

Online
Auction

THE GRAY FARM

48± ACRES OFFERED IN 6 TRACTS

Ray Van Brackle Road, Lenox, GA - Cook Co.



BIDDING ENDS: JUNE 26TH AT NOON

Derry Bennett, Auction Manager

229.561.0480

derrybennett@gmail.com



**SOUTH
AUCTION**

SouthAuction.com



SOUTH AUCTION

338 E Main Street,
Swainsboro, GA
478-455-1861

Hello,

South Auction is excited to present The Gray Farm in Lenox, GA selling via online auction. This is a unique opportunity to purchase small acreage tracts in Cook County. These properties would be ideal for home sites, hunting, and mini farms. Bidders can purchase single parcels, combinations, or the property as a whole. This property has a great mix of cultivation, wooded land, and a pond site.

Bidding will end on June 26th at 12 noon. If you have questions about the property or the auction process, please contact me anytime.

Sincerely,



Derry Bennett,
Sales Agent & Auction Manager
(229) 561-0480
derrybennett@gmail.com



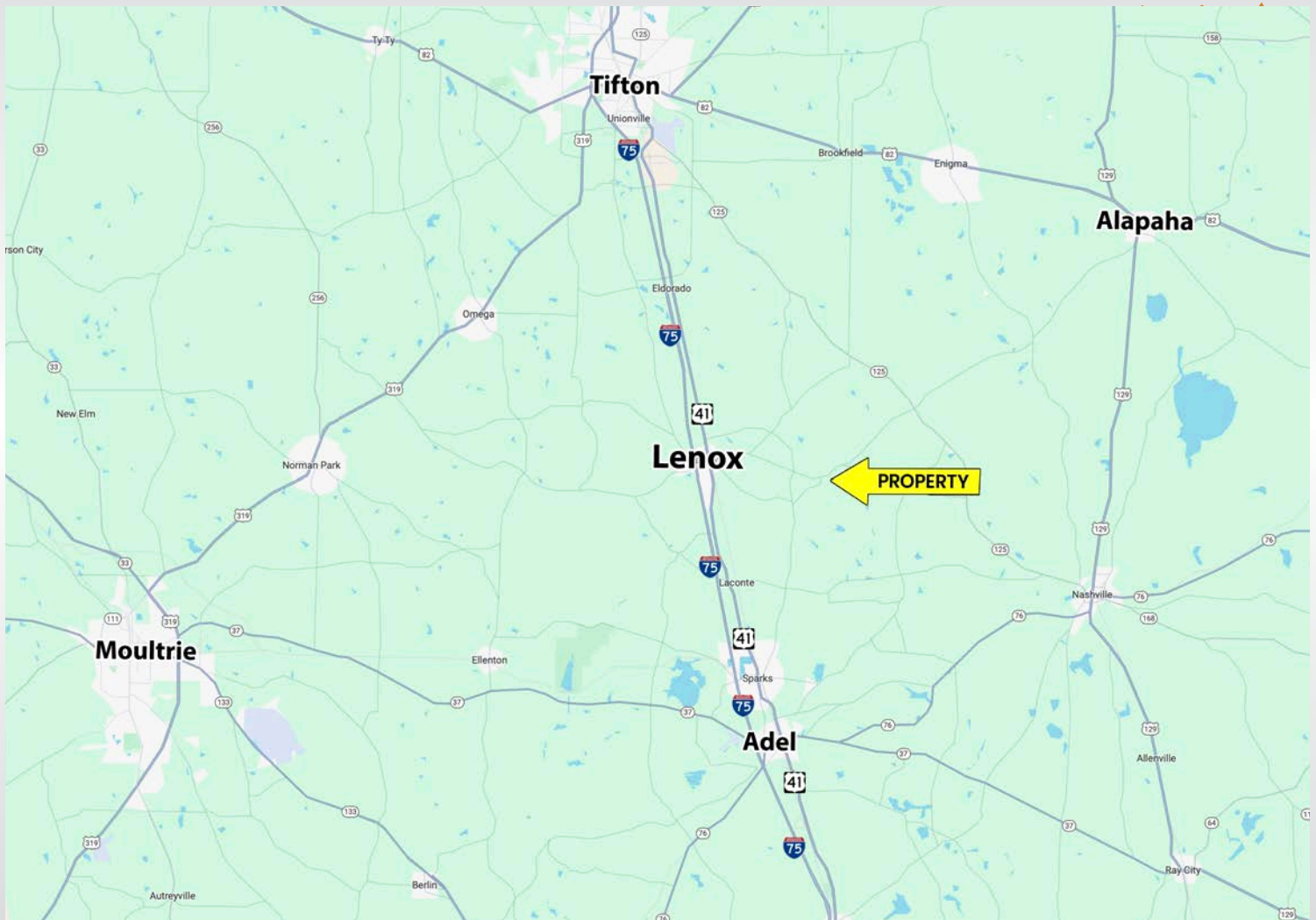
**SOUTH
AUCTION**

PAGE INDEX

- Location Maps 4-5
- Tract Map 6
- Property Maps 7-12
- Property Photos 13-14
- About South Auction 15

