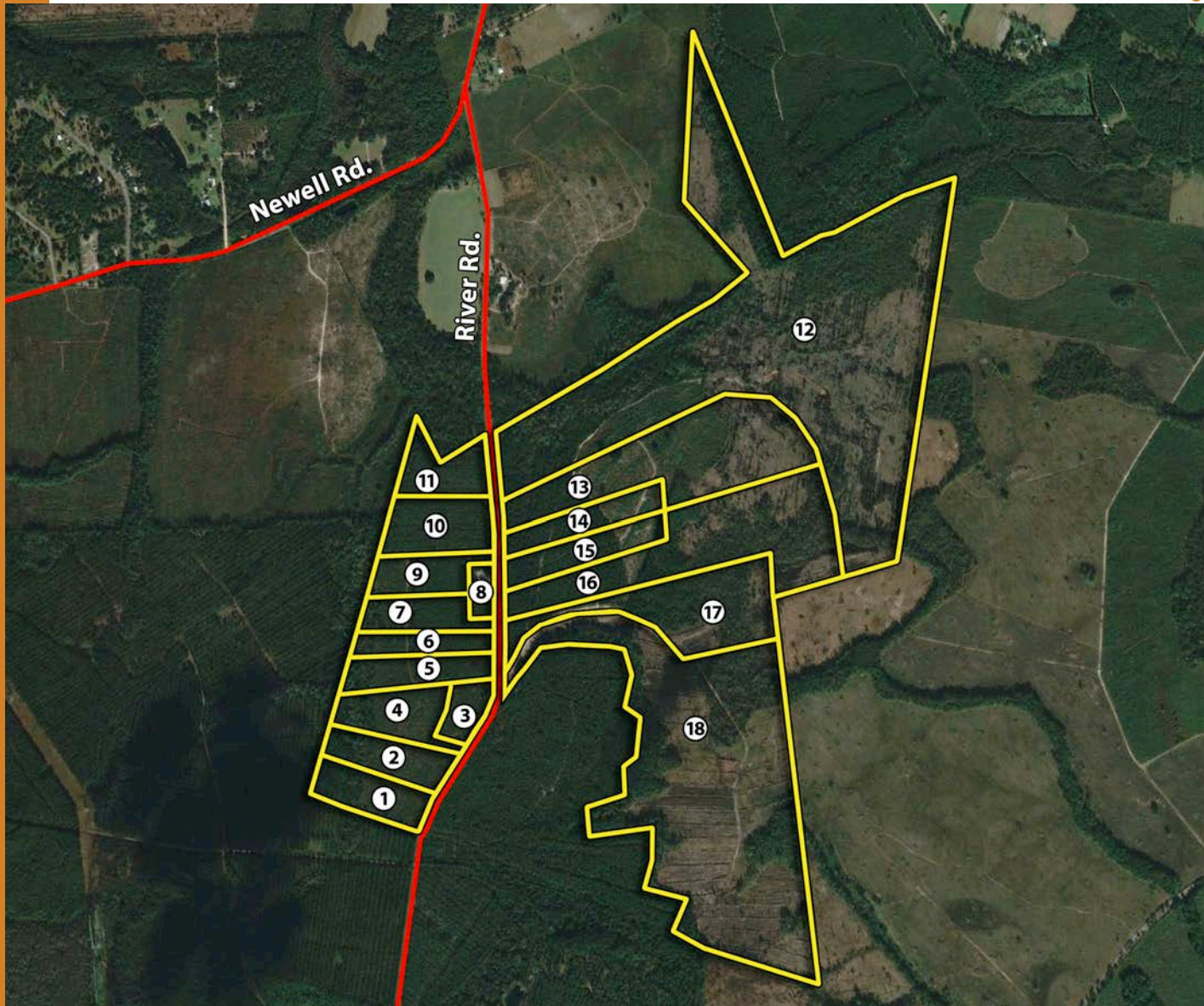


Online  
Auction

# FOLKSTON FARM

**495± ACRES OFFERED IN 18 TRACTS**

2115 River Road, Folkston, GA  
Charlton County



**BIDDING ENDS MAY 21ST**

**Rusty Lane**  
*Auctioneer*

478.455.1861  
rusty@southauctiongroup.com



**SOUTH  
AUCTION**

**SouthAuction.com**



# SOUTH AUCTION

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

Hello,

South Auction is proud to present Folkston Farm via online auction. This property is the ideal rural getaway you've been seeking in South Georgia. The tract features mature timber, interior trails, 6000+ ft of paved road frontage, and a 1940's farmhouse. We are offering the property in 18 tracts. These smaller tracts would be great for a mini farm, hunting retreat, and estate home sites. The public can buy single parcels, combinations, or the property as whole. Please read through our information packet and reach out to me with any questions.

