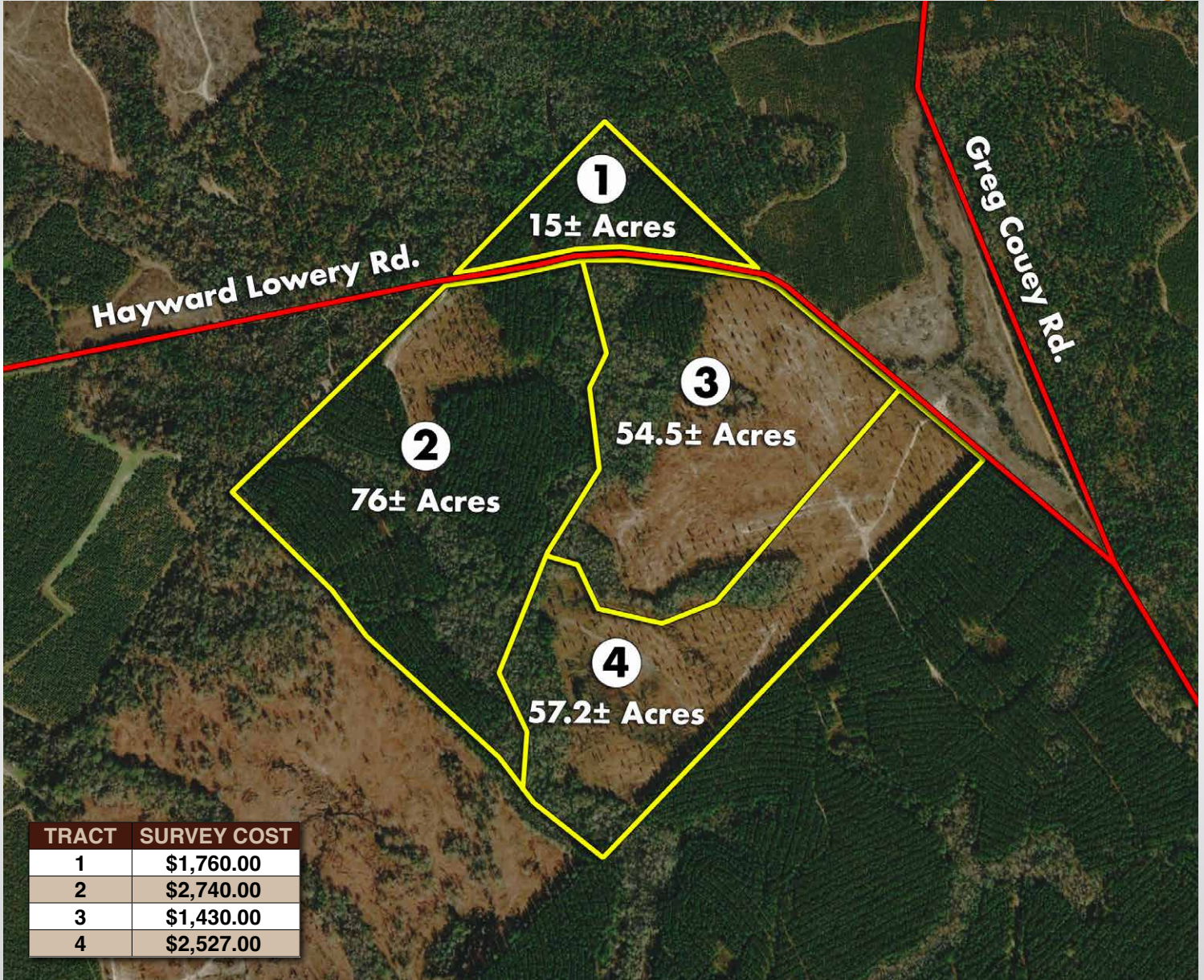


LOCATION MAP



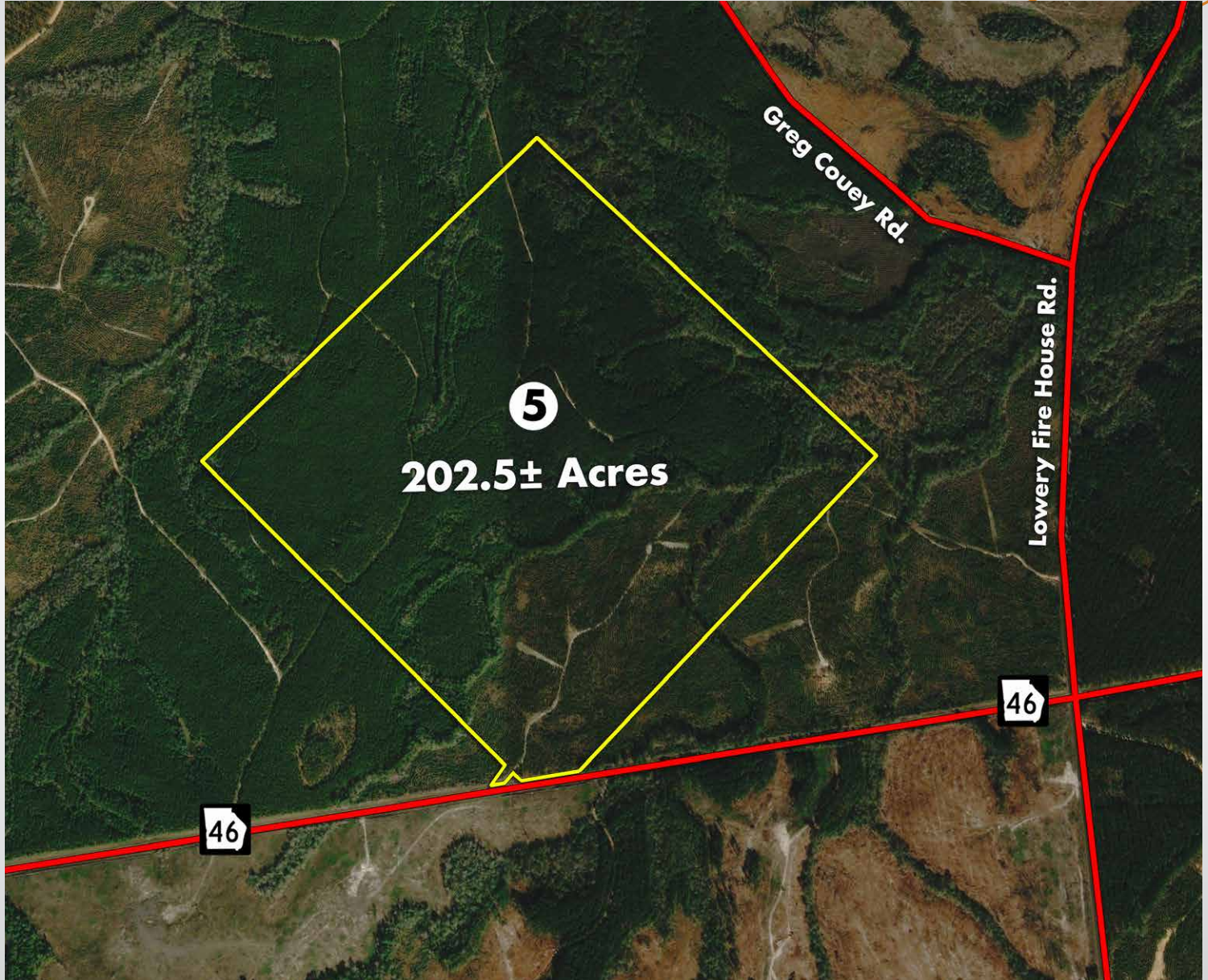


NORTH PROPERTY TRACT MAP





SOUTH PROPERTY TRACT MAP