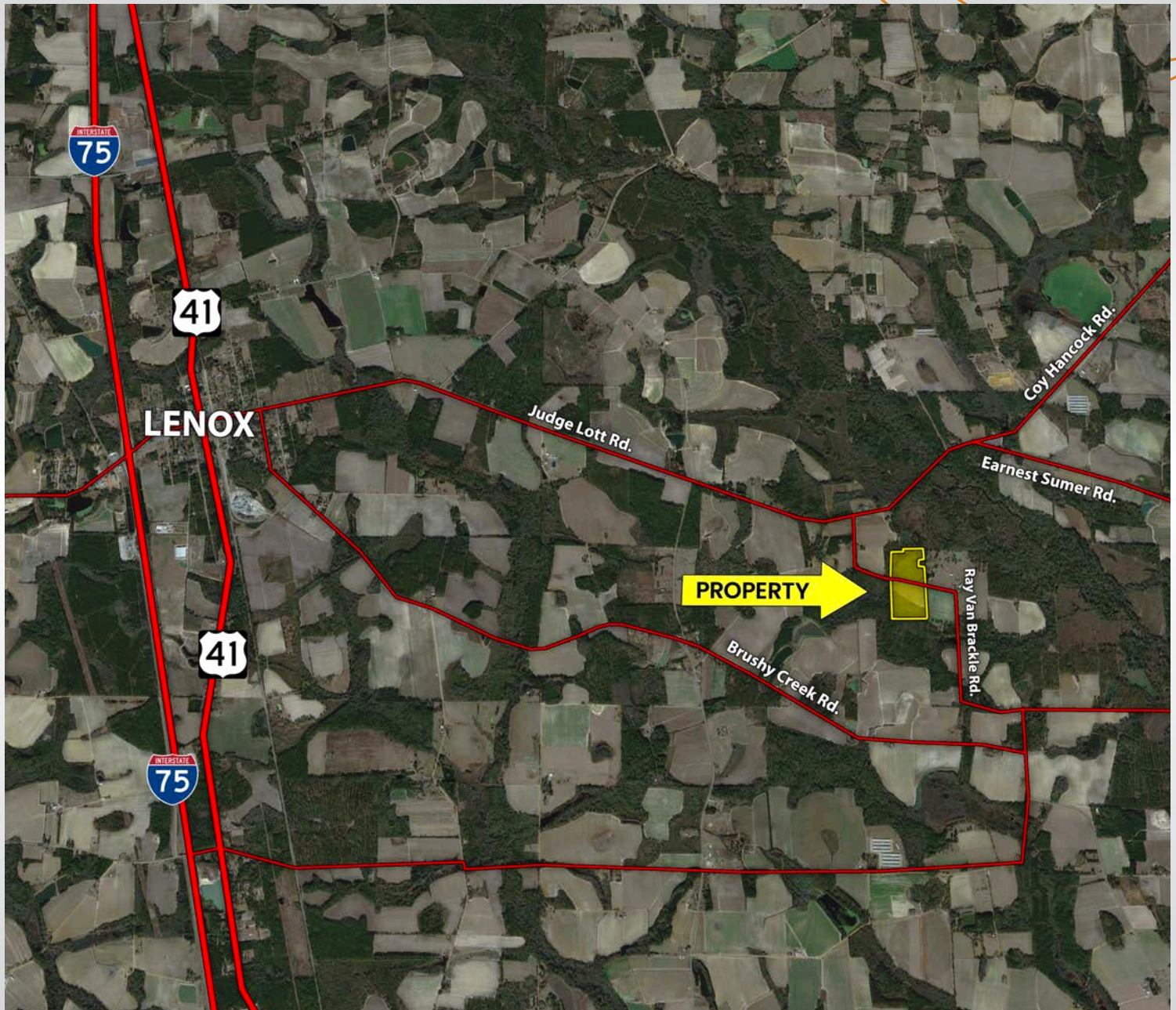


PROPERTY LOCATION

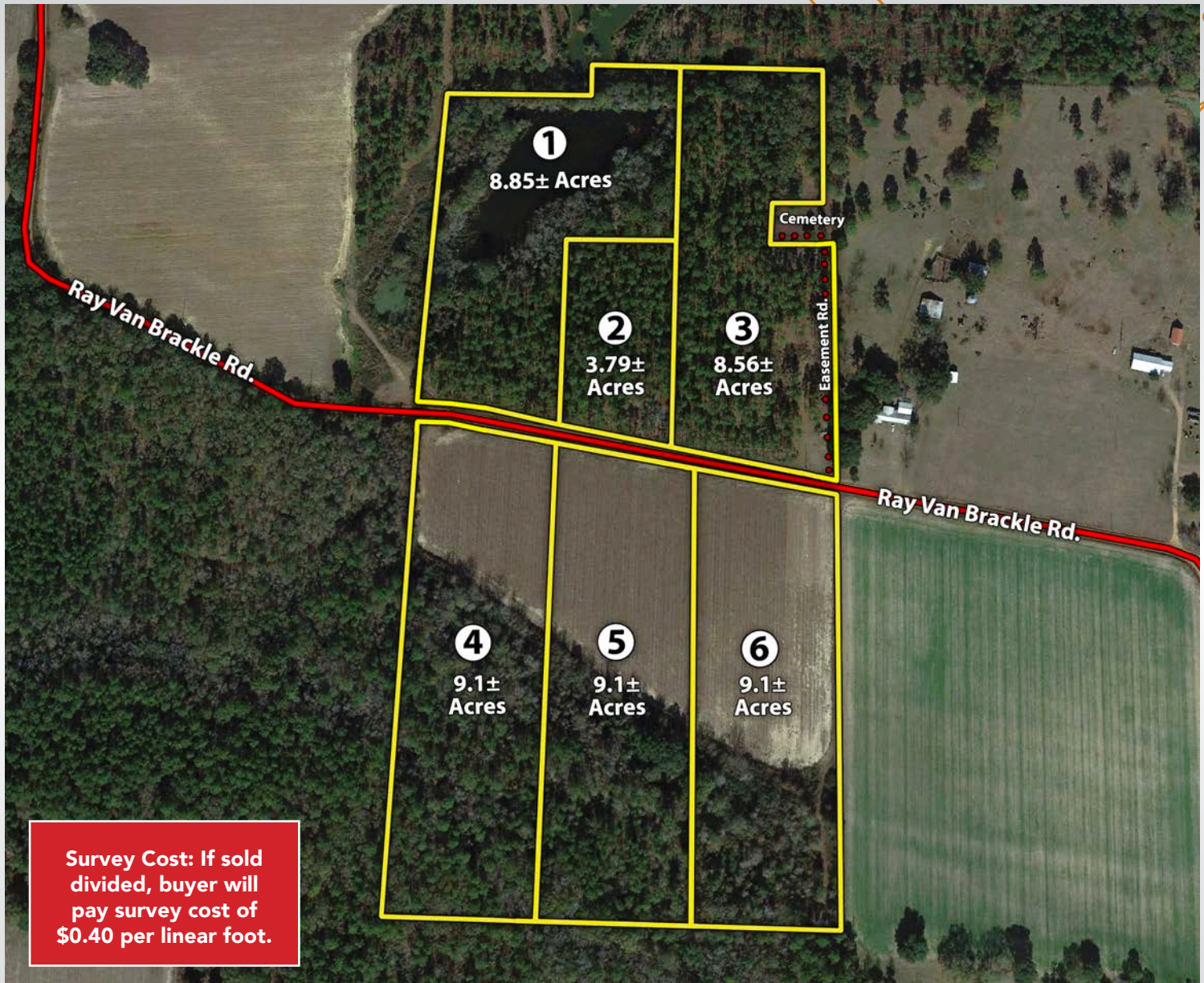




LOCATION MAP



