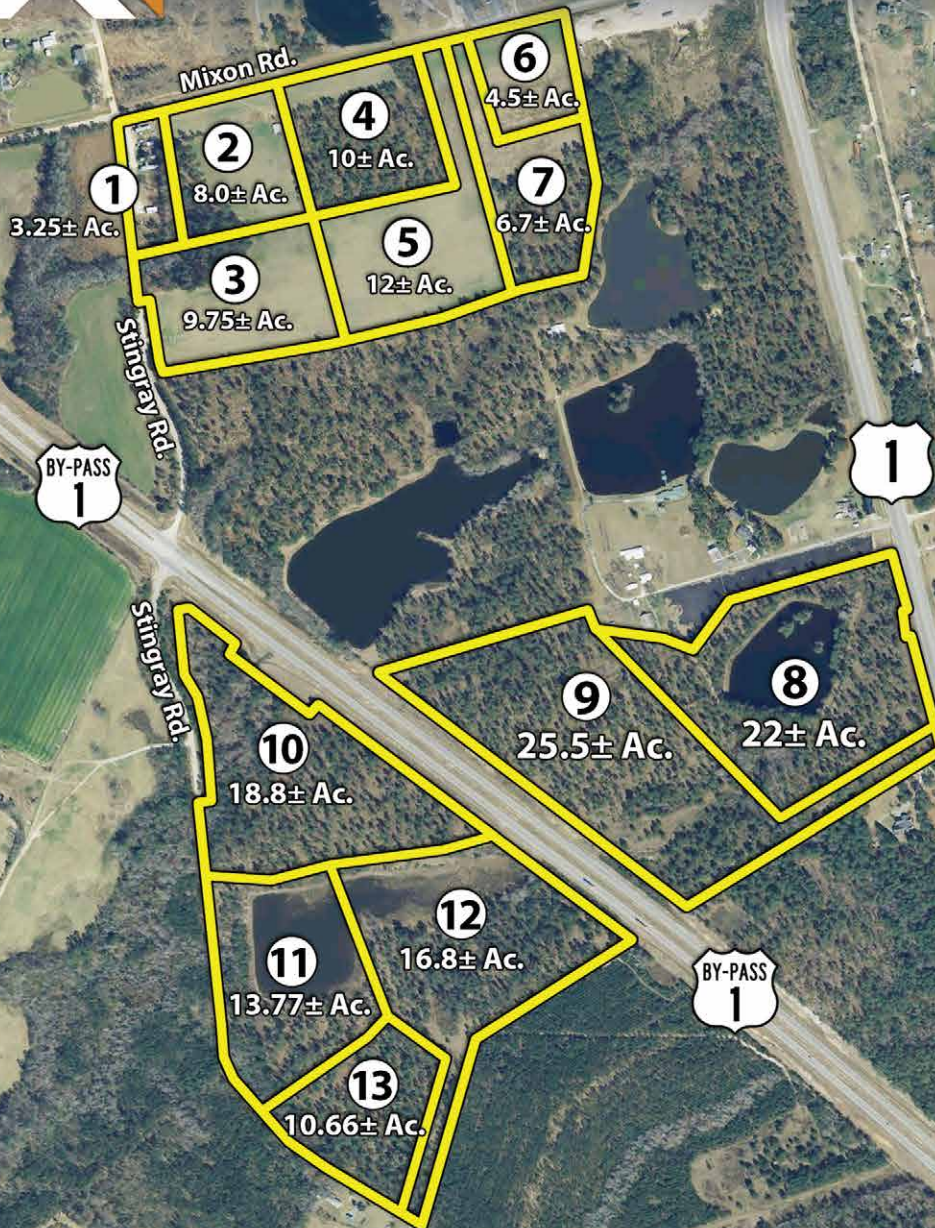




# RINER RIDGE



**160± ACRES** FUTURE DEVELOPMENT

SWAINSBORO, GEORGIA • EMANUEL COUNTY

**BIDDING ENDS: FEBRUARY 8TH**

Rusty Lane, CAI  
Owner



**SOUTH  
AUCTION**

478.455.1861 | [rusty@southauctiongroup.com](mailto:rusty@southauctiongroup.com)

**SouthAuction.com**





# RINER RIDGE

Hello,

South Auction is proud to present Riner Ridge in Swainsboro, GA to the public via online auction. This property offers many possibilities and uses for the purchaser.

We invite you to read through the following information packet and reach out to us with questions. We will also be available to tour the property with you by appointment.

Bidding will conclude on Feb. 8th at 12 noon.



- **Ideal home site opportunities**
- **Income producing mobile home park**
- **2 ponds**
- **Planted mature timber**
- **Future development possibilities**
- **Minutes from downtown Swainsboro, 14 miles to I-16 / Exit 90**



**Rusty Lane, CAI**  
Owner

478.455.1861 | [rusty@southauctiongroup.com](mailto:rusty@southauctiongroup.com)  
**SouthAuction.com**



**SOUTH**  
**AUCTION**



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- Location Map ..... 3
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- Parcel 1 / Tracts 1-7 ..... 6-13
- Parcel 2 / Tracts 8-9 .....14-21
- Parcel 3 / Tracts 10-13 .....22-32