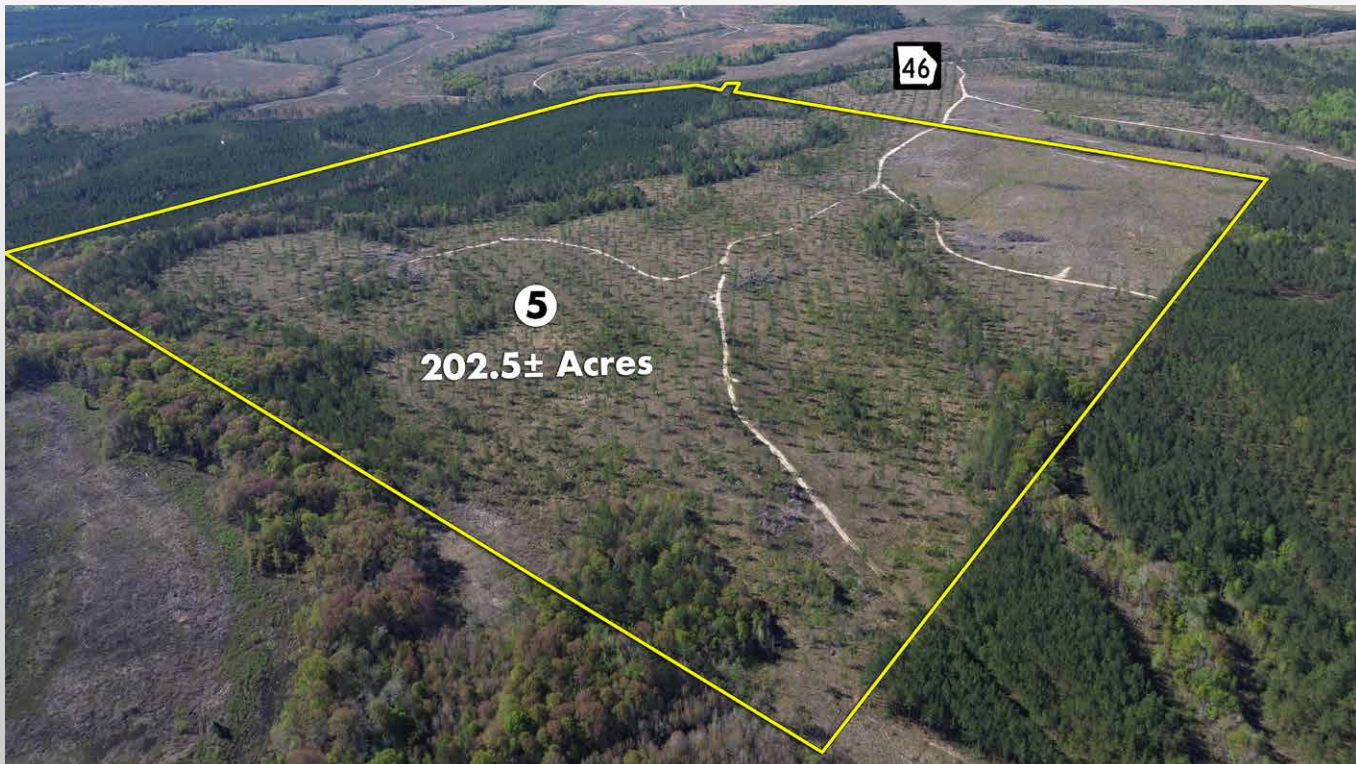




NORTH PROPERTY DRONE MAP



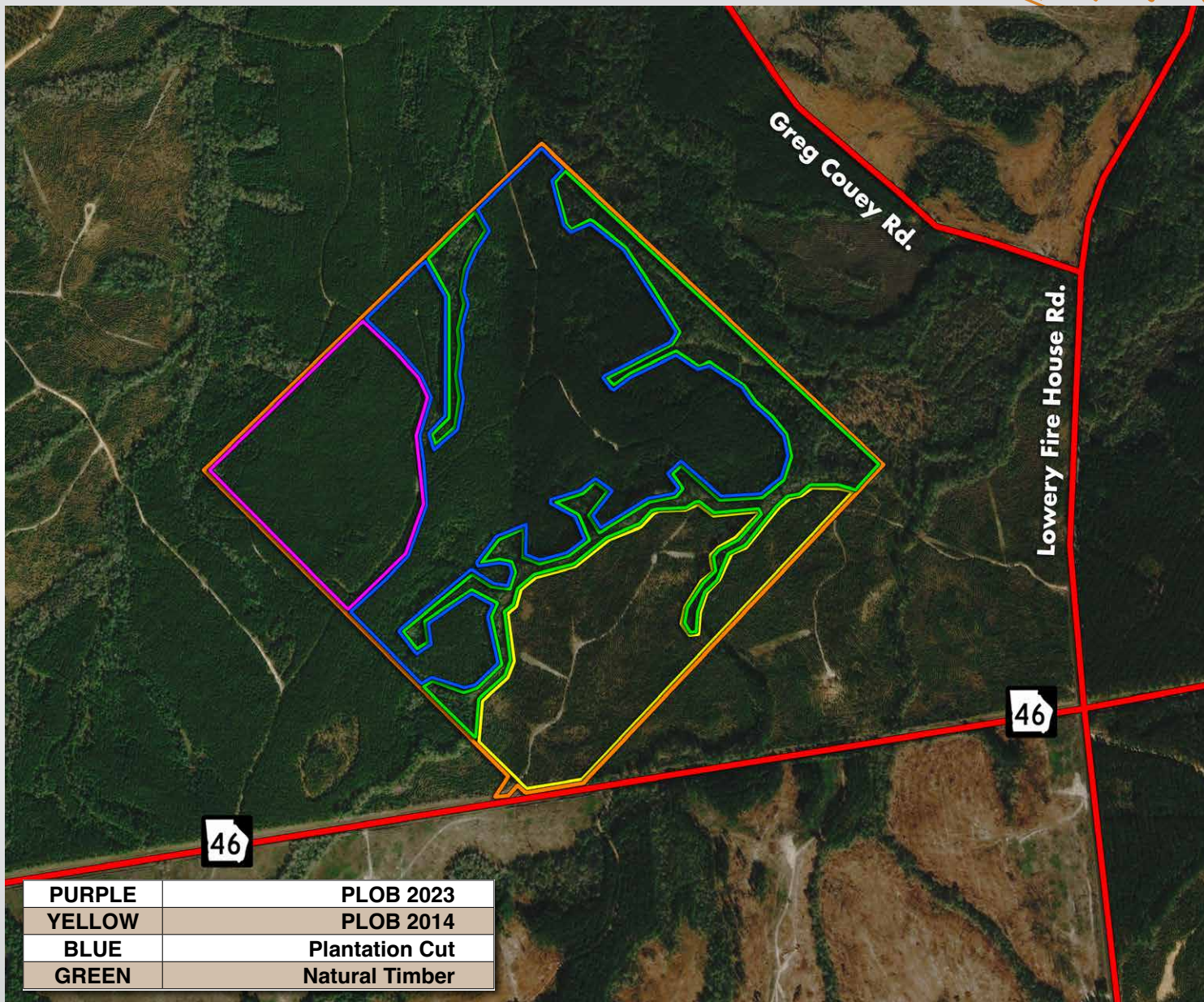
SOUTH PROPERTY DRONE MAP



