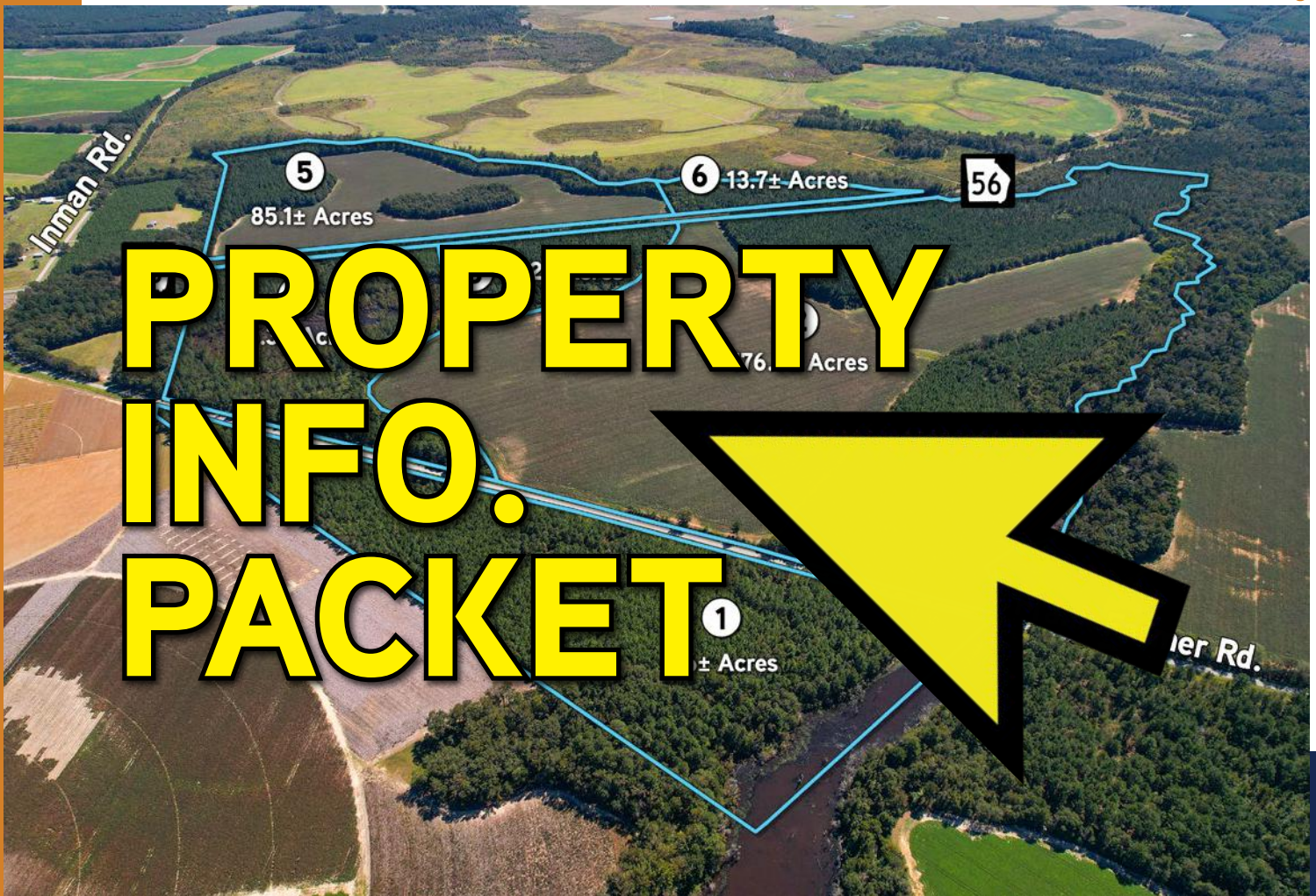


ONLINE AUCTION



356±  
ACRES  
IN 6 TRACTS

Ralph Smith Farms | Burke County, Georgia



PROPERTY  
INFO.  
PACKET

BIDDING ENDS NOVEMBER 15TH • 12PM



SOUTH  
AUCTION



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](http://SouthAuction.com) for Auction Details & to Place Your Bid.**