Sincerely,



**Rusty Lane,**  
**Auction Manager**  
(478) 455-1861  
rusty@southauctiongroup.com





**SOUTH  
AUCTION**

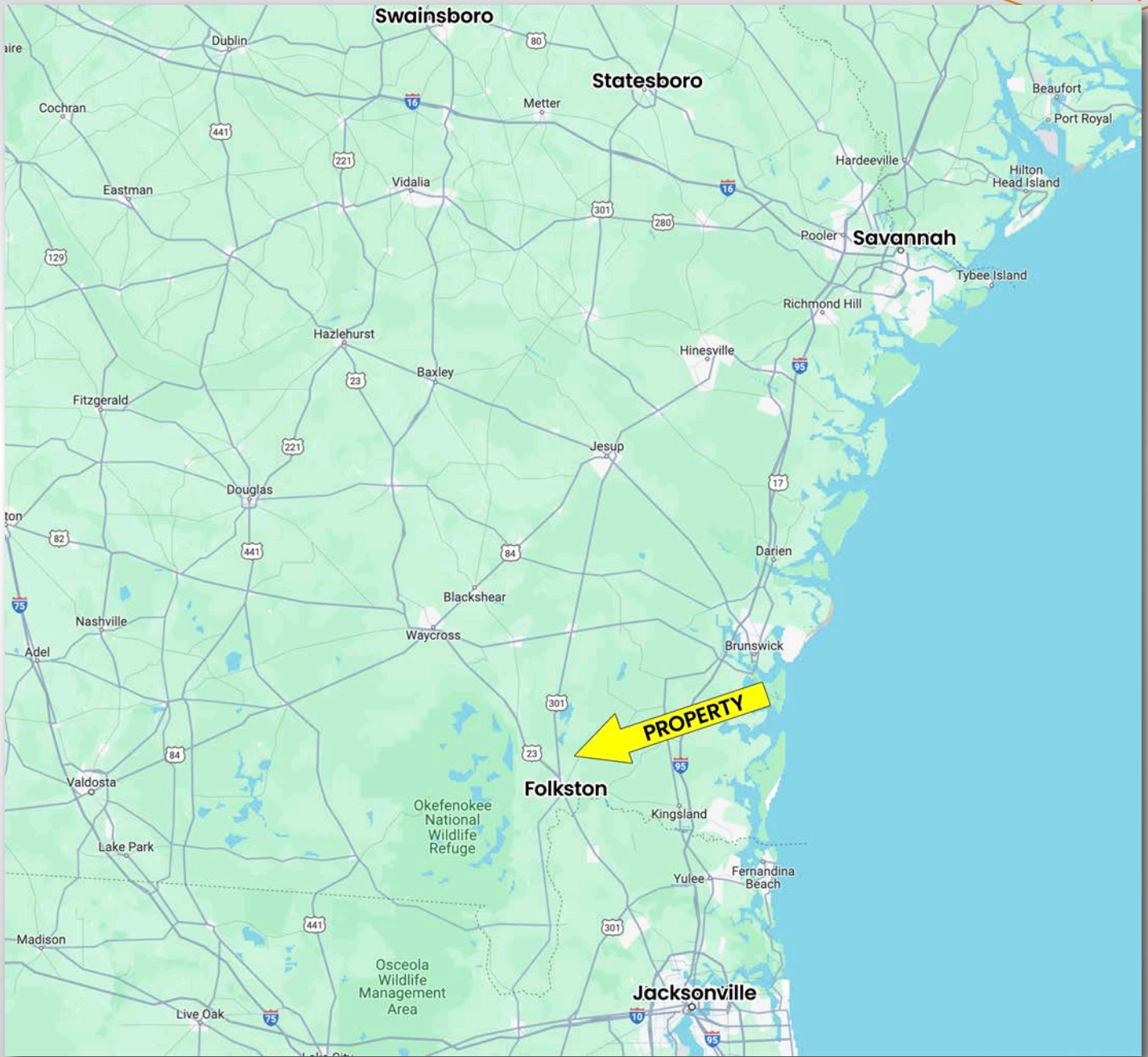
## **PAGE INDEX**

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- Property Detail ..... 6
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- Survey & Access Info ..... 8
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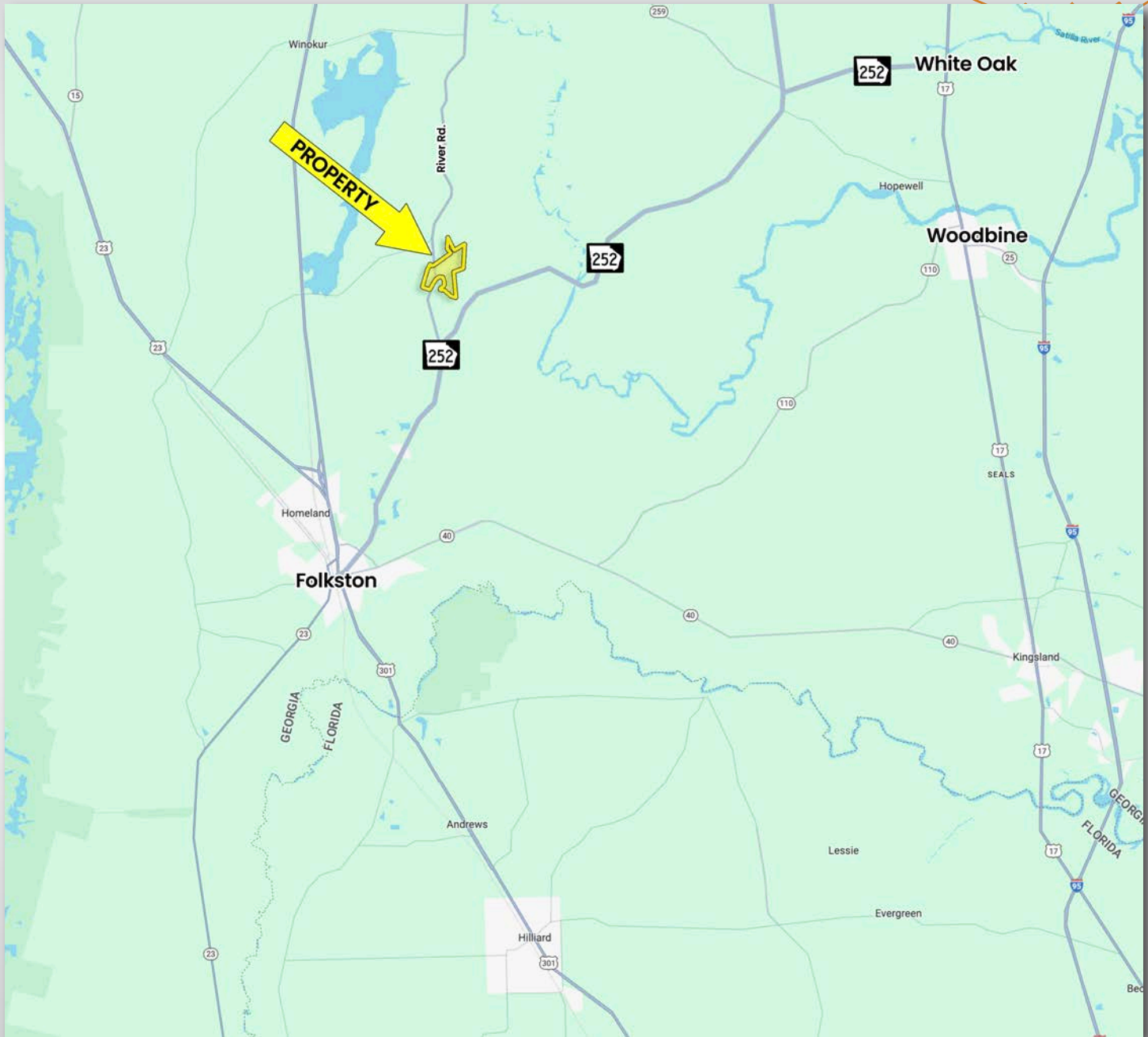
# PROPERTY LOCATION