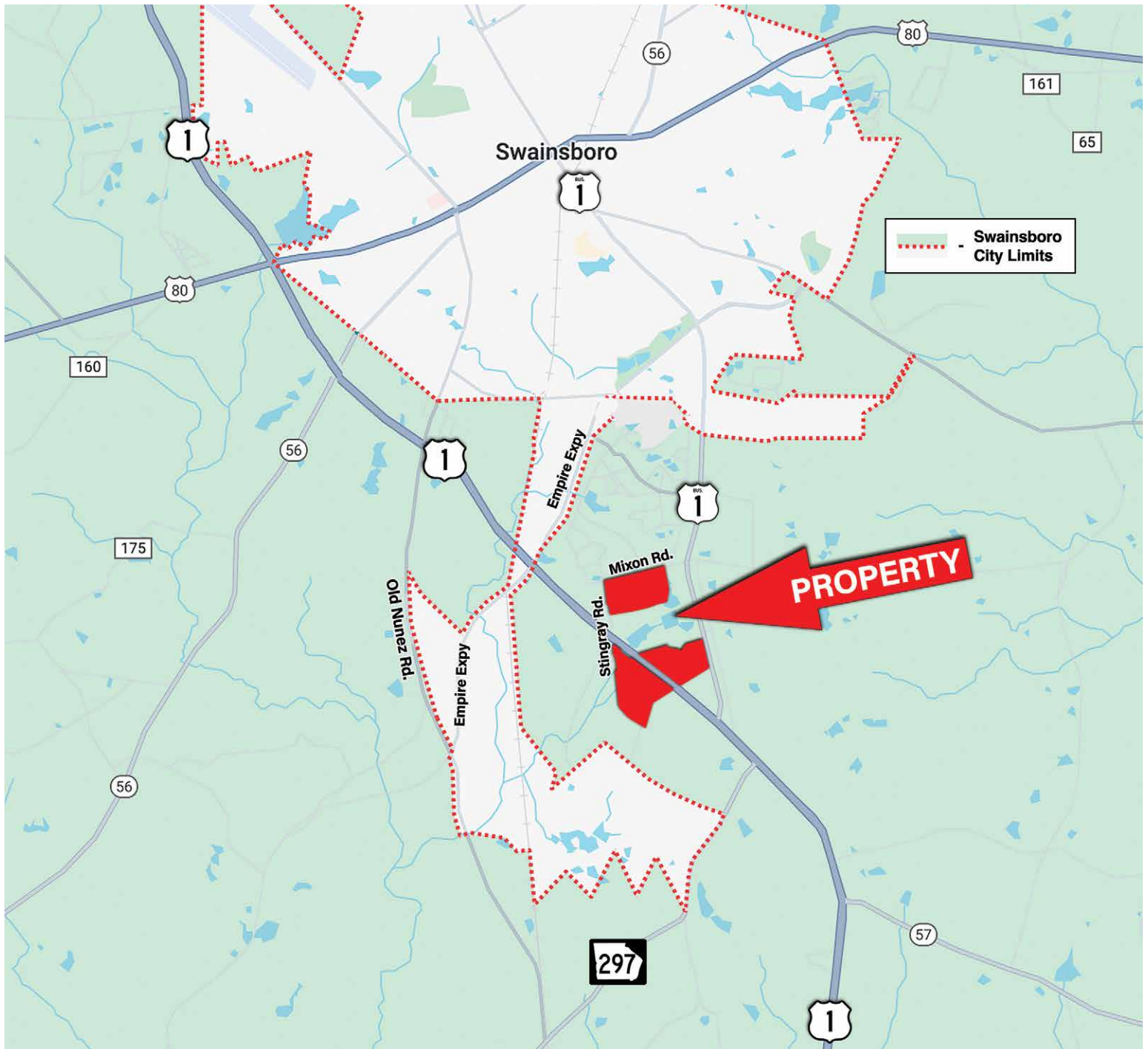


Swainsboro, GA | Emanuel Co

# RINER RIDGE

# 160<sup>±</sup> ACRES

## PROPERTY LOCATION

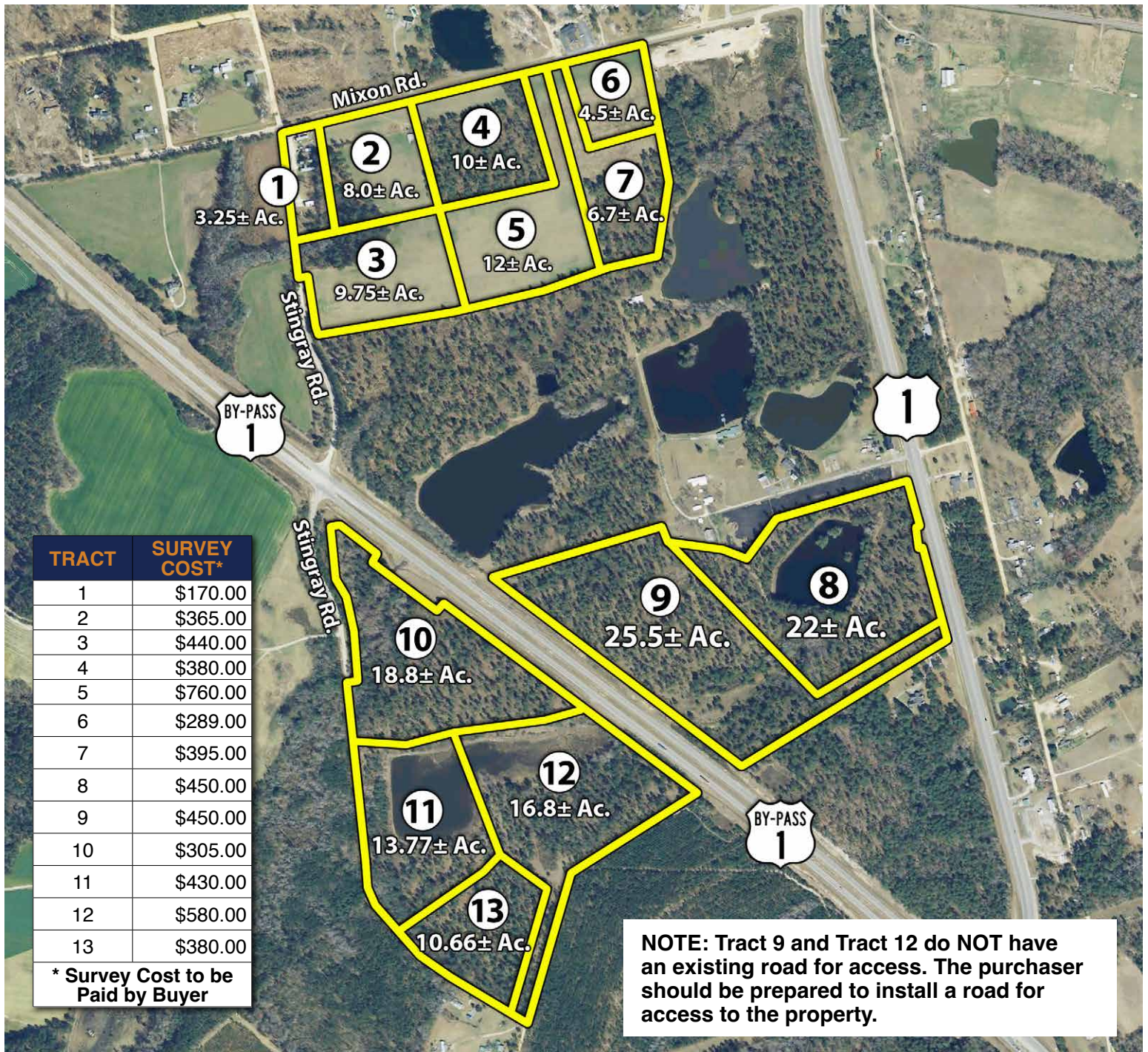


BIDDING ENDS: FEBRUARY 8TH



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## MAIN DIVISION MAP



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**RINER RIDGE**

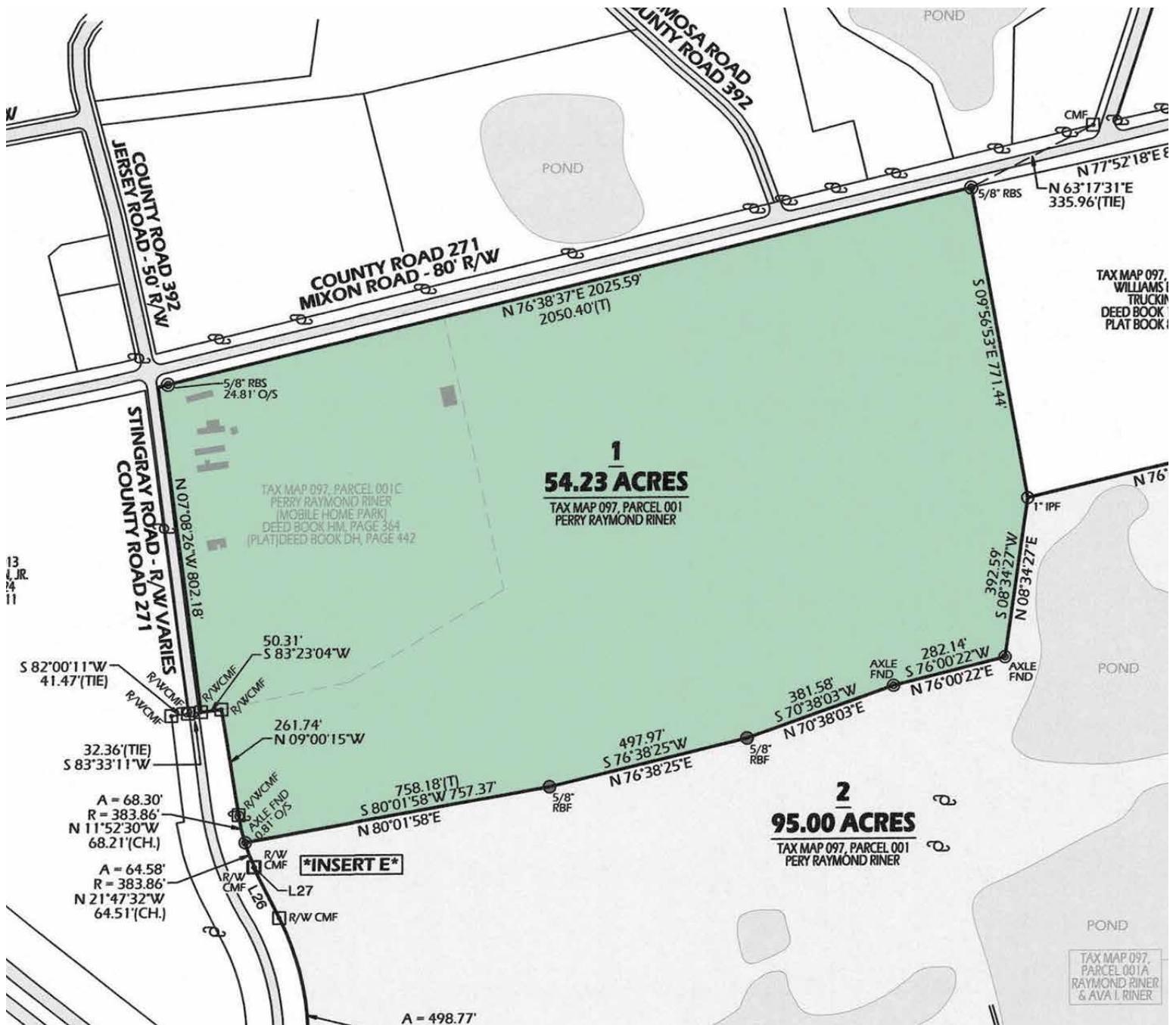
**160<sup>±</sup>  
ACRES**

## TRACTS 1 - 7 DIVISION MAP





# SOUTH AUCTION



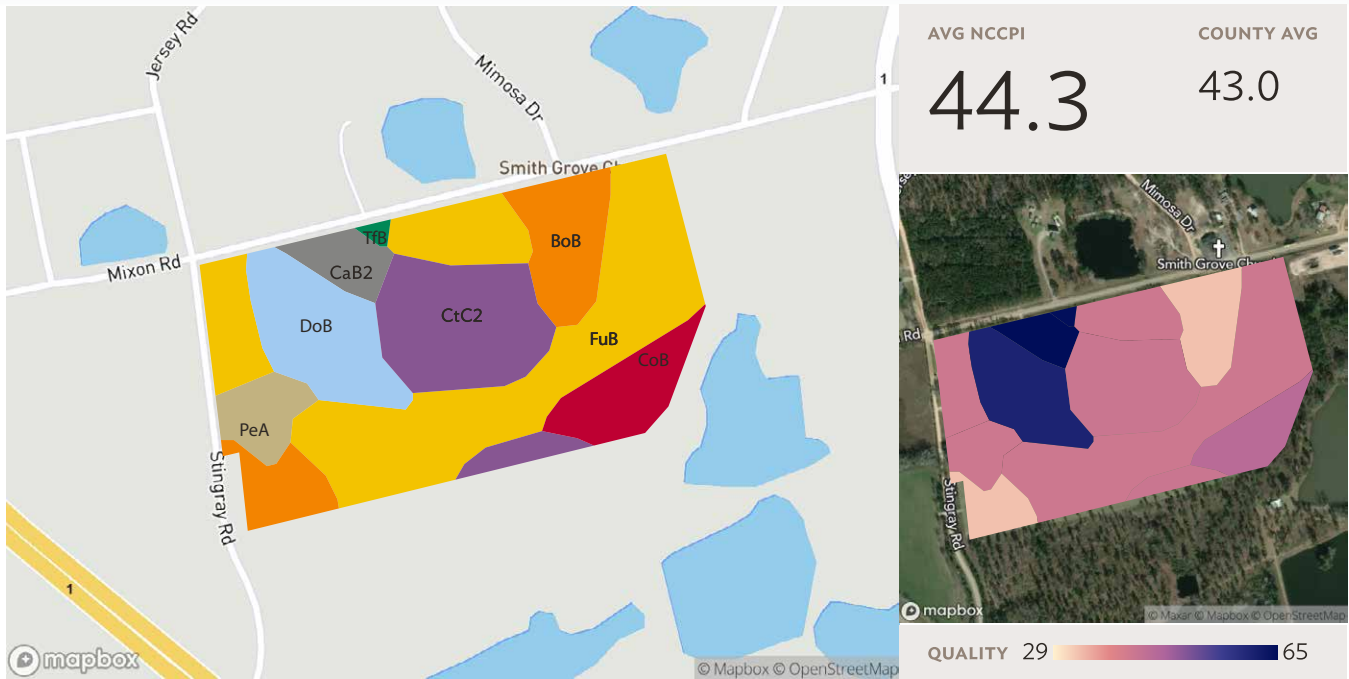


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# RINER RIDGE

# 160<sup>±</sup> ACRES

## TRACTS 1 - 7 SOILS MAP



Source: NRCS Soil Survey

### All fields

53 ac.

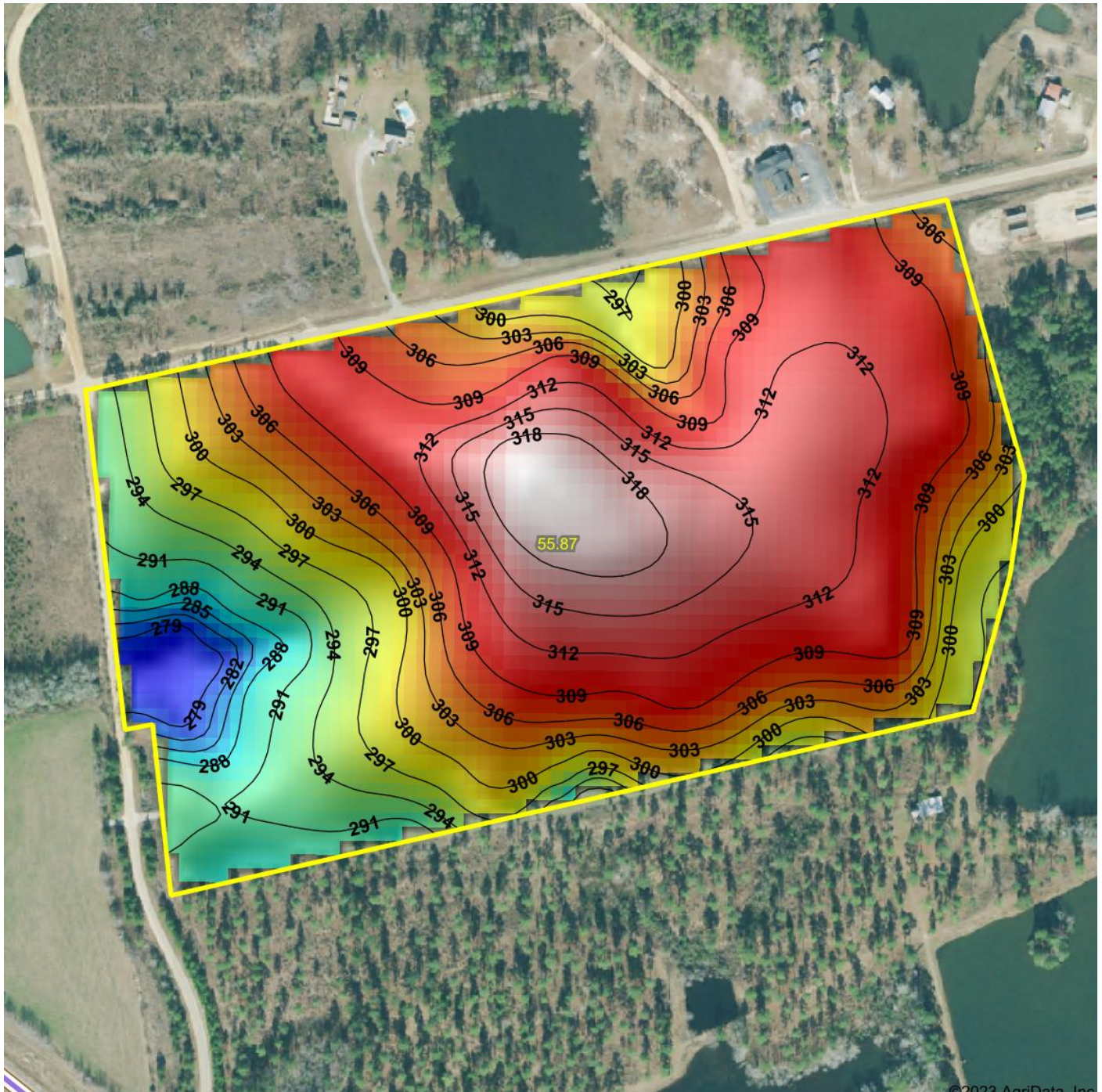
| SOIL CODE | SOIL DESCRIPTION                                               | ACRES | PERCENTAGE OF FIELD | SOIL CLASS | NCCPI |
|-----------|----------------------------------------------------------------|-------|---------------------|------------|-------|
| FuB       | Fuquay loamy sand, 0 to 5 percent slopes                       | 21.97 | 41.5%               | 2          | 41.7  |
| CtC2      | Cowarts sandy loam, 5 to 8 percent slopes, moderately eroded   | 9.22  | 17.4%               | 4          | 42.2  |
| BoB       | Bonifay sand, 1 to 5 percent slopes                            | 6.88  | 13.0%               | 3          | 33.0  |
| DoB       | Dothan loamy sand, 2 to 5 percent slopes                       | 6.45  | 12.2%               | 2          | 60.8  |
| CoB       | Cowarts loamy sand, 2 to 5 percent slopes                      | 3.85  | 7.3%                | 2          | 44.9  |
| PeA       | Pelham loamy sand, 0 to 2 percent slopes, occasionally flooded | 2.42  | 4.6%                | 5          | 41.6  |
