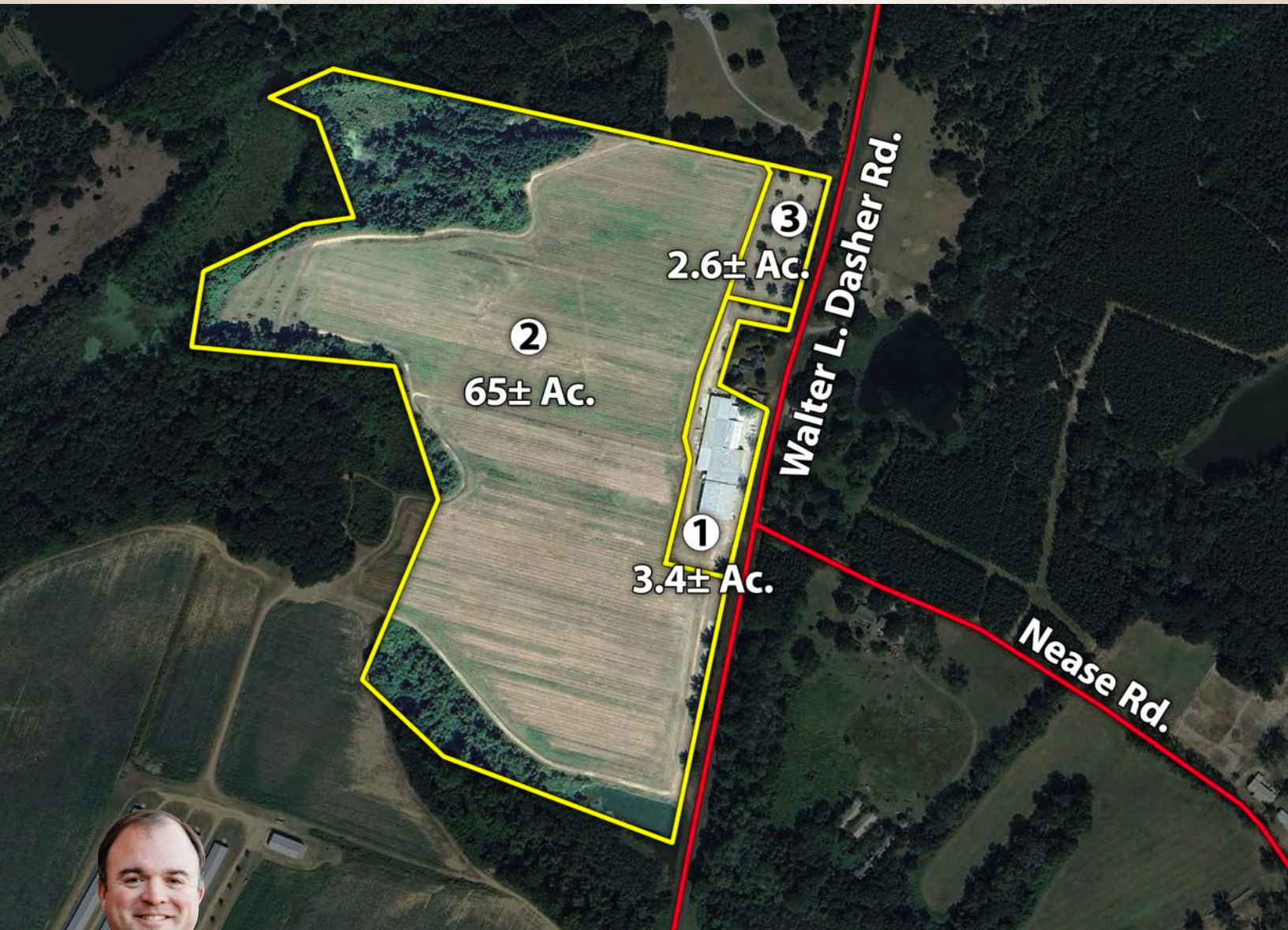


GLENNVILLE



FARM & COLD STORAGE

AUCTION



TATTNALL CO. GEORGIA

71± ACRES

ONLINE BIDDING ENDS:
MONDAY, JUNE 16TH | 12PM NOON

Joe Lanier
912.531.7007
joe@southauctiongroup.com



SOUTH AUCTION

southauction.com

GLENNVILLE FARM & COLD STORAGE AUCTION

Hello,

South Auction is proud to present the "Glennville Farms and Cold Storage" Auction. This property is located just outside of Glennville GA and has approximately 71 acres we are offering in 3 parcels.

