

Real Estate  
Auction

# MODOC RIDGE: 90 ACRES OFFERED IN 5 TRACTS

Modoc Road, Swainsboro, GA - Emanuel Co.



BIDDING ENDS NOVEMBER 13TH

**Rusty Lane, CAI**  
**Owner**

478.455.1861

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



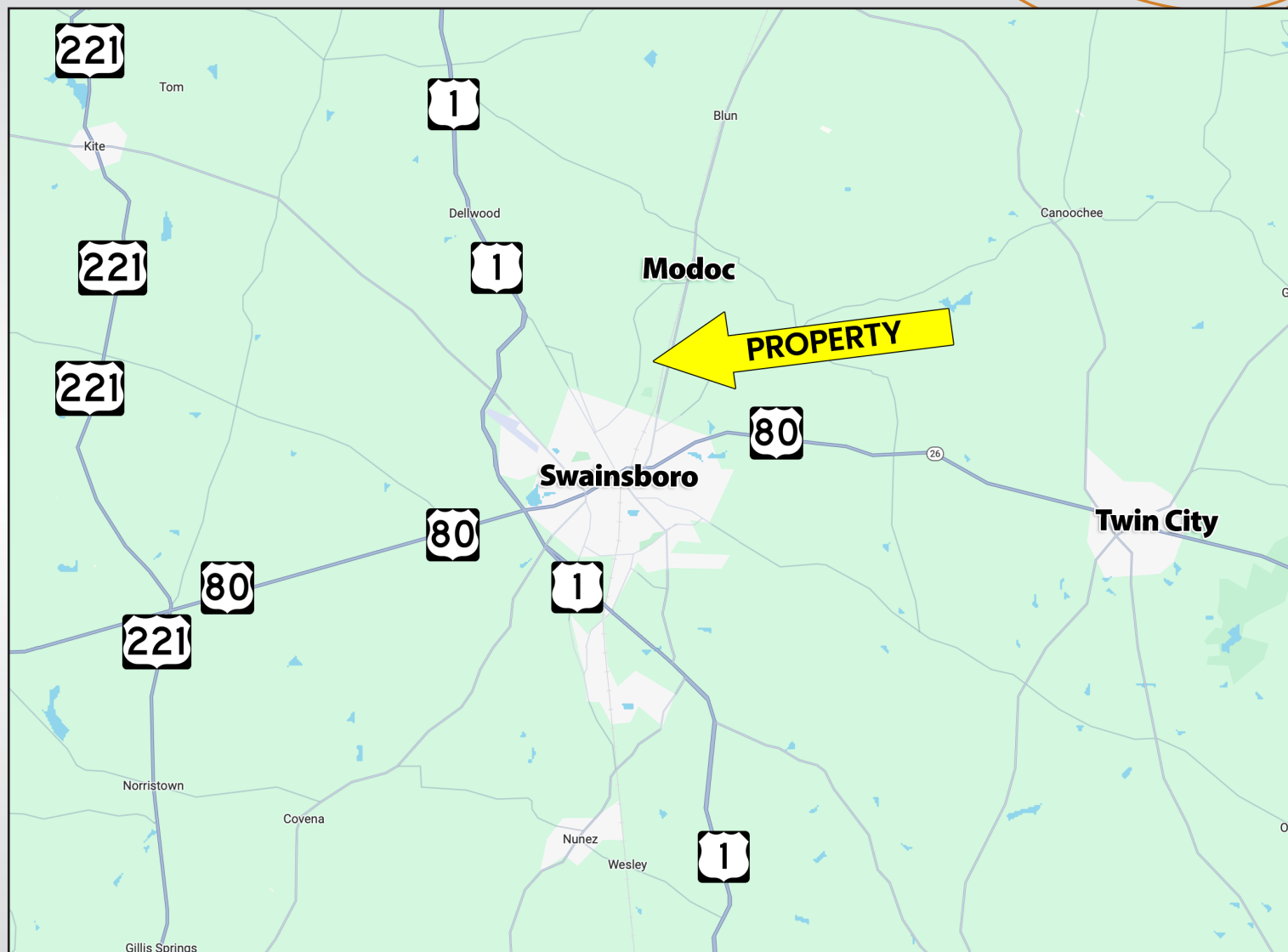
**SOUTH  
AUCTION**

**SouthAuction.com**





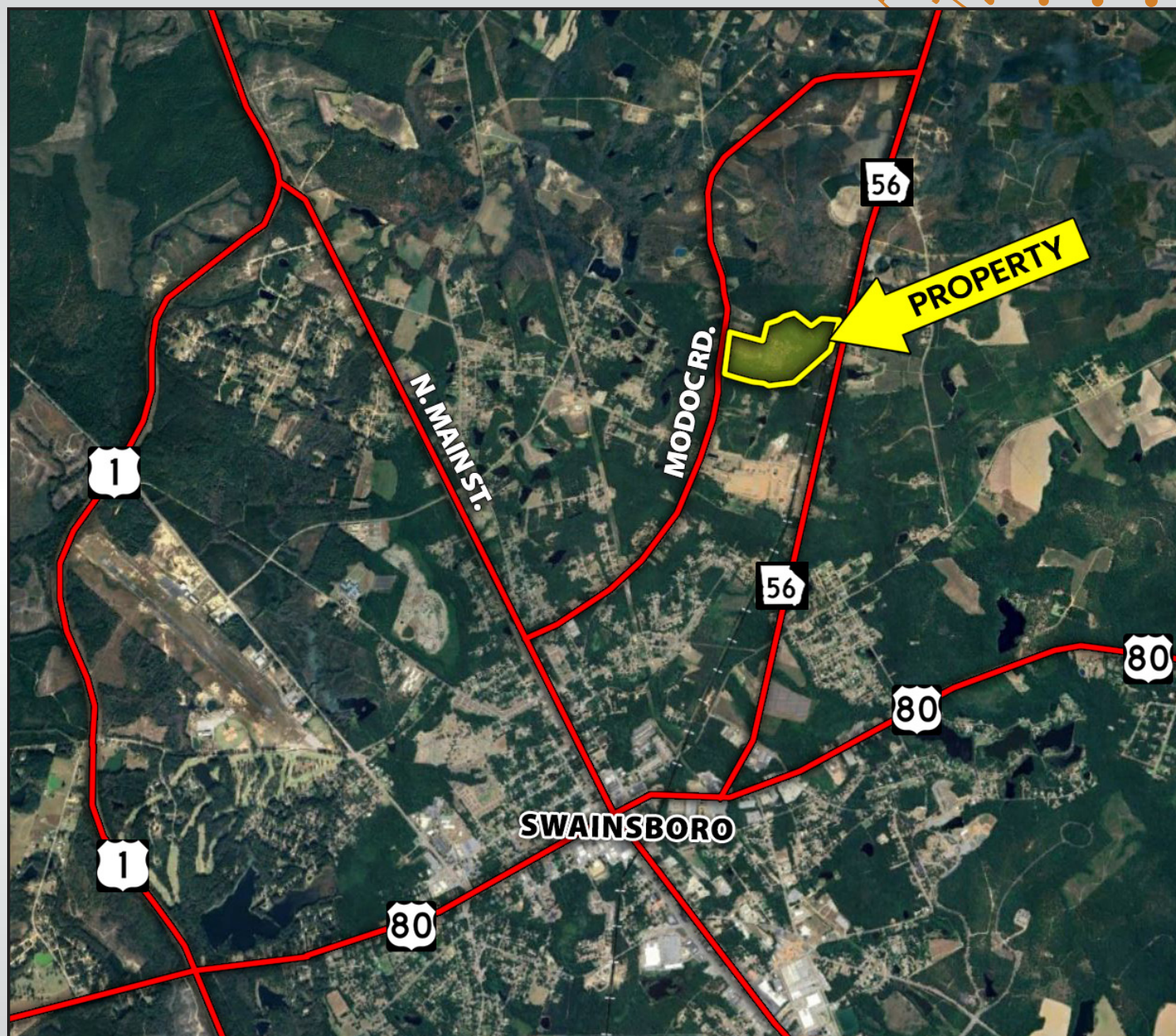
## PROPERTY LOCATION



Visit [SouthAuction.com](https://SouthAuction.com) for Auction Details & to Place Your Bid.