**SOUTH  
AUCTION**

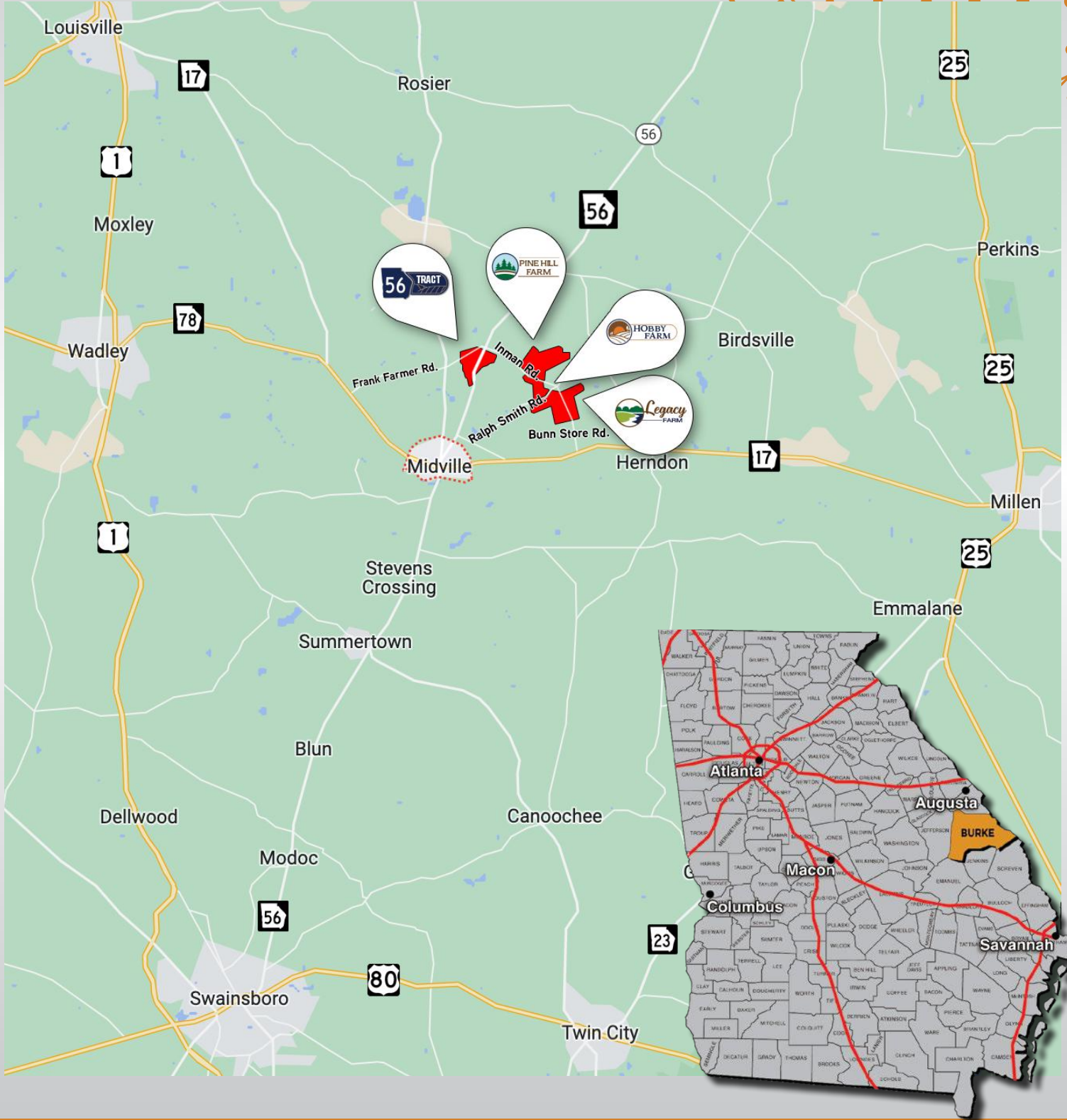


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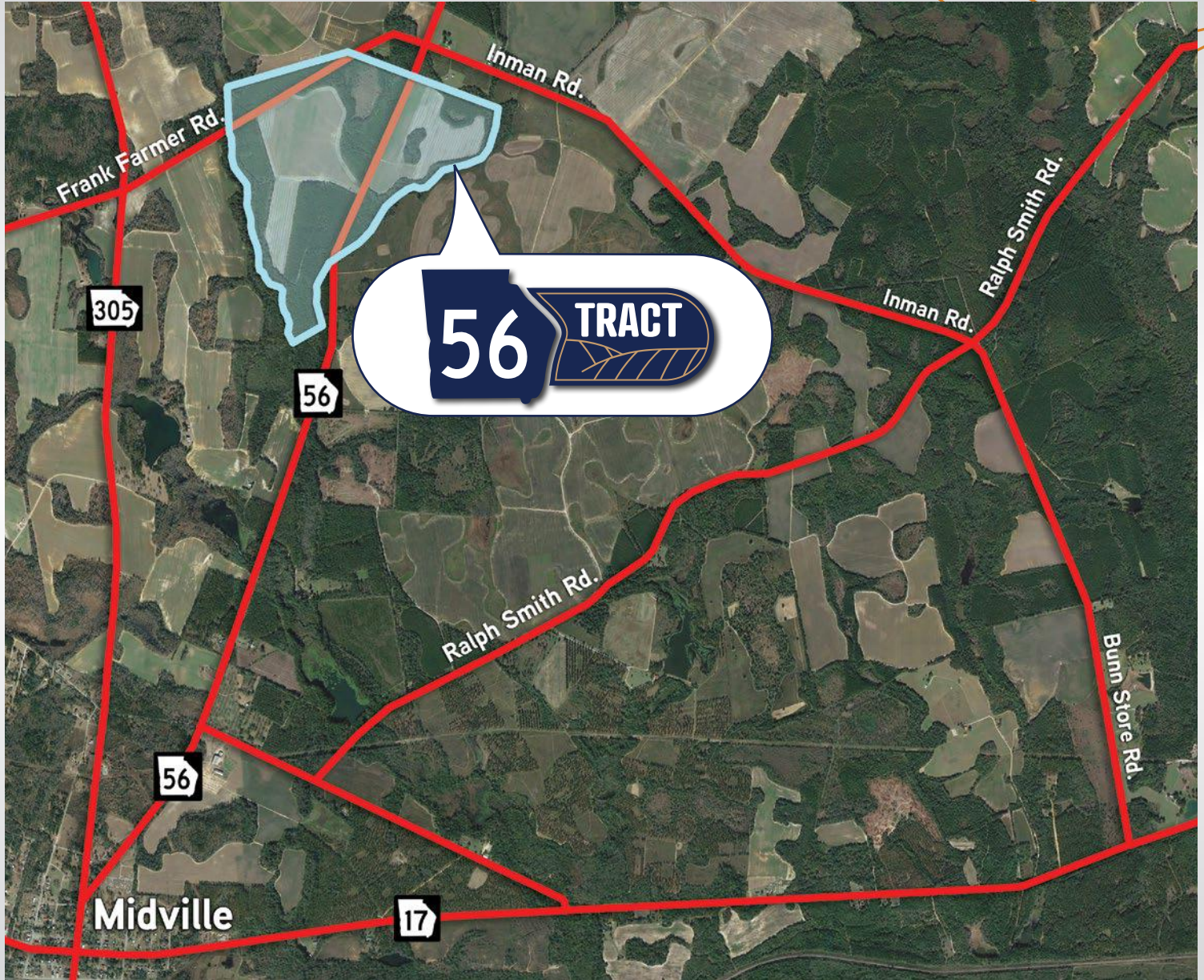