You will find information on all of the properties on the following pages. This property is conveniently located 40 miles from the Hyundai Plant and 60 miles from the Savannah Ports.

Tract 1 is the Cold Storage, warehouse and office space. This is a very unique opportunity to buy "turn-key" cold storage. These properties are rarely offered on the open market.

The Cold storage/warehouse/office, 65 acres of cultivated land, and a 2.6 acre pecan orchard can be purchased as a whole or individually. The bidding ends Monday, June 16th at 12 noon.

Contact me for any questions you may have or to arrange a time to view the property.

*Important- all of the properties that have water are currently supplied by the adjacent land owner. The landowner will provide water, free of charge, for 6 months after closing. In that time, you must make arrangements to have your own well put into place. The irrigated land is irrigated out of the neighbors pond. This arrangement will remain in place after closing.



Joe Lanier
912.531.7007
joe@southauctiongroup.com



338 E Main Street,
Swainsboro, GA
478-419-1002



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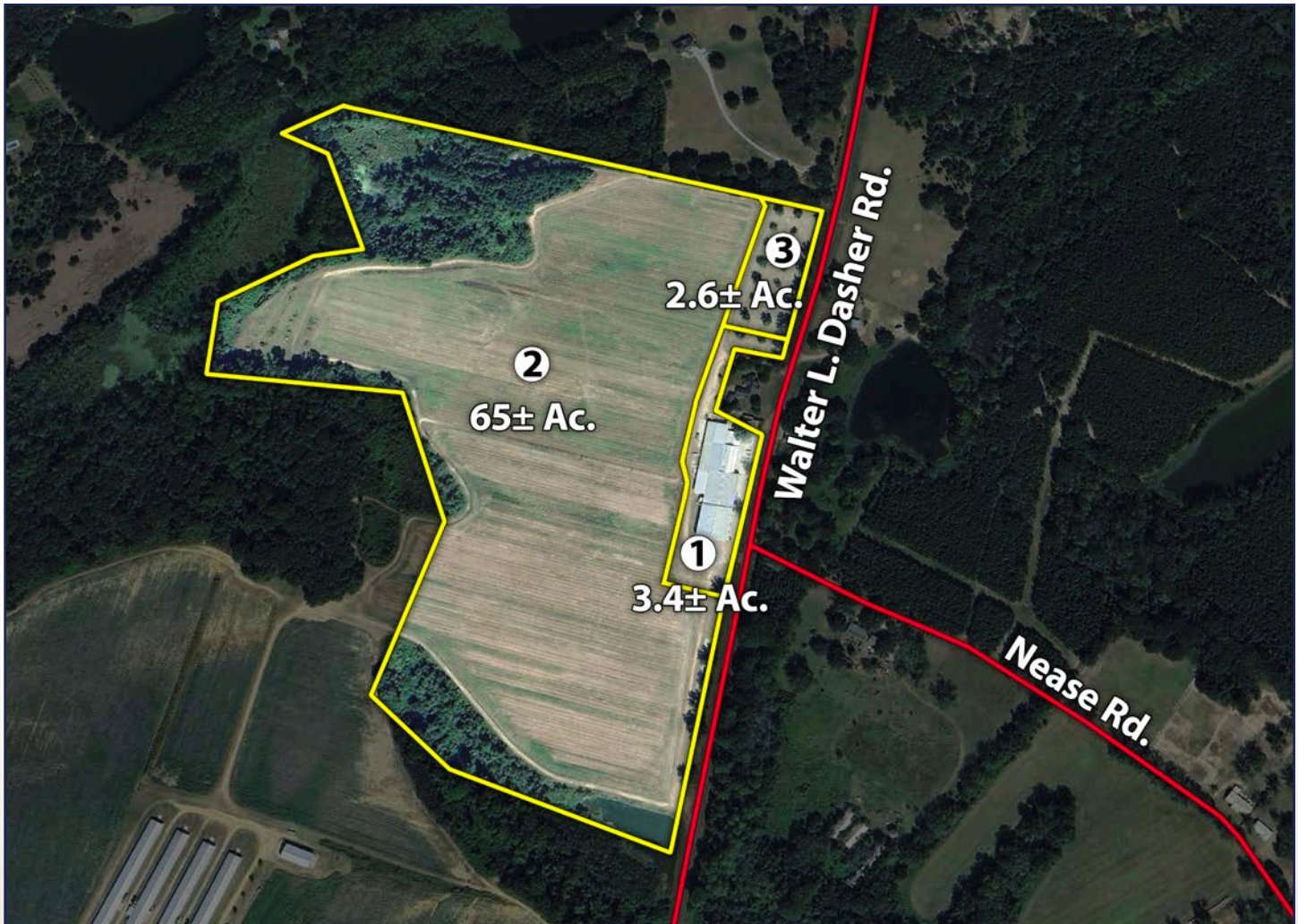
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GLENNVILLE FARM & COLD STORAGE AUCTION