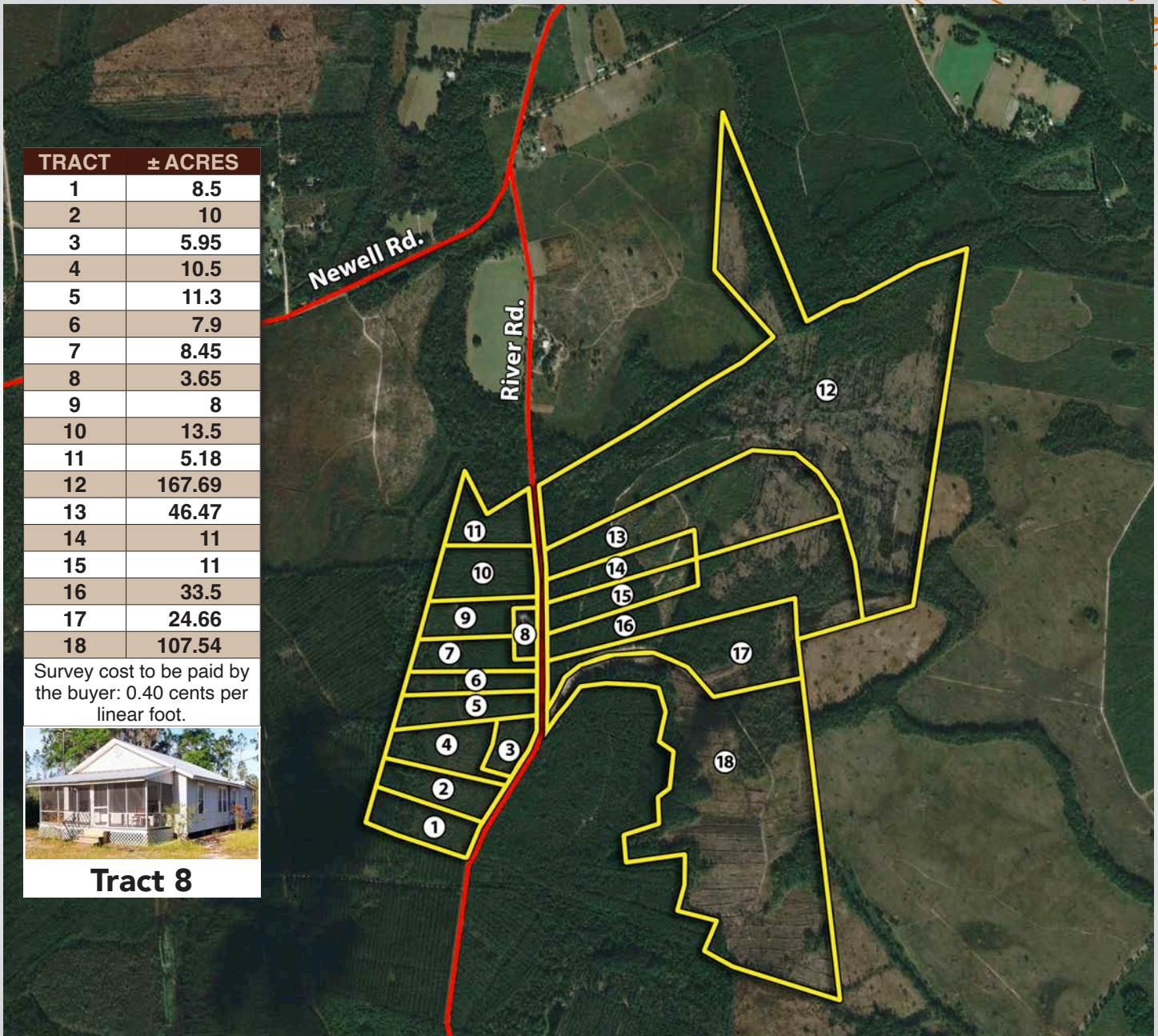




# LOCATION MAP



# TRACT MAP





## PROPERTY DETAILS

- Ideal unrestricted home sites
- Perfect for mini farms, recreation, and hunting
- Paved road frontage only 6 miles from Folkston
- Purchase single parcels, combinations of tracts, or the property as a whole
- Abundant deer, wild hog, and turkey
- 5 minute drive to public boat ramp on Satilla River
- Within an hour drive to Kingsland, St. Mary's, Brunswick, and St. Simons





# TRACT 8 FARMHOUSE

This home built in the 1940's is in excellent condition. There are 3 bedrooms, 1 bath, living room, kitchen, and back storage room. Perfect for a hunting camp or getaway. The lot features a pole barn, storage shed, well, septic, and plenty of space to add on.







