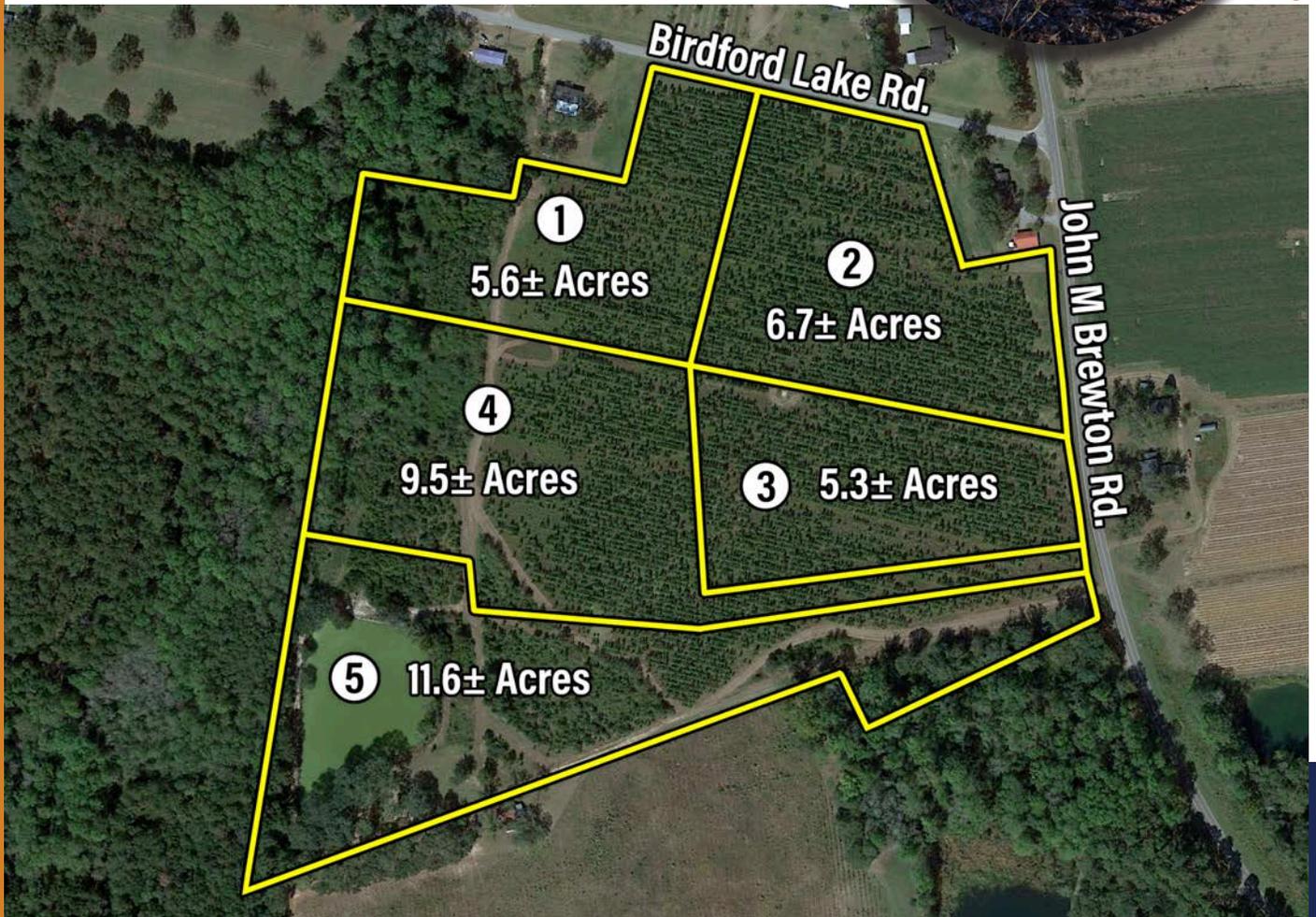


Real Estate
Auction

38.7± ACRES

Birdford Lake Rd. Glennville, GA
Tattnell Co.



