

Land
Auction

THE USSERY FARM

Broxton Hwy & Kirkland Still Road,
Hazlehurst, GA

**119
ACRES**
**OFFERED IN
17 TRACTS**



BIDDING ENDS: FEBRUARY 28TH

Derry Bennett, Auction Manager

229.561.0480
derrybennett@gmail.com



**SOUTH
AUCTION**

SouthAuction.com



INTRODUCTION

South Auction is honored to offer The Ussery Farm to the public via online auction. This farm has been in the Ussery Family for over 8 decades and they have entrusted us to sell this property.

The tract offers a variety of potential uses from home site development, commercial use, farming, recreation, and timber production. Approximately 70 acres of the farm was planted in loblolly pine two years ago and the Boxtown Highway parcels have a traffic count of over 1,200 vehicles daily. The uses and potential are endless for this property!

Bidders will have the opportunity to purchase single parcels, combinations of tracts, or the property as a whole. Bidding will conclude on February 28th at 12 noon. All bidding will be at SouthAuction.com

If you would like to discuss this property or the auction process please reach out to me any time.

Sincerely,



Derry Bennett, Auction Manager

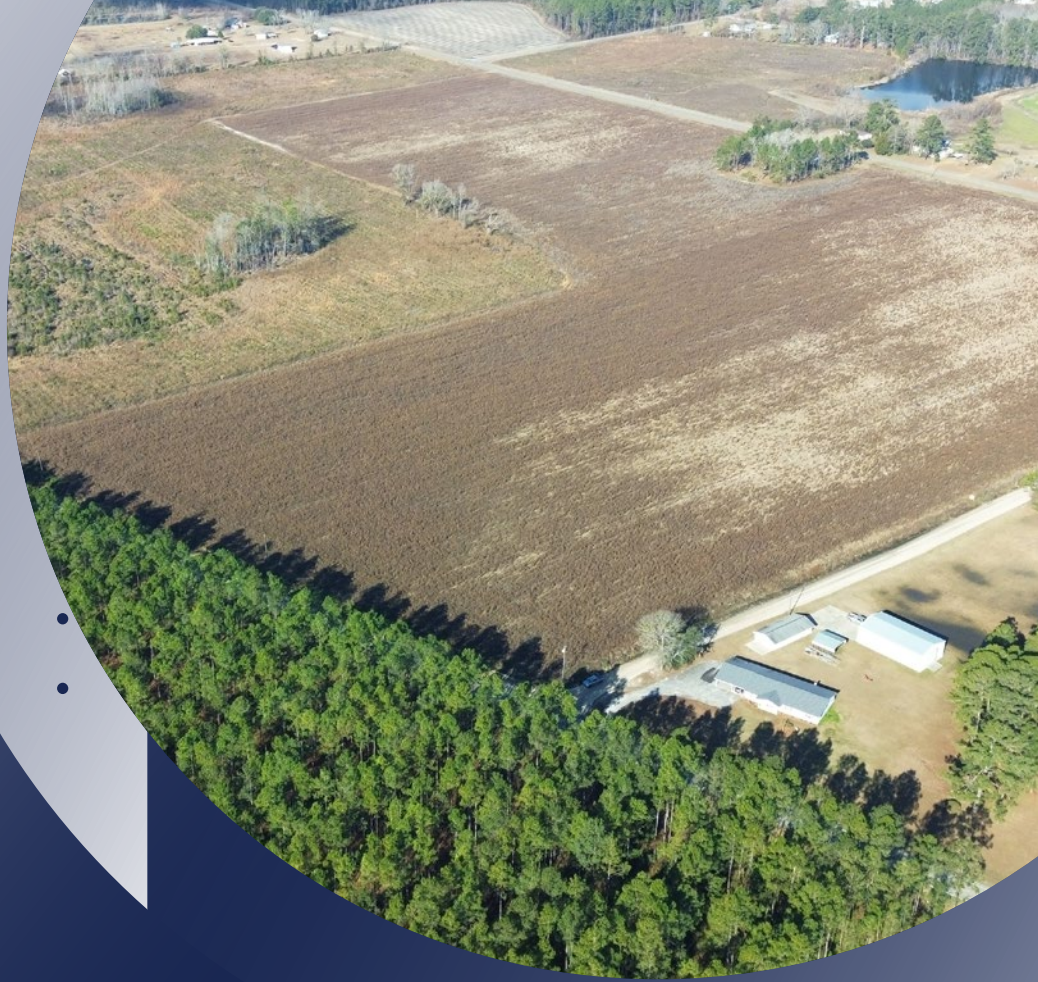
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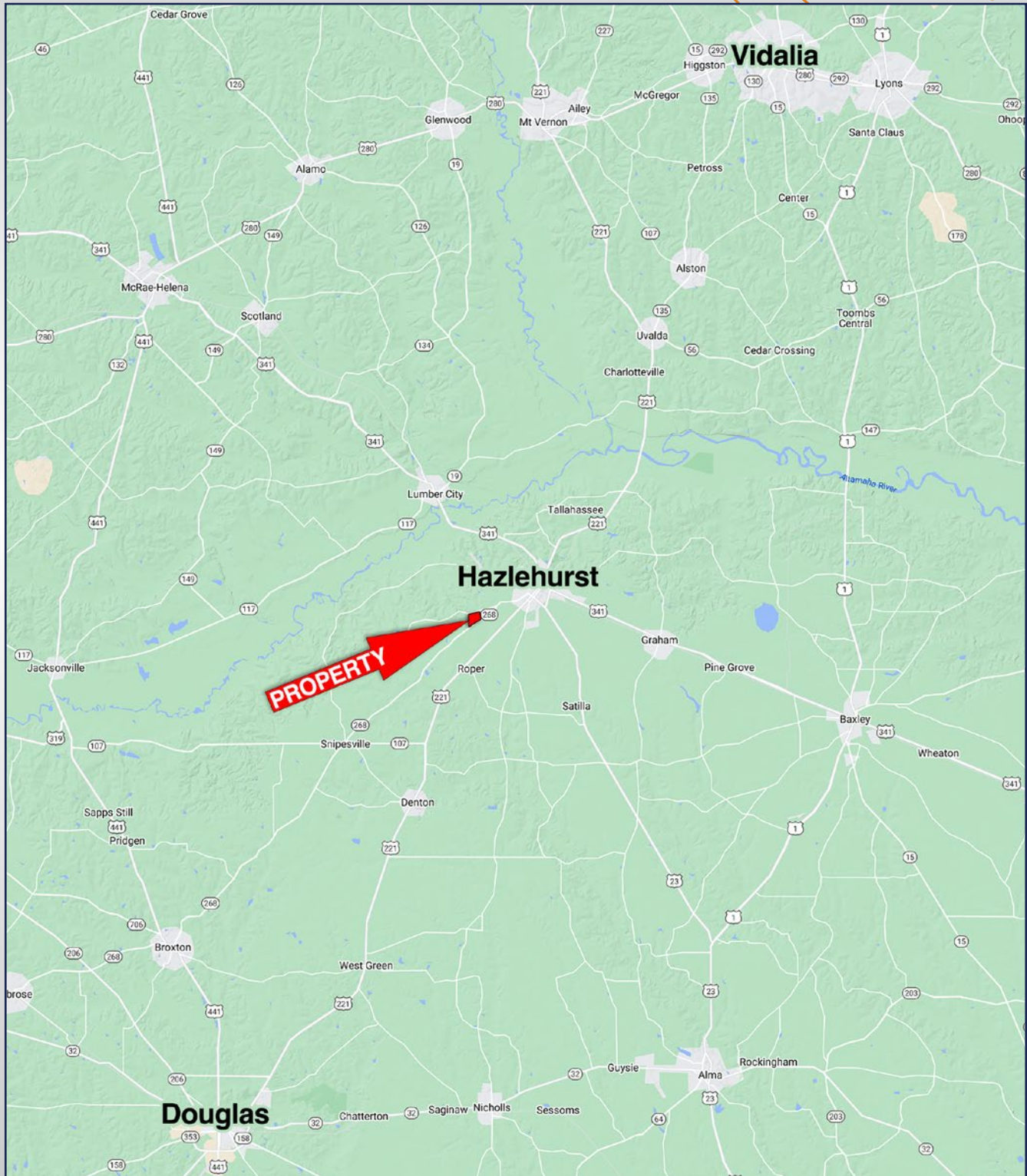
**SOUTH
AUCTION**

