

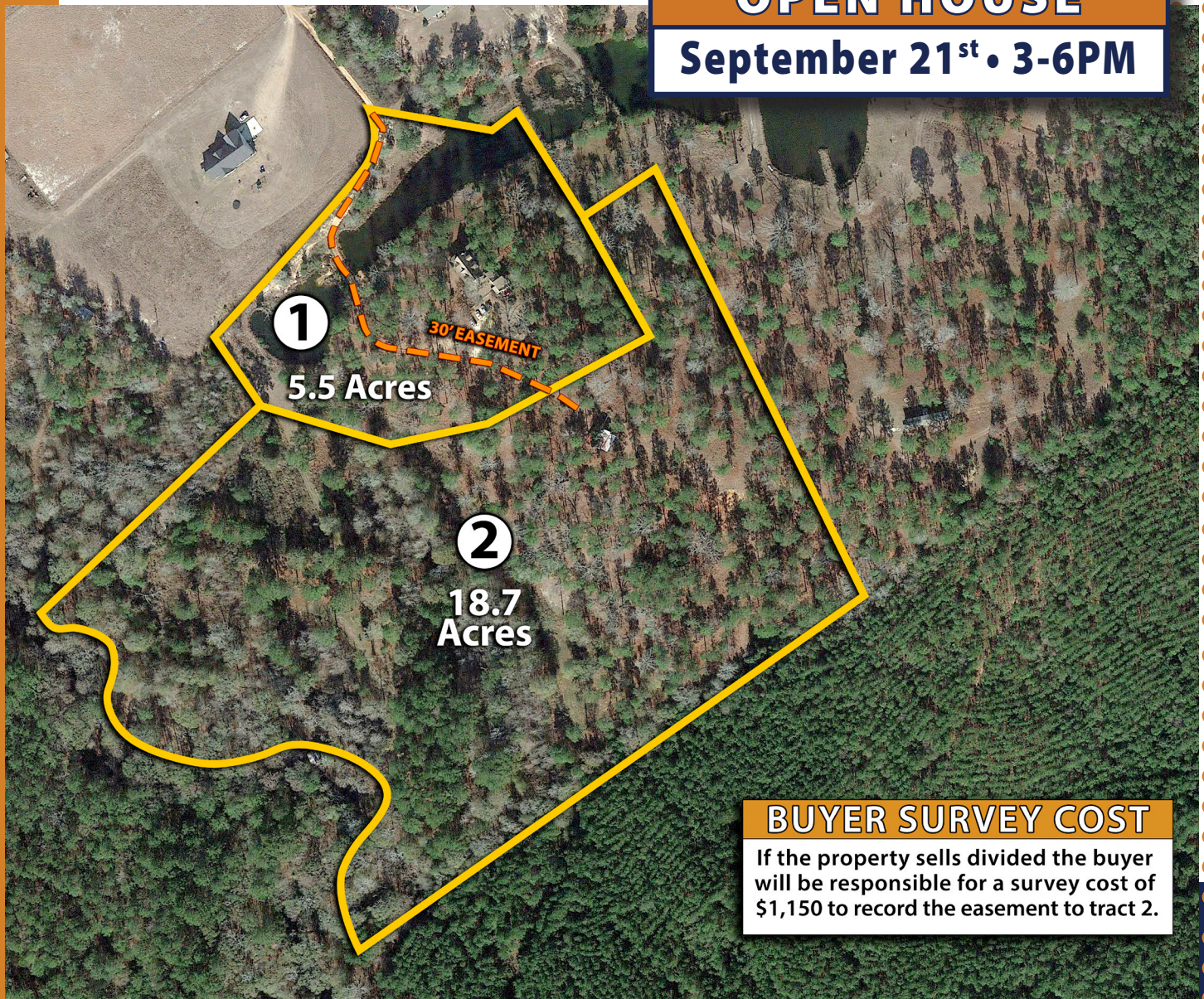
Online
Auction

PENDLETON RETREAT

1368 John Wilkes Road Lyons, GA
24.2 Acres in 2 Tracts

OPEN HOUSE

September 21st • 3-6PM



BUYER SURVEY COST

If the property sells divided the buyer will be responsible for a survey cost of \$1,150 to record the easement to tract 2.