| CaB2      | Carnegie sandy loam, 2 to 5 percent slopes, moderately eroded  | 1.92  | 3.6%                | 3          | 70.2  |
| TfB       | Tifton loamy sand, 2 to 5 percent slopes                       | 0.22  | 0.4%                | 2          | 64.6  |
|           |                                                                | 52.94 |                     |            | 44.3  |

BIDDING ENDS: FEBRUARY 8TH



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## TRACTS 1 - 7 TOPO MAP



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# RINER RIDGE

# 160<sup>±</sup> ACRES

## TRACT 1 - MOBILE HOME PARK

- 6 lot mobile home park
- Current monthly income \$475
- Well and Septic



**DISCLAIMER:** The seller nor the auctioneer are certain about the current income, ownership of the existing homes, condition of the well or condition of the septic system.

BIDDING ENDS: FEBRUARY 8TH



## TRACTS 1 - 7 PHOTOS



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ACRES**

## TRACTS 1-7 TIMBER INFORMATION



**BIDDING ENDS: FEBRUARY 8TH**



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## TRACTS 1-7 TIMBER INFORMATION



**MTMS, Inc.**

**MERCER TIMBERLAND MANAGEMENT SERVICES**

1586 Hwy. 192 South • Twin City, GA 30471

Office & Fax: 478-763-3961

E-mail: [mtms@pineland.net](mailto:mtms@pineland.net)



**JIM MERCER**

GA Registered Forester #2378

Mobile: 912-536-0452

**MIKE GOMEZ**

GA Registered Forester #2001

Mobile: 478-494-8302

Home: 478-237-8806

### **Riner Tr. 1**

#### **Volume and Value Summary**

**54.2 Acres**

#### **Timbered Acres**

#### **16.2 Acres**

| Product        | Tons | \$/Ton | Value      |
|----------------|------|--------|------------|
| Pine Pulpwood  | 125  | 12.00  | \$1,500.00 |
| Pine Topwood   | 61   | 22.00  | \$1,342.00 |
| Pine Sawtimber | 243  | 32.00  | \$7,776.00 |

