

Online
Auction

DELLWOOD PLACE

Old Dellwood Rd, Swainsboro, GA
50 acres offered in 10 tracts

Property
Info.
Packet

LOT	ACRES	PRICE
Lot 1	3.6 Acres	\$454
Lot 2	4.3 Acres	\$606
Lot 3	3.9 Acres	\$475
Lot 4	3.6 Acres	\$481
Lot 5	3.6 Acres	\$454
Lot 6	3.4 Acres	\$454
Lot 7	3.2 Acres	\$444
Lot 8	3.2 Acres	\$431
Lot 9	6.5± Acres	\$1,150
Lot 10	3.2 Acres	\$813

BIDDING ENDS SEPTEMBER 13 • 3PM

Rusty Lane, Auction Manager

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**SOUTH
AUCTION**

SouthAuction.com



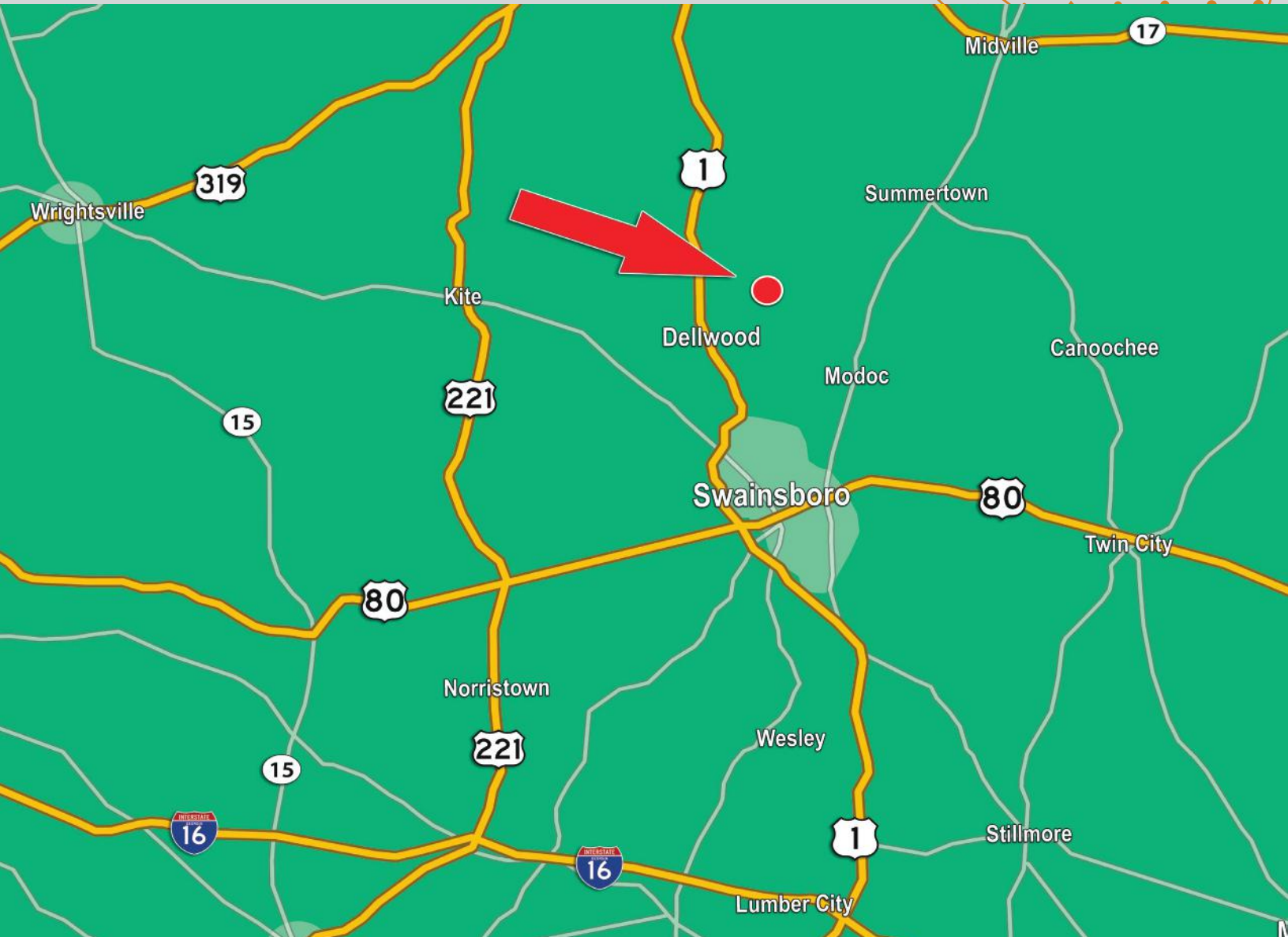
**SOUTH
AUCTION**

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LOCATION MAP



- Great home site and recreation opportunities
- Timber has recently been harvested
- Only 6 miles from Swainsboro
- Dirt road frontage and power on site