LOCATION MAPS



**TRACT MAP**

TRACT	ACRES	DESCRIPTION	SURVEY COST
1	3.4±	Onion Shed/Cold Storage	\$1,700
2	65±	Cultivated Land	\$4,300
3	2.6±	Lot	\$1,700

SURVEY COST TO BE PAID BY BUYER

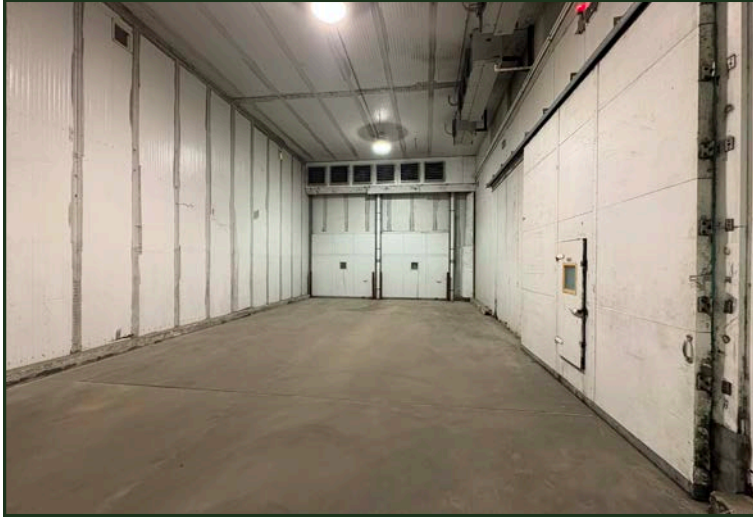
TRACT 1



- Onion Shed/Cold Storage
- 3.4 acre lot
- 2,500 sq ft of modern office space
- 47,000 sq ft storage warehouse
- 52,000 bushel cold storage capacity
- Current owner is willing to rent the office space for 2 years for \$2000 per month.
- Cold storage has been leased for \$190,000 for the past onion harvesting seasons, April - August however, no contract is in place for the 2026 season.
- Approximately 1,600 wood bin boxes, 700 plastic bin boxes for onion gathering and storage included.
- Real estate will close at the conclusion of the 2025 onion season. Approximately August 15th.
- *Important- all of the properties that currently have water are being supplied from the adjacent landowners well. The landowner will provide water, free of charge, for 6 months after closing. In that time, you must make arrangements to have your own well put into place.