# PROPERTY LOCATION



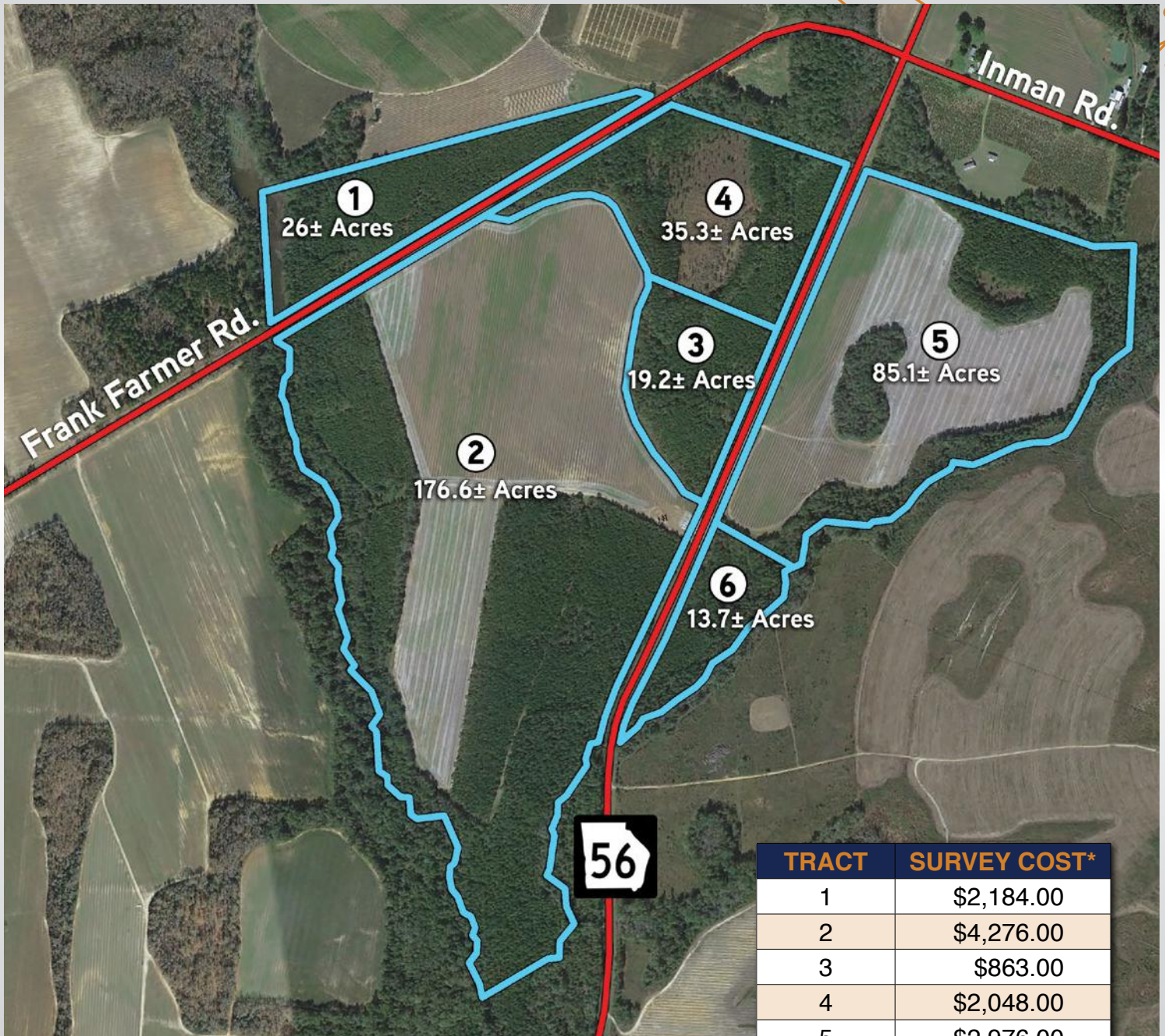
Visit [SouthAuction.com](https://SouthAuction.com) for Auction Details & to Place Your Bid.



