

**Land
Auction**

OGEECHEE RETREAT STEVENS CROSSING ROAD

Midville, Georgia



BIDDING ENDS: MAY 15TH



Rusty Lane, CAI

Owner

478.455.1861

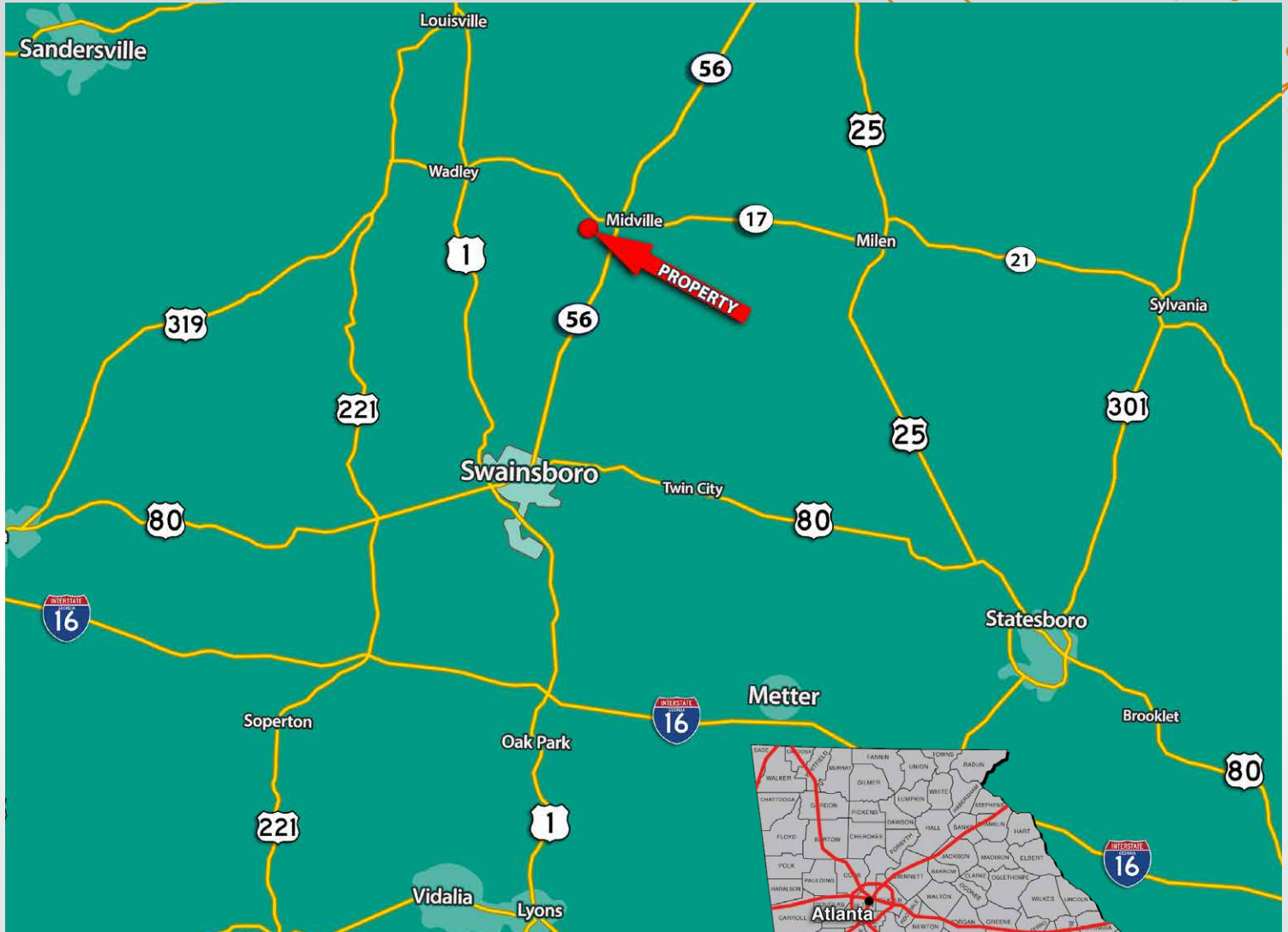
rusty@southauctiongroup.com



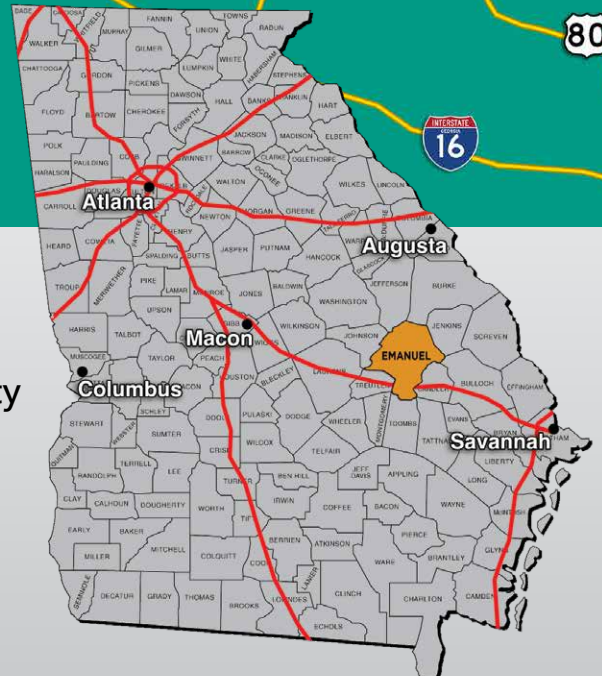
**SOUTH
AUCTION**

SouthAuction.com

