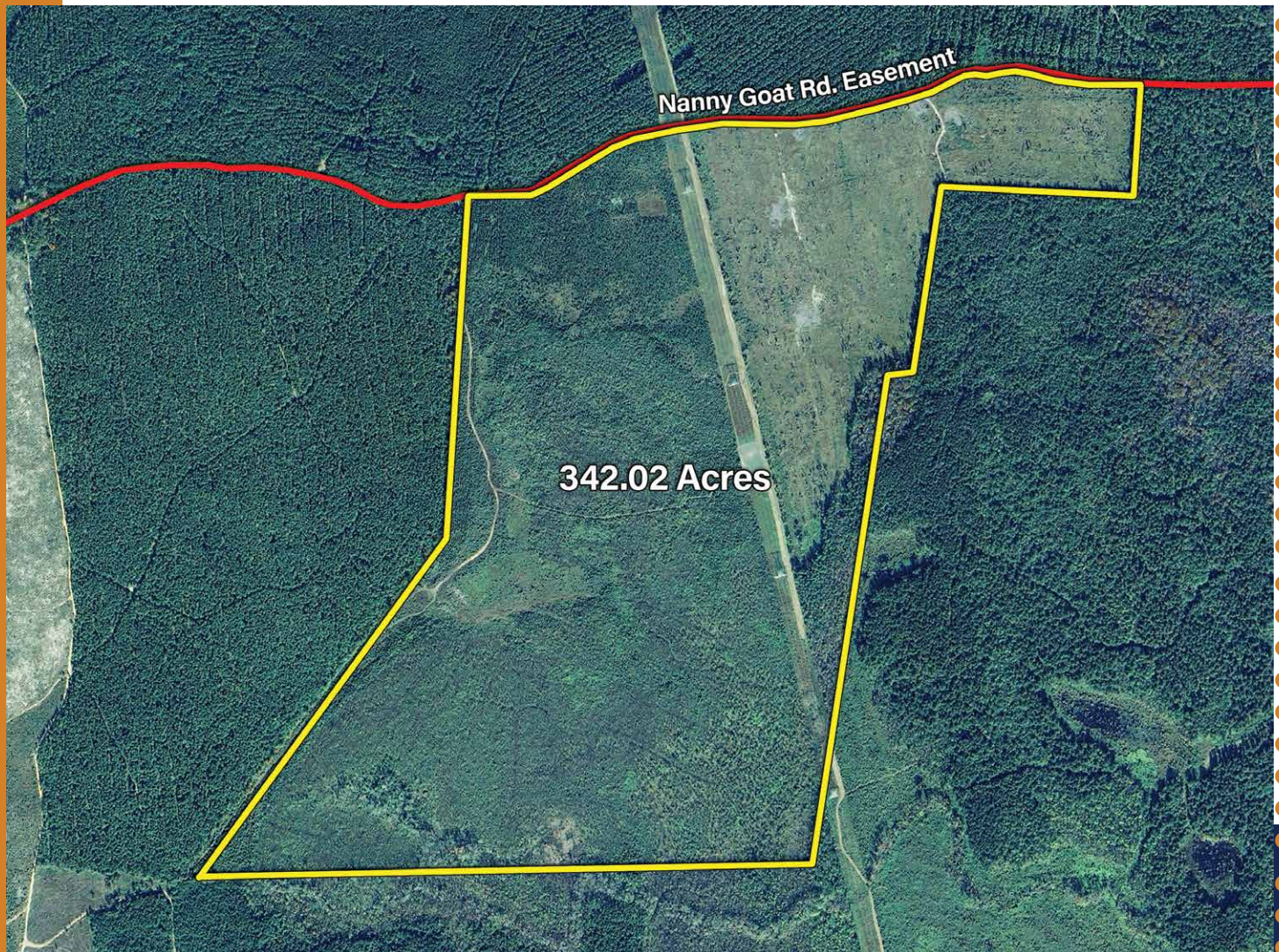


Online
Auction

NANNY GOAT TRACT

342.02[±] ACRES

Screven County, Georgia



BIDDING ENDS MARCH 20TH • 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 Nanny Goat Tract in Screven County, Ga. This property is located East of Sylvania, Ga. A well-kept easement road, known as Nanny Goat Road, provides access to the property.

Being just a "stone's throw away" from the bank of the Savannah River, the Nanny Goat Tract features fertile timber growing soils and a game rich environment. This property would be a great investment that also provides all sorts of recreational opportunities.

The auction will conclude on March 20th at 12 p.m. Please feel free to reach out with any questions you may have regarding the property or the auction process.