# LOCATION MAP



# DIVISION MAP



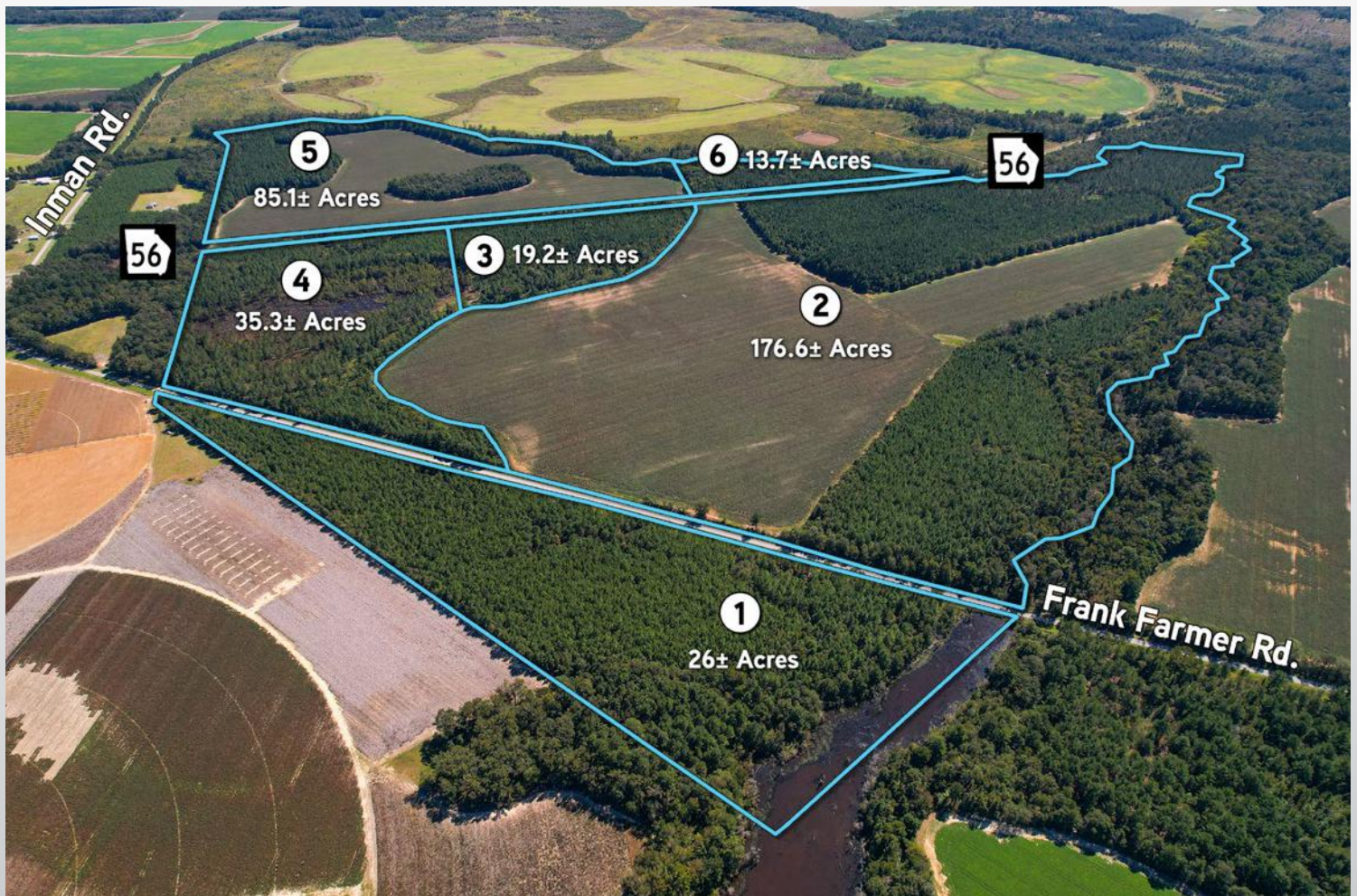
The buyer will be responsible for the survey fees.  
 Visit SouthAuction.com for more details.

