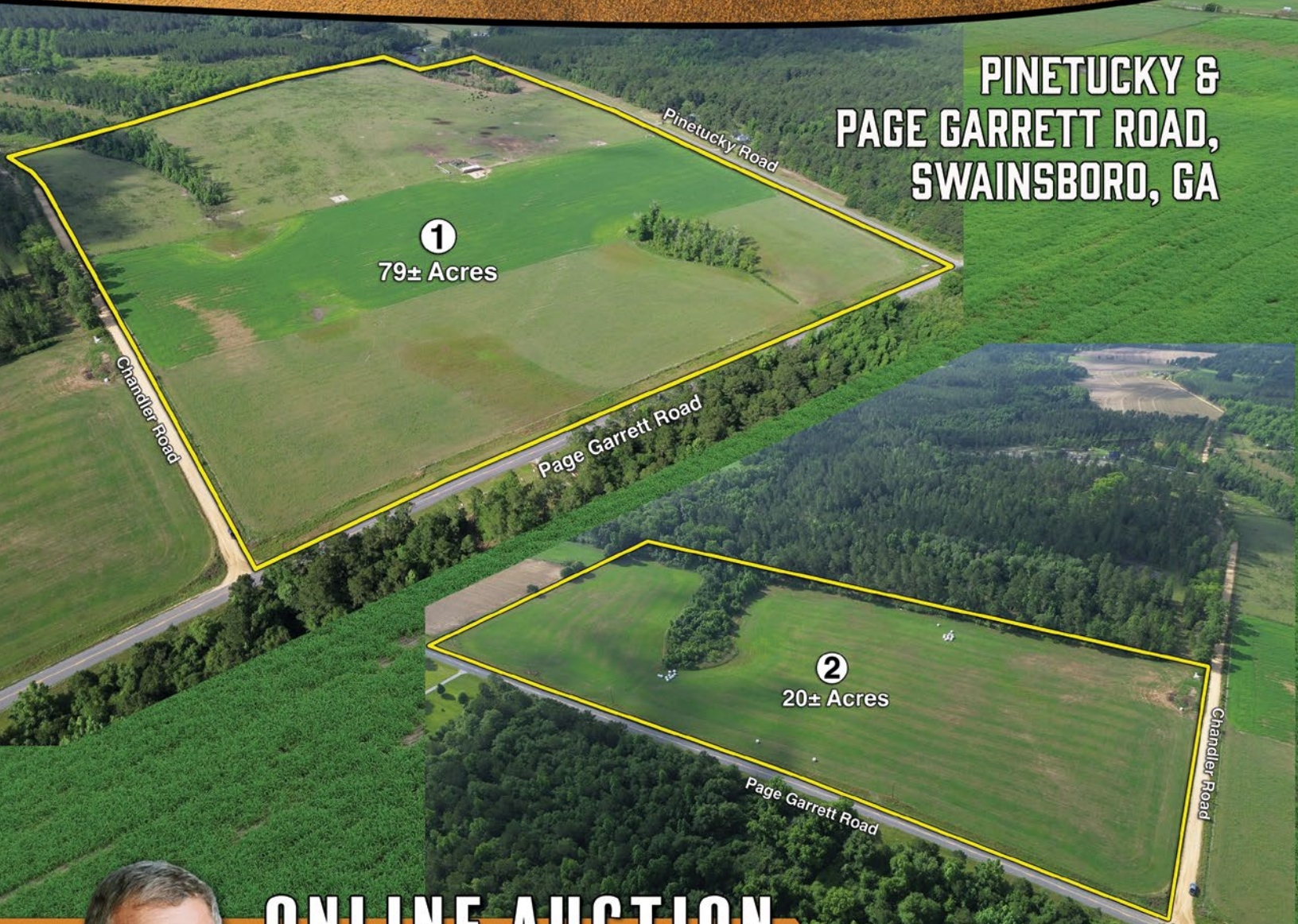


**99±
ACRES**
EMANUEL CO, GA



**PINETUCKY &
PAGE GARRETT ROAD,
SWAINSBORO, GA**



ONLINE AUCTION

BIDDING ENDS: TUESDAY, JUNE 4TH

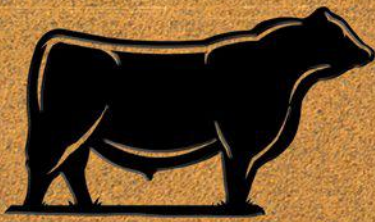
RUSTY LANE, CAI

478.455.1861

RUSTY@SOUTHAUCTIONGROUP.COM



**SOUTH
AUCTION**



PINETUCKY CATTLE FARM

EMANUEL COUNTY, GEORGIA

**99±
ACRES**



**SOUTH
AUCTION**

338 E Main Street,
Swainsboro, GA
478-419-1002

Hello,

PINETUCKY CATTLE FARM is a complete turn key operating Cattle Farm. The larger section is approximately 79 acres that is fenced and cross fenced. This section has a deep well and several concrete watering pads. Also in this section is a very nice feed yard, covered cattle barn, and loading area.