Sincerely,



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

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



**SOUTH
AUCTION**

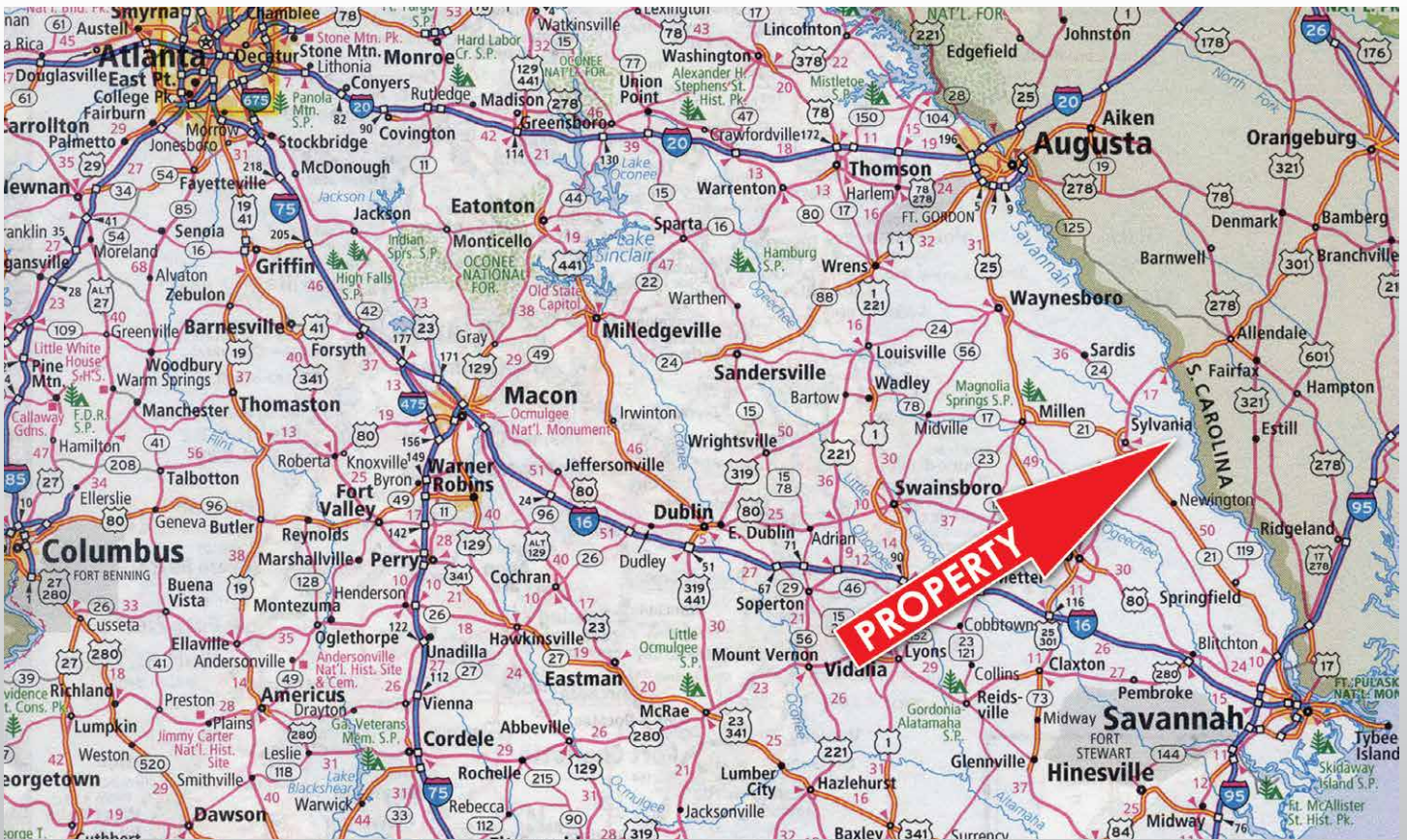
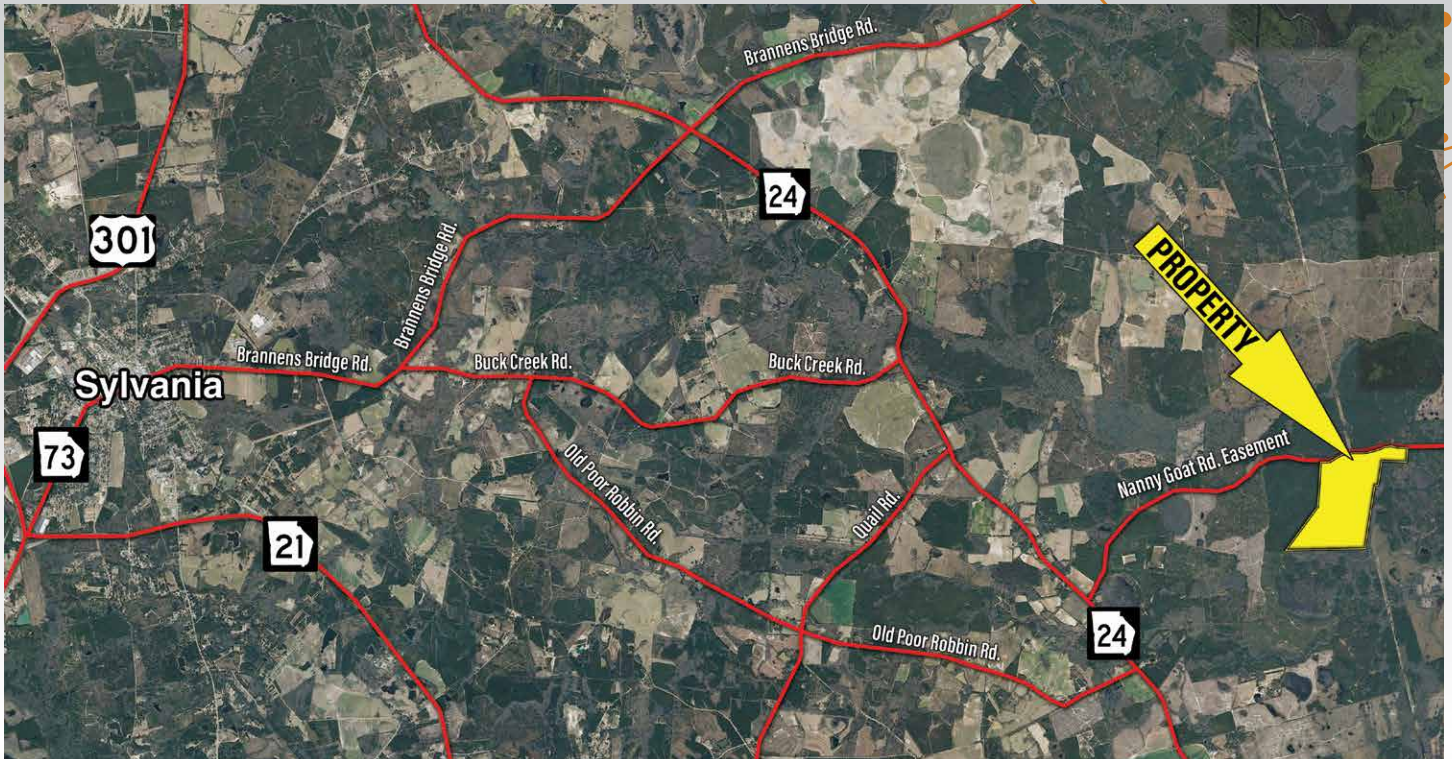
PAGE INDEX