TRACT 1



- Property has 3 coolers.
- Main cooler, installed in 1995 has three sections. The main section is 86'x25' with a 21' ceiling height. It also has two smaller rooms that are 38'x43' each. Total sq footage in the main cooler is 5418. It uses the original compressors from 1995 and uses R-22 freon.
- There are two smaller coolers that were installed in 2017. They are each 24'6" wide and 28'6" deep. The ceiling slants and is 18' tall in the middle. The door is 13'5" tall and 20' wide. These coolers have the original compressors from 2017 and use R-404a freon
- None of the coolers have floor drains.
- All coolers have supplemental air fans, the smaller coolers fans were installed in 2025.
- Main cooler uses thick wall and ceiling panels, the two smaller coolers have insulated walls and spray foamed rear wall and ceilings.
- The main cooler has two 10' doors that can be accessed from the outside of the building and one door that is accessed from inside the warehouse.
- In addition to the 3 coolers, there are also two drying rooms with new fans installed in 2025. These rooms are 20' wide and 24' deep.
- Coolers are equipped with O-Zone generators. They are leased through Ozone international for \$1300 per month.
- Warehouse is equipped with 208 V 3 Phase power.
- Warehouse has 7 12' x 12' roll up doors across the front of the building. On the side, there are two 12' x 10' roll up doors on the loading deck. There are two additional doors on the front and several on the back.
- Please reach out to Joe Lanier for more specific questions about the coolers 912-531-7007.