BIDDING ENDS SEPTEMBER 27 • 12PM

Rusty Lane, Auction Manager

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**SOUTH
AUCTION**

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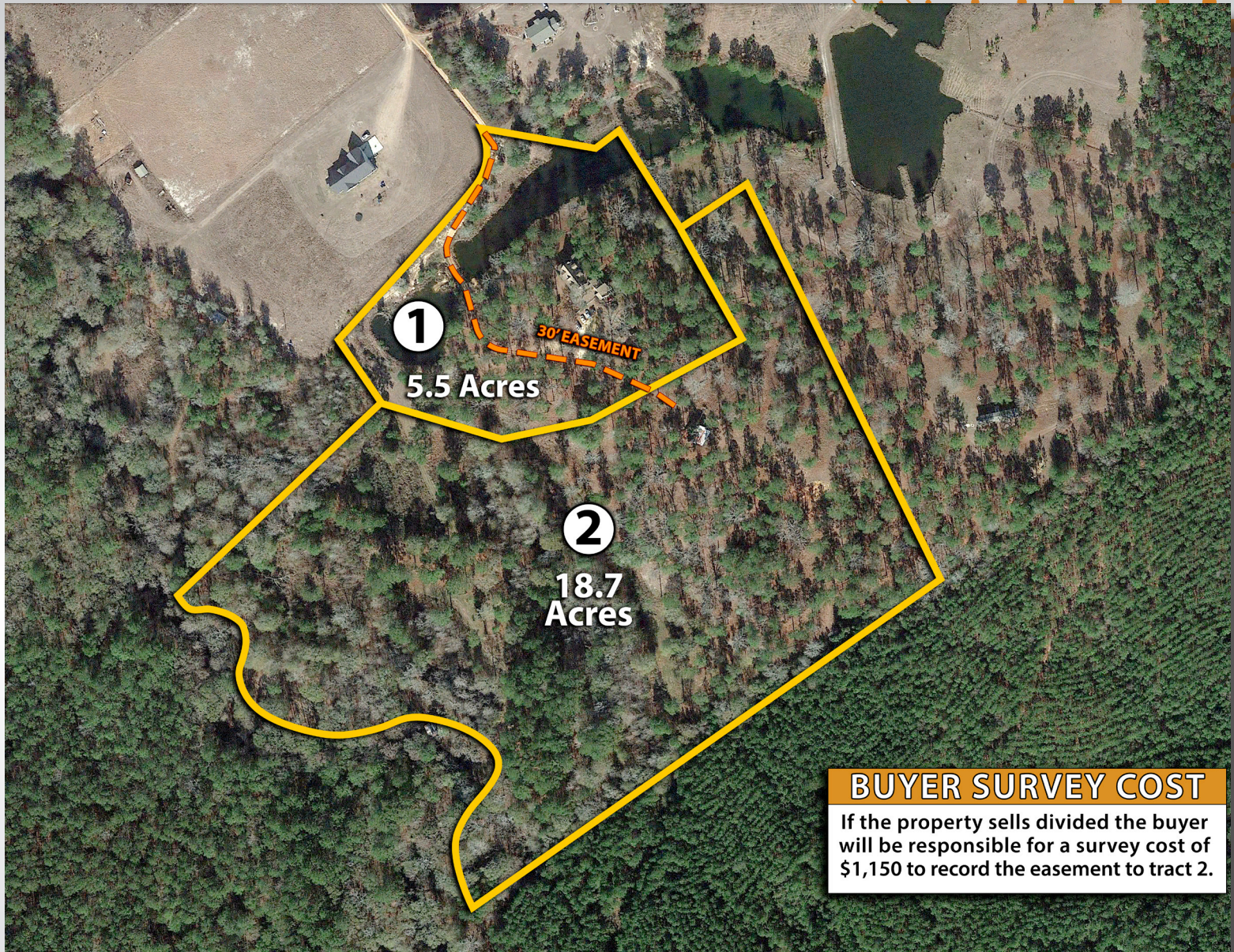
**SOUTH
AUCTION**