PAGE INDEX

- Location Maps 4-5
- Aerial Map 6
- Plat Map 7
- Property Usage Map 8
- Potential Subdivision Map.... 9
- Soils Map 10
- Wetlands Map 11
- Topo Map 12
- Property Photos 13-15



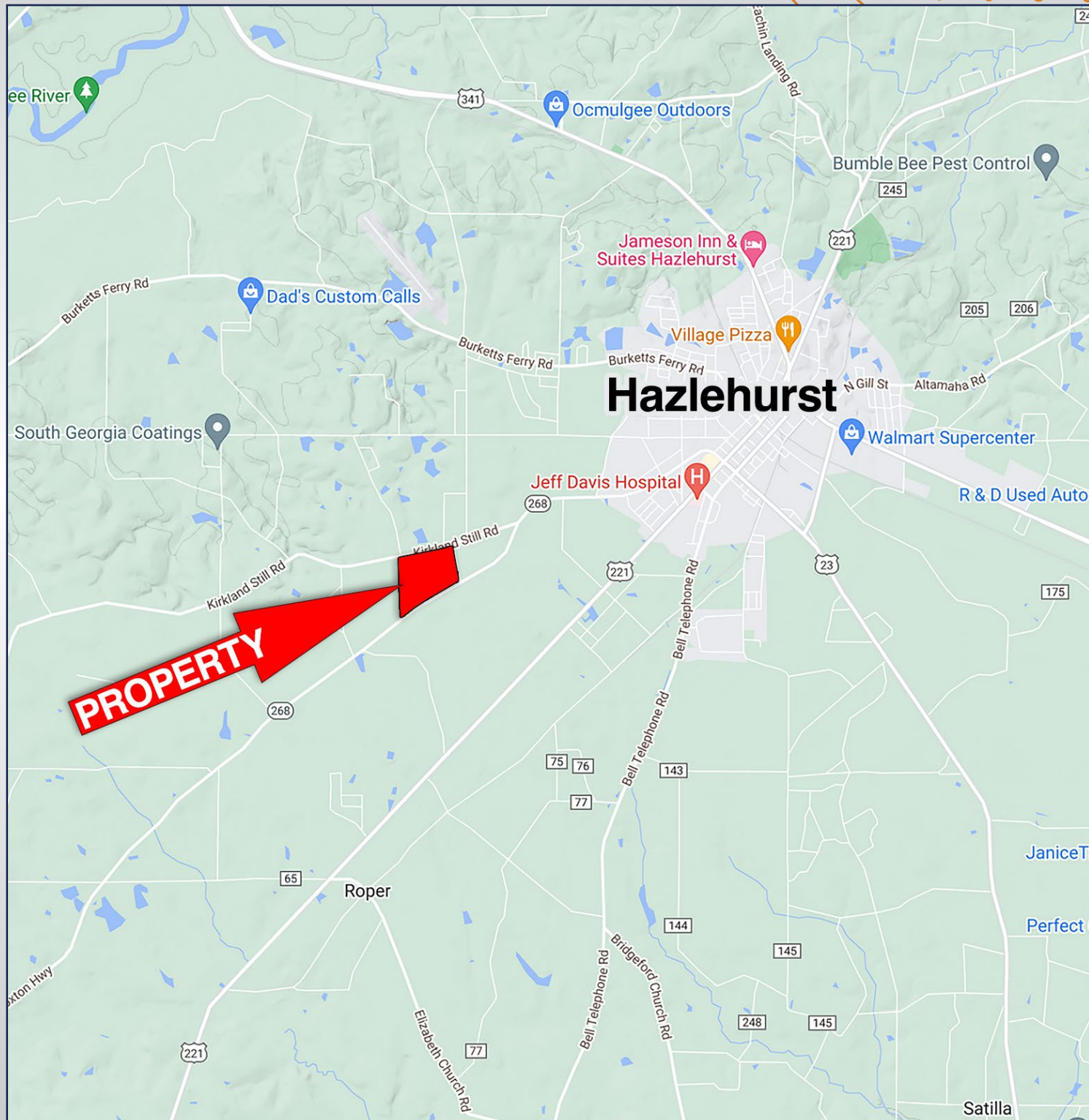
