

ONLINE AUCTION



545.86[±]
ACRES
IN 9 TRACTS

Ralph Smith Farms | Burke County, Georgia



BIDDING ENDS NOVEMBER 16TH • 3PM



**SOUTH
AUCTION**



SouthAuction.com

**Letter from the President:**

Thank you for your interest in Ralph Smith Family Farms. These four farms totaling 1496 acres have been in the same family for **8 GENERATIONS!** This is a rare opportunity to purchase Burke County land that has not been listed for sale until now.

We feel that these farms offer a rare opportunity to own land in one of the largest farming and hunting counties in Georgia. I hope you will agree that Seth Durden and myself have assembled a top-quality offering packet for your review.

Please browse over this information and call Seth or myself with any questions.

Thanks



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



Seth Durden,
Real Estate Agent/Forester
(912) 682-4169
jsdurden4@gmail.com

**Financing Available!**

Queensborough Bank is pleased to offer financing on these farms.

For more information, please reach out directly to their AG Department.

Tom Oglesby - cell 478-494-4628 | Thomas.Oglesby@qnbtrust.bank
Kevin Cobb - 478-214-6015 | Kevin.Cobb@qnbtrust.bank

Visit SouthAuction.com for Auction Details & to Place Your Bid.



**SOUTH
AUCTION**

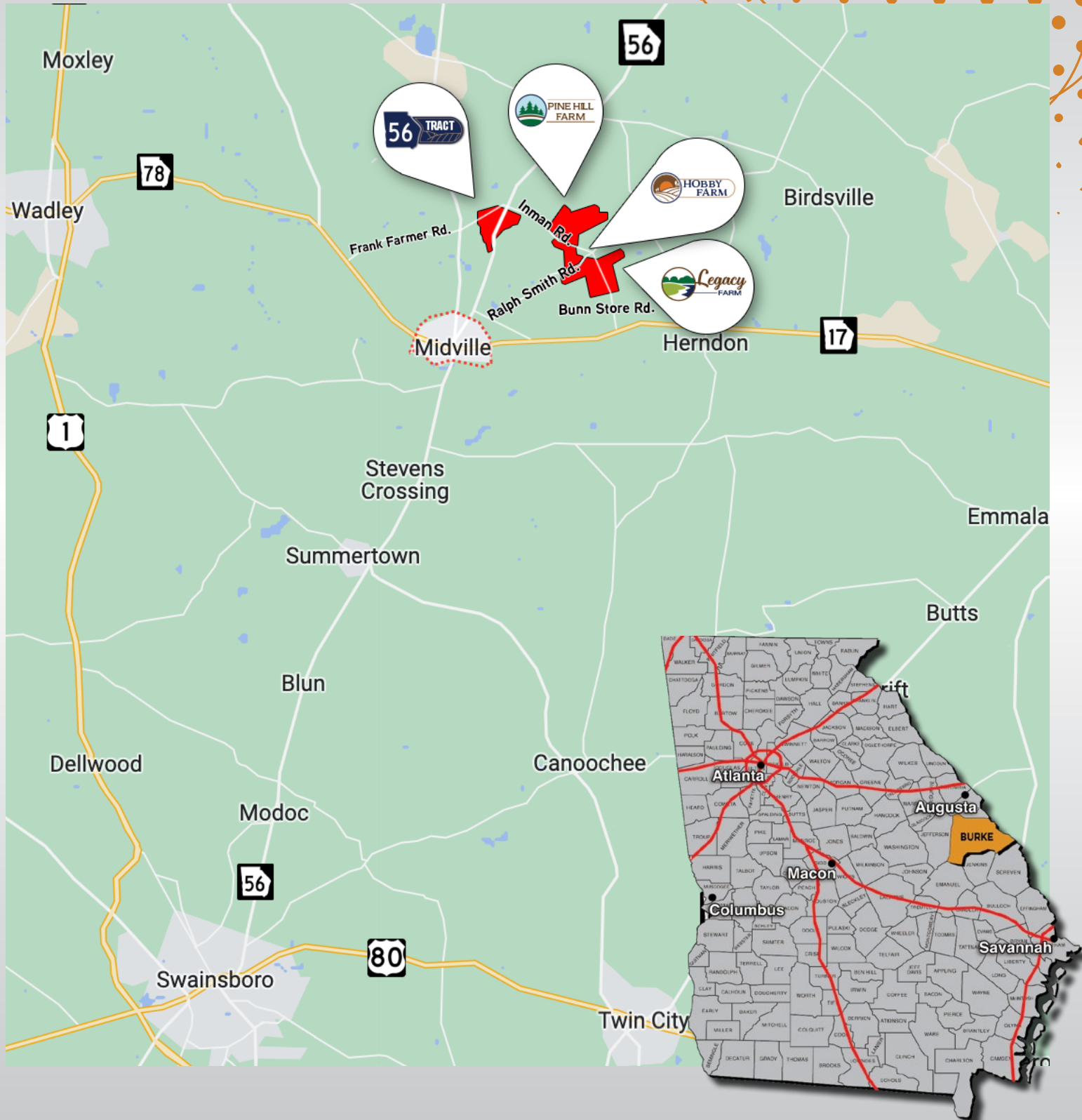


Legacy
— FARM

PAGE INDEX

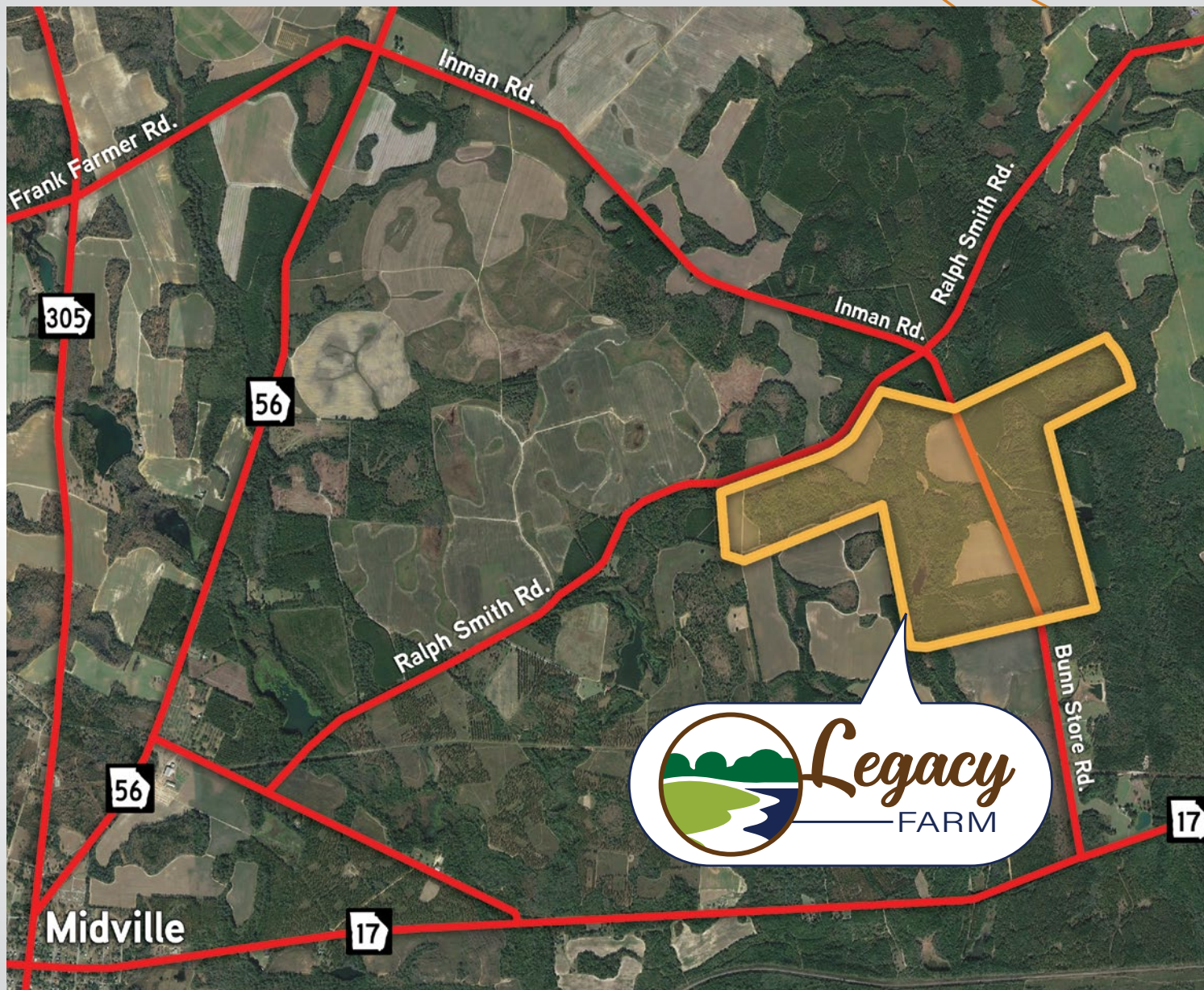
- Location Maps 4-5
- Division Map 6
- Property Features 7
- Timber Information 8-10
- Property Maps 11-14
- Property Photos 15-17
- About South Auction 18