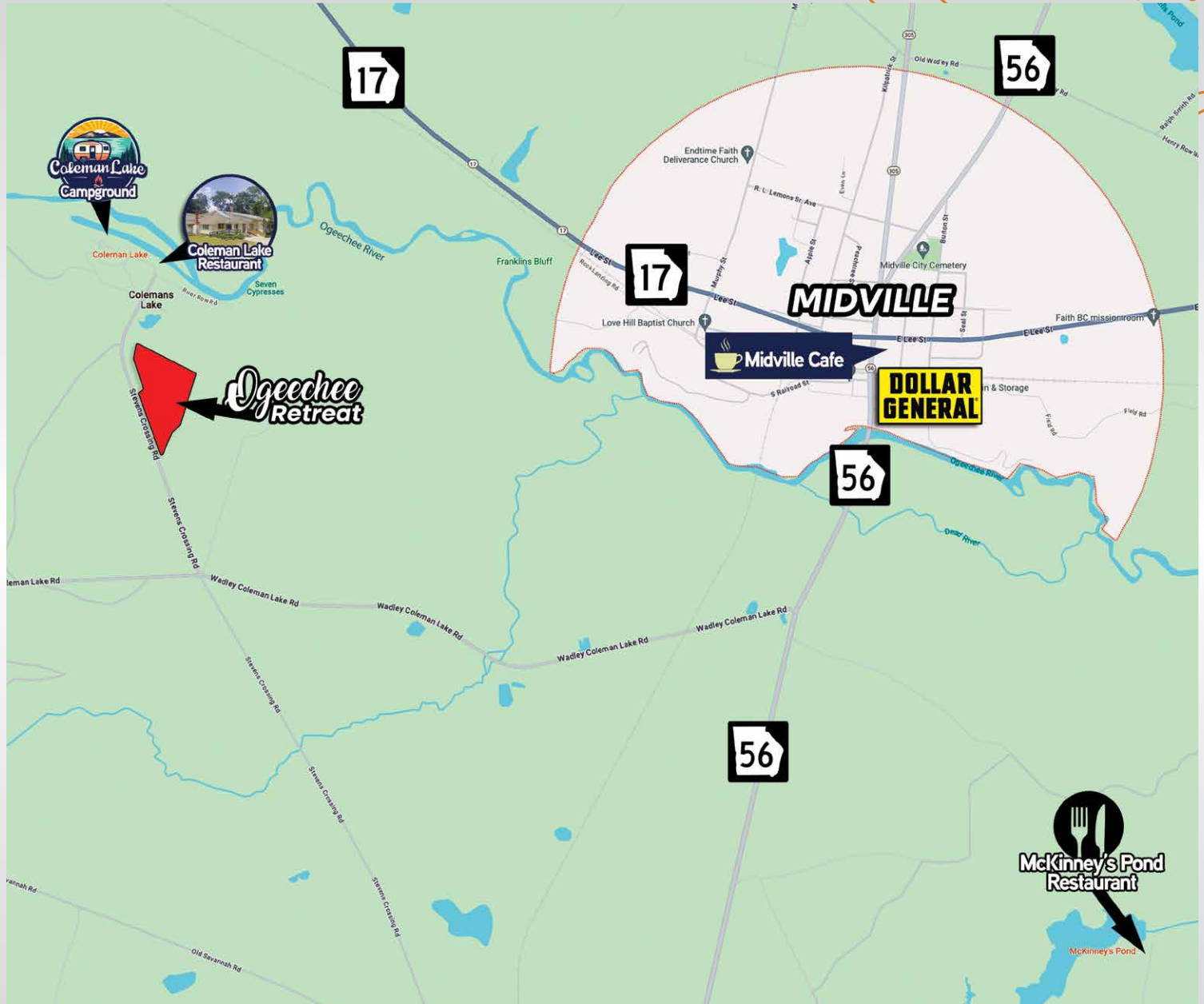
PROPERTY LOCATION



- Less than 1/2 mile from the Ogeechee river and a public boat ramp
- Interior road system throughout the property
- Excellent stand of pre merchantable timber
- Located on a paved road
- Excellent recreation tract, loaded with deer and turkey