#### **Total Value**

**\$10,618.00**

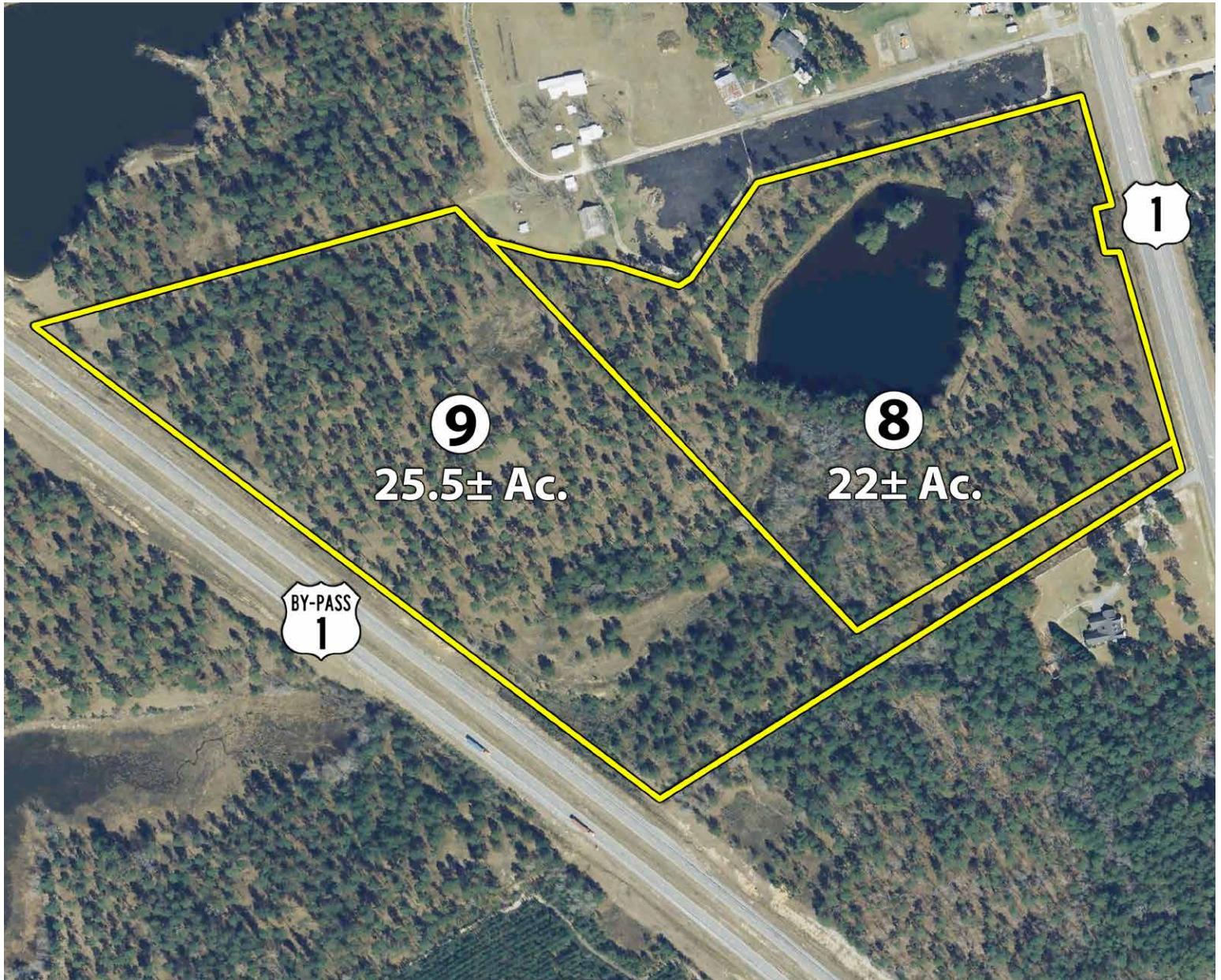


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**RINER RIDGE**

**160<sup>±</sup>  
ACRES**

## TRACTS 8-9 DIVISION MAP





# SOUTH AUCTION

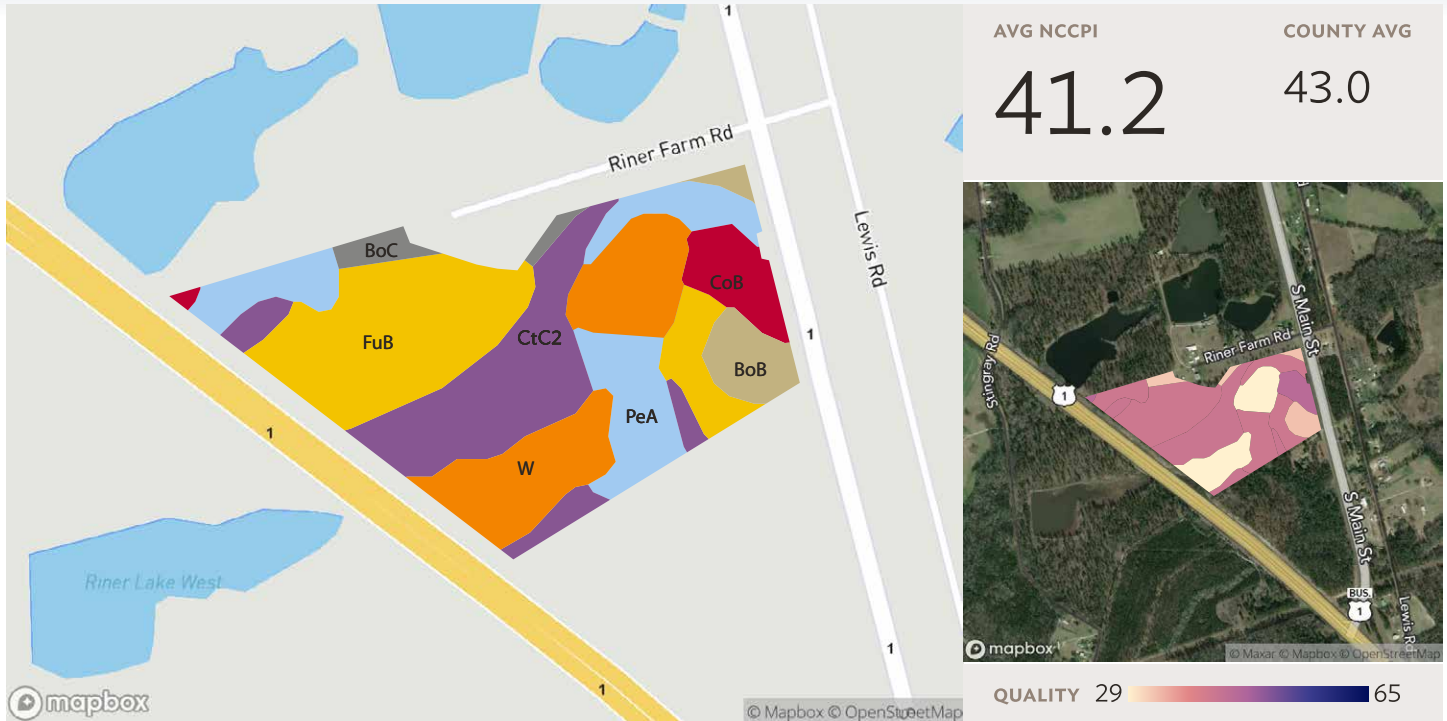


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# RINER RIDGE

# 160<sup>±</sup> ACRES

## TRACTS 8-9 SOILS MAP



Source: NRCS Soil Survey

### All fields

47 ac.

