

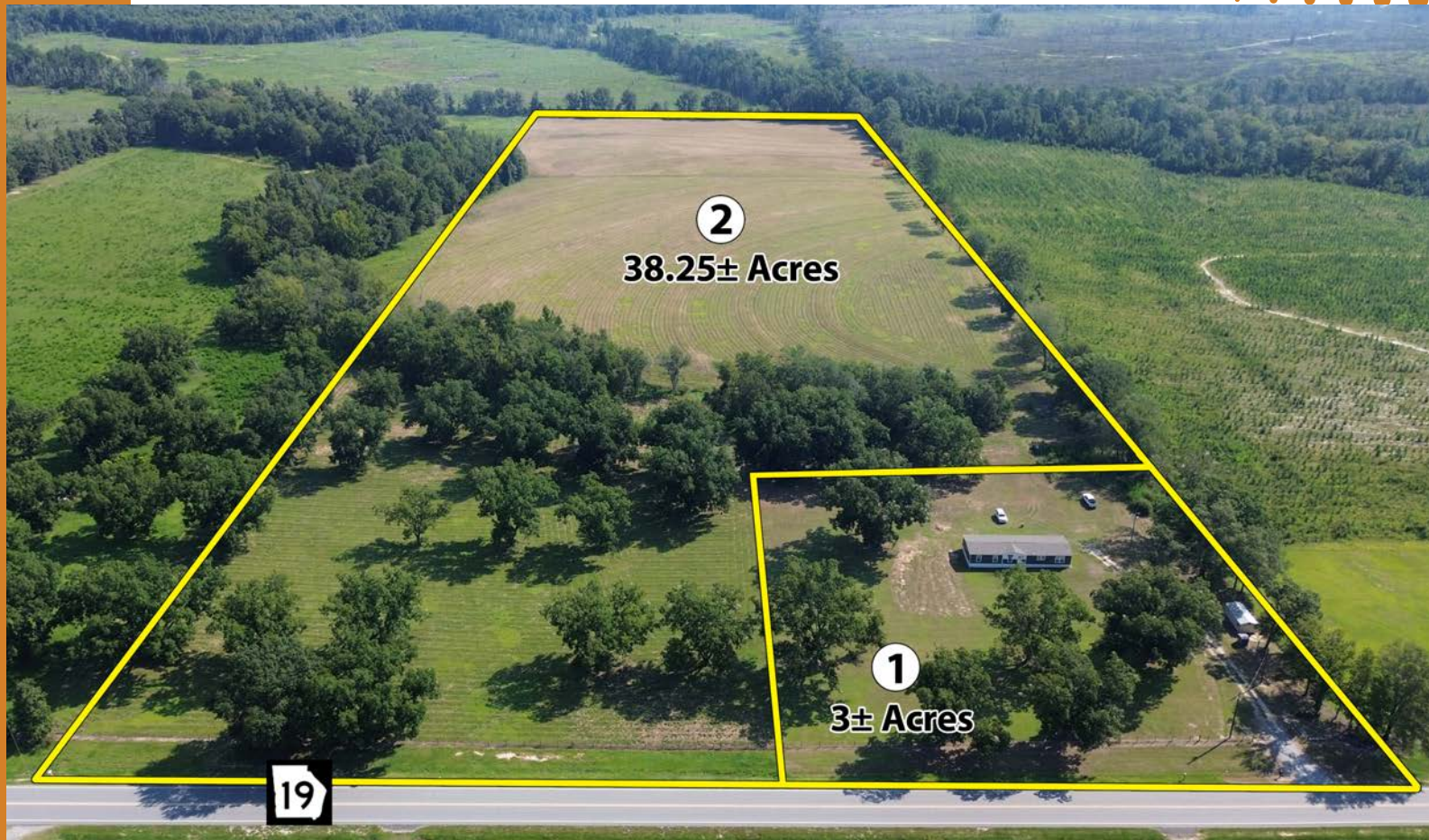
Online
Auction

HIGHWAY 19 HOMESTEAD 41± ACRES OFFERED IN 2 TRACTS

Wheeler County, Georgia

1780 North Highway 19

Glenwood, GA 30428



BIDDING ENDS SEPTEMBER 4TH • 12 NOON

Seth Durden, Real Estate Agent/Forester

912.682.4169

jsdurden4@gmail.com



**SOUTH
AUCTION**

SouthAuction.com



SOUTH AUCTION

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

Hello,

South Auction is excited to present Highway 19 Homestead, located in Wheeler County, GA. The property features a 2022 manufactured home nestled among a mature pecan orchard. The remaining acreage consists of fenced pasture land with great topography.

