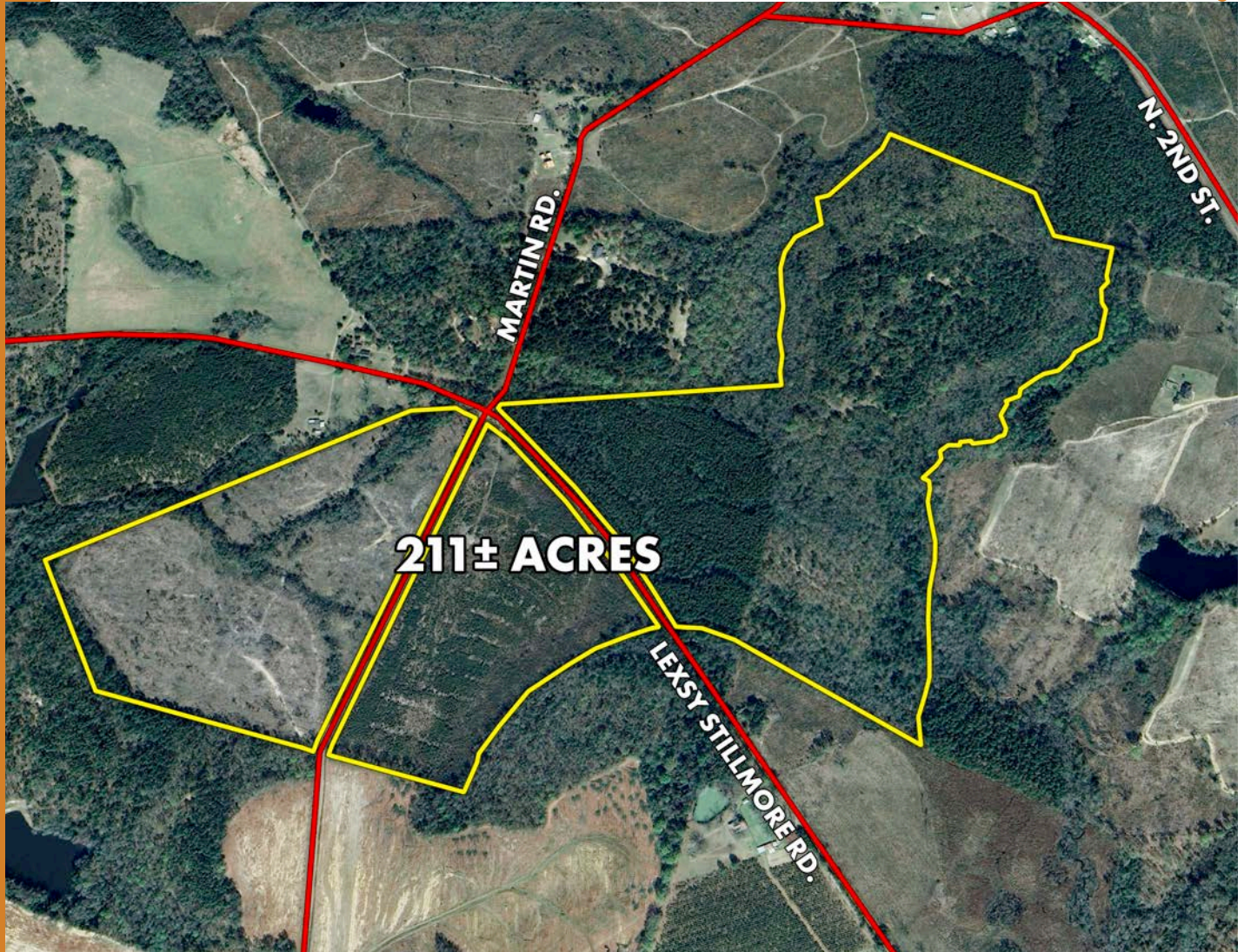


Online
Auction

STILLMORE LEXSY TRACT

211± ACRES

Stillmore, GA - Emanuel County



BIDDING ENDS MAY 7TH



Joe Lanier,
Auction Manager
912.531.7007
joe@southauctiongroup.com



**SOUTH
AUCTION**

SouthAuction.com



SOUTH AUCTION

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

Hello,

South Auction is proud to present the "Stillmore Lexsy" Tract. This tract is actually two tax parcels that we are selling as one. This property was owned by Ms. Sarah Edenfield. She left the property to 4 religious/charitable organizations for their benefit. We are selling on their behalf and are honored to do so. This property has a lot of potential for further development, hunting and recreation and timber production. Please note that we are selling this property based on the tax assessors estimation of acreage (211 acres) and not the original plats (230 acres).