The smaller section measures approximately 20 acres of excellent hay field that is used to grow hay for the cattle. Having been in the cattle business for many decades, the current owner has designed this farm to be perfect in every way. He has recently decided to sell this farm and spend more time focusing on other cattle herds and other business interests.

PLEASE NOTE** The seller has cattle and feed troughs on the property that he will remove prior to the new buyer taking possession. The seller has agreed to remove the property from the CUVA tax covenant should the new purchaser want it removed.

Sincerely,

Rusty Lane



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

BIDDING ENDS: TUES, JUNE 4TH



**SOUTH
AUCTION**

LEGAL DESCRIPTION

EXHIBIT "A"

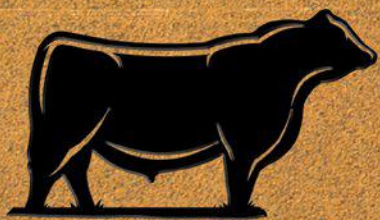
All that tract or parcel of land situate, lying and being in the 1452nd G. M. District of Emanuel County, Georgia, containing ninety nine (99.00) acres more or less and being bounded now or formerly as follows: North by Page-Garrett Road; East by property of Tim and Donnie Garrett, property of Diane O. Tompkins, Douglas W. Overstreet and Jeffery Guy Overstreet and by Chandler Road; South by property of David E. Curry and property of George F. Nasworthy, Jr.; and on the West by property of George F. Nasworthy, Jr. and Pinetucky Road.

Subject to existing easements for public utilities and rights of way and any Agricultural Use Covenants.

Said property is the same conveyed to Ruth P. Fagler by Talmadge Peebles on December 30, 1975 as shown in Deed Book G), Page 407 of the Emanuel County Clerk's records.

Emanuel County Tax Map No. 026, Parcel 004A.

PLEASE NOTE ** This property will be selling based on the attached legal description and tax accessed acres if it sells as a whole. If this property sells divided, a survey will be required and will be performed by Donaldson Surveying at a cost of \$0.40 per linear foot.