BIDDING ENDS DECEMBER 3RD



Rusty Lane, Owner

478.455.1861

rusty@southauctiongroup.com

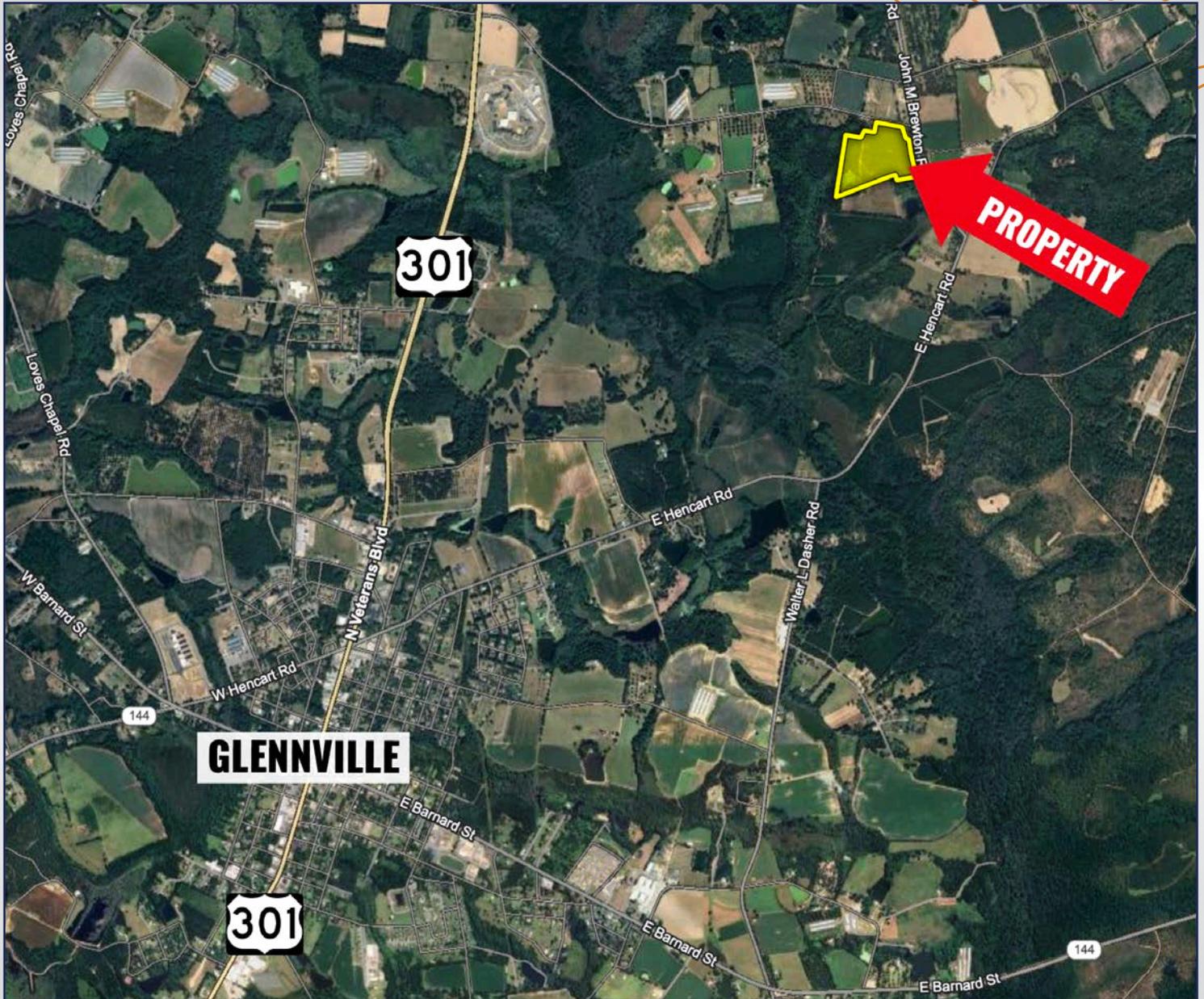


**SOUTH
AUCTION**

SouthAuction.com



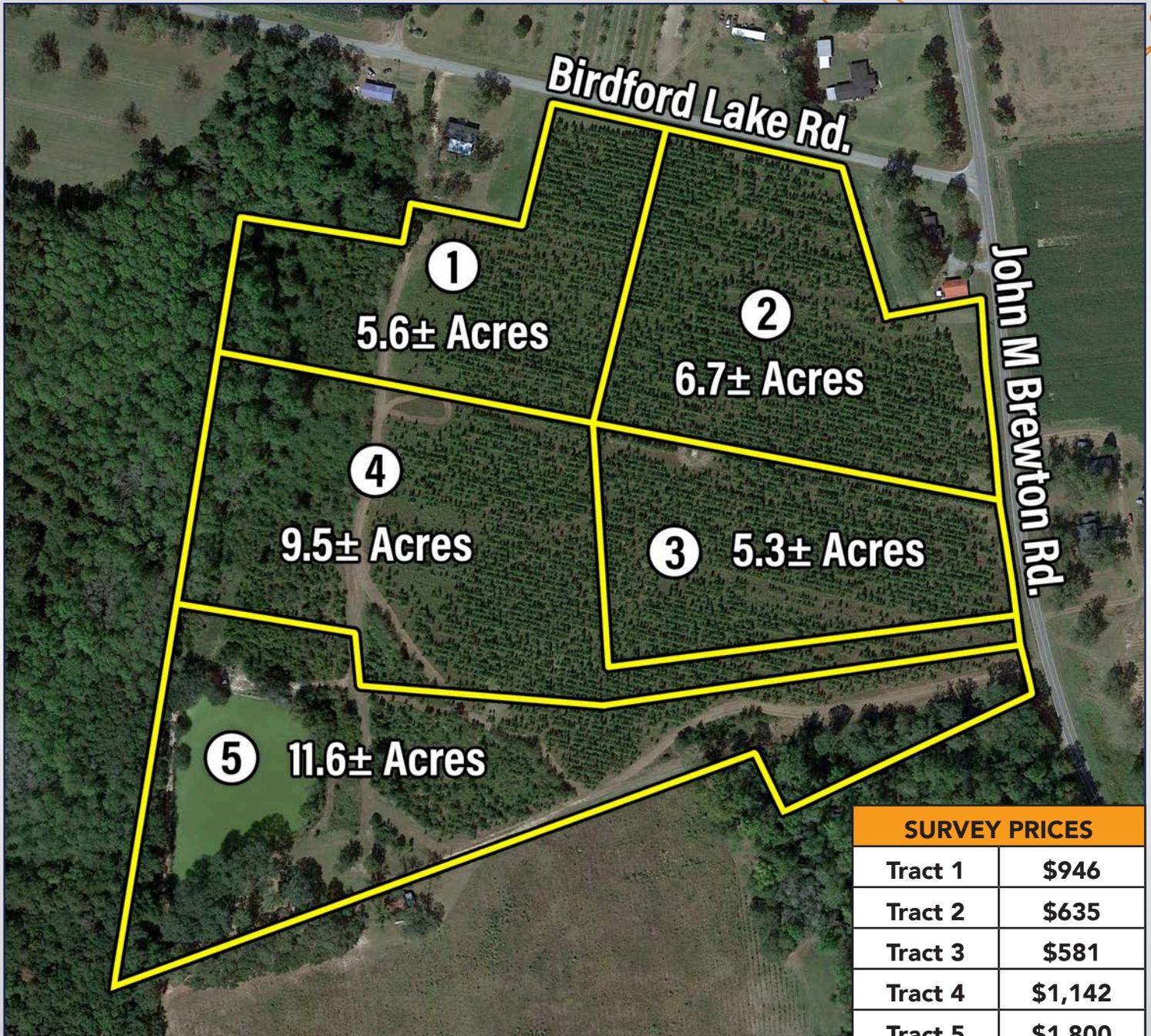
LOCATION MAP



- Approx. 5 miles from Downtown Glennville
- Approx. 38 miles from I-16
- Planted in Slash Pine in 2018
- Approx. 2 acre pond on Tract 5
- Well on Tract 5