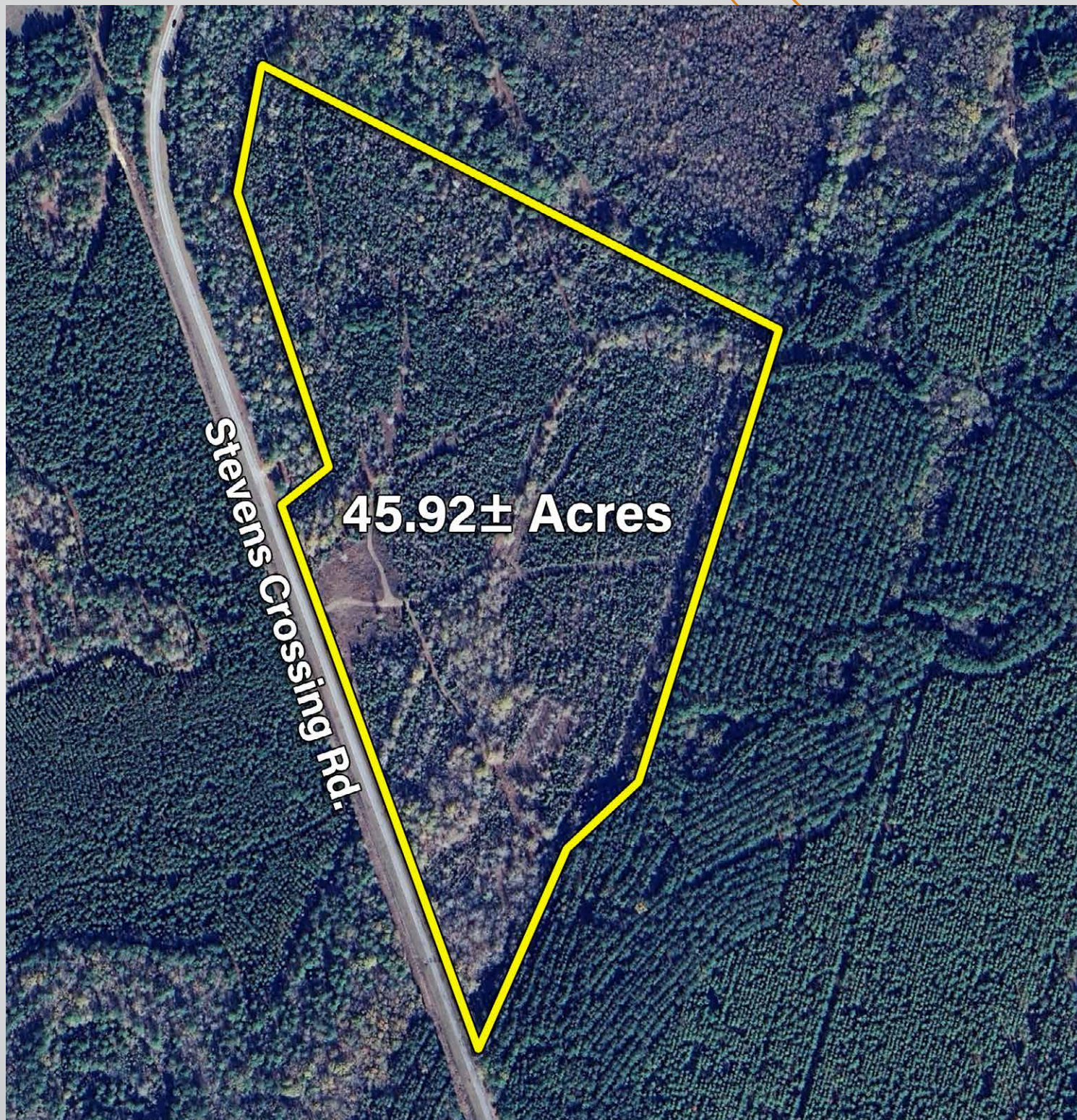


LOCATION MAP



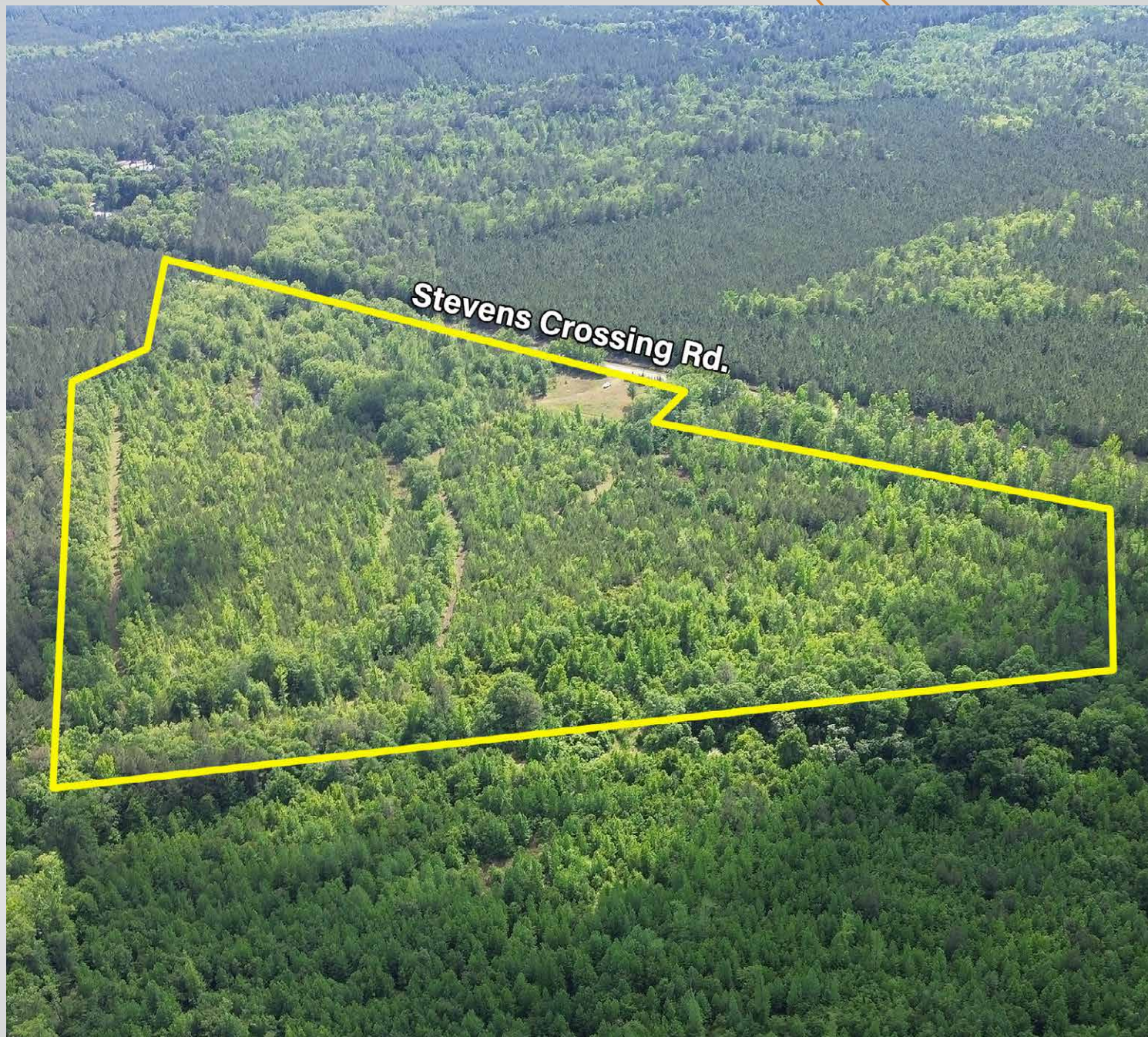


AERIAL MAP



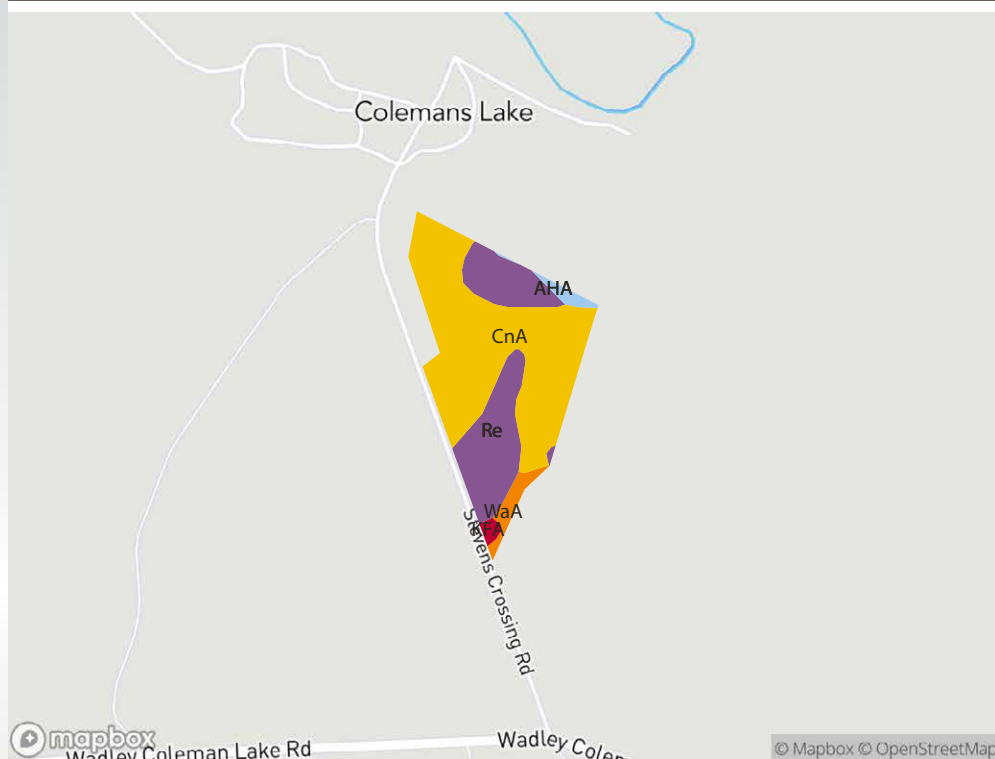


DRONE MAP



SOILS MAP