# SURVEY & ACCESS INFORMATION

If this property sells divided, a survey will be completed at a cost of .40 cent per linear foot with common lines split 50/50. The buyer's will be responsible for the cost of the survey. Please note that if the surveyed acres differ from the advertised acres, the surveyed acres will be used to determine the final purchase price.

## SURVEY

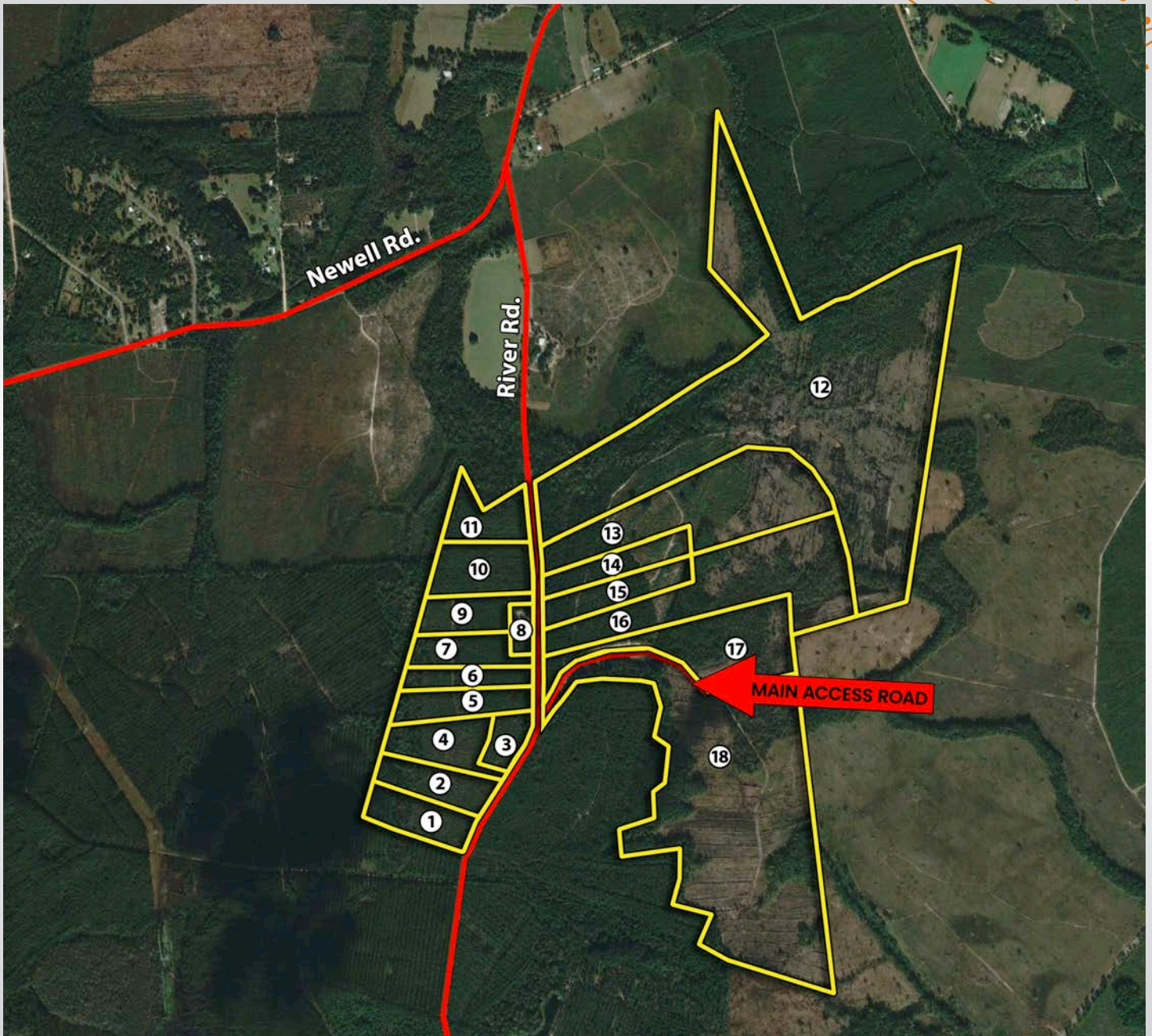
- The final purchase price per acre may be adjusted up or down according to the final surveyed acres.
- South Auction nor Donaldson Surveying does not guarantee the accuracy of the division lines on all auction mapping. The lines depicted may deviate from the lines on the final survey.
- If tracts 1-11 sell as a whole, the buyer will be responsible for a survey cost of \$3,305.
- If tracts 12-18 sell as a whole, the buyer will be responsible for a survey cost of \$14,294.