\* Survey Cost to be Paid by Buyer

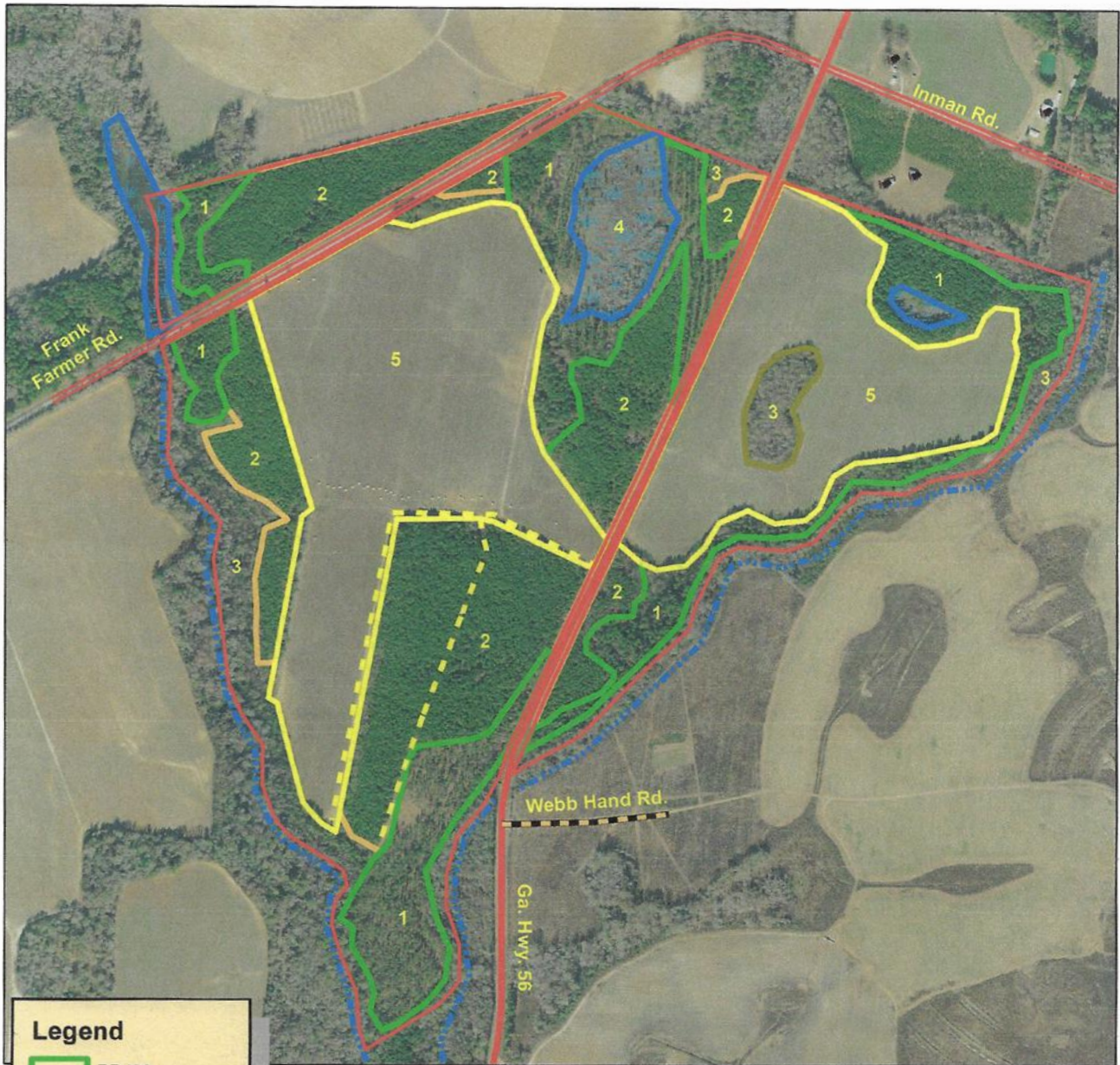


## PROPERTY FEATURES

- 140.9 Acres of cultivated farmland
- Merchantable timber valued at \$115,868
- State Highway 56 frontage



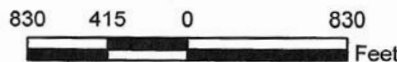
# PROPERTY USE MAP



**Legend**

- PP '03
- PP '09
- Hardwood
- Wet Flat
- Cultivated Land
- Drainageway
- Farm Rd.