AERIAL MAP

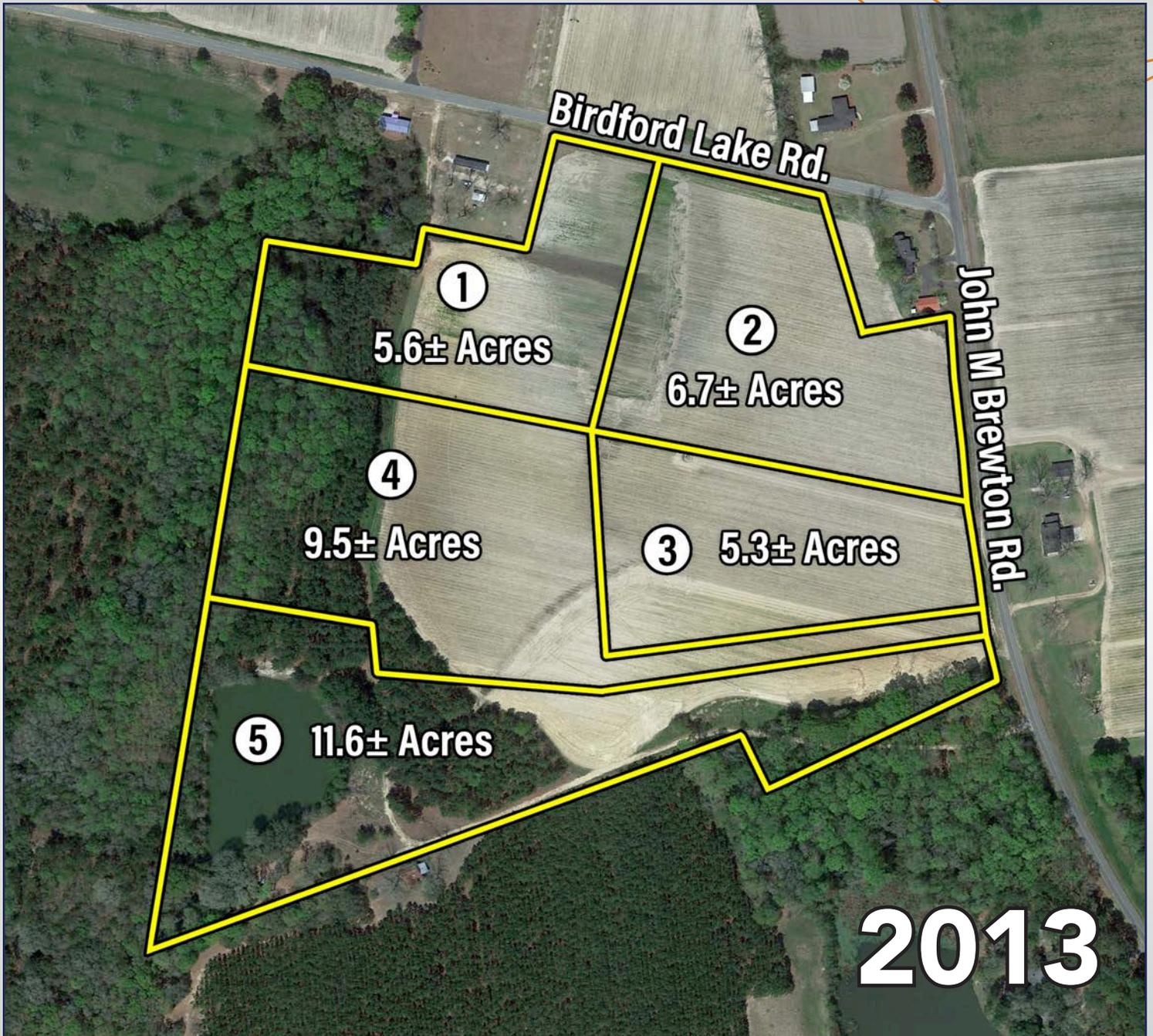


SURVEY PRICES	
Tract 1	\$946
Tract 2	\$635
Tract 3	\$581
Tract 4	\$1,142
Tract 5	\$1,800