This property is about 15 miles from Metter, 25 miles from Statesboro and 11 miles from Swainsboro. It is only about 8 miles from I-16.

This property has road frontage and would be ideal to split for multiple homesites or keep it all and enjoy it as an excellent recreation property and timber tract!

Please reach out to me for more information about this property or the auction process.

Sincerely,



Joe Lanier,
Auction Manager
(912) 531.7007
joe@southauctiongroup.com



**SOUTH
AUCTION**

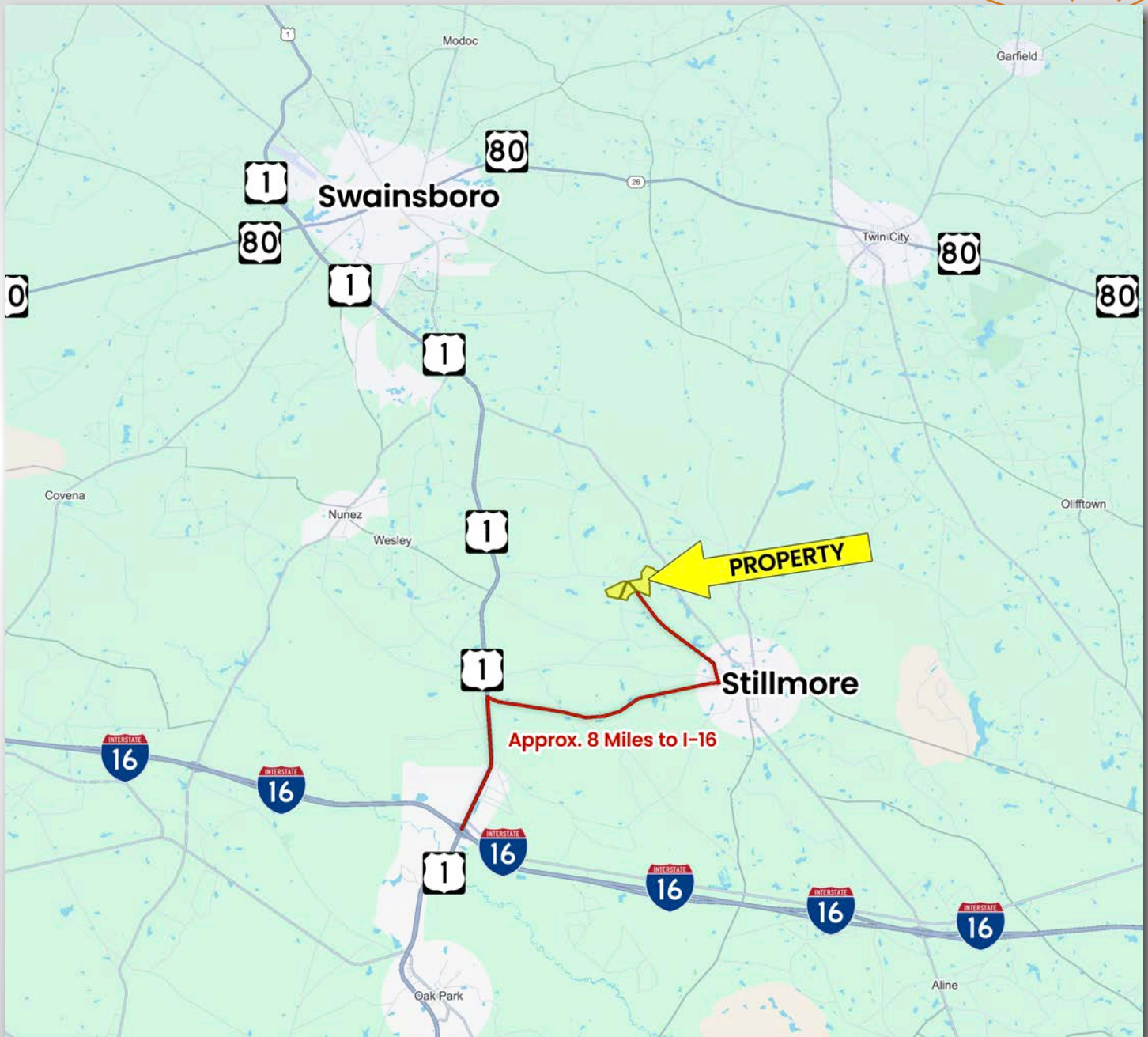
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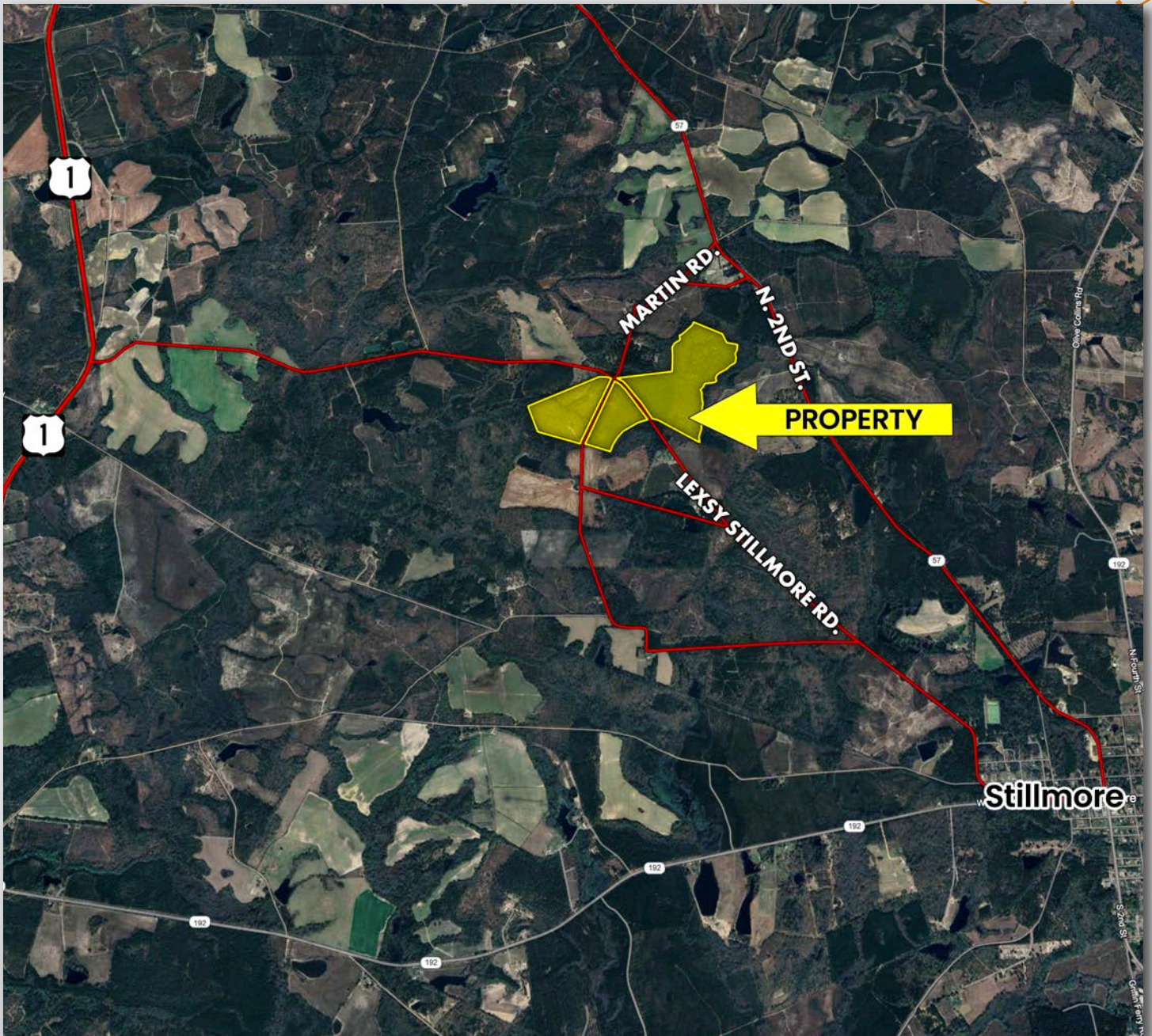


