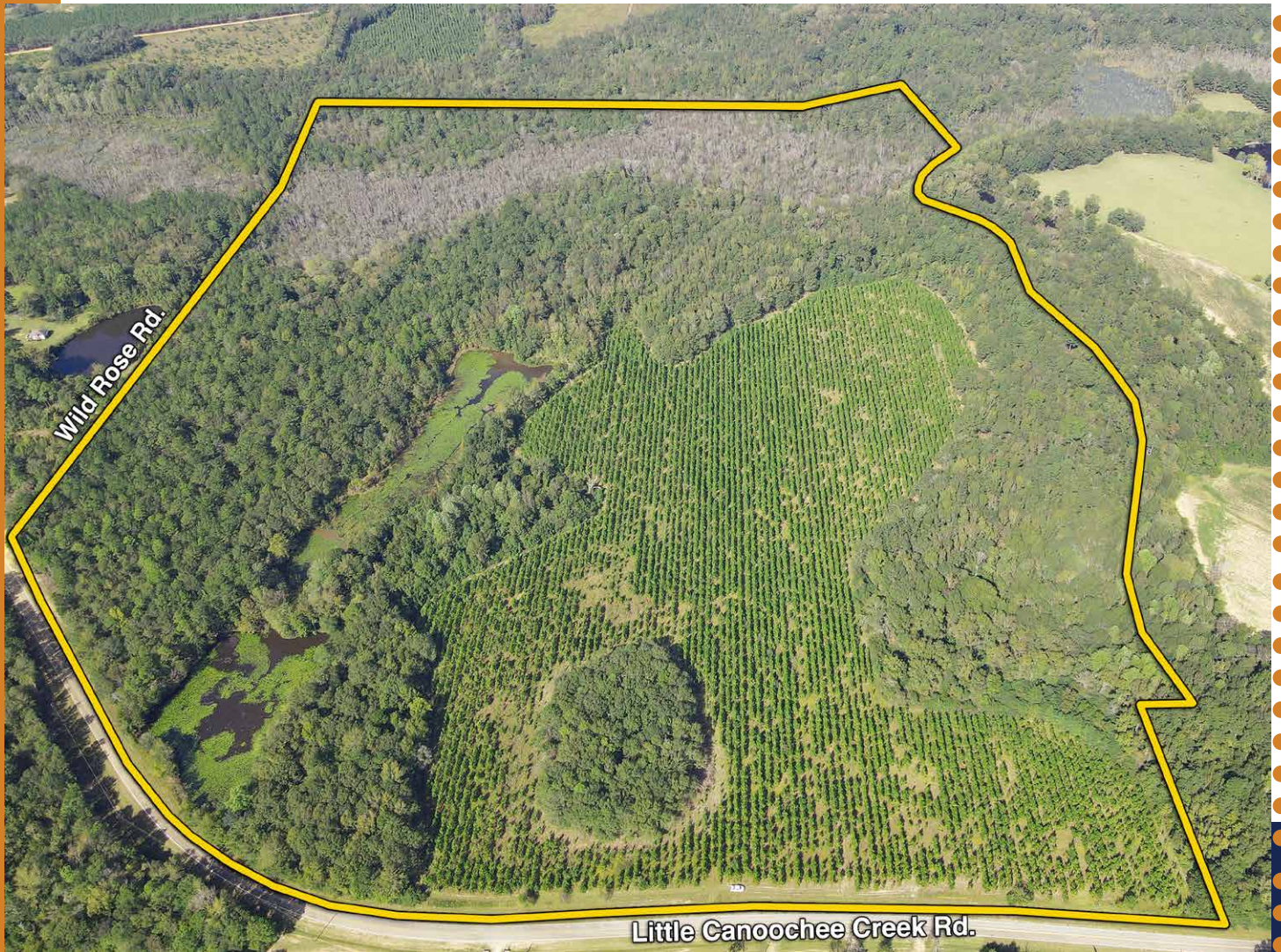


Online  
Auction

# LITTLE CANOOCHEE CREEK TRACT 153± ACRES

Emanuel County, Georgia



BIDDING ENDS NOVEMBER 8 • 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 Little Canoochee Creek Tract, located in Emanuel County, Ga. With an abundance of wildlife, merchantable timber, and great location, this tract is truly an outdoorsmen's paradise.

We are offering the Little Canoochee Creek Tract in 5 different parcels. Bidders can purchase a single tract, combinations of parcels, or the property as a whole. This is a great chance to purchase land conveniently located near Swainsboro and Twin City, Ga.

Please feel free to reach out with any questions you may have regarding the property or the auction process.

