



# The Hester Estate

BERRIEN COUNTY, GA

**5 Farms | 327± Acres**

Online Auctions End: Dec. 11th  
[SouthAuction.com](https://SouthAuction.com)



**SOUTH AUCTION**





SOUTH AUCTION

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

Hello,

South Auction is excited to present the Hester Estate Farms. Joe and Becky Hester, along with their son Jordan and family, started purchasing these farms many decades ago. One by one they would purchase tracts that adjoined them until they assembled what they felt were the core tracts to have a sustainable tree farm. With Joe and Becky both working for the FSA office they knew the importance of conservation and enrolled most of these farms in the Conservation Reserve Program "CRP". These programs not only provide additional income through annual payments but they also help enhance the wildlife management of the farm.

Jordan now lives in Florida and Becky and Joe are ready to split their time between their home in Berrien County and in Florida with Jordan. So after spending most of their life assembling these properties the time has come to sell them for someone else's enjoyment.

We hope you find the information you need in the following pages. If not please feel free to give me a call.

Sincerely,



**Derry Bennett**  
**Auction Manager**  
(229) 561-0480  
derrybennett@gmail.com

# CRP INFORMATION

Please note, tax records and FSA records have the Hester Estate in 5 different farms. All of these farms are in close proximity and we are offering all these farms at one time.

As you will see in this packet several of these tracts are enrolled in the Conservation Reserve Program (CRP). By enrolling in this program, the participants receive annual rental payments and cost-share assistance to establish long-term, resource-conserving covers / wildlife habitat.

The buyer(s) of The Hester Estate farms will agree to continue this program on any and all tracts they purchase. We inserted the agreement all buyers will sign on the following page.

CRP payments per farm:

Farm 1: 76.01 acres @ \$83.91 per acre, total of \$6,378.00

Farm 2: 13.5 acres @ \$82.86 per acre, total of \$1,081.00

Farm 3: 30 acres @ \$84.44 per acre, total of \$2,533.00

Farm 4: 7.45 acres @ \$84.83 per acre, total of \$632.00

Farm 5: No CRP



**SOUTH  
AUCTION**



**SOUTH AUCTION**

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

You are purchasing a tract of land that is enrolled in a CRP program through the Berrien County FSA office. You are **REQUIRED** to transfer ownership of this program to yourself by calling them at 229-686-5557 and or visit their office located at 516A County Farm Rd Ste 2 Nashville, GA 31639. Your failure to transfer ownership and or failure to follow the guidelines as laid out in these programs will result in a monetary penalty!

You hereby agree that you will be responsible for any penalties caused by your actions or inactions

Buyer signature \_\_\_\_\_

FSA FARM # \_\_\_\_\_

FSA TRACT # \_\_\_\_\_





**SOUTH  
AUCTION**

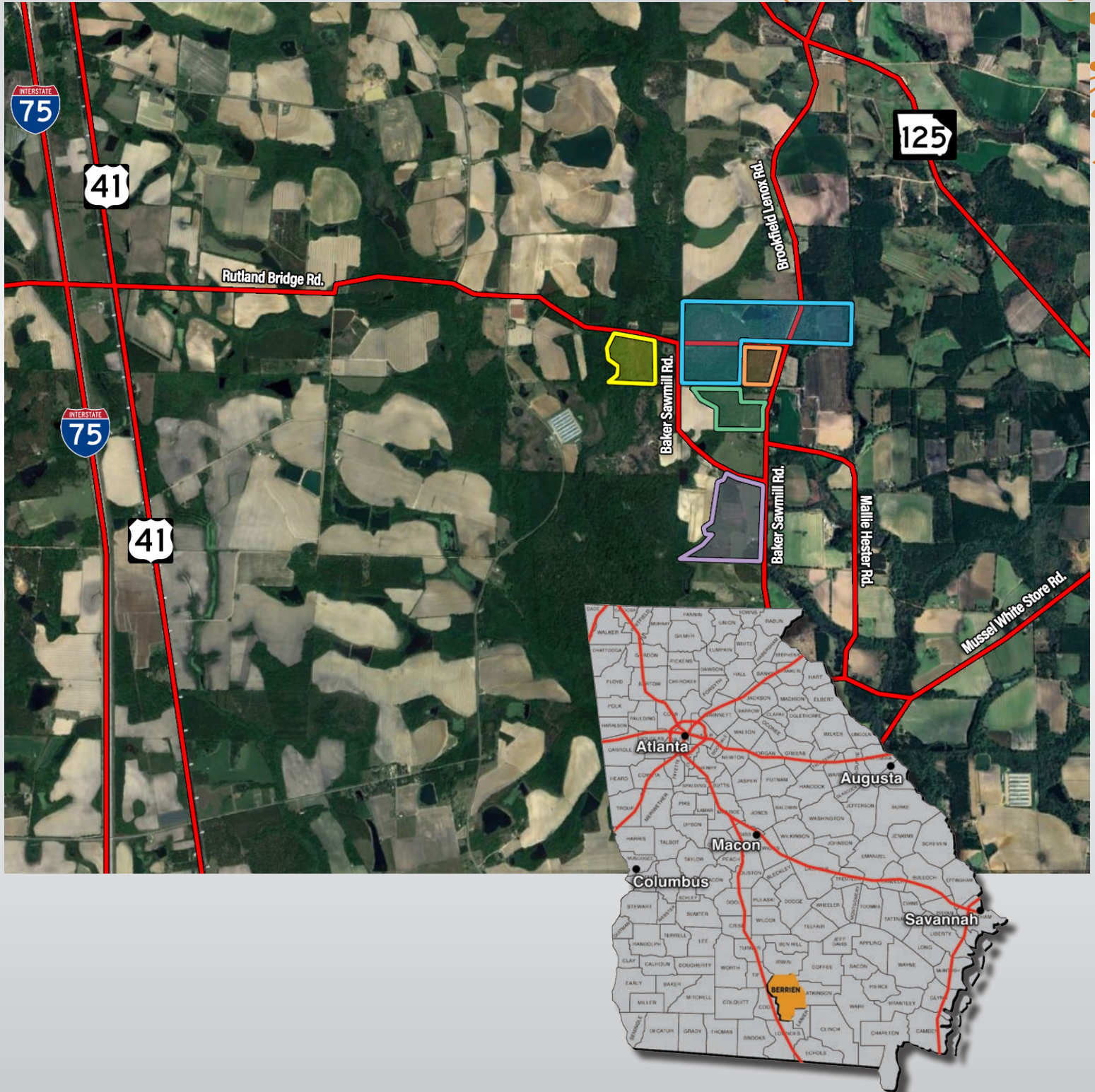
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- Farm 2 ..... 21-31
- Farm 3 ..... 32-42
- Farm 4 ..... 43-55
- Farm 5 ..... 56-66
- About South Auction ..... 67





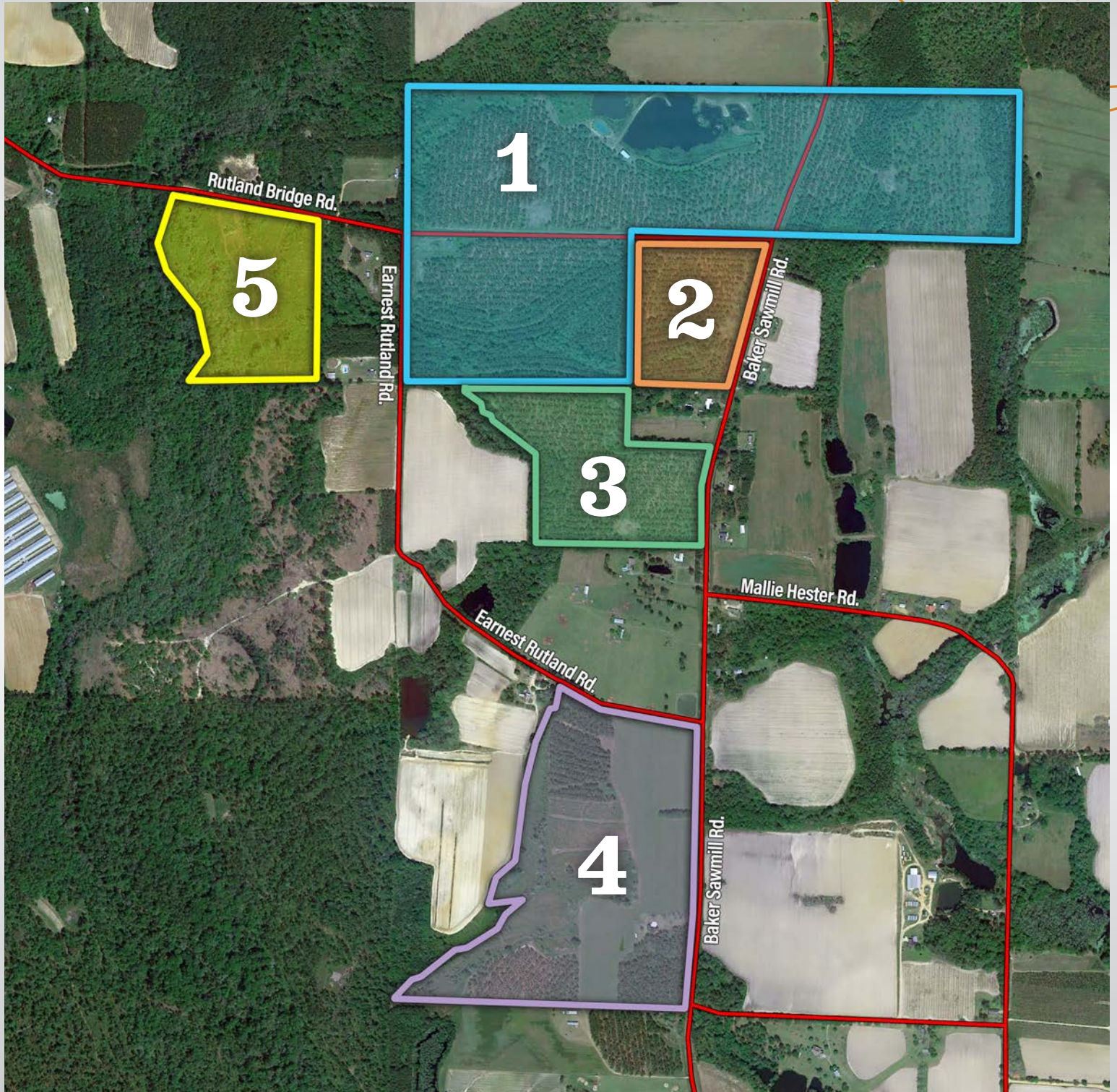
# LOCATION MAP



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



# PROPERTY MAP







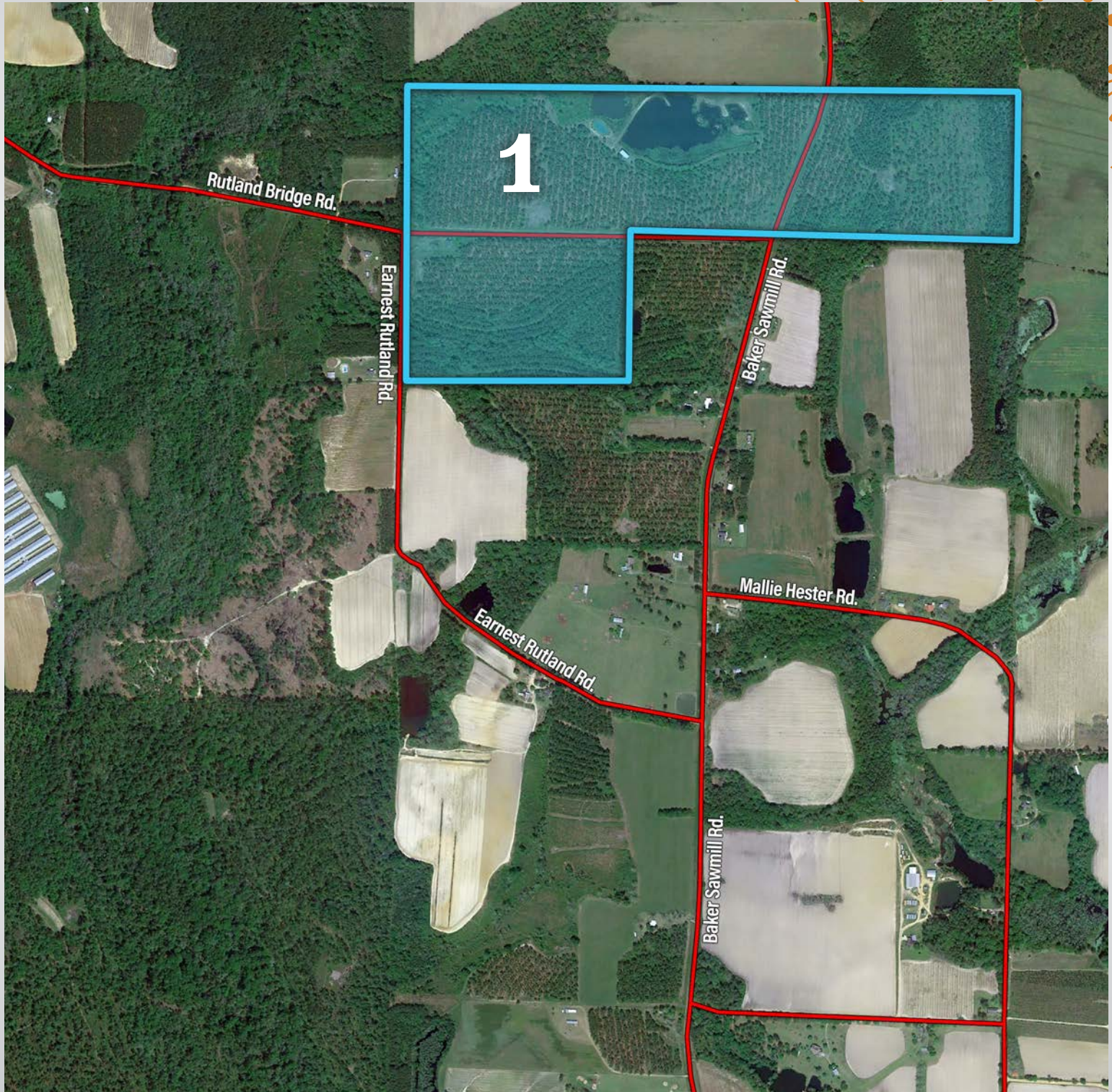
# Farm 1

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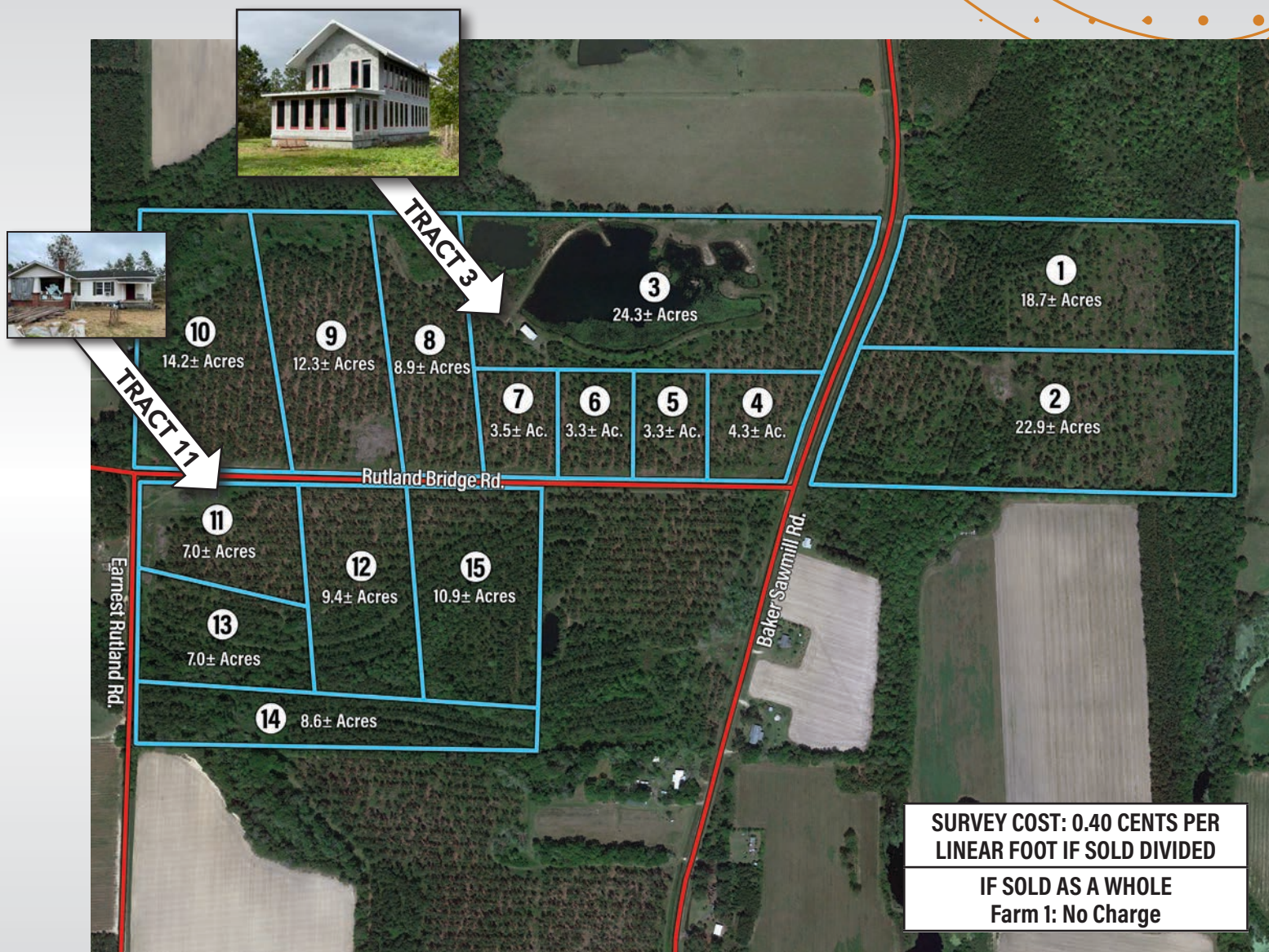
## LOCATION MAP