## ACCESS

- Tracts 17 and 18 will have shared ownership to the "main access road."
- The "main access road" is a private interior woods road, labeled on the following page.

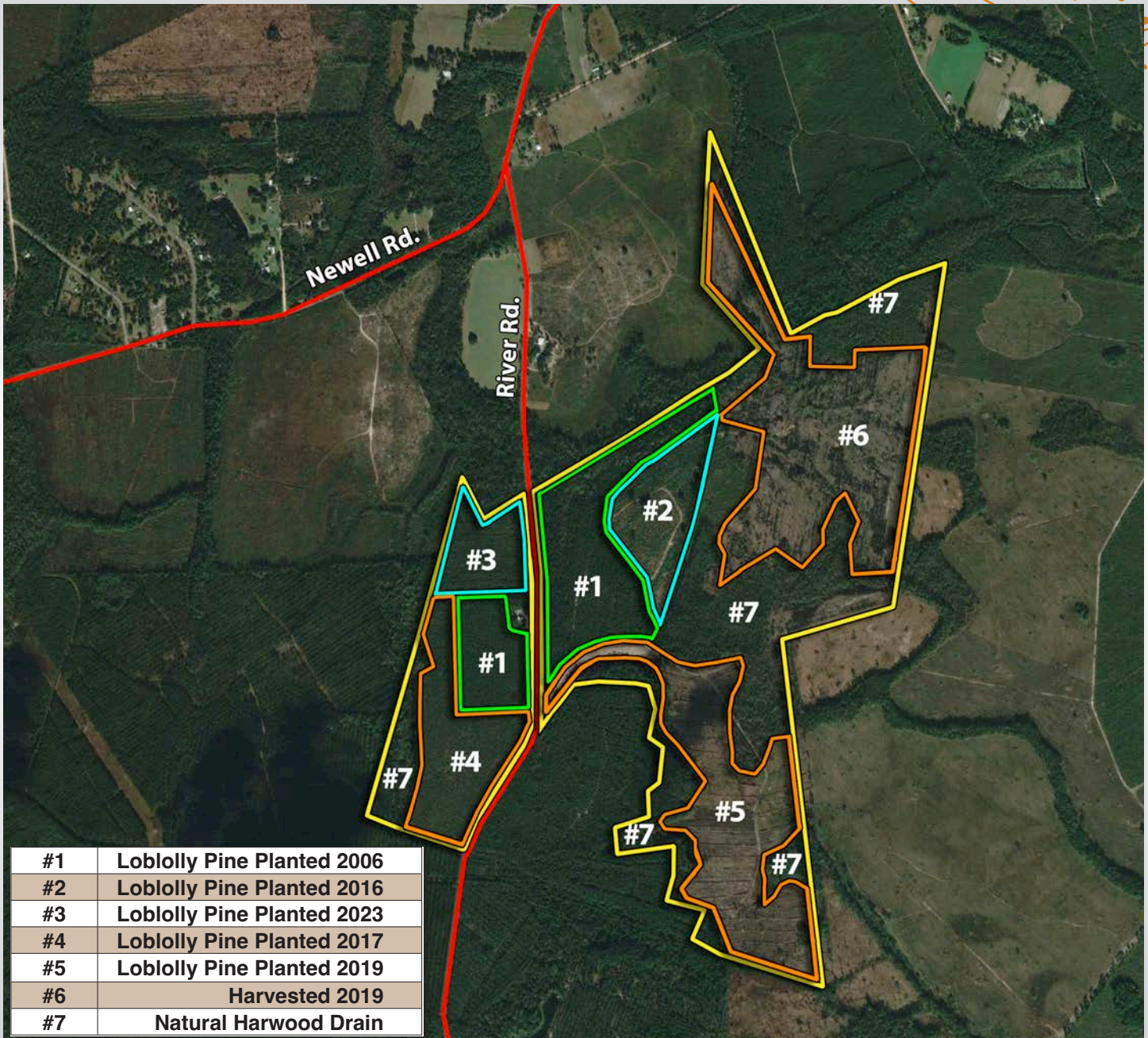


# ACCESS MAP





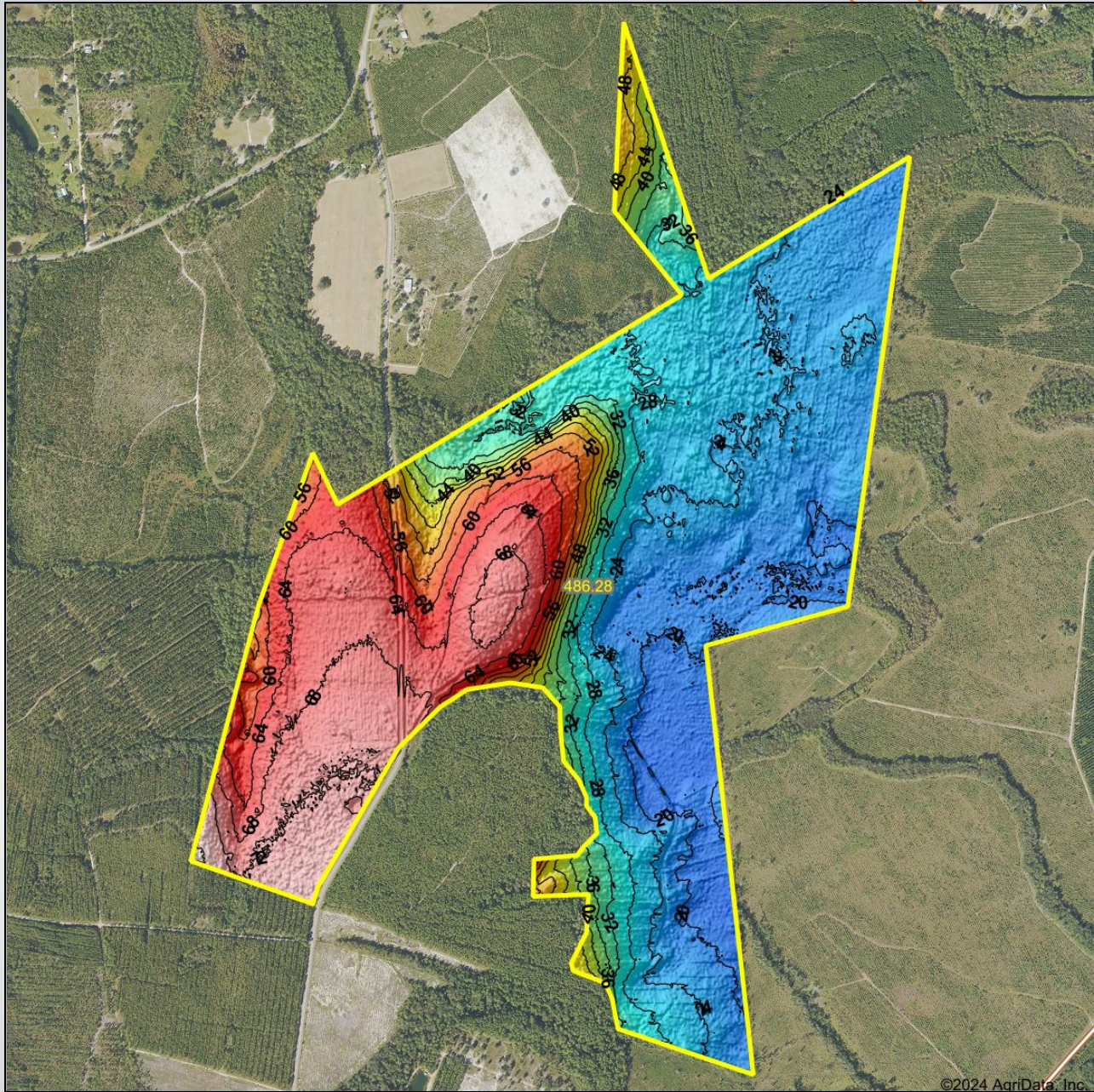
# TIMBER STAND MAP



The acreages and dates are estimates only.



# TOPOGRAPHY MAP



©2024 AgriData, Inc.

