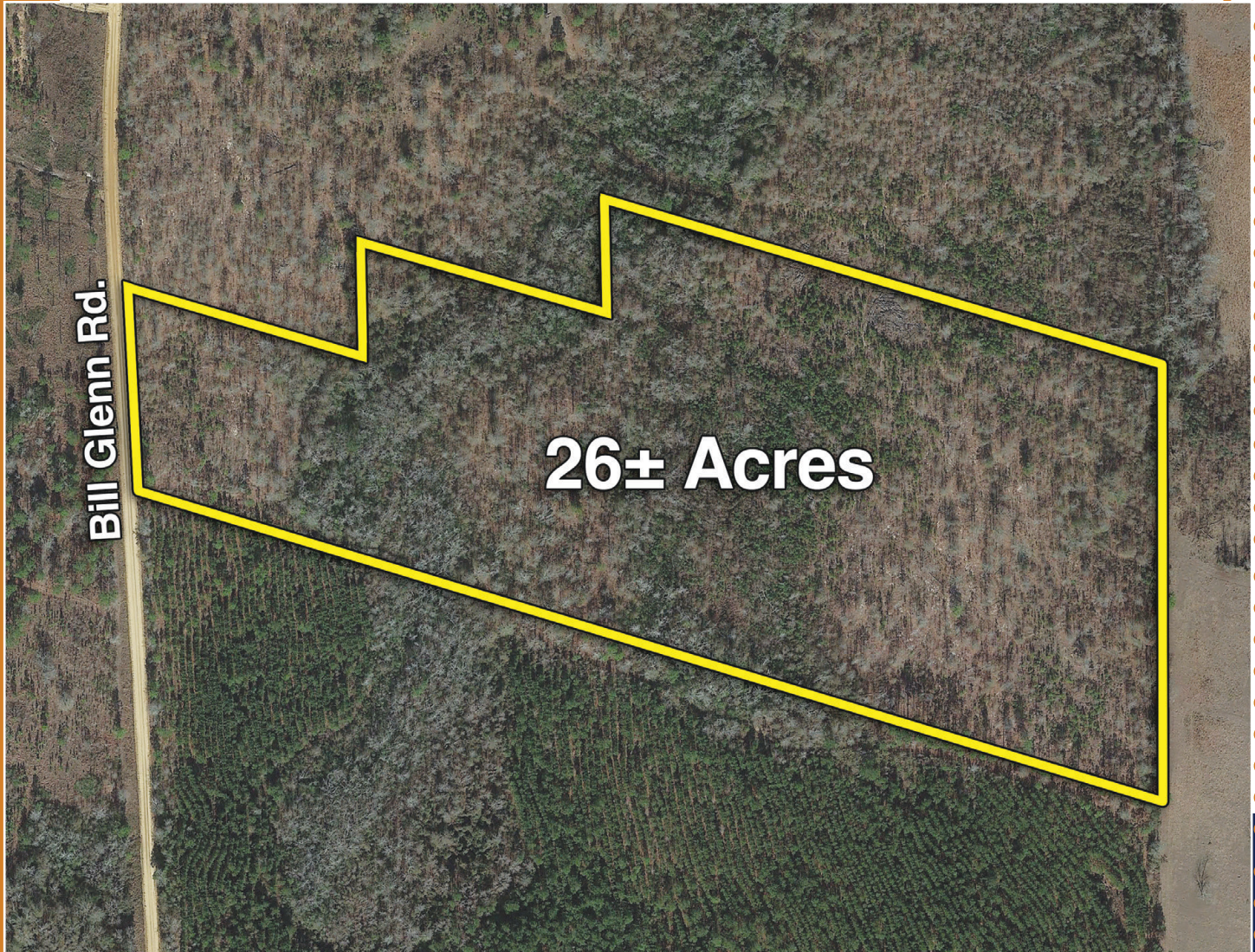


**Land
Auction**

26± ACRES ON BILL GLENN ROAD

Emanuel County, Georgia



BIDDING ENDS: NOVEMBER 29TH



**Brent Stephens CAI, Sales Agent
& Auction Manager**

912.259.4789

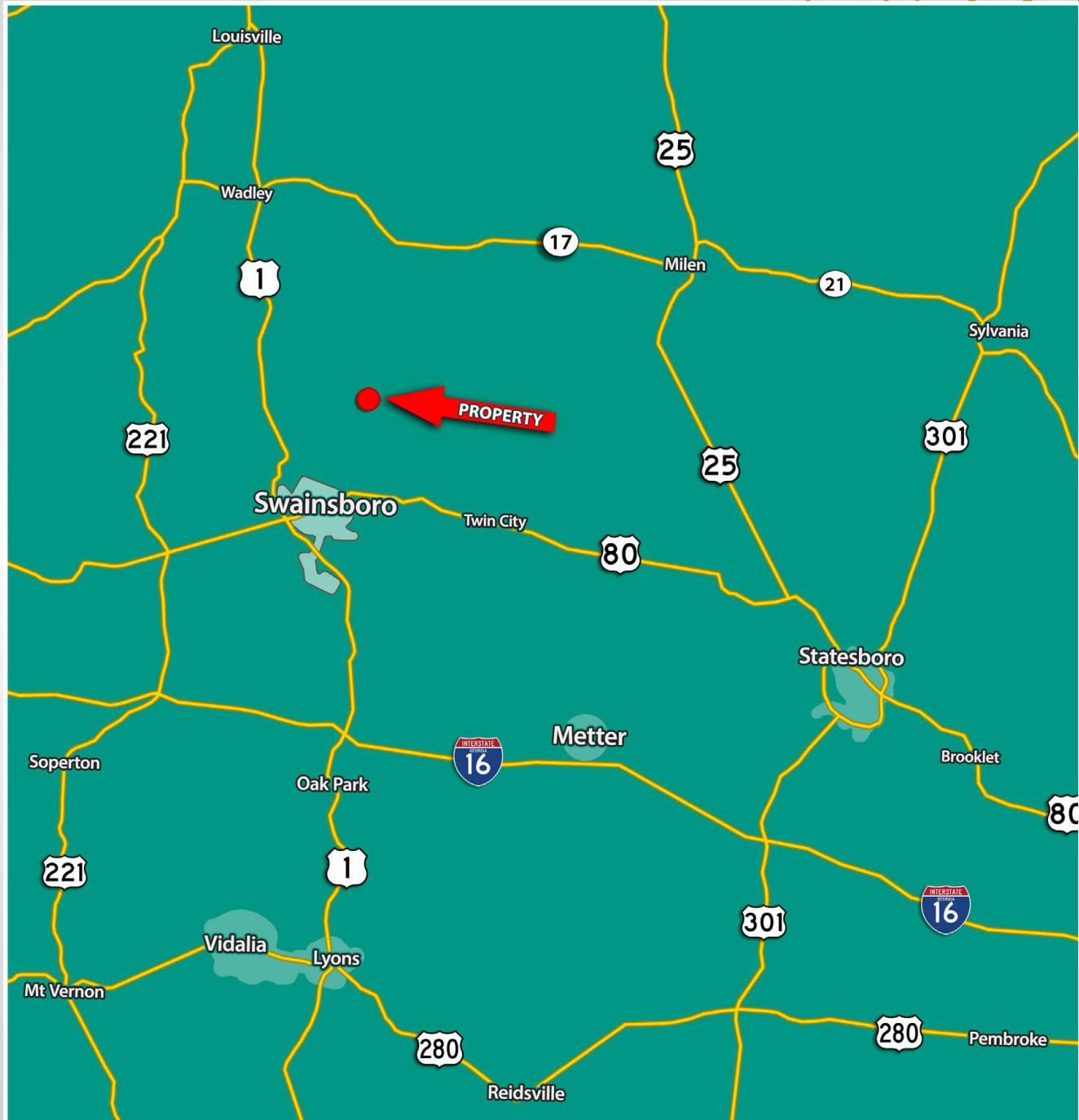
brent@southauctiongroup.com



**SOUTH
AUCTION**

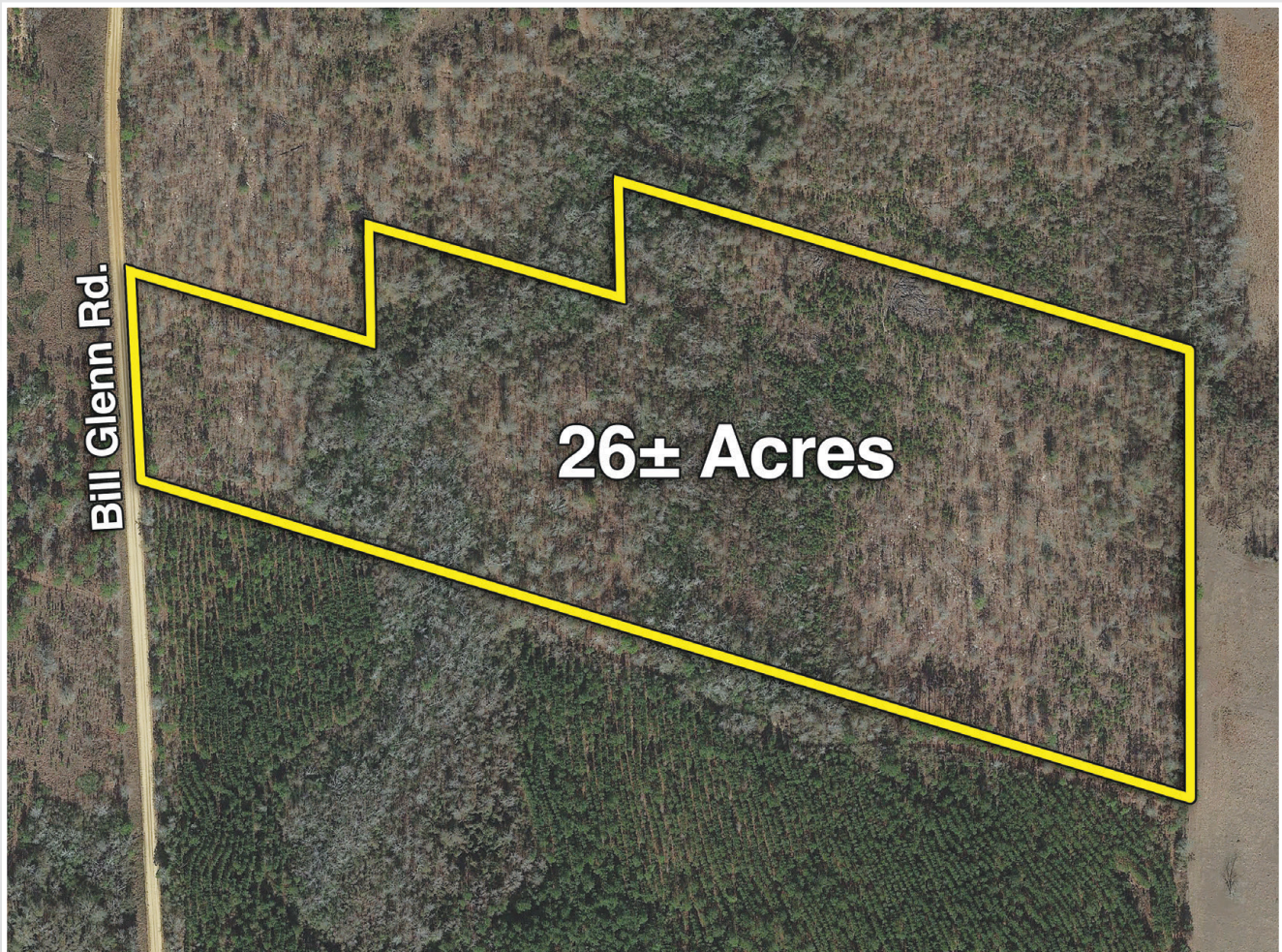
SouthAuction.com

LOCATION MAP



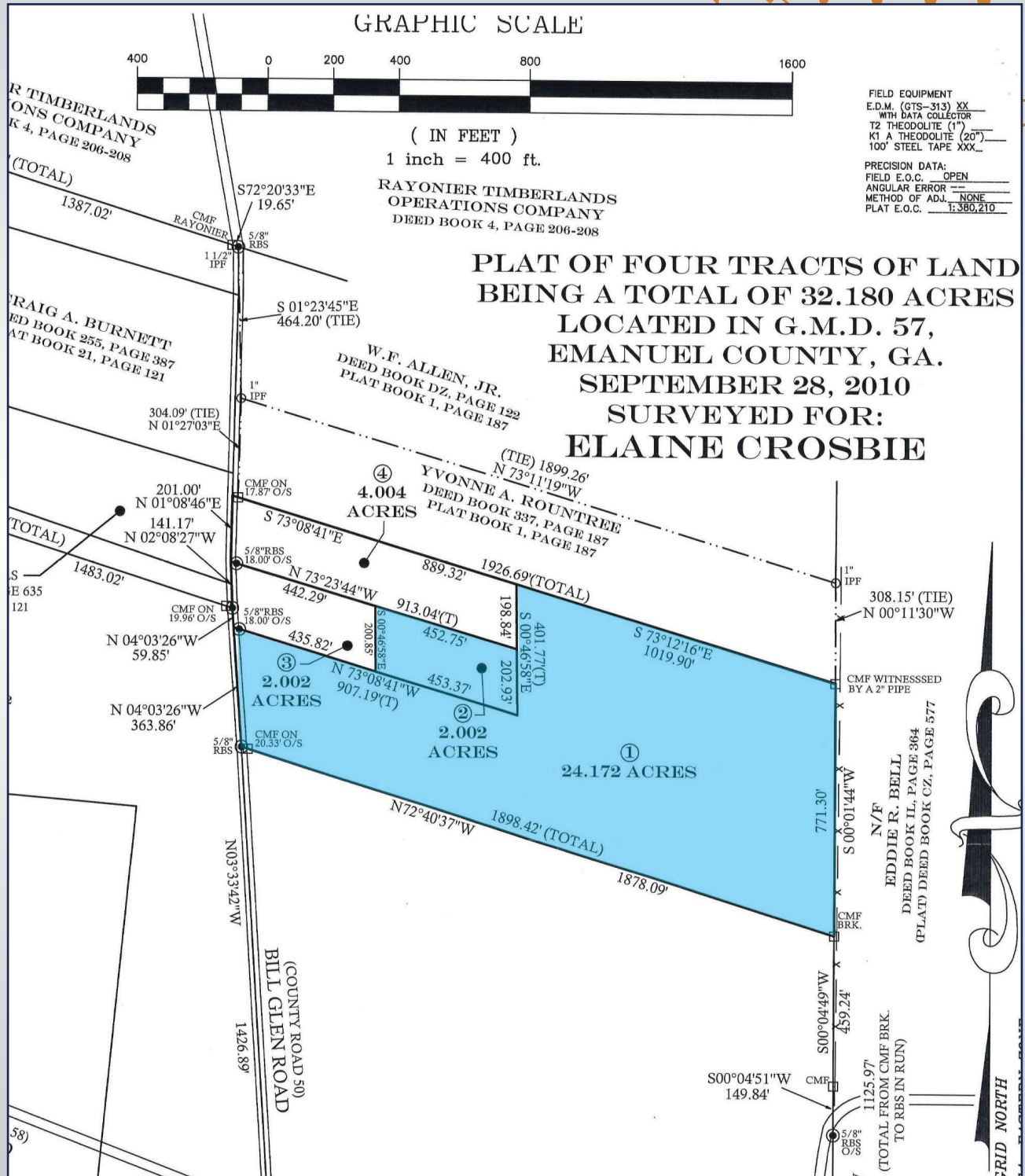


AERIAL TRACT MAP





PLAT MAP