- Location Maps 3
- Aerial Map 4
- Property Features 5
- Plat Map 6
- Legal Description 7
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- About South Auction 16





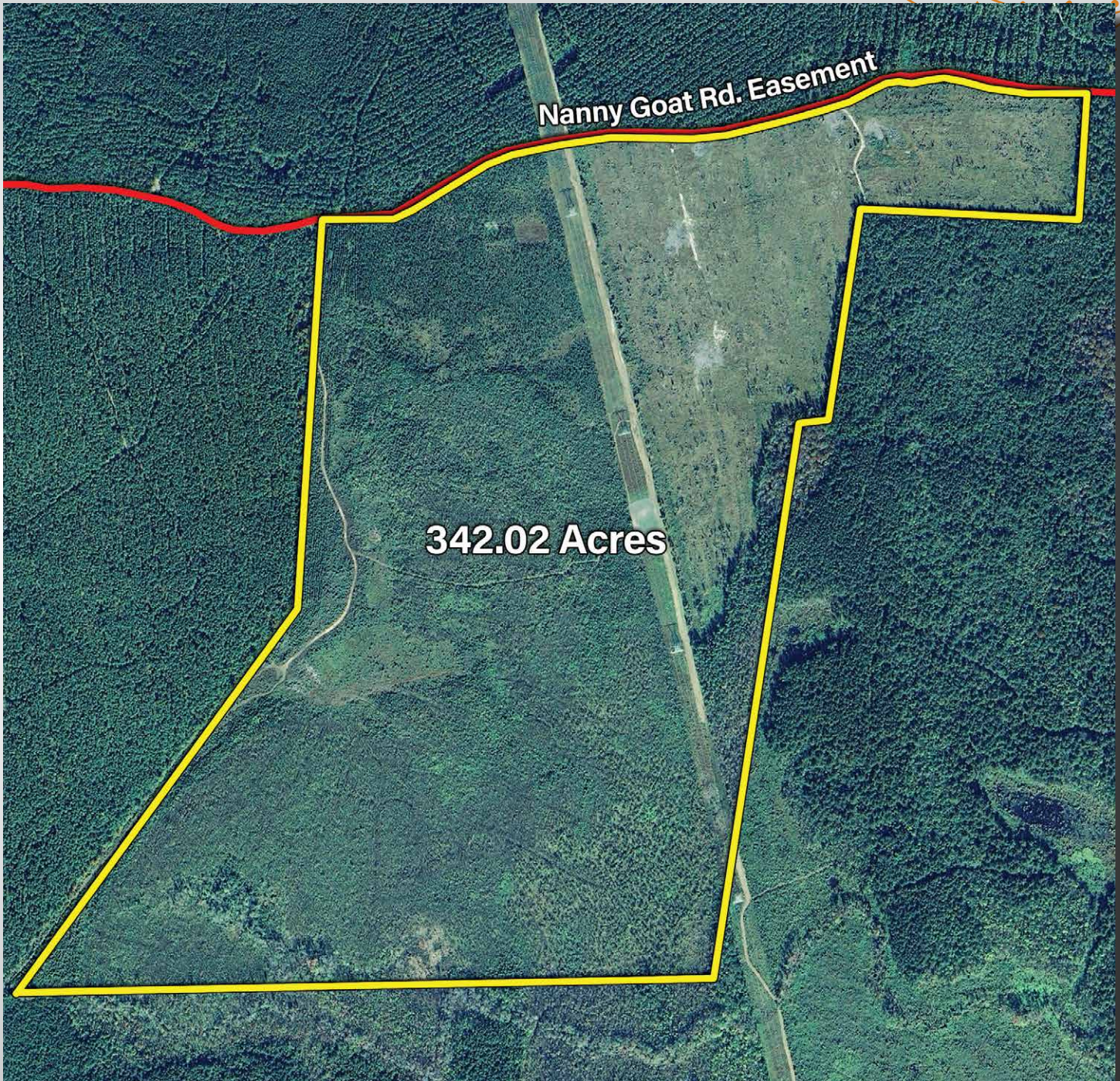
PROPERTY LOCATION