Low Elevation High



Maps Provided By



© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 3 meter dem

Interval(ft): 4

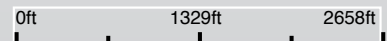
Min: 12.5

Max: 78.2

Range: 65.7

Average: 38.9

Standard Deviation: 19.49 ft



4/15/2024

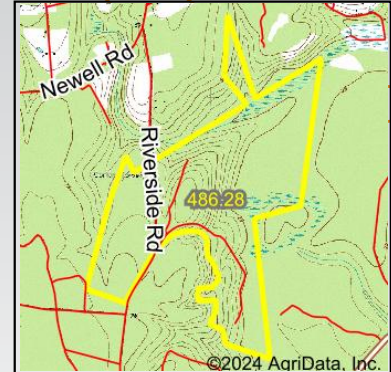
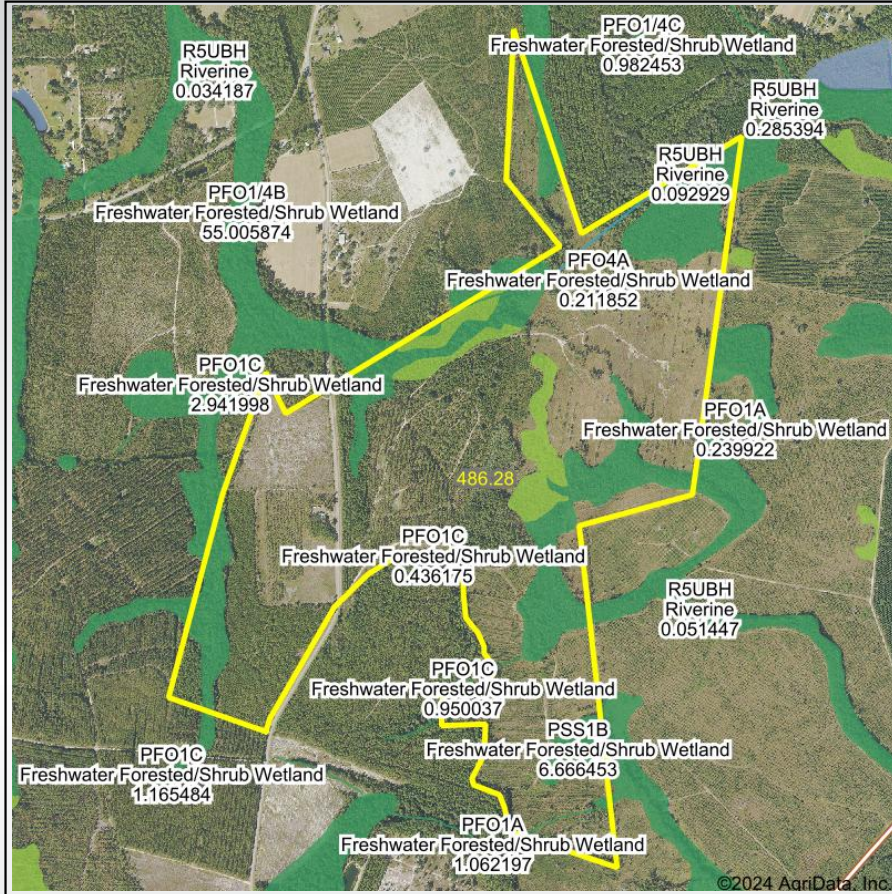
Charlton County  
Georgia