We are offering Highway 19 Homestead in 2 tracts. Bidders can purchase a single lot, or the property as a whole. Please feel free to reach out with any questions you may have regarding the property or the auction process.

Sincerely,



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

GA Real Estate License #421738
GA Registered Forester License #003059



**SOUTH
AUCTION**

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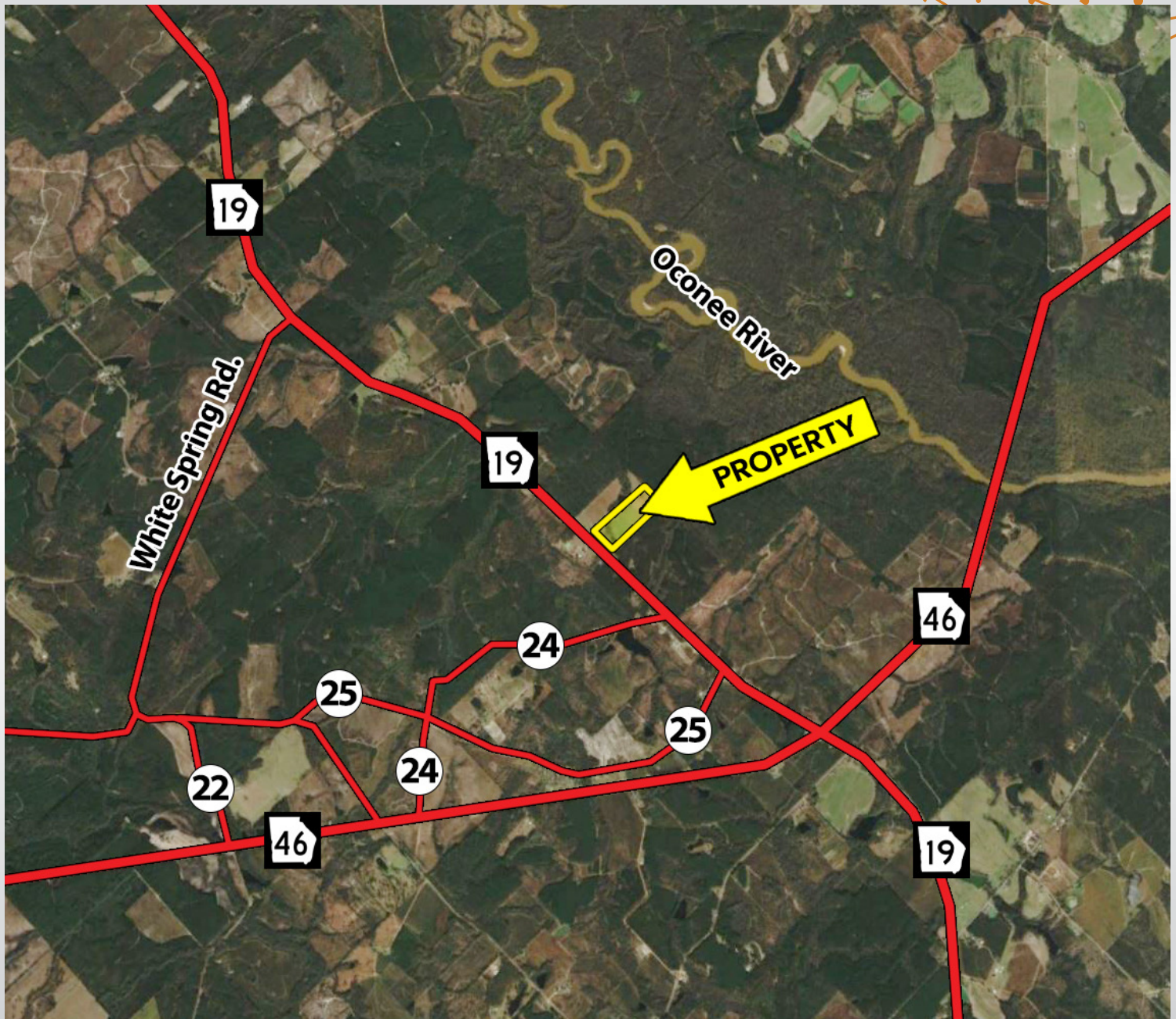