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



AERIAL MAP



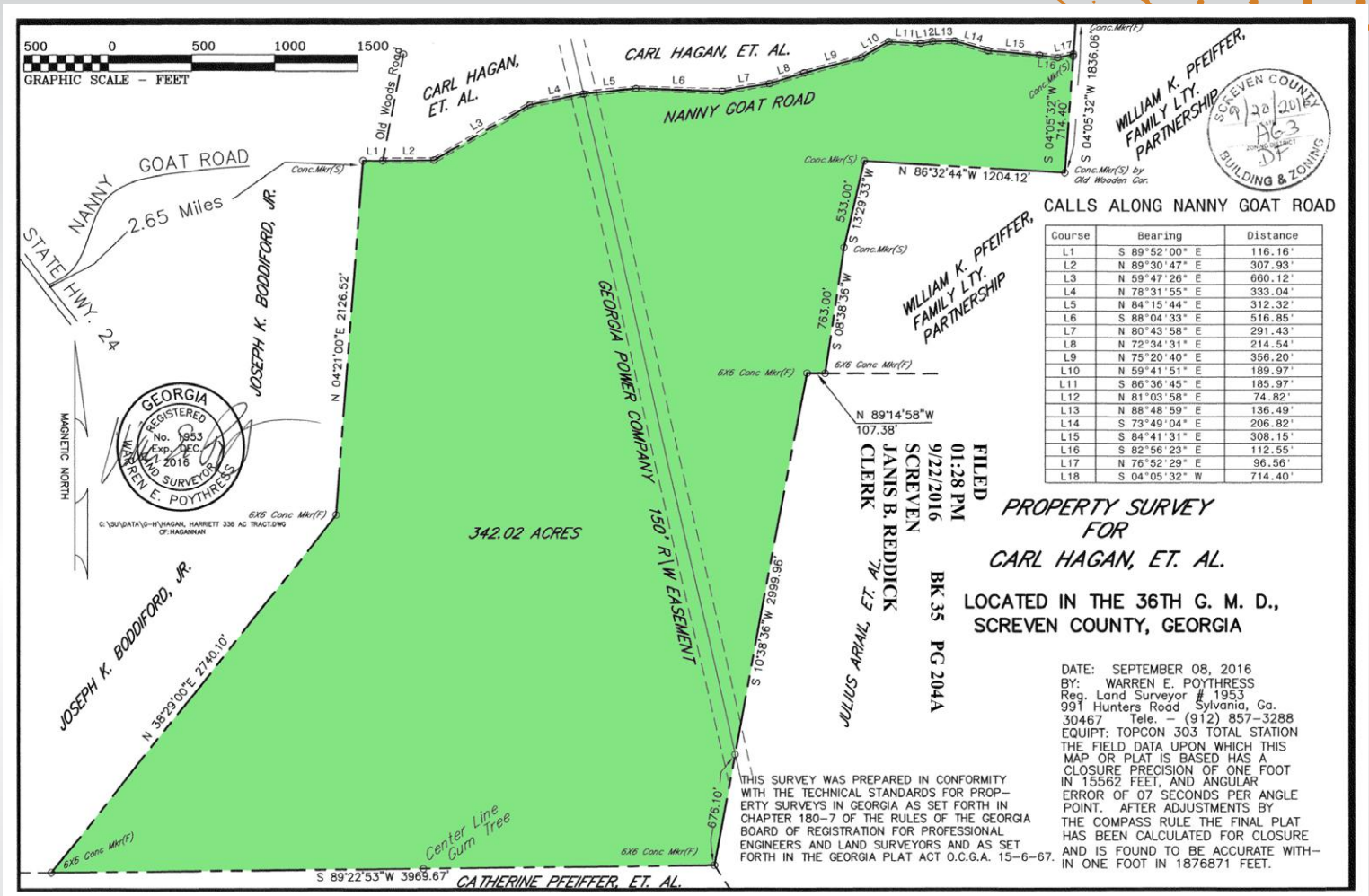
PROPERTY FEATURES



- Pre-Merchantable Timber
- Georgia Power Transmission Line Right-of-Way
- Easement Access