PROPERTY LOCATION



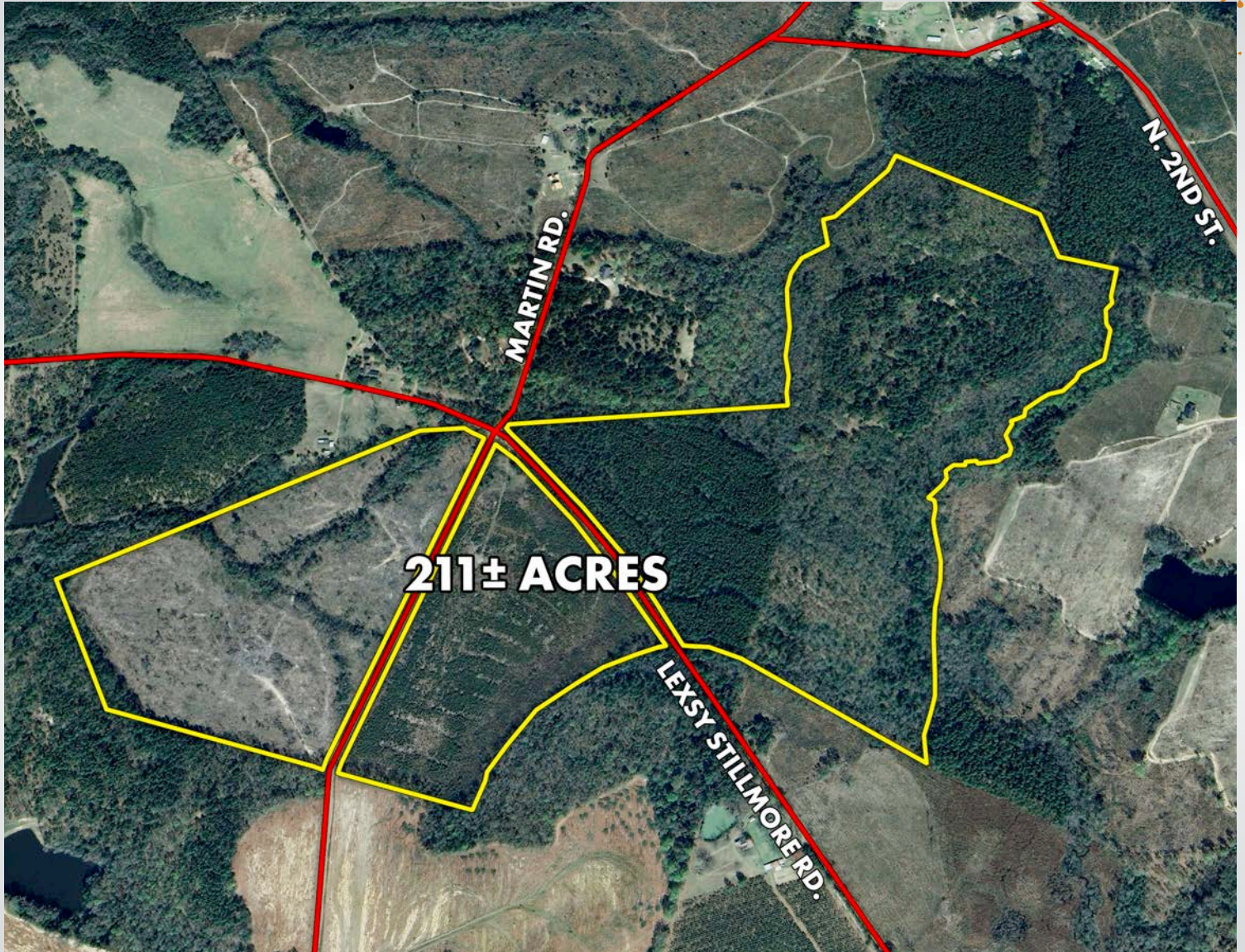


LOCATION MAP



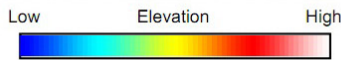
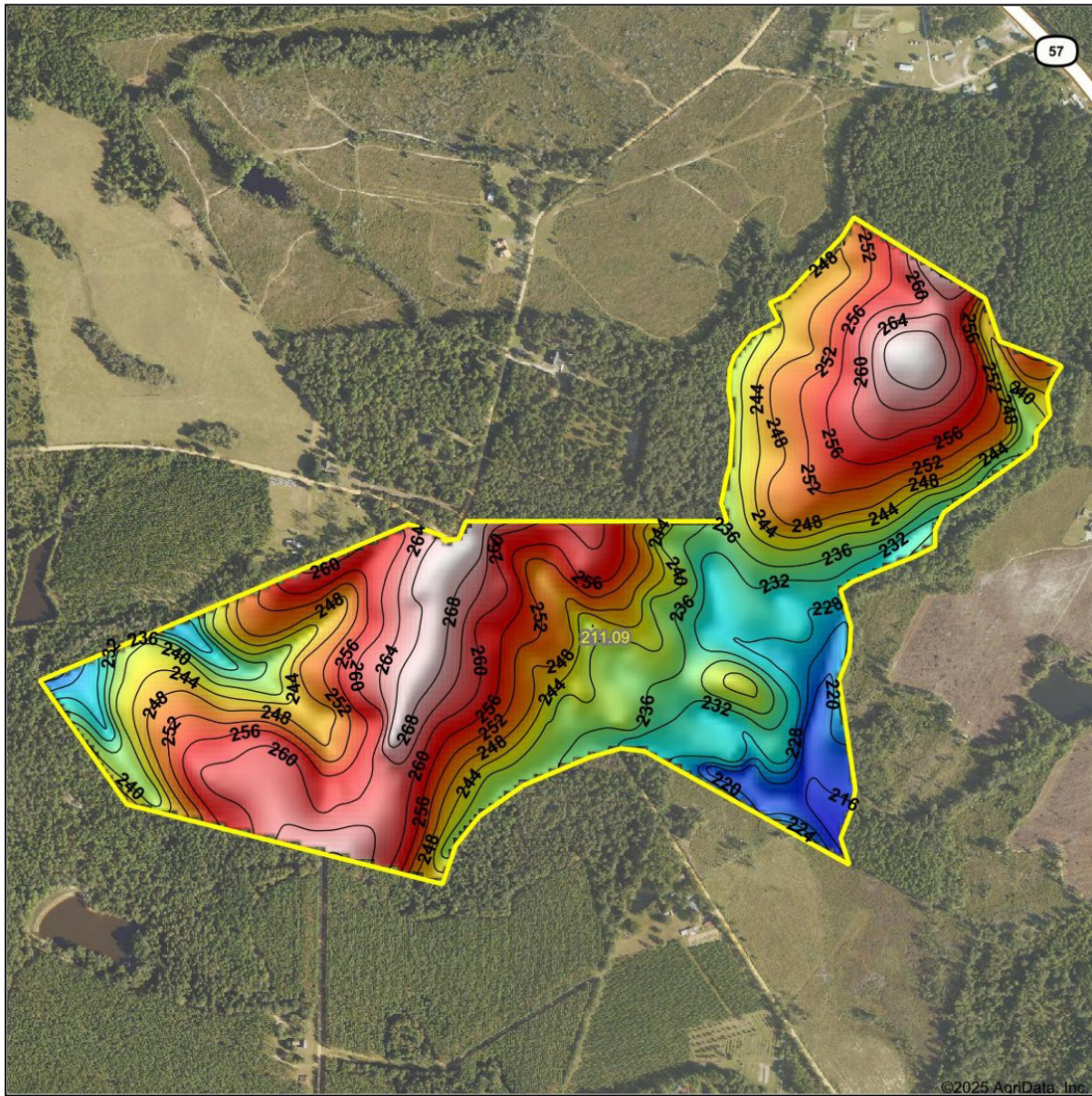


AERIAL MAP

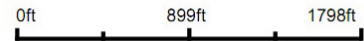




TOPOGRAPHY MAP



Source: USGS 10 meter dem
 Interval(ft): 4
 Min: 214.0
 Max: 271.1
 Range: 57.1
 Average: 247.4
 Standard Deviation: 13.22 ft