## DIVISION MAP





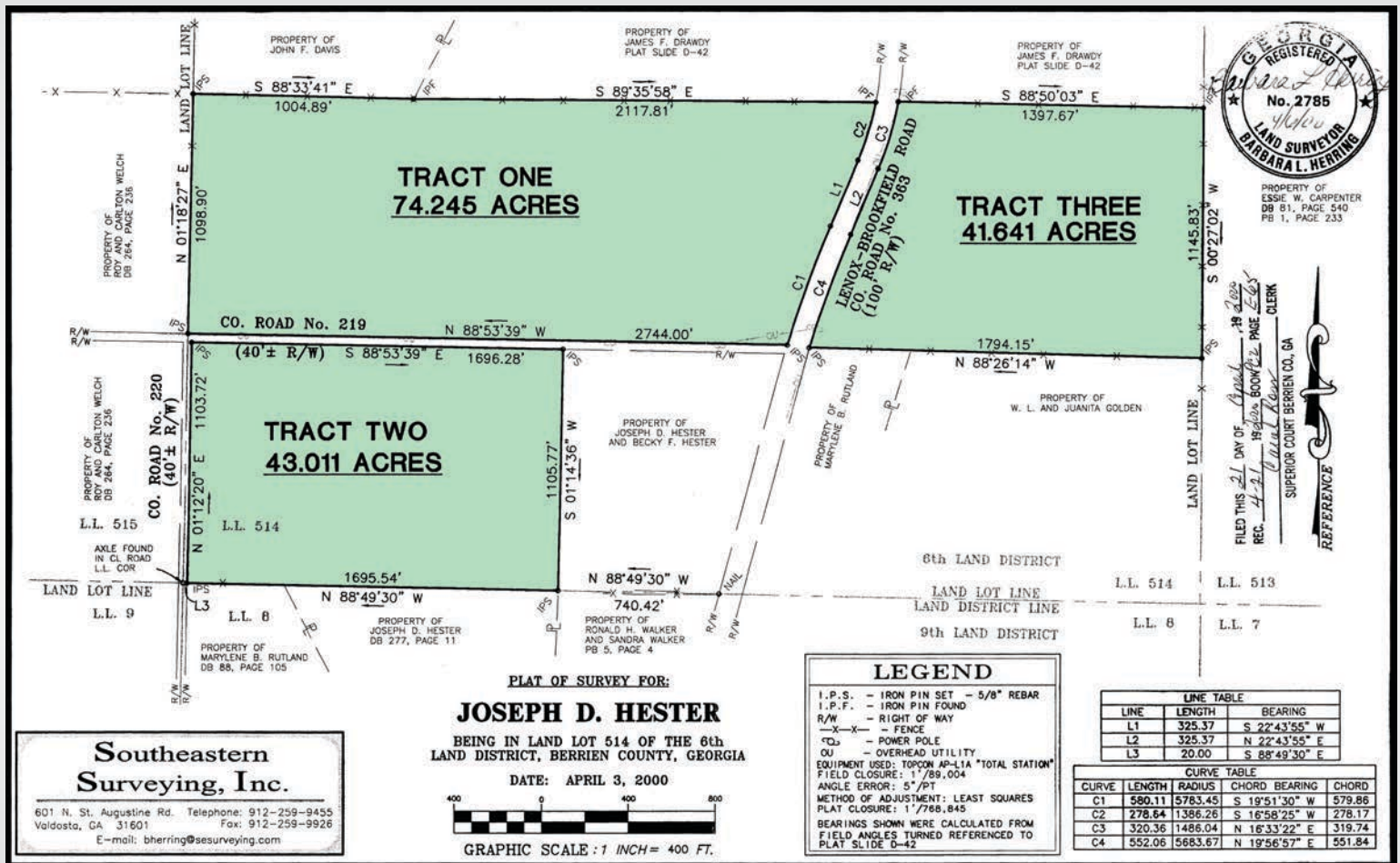


## PROPERTY FEATURES



- Unfinished 2,500 sq. ft. stucco pond house on Tract 3 intended to be a 3 bed / 3.5 bath home. There is no well on this property.
- Rental house on Tract 11: 1,100 sq ft / 2 bed, 1 bath / Tenant pays \$750 per month that includes power and internet. No lease in place. The well servicing this home is on Tract 16.
- NOTE: The new owner of the rental house will have 60 days after closing to install a new well on the property OR arrange a water agreement with the buyer of Tract 16.
- 7 acre pond
- Paved and dirt road frontage

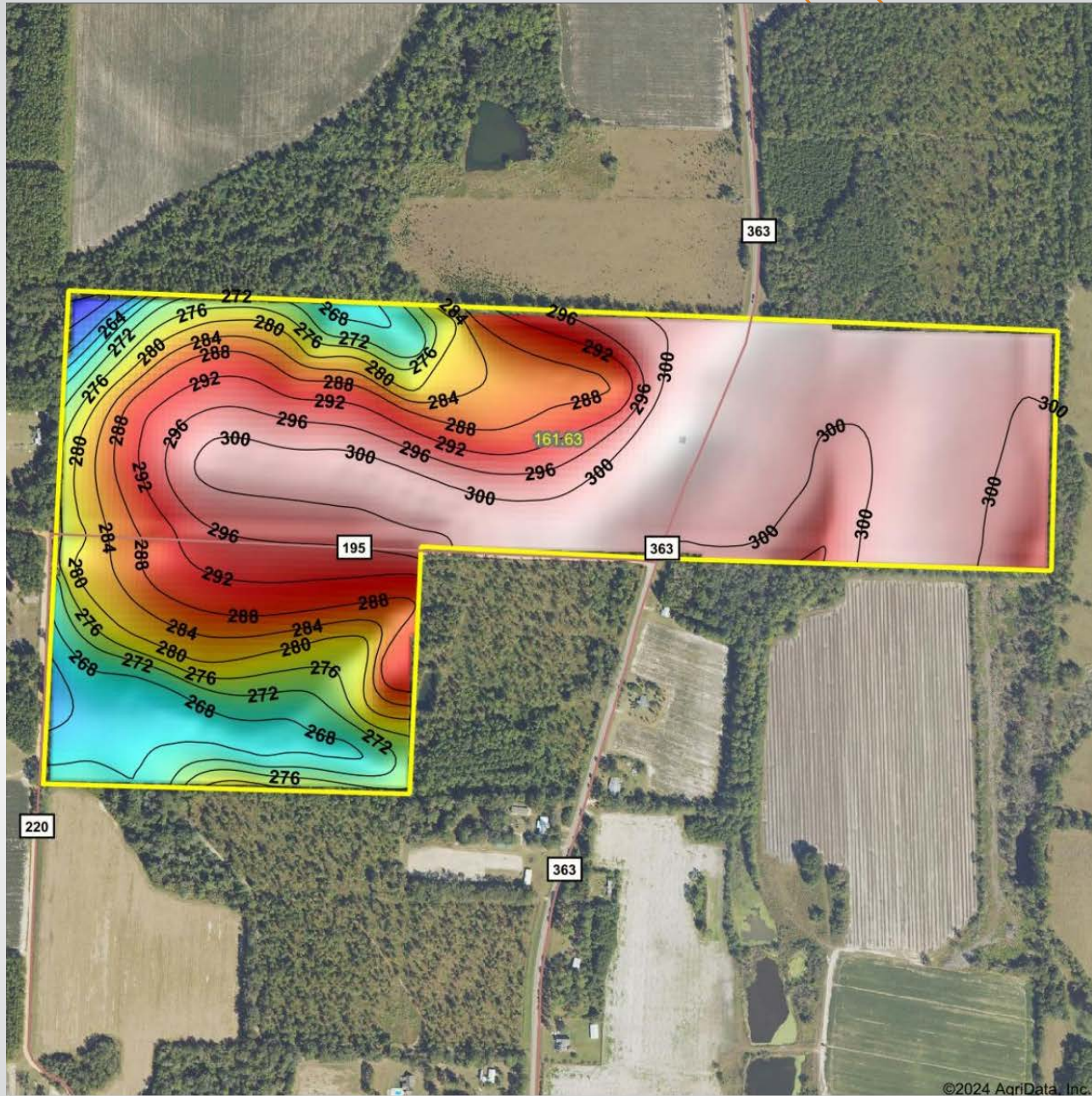
# PROPERTY PLAT







# TOPOGRAPHY MAP



Source: USGS 10 meter dem

Interval(ft): 4

Min: 254.5

Max: 304.0

Range: 49.5

Average: 290.3

Standard Deviation: 11.81 ft

0ft 720ft 1440ft



10/21/2024

**Berrien County  
Georgia**

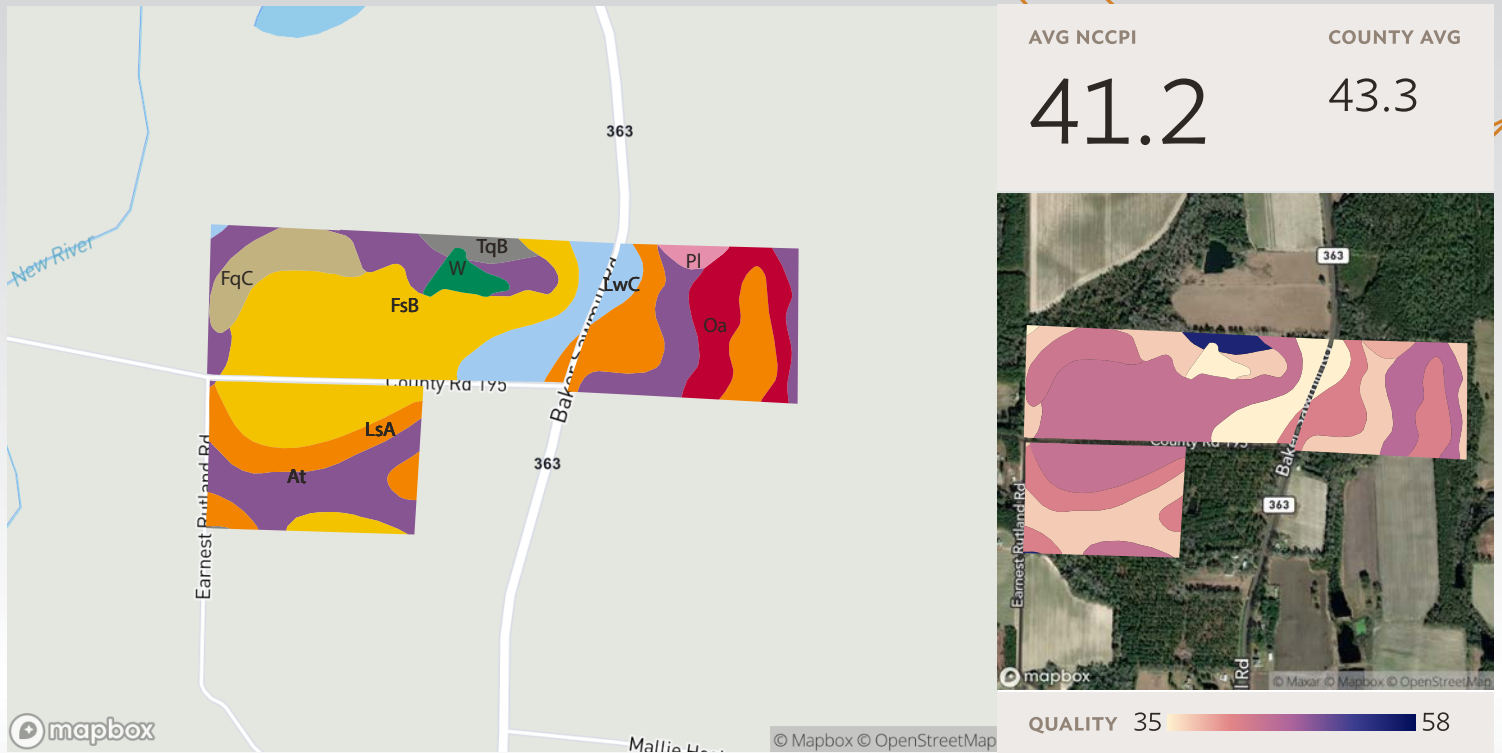
Boundary Center: 31° 19' 43.5, -83° 25' 24.37

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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# SOILS MAP

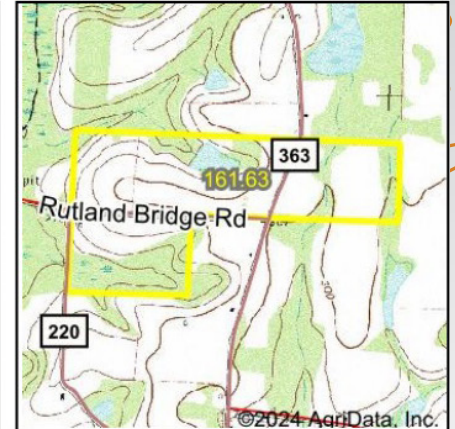
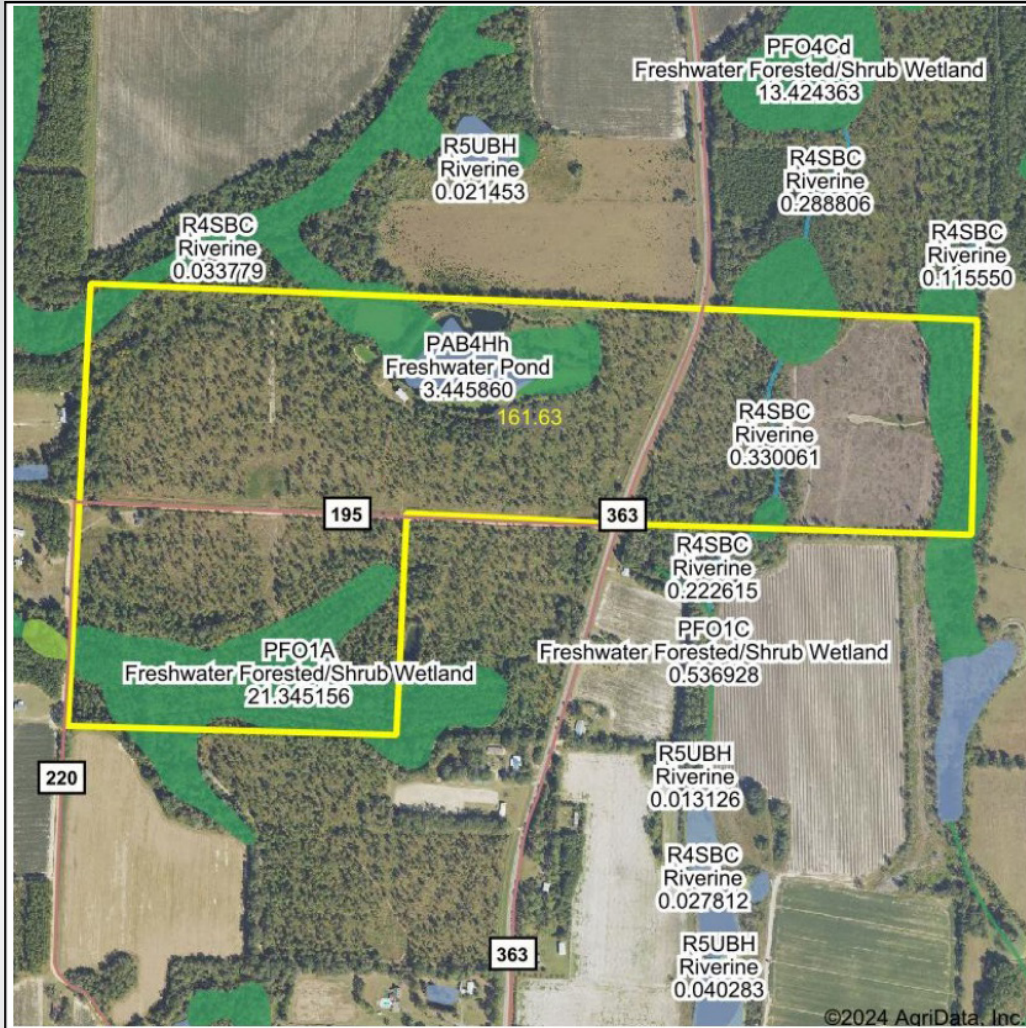


SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
FsB	Fuquay loamy sand, 0 to 4 percent slopes	54.61	33.5%	2	43.8
At	Alapaha loamy sand	37.89	23.3%	5	37.0
LsA	Leefield loamy sand, 0 to 3 percent slopes	27.75	17.0%	2	41.6
LwC	Lakeland sand, 2 to 8 percent slopes	12.81	7.9%	6	33.0
Oa	Olustee sand	12.72	7.8%	3	45.3
FqC	Fuquay loamy coarse sand, 3 to 8 percent slopes	9.53	5.9%	2	43.2
TqB	Tifton loamy sand, 2 to 5 percent slopes	3.03	1.9%	2	55.2
W	Water	2.99	1.8%		N/A
PI	Pelham loamy sand, 0 to 2 percent slopes, frequently flooded	1.52	0.9%	5	38.6
		<b>159.87</b>	<b>98.2%</b>		<b>41.2</b>





# WETLANDS MAP



State: **Georgia**  
 Location:  
 County: **Berrien**  
 Township: **Enigma**  
 Date: **10/21/2024**

Maps Provided By:



0ft 1091ft 2182ft

Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	17.59
PFO1Ch	Freshwater Forested/Shrub Wetland	7.59
PFO4A	Freshwater Forested/Shrub Wetland	5.04
PAB4Hh	Freshwater Pond	3.45
PFO4C	Freshwater Forested/Shrub Wetland	2.30
PFO1C	Freshwater Forested/Shrub Wetland	0.52
R4SBC	Riverine	0.33
PEM1A	Freshwater Emergent Wetland	0.00
Total Acres		36.82

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





## CRP MAP

**CRP PAYMENTS: FARM 1: 76.01 ACRES @ \$83.91 PER ACRE, TOTAL OF \$6,378.00**

**CRP EXPIRATION: NOVEMBER 2029**

For a copy of the complete management plan please reach out to [derrybennett@gmail.com](mailto:derrybennett@gmail.com)



**\*Lands highlighted in red are enrolled in CRP.**





## DRONE MAP







## DRONE MAP







## DRONE MAP







## PROPERTY PHOTOS







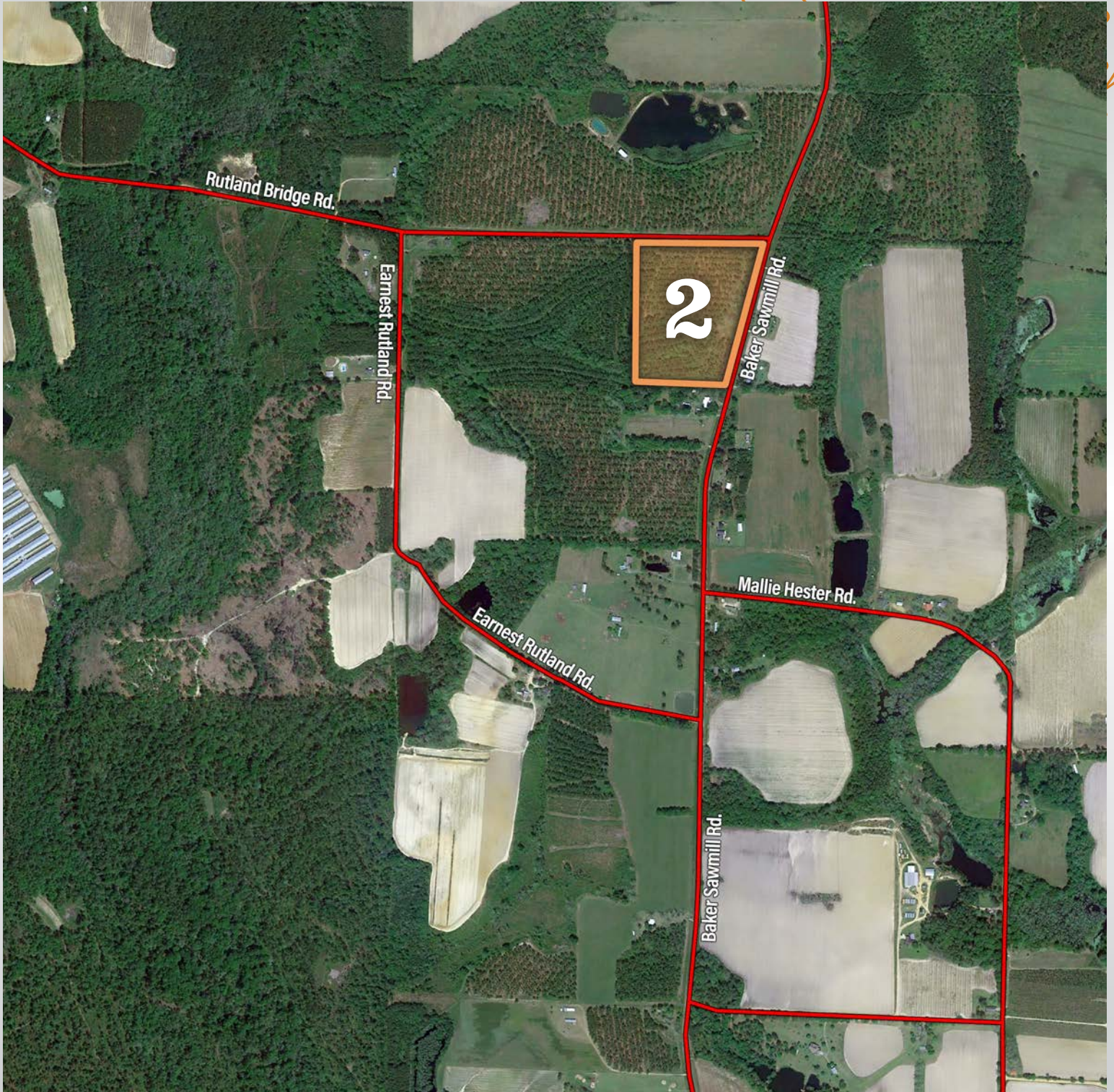
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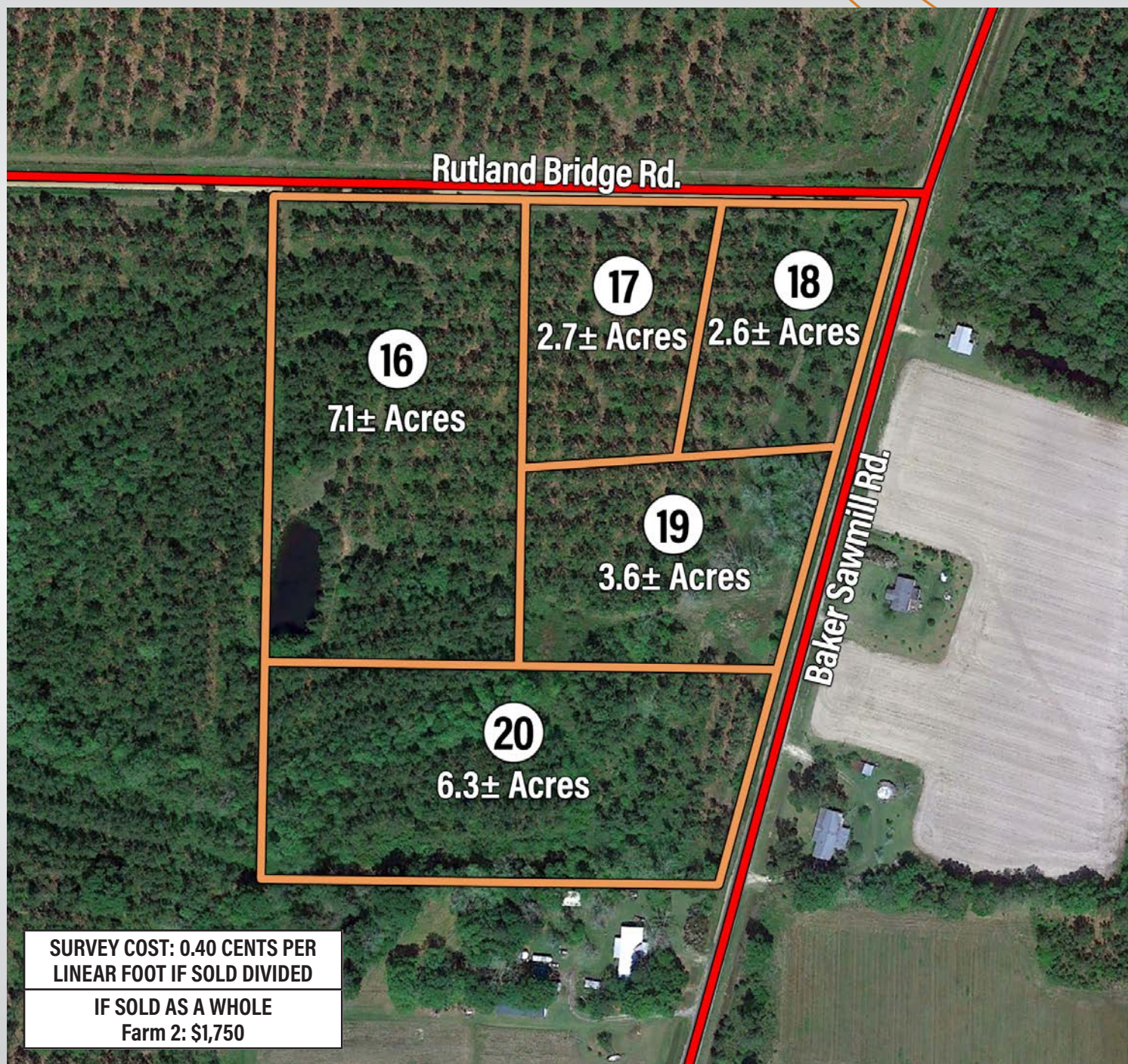
## PROPERTY LOCATION







## DIVISION MAP







## PROPERTY FEATURES



- Paved and dirt road frontage
- 1/2 pond
- Well on Tract 16
- Fully wooded and great for home sites and hunting.



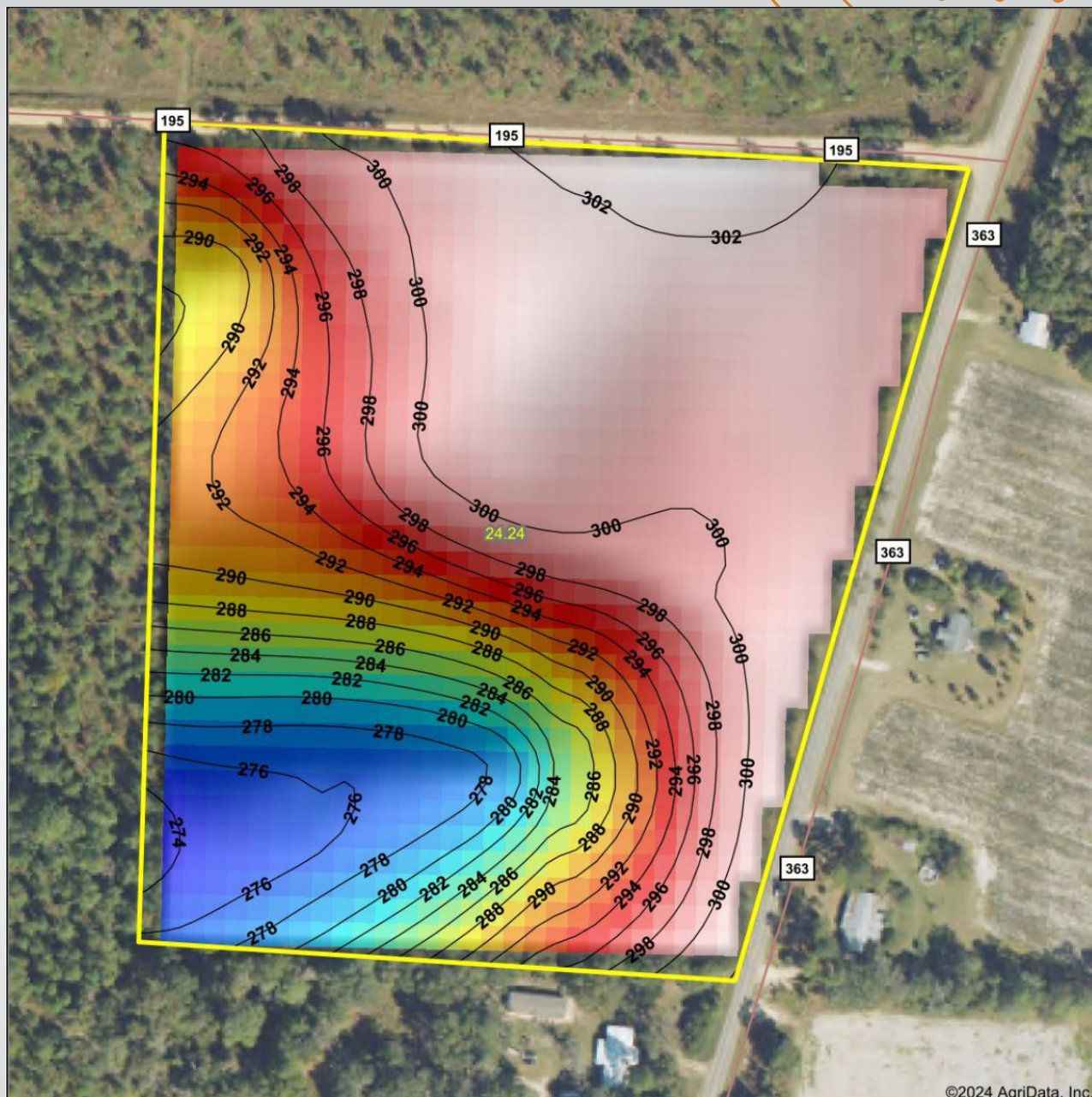
PLAT

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





# TOPOGRAPHY MAP



©2024 AgriData, Inc.