**SURVEY COST PAID BY
THE BUYER**

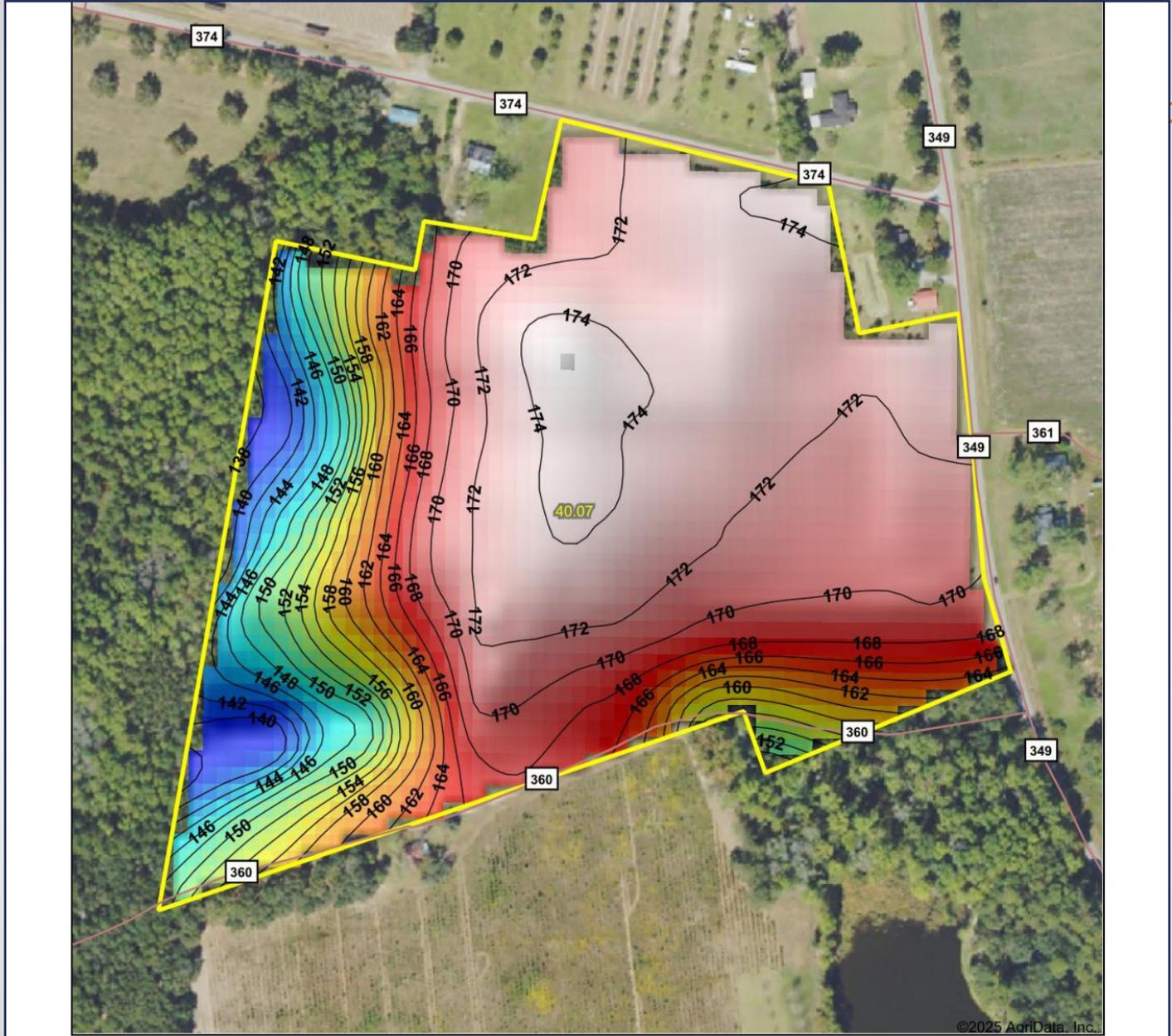


HISTORIAL AERIAL MAP (2013)





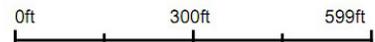
TOPOGRAPHY MAP



©2025 AgriData, Inc.



Source: USGS 10 meter dem
 Interval(ft): 2
 Min: 137.4
 Max: 174.9
 Range: 37.5
 Average: 165.3
 Standard Deviation: 10.04 ft