Sincerely,

*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**

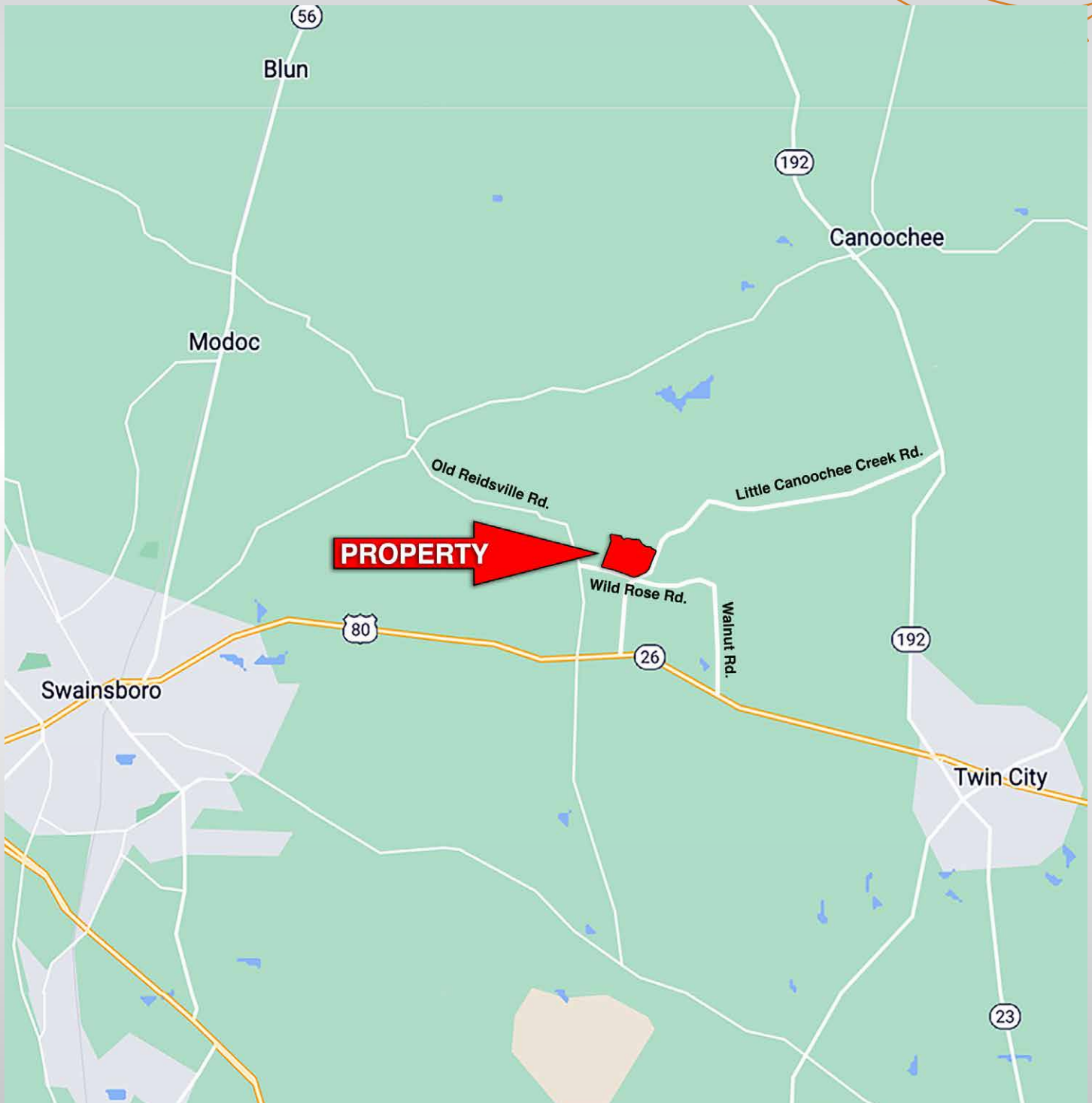
## **PAGE INDEX**

- Location Map ..... 3
- Division Maps ..... 4-5
- Property Features ..... 6
- Legal Description ..... 7
- Timber Information ..... 8-10
- CRP Information ..... 11-12
- Property Maps ..... 13-14
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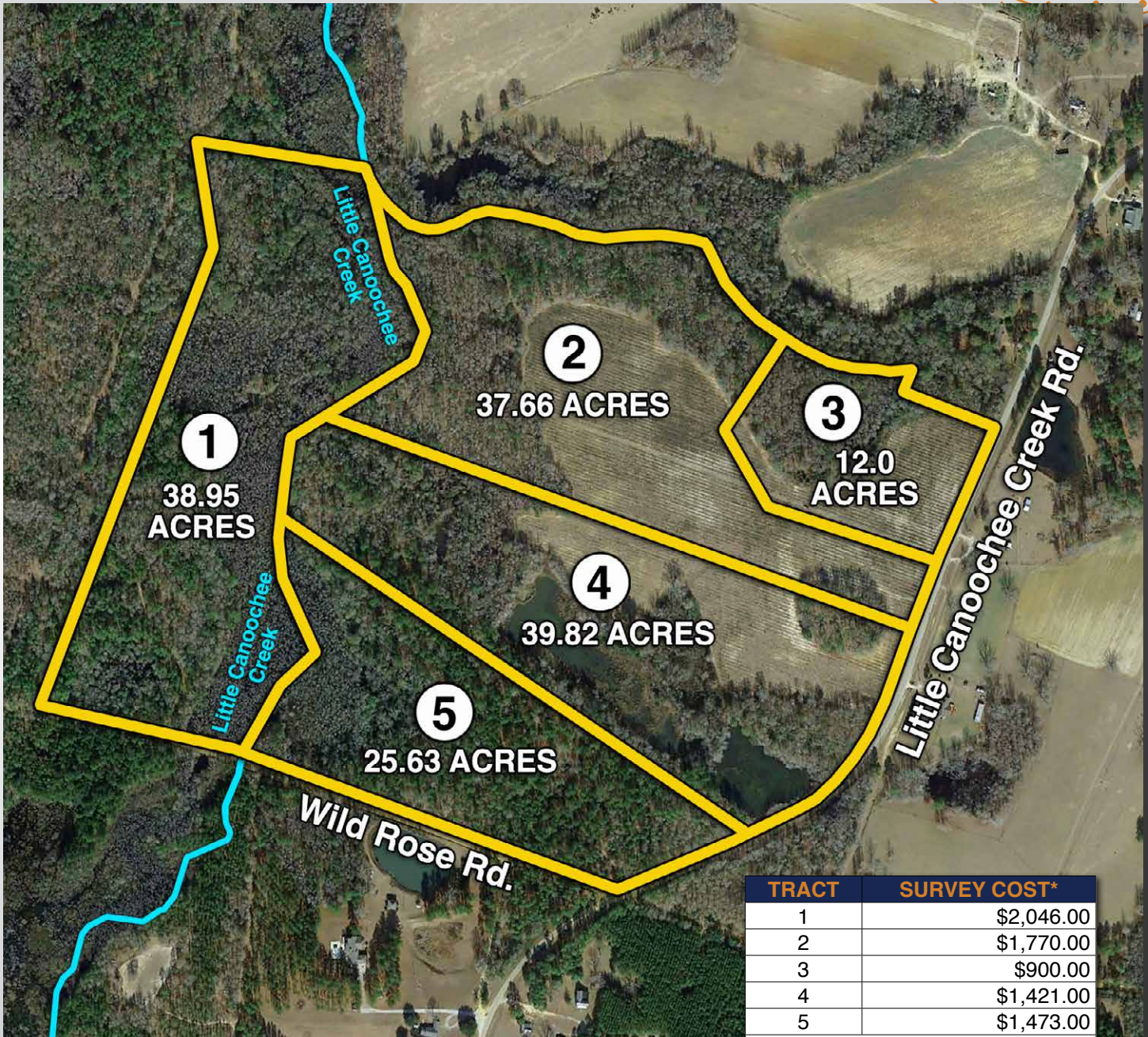