LOCATION MAP



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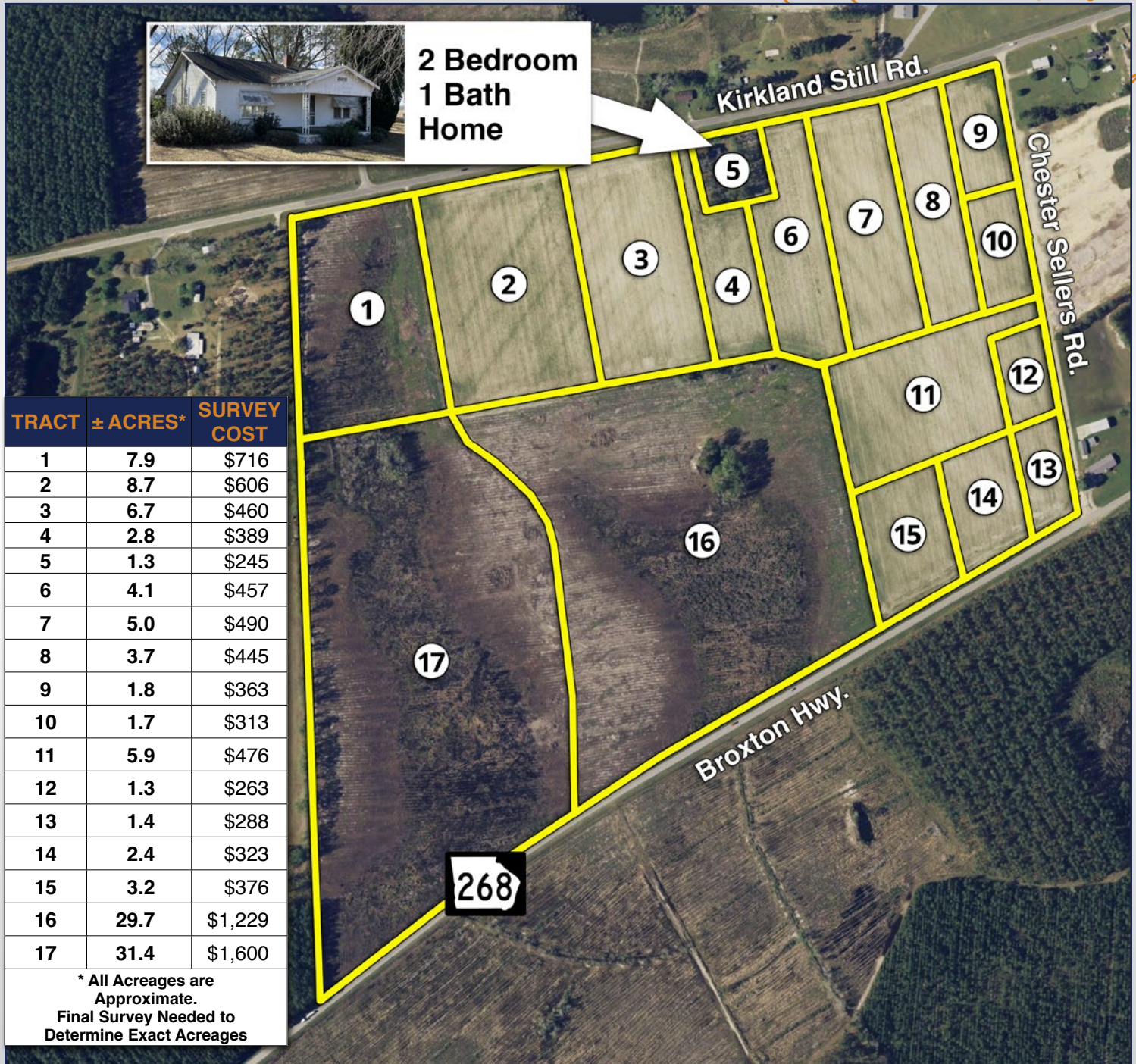
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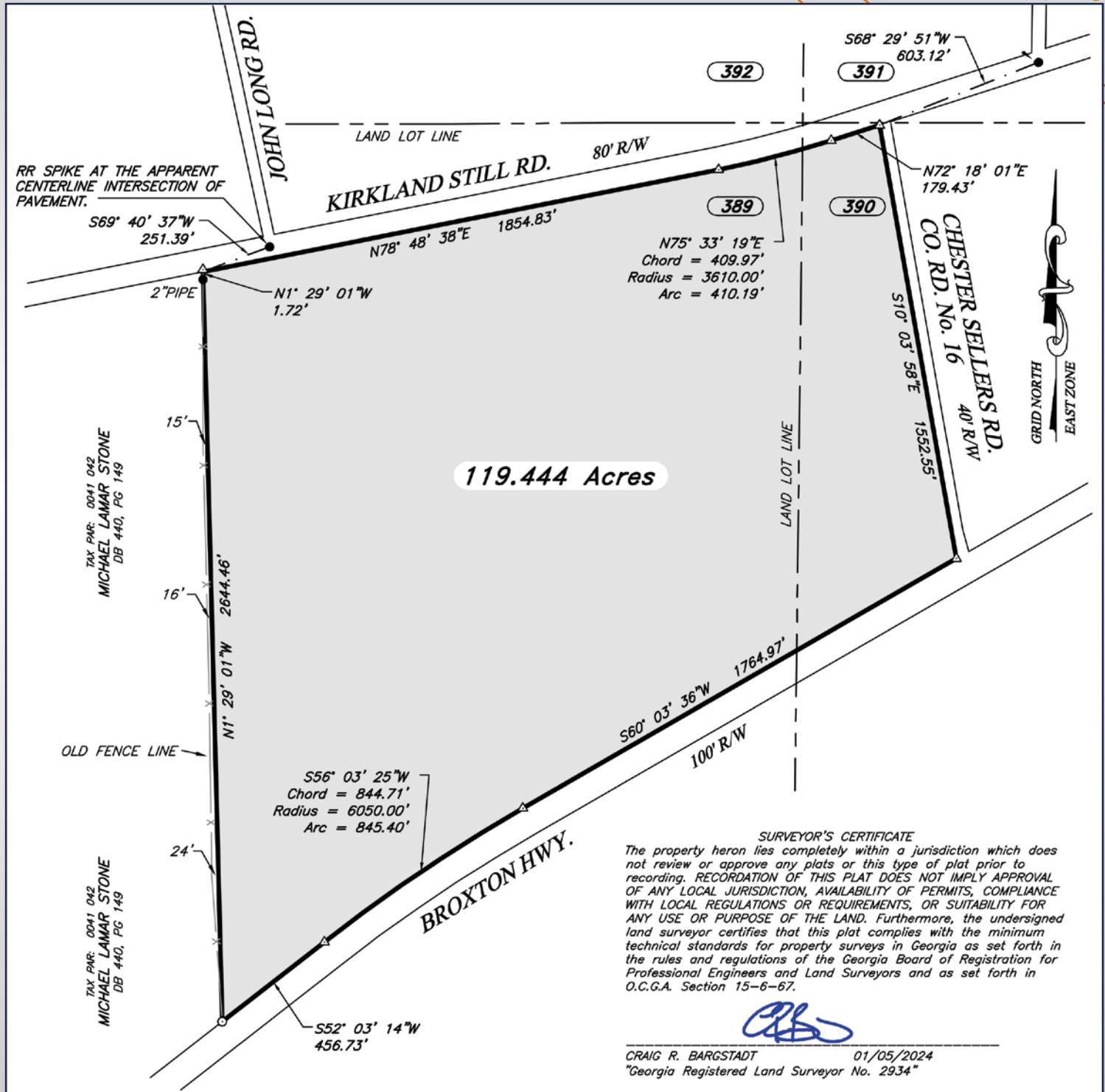
AERIAL TRACT MAP