Stand	Timber Type	Acres
1	Planted Pine '03	71.9
2	Planted Pine '09	88.2
3	Hardwood	40.9
4	Wet Flat	14.1
5	Cultivated Land	140.9
Total:		356.0



**MTMS, Inc**  
 1586 Hwy. 192 South  
 Twin City, GA 30471  
 478-763-3961





# TIMBER INFORMATION



**JIM MERCER**

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

MTMS, Inc.

## MERCER TIMBERLAND MANAGEMENT SERVICES

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



**MIKE GOMEZ**

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

**The 56 Tr.  
Volume and Value Summary  
356 Acres**

**Timbered Acres**

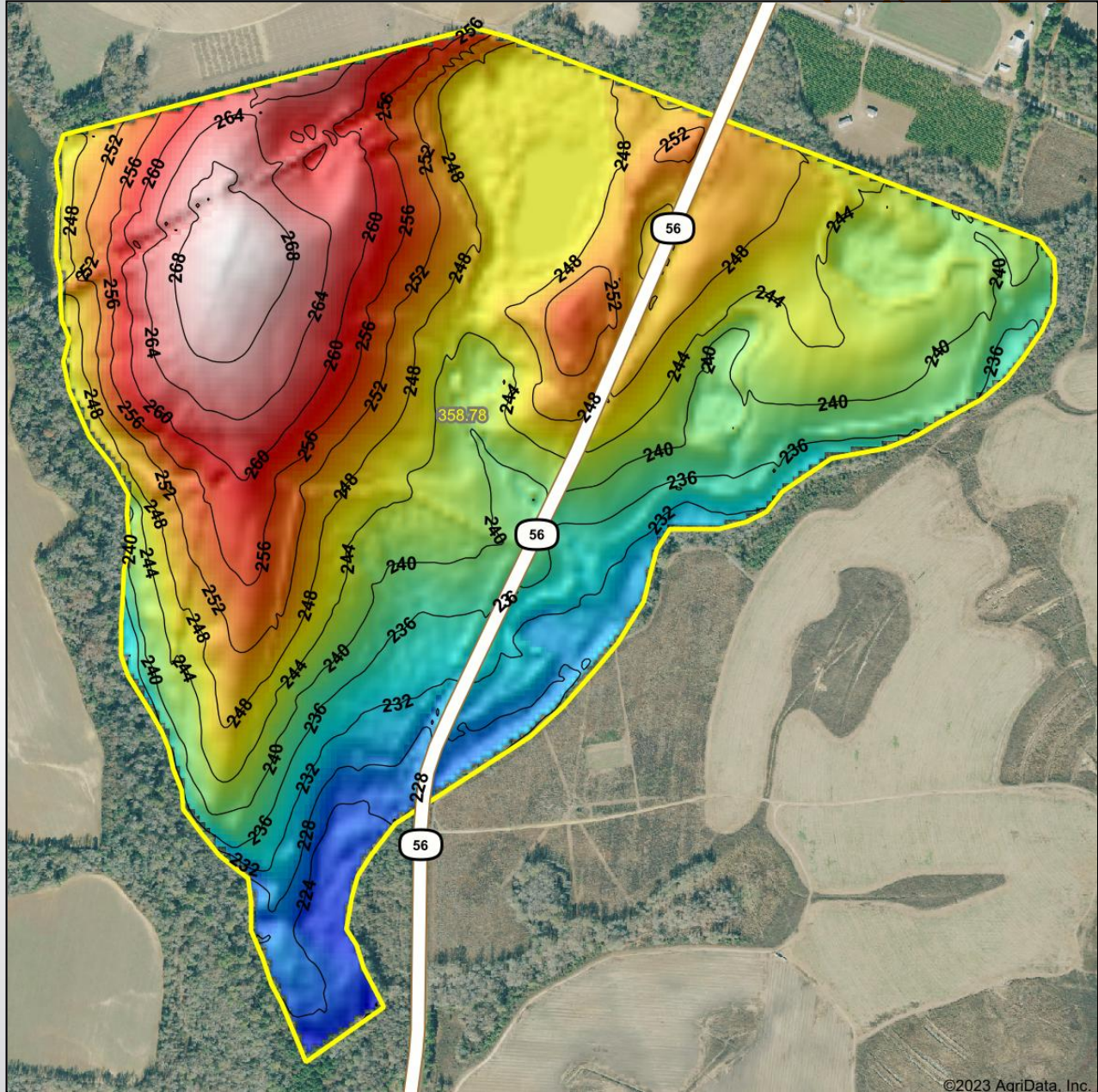
**201.0 Acres**

Product	Tons	\$/Ton	Value
Pine Pulpwood	5,970	11.00	\$65,670.00
Hardwood Pulpwood	866	7.00	\$6,062.00
Palletwood	28	16.00	\$448.00
Pine CNS	614	20.00	\$12,280.00
Pine Sawtimber	961	28.00	\$26,908.00
Red Oak Logs	47	36.00	\$1,692.00
Mixed HWD Sawtimber	78	36.00	\$2,808.00
<b>Total Merchantable Value</b>			<b>\$115,868.00</b>