# PROPERTY LOCATION





# DIVISION MAP

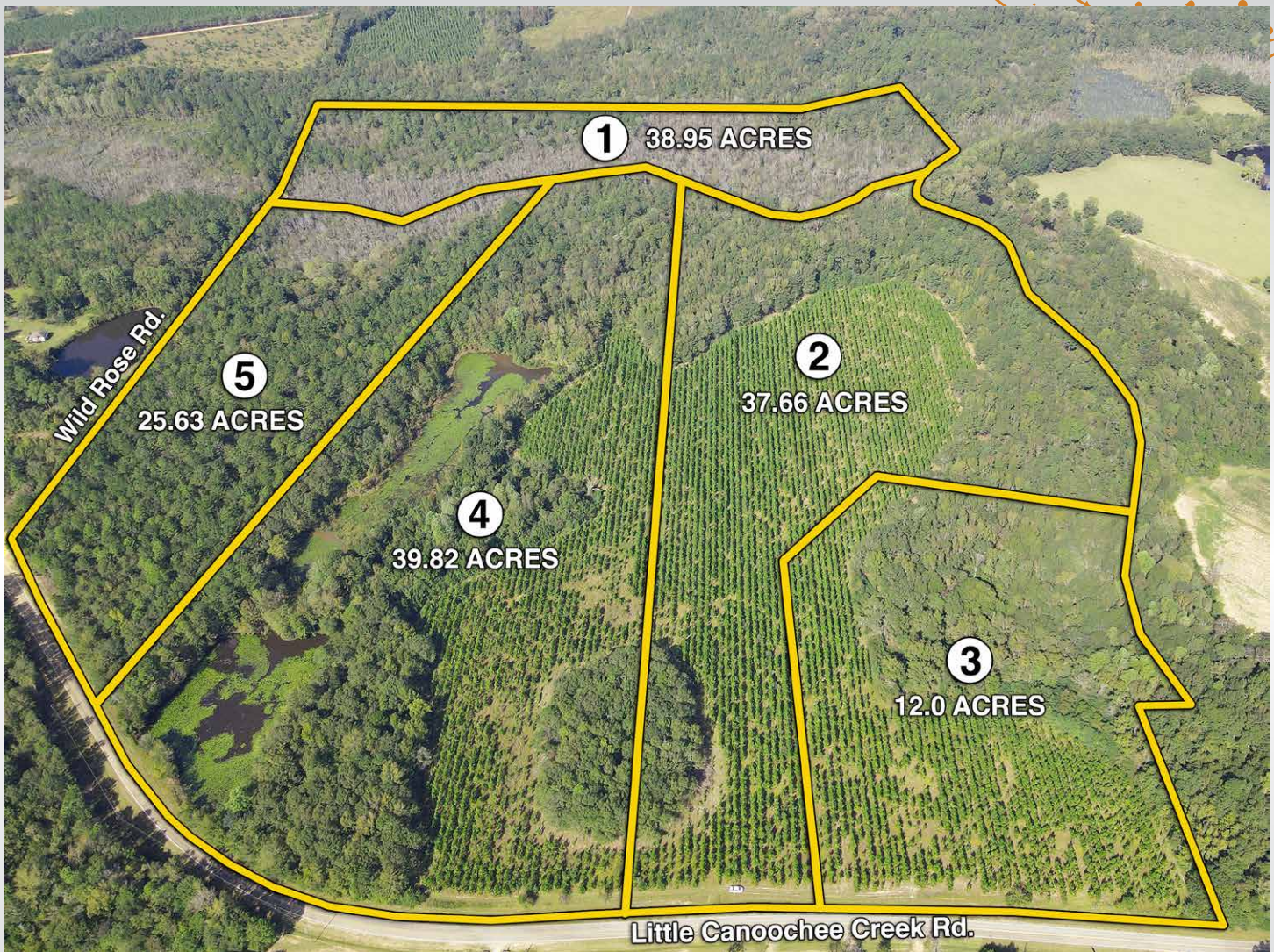


TRACT	SURVEY COST*
1	\$2,046.00
2	\$1,770.00
3	\$900.00
4	\$1,421.00
5	\$1,473.00

\* Survey Cost to be Paid by Buyer



# DRONE DIVISION MAP





## PROPERTY FEATURES



- Merchantable Timber
- Annual CRP Payments
- Paved and Dirt Road Frontage
- Conveniently Located to Swainsboro and Twin City