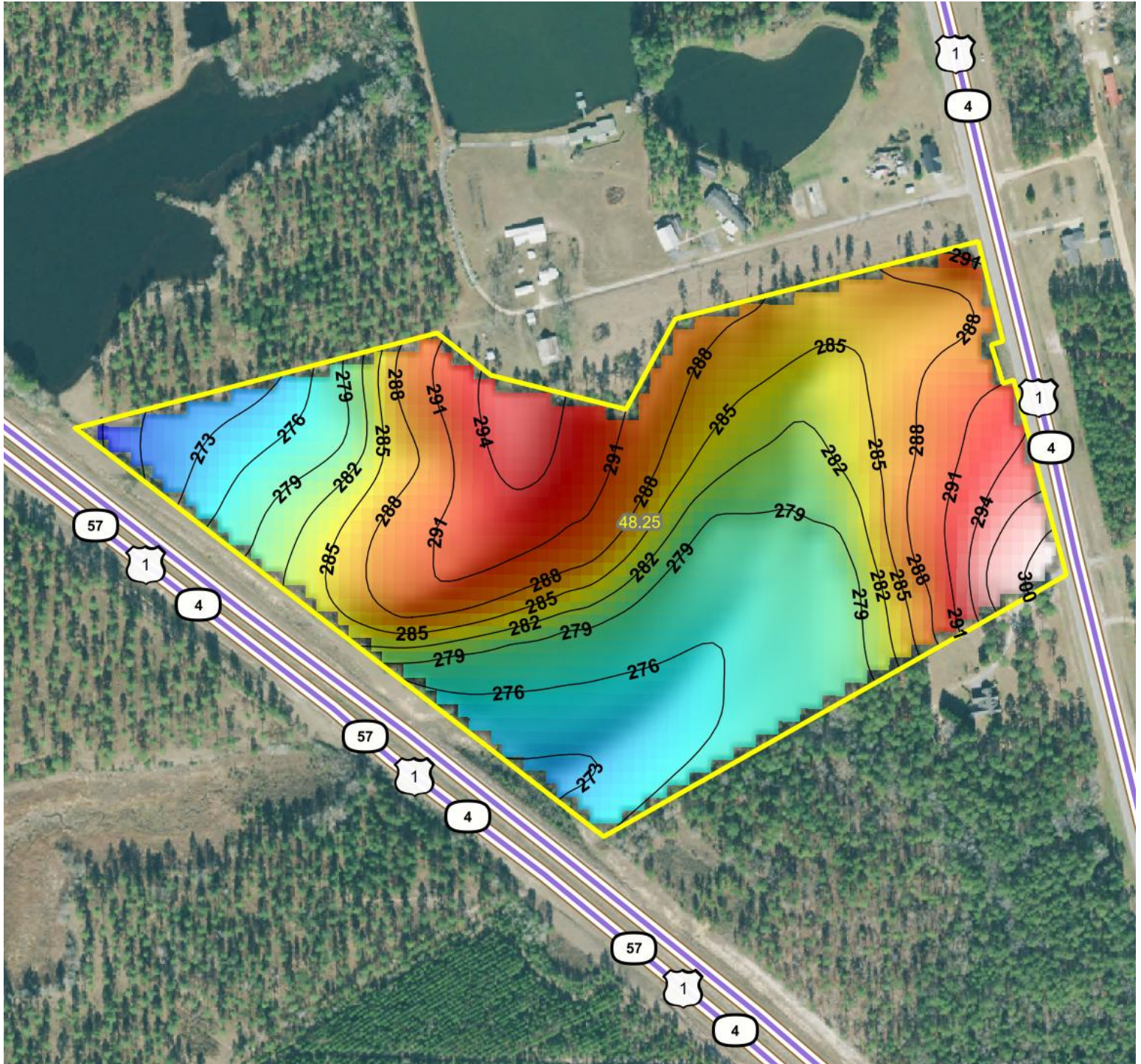
| SOIL CODE | SOIL DESCRIPTION                                               | ACRES | PERCENTAGE OF FIELD | SOIL CLASS | NCCPI |
|-----------|----------------------------------------------------------------|-------|---------------------|------------|-------|
| FuB       | Fuquay loamy sand, 0 to 5 percent slopes                       | 13.03 | 27.5%               | 2          | 41.7  |
| CtC2      | Cowarts sandy loam, 5 to 8 percent slopes, moderately eroded   | 10.60 | 22.4%               | 4          | 42.2  |
| W         | Water                                                          | 9.15  | 19.3%               |            | N/A   |
| PeA       | Pelham loamy sand, 0 to 2 percent slopes, occasionally flooded | 8.22  | 17.4%               | 5          | 41.6  |
| CoB       | Cowarts loamy sand, 2 to 5 percent slopes                      | 2.61  | 5.5%                | 2          | 44.9  |
| BoB       | Bonifay sand, 1 to 5 percent slopes                            | 2.57  | 5.4%                | 3          | 33.0  |
| BoC       | Bonifay sand, 5 to 8 percent slopes                            | 1.15  | 2.4%                | 4          | 32.4  |
|           |                                                                | 38.18 | 80.7%               |            | 41.2  |

BIDDING ENDS: FEBRUARY 8TH



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## TRACTS 8-9 TOPO MAP



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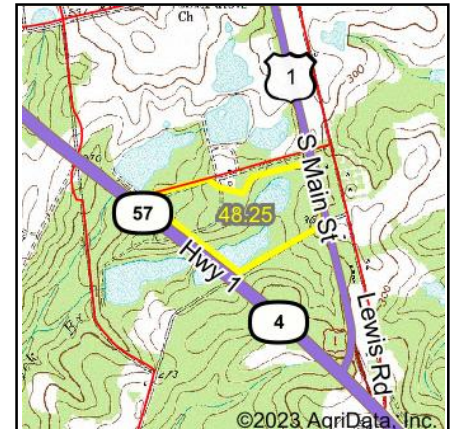
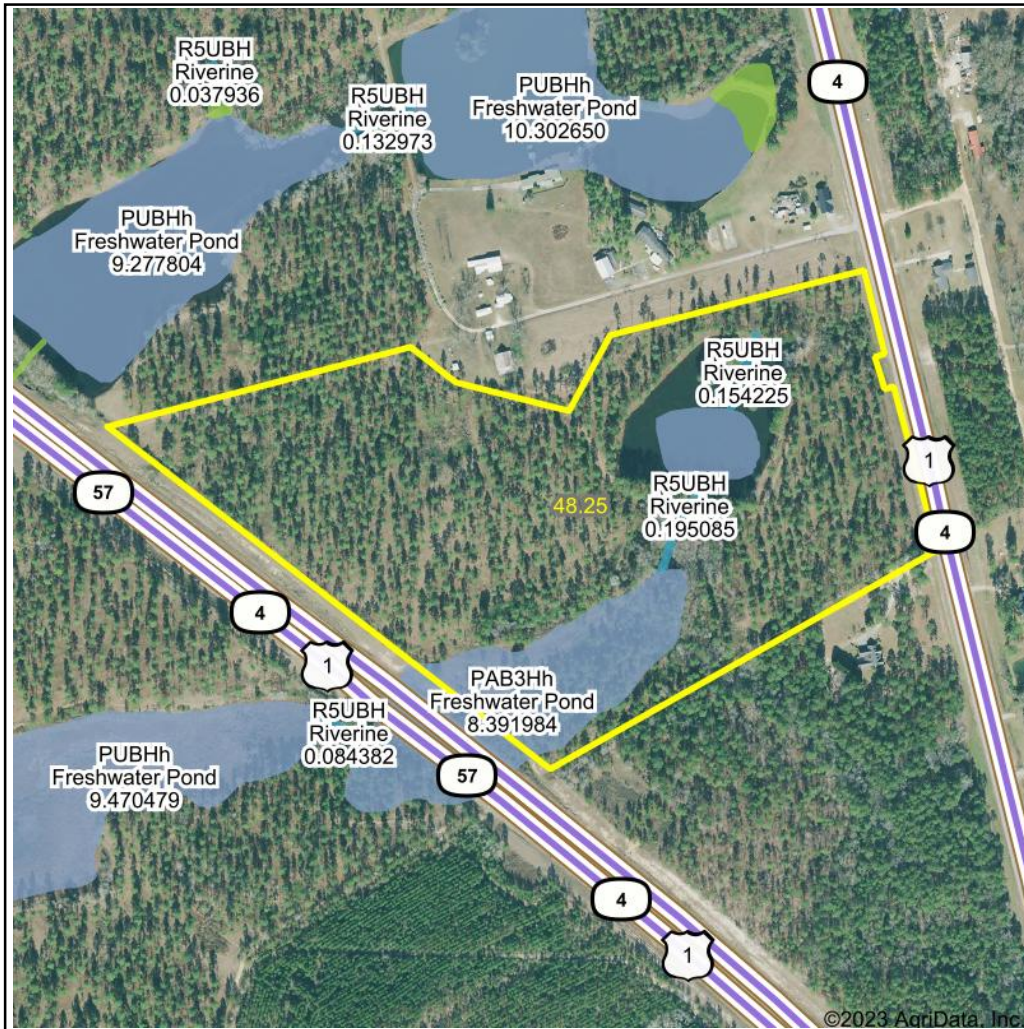


Swainsboro, GA | Emanuel Co

# RINER RIDGE

# 160<sup>±</sup> ACRES

## TRACTS 8-9 WETLANDS MAP



State: **Georgia**  
Location:  
County: **Emanuel**  
Township: **Swainsboro**  
Date: **12/19/2023**

Maps Provided By:



0ft 658ft 1316ft

| Classification Code | Type            | Acres |
|---------------------|-----------------|-------|
| PAB3Hh              | Freshwater Pond | 6.33  |
| R5UBH               | Riverine        | 0.35  |
| Total Acres         |                 | 6.68  |

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

BIDDING ENDS: FEBRUARY 8TH



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# POSSIBLE SUBDIVISION DEVELOPMENT TRACTS 8-9



**DISCLAIMER:** This subdivision map is concept only. Drawn by a designer, not an architect. No permits or approvals have been obtained.