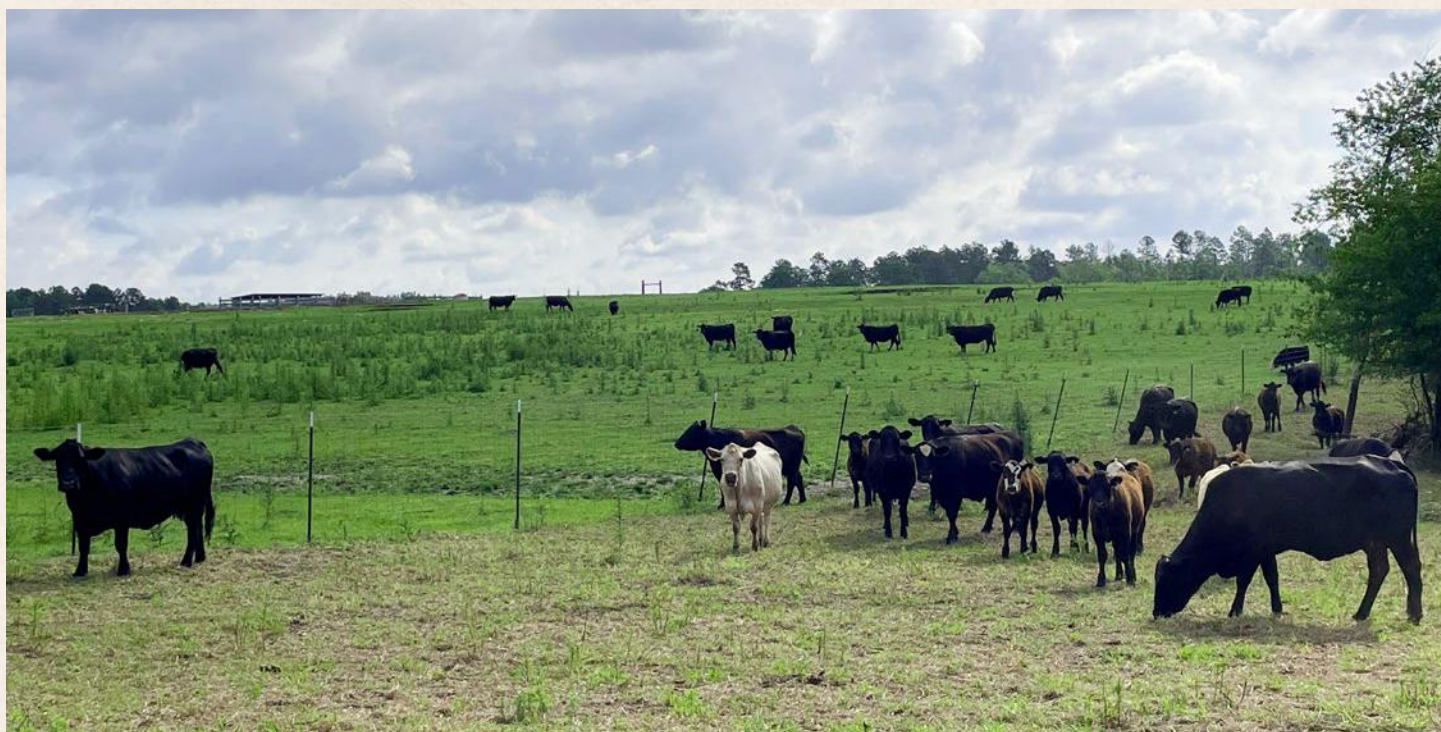


PINETUCKY CATTLE FARM

EMANUEL COUNTY, GEORGIA

99±
ACRES

PROPERTY FEATURES



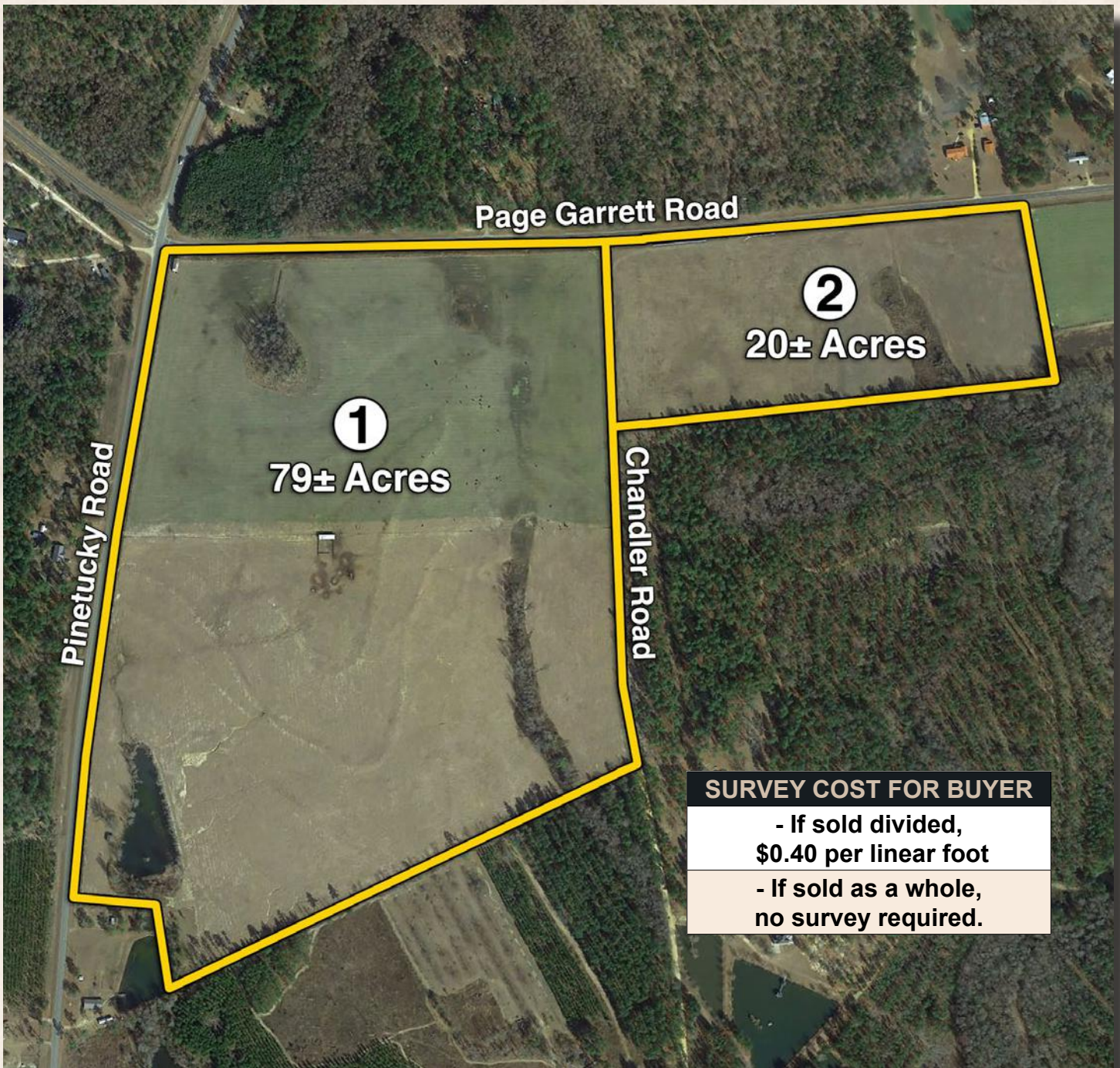
- Located in Emanuel County
- Double paved road frontage
- Two pond sites
- 100% turnkey cattle farm

BIDDING ENDS: TUES, JUNE 4TH



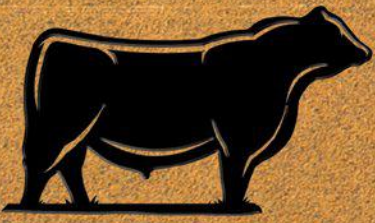
**SOUTH
AUCTION**

AERIAL MAP



SURVEY COST FOR BUYER

- If sold divided,
\$0.40 per linear foot
- If sold as a whole,
no survey required.