PROPERTY LOCATION





LOCATION MAP





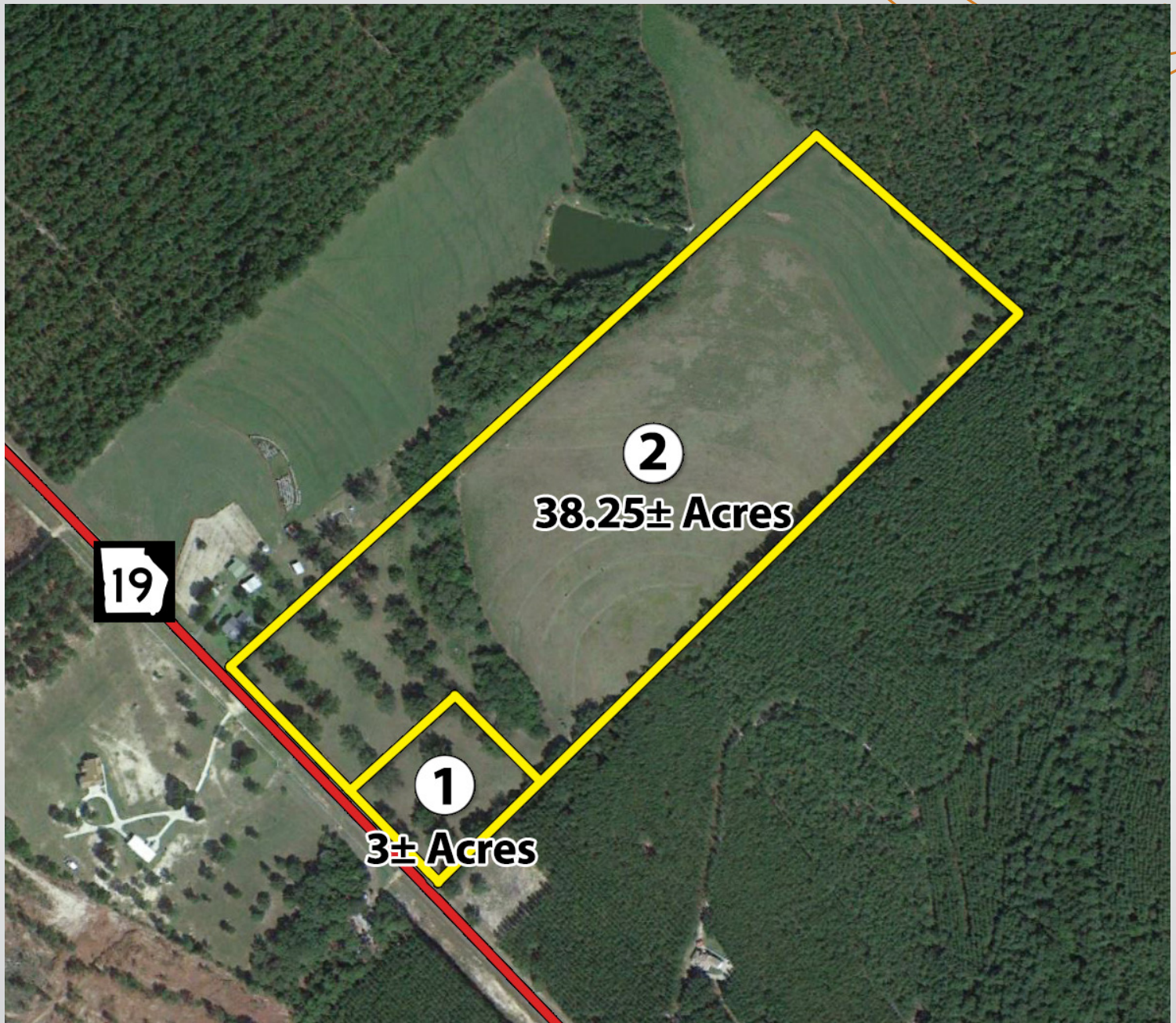
PROPERTY FEATURES

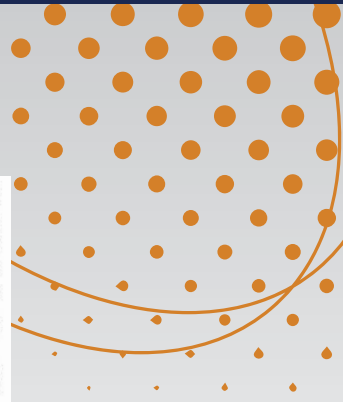


- 2021 Manufactured Home
- 4 Bed, 2 Bath, 2,128 Square Feet
- Mature Pecan Orchard
- 30± Acre Fenced Pasture