TATTNALL CO. GEORGIA

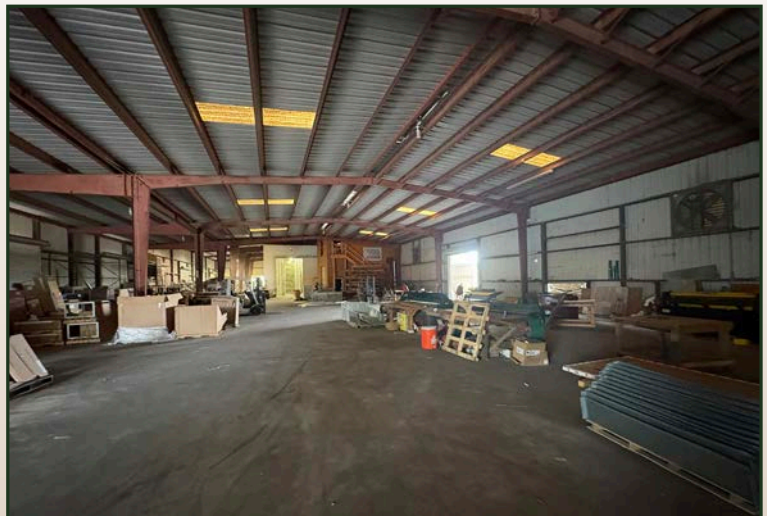
71± ACRES

ONLINE BIDDING ENDS:
MONDAY, JUNE 16TH
12PM NOON



**SOUTH
AUCTION**

TRACT 1

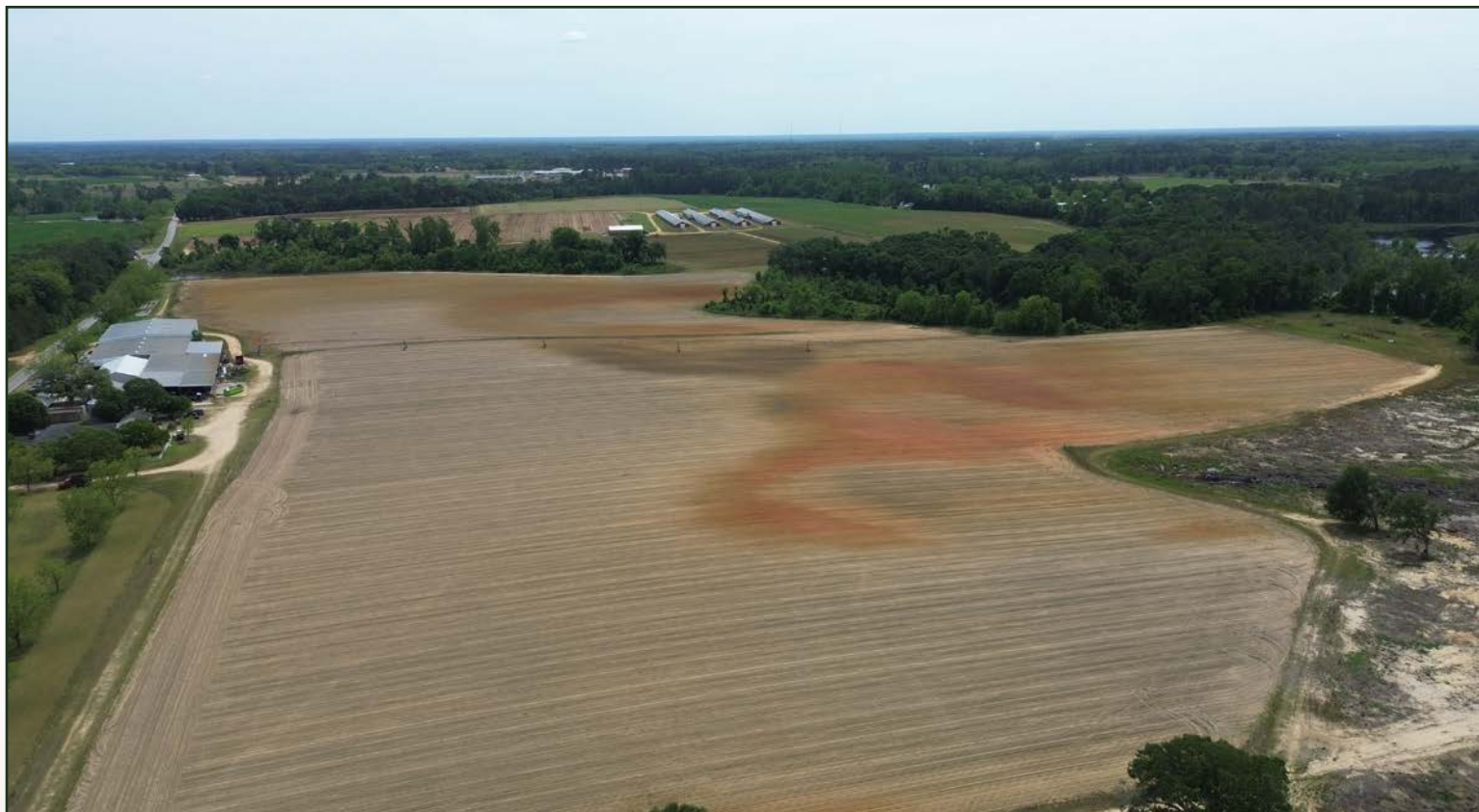


TRACT 2



- Tract 2 - 65 Acre tract
- 40 acres of cultivated land
- Currently leased for \$15,000 on a year to year basis.
- 4 tower pivot system with pump, separately metered.
- Irrigation pump located on the adjacent landowners property. Irrigation agreement will be in place.
- 100 ton capacity truck scale (not working but in repairable order)
- Purchaser will honor the 2025 farm lease and the 2025 lease payment will NOT be prorated.
- *Important- this property does not currently have a well for drinking water. The irrigation is supplied from the adjacent landowners pond and that agreement will be in place after the closing.