PROPERTY LOCATION

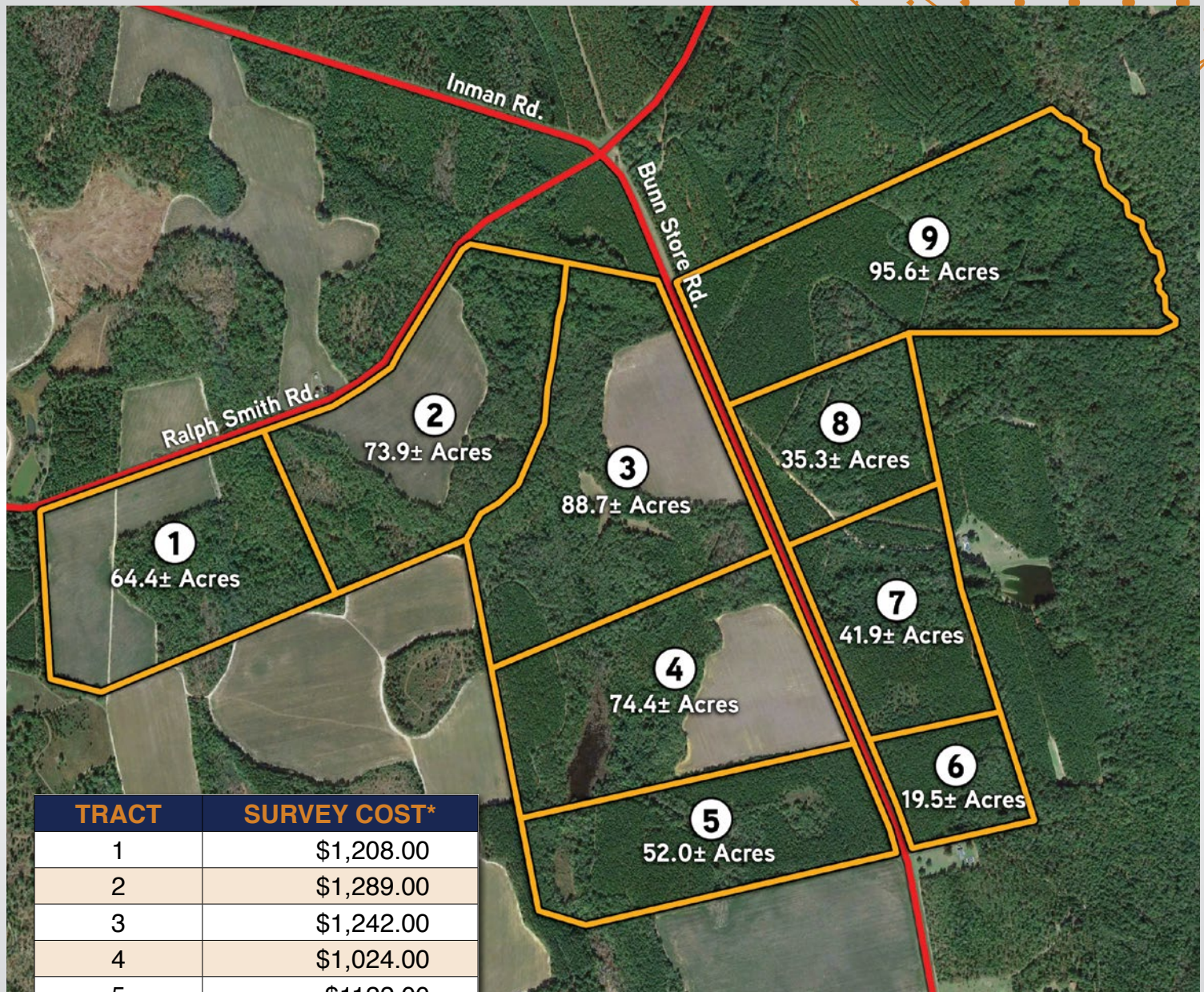




PROPERTY LOCATION



DIVISION MAP



TRACT	SURVEY COST*
1	\$1,208.00
2	\$1,289.00
3	\$1,242.00
4	\$1,024.00
5	\$1,122.00
6	\$642.00
7	\$894.00
8	\$730.00
9	\$1,125.00