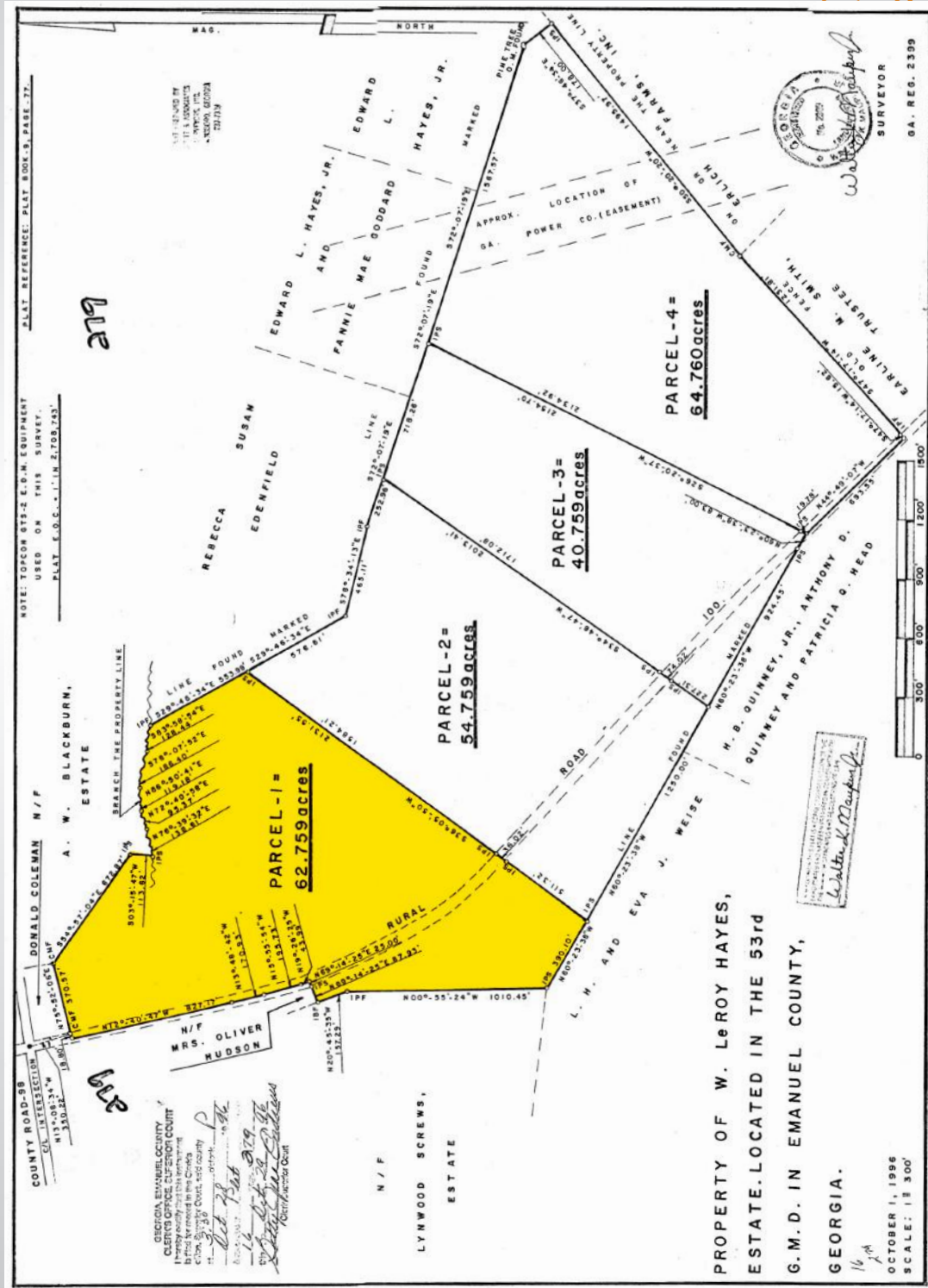


AERIAL MAP



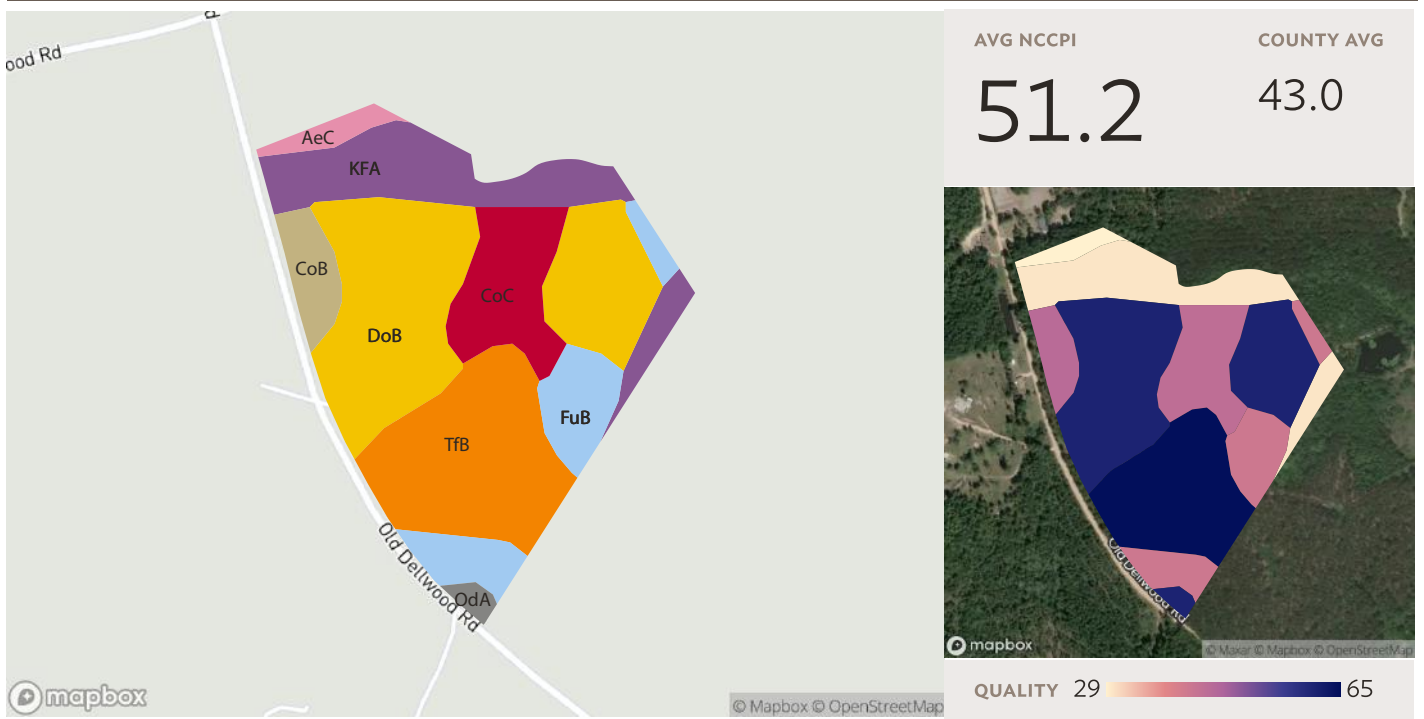


PLAT MAP



SOILS MAP

2 fields, 58 acres in Emanuel County, GA



AVG NCCPI

51.2

COUNTY AVG

43.0

Field 1

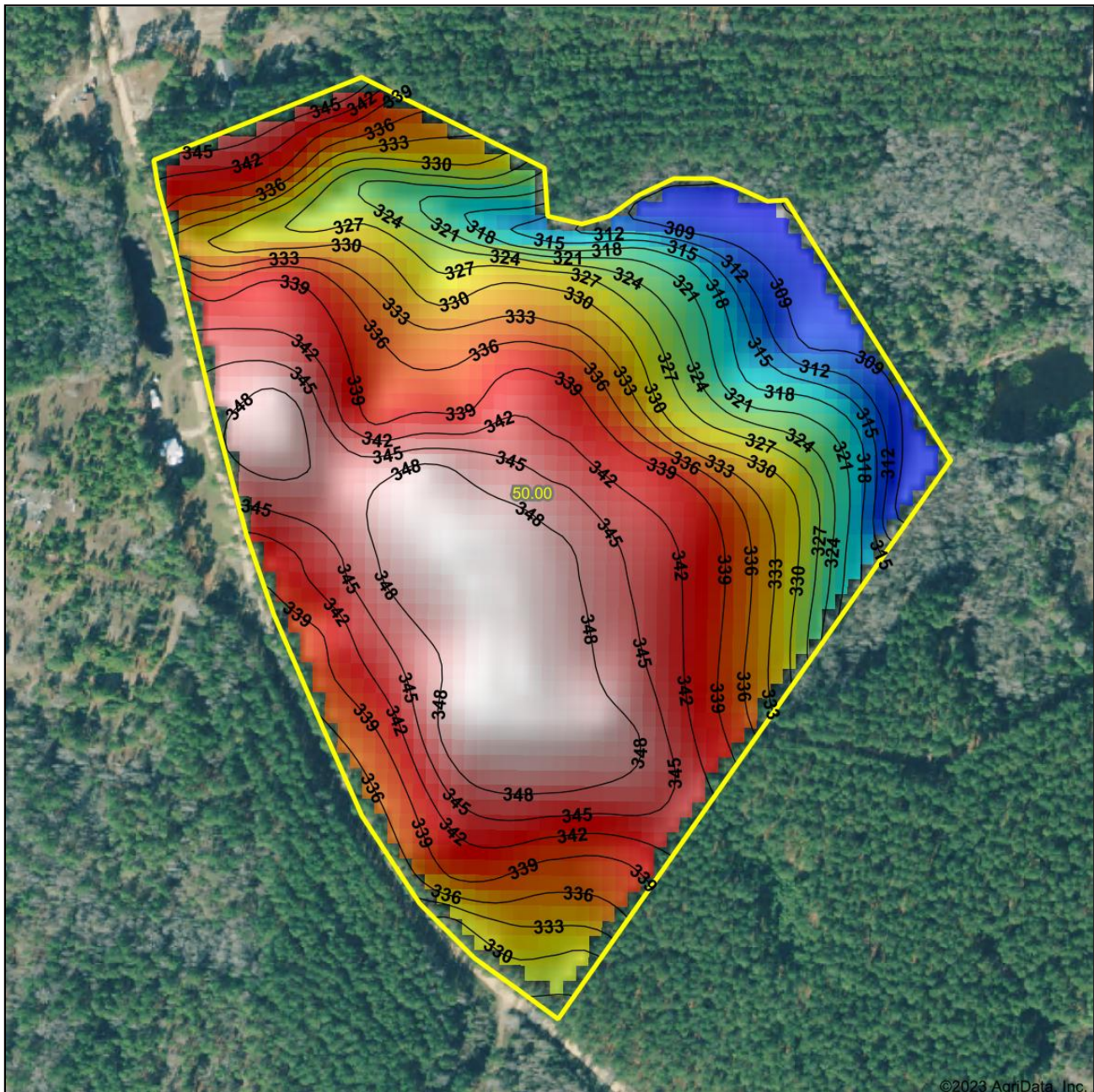
49 ac.

Source: NRCS Soil Survey

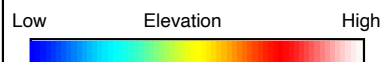
SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
DoB	Dothan loamy sand, 2 to 5 percent slopes	16.10	33.1%	2	60.8
TfB	Tifton loamy sand, 2 to 5 percent slopes	10.43	21.4%	2	64.6
KFA	Kinston and Bibb soils, 0 to 2 percent slopes, frequently flooded	8.21	16.9%	6	30.0
FuB	Fuquay loamy sand, 0 to 5 percent slopes	5.21	10.7%	2	41.7
CoC	Cowarts loamy sand, 5 to 8 percent slopes	5.15	10.6%	3	44.1
CoB	Cowarts loamy sand, 2 to 5 percent slopes	2.09	4.3%	2	44.9