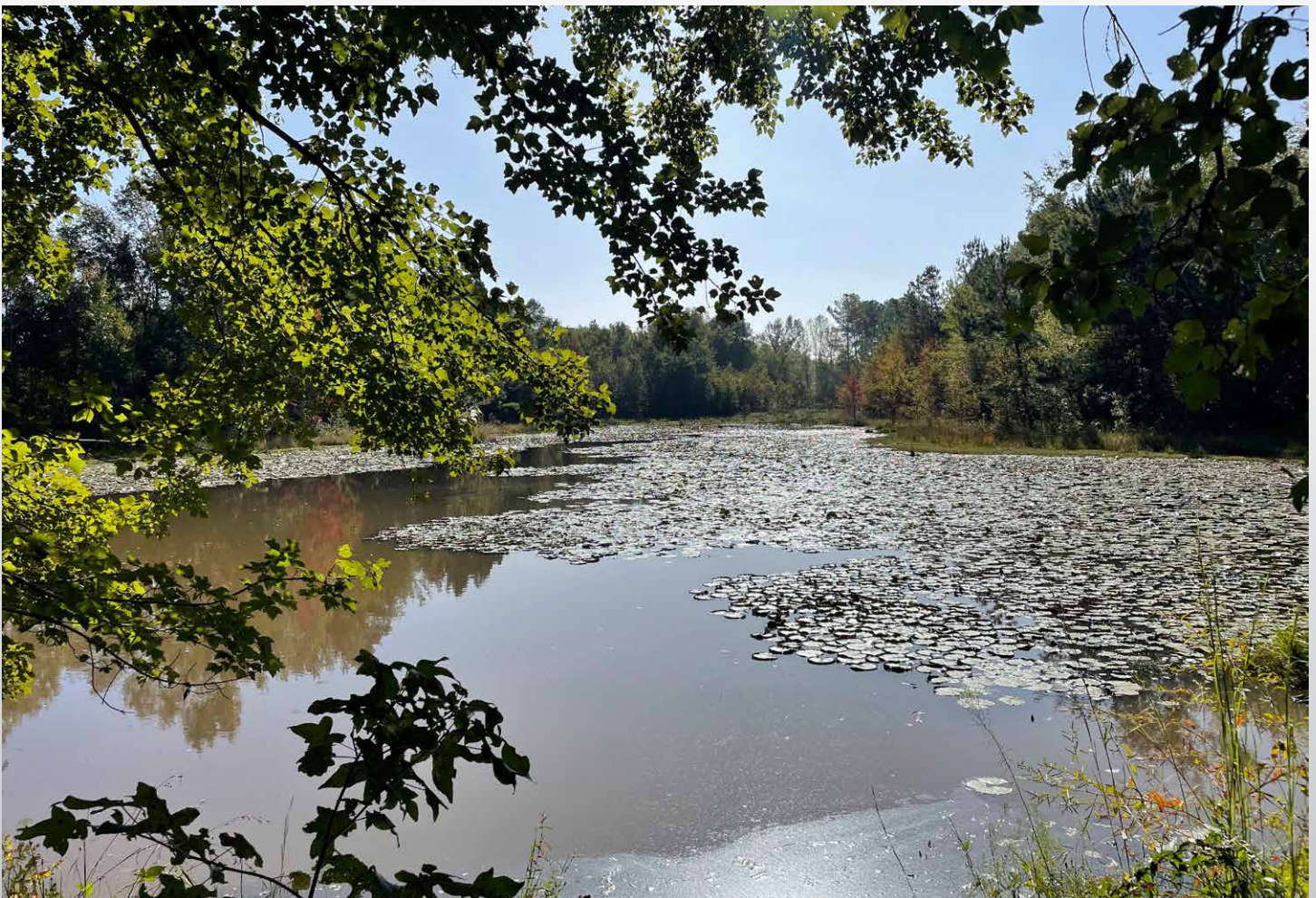




## LEGAL DESCRIPTION

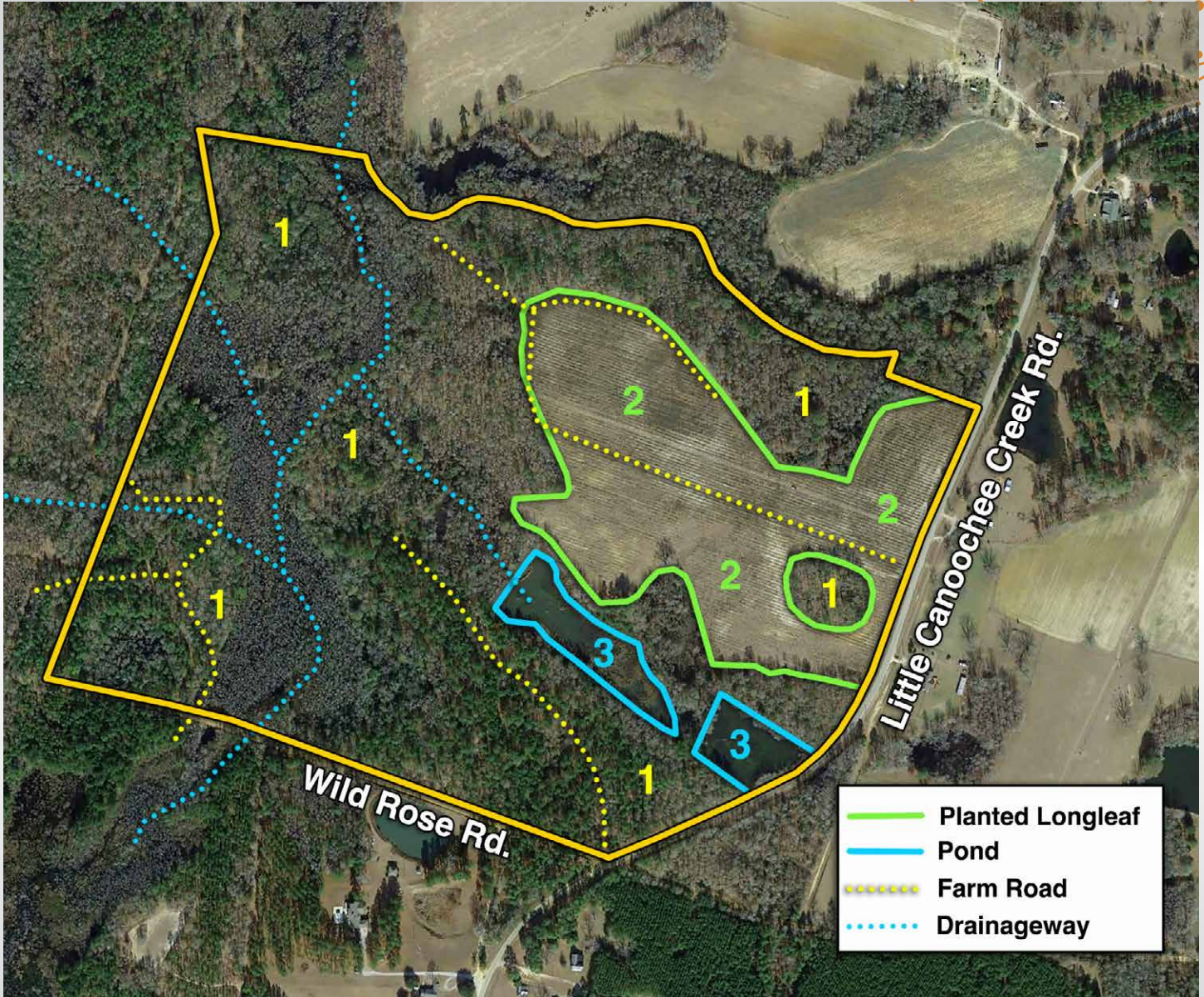
**All that tract or parcel of land lying, situate, and being in the 1560<sup>th</sup> G. M. District of Emanuel County, Georgia, containing 154 acres, more or less, and being bounded, now or formerly, as follows: North by lands H. L. and Margaret Brown and lands of Thomas and Joanne Greenway; East by the right-of way of County Road No. 347; South by County Road No. 345; and West by lands of Elaine Brinson Evans.**