PLAT MAP



LEGAL DESCRIPTION

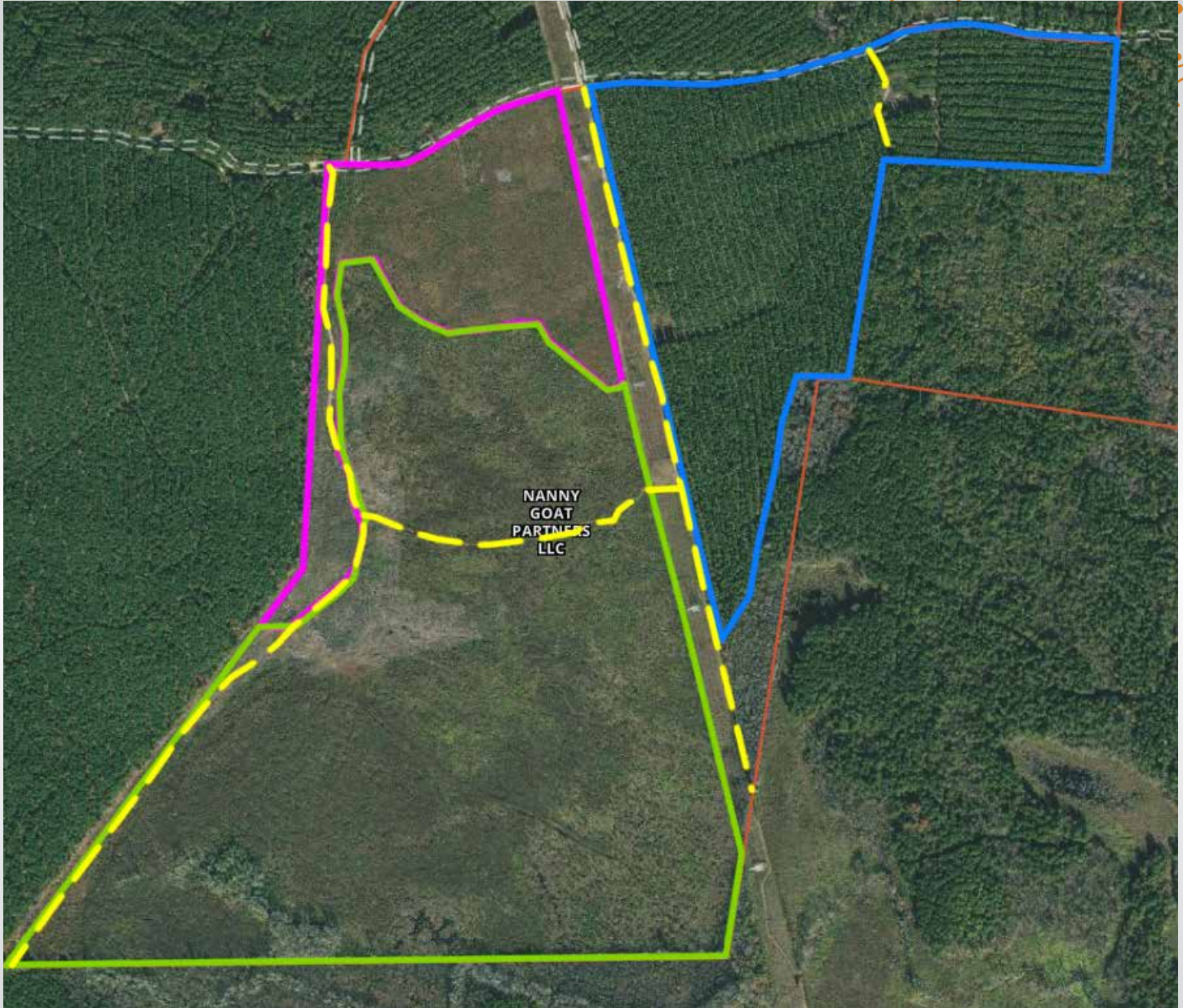
TAX MAP/PARCEL 160 004A:

All that lot or parcel of land with improvements thereon, situate, lying and being in the State of Georgia, County of Screven, being shown and designated as consisting of 342.02 acres, more or less, (being a portion of the tract known as "Lottie Hagan Tract"), on a plat recorded in the Office of the Clerk of the Superior Court of Screven County, Georgia, in Book 35, Page 204A; reference being made to said plat for a more complete and accurate description as to the metes, bounds and location of said property.

Said property is subject to Georgia Power Company 150' R/W easement as contained on Plat recorded in Book 35, Page 204A of the Clerk's Office of Screven County, Georgia.