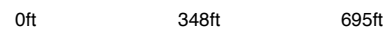
TOPOGRAPHY MAP



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Source: USGS 10 meter dem



Interval(ft): 3

Min: 306.0

Max: 351.0

Range: 45.0

Average: 335.4

Standard Deviation: 11.71 ft



Emanuel County
Georgia

Boundary Center: 32° 39' 53.1, -82° 21' 44.89

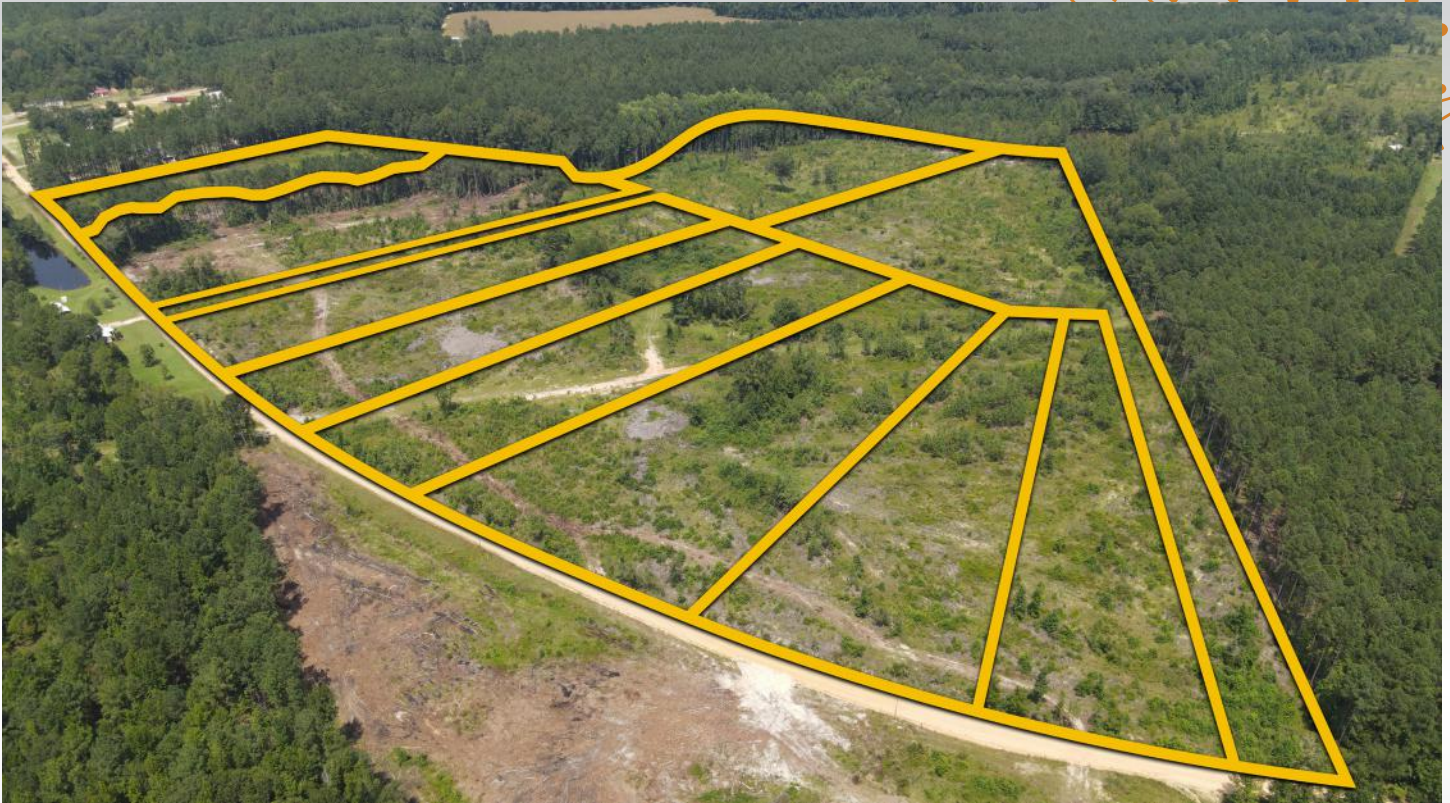
Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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PROPERTY PHOTOS





PROPERTY PHOTOS





ABOUT SOUTH AUCTION

We are a full service auction company based out of Swainsboro, GA with offices in Statesboro and Adel. We serve clients all across the Southeast.



SOUTH AUCTION

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