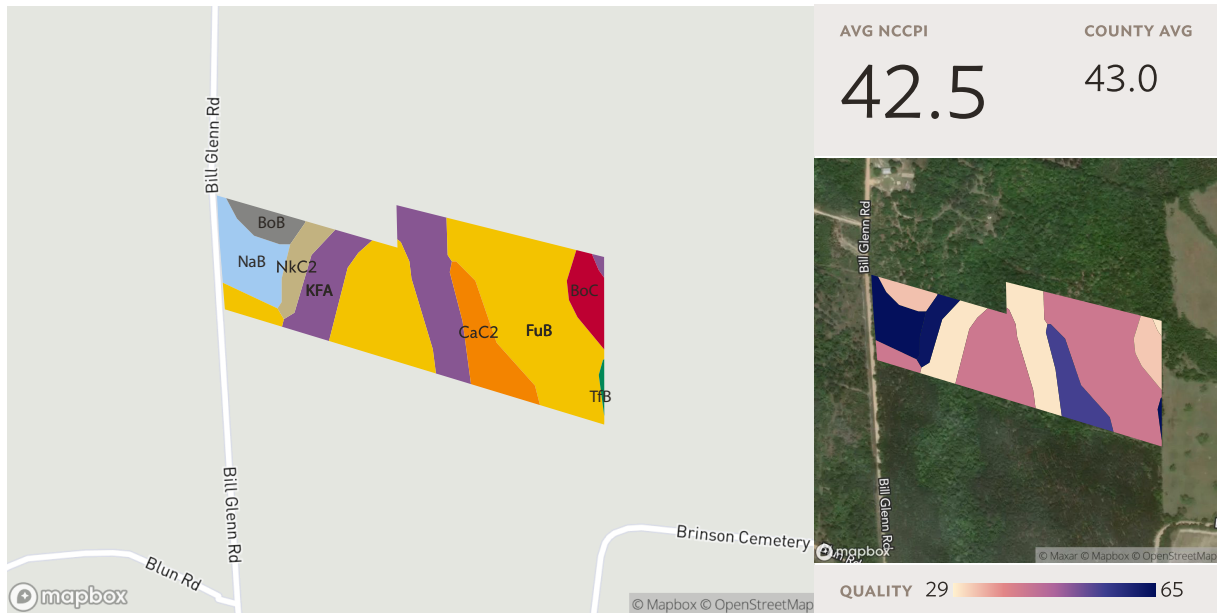
SOIL MAP



AcreValue

Fields | Soil Survey November 6, 2023

1 field, 27 acres in Emanuel County, GA



All fields

27 ac.

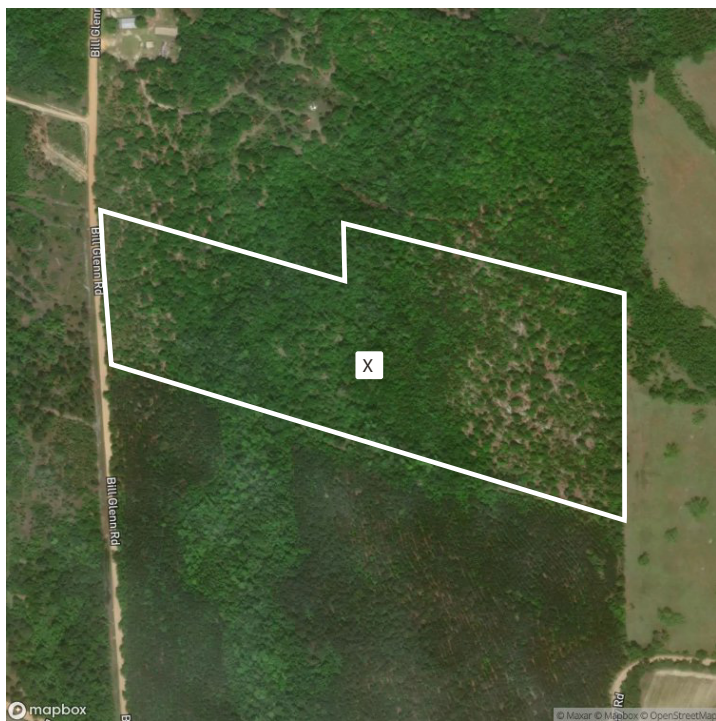
SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
FuB	Fuquay loamy sand, 0 to 5 percent slopes	13.49	50.1%	2	41.7
KFA	Kinston and Bibb soils, 0 to 2 percent slopes, frequently flooded	5.64	20.9%	6	30.0
CaC2	Carnegie sandy loam, 5 to 8 percent slopes, moderately eroded	2.28	8.5%	4	55.3