2 Bedroom
1 Bath
Home

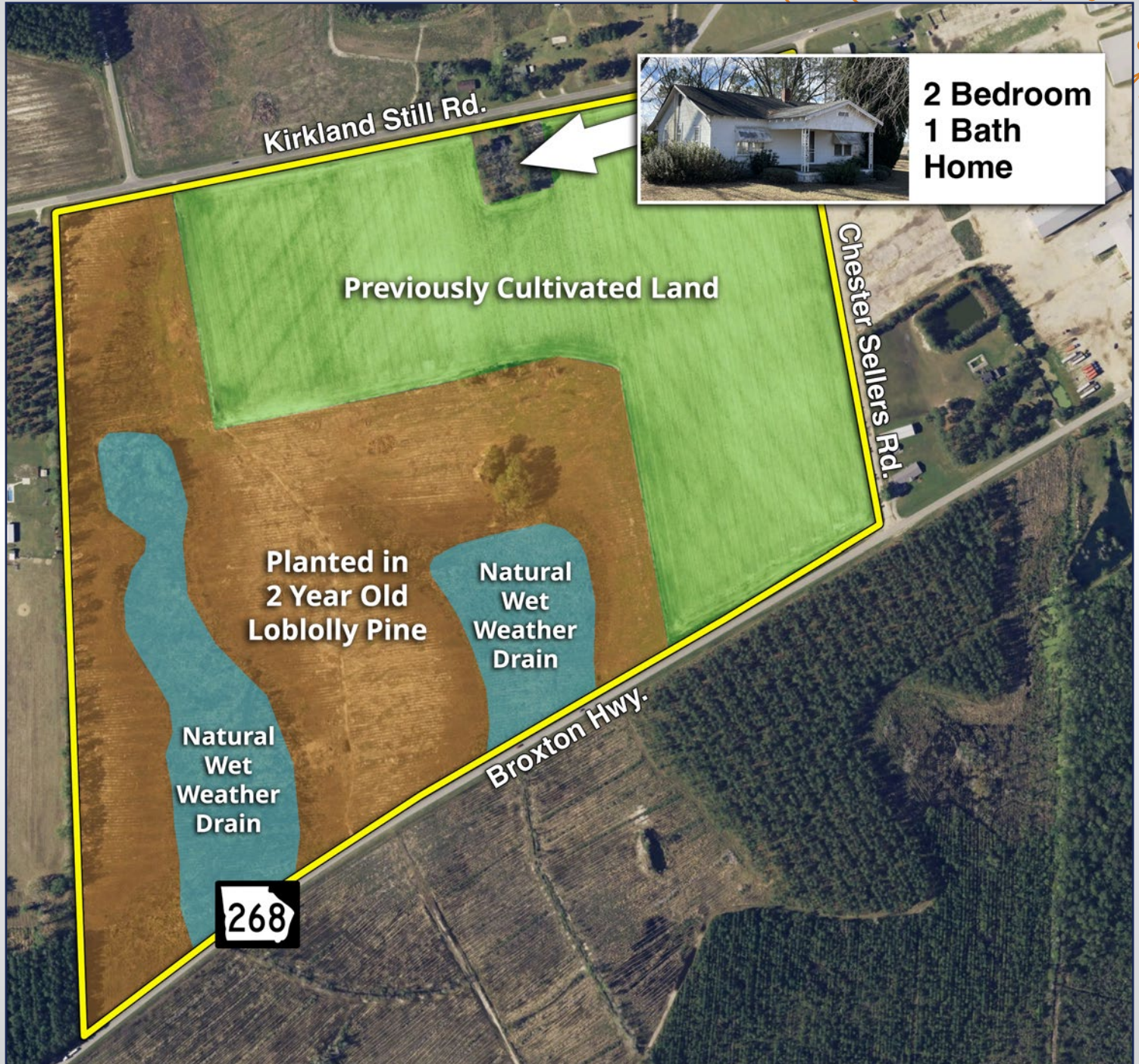


PLAT MAP





PROPERTY USAGE MAP





POTENTIAL SUBDIVISION MAP



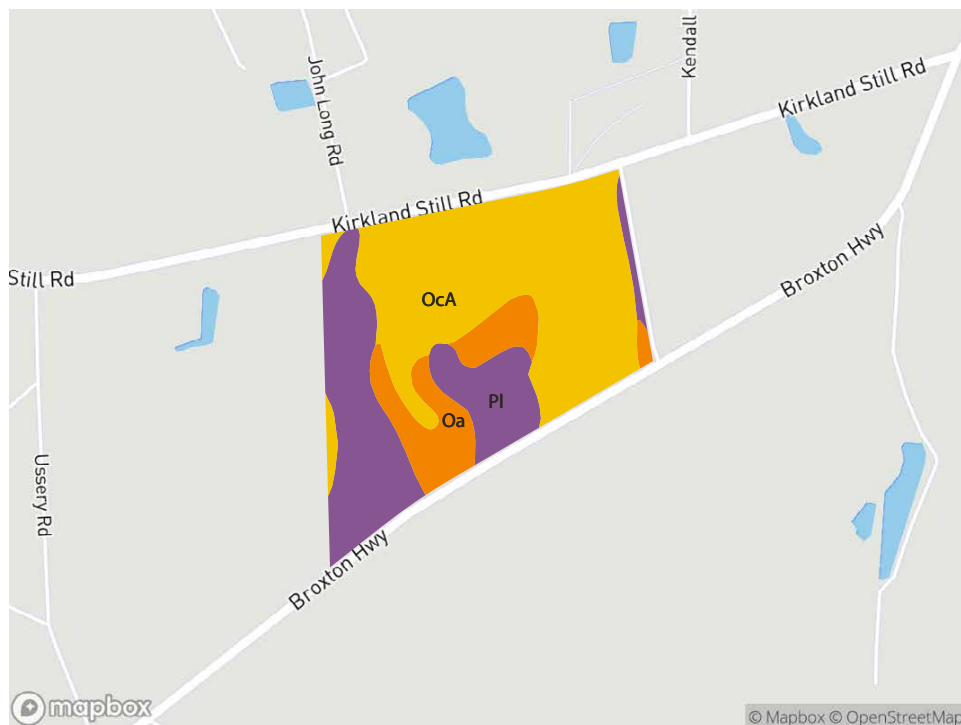
SOIL MAP



AcreValue

Fields | Soil Survey January 4, 2024

1 field, 120 acres in Jeff Davis County, GA

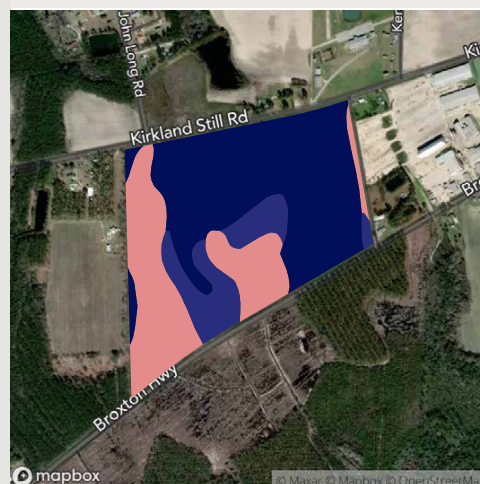


AVG NCCPI

52.5

COUNTY AVG

42.8



QUALITY 32

60

All fields

120 ac.

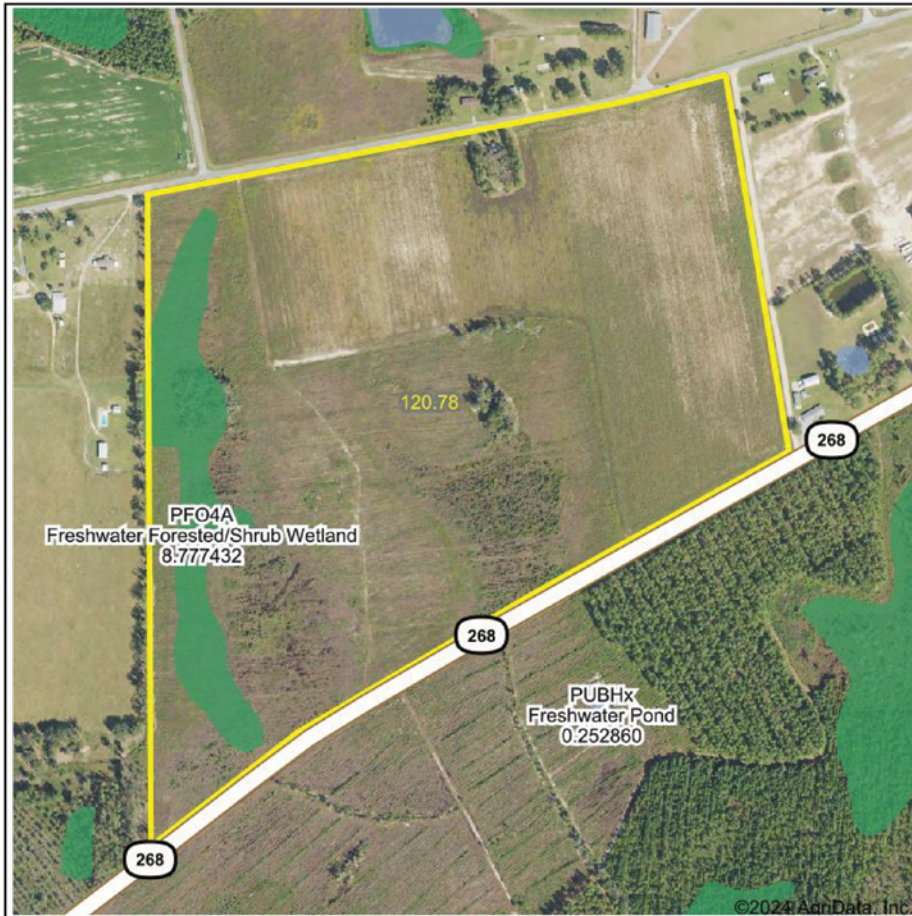
Source: NRCS Soil Survey

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS
OcA	Ocilla loamy sand, 0 to 2 percent slopes	65.29	54.5%	3
PI	Pelham loamy sand, 0 to 2 percent slopes, frequently flooded	37.81	31.6%	5
Oa	Olustee sand	16.60	13.9%	3
		119.70		



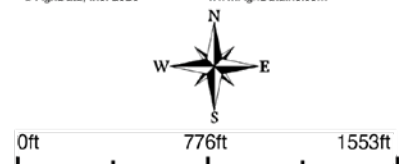
WETLANDS MAP

Wetlands Map



State: **Georgia**
Location:
County: **Jeff Davis**
Township: **Hazlehurst**
Date: **1/4/2024**