**The above described tract of land is all of that conveyed to Helen Dorris Everette by Warranty Deed from D. E. Brown dated July 11, 1986, which is recorded in Deed Book IV, page 772, of the Emanuel County Deed Records and Deed from D. E. Brown dated July 11, 1986, which was recorded in Deed Book IV, page 773, of the Emanuel County Deed Records.**





# TIMBER STAND MAP



STAND	TIMBER TYPE	ACRES
1	Natural Timber	121.0
2	Planted Longleaf Pine '16	28.5
3	Ponds	4.1
<b>Total</b>		<b>153.6</b>





# TIMBER INFORMATION



MTMS, Inc.

**MERCER TIMBERLAND MANAGEMENT SERVICES**

1586 Hwy. 192 South • Twin City, GA 30471

Office & Fax: 478-763-3961

E-mail: mtms@pineland.net



**JIM MERCER**

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

**MIKE GOMEZ**

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

**Little Canoochee Creek Tr.  
Volume and Value Summary**

<b>Natural Timber</b>			<b>121.0</b>	<b>Acres</b>
Product	Tons	\$/Ton		Value
Pine Pulpwood	402	12.00		\$4,824.00
Hardwood Pulpwood	2,393	7.00		\$16,751.00
Palletwood	316	16.00		\$5,056.00
Pine Chip-N-Saw	259	22.00		\$5,698.00
Pine Sawtimber	1,205	32.00		\$38,560.00
Ash Logs	33	38.00		\$1,254.00
Red Oak	163	38.00		\$6,194.00
Poplar Logs	102	32.00		\$3,264.00
Mixed HWD Sawtimber	171	32.00		\$5,472.00
<b>Stand Value</b>				<b>\$87,073.00</b>





# TIMBER INFORMATION



MTMS, Inc.

## MERCER TIMBERLAND MANAGEMENT SERVICES

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



**JIM MERCER**  
GA Registered Forester #2378  
Mobile: 912-536-0452

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

### Little Canoochee Creek Tr. Volume and Value Summary

Planted Longleaf Pine '16	28.5	Acres
Value/Acre		\$490.00
Pre-Merchantable Stand Value		\$13,965.00





# CRP INFORMATION

<b>CRP-1</b> (07-06-20)		<b>U.S. DEPARTMENT OF AGRICULTURE</b> Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 13 107		2. SIGN-UP NUMBER 48	
<b>CONSERVATION RESERVE PROGRAM CONTRACT</b>				3. CONTRACT NUMBER 11043		4. ACRES FOR ENROLLMENT 29.84	
				5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) EMANUEL COUNTY FARM SERVICE AGENCY 145 NORTH ANDERSON DRIVE SWAINSBORO, GA30401-4439		6. TRACT NUMBER 1385	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (478) 237-8866				8. SIGNUP TYPE: Continuous			
<p><b>THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.</b></p>							
9A. Rental Rate Per Acre \$ 52.22		10. Identification of CRP Land (See Page 2 for additional space)					
9B. Annual Contract Payment \$ 1,558.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share	
9C. First Year Payment \$		1385	4	CP36	29.84	\$ 0.00	
(Item 9C is applicable only when the first year payment is prorated.)							
<b>11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)</b>							
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) CARSON CROSS 2368 OLD SAVANNAH RD MIDVILLE, GA30441-4430		(2) SHARE 100.00 %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)
<b>12. CCC USE ONLY</b>		A. SIGNATURE OF CCC REPRESENTATIVE					B. DATE (MM-DD-YYYY)