## LOCATION MAP







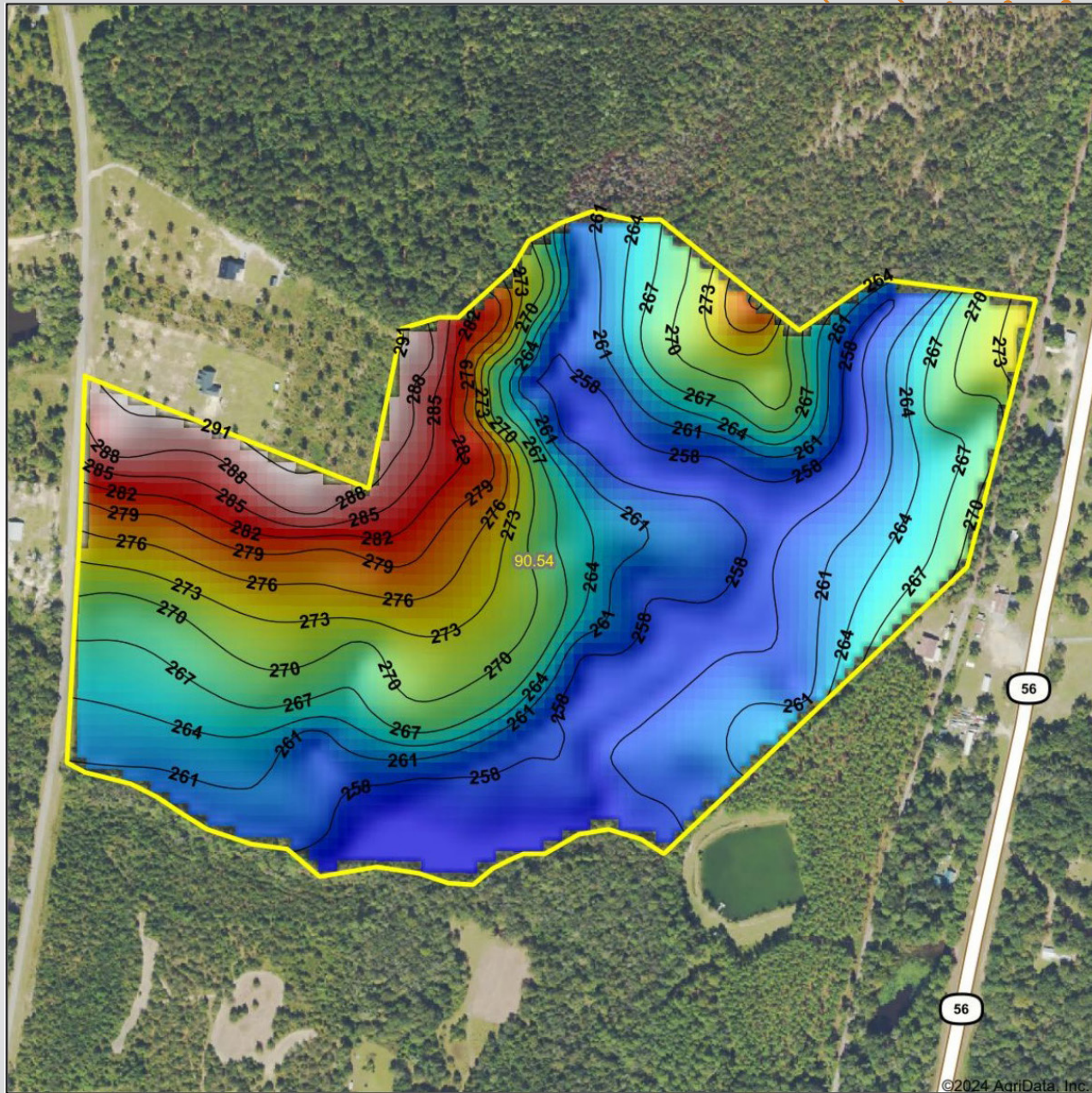
## AERIAL MAP







# TOPOGRAPHY MAP



Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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Source: USGS 10 meter dem  
Interval(ft): 3  
Min: 256.0  
Max: 291.4  
Range: 35.4  
Average: 266.7  
Standard Deviation: 8.96 ft

0ft 474ft 947ft



10/25/2024

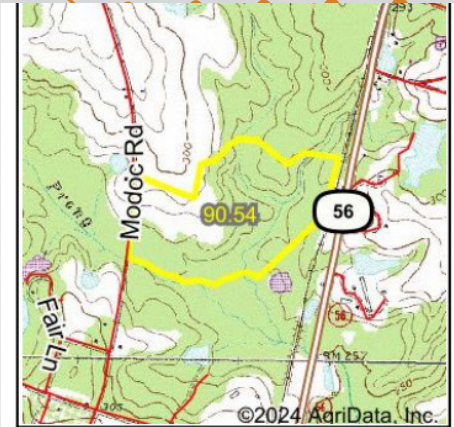
Emanuel County  