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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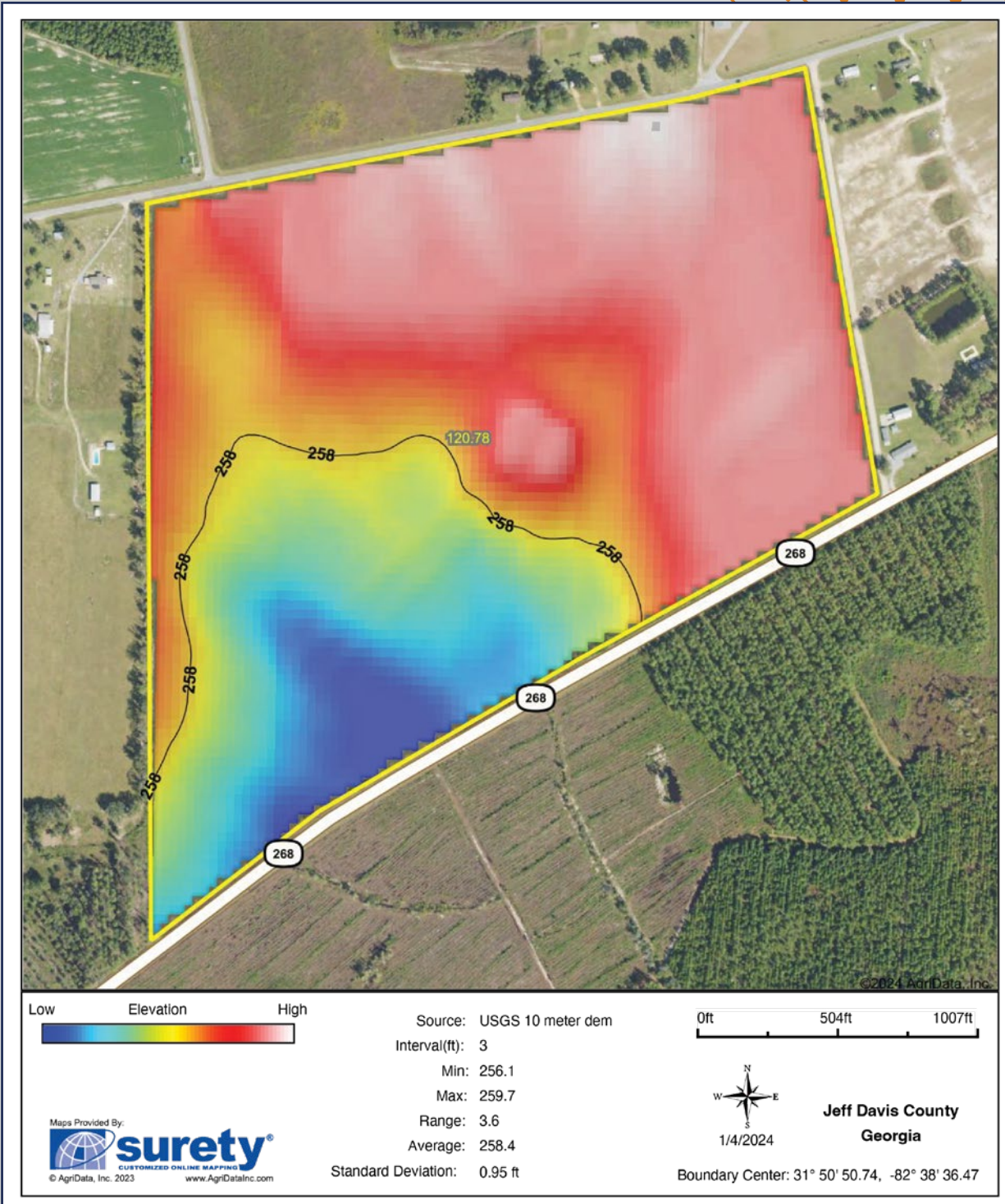


Classification Code	Type	Acres
PFO4A	Freshwater Forested/Shrub Wetland	8.77
PFO1/4C	Freshwater Forested/Shrub Wetland	1.24
		Total Acres
		10.01