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AERIAL MAP 1



BUYER SURVEY COST

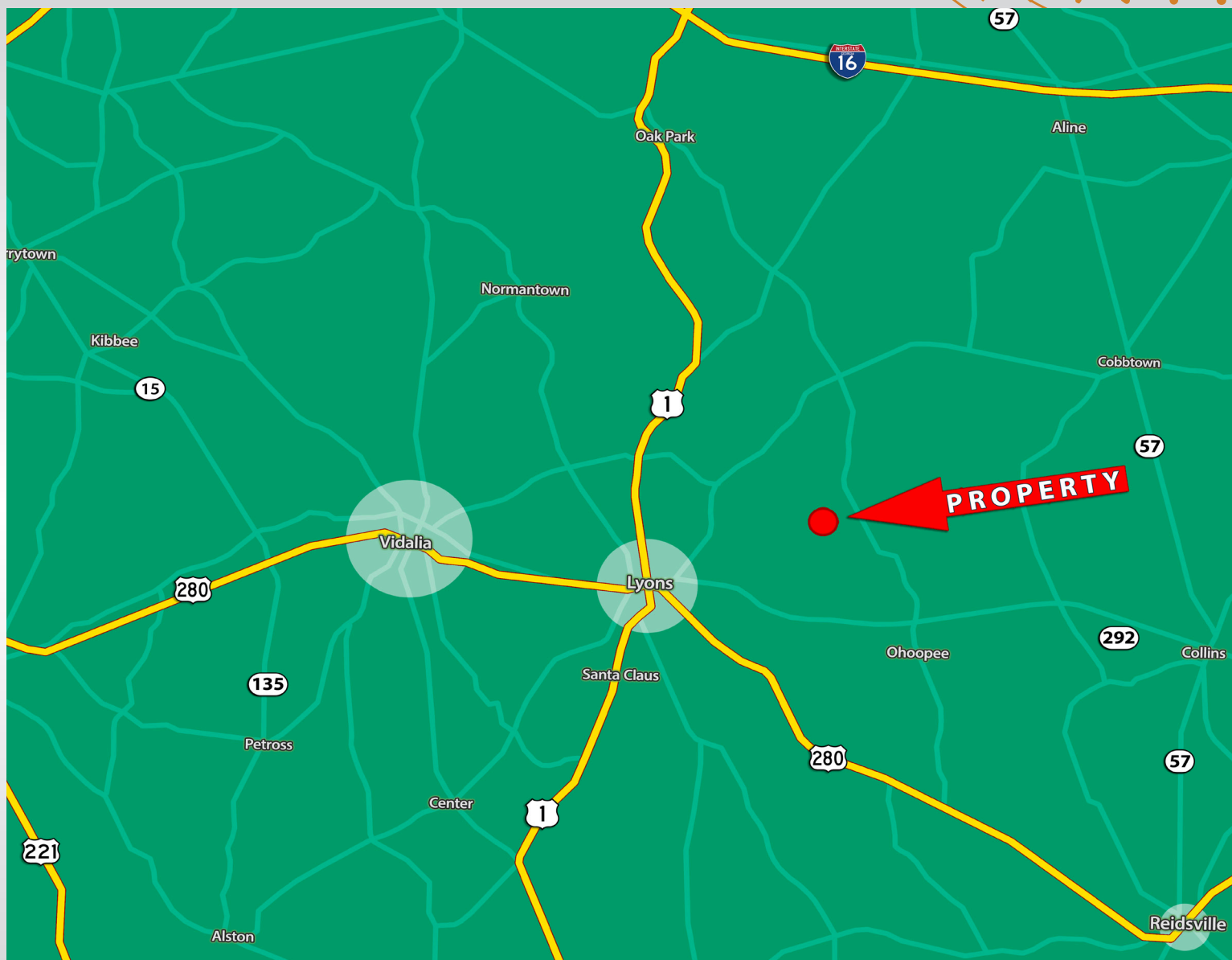
If the property sells divided the buyer will be responsible for a survey cost of \$1,150 to record the easement to tract 2.

Pendleton Retreat was purchased by the current owner in May of 2020. The home was in need of extensive repairs and upgrades. Over the last 3 years, the owner has slowly made improvements and upgrades to the home. Having recently been transferred to his new job, he has not completed all of the work. The home is very livable, but certainly would need some repairs to finish off this home to its full potential.