Georgia

Boundary Center: 32° 37' 51.15, -82° 19' 18.42

Visit [SouthAuction.com](https://SouthAuction.com) for Auction Details & to Place Your Bid.



# WETLANDS MAP



State: **Georgia**  
Location:  
County: **Emanuel**  
Township: **Swainsboro**  
Date: **10/25/2024**

Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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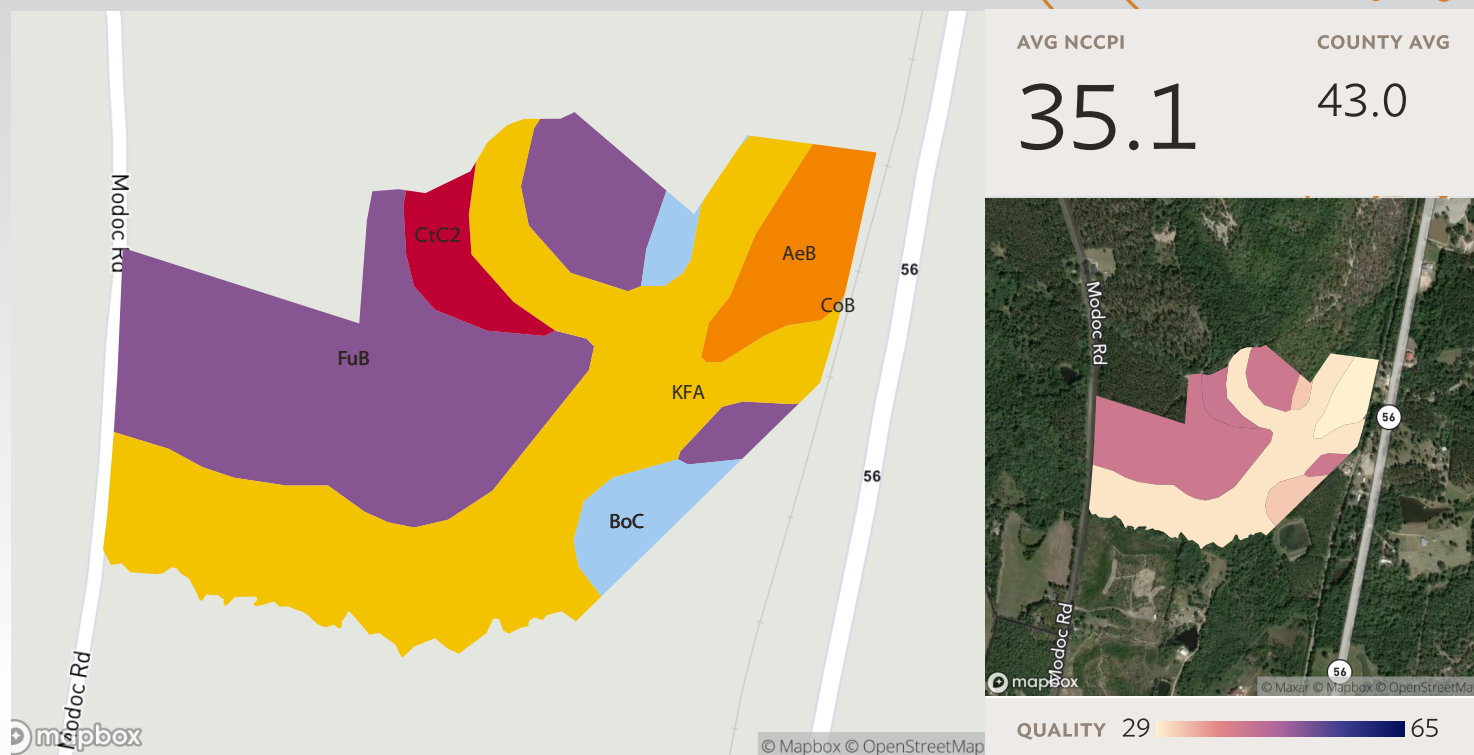
0ft 733ft 1465ft