1 field, 46 acres in Emanuel County, GA

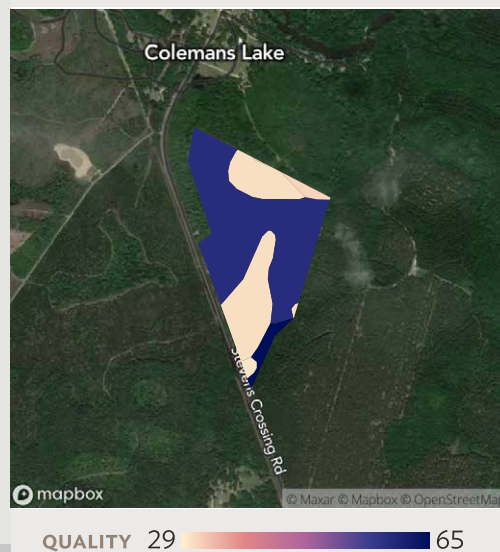


AVG NCCPI

49.7

COUNTY AVG

43.0



All fields

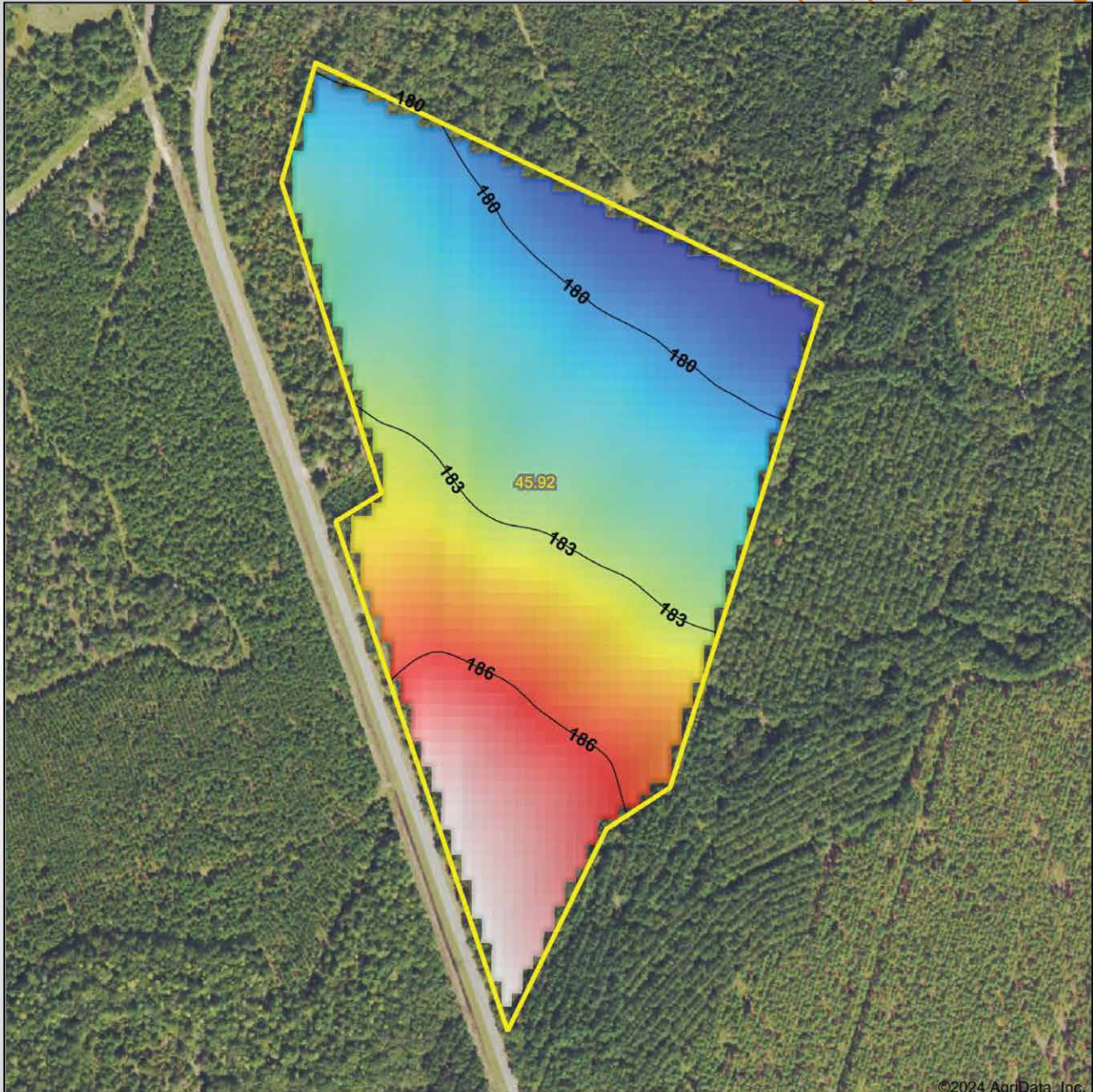
Source: NRCS Soil Survey

46 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
CnA	Clarendon loamy sand, 0 to 2 percent slopes	29.03	63.2%	2	58.9
Re	Rembert sandy loam, ponded	13.95	30.4%	6	30.5
WaA	Wahee sandy loam, 0 to 2 percent slopes, occasionally flooded	1.58	3.4%	2	65.6
AHA	Albany and Chipley soils, 0 to 3 percent slopes	0.87	1.9%	3	31.2
KFA	Kinston and Bibb soils, 0 to 2 percent slopes, frequently flooded	0.48	1.0%	6	30.0
		45.92			49.7