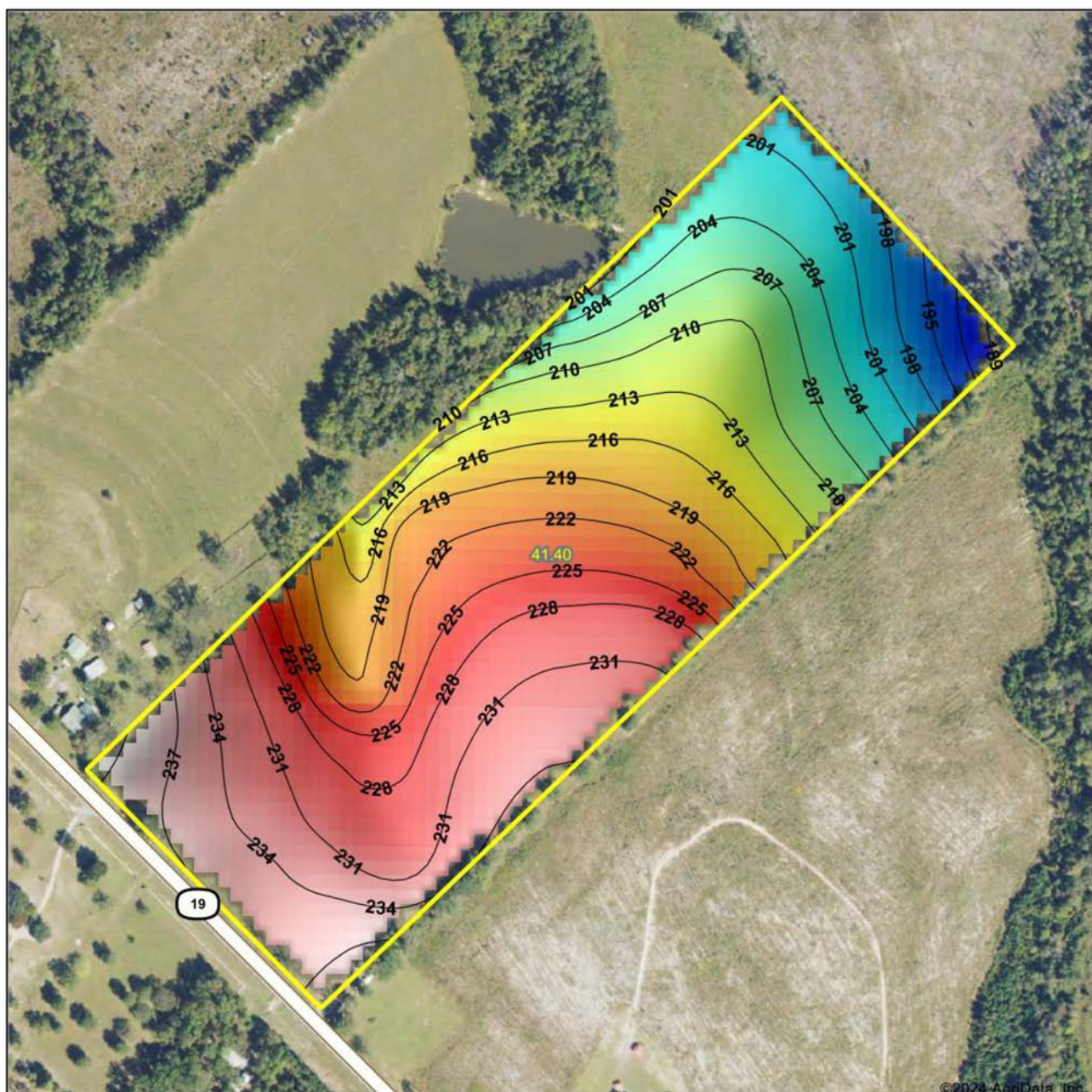
TRACT MAP







TOPOGRAPHY MAP



©2024 AgriData, Inc.