TRACT 2



TRACT 3

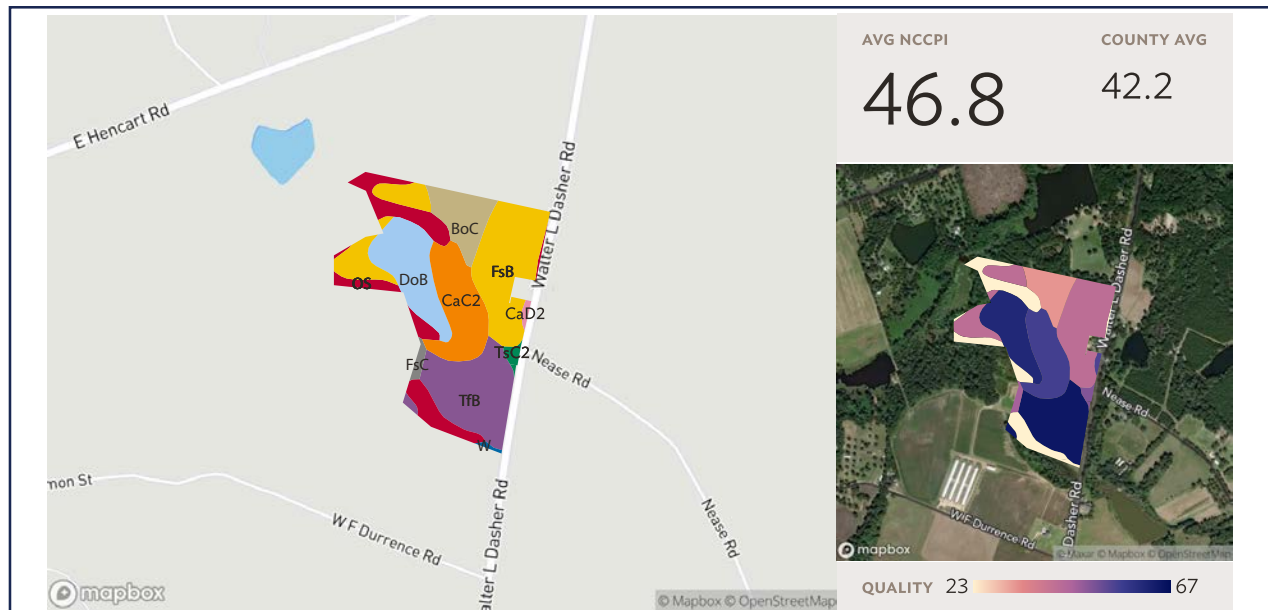


- Tract 3 - 2.6 Acre "Pecan Orchard" Lot
- Approximately 15 Pecan Trees
- *Important- this property doesnt have a well or access to one.





SOIL MAP



All fields

72 ac.

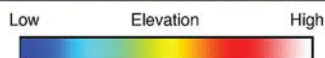
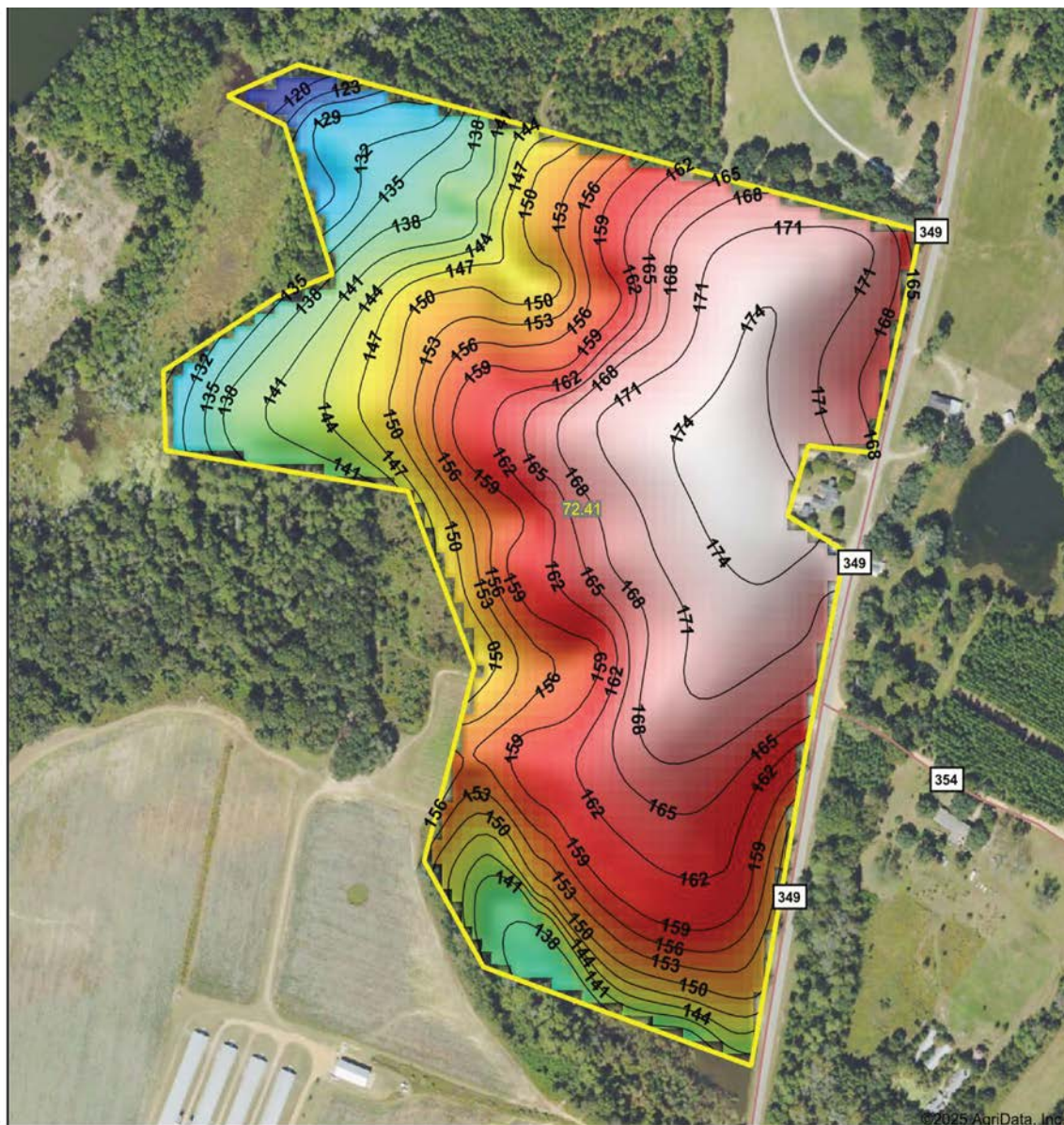
SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
FsB	Fuquay loamy sand, 0 to 5 percent slopes	20.54	28.4%	2	Upgrade
Tfb	Tifton loamy sand, 2 to 5 percent slopes	13.82	19.1%	2	Upgrade
CaC2	Carnegie sandy loam, 5 to 8 percent slopes, moderately eroded	10.23	14.2%	4	Upgrade
DoB	Dothan loamy sand, 2 to 5 percent slopes	10.08	14.0%	2	Upgrade
OS	Osier loamy fine sand, 0 to 2 percent slopes, frequently flooded	9.74	13.5%	5	Upgrade
BoC	Bonifay fine sand, 1 to 8 percent slopes	6.07	8.4%	3	Upgrade
FsC	Fuquay loamy sand, 5 to 8 percent slopes	0.65	0.9%	3	Upgrade
TsC2	Tifton sandy loam, 5 to 8 percent slopes, eroded	0.62	0.9%	3	Upgrade
CaD2	Carnegie sandy loam, 8 to 12 percent slopes, moderately eroded	0.33	0.5%	6	Upgrade