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

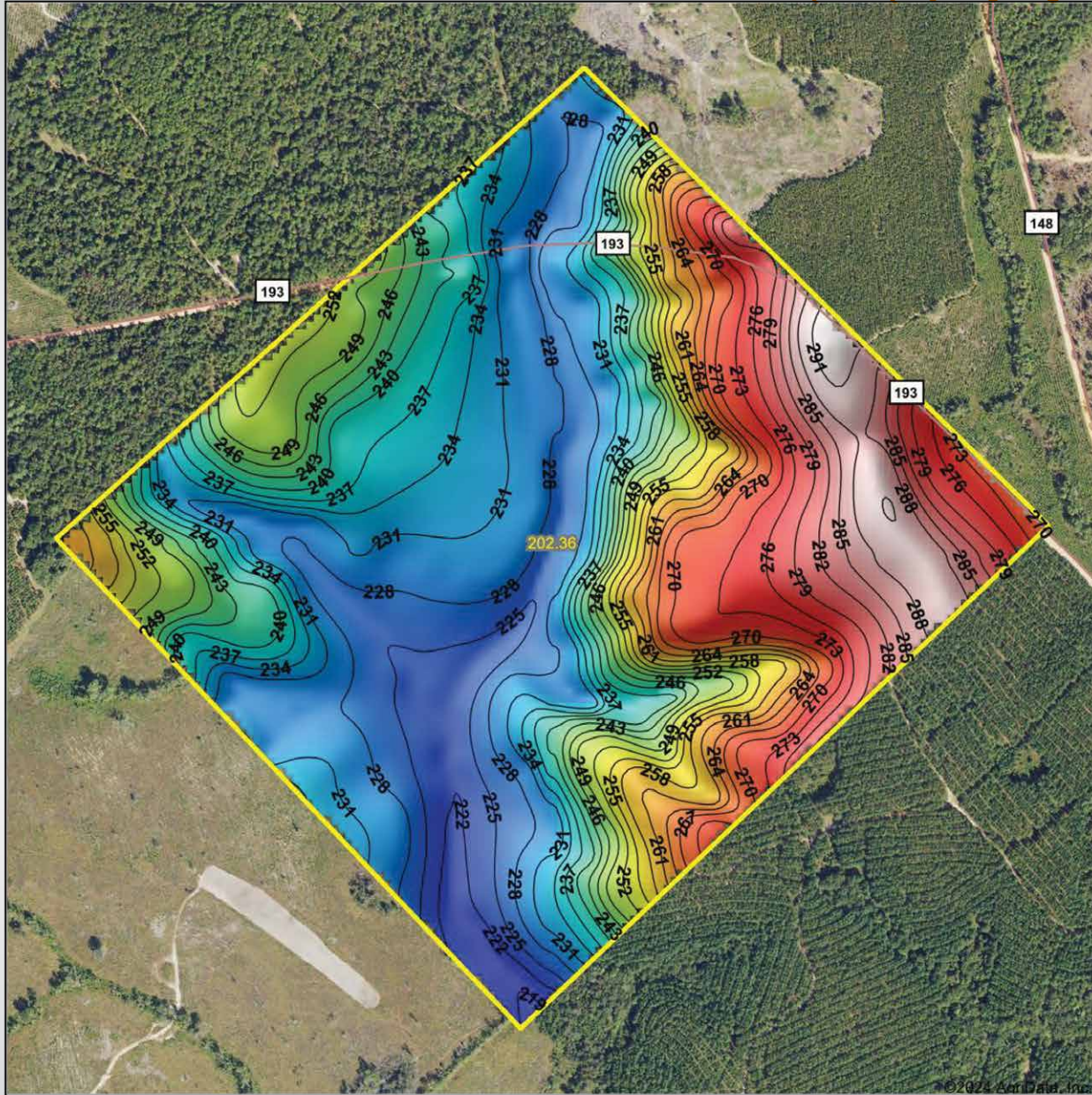


SOUTH PROPERTY TIMBER MAP

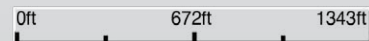




NORTH PROPERTY TOPOGRAPHY MAP



Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 218.7
 Max: 292.8
 Range: 74.1
 Average: 247.3
 Standard Deviation: 20.37 ft