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



TOPO MAP



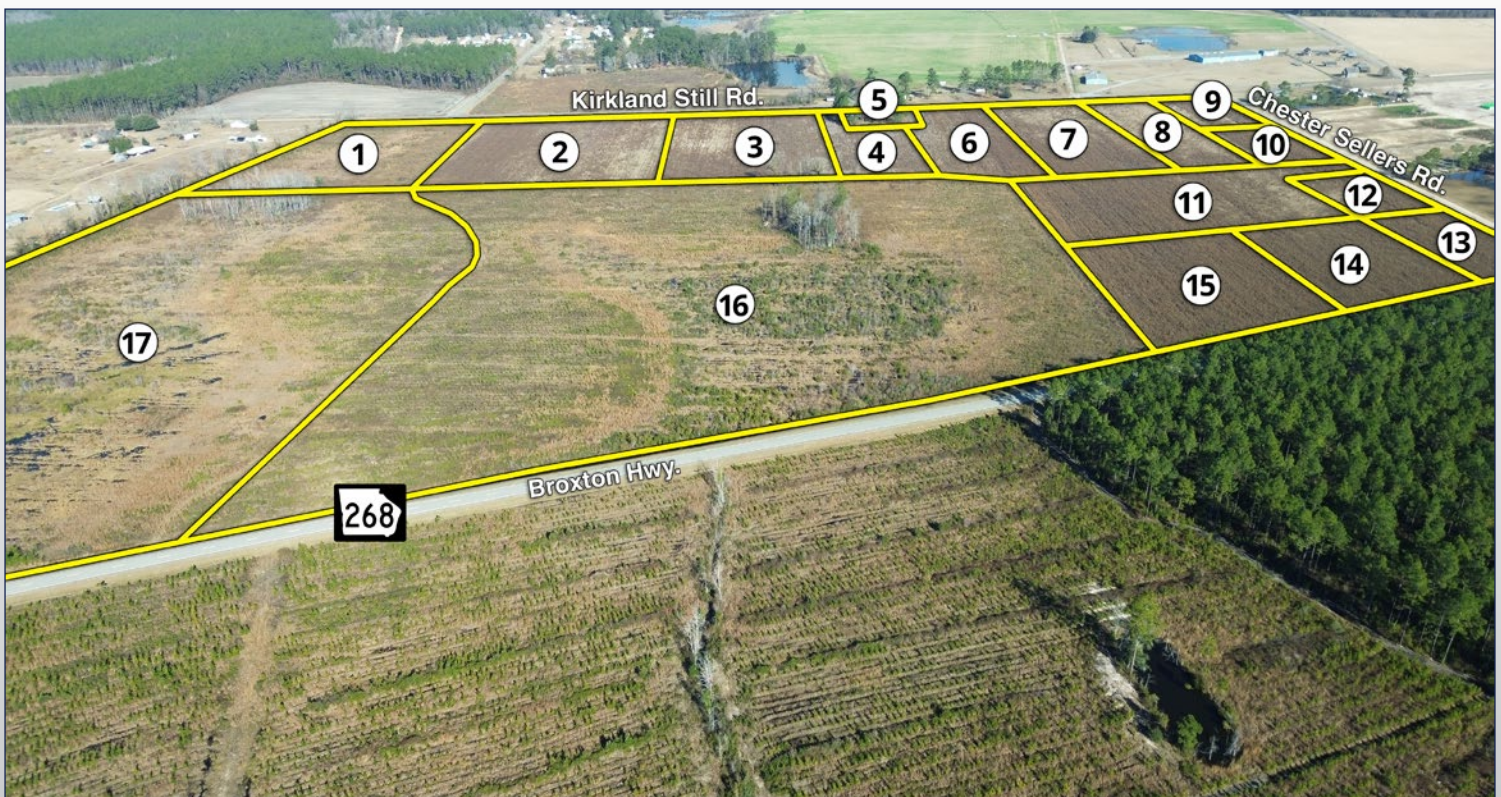
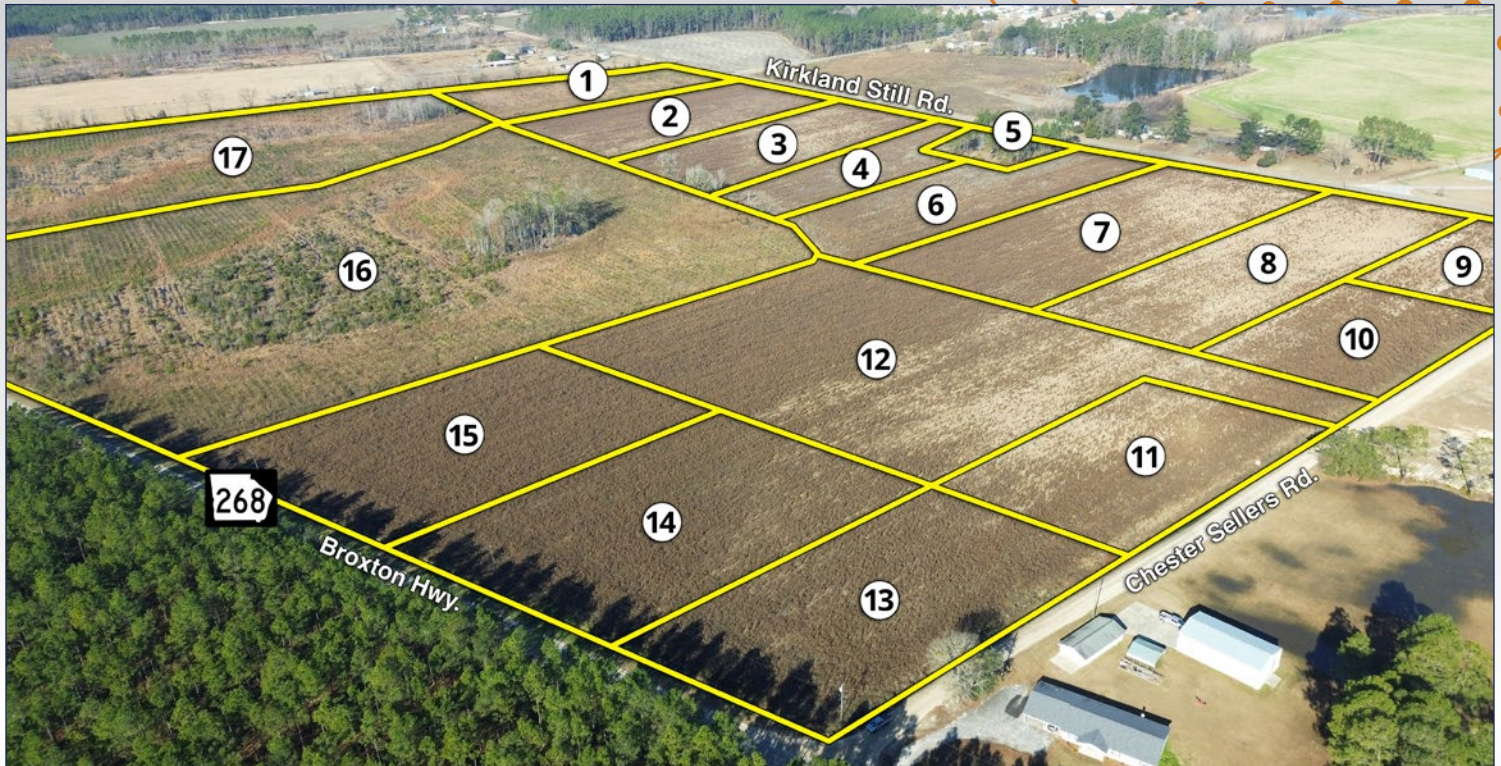


PROPERTY PHOTOS





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