Maps Provided By:



**surety**  
CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem  
Interval(ft): 2  
Min: 273.7  
Max: 302.6  
Range: 28.9  
Average: 293.8  
Standard Deviation: 8.66 ft



10/21/2024

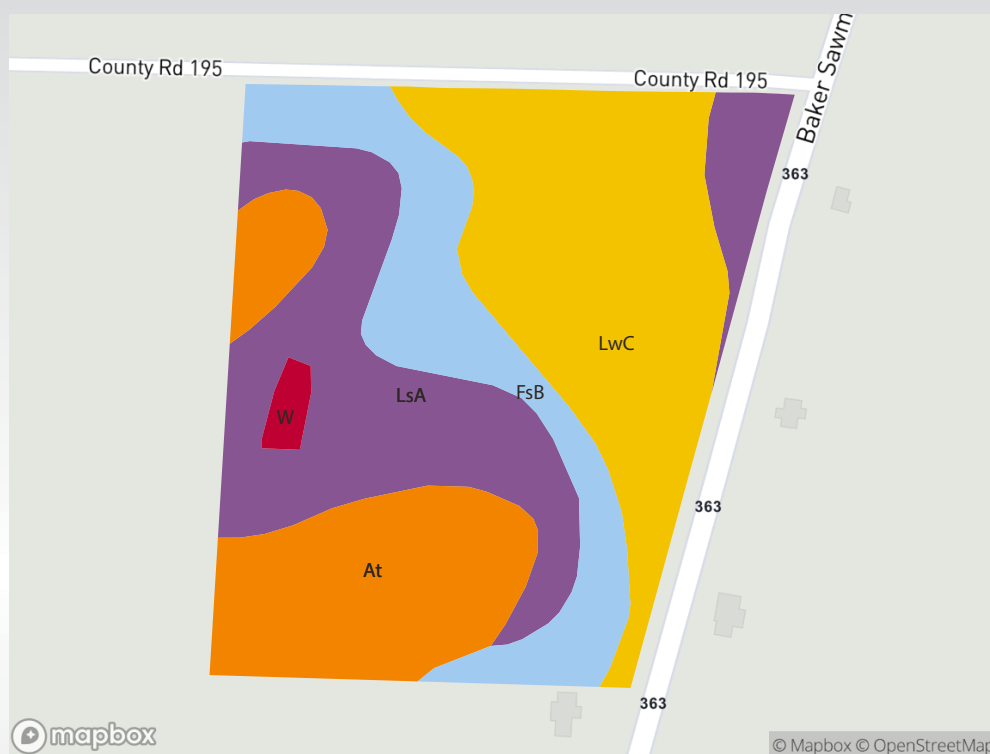
**Berrien County  
Georgia**

Boundary Center: 31° 19' 37.63, -83° 25' 25.64





# SOILS MAP

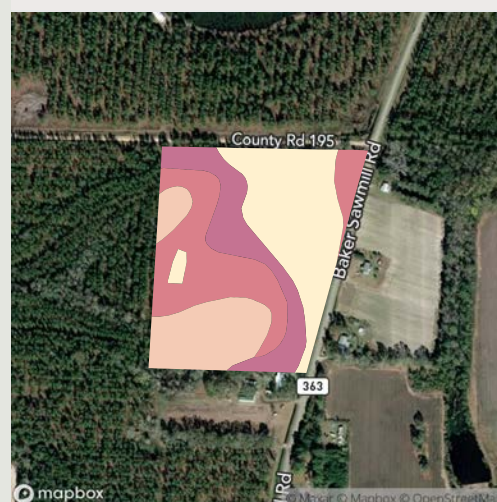


AVG NCCPI

38.3

COUNTY AVG

43.3



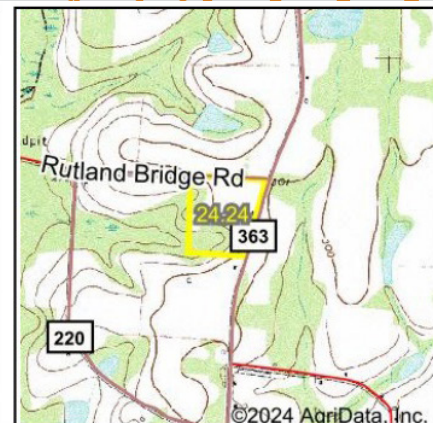
QUALITY 35 58

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
<span style="color: yellow;">■</span> LwC	Lakeland sand, 2 to 8 percent slopes	7.96	31.7%	6	33.0
<span style="color: purple;">■</span> LsA	Leefield loamy sand, 0 to 3 percent slopes	7.08	28.2%	2	41.6
<span style="color: orange;">■</span> At	Alapaha loamy sand	5.22	20.8%	5	37.0
<span style="color: blue;">■</span> FsB	Fuquay loamy sand, 0 to 4 percent slopes	4.57	18.2%	2	43.8
<span style="color: red;">■</span> W	Water	0.27	1.1%		N/A
		<b>24.83</b>	<b>98.9%</b>		<b>38.3</b>





# WETLANDS MAP



State: **Georgia**  
Location:  
County: **Berrien**  
Township: **Enigma**  
Date: **10/21/2024**

Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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0ft 351ft 702ft

Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	4.11
Total Acres		4.11

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



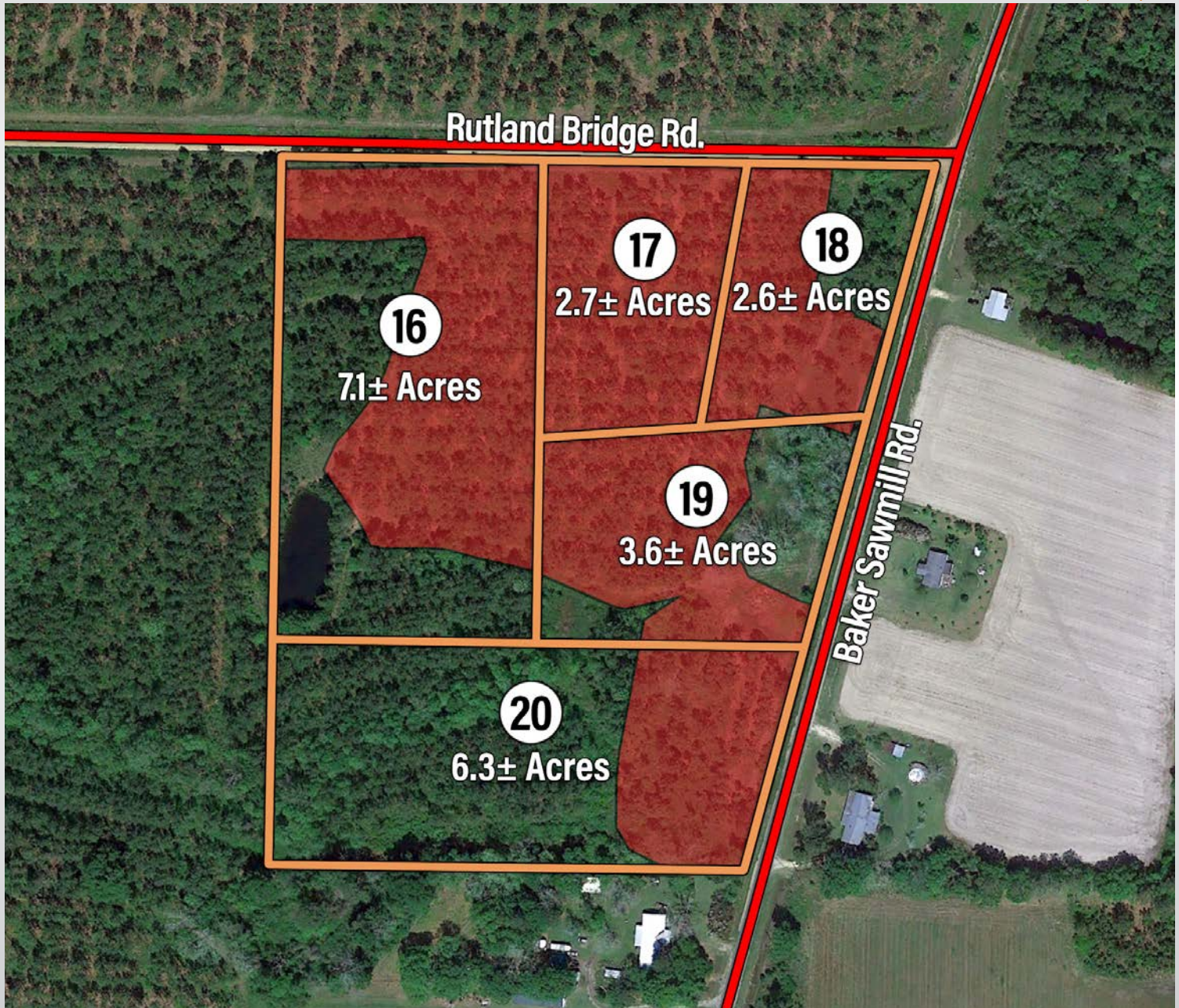


## CRP MAP

**CRP PAYMENTS: FARM 2: 13.5 ACRES @ \$82.86 PER ACRE, TOTAL OF \$1,081.00**

**CRP EXPIRATION: NOVEMBER 2030**

For a copy of the complete management plan please reach out to [derrybennett@gmail.com](mailto:derrybennett@gmail.com)



**\*Lands highlighted in red are enrolled in CRP.**





## DRONE MAP







## PROPERTY PHOTOS







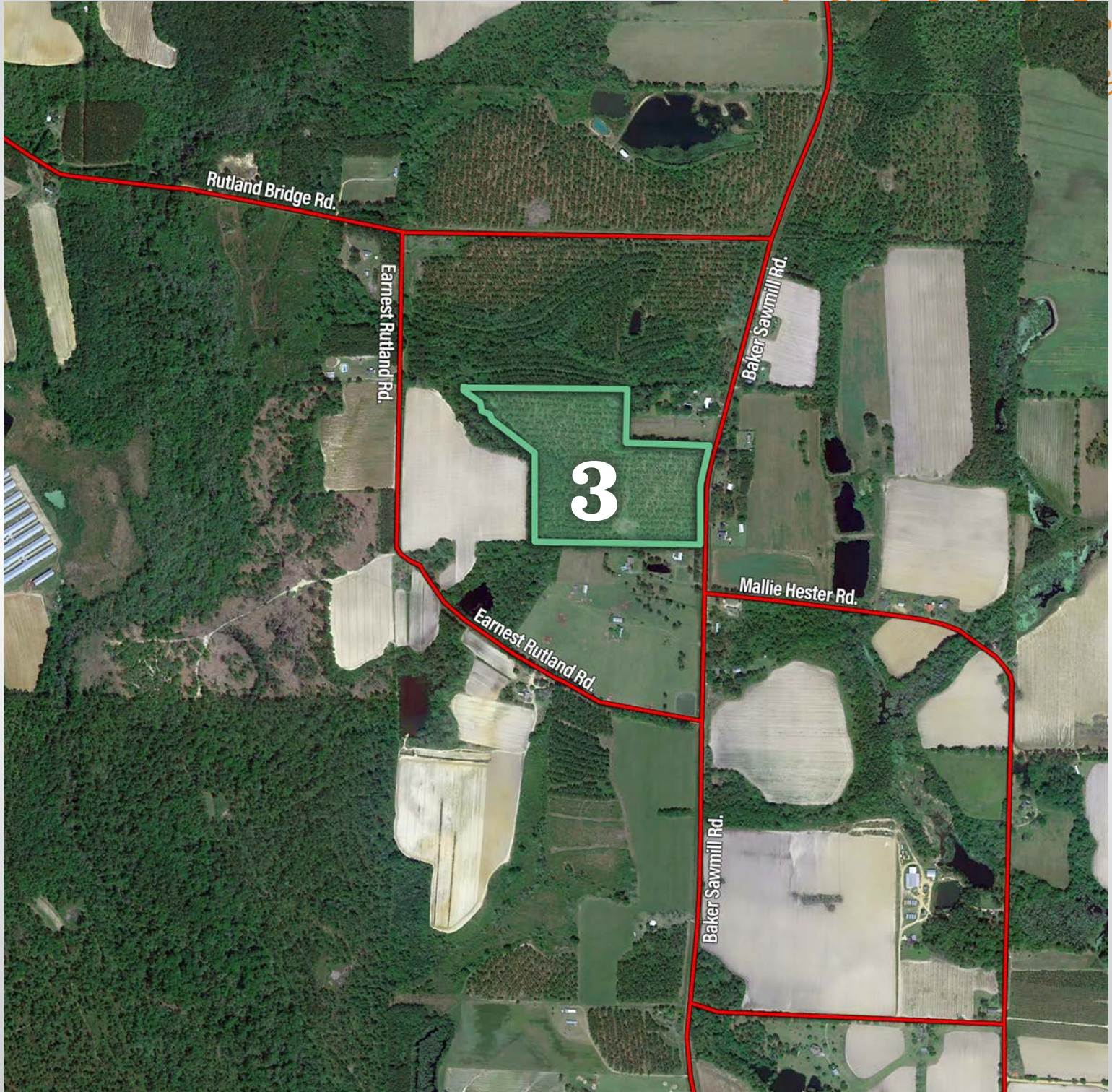
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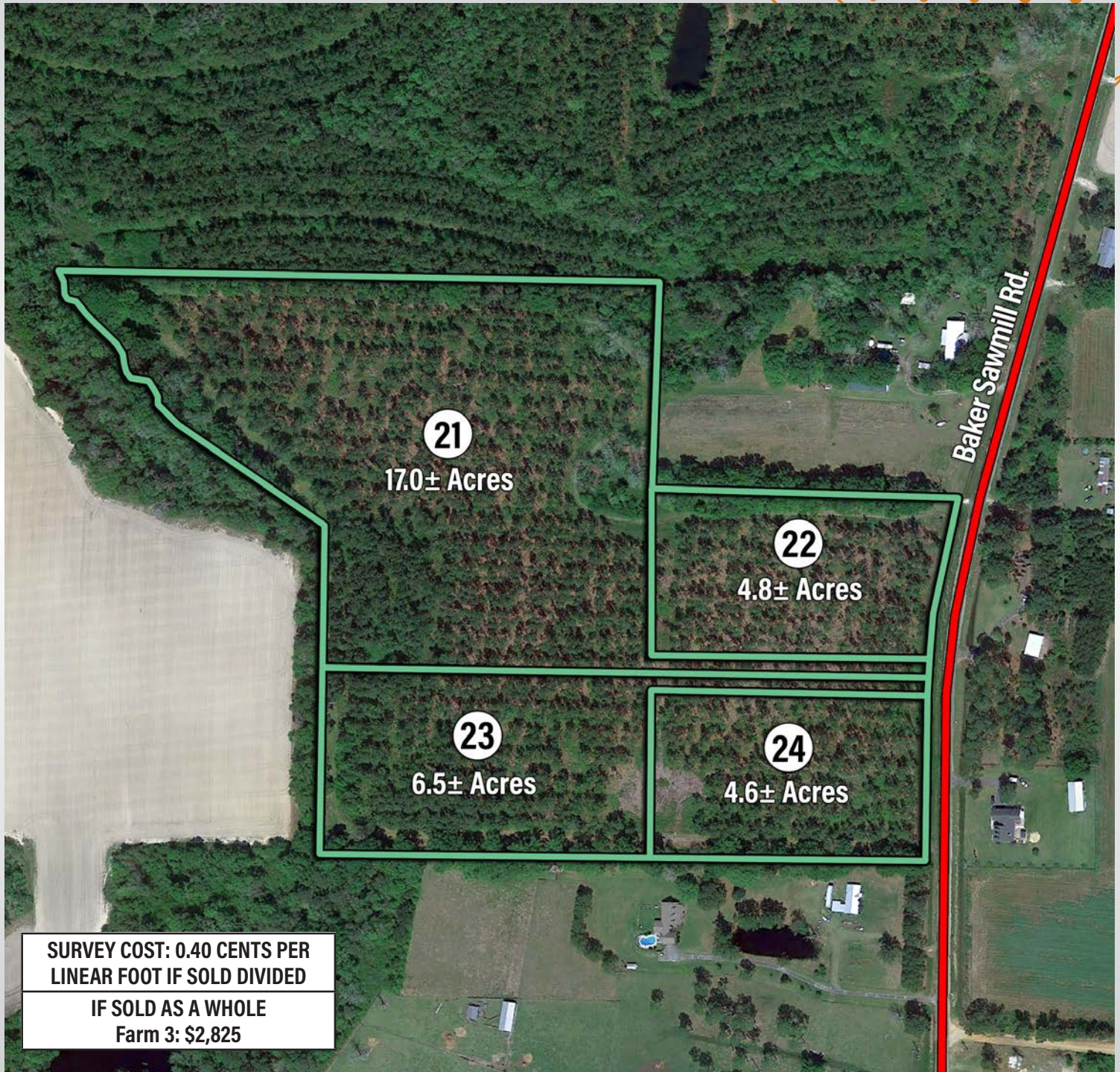
## PROPERTY LOCATION