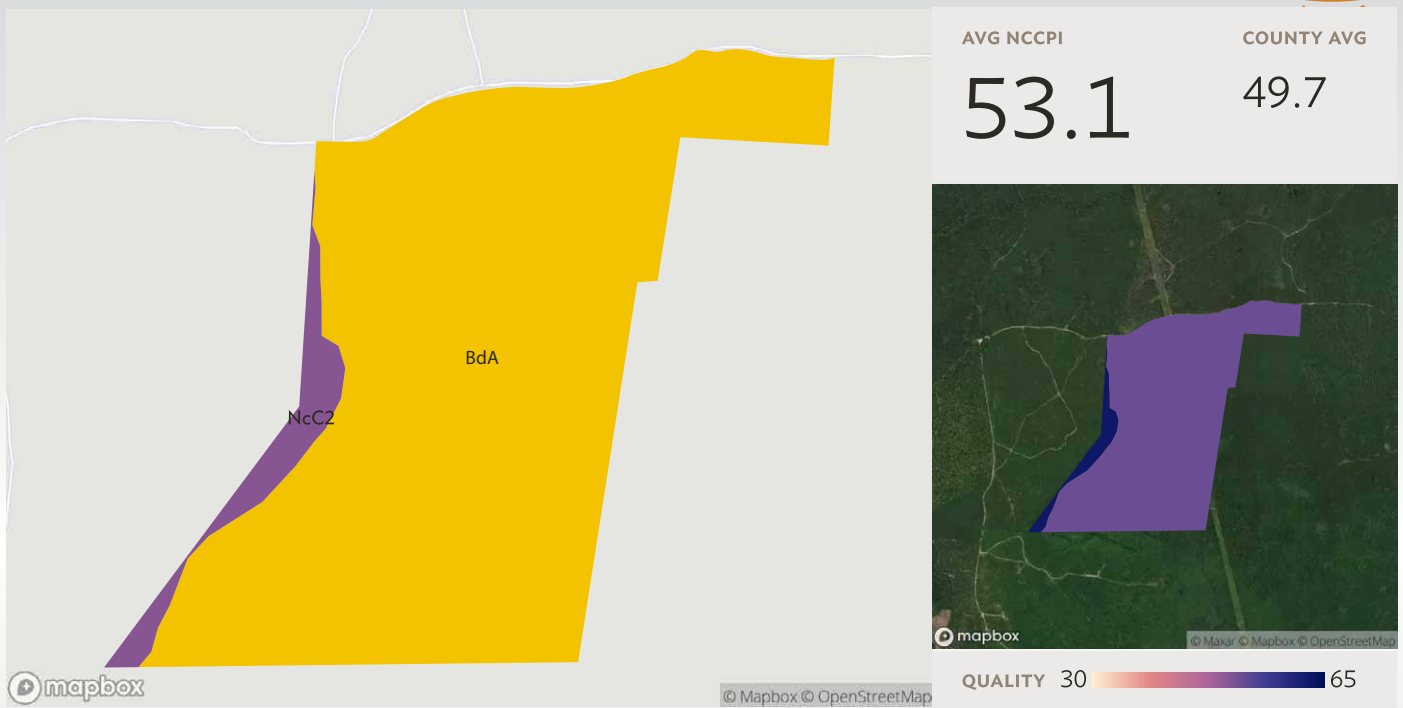
TIMBER STAND MAP



STAND	TIMBER TYPE	ACRES
1	Pre-Merchantable Planted Pine	40±
2	Natural Regeneration	196±
3	Recently Harvested	83±
	Roads	
Total		319±

SOILS MAP

1 field, 338 acres in Screven County, GA



Source: NRCS Soil Survey

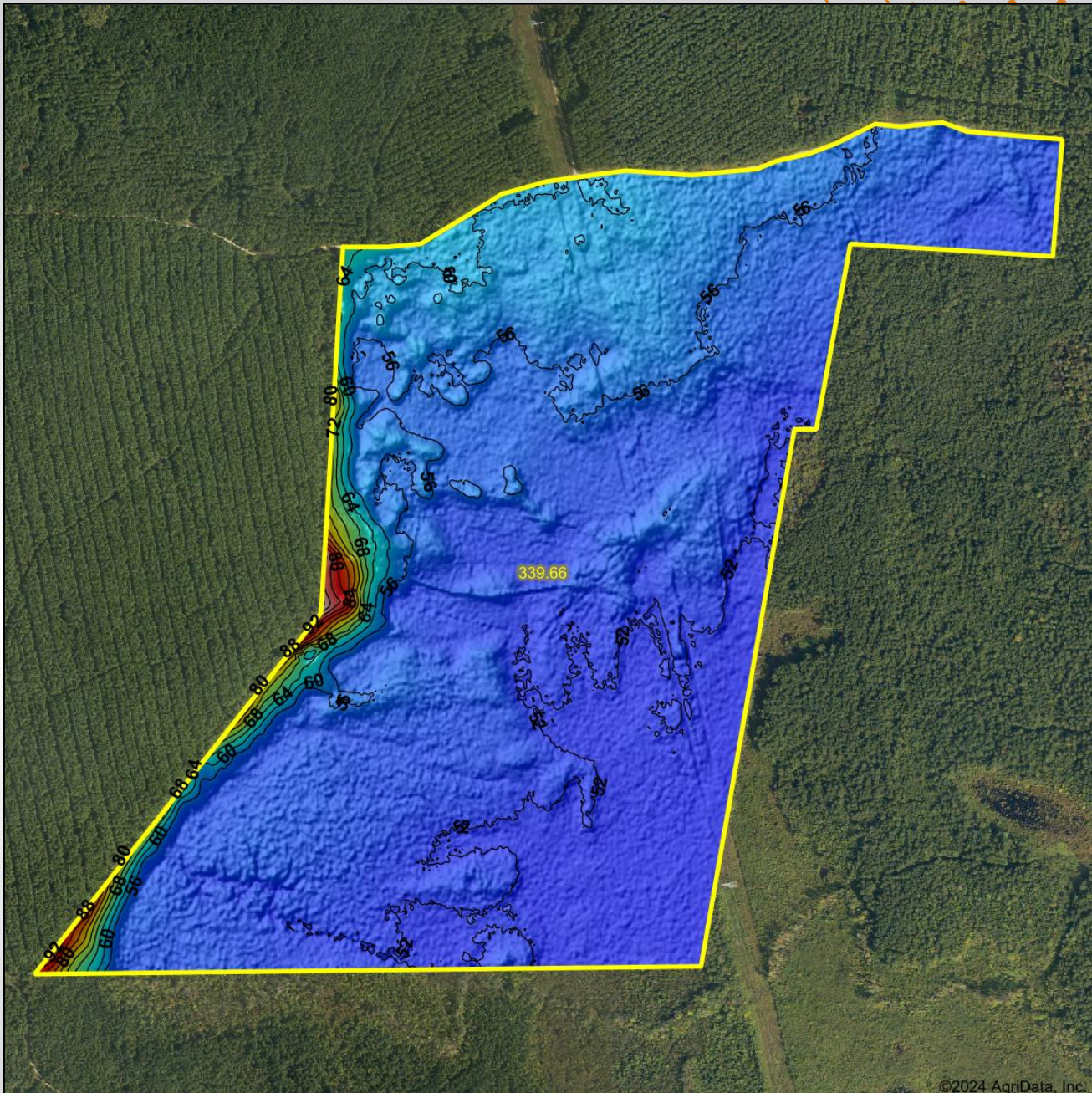
All fields

338 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ BdA	Bladen fine sandy loam, 0 to 2 percent slopes, occasionally flooded	321.21	95.0%	6	52.6
■ NcC2	Nankin-Cowarts complex, 5 to 8 percent slopes, eroded	16.97	5.0%	4	62.8
338.18					53.1



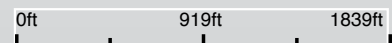
TOPOGRAPHY MAP



©2024 AgriData, Inc.