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Swainsboro, GA | Emanuel Co

# RINER RIDGE

# 160<sup>±</sup> ACRES

## TRACTS 8-9 PHOTOS



BIDDING ENDS: FEBRUARY 8TH



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## TRACTS 8-9 PHOTOS



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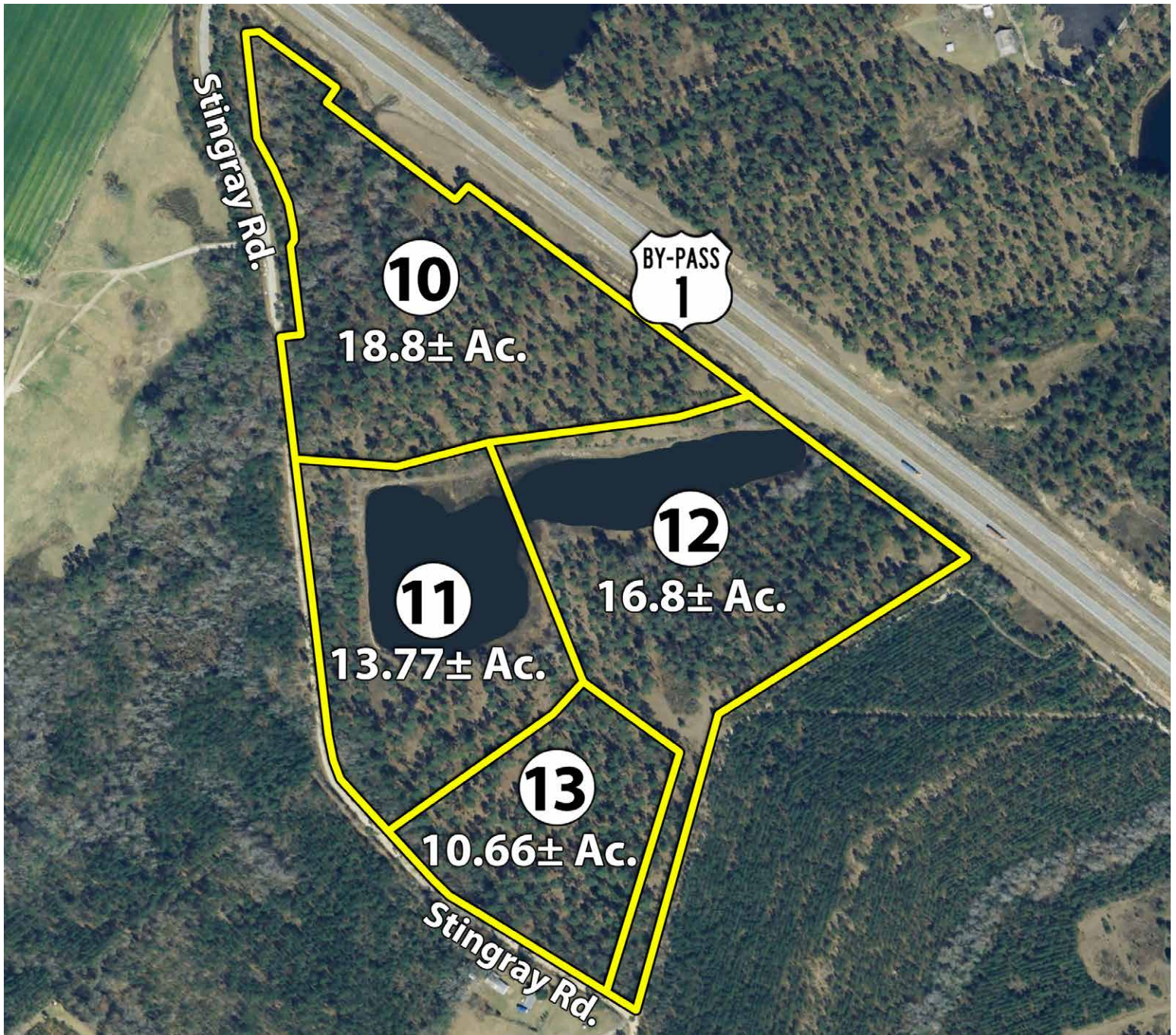


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# RINER RIDGE

# 160<sup>±</sup> ACRES

## TRACTS 10-13 DIVISION MAP



**DISCLAIMER:** The current pipe through the dam has been patched to allow for the pond to hold water. This is a temporary fix. The purchaser should plan to replace this pipe in the near future.

# **SHARED POND USE TERMS TRACTS 10, 11 & 12**

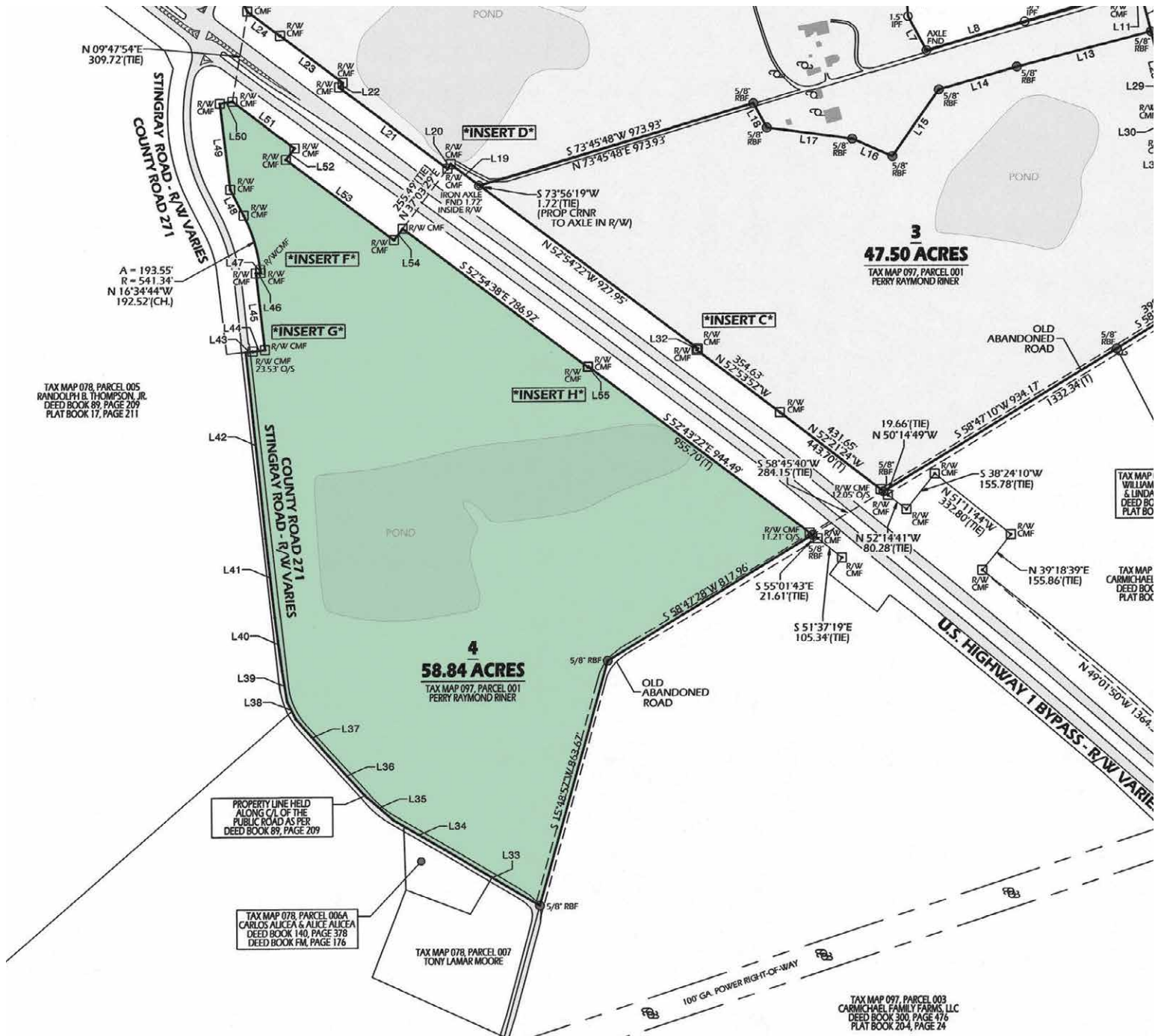
1. Any current or future owner of any of the lots or parcels referenced above shall have the right, subject to the limitations set forth herein, to fish, swim, boat, and otherwise enjoy the entire area of "Riner Lake," up to the high-water mark of said pond, for recreational purposes.
2. It is specifically understood, acknowledged, and agreed that the owners of the parcels of land described above must access the watered areas of said pond from, and only from, the parcels of land that they own an outright fee interest in and to. Each landowner shall have the right to use and enjoy the entire water covered area of the "Riner Lake" but must access the watered area only from the lands that they own a fee simple interest to. No landowner shall have the right to walk, drive, or travel along the dry lands of any other tract for the purposes of accessing or using the watered area of the "Riner Lake."
3. The right to use shall be exclusive to the owners of the individual tracts stated herein, their immediate family members, invitees, and guests. The invitees and guests must be accompanied by the landowner or an immediate family member of a landowner when using the "Riner Lake" for recreational purposes.
4. Each of the owners of the above referenced lots agree to take no actions or erect any structures, fences, etc. in the "Riner Lake" that shall impede the rights of other persons in their use of the said "Riner Lake." Each landowner, that actually owns a portion of the "Riner Lake" with land area sufficient to do so, shall have a right to erect a dock or structure on their property so long as the dock does not extend further than 30 feet into the watered area.
5. Each of the owners of the parcels listed above are responsible for maintaining the pond edge and/or dam, spillway, etc. located on their property and agree to cooperate one with the other in the maintenance and upkeep of the "Riner Lake." The lake shall not be used by any person in such a way as to create a nuisance to the other persons who have a right in and to said property.
6. The owners of the area where the dam and spillway are located shall be obligated to repair or maintain such portion of the said dam or spillway, at their sole expense, located on their property.