## DIVISION MAP







## PROPERTY FEATURES



- Paved road frontage
- Fully wooded and great for home sites and hunting

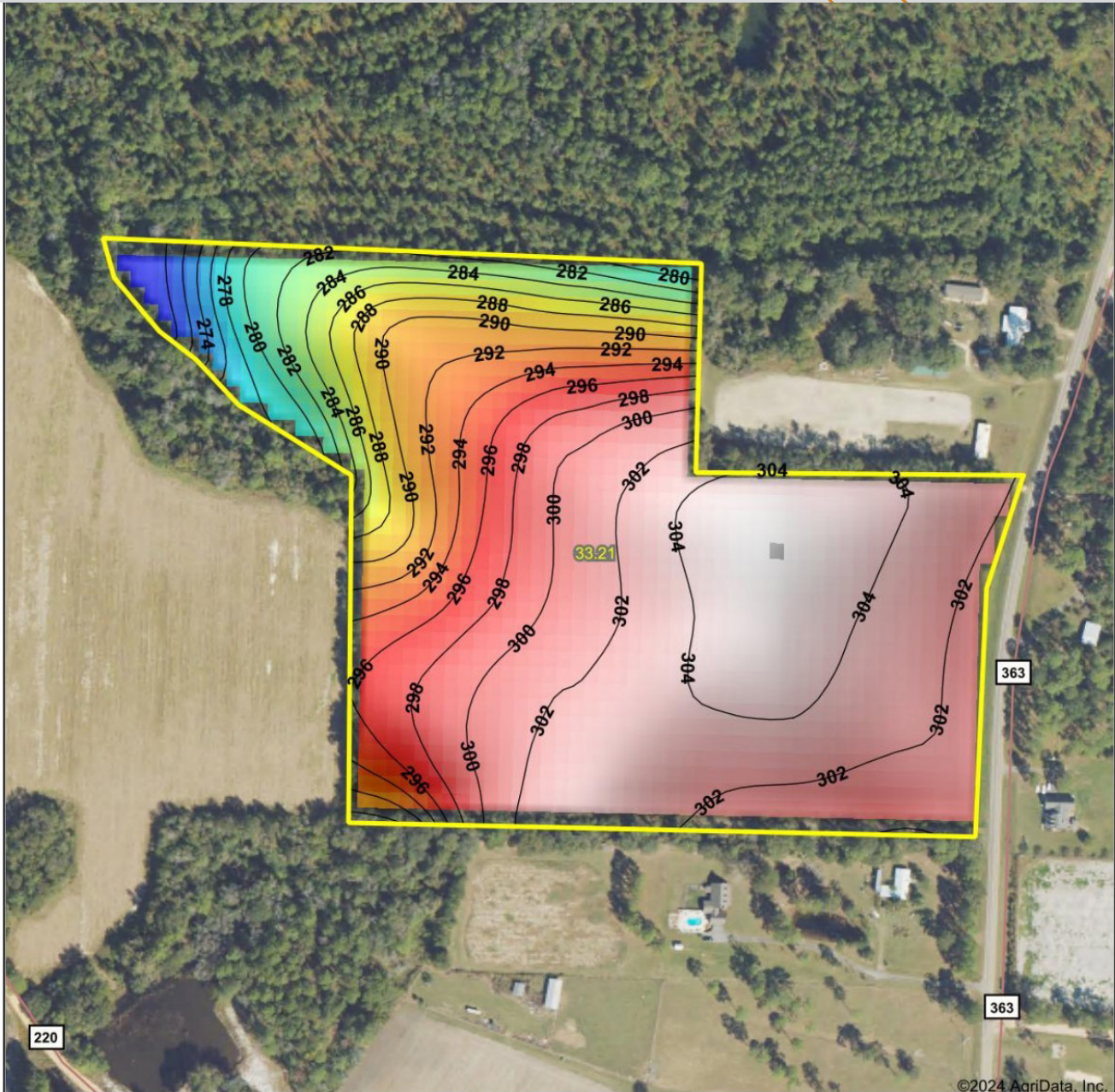








# TOPOGRAPHY MAP



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Source: USGS 10 meter dem

Interval(ft): 2

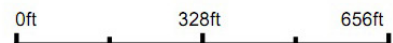
Min: 268.6

Max: 305.6

Range: 37.0

Average: 297.1

Standard Deviation: 8.07 ft



10/21/2024

**Berrien County  
Georgia**

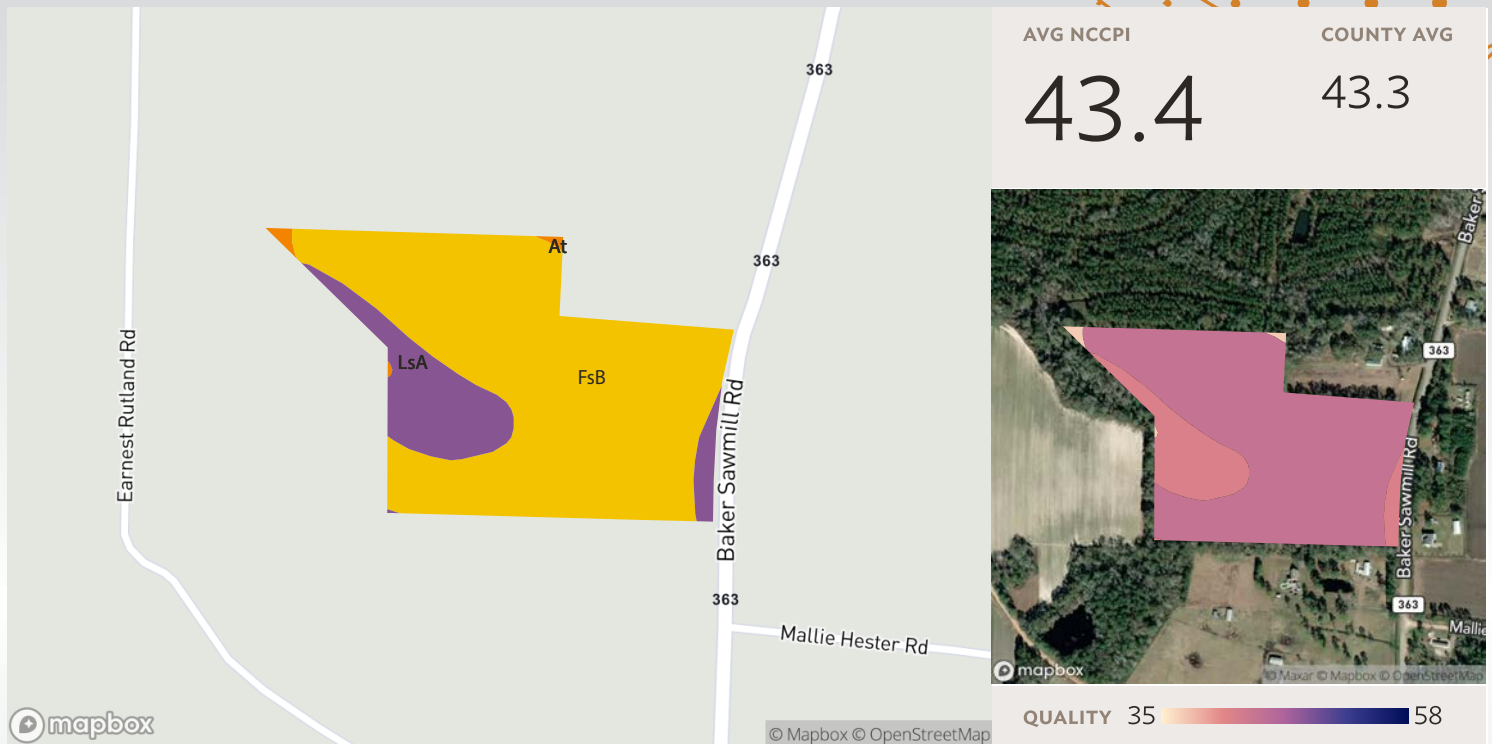
Boundary Center: 31° 19' 26.39, -83° 25' 35.28

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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# SOILS MAP



## Field 1

30 ac.

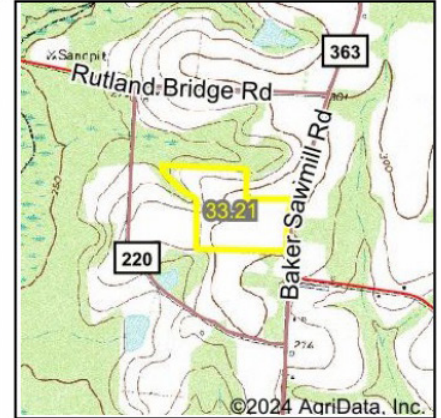
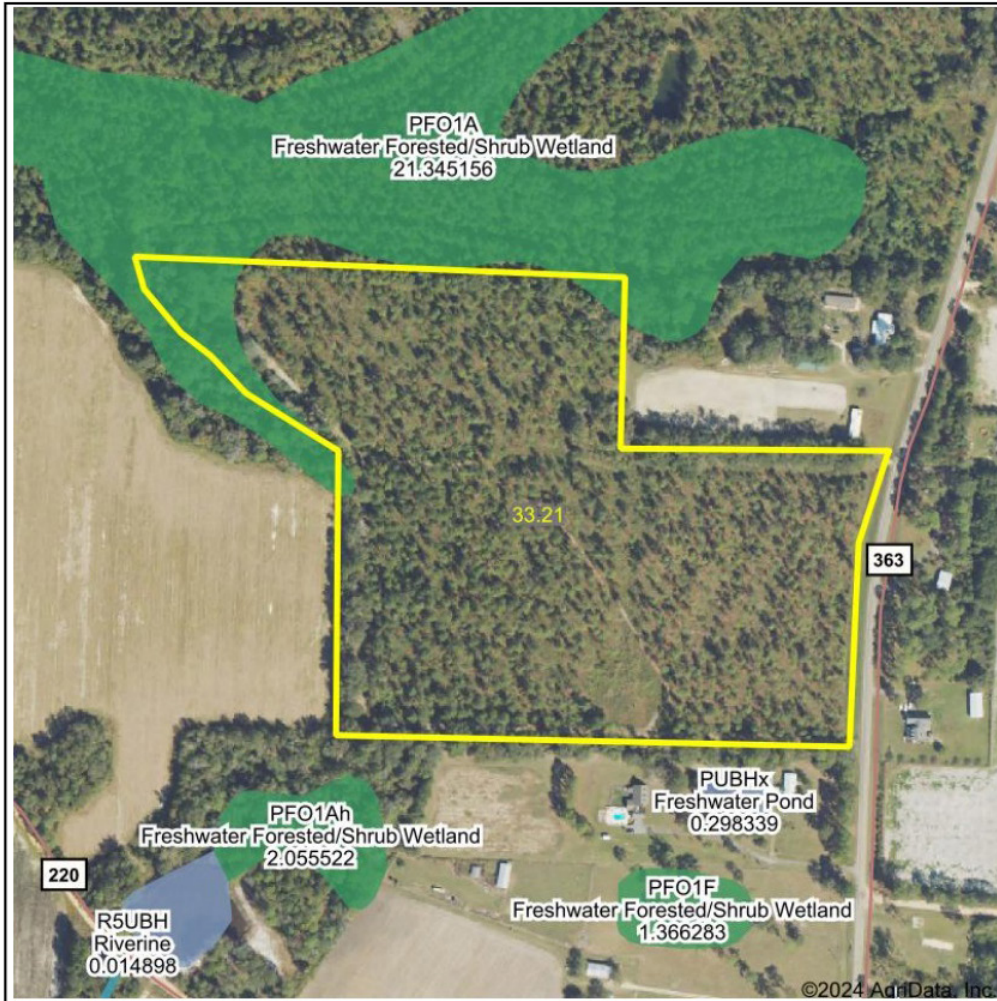
Source: NRCS Soil Survey

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
FsB	Fuquay loamy sand, 0 to 4 percent slopes	25.25	82.9%	2	43.8
LsA	Leefield loamy sand, 0 to 3 percent slopes	4.99	16.4%	2	41.6
At	Alapaha loamy sand	0.21	0.7%	5	37.0
		<b>30.45</b>			<b>43.4</b>





# WETLANDS MAP



State: **Georgia**  
Location:  
County: **Berrien**  
Township: **Enigma**  
Date: **10/21/2024**

Maps Provided By:



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0ft 521ft 1043ft

Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	1.55
		Total Acres
		1.55

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



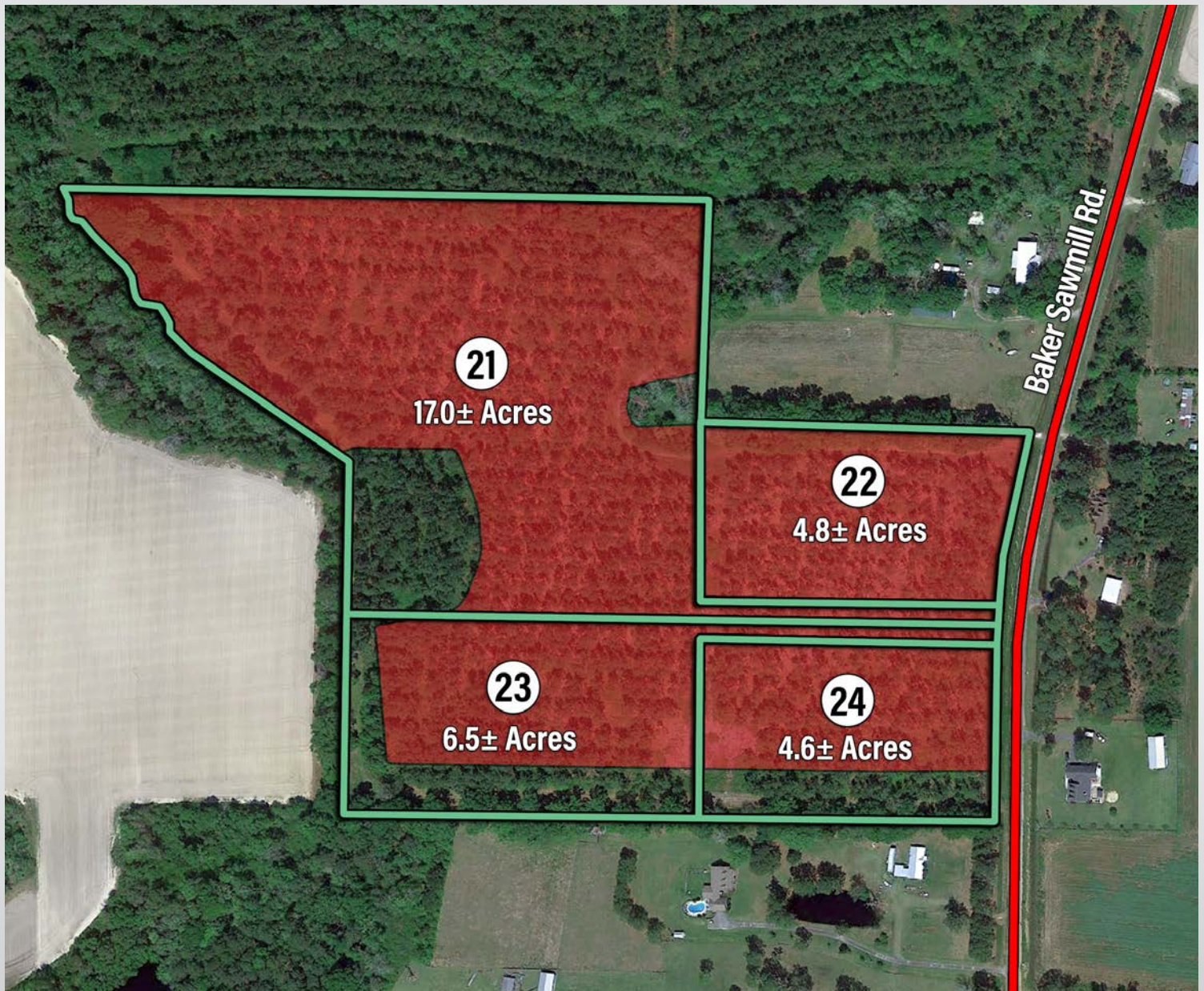


## CRP MAP

CRP PAYMENTS: FARM 3: 30 ACRES @ \$84.44 PER ACRE, TOTAL OF \$2,533.00

CRP EXPIRATION: NOVEMBER 2029

For a copy of the complete management plan please reach out to [derrybennett@gmail.com](mailto:derrybennett@gmail.com)



\*Lands highlighted in red are enrolled in CRP.