Boundary Center: 30° 57' 7.44, -81° 57' 31.09

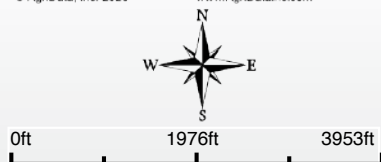




# WETLANDS MAP



State: **Georgia**  
 Location:  
 County: **Charlton**  
 Township: **Folkston**  
 Date: **4/15/2024**

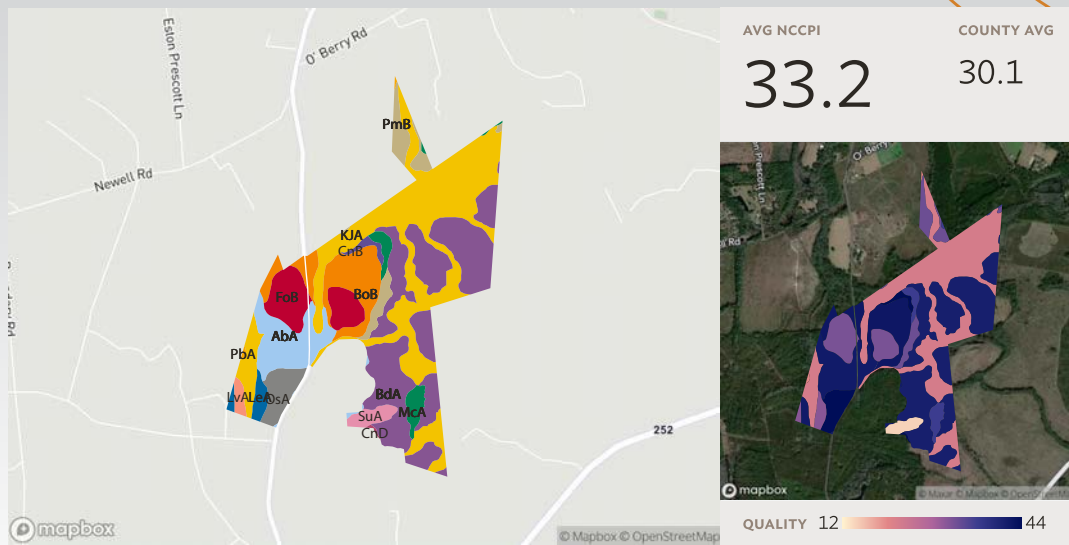


Classification Code	Type	Acres
PFO1/2C	Freshwater Forested/Shrub Wetland	30.74
PFO1/4C	Freshwater Forested/Shrub Wetland	20.41
PFO1/4B	Freshwater Forested/Shrub Wetland	19.38
PEM1B	Freshwater Emergent Wetland	16.16
PFO1B	Freshwater Forested/Shrub Wetland	11.70
PSS1B	Freshwater Forested/Shrub Wetland	6.58
PEM1C	Freshwater Emergent Wetland	4.44
PFO1C	Freshwater Forested/Shrub Wetland	2.07
R5UBH	Riverine	0.98
PFO1/2B	Freshwater Forested/Shrub Wetland	0.75
PFO1A	Freshwater Forested/Shrub Wetland	0.38
PFO4A	Freshwater Forested/Shrub Wetland	0.21
PFO3/1B	Freshwater Forested/Shrub Wetland	0.08
Total Acres		113.88

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

# SOILS MAP

2 fields, 486 acres in Charlton County, GA



## All fields

486 ac.