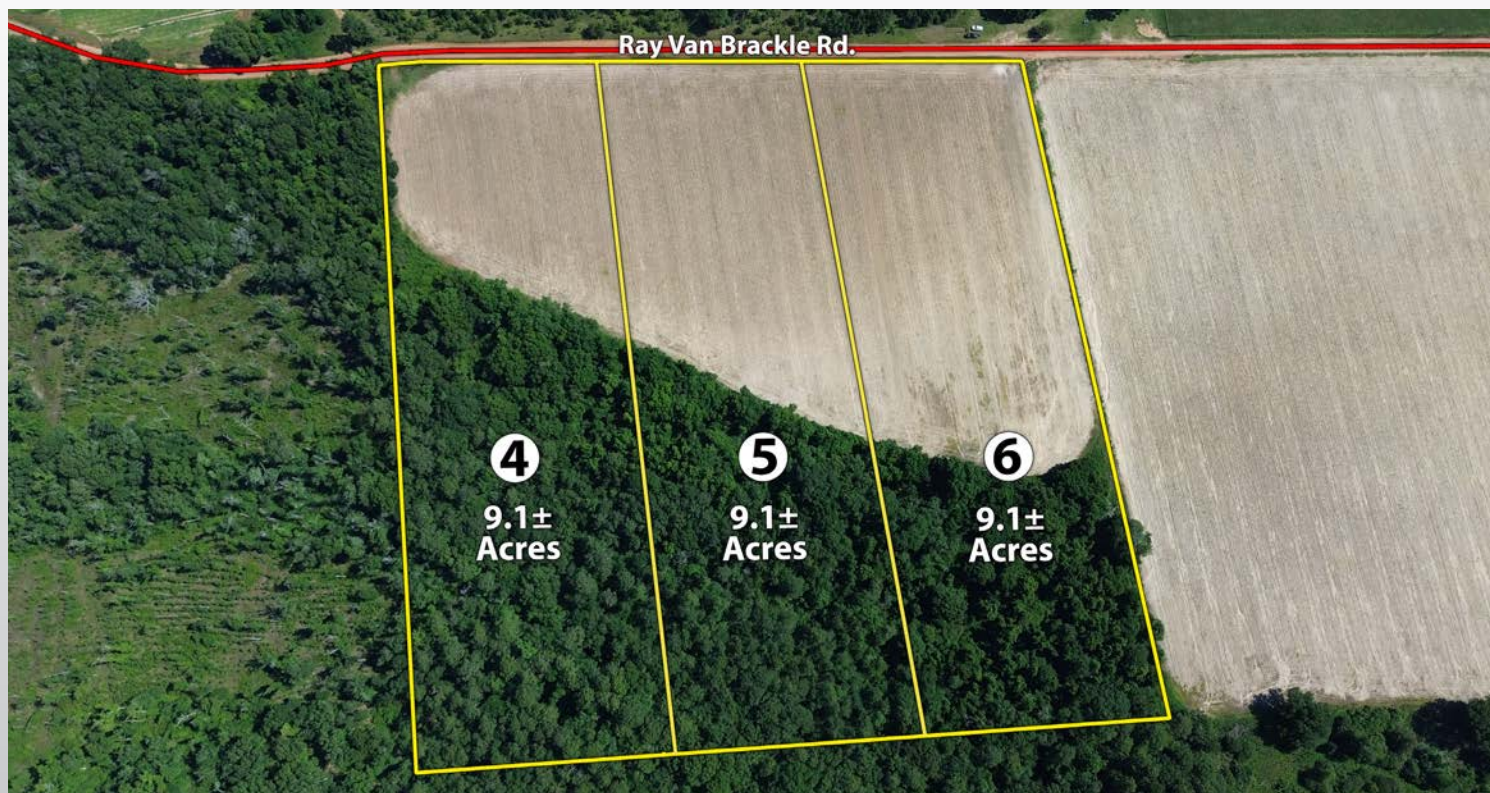
TRACT MAP



- Great home sites and hunting property
- Approx. 12 acres of cultivated land
- Pond site
- Unrestricted, Zoned AU - residential/agricultural
- 10 miles to Adel, 20 miles to Tifton