Classification Code	Type	Acres
PFO1/4A	Freshwater Forested/Shrub Wetland	18.01
PFO4A	Freshwater Forested/Shrub Wetland	6.51
PFO1A	Freshwater Forested/Shrub Wetland	0.87
PFO1Ch	Freshwater Forested/Shrub Wetland	0.45
R4SBC	Riverine	0.31
R5UBH	Riverine	0.06
Total Acres		26.21

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

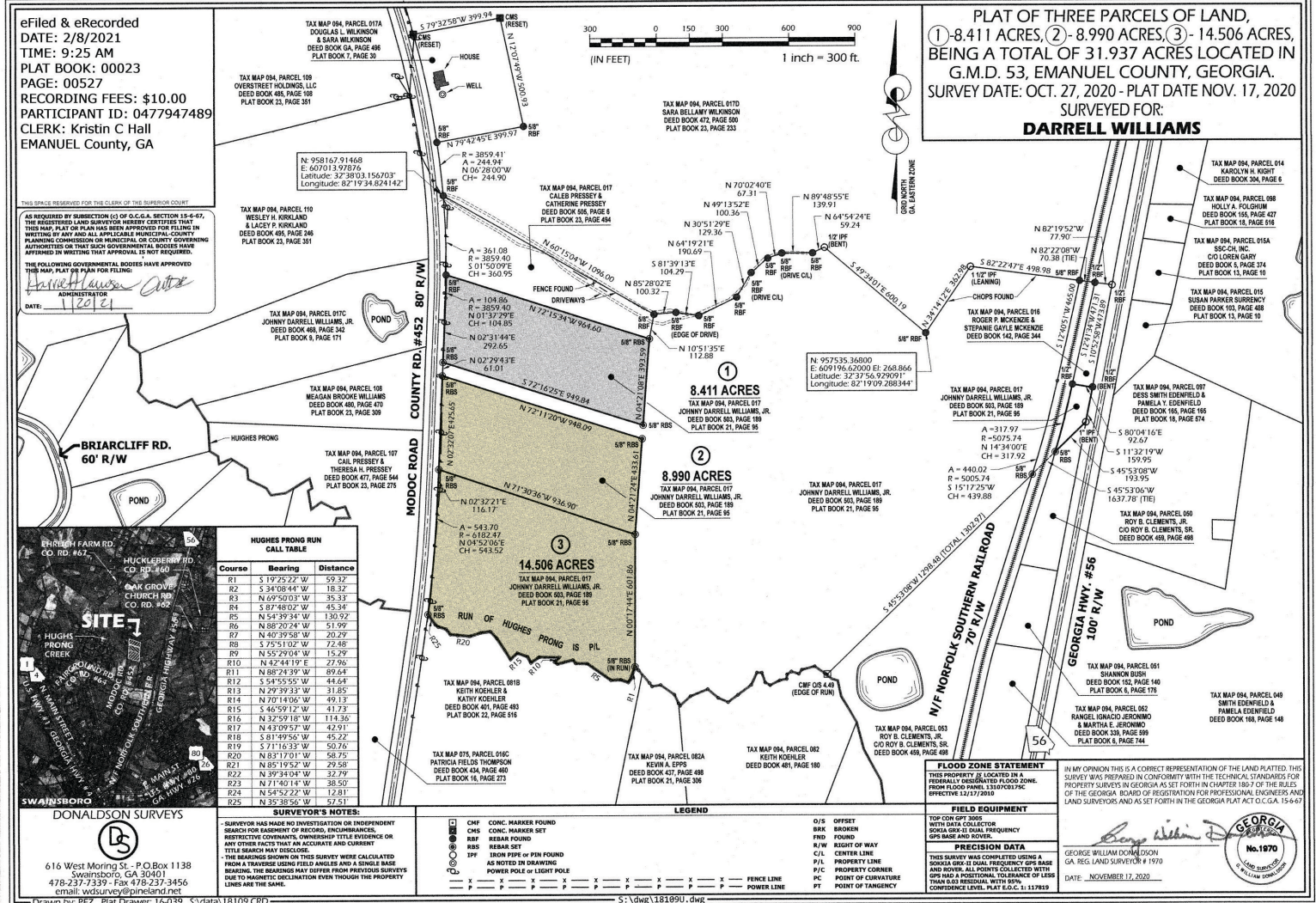
90 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
 KFA	Kinston and Bibb soils, 0 to 2 percent slopes, frequently flooded	39.47	43.8%	6	30.0
 FuB	Fuquay loamy sand, 0 to 5 percent slopes	36.02	39.9%	2	41.7
 AeB	Ailey loamy sand, 2 to 5 percent slopes	6.36	7.0%	3	27.0
 BoC	Bonifay sand, 5 to 8 percent slopes	4.72	5.2%	4	32.4
 CtC2	Cowarts sandy loam, 5 to 8 percent slopes, moderately eroded	3.63	4.0%	4	42.2
 CoB	Cowarts loamy sand, 2 to 5 percent slopes	0.02	0.0%	2	44.9