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 3
Min: 188.1
Max: 239.8
Range: 51.7
Average: 219.3
Standard Deviation: 12.3 ft

0ft 366ft 732ft

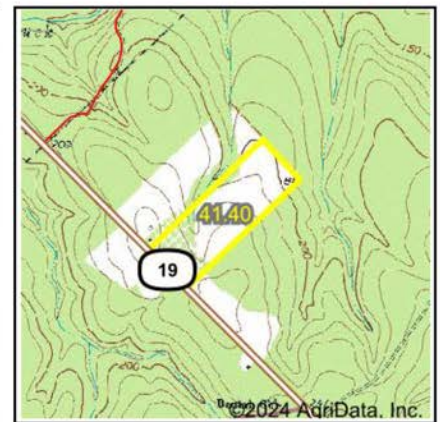


8/16/2024

**Wheeler County
Georgia**

Boundary Center: 32° 17' 30.52, -82° 43' 52.66

WETLAND MAP



State: **Georgia**
 Location:
 County: **Wheeler**
 Township: **Glenwood**
 Date: **8/16/2024**

Maps Provided By:

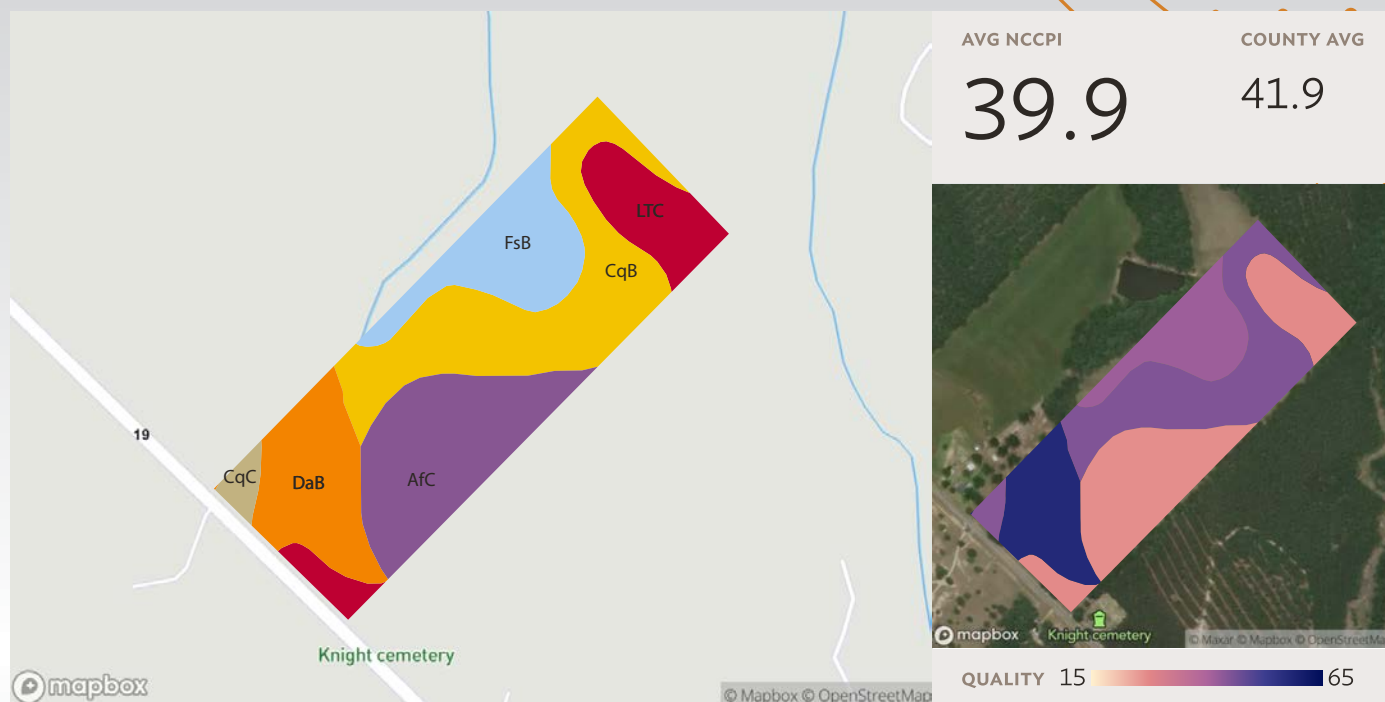


0ft 2969ft 5938ft

Classification Code	Type	Acres
R4SBC	Riverine	0.12
PFO1Ah	Freshwater Forested/Shrub Wetland	0.02
Total Acres		0.14