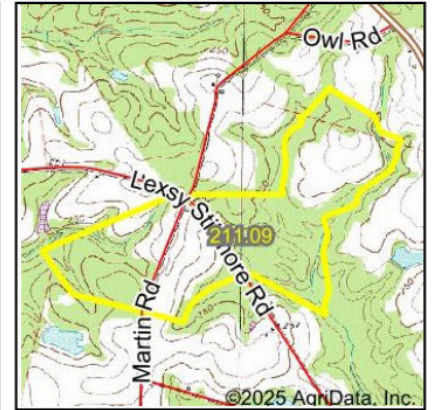
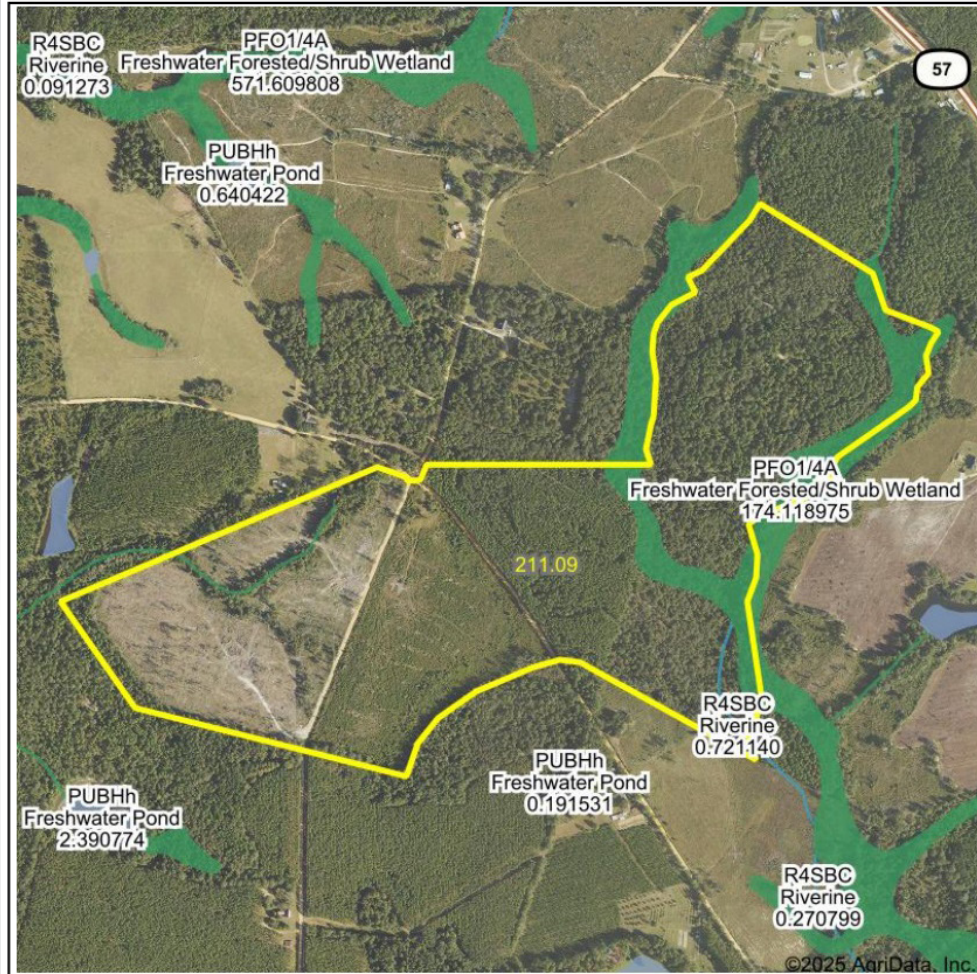


Emanuel County
 Georgia

4/17/2025
 Boundary Center: 32° 28' 16.16, -82° 15' 3.06

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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WETLAND MAP



State: Georgia
 Location: 32° 28' 16.16, -82° 15' 3.06
 County: Emanuel
 Township: Twin City
 Date: 4/17/2025

Maps Provided By:



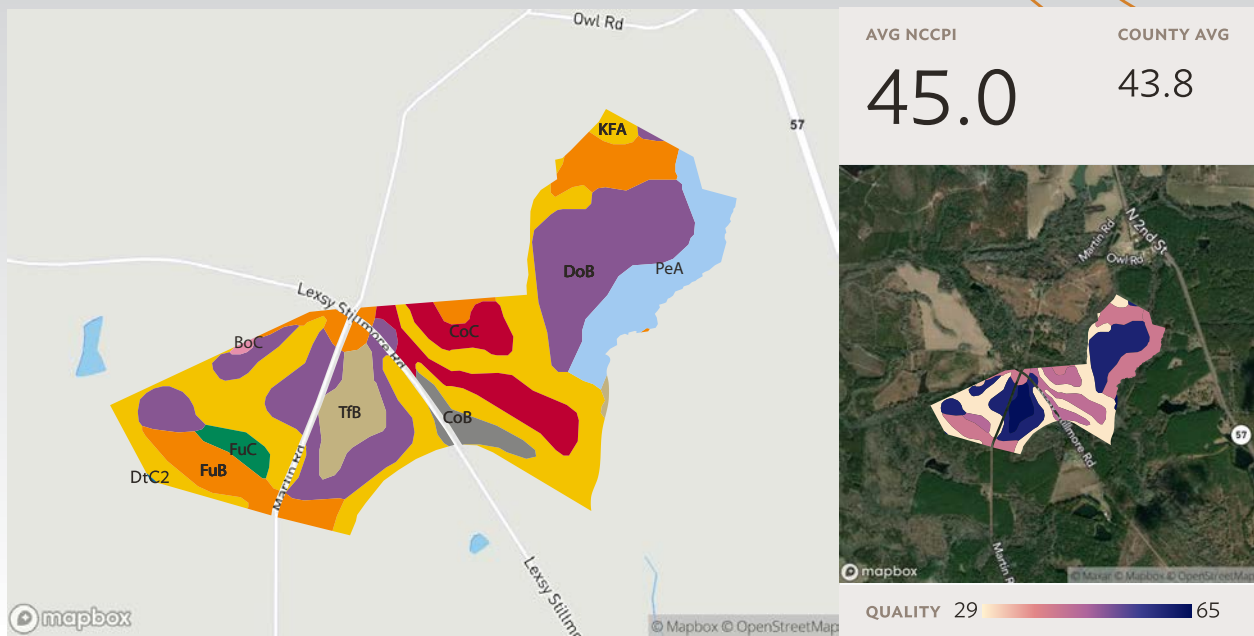
0ft 1352ft 2703ft

Classification Code	Type	Acres
PFO1/4A	Freshwater Forested/Shrub Wetland	16.13
PFO1A	Freshwater Forested/Shrub Wetland	0.65
R4SBC	Riverine	0.39
Total Acres		17.17

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

SOILS MAP

4 fields, 204 acres in Emanuel County, GA



All fields

204 ac.

Source: NRCS Soil Survey

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
KFA	Kinston and Bibb soils, 0 to 2 percent slopes, frequently flooded	62.18	30.6%	6	Upgrade
DoB	Dothan loamy sand, 2 to 5 percent slopes	57.33	28.2%	2	Upgrade
FuB	Fuquay loamy sand, 0 to 5 percent slopes	26.89	13.2%	2	Upgrade
PeA	Pelham loamy sand, 0 to 2 percent slopes, occasionally flooded	19.71	9.7%	5	Upgrade
CoC	Cowarts loamy sand, 5 to 8 percent slopes	18.01	8.8%	3	Upgrade
TFB	Tifton loamy sand, 2 to 5 percent slopes	10.51	5.2%	2	Upgrade
CoB	Cowarts loamy sand, 2 to 5 percent slopes	5.01	2.5%	2	Upgrade
FuC	Fuquay loamy sand, 5 to 8 percent slopes	3.41	1.7%	3	Upgrade
BoC	Bonifay sand, 5 to 8 percent slopes	0.42	0.2%	4	Upgrade

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Report: 3074830 Soil Survey: 1 of 6



DRONE MAPS





DRONE MAPS





PROPERTY PHOTOS





PROPERTY PHOTOS



ABOUT SOUTH AUCTION

We are a full service auction and real estate firm based 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

Visit SouthAuction.com for Auction Details & to Place Your Bid.