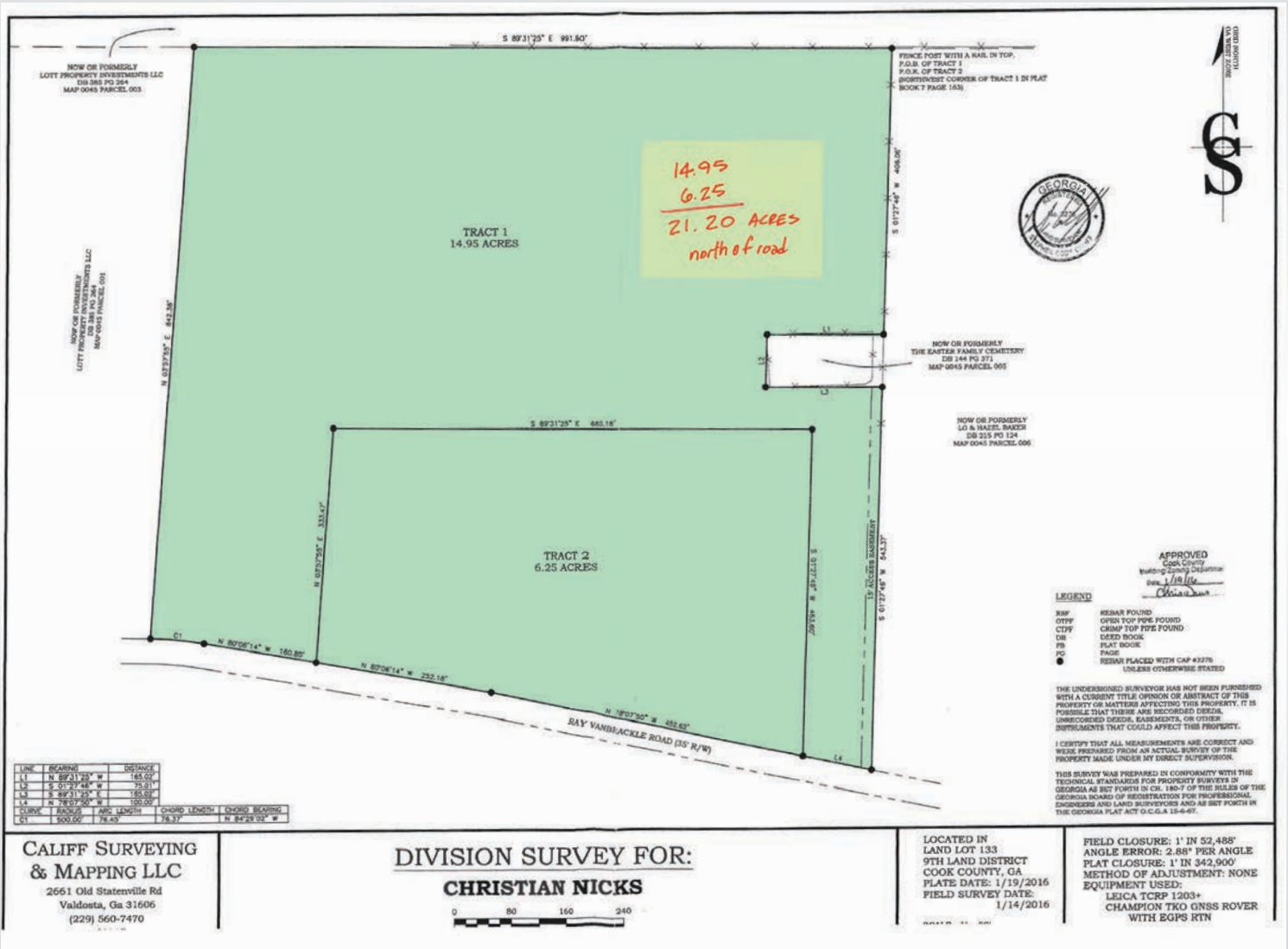


DRONE MAPS



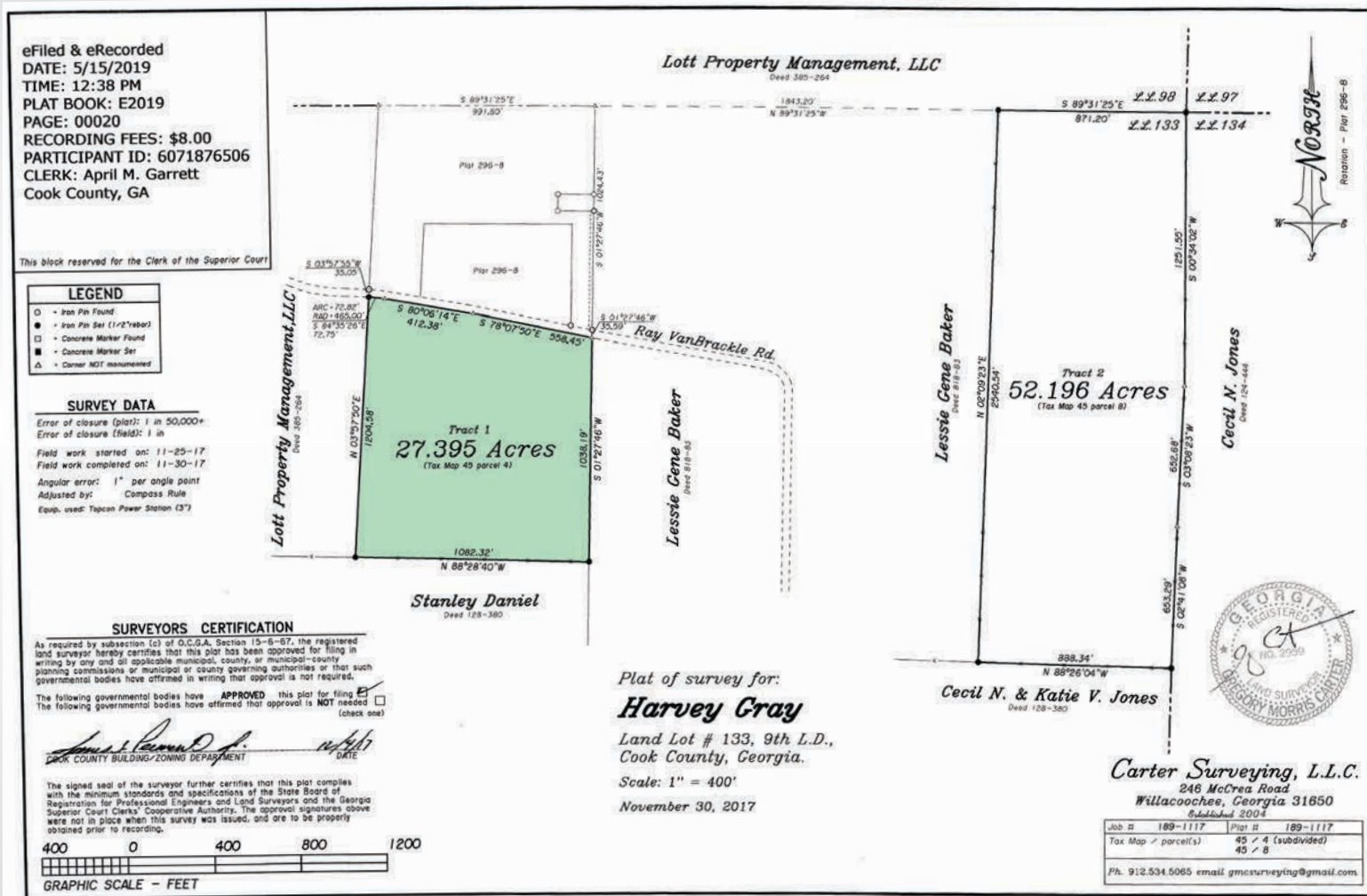


PLAT MAP

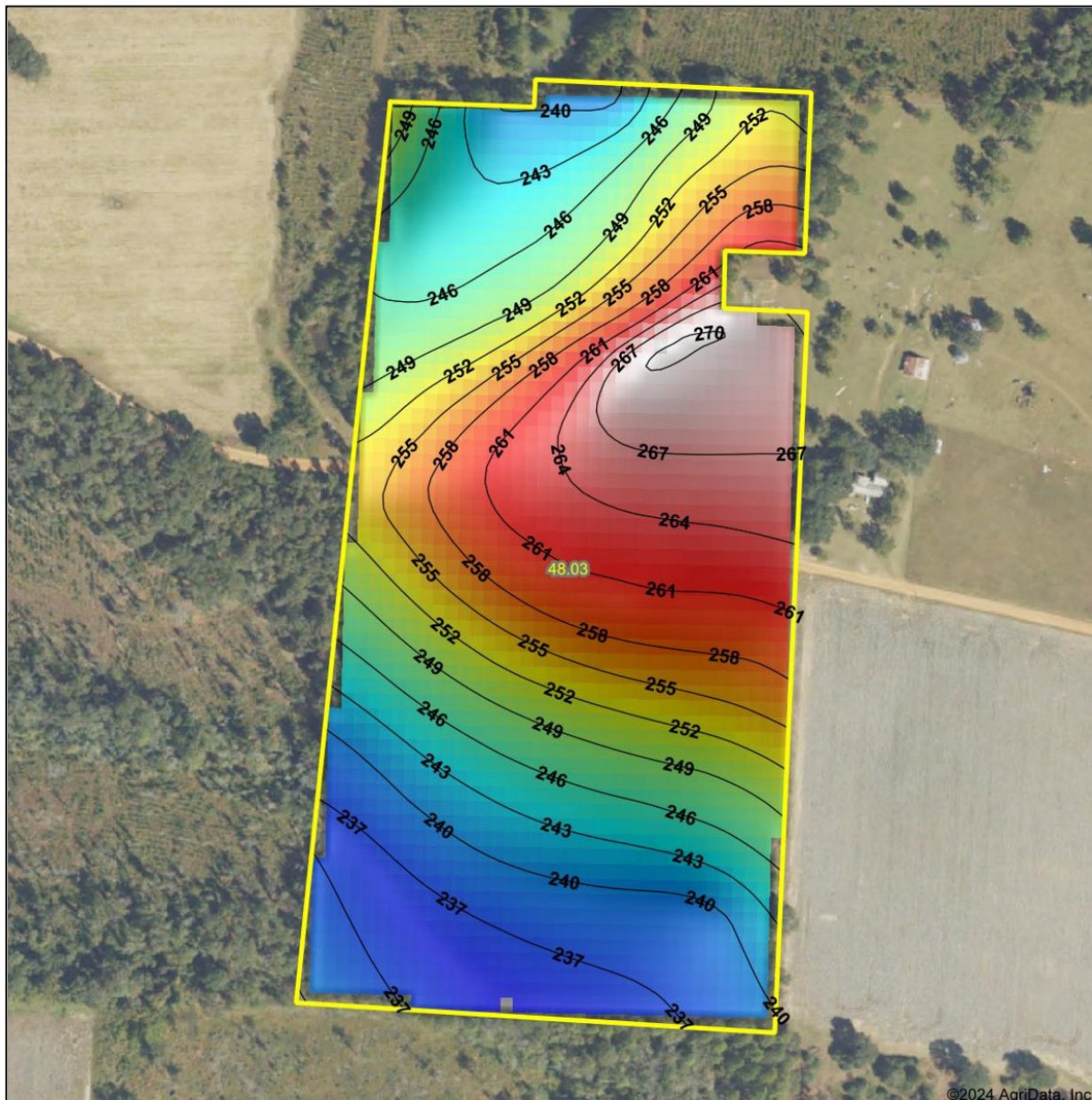




PLAT MAP



TOPOGRAPHY MAP



©2024 AgriData, Inc.

Low Elevation High



Maps Provided By:



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www.AgriDataInc.com

Source: USGS 10 meter dem

Interval(ft): 3

Min: 234.8

Max: 270.2

Range: 35.4

Average: 250.7

Standard Deviation: 9.74 ft

0ft 352ft 704ft



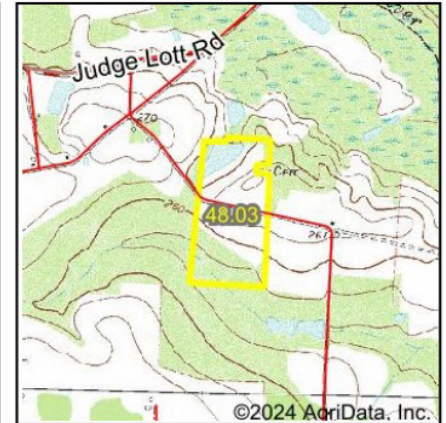
6/6/2024

**Cook County
Georgia**

Boundary Center: 31° 15' 26.26, -83° 23' 50.53



WETLAND MAP



State: **Georgia**
Location:
County: **Cook**
Township: **Lenox**
Date: **6/6/2024**

Maps Provided By:



0ft 2969ft 5938ft

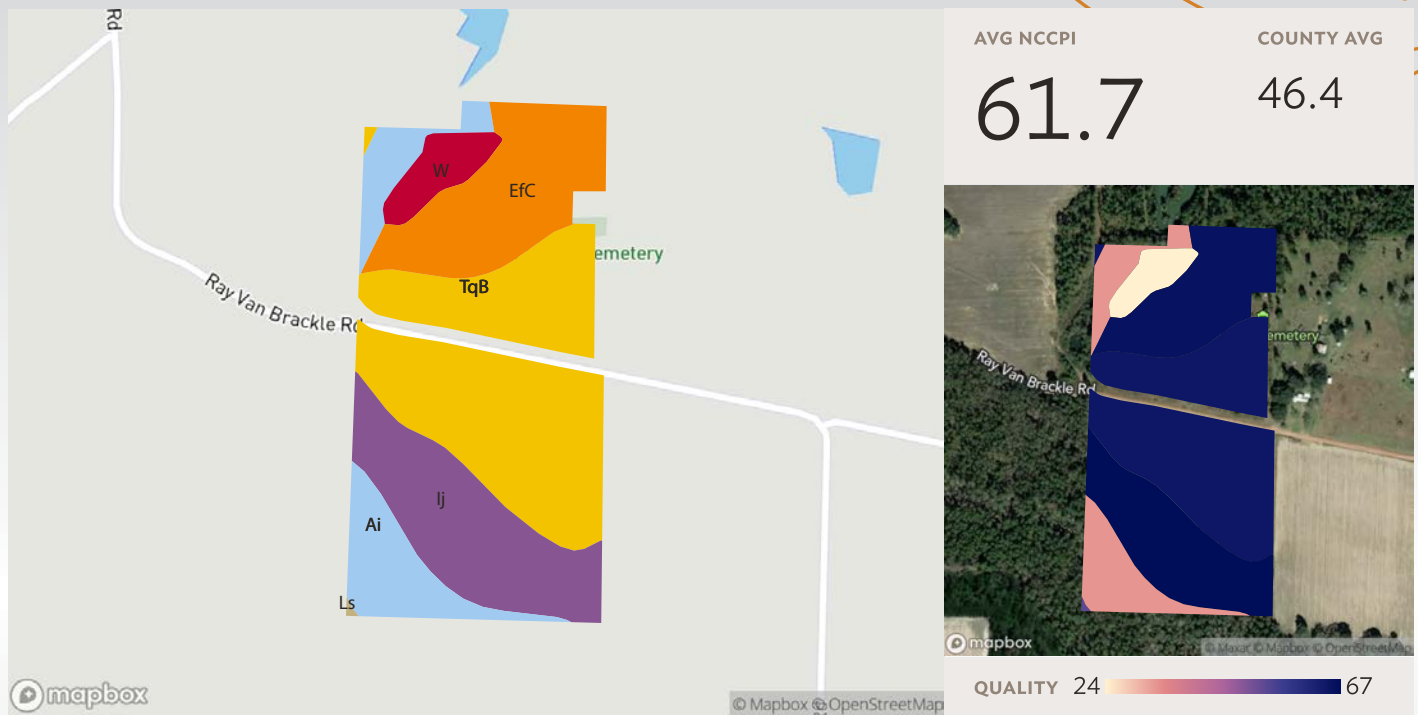
Classification Code	Type	Acres
PAB4Hh	Freshwater Pond	3.18
PFO1/4A	Freshwater Forested/Shrub Wetland	1.66
R5UBH	Riverine	0.05
R4SBC	Riverine	0.04
Total Acres		4.93

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



SOILS MAP

2 fields, 46 acres in Cook County, GA



Source: NRCS Soil Survey

All fields

46 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
TqB	Tifton loamy sand, 2 to 5 percent slopes	19.15	41.4%	2	64.6
Ij	Irvington loamy sand	9.80	21.2%	2	70.6
Efc	Esto complex, 2 to 8 percent slopes	9.01	19.5%	4	65.6
Ai	Alapaha loamy sand, 0 to 2 percent slopes, occasionally flooded	6.24	13.5%	5	33.2
W	Water	2.05	4.4%		N/A
Ls	Leefield loamy sand, 0 to 2 percent slopes	0.04	0.1%	2	53.1
		44.24	95.6%		61.7



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, Alex Grovenstein, Emily Johnson, Bryan Neal, Tanya Lane, Rusty Lane, Seth Durden, Lisa Peebles, Brent Stephens, Derry Bennett