NaB	Nankin loamy sand, 2 to 5 percent slopes	2.23	8.3%	2	64.4
BoC	Bonifay sand, 5 to 8 percent slopes	1.22	4.5%	4	32.4
NkC2	Nankin sandy loam, 5 to 8 percent slopes, moderately eroded	1.09	4.0%	4	63.2
BoB	Bonifay sand, 1 to 5 percent slopes	0.90	3.3%	3	33.0
TfB	Tifton loamy sand, 2 to 5 percent slopes	0.08	0.3%	2	64.6
		26.95			42.5

WETLANDS MAP



Fields | Flood Hazard November 6, 2023

1 field, 27 acres in Emanuel County, GA



Legend

**SPECIAL FLOOD
HAZARD AREAS**
High flood risk

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

**OTHER AREAS OF
FLOOD HAZARD**
Moderate flood risk

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Areas with Reduced Flood Risk due to Levee Zone X
- Areas with Flood Risk due to Levee Zone X

OTHER AREAS

- Area of Minimal Flood Hazard Zone X
- Area of Undetermined Flood Hazard Zone D

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

* HIGH FLOOD RISK - areas with a 1% annual chance or greater of flooding, also referred to as base flood zones or 100-year flood zones. Classified as Special Flood Hazard Areas (SFHAs) by FEMA. MODERATE FLOOD RISK - areas in between the limits of the 1% annual and the 0.2% annual (or 500-year) flood zones. MINIMAL FLOOD RISK - areas that are above the 500-year flood zones. UNDETERMINED FLOOD RISK - areas where flood analysis has not been conducted.