* Survey Cost to be Paid by Buyer

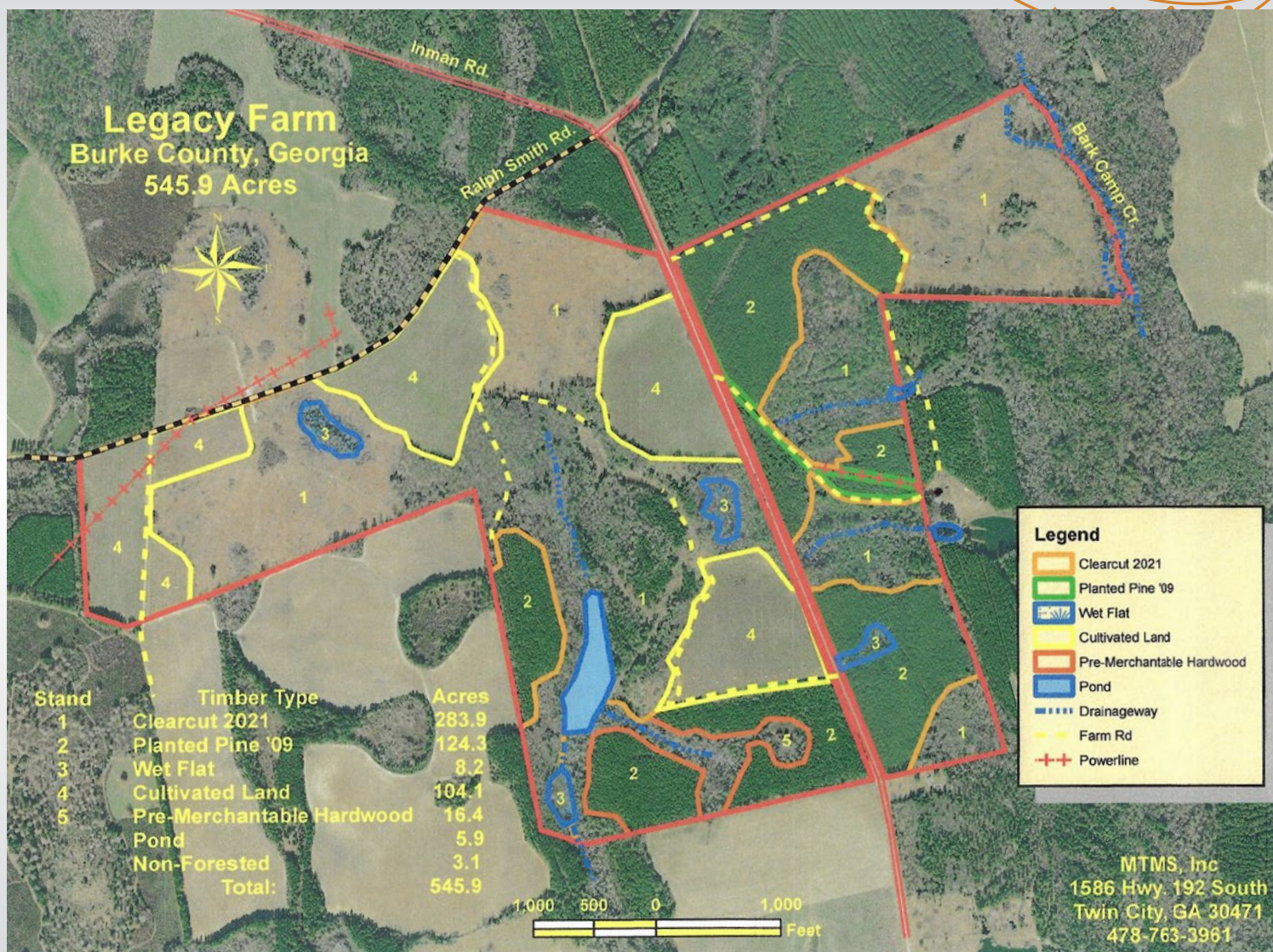


PROPERTY FEATURES

- 104.1 Acres of cultivated farmland
- Merchantable timber valued at \$90,402
- Paved and dirt road frontage



PROPERTY USE MAP





TIMBER INFORMATION

**JIM MERCER**GA Registered Forester #2378
Mobile: 912-536-0452**MTMS, Inc.****MERCER TIMBERLAND MANAGEMENT SERVICES**1586 Hwy. 192 South • Twin City, GA 30471
Office & Fax: 478-763-3961
E-mail: mtms@pineland.net**MIKE GOMEZ**GA Registered Forester #2001
Mobile: 478-494-8302
Home: 478-237-8806**Legacy Farm Tr.
Volume and Value Summary
545.9 Acres**

Timbered Acres		140.7	Acres
Product	Tons	\$/Ton	Value
Pine Pulpwood	8,121	11.00	\$89,331.00
Hardwood Pulpwood	153	7.00	\$1,071.00
Total Pre-Merchantable Value			\$13,940.00
Total Merchantable Value			\$90,402.00

REFORESTATION COSTS

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

MTMS, Inc.