5/1/2024

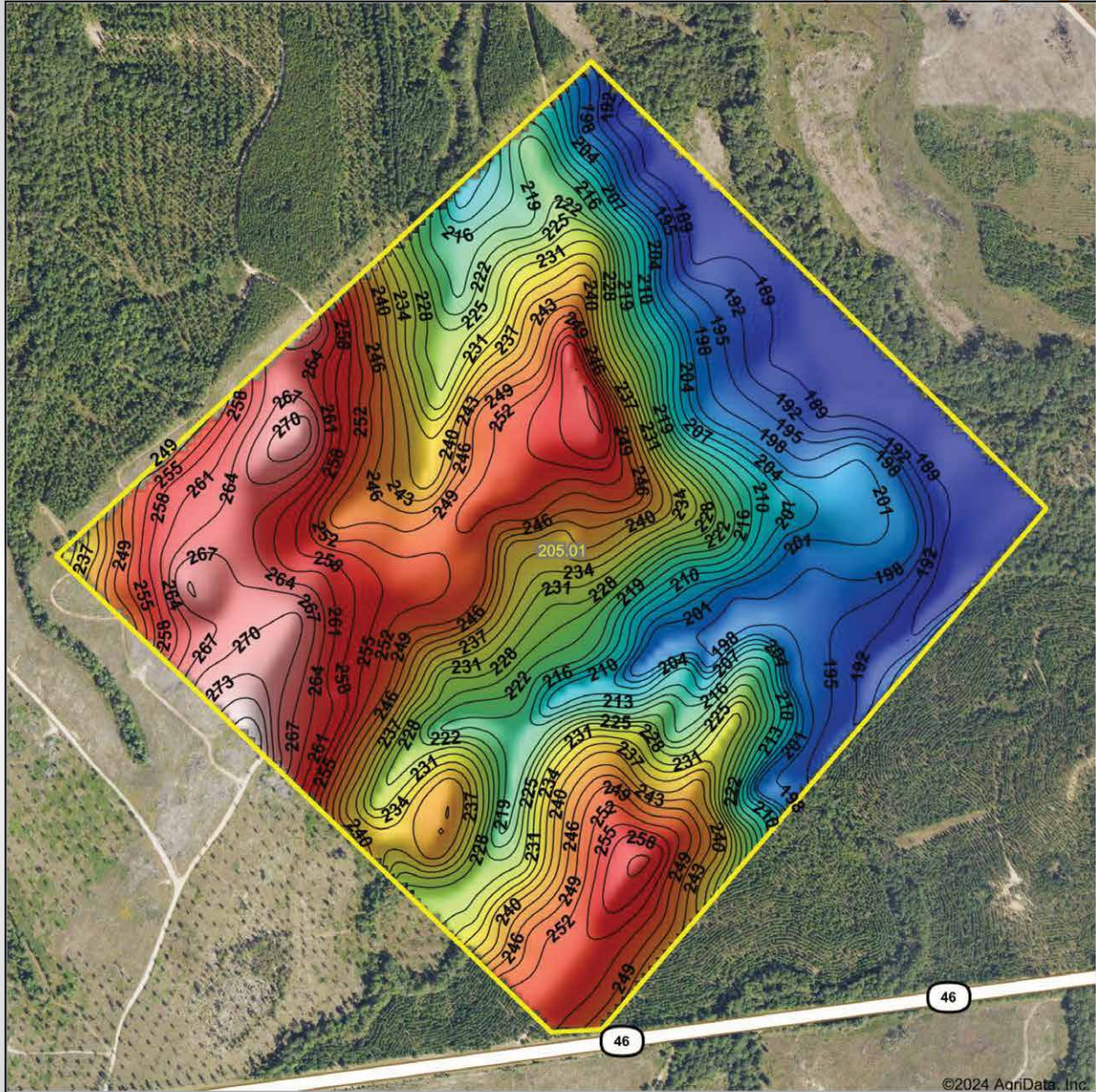
Laurens County
Georgia

Boundary Center: 32° 18' 16.82, -82° 50' 36.52

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



SOUTH PROPERTY TOPOGRAPHY MAP



©2024 AgriData, Inc.



Source: USGS 10 meter dem
Interval(ft): 3
Min: 186.3
Max: 280.9
Range: 94.6
Average: 229.0
Standard Deviation: 25.39 ft



5/1/2024

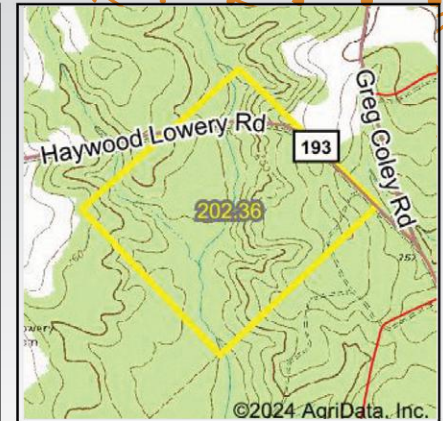
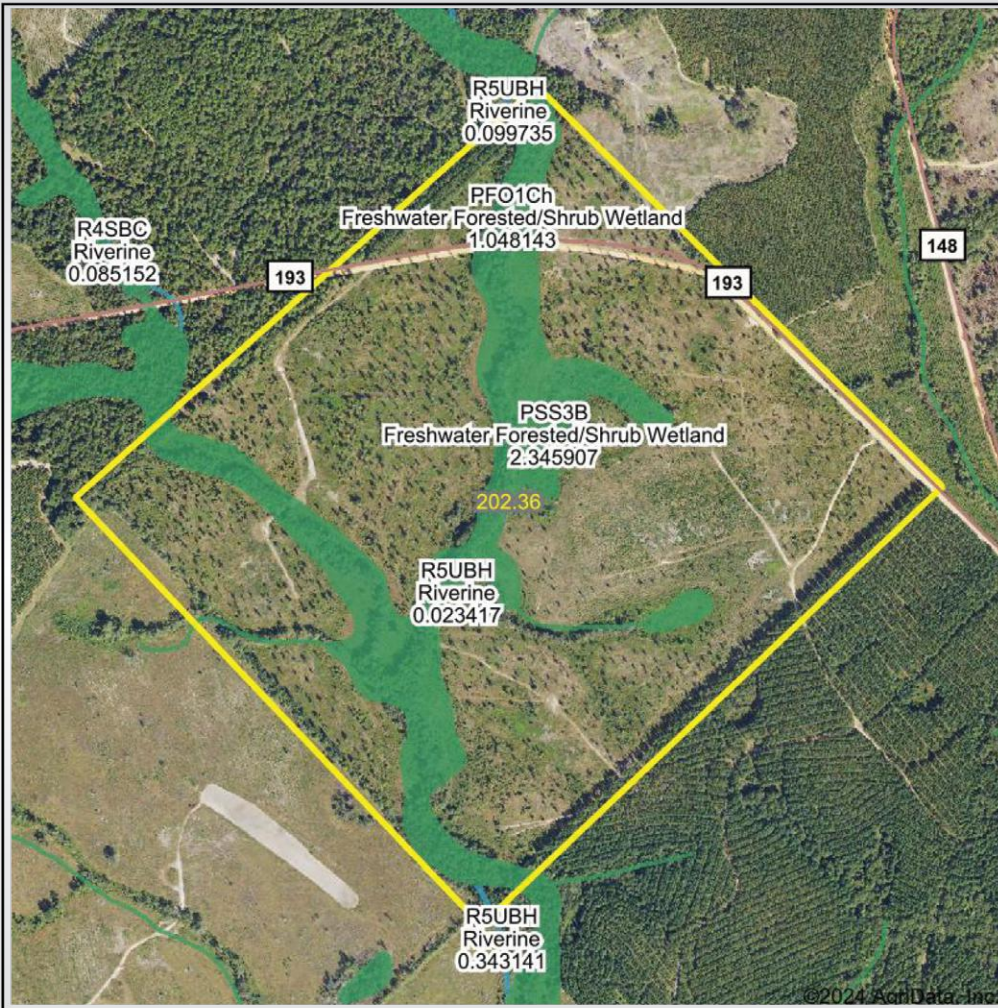
Laurens County
Georgia