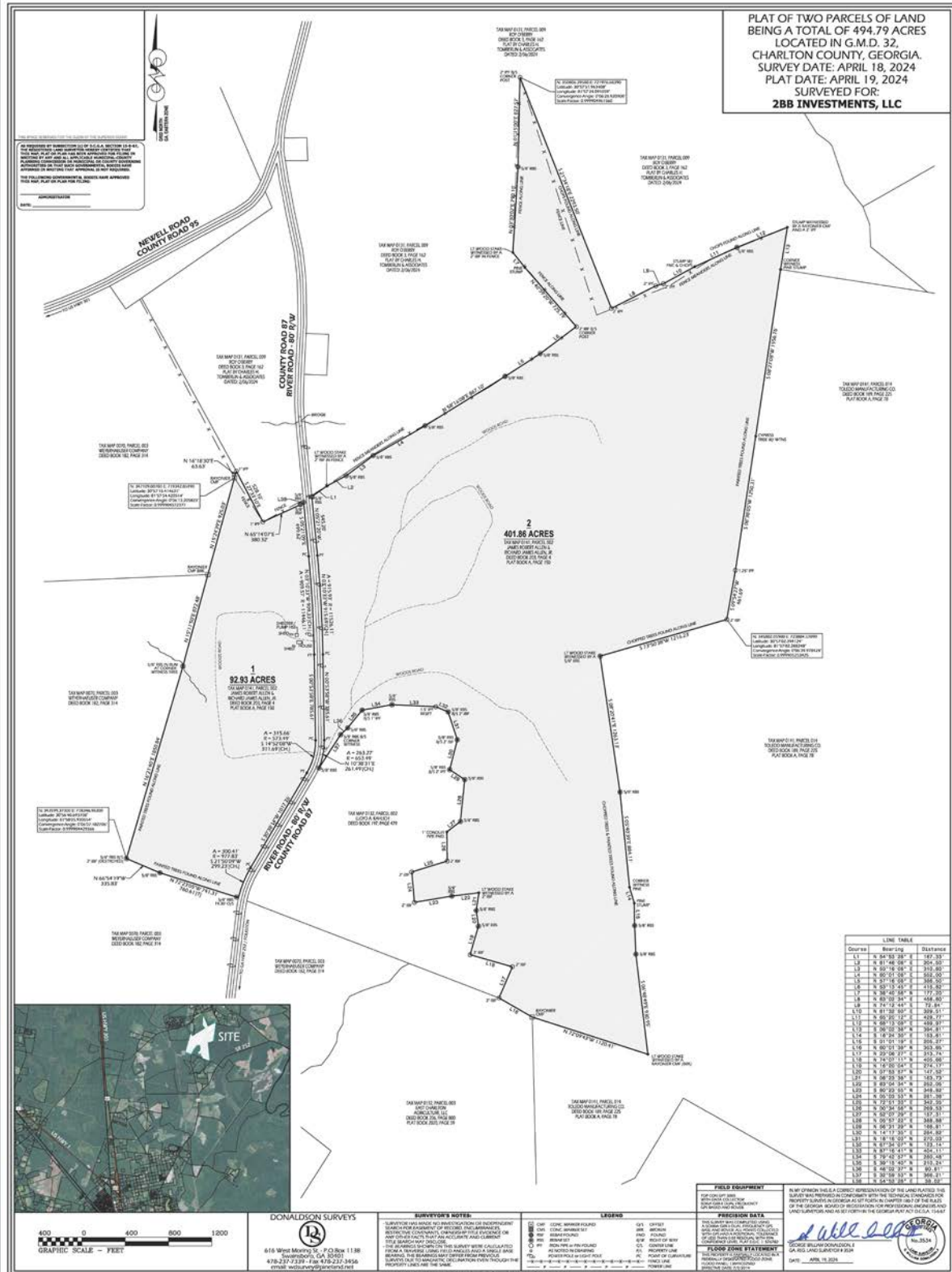
Source: NRCS Soil Survey

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
KJA	Kinston and Johnston soils, 0 to 2 percent slopes, frequently flooded	165.54	34.0%	6	21.9
BdA	Bladen loamy fine sand, 0 to 2 percent slopes, occasionally flooded	138.07	28.4%	6	40.8
BoB	Bonifay loamy sand, 0 to 5 percent slopes	42.02	8.6%	3	42.1
AbA	Albany-Leefield complex, 0 to 3 percent slopes	37.22	7.7%	3	41.6
FoB	Foxworth sand, 0 to 5 percent slopes	34.31	7.1%	3	31.6
PmB	Pelham loamy fine sand, 0 to 5 percent slopes	19.58	4.0%	4	32.5
OsA	Olstee loamy fine sand, 0 to 2 percent slopes	15.54	3.2%	4	48.9
McA	Mascotte fine sand, 0 to 2 percent slopes	11.96	2.5%	4	35.9
SuA	Surrency mucky fine sand, frequently ponded, 0 to 1 percent slopes	7.55	1.6%	7	14.3
LeA	Leon fine sand, 0 to 2 percent slopes	6.91	1.4%	4	30.5
LvA	Lynn Haven fine sand, 0 to 2 percent slopes	3.67	0.8%	4	41.7
CnB	Cowarts, moderately wet-Uchee complex, 2 to 5 percent slopes	3.03	0.6%	2	53.1
PbA	Pottsburg fine sand, 0 to 2 percent slopes	0.55	0.1%	4	20.1
CnD	Cowarts, moderately wet-Uchee complex, 5 to 12 percent slopes	0.43	0.1%	4	51.1
<b>486.40</b>					<b>33.2</b>





# PLAT MAP







# PROPERTY PHOTOS

**Please Note: Timber has been thinned since these photos, we encourage bidders to visit the property in person.**







# PROPERTY PHOTOS

**Please Note: Timber has been thinned since these photos, we encourage bidders to visit the property in person.**



Photo taken after the timber thinning.



# 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