All fields

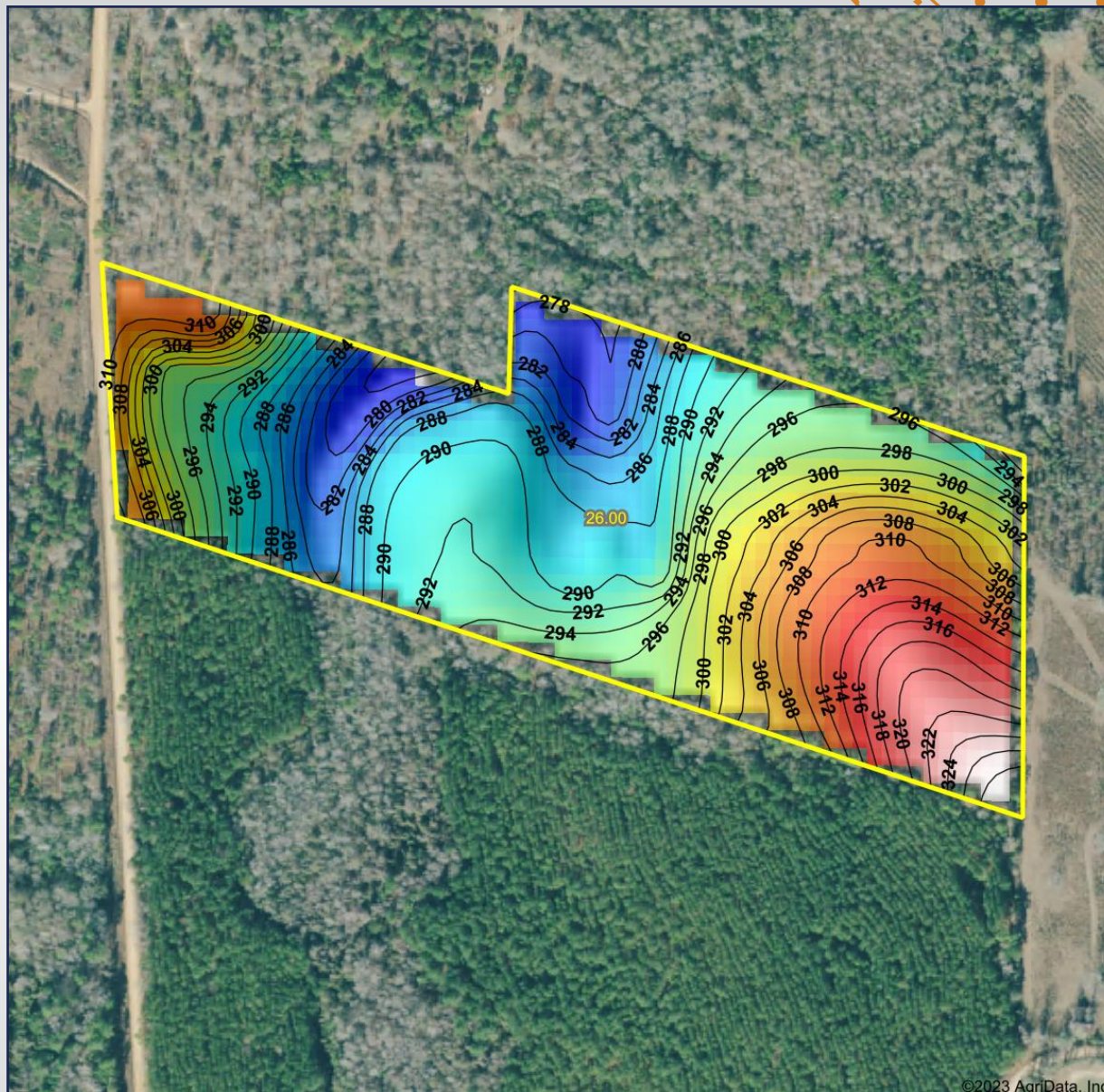
Source: FEMA National Flood Hazard Layer

27 ac.

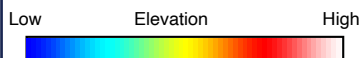
FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
 X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	26.95	100.0%
			26.95	



TOPO MAP



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Maps Provided By:



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www.AgriDataInc.com

Source: USGS 10 meter dem

Interval(ft): 2

Min: 277.1

Max: 330.1

Range: 53.0

Average: 298.2

Standard Deviation: 12.17 ft

0ft 315ft 631ft



11/6/2023

**Emanuel County
Georgia**

Boundary Center: 32° 42' 15.16, -82° 16' 40.58