Source: USGS 3 meter dem
 Interval(ft): 4
 Min: 50.9
 Max: 101.7
 Range: 50.8
 Average: 55.2
 Standard Deviation: 4.76 ft



Screven County
 Georgia

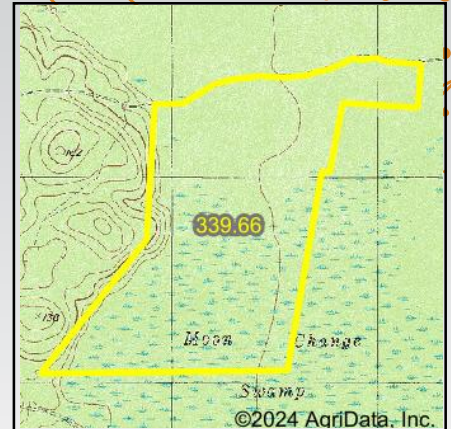
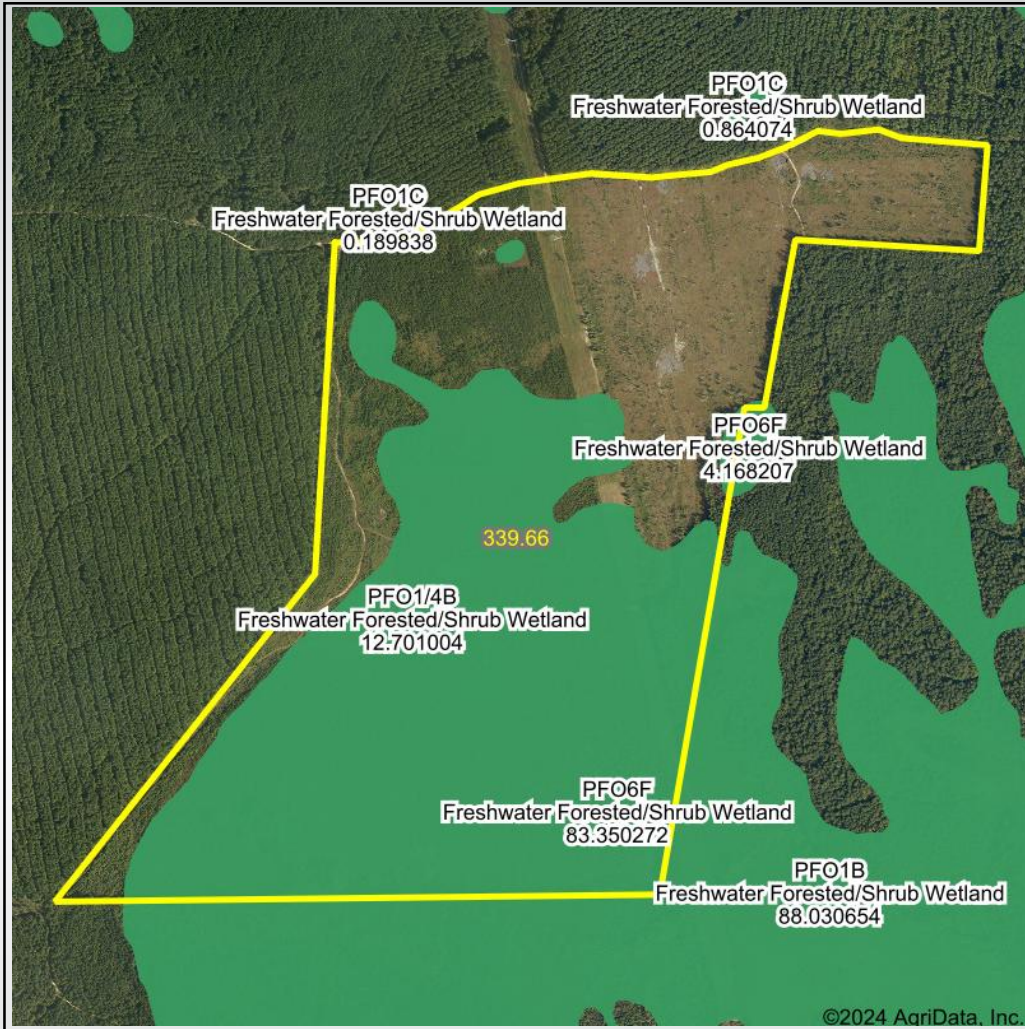
2/13/2024
 Boundary Center: 32° 44' 6.42, -81° 27' 20.09

Maps Provided By:



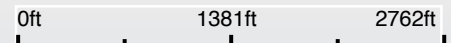
© AgriData, Inc. 2023 www.AgriDataInc.com

WETLANDS MAP



State: **Georgia**
 Location:
 County: **Screven**
 Township: **Sylvania**
 Date: **2/13/2024**

Maps Provided By:



Classification Code	Type	Acres
PFO1/3B	Freshwater Forested/Shrub Wetland	140.78
PFO6F	Freshwater Forested/Shrub Wetland	39.87
PFO1/4B	Freshwater Forested/Shrub Wetland	12.69
PFO1C	Freshwater Forested/Shrub Wetland	0.48
Total Acres		193.82

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



EASEMENT

Law Offices
 DAVID L. HUGUENIN, PC
 P.O. Box 211683
 Martinez, GA 30917-1683
 File No. 456-2005
 After recording, please return to:
 Wright & Edwards, P.C.
 P.O. Box 446
 Statesboro, Georgia 30459