MERCER TIMBERLAND MANAGEMENT SERVICES1586 Hwy. 192 South • Twin City, GA 30471
Office & Fax: 478-763-3961
E-mail: mtms@pineland.net**MIKE GOMEZ**GA Registered Forester #2001
Mobile: 478-494-8302
Home: 478-237-8806

Per your request the following represents the approximate 2023 reforestation costs incurred on tracts similar to the Ralph Flynt Smith Family LLC Tract in Burke County, Georgia:

Aerial Spraying (Helicopter)	\$105/acre
Firebreaks (Georgia Forestry Commission)	\$ 10/acre
Burning	\$ 35/acre
Seedlings (Loblolly) (\$85/1000) (\$85 x 660/acre = \$56/ac)	\$ 56/acre
Planting (Hand @ \$0.13/seedling)	\$ 86/acre
Total:	\$292/acre

In addition to the aforementioned prices, an additional activity that should be considered would be mechanical drum chopping the site at an approximate cost of \$110 per acre.

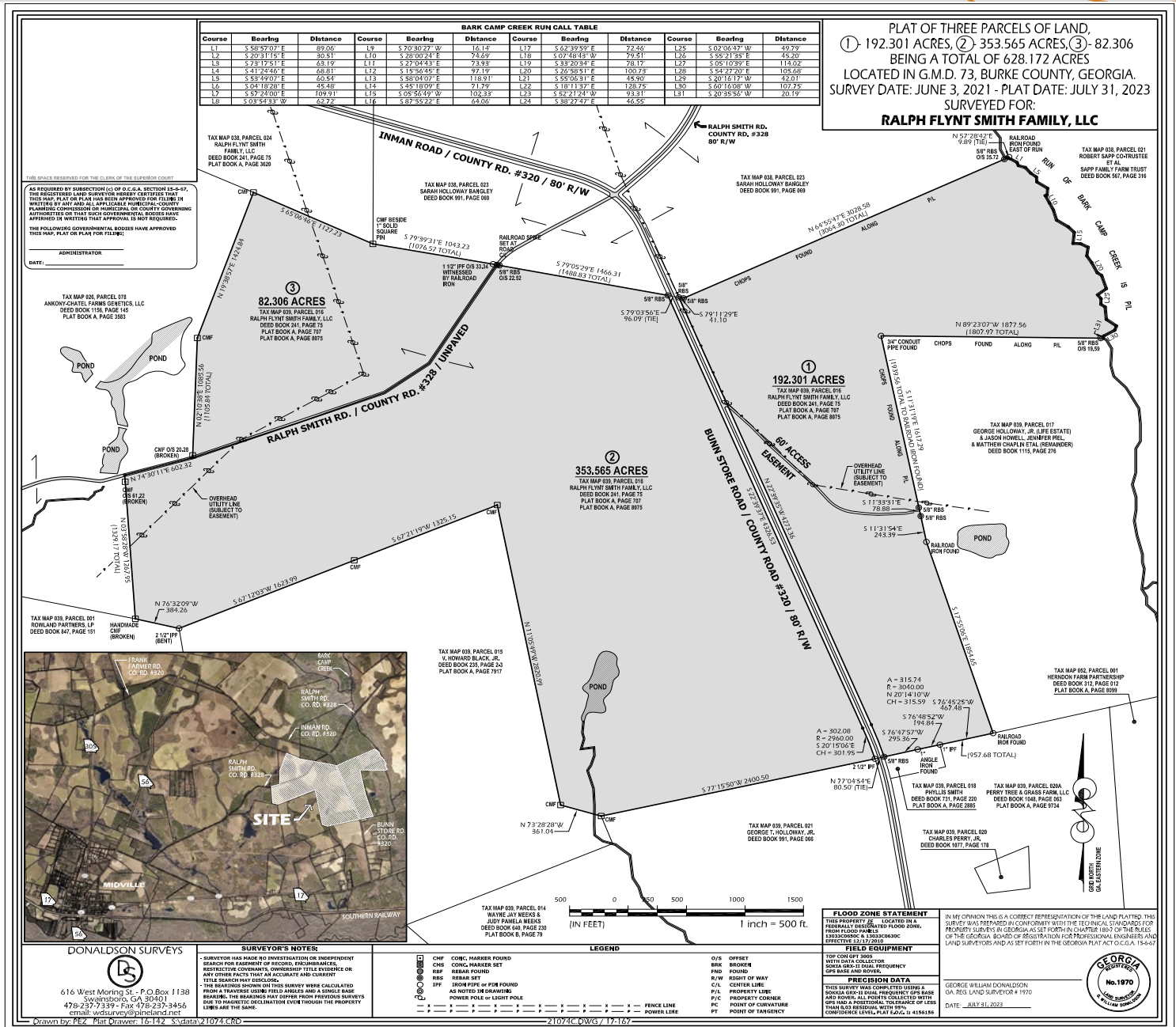
Please let me know if you have any questions.