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All information is provided without any express or implied warranties of any kind.
Land prices are estimates of valuation and not certified appraised values.

If you're interested in using AcreValue for your business, contact AcreValue Support about an Enterprise subscription.

Report: 3093207 Soil Survey: 1 of 5

TOPOGRAPHY MAP



Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 118.7
 Max: 175.2
 Range: 56.5
 Average: 158.0
 Standard Deviation: 12.86 ft



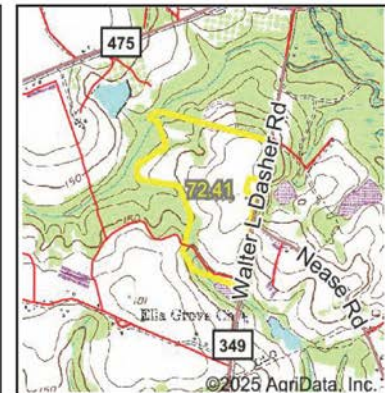
5/16/2025

Tattnall County
 Georgia

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Boundary Center: 31° 56' 39.98, -81° 53' 59.83

**WETLAND MAP**

State: **Georgia**
 Location: **31° 56' 39.98, -81° 53'**
 County: **Tattall**
 Township: **Glennville**
 Date: **5/16/2025**

Maps Provided By:

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Classification Code	Type	Acres
PFO1C	Freshwater Forested/Shrub Wetland	5.89
PUBHh	Freshwater Pond	0.12
		Total Acres
		6.01

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

ABOUT SOUTH AUCTION

We are a full service auction and real estate firm based in Swainsboro, Georgia. We serve clients all across the Southeast.



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.