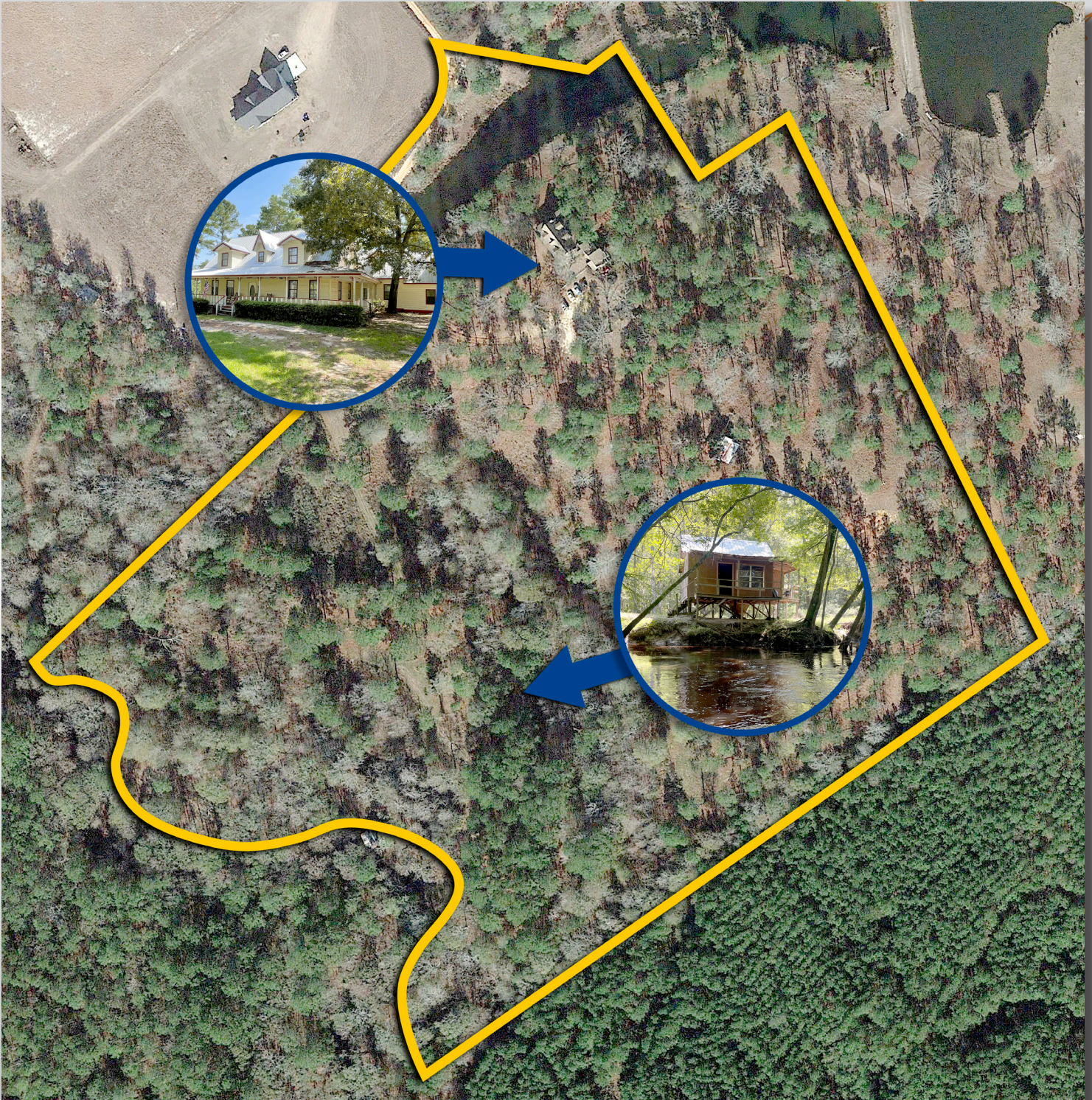
The cabin down by the creek needs extensive repairs or even demolition on part of it. The cabin once had electricity but the power has been discontinued. There is not a well or septic tank with the cabin. If you are looking for a secluded large home in a beautiful setting or just an amazing hunting tract with frontage on a year-round creek Pendleton Retreat has it all.