		90.21			35.1





# PLAT MAP



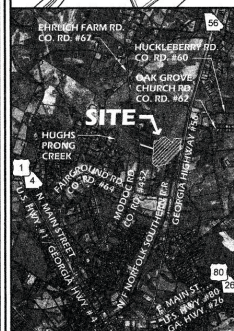




# PLAT MAP

eFiled & eRecorded  
DATE: 11/23/2020  
TIME: 9:29 AM  
PLAT BOOK: 00023  
PAGE: 00502  
RECORDING FEES: \$10.00  
PARTICIPANT ID: 0477947489  
CLERK: Kristin C Hall  
EMANUEL County, GA

THIS SPACE RESERVED FOR THE CLERK OF THE SUPERIOR COURT  
AS REQUIRED BY SUBSECTION (1) OF O.C.G.A. SECTION 15-8-47,  
THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT  
THIS MAP, PLAT OR PLAN HAS BEEN PREPARED FOR FILING IN  
WRITING BY ANY AND ALL APPLICABLE MUNICIPAL-COUNTY  
PLANNING COMMISSION OR MUNICIPAL OR COUNTY GOVERNING  
AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE  
APPEARED IN WRITING THAT APPROVAL IS NOT REQUIRED.  
THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED  
THIS MAP, PLAT OR PLAN FOR FILING:  
*Signature*  
DATE: 11/17/20