TOPOGRAPHY MAP



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Low Elevation High



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 3

Min: 178.7

Max: 188.7

Range: 10.0

Average: 182.8

Standard Deviation: 2.62 ft

0ft 421ft 842ft

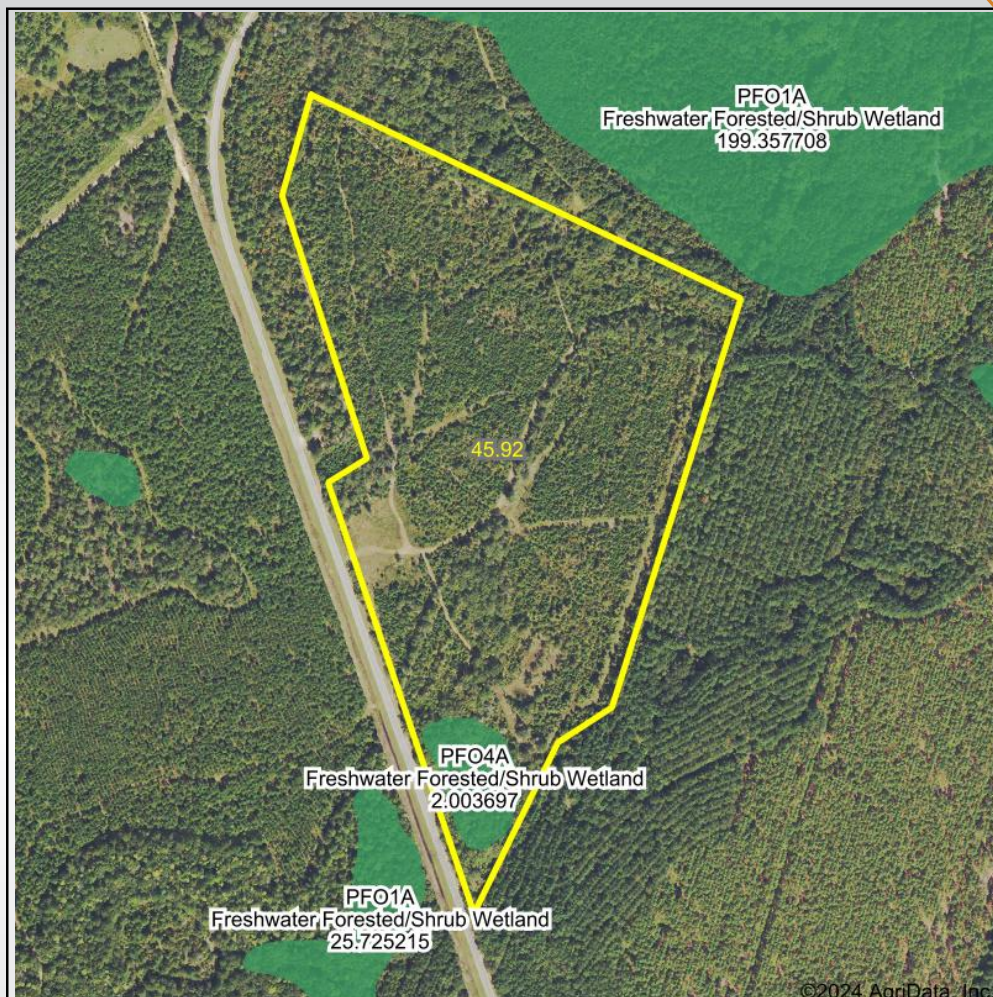


4/24/2024

**Emanuel County
Georgia**

Boundary Center: 32° 48' 55.84, -82° 16' 25.19

WETLANDS MAP



State: **Georgia**
Location:
County: **Emanuel**
Township: **Summertown**
Date: **4/24/2024**

Maps Provided By:



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0ft 2969ft 5938ft

Classification Code	Type	Acres
PFO4A	Freshwater Forested/Shrub Wetland	2.00
Total Acres		2.00

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



PROPERTY PHOTOS