Boundary Center: 32° 15' 51.94, -82° 49' 28.28



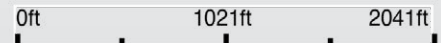


NORTH PROPERTY WETLAND MAP



State: **Georgia**
 Location:
 County: **Laurens**
 Township: **Cedar Grove**
 Date: **5/1/2024**

Maps Provided By:

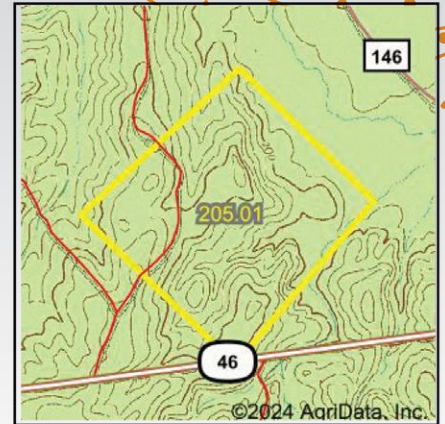
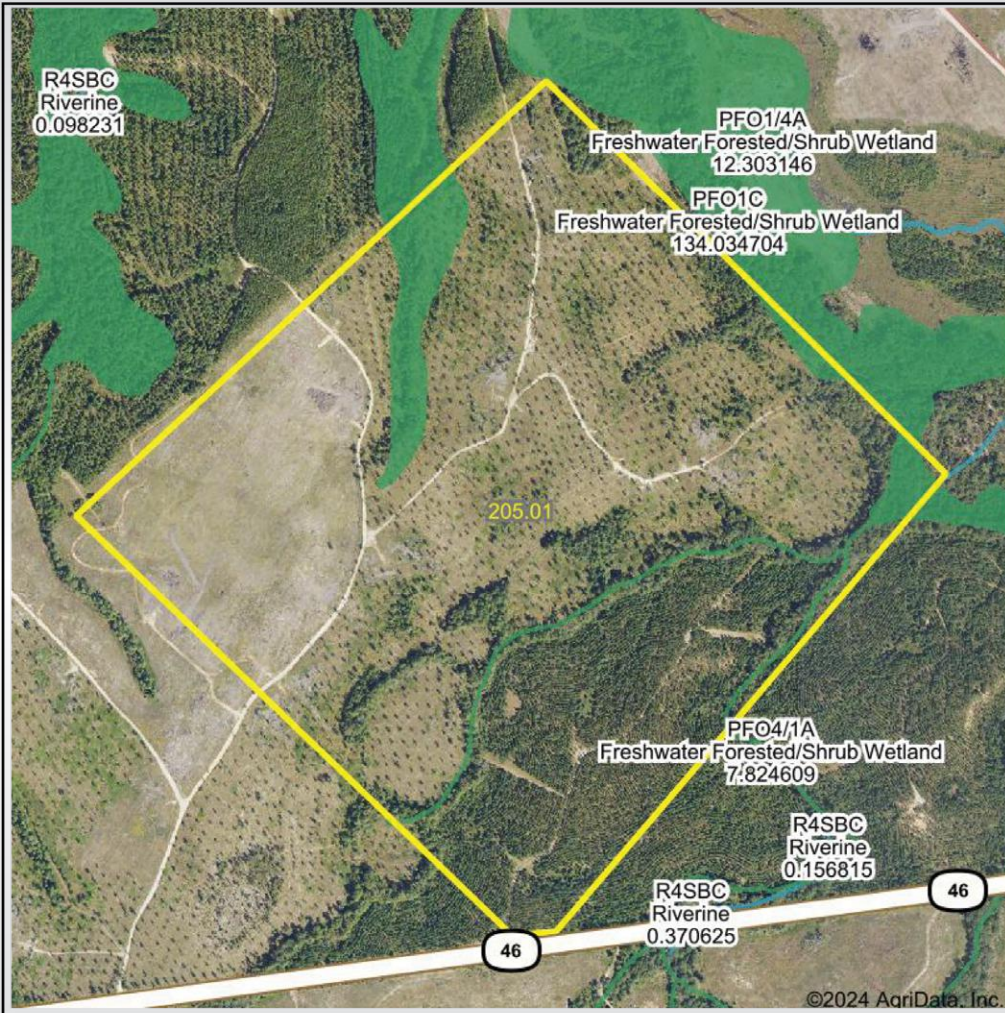


Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	31.18
PSS3B	Freshwater Forested/Shrub Wetland	2.35
PFO1B	Freshwater Forested/Shrub Wetland	2.03
PFO1Ch	Freshwater Forested/Shrub Wetland	1.05
R5UBH	Riverine	0.18
Total Acres		36.79

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



SOUTH PROPERTY WETLAND MAP



State: **Georgia**
 Location:
 County: **Laurens**
 Township: **Cedar Grove**
 Date: **5/1/2024**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



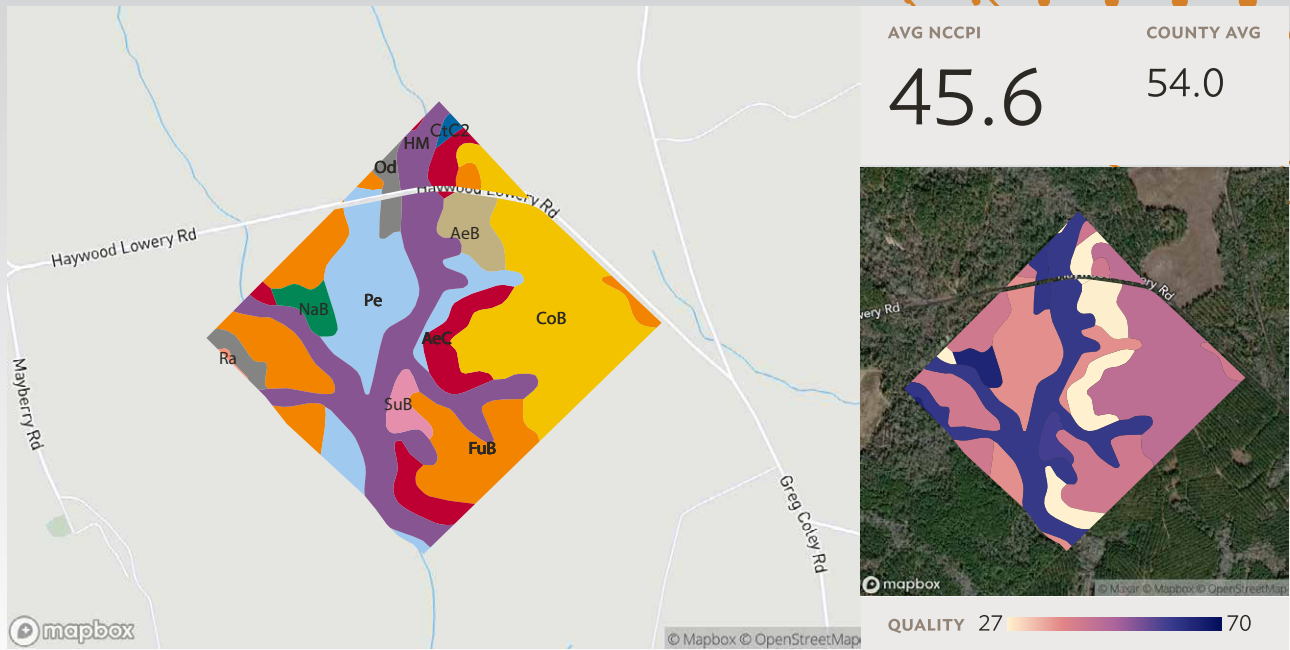
0ft 1009ft 2018ft

Classification Code	Type	Acres
PFO1/4A	Freshwater Forested/Shrub Wetland	6.60
PFO1C	Freshwater Forested/Shrub Wetland	2.78
PFO4/1A	Freshwater Forested/Shrub Wetland	1.90
R4SBC	Riverine	0.01
Total Acres		11.29

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



NORTH PROPERTY SOILS MAP



All fields

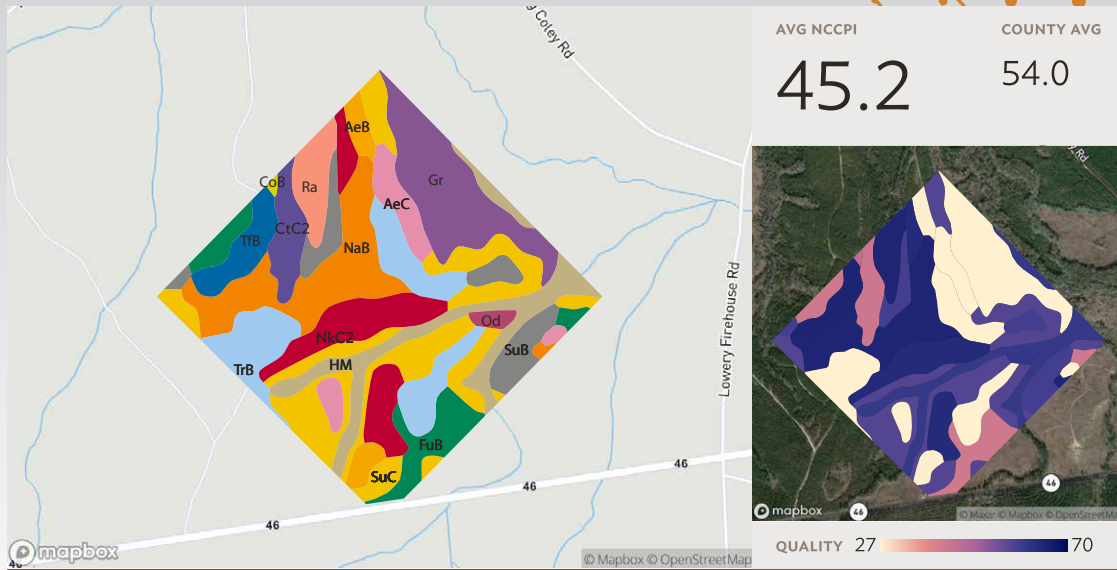
184 ac.