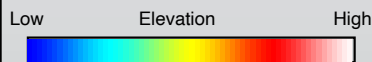




# TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 4

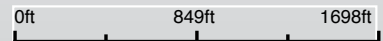
Min: 219.3

Max: 271.7

Range: 52.4

Average: 246.2

Standard Deviation: 11.15 ft

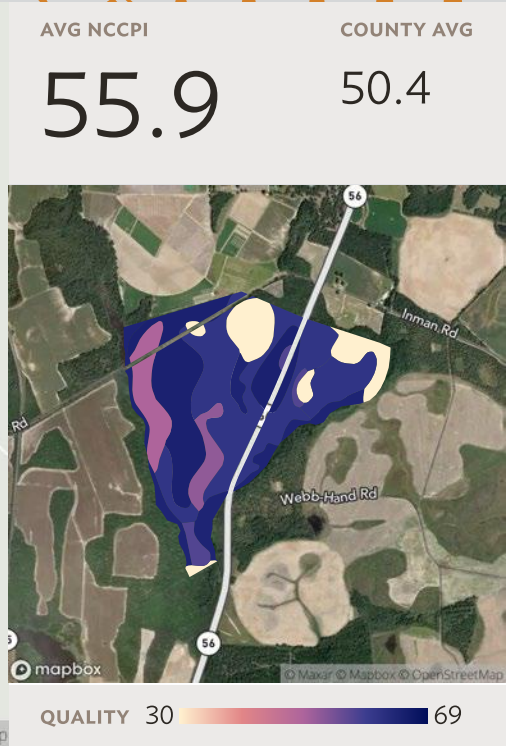
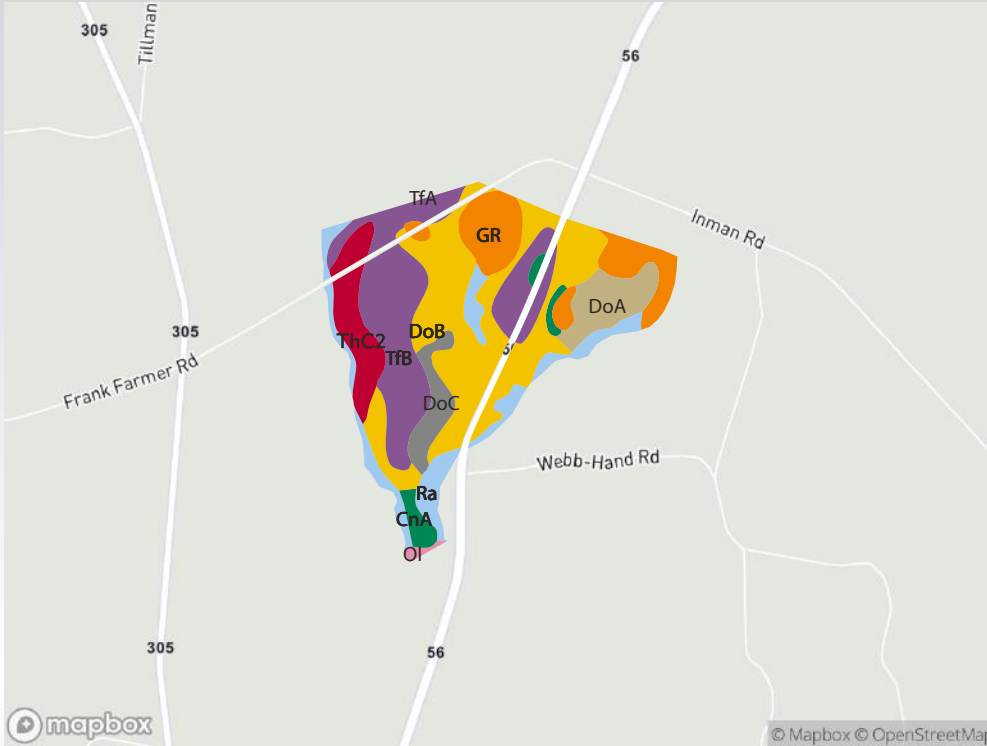