**Swainsboro, GA | Emanuel Co**

# RINER RIDGE

**160<sup>±</sup>  
ACRES**

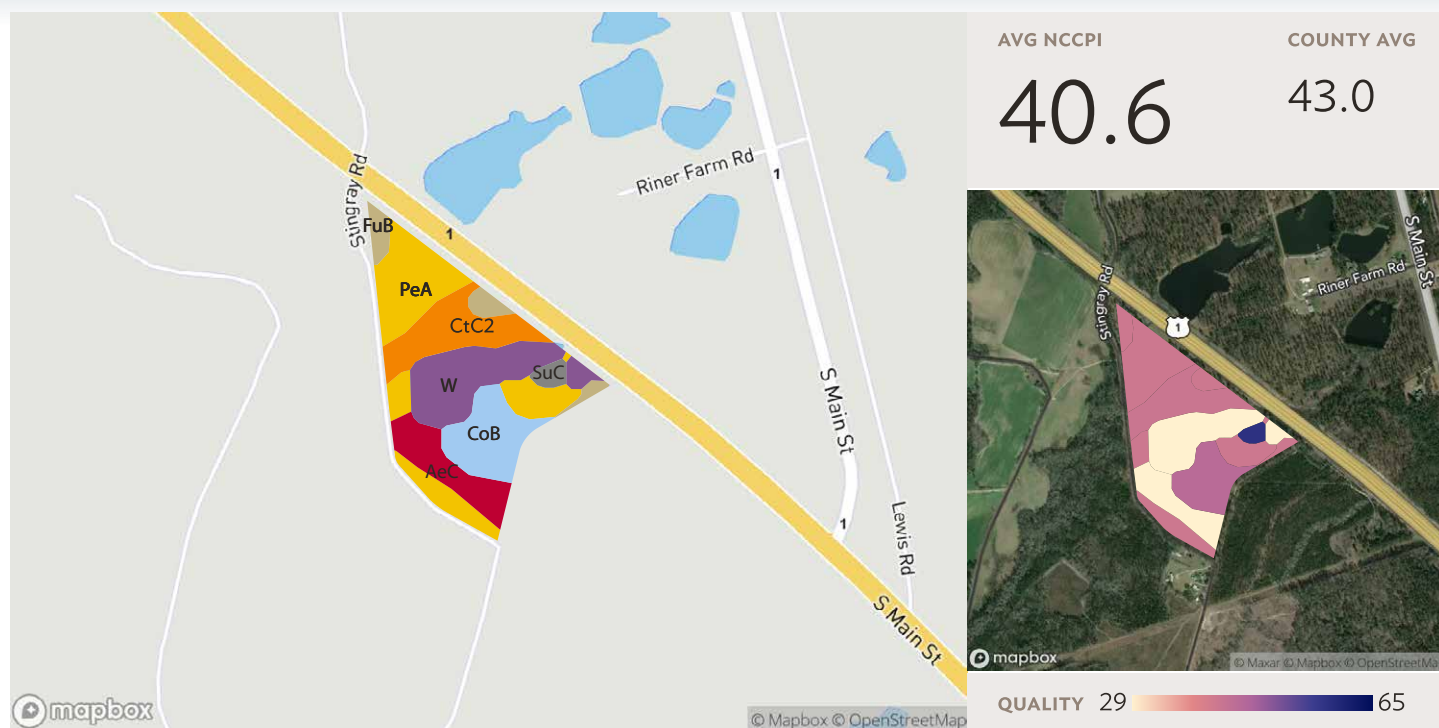
# TRACTS 10-13 SURVEY MAP



BIDDING ENDS: FEBRUARY 8TH



# TRACTS 10-13 SOILS MAP



## All fields

Source: NRCS Soil Survey

55 ac.

| SOIL CODE | SOIL DESCRIPTION                                               | ACRES | PERCENTAGE OF FIELD | SOIL CLASS | NCCPI |
|-----------|----------------------------------------------------------------|-------|---------------------|------------|-------|
| PeA       | Pelham loamy sand, 0 to 2 percent slopes, occasionally flooded | 16.28 | 29.5%               | 5          | 41.6  |
| W         | Water                                                          | 11.42 | 20.7%               |            | N/A   |
| CtC2      | Cowarts sandy loam, 5 to 8 percent slopes, moderately eroded   | 8.72  | 15.8%               | 4          | 42.2  |
| CoB       | Cowarts loamy sand, 2 to 5 percent slopes                      | 8.11  | 14.7%               | 2          | 44.9  |
| AeC       | Ailey loamy sand, 5 to 8 percent slopes                        | 6.46  | 11.7%               | 4          | 26.8  |
| FuB       | Fuquay loamy sand, 0 to 5 percent slopes                       | 3.15  | 5.7%                | 2          | 41.7  |
| SuC       | Susquehanna sandy loam, 2 to 8 percent slopes                  | 1.08  | 1.9%                | 6          | 58.2  |
|           |                                                                | 43.79 | 79.3%               |            | 40.6  |

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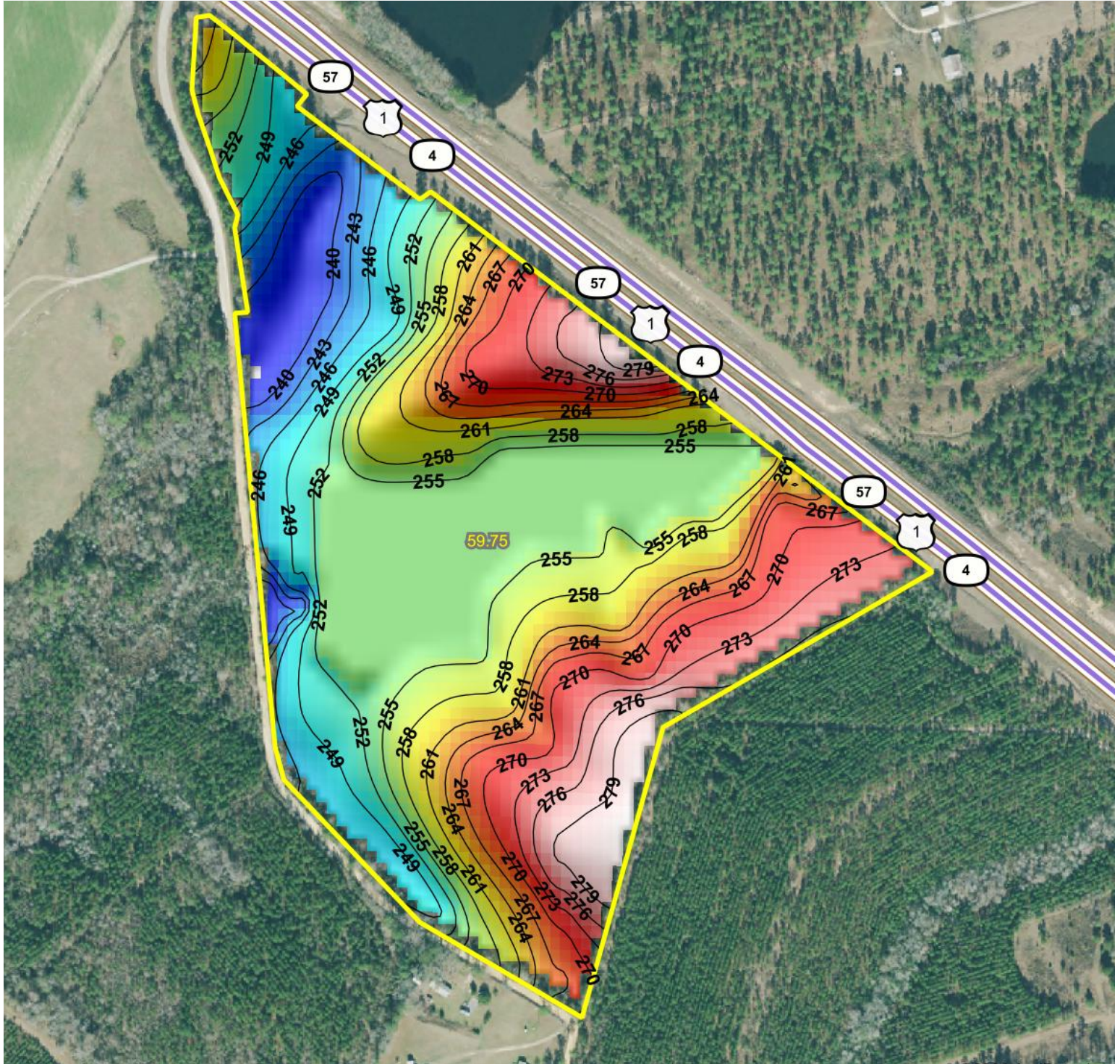