## DRONE MAP







## PROPERTY PHOTOS







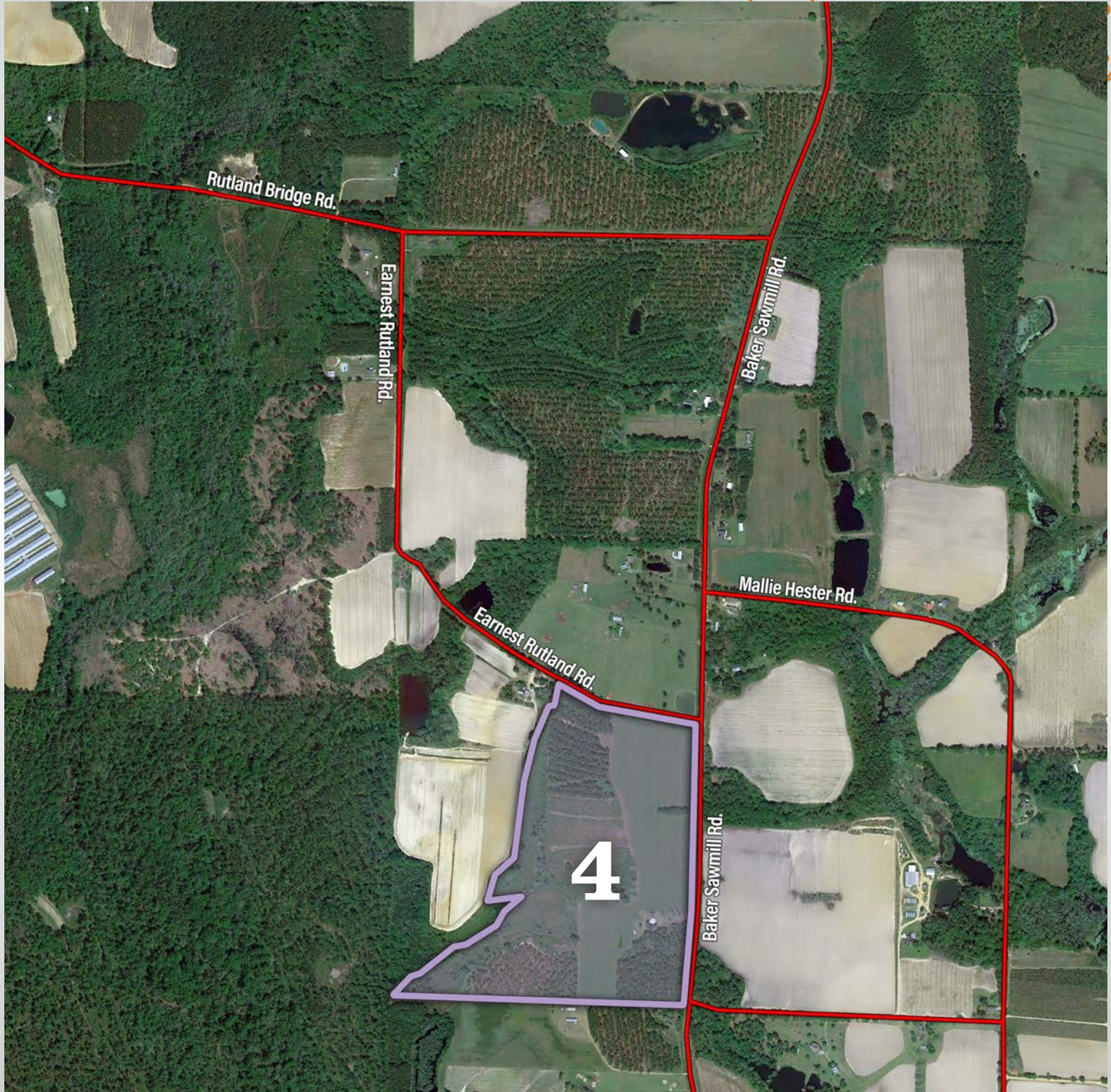
# Farm 4

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## PROPERTY LOCATION







## DIVISION MAP

SURVEY COST: 0.40 CENTS PER  
LINEAR FOOT IF SOLD DIVIDED

IF SOLD AS A WHOLE  
Farm 4: \$4,150

Please note this farm does NOT  
touch Earnest Rutland Rd.

Earnest Rutland Rd.

**25**

7.8± Acres

**26**

9.3± Acres

**27**

11.5± Acres

**28**

14.8± Acres

Rutland Bridge Rd.

**29**

24.5± Acres

**30**

8.3± Acres

TRACT 30





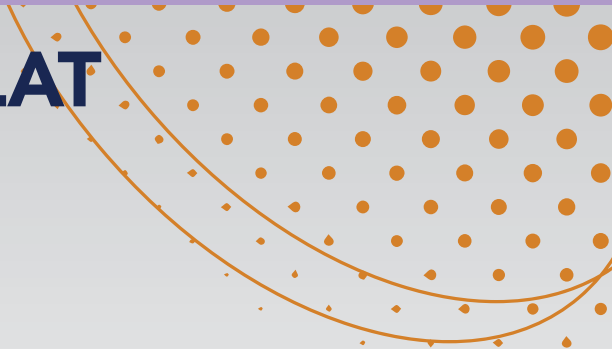


## PROPERTY FEATURES



- Rental house on Tract 30: 1,000 sq ft / 2 bed, 1 bath / tenant pays \$500 per month and pays the owner for the electric bill. No lease in place.
- Well on Tract 30 with the rental home.
- Approximately 24 acres in cultivation.
- Paved road frontage.







eFiled & eRecorded  
DATE: 12/1/2023  
TIME: 1:39 PM  
PLAT BOOK: 00PC2  
PAGE: 00H03H  
RECORDING FEES: \$10.00  
PARTICIPANT ID: 4599534338  
CLERK: Shawna Hughes  
BERRIEN County, GA



RESERVED FOR THE CLERK OF THE  
SUPERIOR COURT.

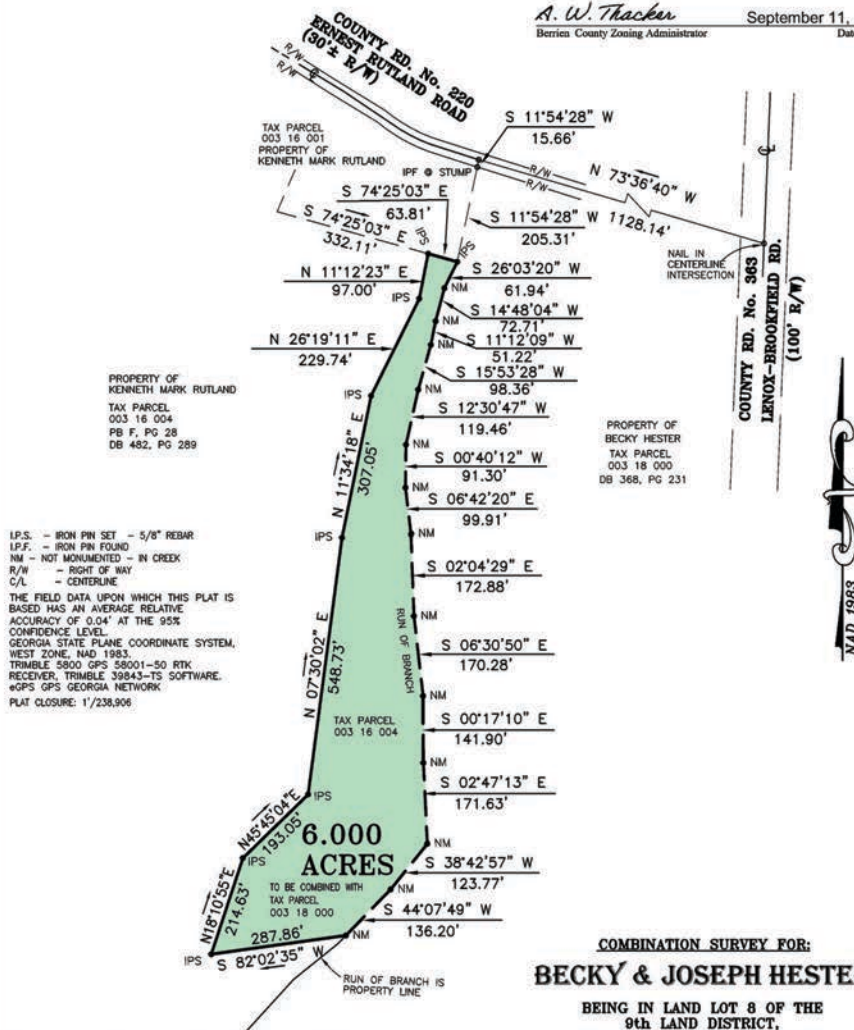
As required by subsection (4) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval of recording this type of plat or one or more of the lots of this plat. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the date of its applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown herein. Such approvals, affirmations, or ordinance or resolution numbers should be confirmed with the appropriate governmental agency. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Barbara L. Herning, RLS #278

8-19-23

A. W. Thacker  
Berrien County Zoning Administrator

September 11, 2023



COMBINATION SURVEY FOR:  
**BECKY & JOSEPH HESTER**

BEING IN LAND LOT 8 OF THE  
9th LAND DISTRICT,  
BERRIEN COUNTY, GEORGIA

SURVEY DATE: AUGUST 15, 2023  
PLAT DATE: AUGUST 19, 2023

GRAPHIC SCALE : 1 INCH = 200 FT.

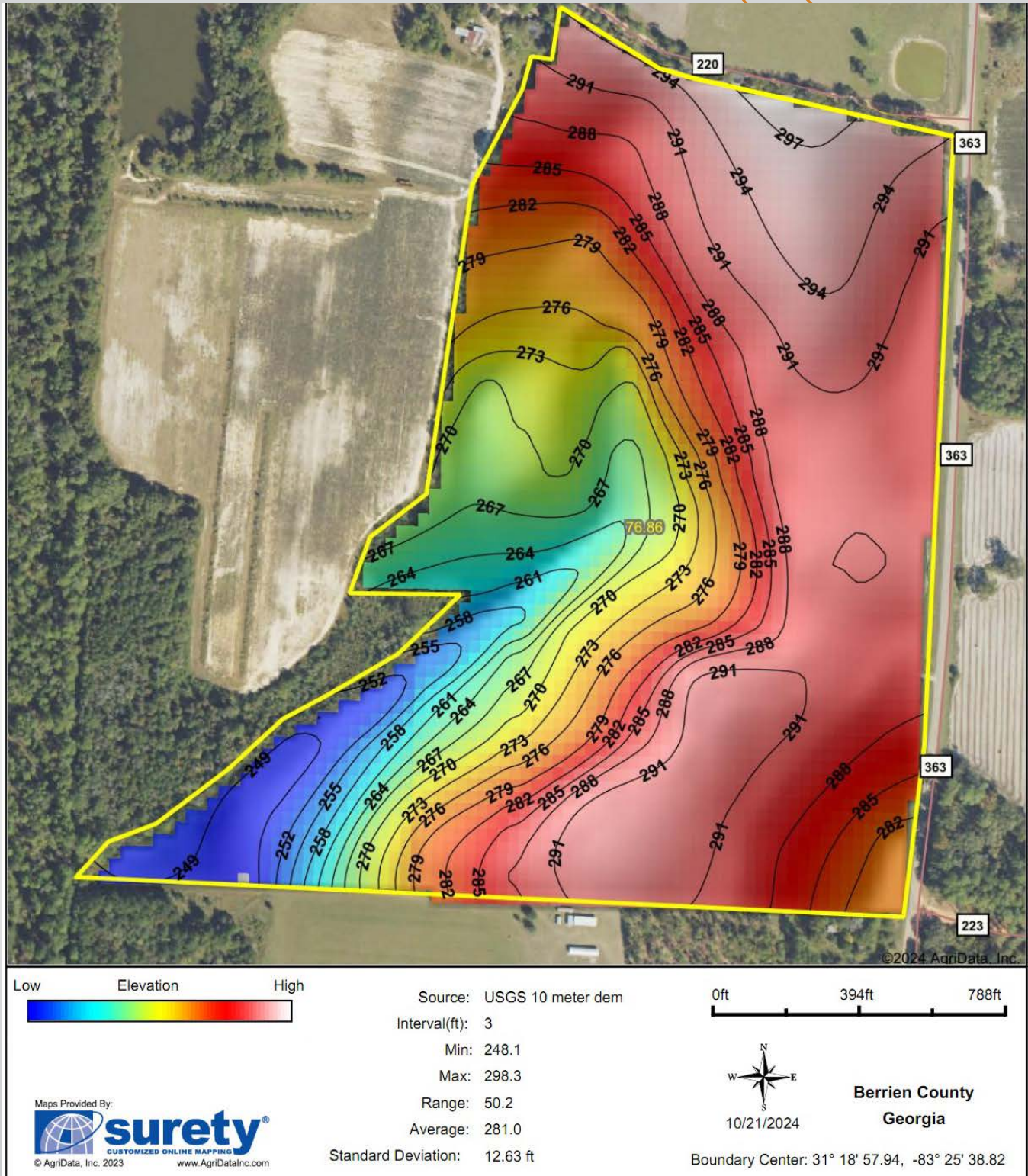
**Southeastern  
Surveying, Inc.**

601 N. St. Augustine Rd. Telephone: 229-259-9455  
Valdosta, GA 31601 Fax: 229-259-9926  
E-mail: [bherring@sesurveying.com](mailto:bherring@sesurveying.com)



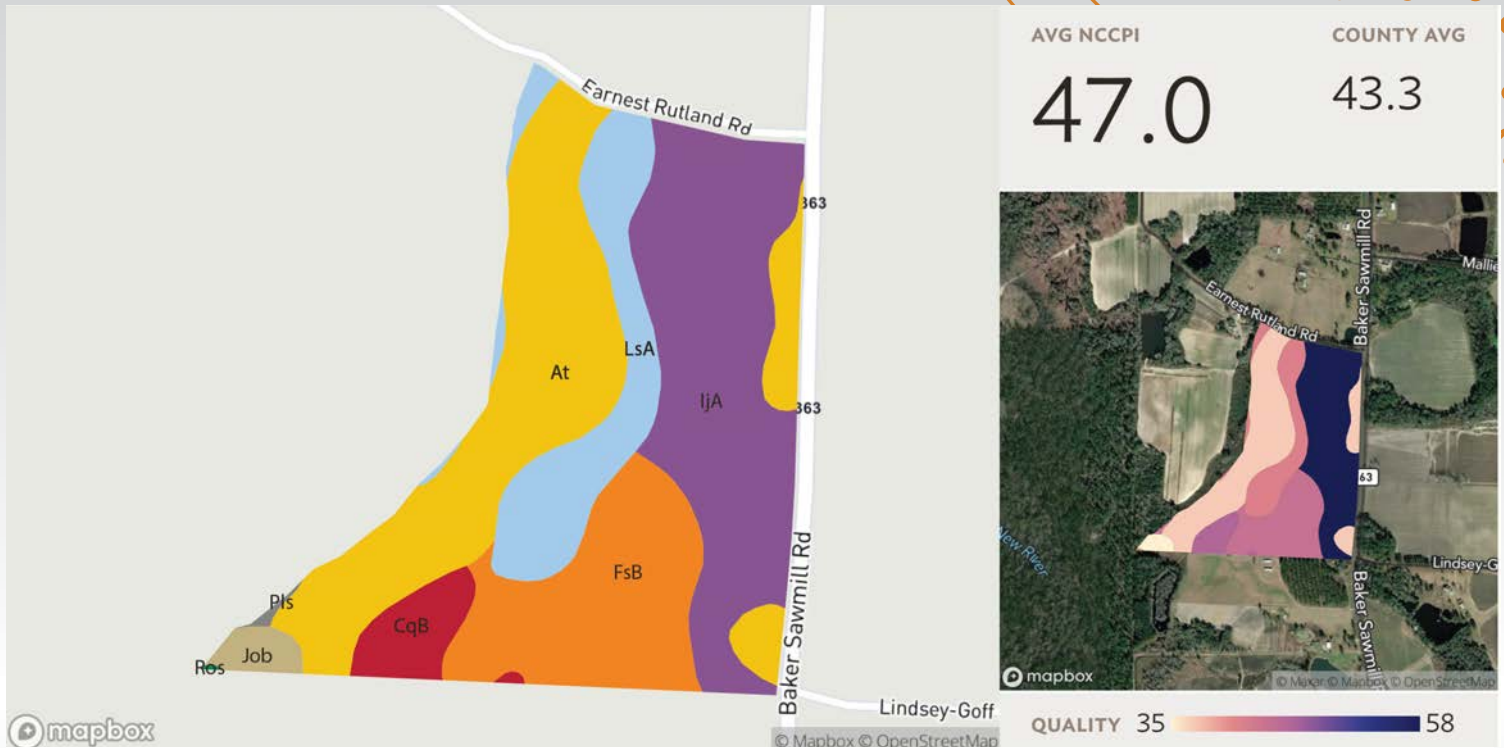


# TOPOGRAPHY MAP





## SOILS MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
At	Alapaha loamy sand	22.88	31.7%	5	37.0
IjA	Irvington loamy sand, 0 to 3 percent slopes	22.04	30.6%	2	62.8
FsB	Fuquay loamy sand, 0 to 4 percent slopes	12.82	17.8%	2	43.8
LsA	Leefield loamy sand, 0 to 3 percent slopes	10.02	13.9%	2	41.6
CqB	Cowarts loamy sand, 2 to 5 percent slopes	3.00	4.2%	2	45.9
Job	Johnston-Osier-Bibb association	1.18	1.6%	7	28.8
Pls	Pelham loamy sand, low terrace	0.14	0.2%	5	43.4
Ros	Rains fine sandy loam, 0 to 2 percent slopes, frequently flooded	0.03	0.0%	3	41.9
<b>72.12</b>					<b>47.0</b>