Course	Bearing	Distance
R1	N 89°25'50" W	9.52'
R2	N 55°00'25" W	56.71'
R3	S 75°15'24" W	60.34'
R4	S 3°30'03" W	23.34'
R5	N 72°38'30" W	54.93'
R6	S 55°57'23" W	23.59'
R7	S 08°37'06" W	20.53'
R8	S 78°31'16" W	31.11'
R9	S 63°43'35" W	49.24'
R10	N 00°40'09" W	25.10'
R11	N 19°06'06" W	46.36'
R12	N 87°08'57" W	22.50'
R13	S 25°15'14" W	61.30'
R14	S 83°34'50" W	76.19'
R15	S 53°23'01" W	55.76'
R16	N 65°44'58" W	48.40'
R17	N 60°24'48" W	62.16'
R18	S 88°05'26" W	84.20'
R19	S 47°50'25" W	63.74'
R20	N 34°54'55" W	11.56'
R21	N 25°13'16" W	44.94'
R22	N 54°50'19" W	76.05'
R23	S 60°37'19" W	38.83'
R24	N 36°56'26" W	19.59'
R25	N 40°33'38" W	76.32'
R26	N 44°10'58" W	22.56'

**SURVEYOR'S NOTES:**  
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT  
SEARCH FOR EASEMENTS OR RECORDS, ENCUMBRANCES,  
RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR  
ANY OTHER FACTS THAT MAY AFFECT THE ACCURACY OR  
TITLE SEARCH MAY DISCLOSE.  
- THE BEARINGS SHOWN ON THIS SURVEY WERE CALCULATED  
FROM A TRAVELER USING FIELD ANGLES AND A SINGLE BASE  
BEARING. THE BEARINGS MAY DIFFER FROM PREVIOUS SURVEYS  
DUE TO MAGNETIC DECLINATION EVEN THOUGH THE PROPERTY  
LINES ARE THE SAME.

**LEGEND**  
CHP CONC. MARKER FOUND  
CHS CONC. MARKER SET  
RBS REBAR FOUND  
RFB REBAR SET  
JPF IRON PIPE & PIN FOUND  
AS NOTED IN DRAWING  
POWER POLE OR LIGHT POLE  
FENCE LINE  
POWER LINE  
G/S OFFSET  
BNK BROKEN  
FND FOUND  
R/W RIGHT OF WAY  
C/L CENTER LINE  
P/L PROPERTY LINE  
P/C PROPERTY CORNER  
PC POINT OF CURVATURE  
PT POINT OF TANGENCY

**FLOOD ZONE STATEMENT**  
THIS PROPERTY IS LOCATED IN A  
FEDERALLY DESIGNATED FLOOD ZONE.  
FROM FLOOD PANEL 130103179C  
EFFECTIVE 1/17/2010  
**FIELD EQUIPMENT**  
TOP CON GPT 3005  
WITH DATA COLLECTOR  
SOLAR 5000 2.0 DUAL FREQUENCY  
GPS BASE AND ROVER  
**PRECISION DATA**  
THIS SURVEY WAS COMPLETED USING A  
BORING CNO-3 DUAL FREQUENCY GPS BASE  
AND ROVER. ALL POINTS COLLECTED WITH  
GPS HAD A POSITIONAL TOLERANCE OF LESS  
THAN 1.0 HORIZONTAL WITH 100%  
CONFIDENCE LEVEL. PLAT E.O.C. 1: 267475

**IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED. THIS  
SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR  
PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 1807 OF THE RULES  
OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND  
LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-8-47**  
*Signature*  
GEORGE WILLIAM DONALDSON  
GA REG. LAND SURVEYOR # 1970  
DATE: NOVEMBER 16, 2020

**PLAT OF TWO PARCELS OF LAND,  
① - 66.734 ACRES, ② - 0.526 ACRES,  
BEING A TOTAL OF 67.260 ACRES LOCATED IN  
G.M.D. 53, EMANUEL COUNTY, GEORGIA.  
SURVEY DATE: OCT. 27, 2020 - PLAT DATE NOV. 16, 2020  
SURVEYED FOR:  
**WILLIAM BRYANT PONCE, JR.****