Respectfully,

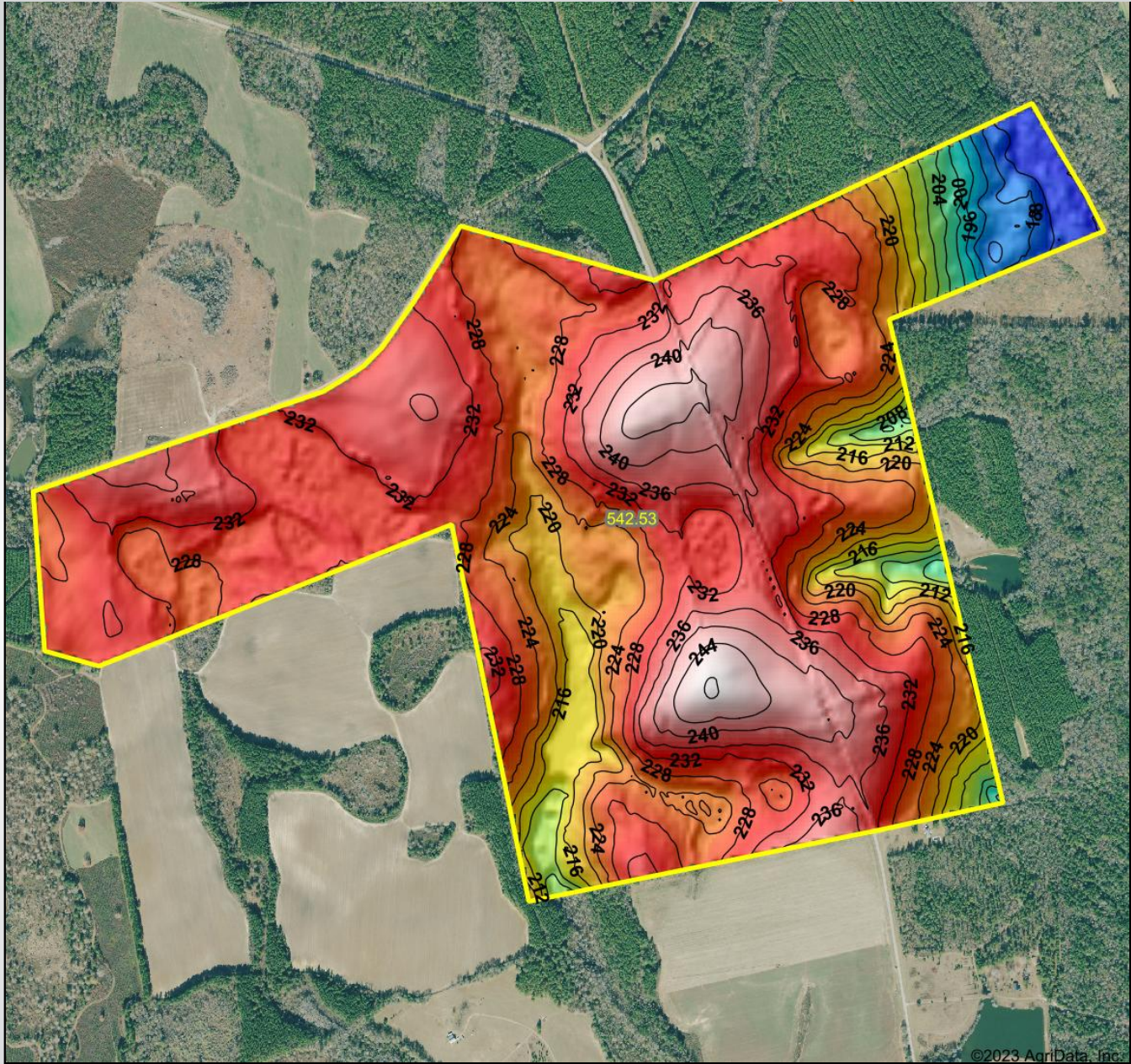
Michael Gomez
RF# 2001



PROPERTY PLAT



TOPOGRAPHY MAP



Low Elevation High



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Source: USGS 10 meter dem

Interval(ft): 4

Min: 179.2

Max: 248.3

Range: 69.1

Average: 227.0

Standard Deviation: 11.65 ft

0ft 1235ft 2469ft



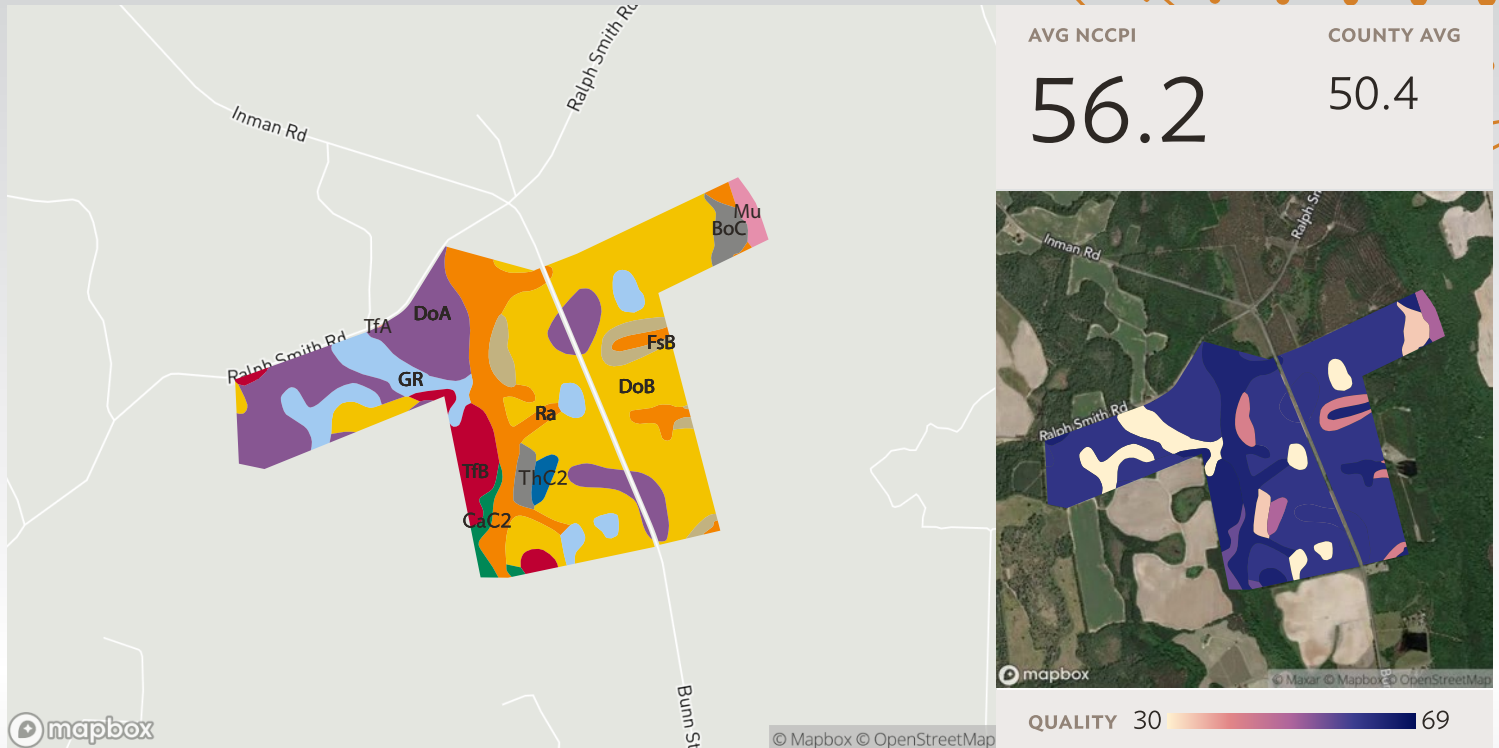
9/7/2023

Burke County
Georgia

Boundary Center: 32° 50' 42.64, -82° 10' 35.22

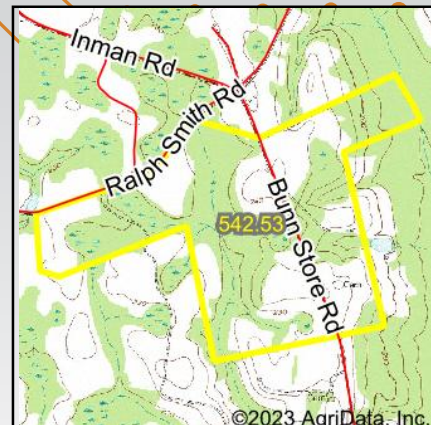
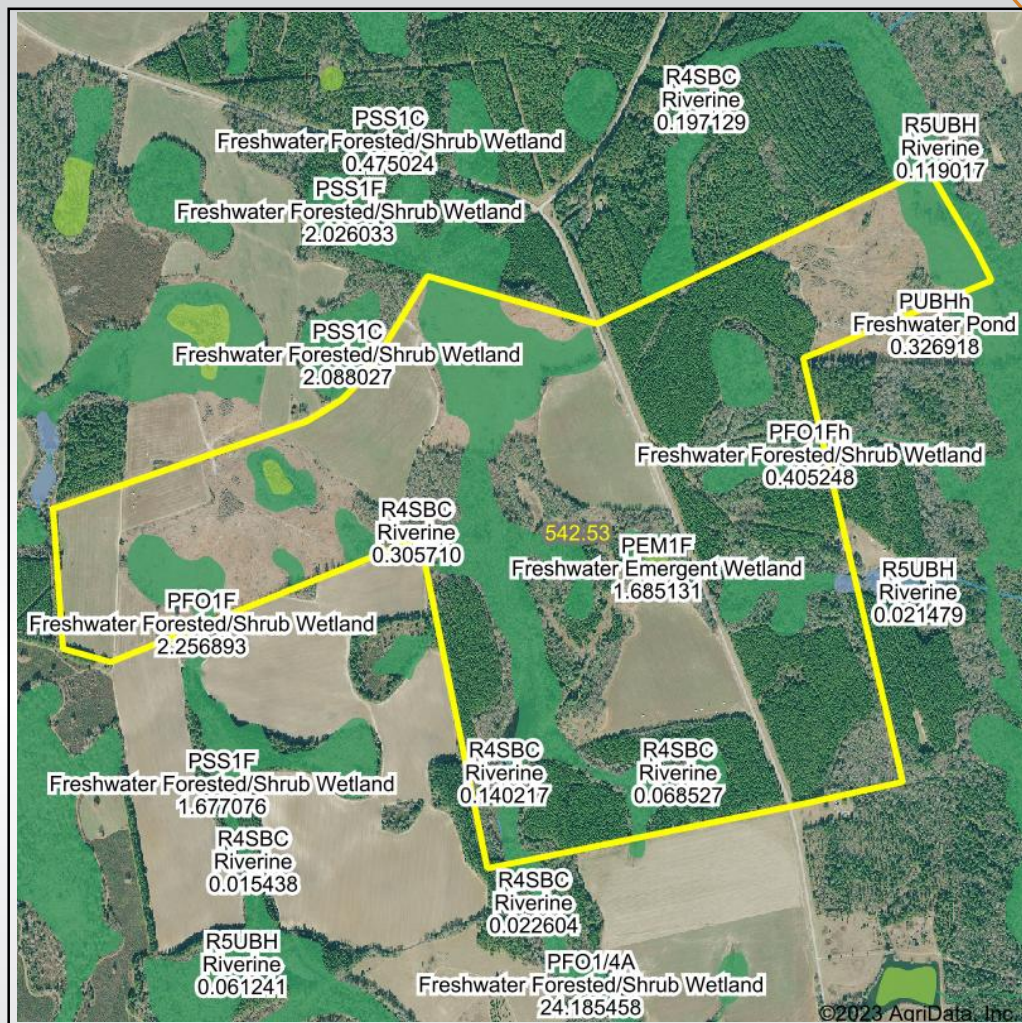


SOILS MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