9/7/2023

Burke County  
Georgia

Boundary Center: 32° 51' 38.65, -82° 12' 56.31

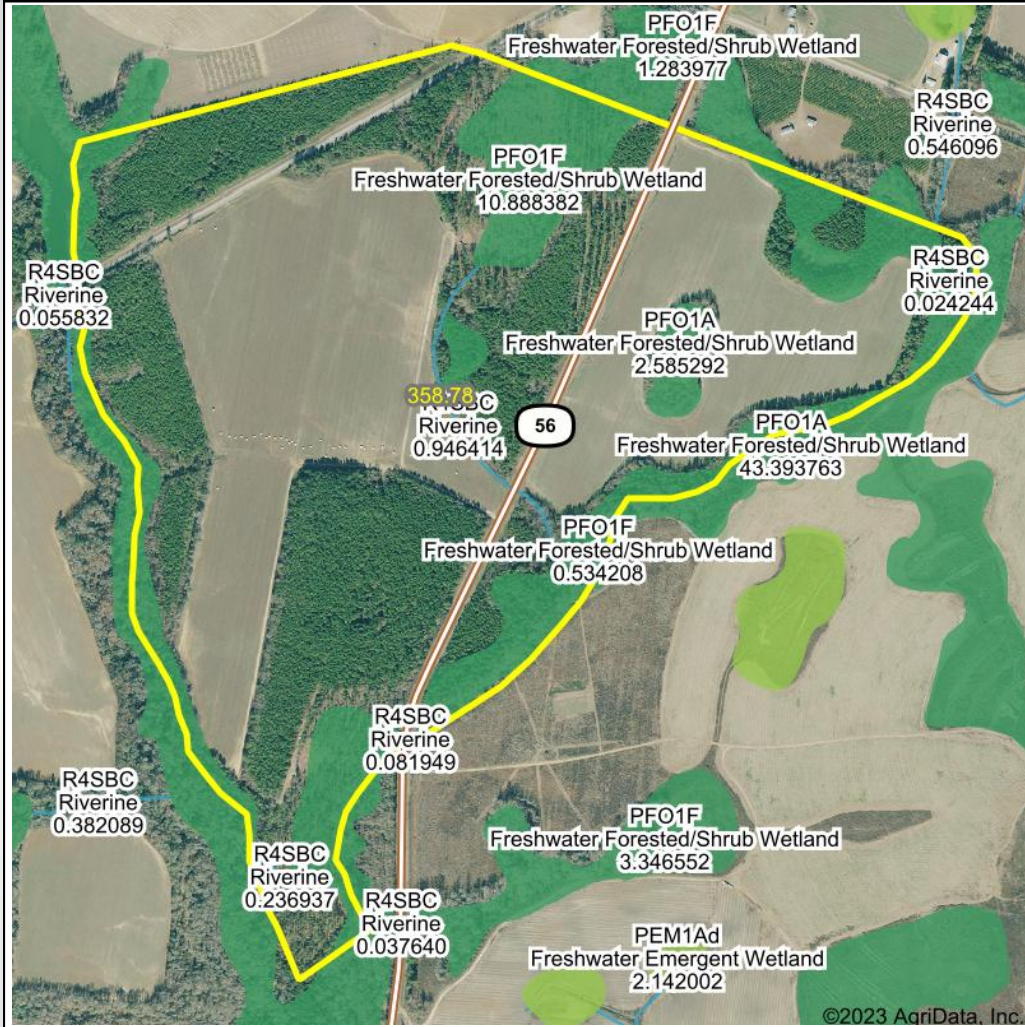
# SOILS MAP



DoB	Dothan loamy sand, 2 to 5 percent slopes	110.95	31.6%	2	60.8
TFB	Tifton loamy sand, 2 to 5 percent slopes	82.32	23.5%	2	64.6
GR	Grady-Rembert association	43.63	12.4%	5	23.7
Ra	Rains sandy loam	38.69	11.0%	3	64.0
ThC2	Tifton sandy loam, 5 to 8 percent slopes, eroded	25.89	7.4%	3	49.1
DoA	Dothan loamy sand, 0 to 2 percent slopes	23.25	6.6%	2	61.0
DoC	Dothan loamy sand, 5 to 8 percent slopes	14.84	4.2%	3	52.0
CnA	Clarendon loamy sand, 0 to 2 percent slopes	9.39	2.7%	2	57.2
OI	Osier and Bibb soils, 0 to 2 percent slopes, frequently flooded	1.63	0.5%	5	23.0
TfA	Tifton loamy sand, 0 to 2 percent slopes	0.01	0.0%	1	66.4



# WETLANDS MAP



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



Maps Provided By:



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0ft 1279ft 2558ft

Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	52.39
PFO1F	Freshwater Forested/Shrub Wetland	14.67
PFO1C	Freshwater Forested/Shrub Wetland	1.46
R4SBC	Riverine	1.29
	Total Acres	69.81

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



# PROPERTY PHOTOS





# PROPERTY PHOTOS





# 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