# WETLANDS MAP



State: **Georgia**  
Location:  
County: **Berrien**  
Township: **Enigma**  
Date: **10/21/2024**

Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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0ft 2969ft 5938ft

Classification Code	Type	Acres
PFO1/4A	Freshwater Forested/Shrub Wetland	0.64
R4SBC	Riverine	0.43
		Total Acres 1.07

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





## CRP MAP

**CRP PAYMENTS: FARM 4: 7.45 ACRES @ \$84.83 PER ACRE, TOTAL OF \$632.00**

**CRP EXPIRATION: NOVEMBER 2029**

For a copy of the complete management plan please reach out to [derrybennett@gmail.com](mailto:derrybennett@gmail.com)

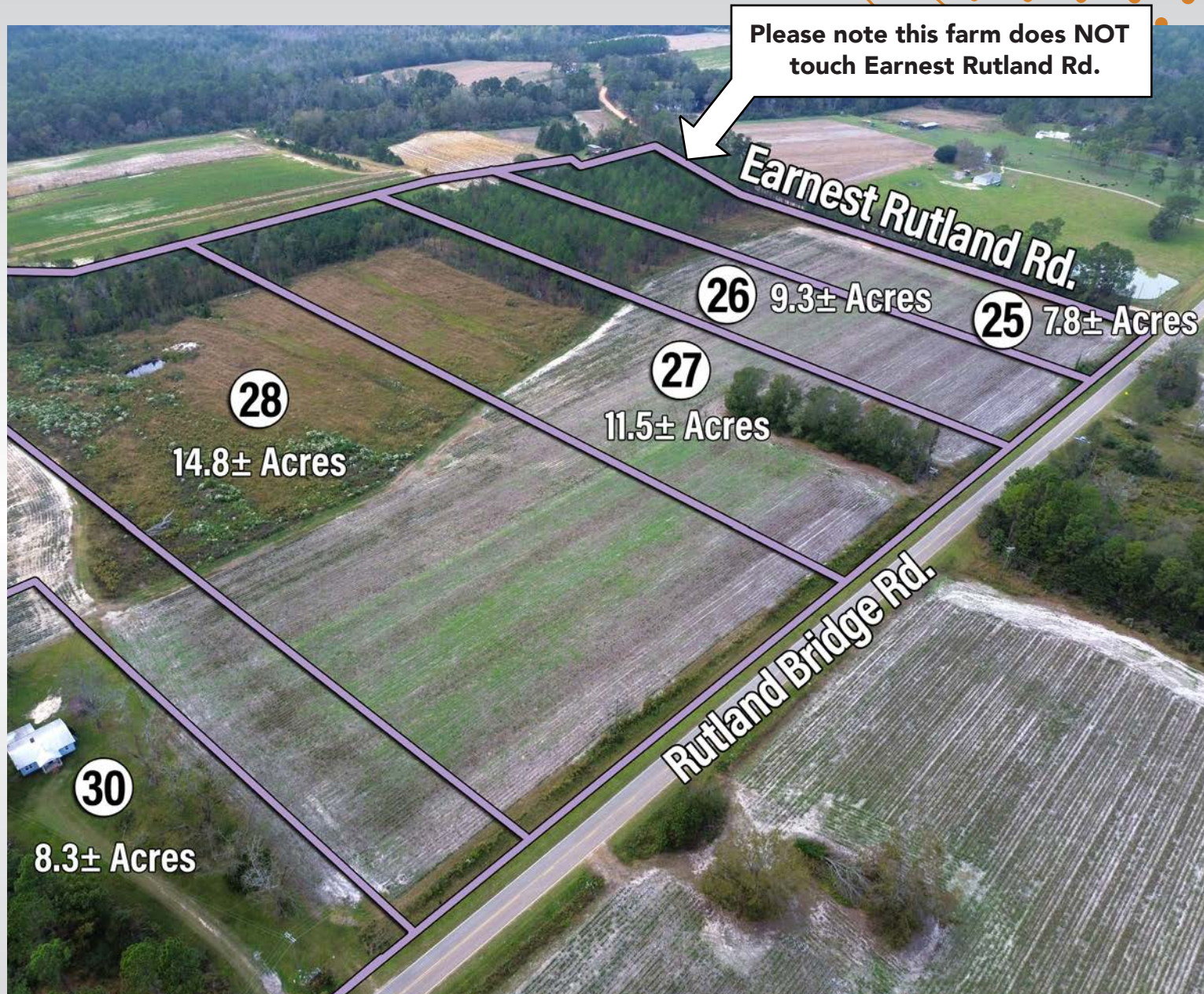


**\*Lands highlighted in red are enrolled in CRP.**





## DRONE MAP







## DRONE MAP







## PROPERTY PHOTOS







# Farm 5

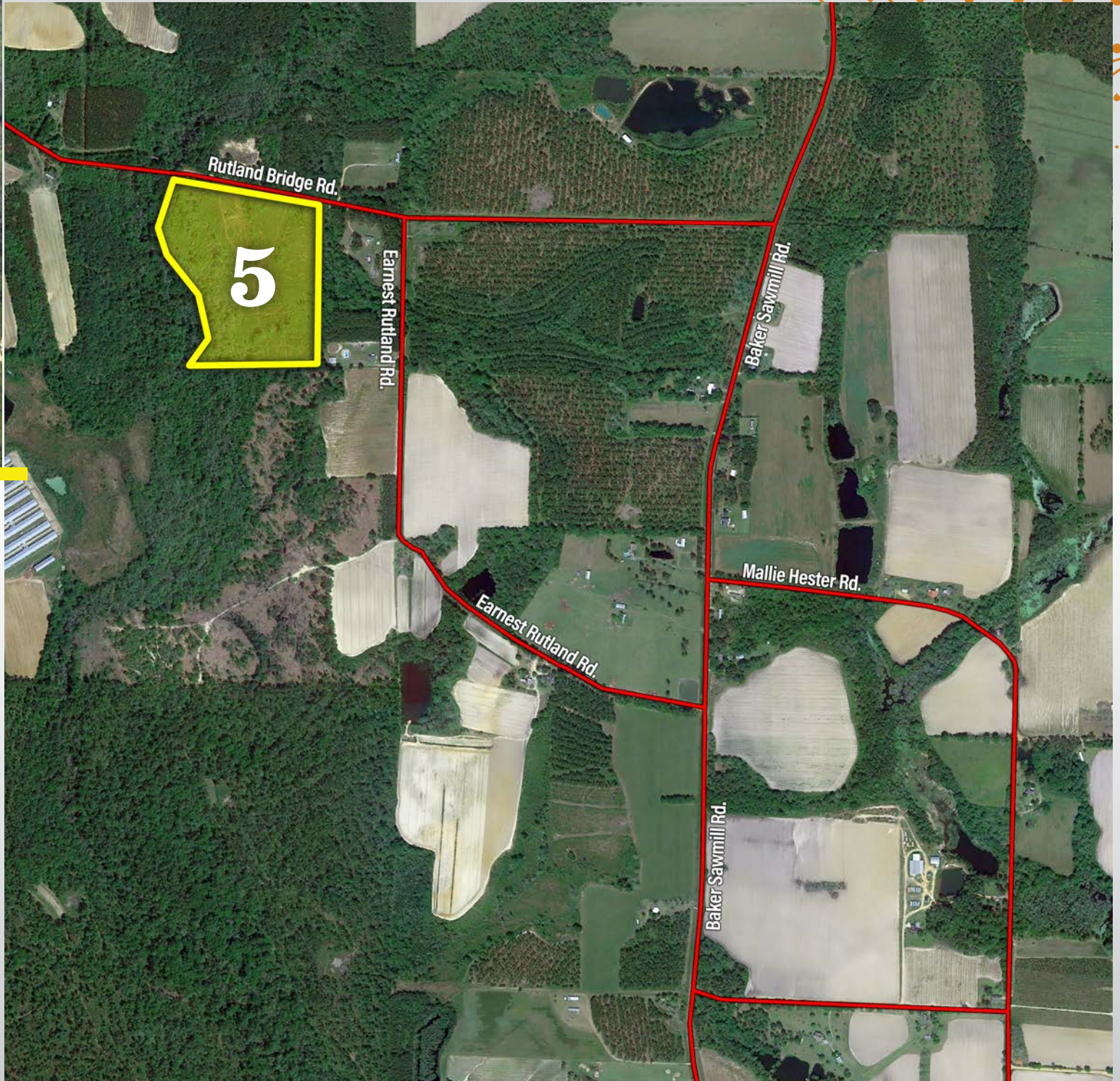
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Visit [SouthAuction.com](https://SouthAuction.com) for Auction Details & to Place Your Bid.





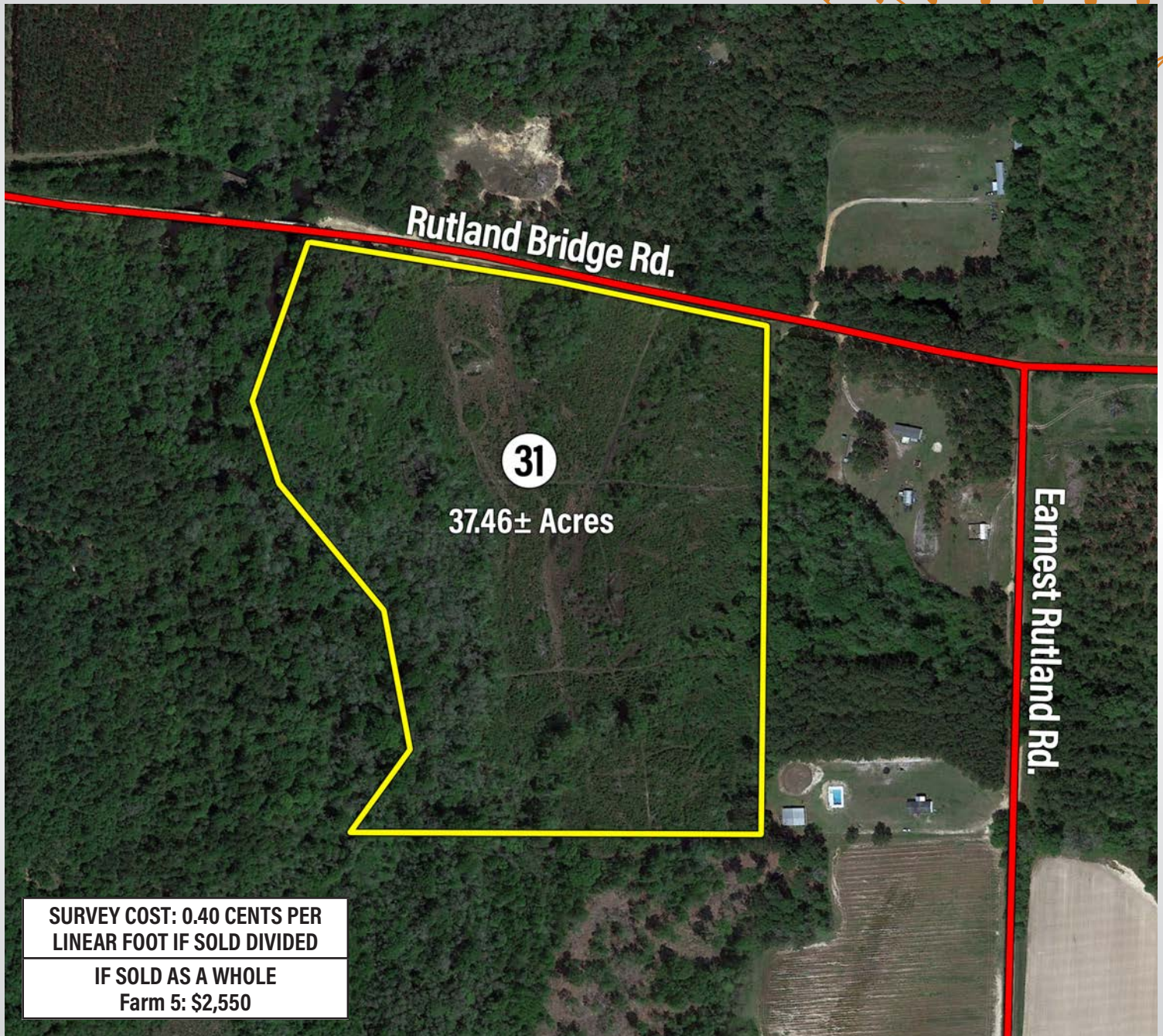
## PROPERTY LOCATION







## DIVISION MAP







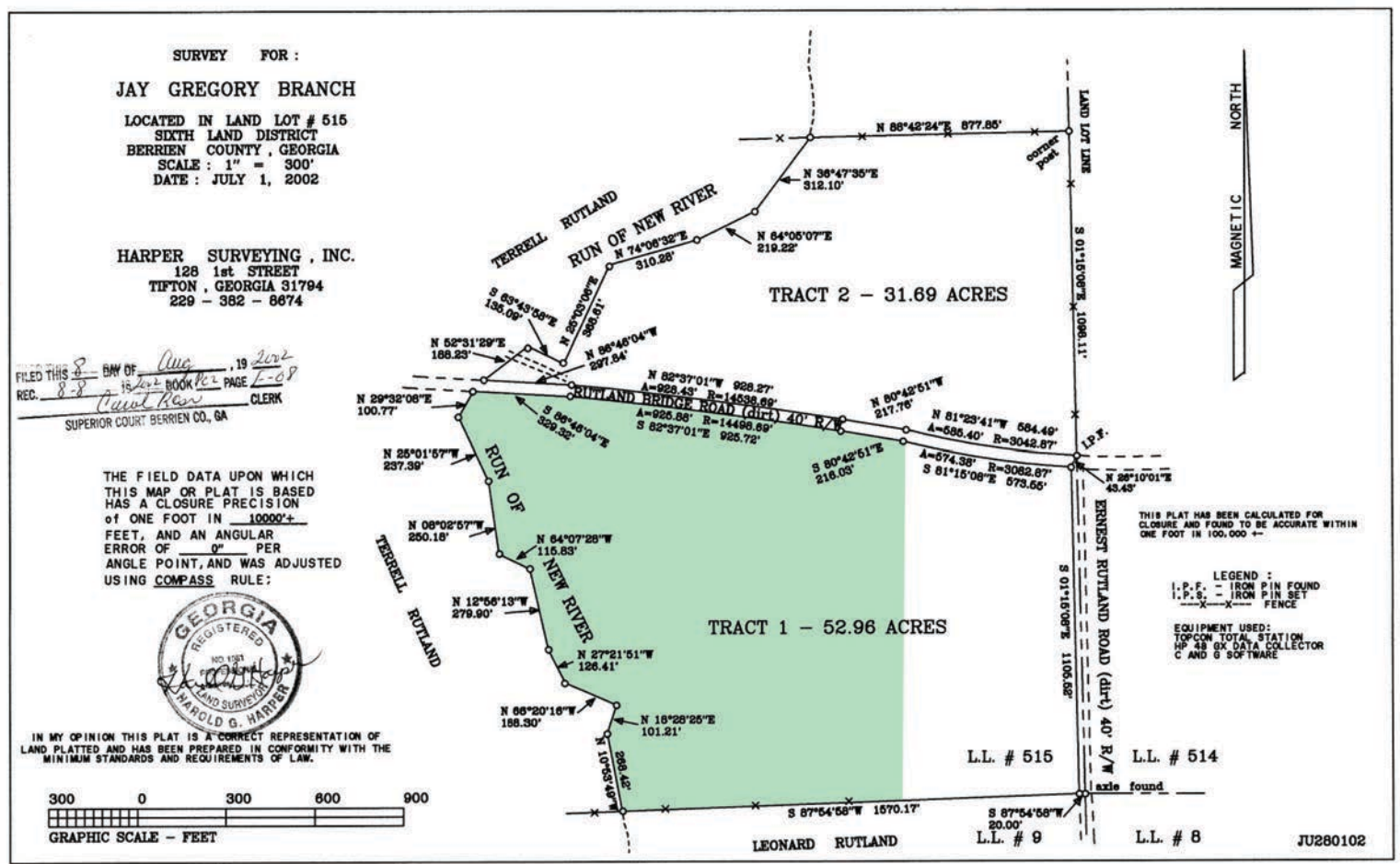
## PROPERTY FEATURES



- River / hunting property.
- Power service and camper concrete slab in place.
- Approximately 1,500 ft of frontage on the New River.
- 1,150 ft of dirt road frontage.