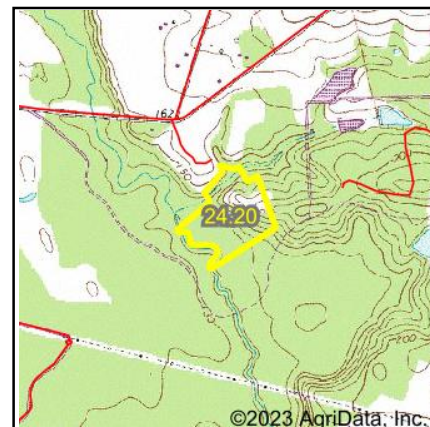
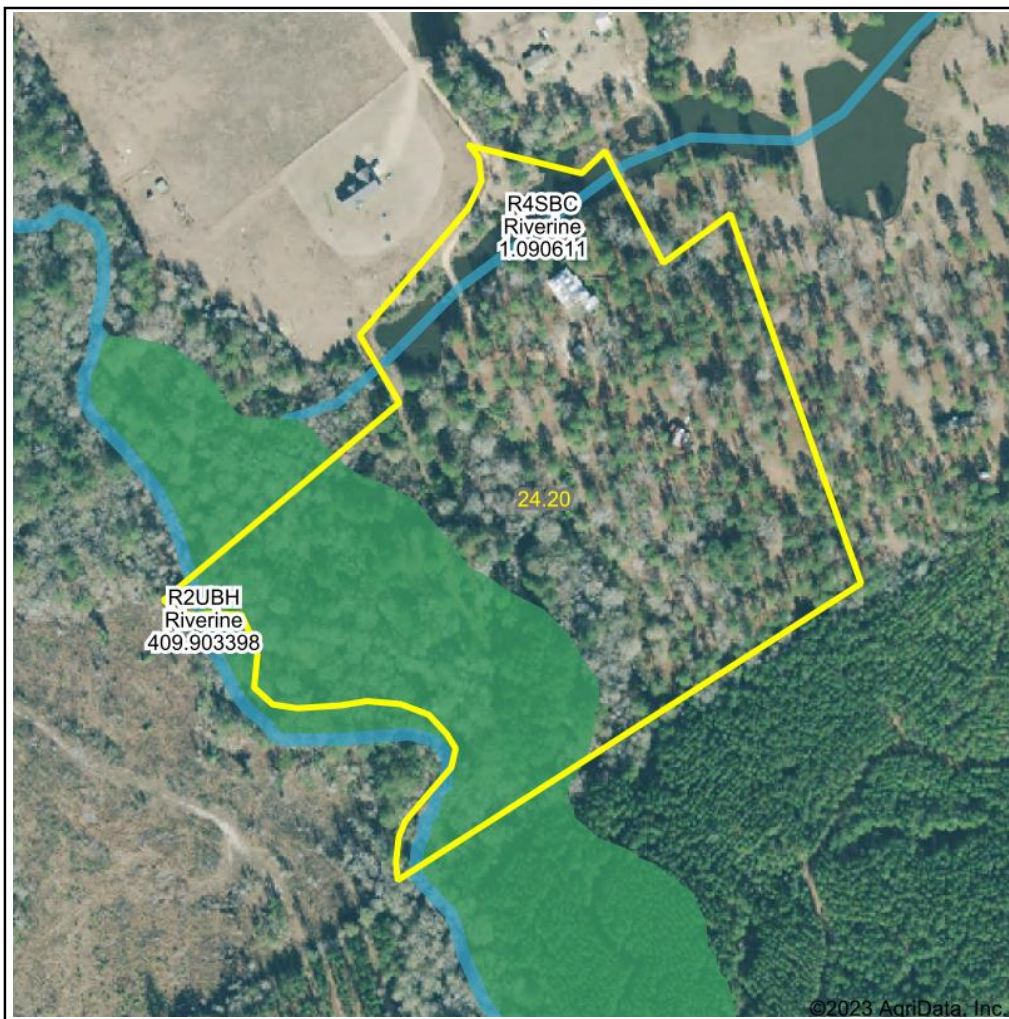
LOCATION MAP



AERIAL MAP 2



WETLANDS MAP

State: **Georgia**

Location:

County: **Toombs**Township: **Vidalia-Lyons**Date: **9/5/2023**

Maps Provided By:



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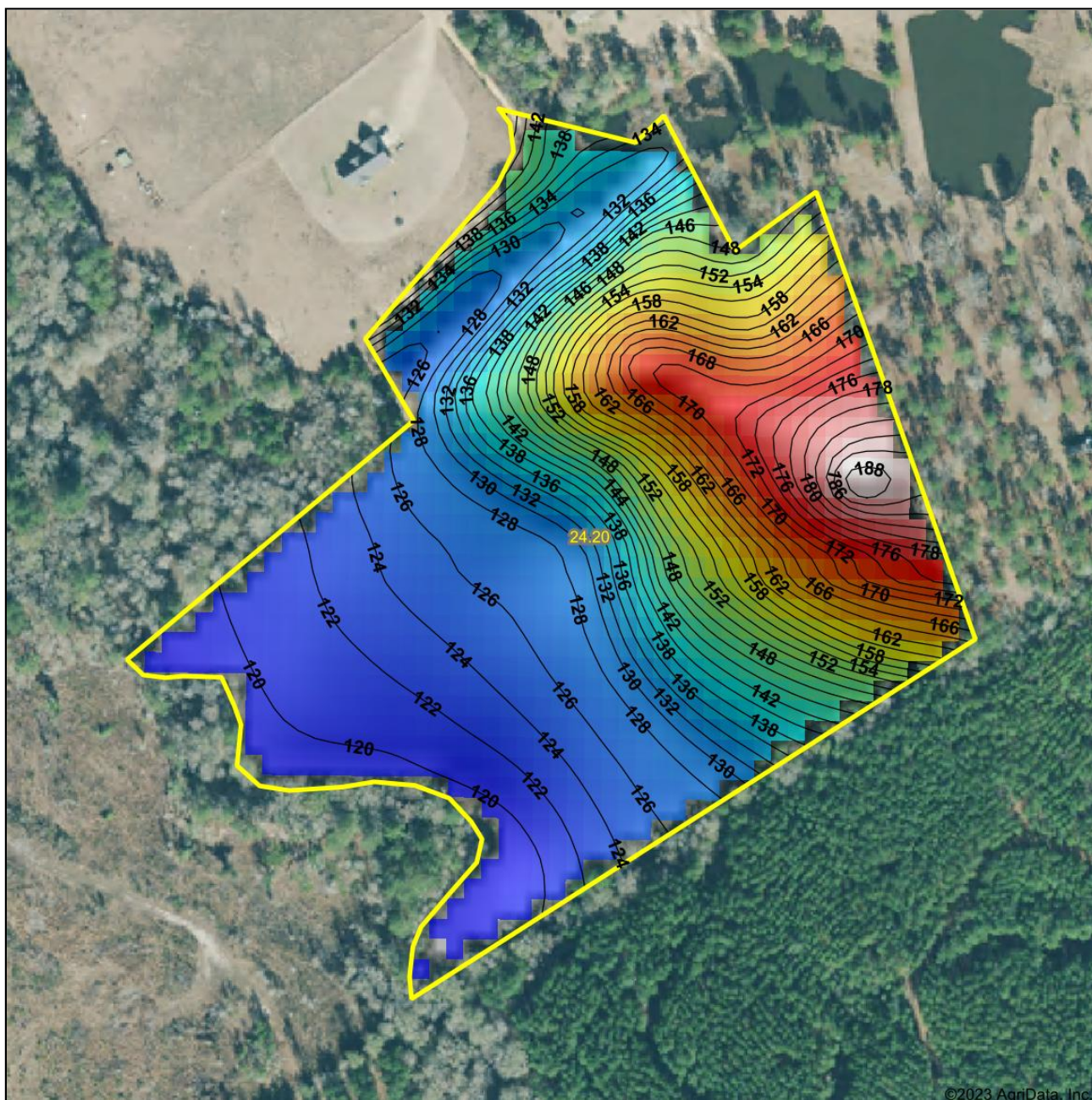


0ft 2969ft 5938ft

Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	7.13
R4SBC	Riverine	0.28
R2UBH	Riverine	0.18
Total Acres		7.59

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

TOPOGRAPHY MAP



Low Elevation High

Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 2

Min: 118.4

Max: 189.4

Range: 71.0

Average: 139.5

Standard Deviation: 18.64 ft

0ft 261ft 523ft



9/5/2023

Toombs County
Georgia

Boundary Center: 32° 13' 5.15, -82° 15' 34.26

TRACT 1



- Tract 1- 5.5 acres, Home and Ponds
- 4 Bedroom 4 Bath, 3500+ Sqf
- Addition mother-in-law suite above the garage- 1 Bedroom 1 Bath
- 2 Ponds totaling 1 Acre
- Detached storage shed/workshop
- The home is in need of repair. We encourage you to inspect prior to bidding.

TRACT 2

- Tract 2- 18.7 acres, Cabin and Creek
- Small 1-room cabin overlooking Pendleton Creek
- Wooded acreage with rolling hills to the creek bottom.
- 1,000+ feet of creek frontage
- Excellent tract for hunting and recreation
- The cabin is in need of repairs. We encourage you to inspect prior to bidding.





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