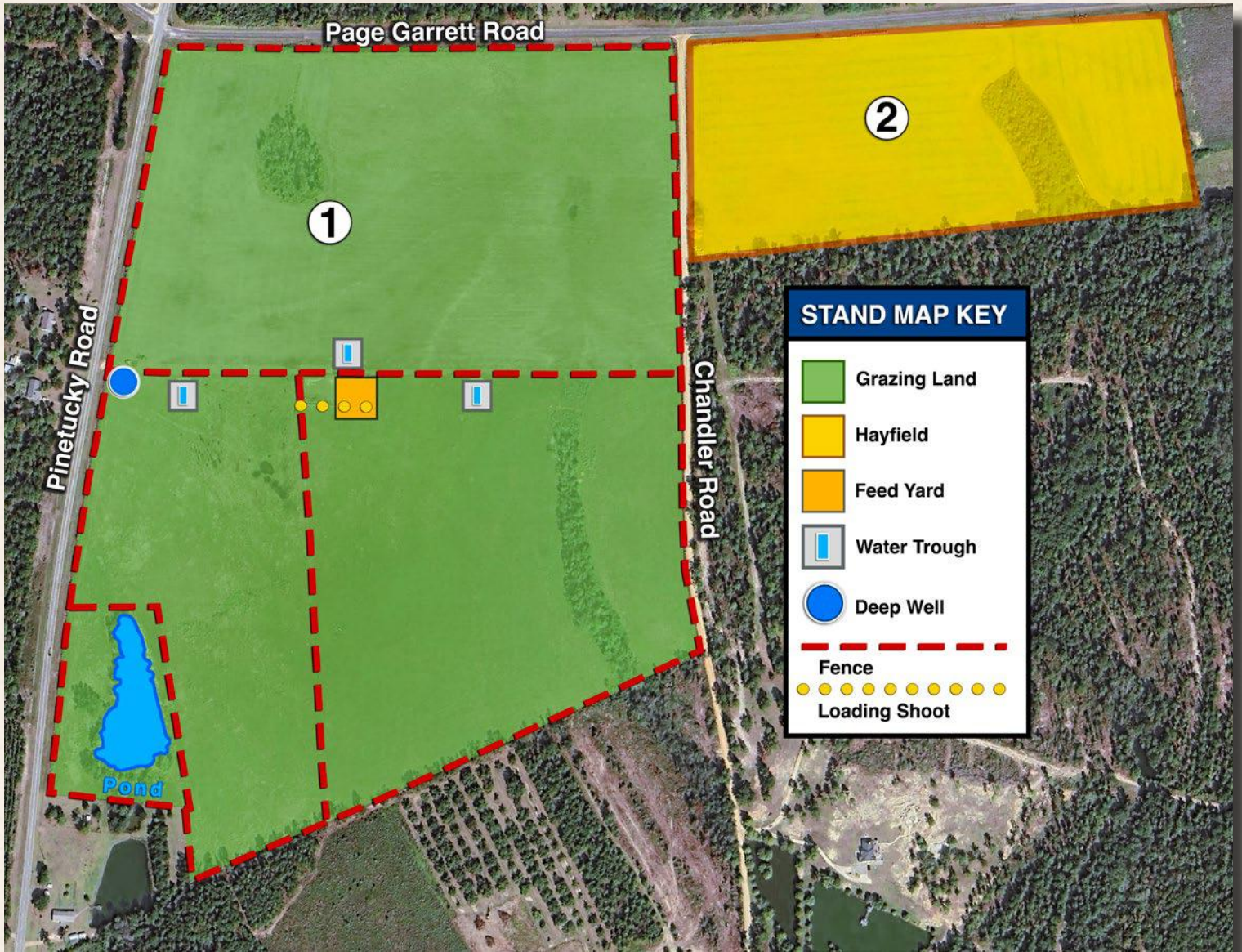


PINETUCKY CATTLE FARM

EMANUEL COUNTY, GEORGIA

99±
ACRES

STAND MAP

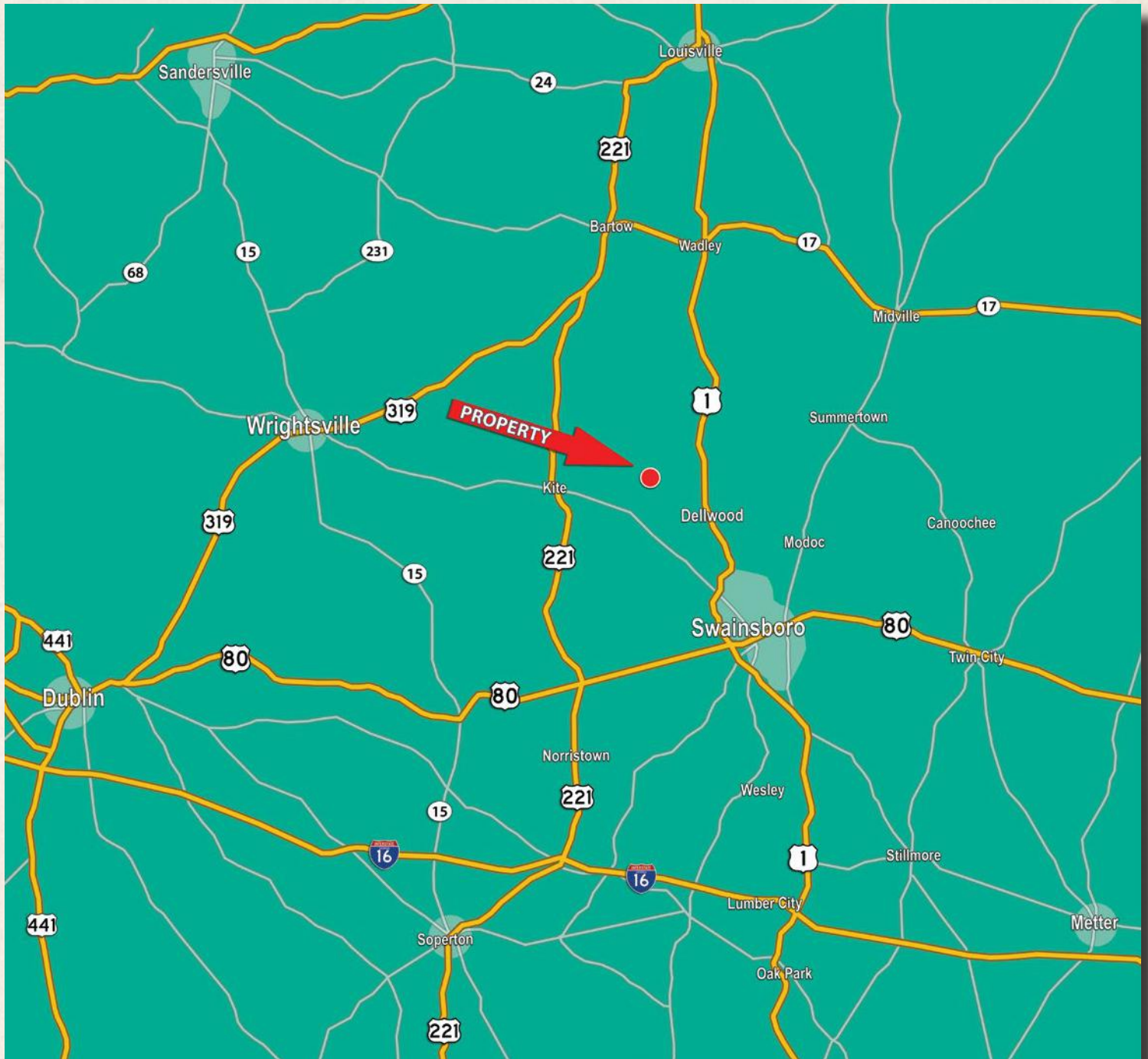


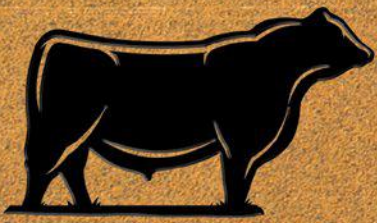
BIDDING ENDS: TUES, JUNE 4TH



**SOUTH
AUCTION**

LOCATION MAP



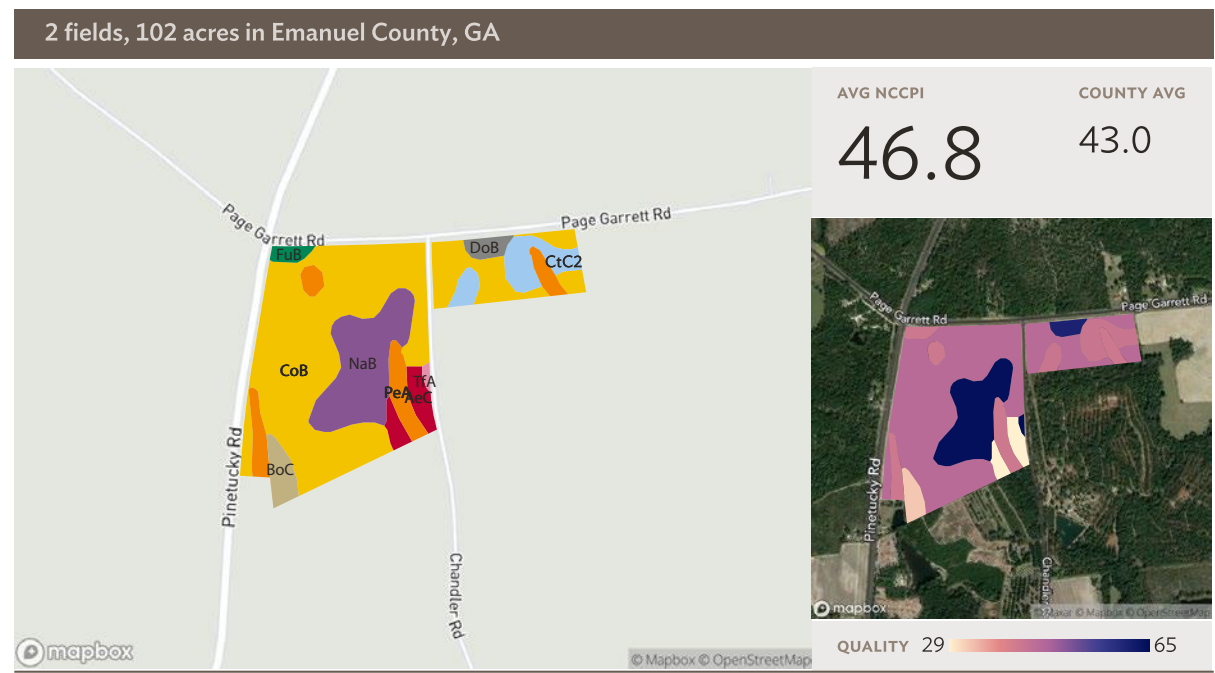


PINETUCKY CATTLE FARM

EMANUEL COUNTY, GEORGIA

99± ACRES

SOILS MAP