DoB	Dothan loamy sand, 2 to 5 percent slopes	224.20	42.2%	2	60.8
DoA	Dothan loamy sand, 0 to 2 percent slopes	107.12	20.2%	2	61.0
Ra	Rains sandy loam	72.39	13.6%	3	64.0
GR	Grady-Rembert association	50.42	9.5%	5	23.7
TfB	Tifton loamy sand, 2 to 5 percent slopes	26.37	5.0%	2	64.6
FsB	Fuquay loamy sand, 0 to 5 percent slopes	18.40	3.5%	2	41.7
BoC	Bonifay fine sand, 5 to 8 percent slopes	14.74	2.8%	4	33.6
CaC2	Carnegie sandy loam, 5 to 8 percent slopes, moderately eroded	6.79	1.3%	4	55.3
Mu	Muckalee loam	6.34	1.2%	5	49.6

WETLANDS MAP



State: **Georgia**
 Location:
 County: **Burke**
 Township: **Midville**
 Date: **9/7/2023**



Maps Provided By:



0ft 1839ft 3679ft

Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	68.73
PFO1/4A	Freshwater Forested/Shrub Wetland	34.99
PFO1F	Freshwater Forested/Shrub Wetland	5.78
PFO1Ch	Freshwater Forested/Shrub Wetland	3.86
PEM1F	Freshwater Emergent Wetland	2.85
PSS1F	Freshwater Forested/Shrub Wetland	2.47
PFO1Fh	Freshwater Forested/Shrub Wetland	2.09
PUBHh	Freshwater Pond	0.61
R4SBC	Riverine	0.57
Total Acres		121.95



PROPERTY PHOTOS





PROPERTY PHOTOS





PROPERTY PHOTOS



ABOUT SOUTH AUCTION

We are a full service auction and real estate firm 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