Swainsboro, GA | Emanuel Co

# RINER RIDGE

# 160<sup>±</sup> ACRES

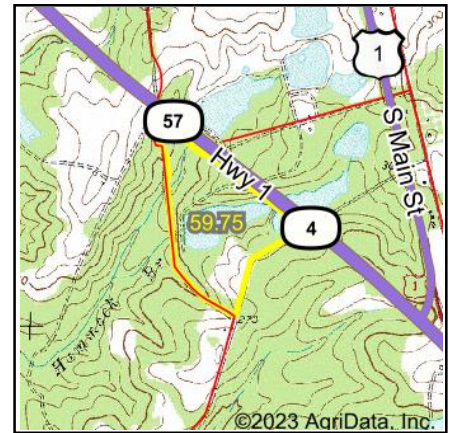
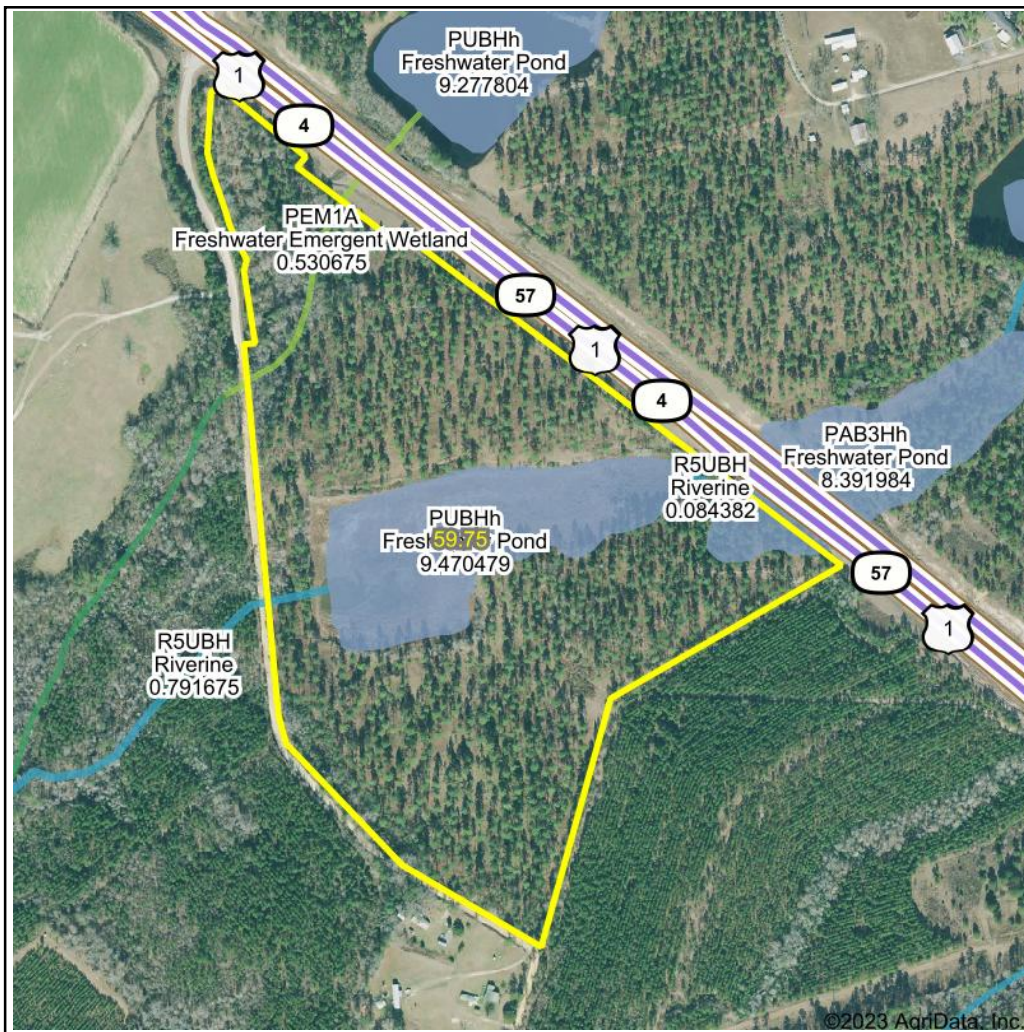
## TRACTS 10-13 TOPO MAP



BIDDING ENDS: FEBRUARY 8TH



## TRACTS 10-13 WETLANDS MAP



State: **Georgia**  
Location:  
County: **Emanuel**  
Township: **Swainsboro**  
Date: **12/19/2023**

Maps Provided By:



0ft 690ft 1380ft

| Classification Code | Type                        | Acres |
|---------------------|-----------------------------|-------|
| PUBHh               | Freshwater Pond             | 9.47  |
| PAB3Hh              | Freshwater Pond             | 1.13  |
| PEM1A               | Freshwater Emergent Wetland | 0.32  |
| R5UBH               | Riverine                    | 0.21  |
| Total Acres         |                             | 11.13 |

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

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# RINER RIDGE

# 160<sup>±</sup> ACRES

## POSSIBLE SUBDIVISION DEVELOPMENT TRACTS 10-13

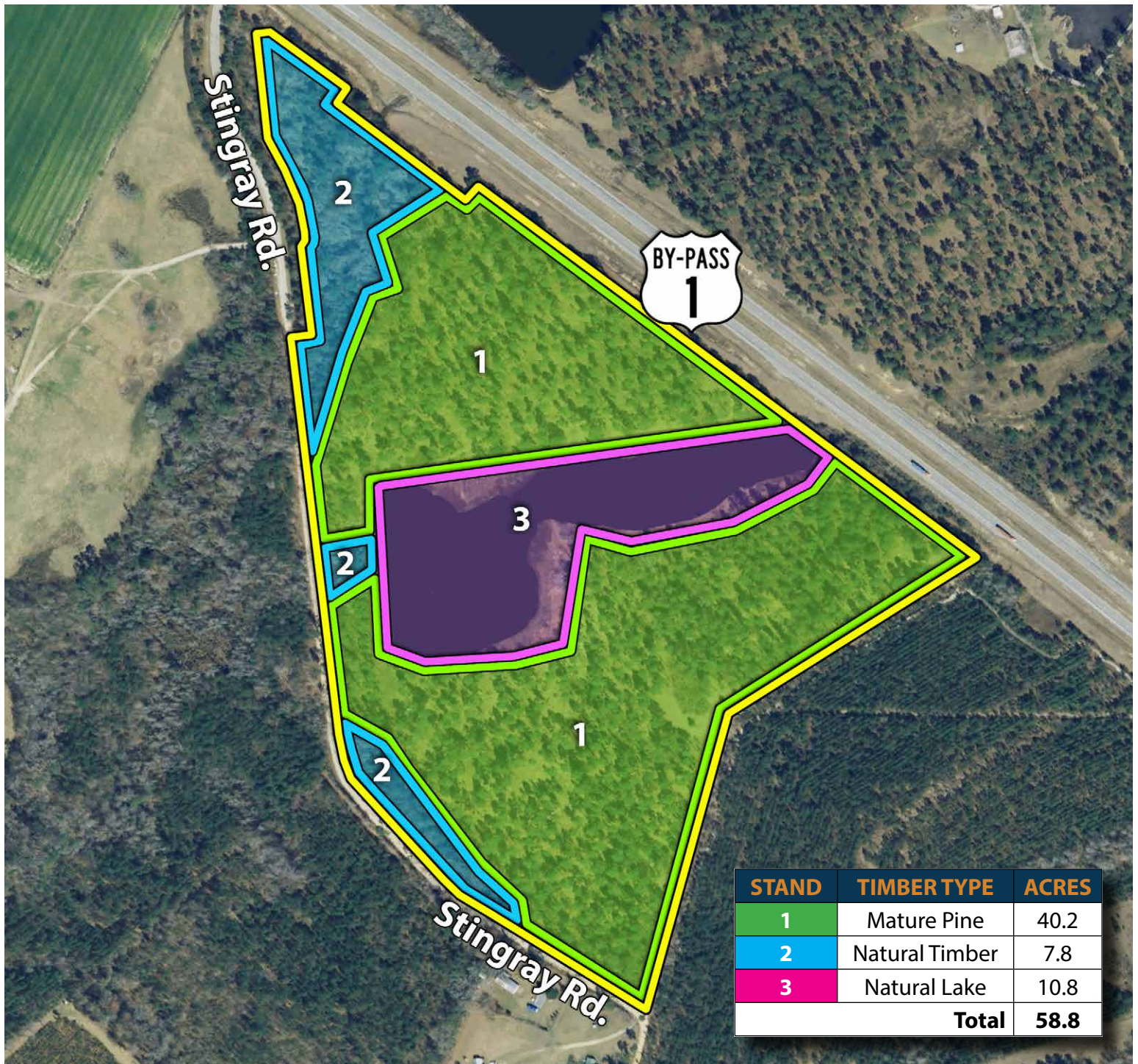


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## TRACTS 10-13 TIMBER INFORMATION



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# RINER RIDGE

# 160<sup>±</sup> ACRES

## TRACTS 10-13 TIMBER INFORMATION



MTMS, Inc.

### MERCER TIMBERLAND MANAGEMENT SERVICES

1586 Hwy. 192 South • Twin City, GA 30471  
Office & Fax: 478-763-3961  
E-mail: [mtms@pineland.net](mailto:mtms@pineland.net)



**JIM MERCER**

GA Registered Forester #2378  
Mobile: 912-536-0452

**MIKE GOMEZ**

GA Registered Forester #2001  
Mobile: 478-494-8302  
Home: 478-237-8806

#### Riner Tr. 4

#### Volume and Value Summary 58.8 Acres

#### Timbered Acres

#### 48.0 Acres

| Product            | Tons  | \$/Ton | Value              |
|--------------------|-------|--------|--------------------|
| Pine Pulpwood      | 246   | 12.00  | \$2,952.00         |
| Pine Topwood       | 254   | 10.00  | \$2,540.00         |
| Hardwood Pulpwood  | 58    | 8.00   | \$464.00           |
| Pine Chip N Saw    | 40    | 22.00  | \$880.00           |
| Pine Sawtimber     | 1,348 | 33.00  | \$44,484.00        |
| <b>Total Value</b> |       |        | <b>\$51,320.00</b> |

BIDDING ENDS: FEBRUARY 8TH



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## TRACTS 10-13 PHOTOS



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# RINER RIDGE

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## TRACTS 10-13 PHOTOS