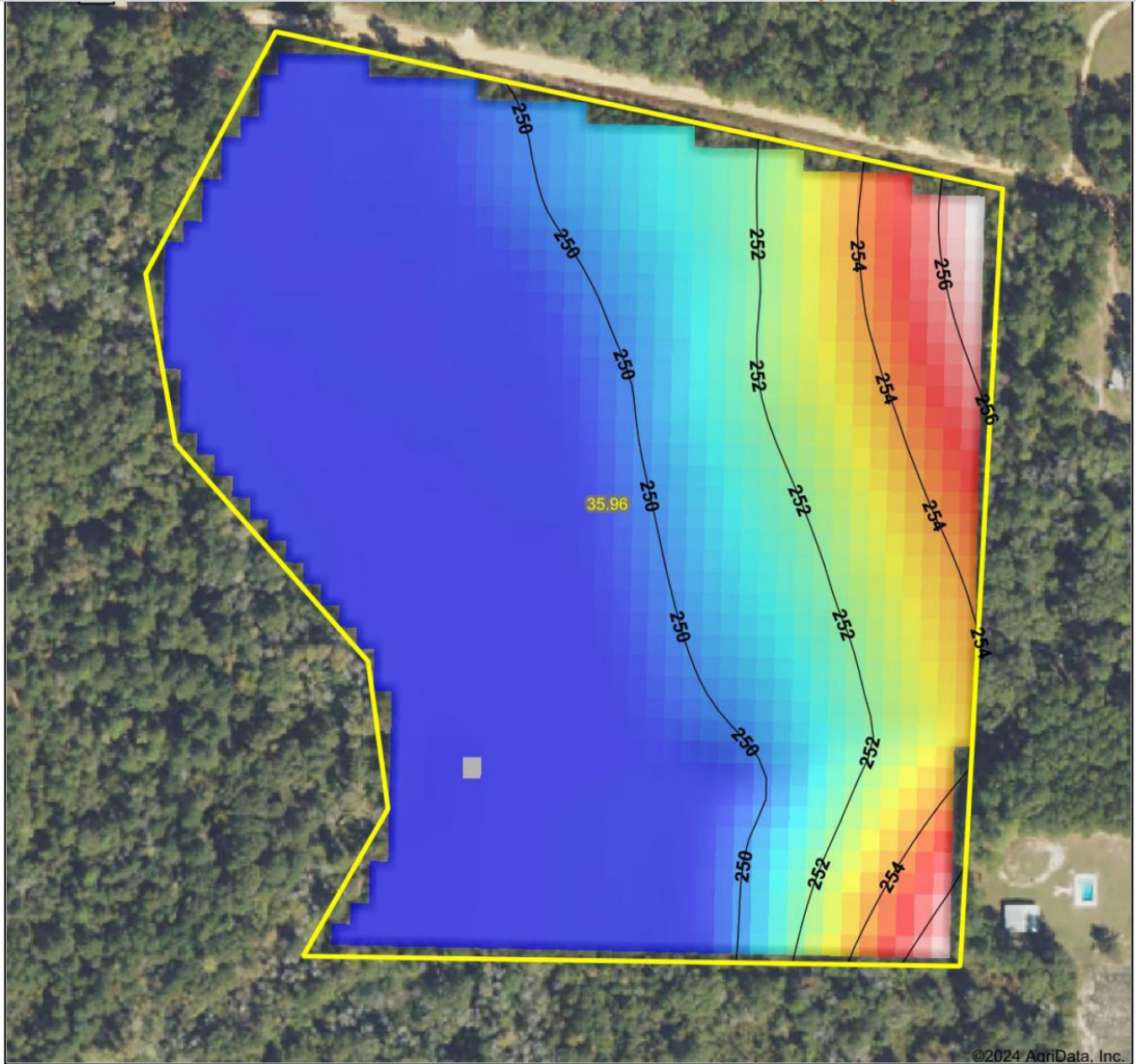
# PROPERTY PLAT







# TOPOGRAPHY MAP



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Low Elevation High



Source: USGS 10 meter dem  
Interval(ft): 2  
Min: 249.2  
Max: 257.0  
Range: 7.8  
Average: 250.7  
Standard Deviation: 1.9 ft

0ft 257ft 514ft



10/21/2024

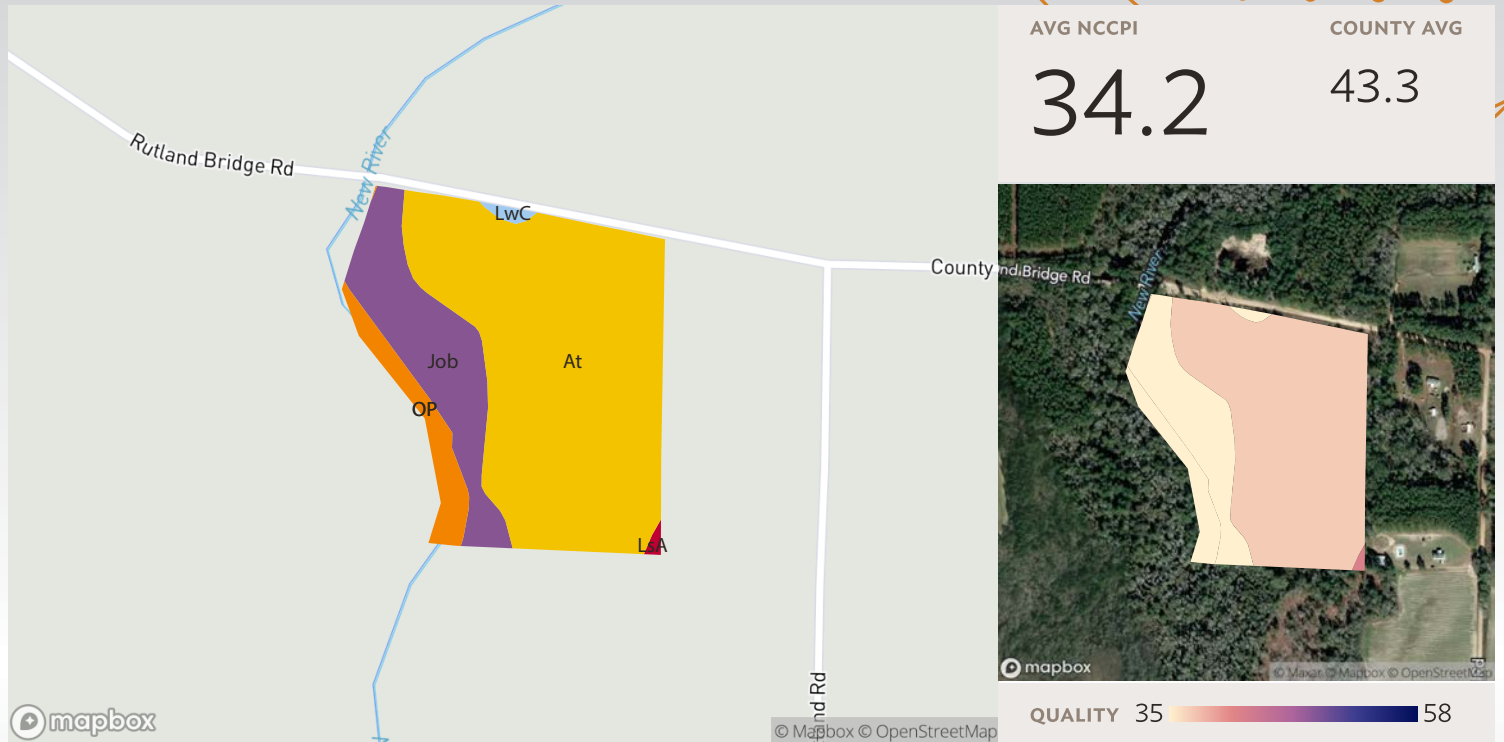
**Berrien County  
Georgia**

Boundary Center: 31° 19' 39.47, -83° 26' 5.97

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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## SOILS MAP

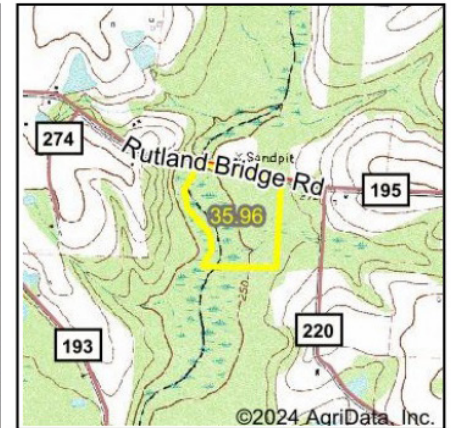
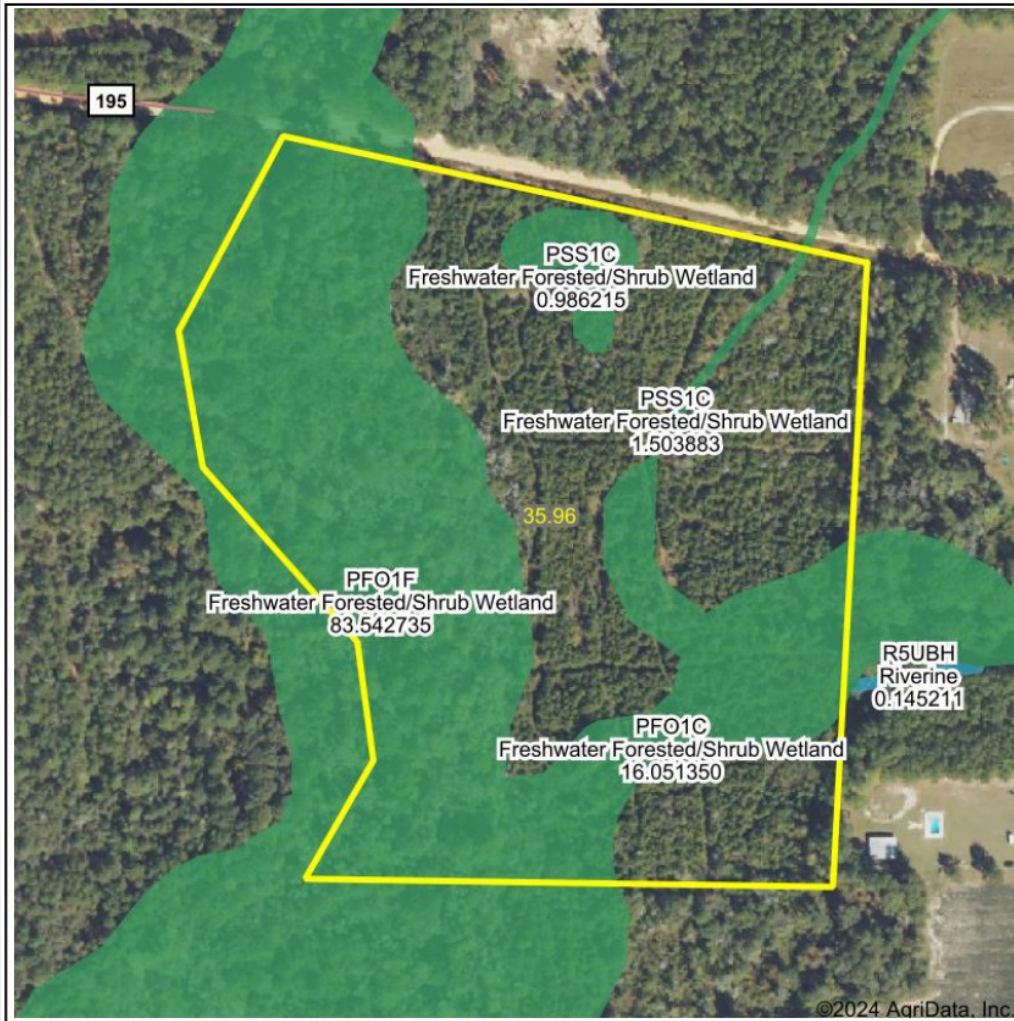


SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
At	Alapaha loamy sand	22.66	71.8%	5	37.0
Job	Johnston-Osier-Bibb association	6.52	20.7%	7	28.8
OP	Osier-Pelham complex, 0 to 2 percent slopes, frequently flooded	2.07	6.6%	5	20.6
LwC	Lakeland sand, 2 to 8 percent slopes	0.19	0.6%	6	33.0
LsA	Leefield loamy sand, 0 to 3 percent slopes	0.11	0.4%	2	41.6
<b>31.56</b>					<b>34.2</b>





# WETLANDS MAP



State: **Georgia**  
 Location:  
 County: **Berrien**  
 Township: **Enigma**  
 Date: **10/21/2024**

Maps Provided By:



**surety**  
CUSTOMIZED ONLINE MAPPING

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0ft 418ft 836ft

Classification Code	Type	Acres
PFO1C	Freshwater Forested/Shrub Wetland	10.29
PFO1F	Freshwater Forested/Shrub Wetland	7.21
PSS1C	Freshwater Forested/Shrub Wetland	2.11
		Total Acres
		19.61

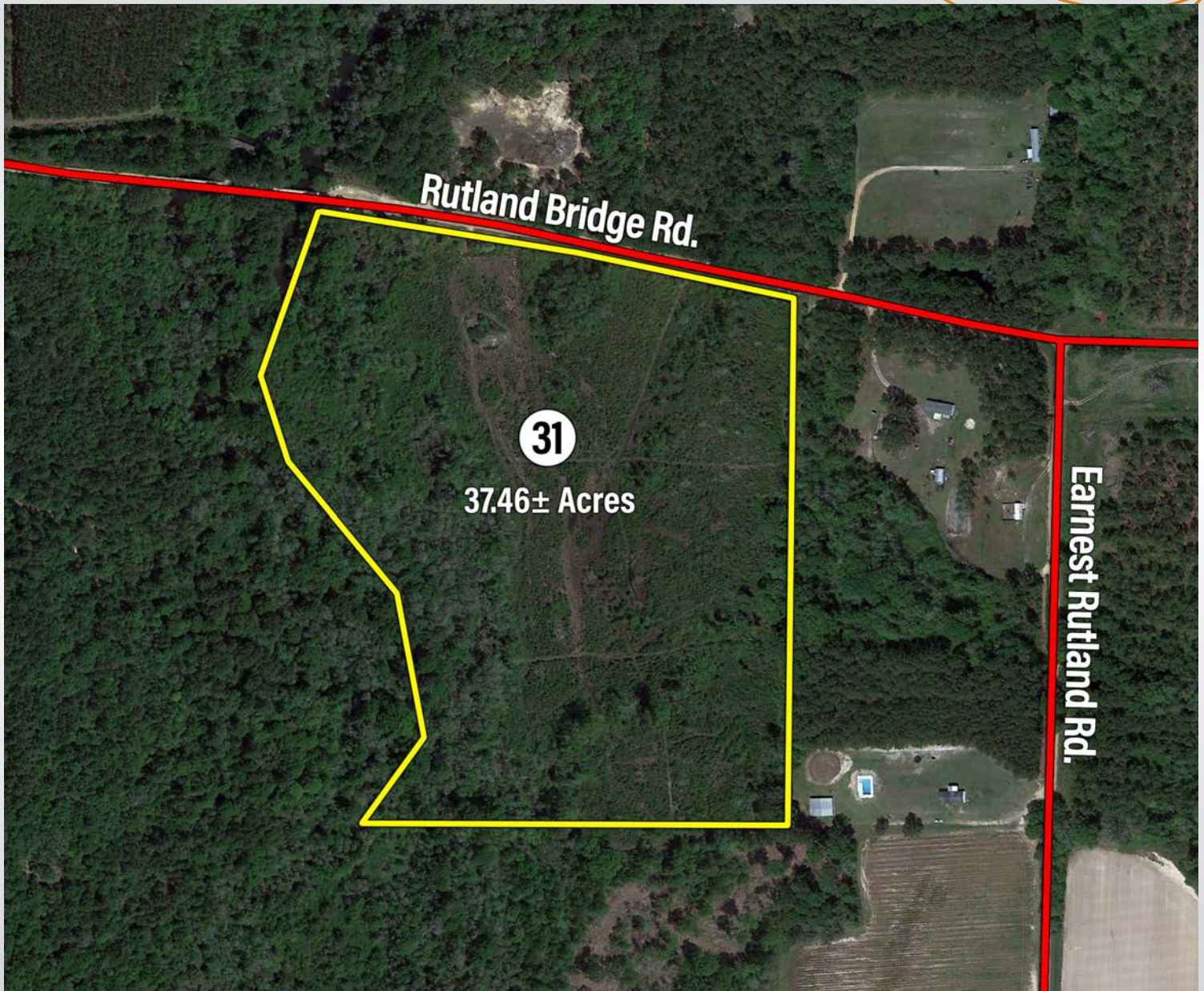
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>





## CRP MAP

CRP PAYMENTS: NO CRP



\*Lands highlighted in red are enrolled in CRP.





## DRONE MAP







## 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.

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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

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