**NOTE:** The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

**Paperwork Reduction Act (PRA) Statement:** The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.



# CRP MAP



Emanuel County, Georgia



**Common Land Unit**

- Cropland
- Non-cropland
- CRP

Farm 160  
Tract 1385

**Wetland Determination Identifiers**

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

2023 Crop Year

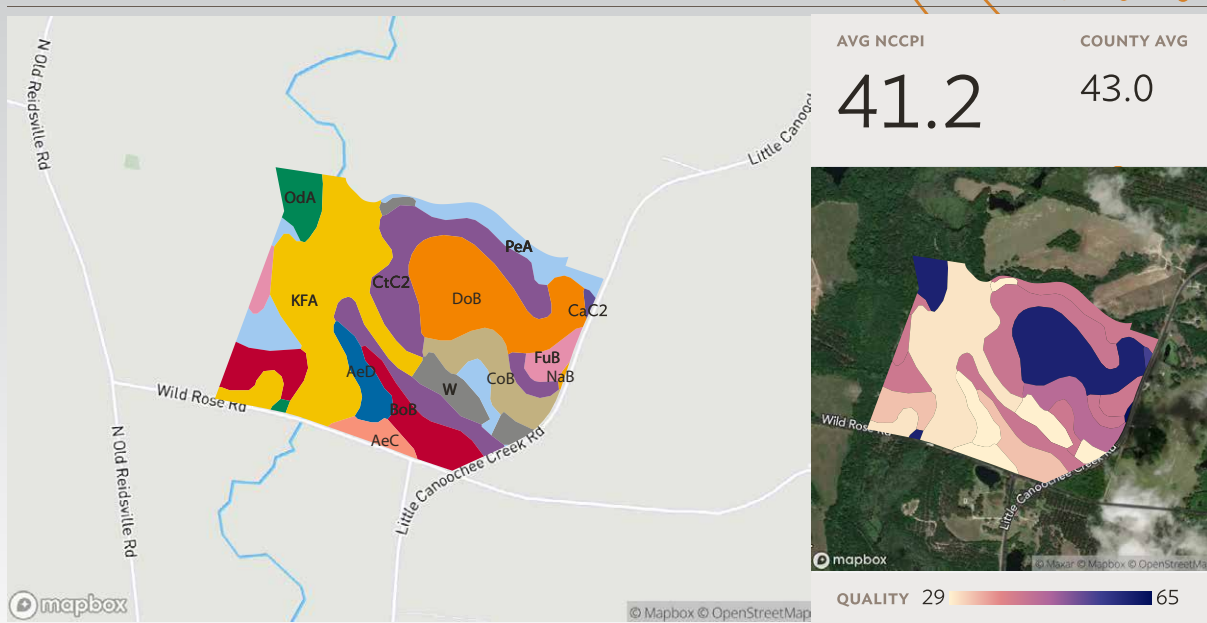


Tract 1 of 1

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



# SOILS MAP



Source: NRCS Soil Survey

## All fields

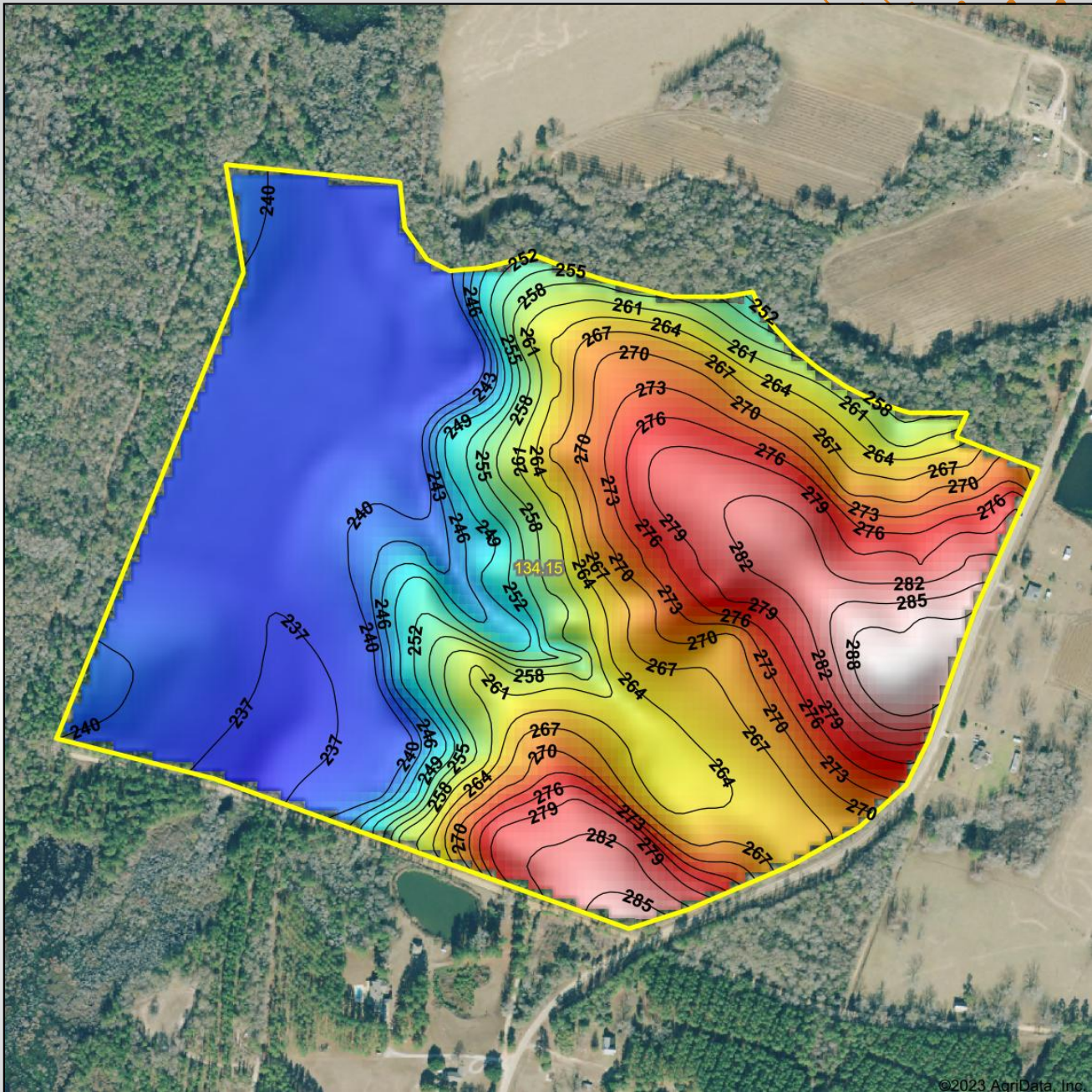
154 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
KFA	Kinston and Bibb soils, 0 to 2 percent slopes, frequently flooded	38.80	25.2%	6	30.0
CtC2	Cowarts sandy loam, 5 to 8 percent slopes, moderately eroded	27.43	17.8%	4	42.2
DoB	Dothan loamy sand, 2 to 5 percent slopes	24.59	16.0%	2	60.8
PeA	Pelham loamy sand, 0 to 2 percent slopes, occasionally flooded	14.45	9.4%	5	41.6