Source: NRCS Soil Survey

All fields

102 ac.

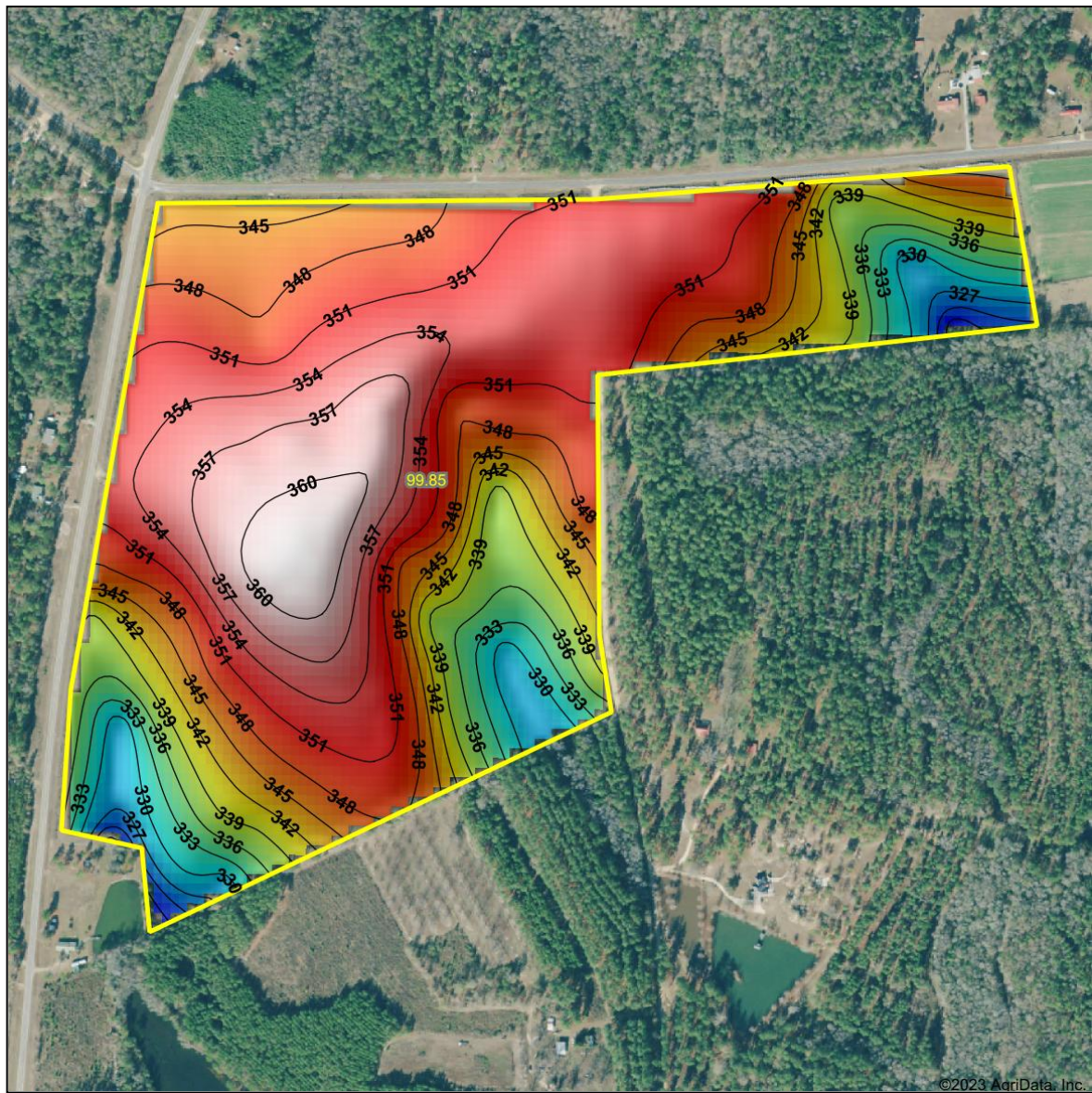
SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
CoB	Cowarts loamy sand, 2 to 5 percent slopes	60.19	59.0%	2	44.9
NaB	Nankin loamy sand, 2 to 5 percent slopes	16.39	16.1%	2	64.4
PeA	Pelham loamy sand, 0 to 2 percent slopes, occasionally flooded	8.58	8.4%	5	41.6
CtC2	Cowarts sandy loam, 5 to 8 percent slopes, moderately eroded	6.68	6.6%	4	42.2
AeC	Ailey loamy sand, 5 to 8 percent slopes	3.79	3.7%	4	26.8
BoC	Bonifay sand, 5 to 8 percent slopes	3.00	2.9%	4	32.4
DoB	Dothan loamy sand, 2 to 5 percent slopes	1.74	1.7%	2	60.8
FuB	Fuquay loamy sand, 0 to 5 percent slopes	1.23	1.2%	2	41.7
TfA	Tifton loamy sand, 0 to 2 percent slopes	0.34	0.3%	1	66.4