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

SOILS MAP



Source: NRCS Soil Survey

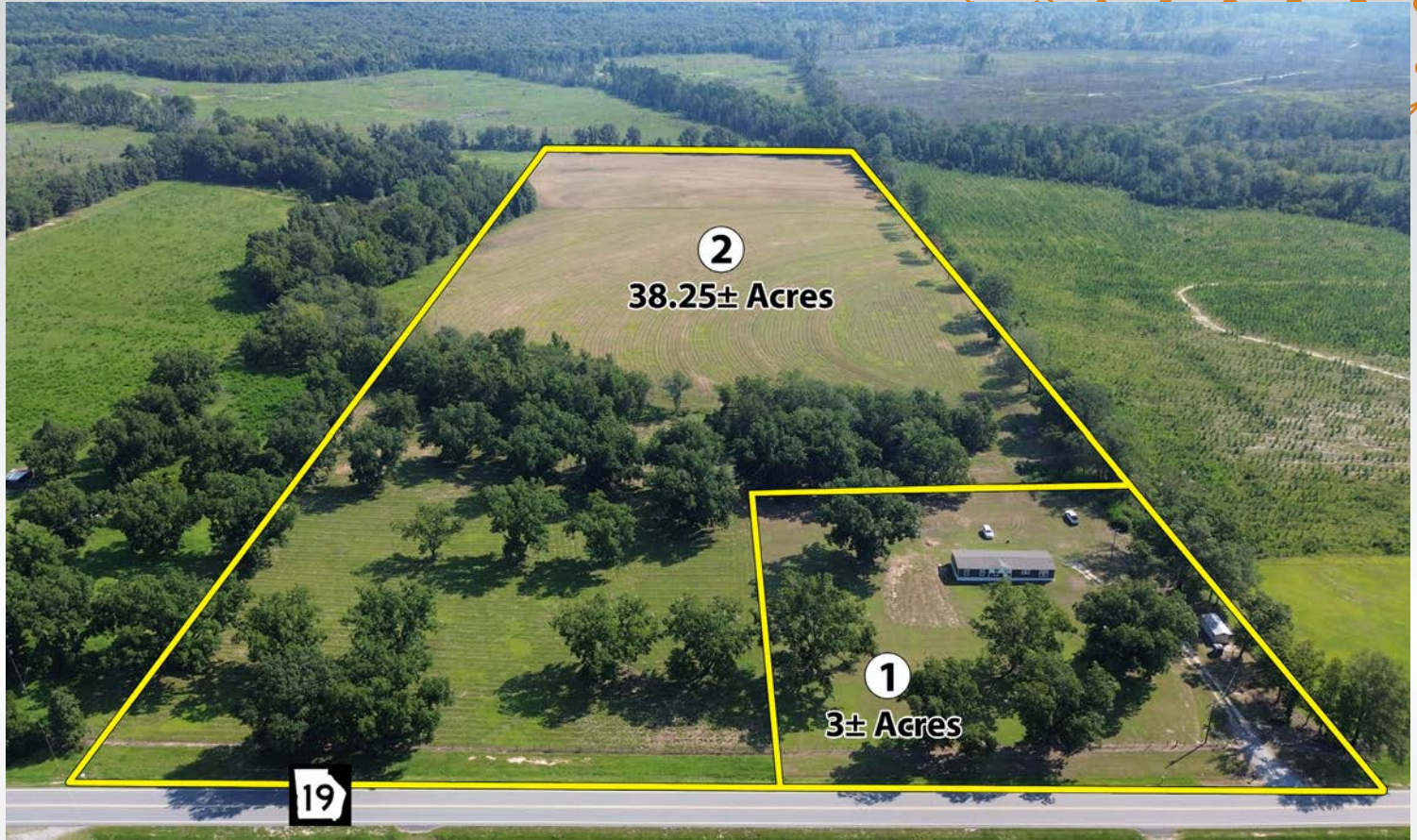
All fields

40 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
CqB	Cowarts loamy sand, 2 to 5 percent slopes	12.56	31.3%	2	44.9
AfC	Ailey loamy coarse sand, 2 to 8 percent slopes	9.34	23.3%	4	26.5
DaB	Dothan loamy sand, 1 to 5 percent slopes	6.37	15.9%	2	57.7
FsB	Fuquay loamy sand, 0 to 5 percent slopes	6.04	15.0%	2	41.7
LTC	Lakeland and Troup soils, 0 to 8 percent slopes	5.08	12.7%	4	27.0
CqC	Cowarts loamy sand, 5 to 8 percent slopes	0.75	1.9%	3	44.1
		40.14			39.9



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