BoB	Bonifay sand, 1 to 5 percent slopes	14.05	9.1%	3	33.0
CoB	Cowarts loamy sand, 2 to 5 percent slopes	9.57	6.2%	2	44.9
W	Water	6.73	4.4%		N/A
Oda	Ocilla loamy sand, 0 to 2 percent slopes	5.31	3.4%	3	60.8
FuB	Fuquay loamy sand, 0 to 5 percent slopes	4.66	3.0%	2	41.7
AeD	Ailey loamy sand, 8 to 17 percent slopes	4.65	3.0%	6	24.5
AeC	Ailey loamy sand, 5 to 8 percent slopes	3.07	2.0%	4	26.8
CaC2	Carnegie sandy loam, 5 to 8 percent slopes, moderately eroded	0.40	0.3%	4	55.3
NaB	Nankin loamy sand, 2 to 5 percent slopes	0.20	0.1%	2	64.4
		<b>147.18</b>	<b>95.6%</b>		<b>41.2</b>

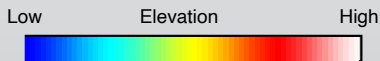




# TOPOGRAPHY MAP



©2023 AgriData, Inc.



Source: USGS 10 meter dem  
 Interval(ft): 3  
 Min: 235.7  
 Max: 290.6  
 Range: 54.9  
 Average: 258.0  
 Standard Deviation: 17.09 ft



Emanuel County  
 Georgia

10/6/2023

Boundary Center: 32° 37' 10, -82° 13' 45.91

Maps Provided By:



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# 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