Source: NRCS Soil Survey

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
CoB	Cowarts loamy sand, 2 to 5 percent slopes	44.97	24.4%	2	44.9
HM	Herod and Muckalee sandy loams, frequently flooded	42.72	23.2%	5	60.3
FuB	Fuquay loamy sand, 0 to 5 percent slopes	34.58	18.8%	2	41.7
Pe	Pelham loamy sand, 0 to 2 percent slopes	28.30	15.4%	5	36.8
AeC	Ailey loamy sand, 5 to 8 percent slopes	14.72	8.0%	4	26.8
AeB	Ailey loamy sand, 2 to 5 percent slopes	6.26	3.4%	3	27.0
Od	Ocilla loamy sand, 0 to 2 percent slopes	5.19	2.8%	3	60.8
NaB	Nankin loamy sand, 2 to 5 percent slopes	3.54	1.9%	2	64.4
SuB	Susquehanna sandy loam, 2 to 5 percent slopes	3.07	1.7%	4	58.5
CtC2	Cowarts sandy loam, 5 to 8 percent slopes, moderately eroded	0.73	0.4%	4	42.2
Ra	Rains sandy loam	0.22	0.1%	3	64.3
		184.32			45.6



SOUTH PROPERTY SOILS MAP



All fields

239 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
SuC	Susquehanna sandy loam, 5 to 12 percent slopes	43.67	18.3%	6	56.9
Gr	Grady loam, 0 to 2 percent slopes, frequently ponded	27.70	11.6%	5	18.9
NaB	Nankin loamy sand, 2 to 5 percent slopes	27.55	11.5%	2	64.4
TrB	Troup sand, 0 to 6 percent slopes	26.95	11.3%	3	N/A
NkC2	Nankin sandy loam, 5 to 8 percent slopes, moderately eroded	22.07	9.2%	4	63.2
HM	Herod and Muckalee sandy loams, frequently flooded	21.45	9.0%	5	60.3
SuB	Susquehanna sandy loam, 2 to 5 percent slopes	14.50	6.1%	4	58.5
FuB	Fuquay loamy sand, 0 to 5 percent slopes	14.16	5.9%	2	41.7
AeC	Ailey loamy sand, 5 to 8 percent slopes	9.59	4.0%	4	26.8
TfB	Tifton loamy sand, 2 to 5 percent slopes	8.14	3.4%	2	64.6
Ra	Rains sandy loam	7.93	3.3%	3	64.3
CtC2	Cowarts sandy loam, 5 to 8 percent slopes, moderately eroded	7.81	3.3%	4	42.2
AeB	Ailey loamy sand, 2 to 5 percent slopes	5.58	2.3%	3	27.0
Od	Ocilla loamy sand, 0 to 2 percent slopes	1.66	0.7%	3	60.8
CoB	Cowarts loamy sand, 2 to 5 percent slopes	0.34	0.1%	2	44.9
239.11					45.2



NORTH PROPERTY PHOTOS





NORTH PROPERTY PHOTOS





SOUTH PROPERTY PHOTOS





SOUTH PROPERTY PHOTOS





LEGAL DESCRIPTION

All those tracts or parcels of land lying and being in the 12th Land District of Laurens County, Georgia, containing 202.5 acres, more or less, and being known as all of Land Lot 154 in said District; also, all of Land Lot 189 in said Land District, containing 202.5 acres, more or less.

This is part of the land described in a deed recorded in Deed Book 393, page 224, in the Office of the Clerk of Laurens Superior Court. Reference to said deed is hereby made for a more accurate description of the land herein conveyed.

THE PURPOSE OF THIS QUITCLAIM DEED IS TO RELEASE THE ABOVE-MENTIONED PROPERTY FROM THAT CERTAIN DEED TO SECURE DEBT FROM ROBERT T. DRIGGERS a/k/a ROBERT THOMAS DRIGGERS TO THE TATTNALL BANK DATED THE 30TH DAY OF SEPTEMBER, 1992, AND RECORDED IN DEED BOOK 674, PAGE 142, LAURENS COUNTY RECORDS. ALL OTHER TERMS AND CONDITIONS OF SAID DEED TO SECURE DEBT AND THE NOTE REFERENCED THEREIN SHALL REMAIN IN FULL FORCE AND EFFECT.

Together with all the rights, members, and appurtenances thereto in any manner belonging, in FEE SIMPLE.



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