BIDDING ENDS: TUES, JUNE 4TH

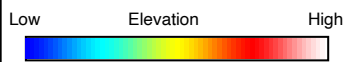


SOUTH AUCTION

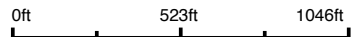
TOPOGRAPHY MAP



©2023 AgriData, Inc.



Source: USGS 10 meter dem
Interval(ft): 3
Min: 320.0
Max: 361.4
Range: 41.4
Average: 346.8
Standard Deviation: 8.79 ft

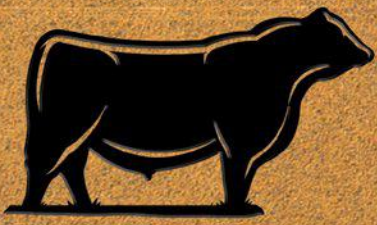


**Emanuel County
Georgia**

10/6/2023
Boundary Center: 32° 42' 50.36, -82° 25' 51.62

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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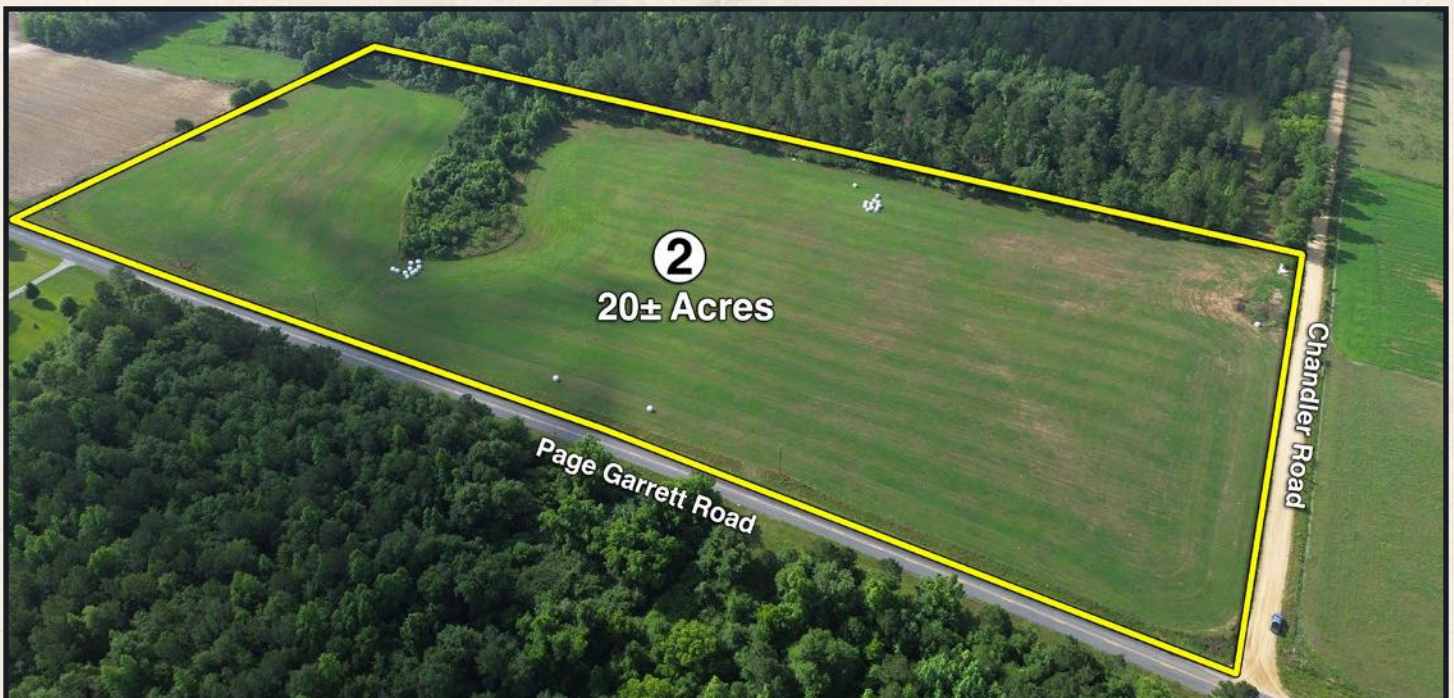
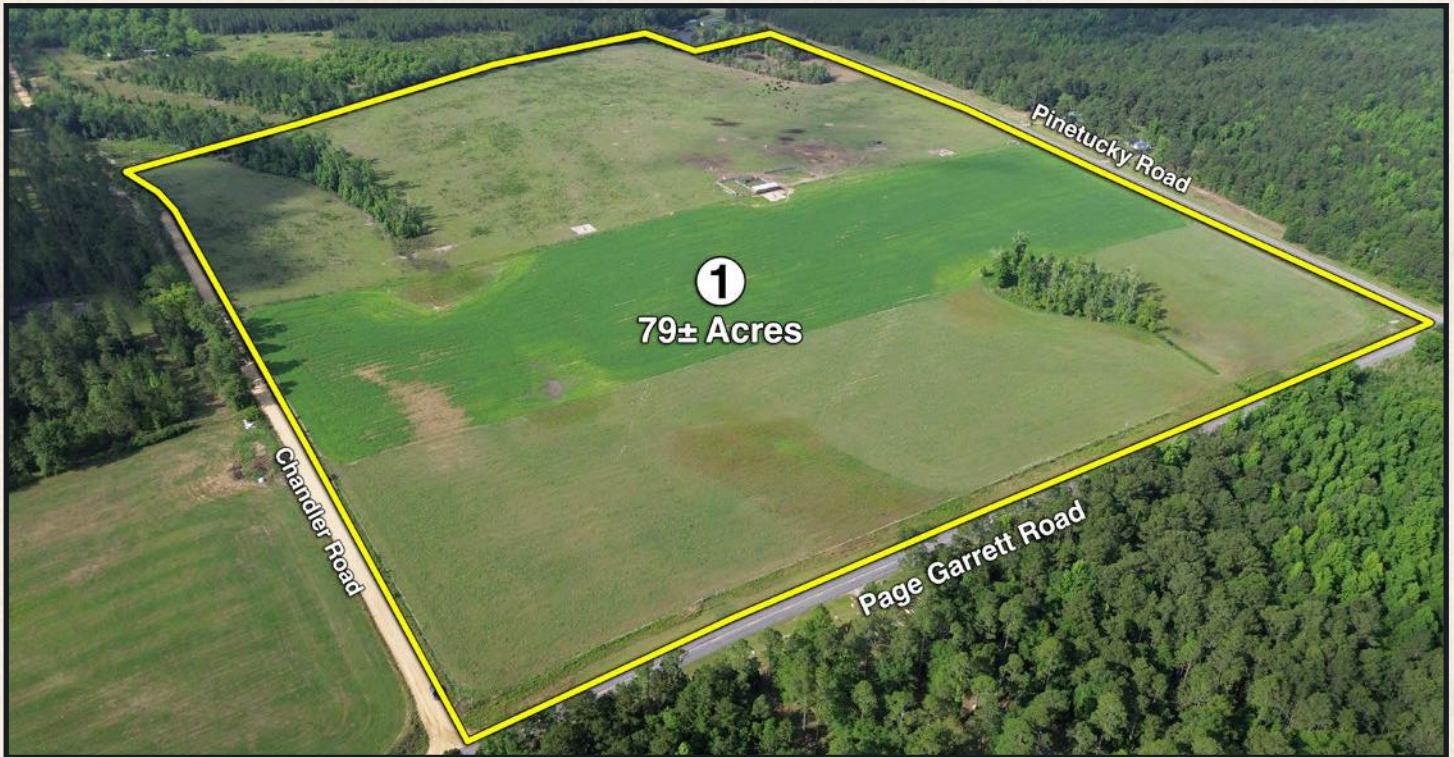


PINETUCKY CATTLE FARM

EMANUEL COUNTY, GEORGIA

99±
ACRES

PROPERTY PHOTOS



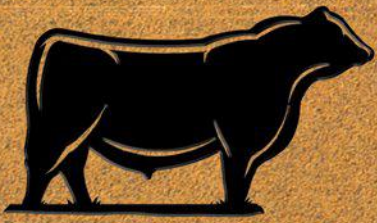
BIDDING ENDS: TUES, JUNE 4TH



**SOUTH
AUCTION**

PROPERTY PHOTOS





PINETUCKY CATTLE FARM

EMANUEL COUNTY, GEORGIA

99±
ACRES

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