11/13/2025

Tattnall County
Georgia

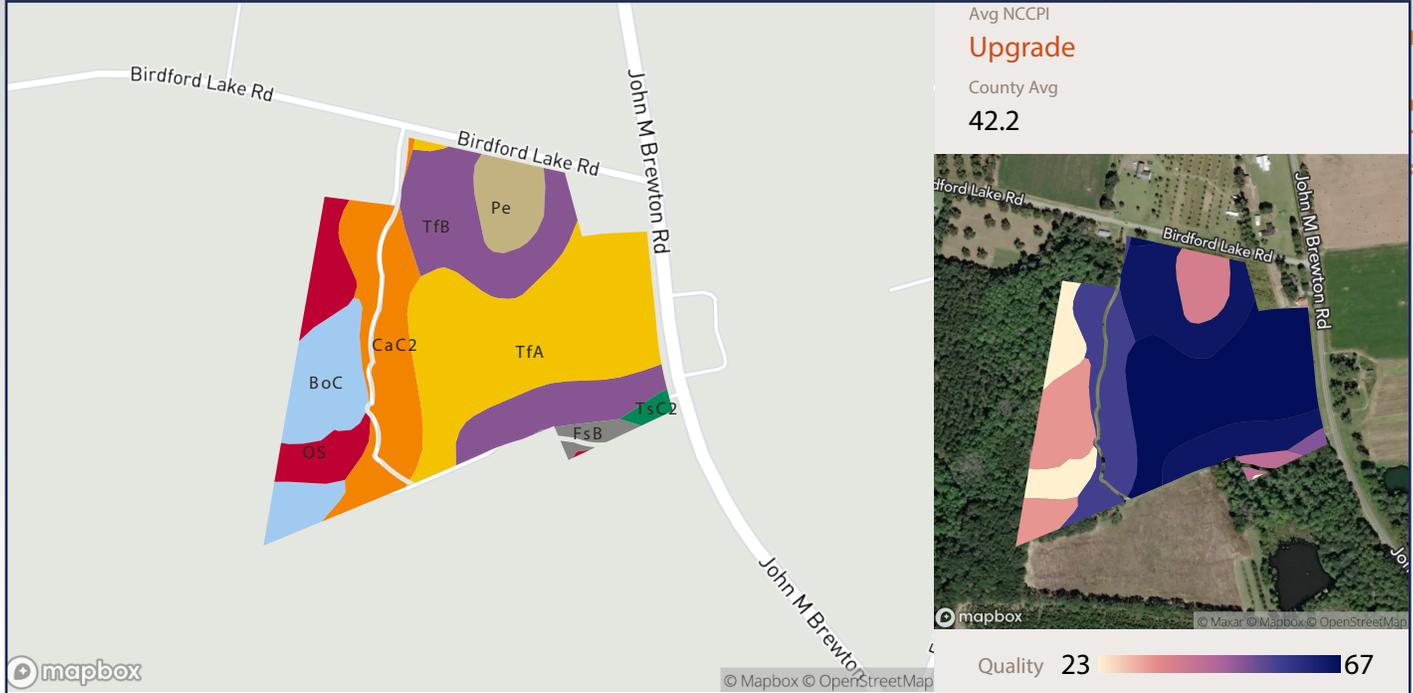
Boundary Center: 31° 58' 14.97, -81° 53' 27.95

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



SOILS MAP



Source: NRCS Soil Survey

All fields

38 ac.

Soil Code	Soil Description	Acres	Percentage of Field	Soil Class	NCCPI	
TfA	Tifton loamy sand, 0 to 2 percent slopes	13.02	33.8%	1	Upgrade	
TfB	Tifton loamy sand, 2 to 5 percent slopes	8.78	22.8%	2	Upgrade	
CaC2	Carnegie sandy loam, 5 to 8 percent slopes, moderately eroded	6.03	15.7%	4	Upgrade	
BoC	Bonifay fine sand, 1 to 8 percent slopes	4.51	11.7%	3	Upgrade	
OS	Osier loamy fine sand, 0 to 2 percent slopes, frequently flooded	3.08	8.0%	5	Upgrade	
Pe	Pelham loamy sand, 0 to 2 percent slopes	2.15	5.6%	5	Upgrade	
FsB	Fuquay loamy sand, 0 to 5 percent slopes	0.58	1.5%	2	Upgrade	
TsC2	Tifton sandy loam, 5 to 8 percent slopes, eroded	0.34	0.9%	3	Upgrade	
					38.47	Upgrade



WETLANDS MAP



State: **Georgia**
 Location: **31° 58' 14.97, -81° 53' 47.85**
 County: **Fulton**
 Township: **Glennville**
 Date: **11/13/2025**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



0ft 480ft 959ft

Classification Code	Type	Acres
PFO6C	Freshwater Forested/Shrub Wetland	1.52
PFO1A	Freshwater Forested/Shrub Wetland	1.09
PFO1C	Freshwater Forested/Shrub Wetland	0.63
Total Acres		3.24

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



PHOTOS