①

FILED FOR RECORD
 BOOK 471
 PAGE 556-577

2011 JAN 23 P 3: 26

JANIS B. REDDICK
 CLERK OF COURT
 SCREVEN COUNTY GA

STATE OF GEORGIA

COUNTY OF SCREVEN

THIS AGREEMENT is made and entered into as of the 12th day of January, 2017, by and between JAMES ALLEN OVERSTREET; MARY FRANCES MOCK; LELAND H. SCHUMAN; MONROE BRUNSON SCHUMAN; MARGARET SCHUMAN SMITH; WILLIAM SHELTON BRUNSON; JOSEPH K. BODDIFORD, JR. and MAURICE M. SPONCLER, JR., AS TRUSTEES UNDER THE TRUST AGREEMENT OF TIFFANY B. HAMILTON DATED JULY 14, 2005; MARY HARRIS HAMILTON; JOSEPH K. BODDIFORD, JR.; EMMA H. IRWIN; JAMES M. STRICKLAND; DAVID BODDIFORD, AS TRUSTEE OF THE TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF CARL BRUNO PFEIFFER; JULIUS FELLOWS ARIAIL; ELIZABETH ARIAIL VARNER; JONATHAN BODDIFORD ARIAIL; HELEN JAMAE HAGAN; G. ELLIOTT HAGAN, JR.; CHARLES F. HAGAN; FRANCES BRYANT HAGAN; HAGAN MCCRACKEN FARMS, LLC, a Georgia limited liability company; and JAMES M. STRICKLAND, AS EXECUTOR OF THE ESTATE OF ELISE H. STRICKLAND.

WITNESSETH:

WHEREAS, the parties to this Agreement and others (hereinafter referred to as the "Property Owners") own or have an interest in several parcels of land abutting on a private thoroughfare known as Nanny Goat Road, extending from Georgia Highway 24 a/k/a Newington Highway in a general northeasterly and southerly direction toward the Savannah River; and

WHEREAS, the lands referred to herein are designated as Parcels 020E, 020C, 011, 002, 003, 021, 005, 022, 023, 024, and 004 on Screven County Tax Assessor's Map 149; Parcels 001 and 002 on Screven County Tax Assessor's Map 170; and Parcels 003 and 004 on Screven County Tax Assessor's Map 160, which the following named persons (the "Property Owners") own or have an interest in, to-wit:

Map 149, Parcel 020E	James Allen Overstreet
Map 149, Parcel 020C	Timothy P. Huffingham and Helen E. Huffingham
Map 149, Parcel 011	Mary Frances Mock
Map 149, Parcel 002	Leland H. Schuman, Monroe Brunson Schuman and Margaret Schuman Smith
Map 149, Parcel 003	William Shelton Brunson

AGREEMENT RE: NANNY GOAT ROAD

471/556-77



EASEMENT

Map 149, Parcel 021	Joseph K. Boddiford, Jr. and Maurice M. Sponcler, Jr., as Trustees Under the Trust Agreement of Tiffany B. Hamilton Dated July 14, 2005 and Mary Harris Hamilton
Map 149, Parcel 005	Joseph K. Boddiford, Jr.
Map 149, Parcel 022	Emma H. Irwin
Map 149, Parcel 023	James M. Strickland
Map 149, Parcel 024	David Boddiford, as Trustee of the Trust Created Under the Last Will and Testament of Carl Bruno Pfeiffer
Map 149, Parcel 004	Mary C. Pfeiffer Anderson, as Trustee of the Trust Established Under Item VI of the Will of William K. Pfeiffer
Map 170, Parcel 001	The William K. Pfeiffer Family Limited Partnership
Map 170, Parcel 002	Helen J. Hagan; Emma H. Irwin; G. Elliott Hagan, Jr.; Charles F. Hagan; Frances Bryant Hagan; Hagan McCracken Farms, LLC; and Estate of Elise H. Strickland
Map 160, Parcel 003	Julius Fellows Ariail, Elizabeth Ariail Varner and Jonathan Boddiford Ariail
Map 160, Parcel 004	Helen Jamae Hagan; Emma H. Irwin; G. Elliott Hagan, Jr.; Charles F. Hagan; Frances Bryant Hagan; Hagan McCracken Farms, LLC; and Estate of Elise H. Strickland

WHEREAS, the parties to this Agreement wish to acquire and to grant to the Property Owners a non-exclusive perpetual easement following the present Nanny Goat Road and extending from Georgia Highway 24 a/k/a Newington Highway toward the Savannah River so as to provide an uninterrupted means of ingress and egress as an established legal right; and

WHEREAS, the each party, by entering into this Agreement, acknowledges that the Property Owners possess an uninterrupted non-exclusive perpetual easement for purposes of ingress and egress to their respective tracts of land in which they hold title or an interest therein.

NOW, THEREFORE, for and in consideration of the sum of One Dollar (\$1.00), the receipt and sufficiency of which are hereby acknowledged, and the mutual and reciprocal benefits herein described, the parties to this Agreement do hereby grant, bargain, sell and convey unto one another and do hereby acknowledge the existence of a non-exclusive perpetual easement for purpose of ingress and egress, as follows:

An easement following the present right-of-way of the existing Nanny Goat Road extending from Georgia Highway 24 a/k/a Newington Highway toward the Savannah River, as the Nanny Goat Road presently exists, in, to and across those certain tracts or parcels of land situate, lying and being in the 34th G. M. District of Screven County, Georgia, designated as Parcels 020E, 020C, 011, 002, 003, 021, 005, 022, 023, 024, and 004 on Screven County Tax Assessor's Map 149; Parcels 001 and 002 on Screven County Tax Assessor's Map 170; and Parcels 003 and 004 on Screven County Tax Assessor's Map 160.

AGREEMENT RE: NANNY GOAT ROAD



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