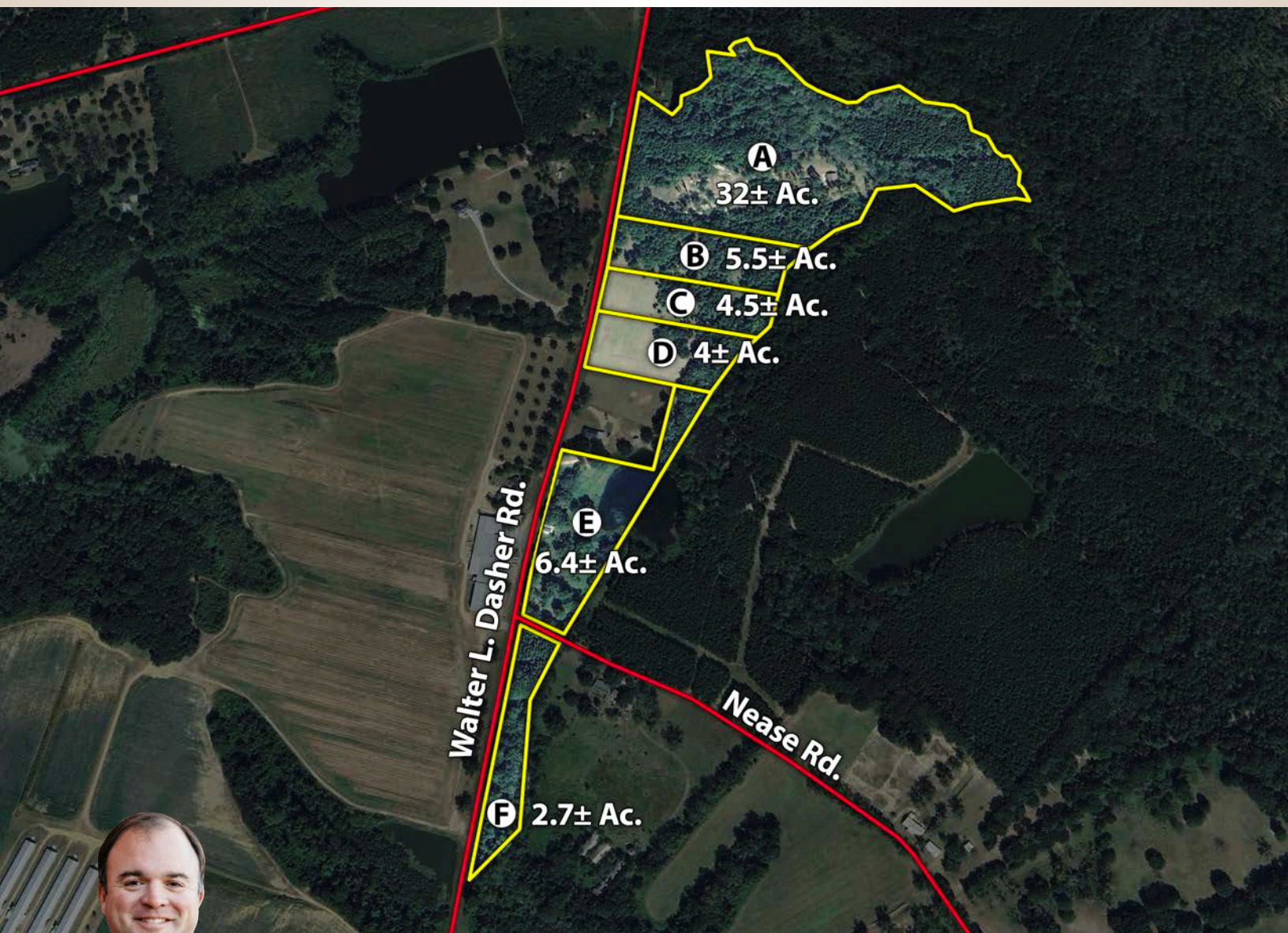


GLENNVILLE



CREEK HOUSE & RESIDENTIAL LOTS

AUCTION



TATTNALL CO. GEORGIA

54± ACRES

ONLINE BIDDING ENDS:
TUESDAY, JUNE 17TH | 12PM NOON

Joe Lanier
912.531.7007
joe@southauctiongroup.com



SOUTH AUCTION

southauction.com

GLENNVILLE CREEK HOUSE & RESIDENTIAL LOTS AUCTION

Hello

South Auction is proud to present the "Glennville Creek House and Residential Lots" Auction. This property, located just outside of Glennville GA, has a really nice "Creek House" that has been used as an event facility and would make a great family or corporate club house. The Creek House sits on 32 acres. In addition to the Creek House, we are selling 5 residential lots. The lots range in size from 2.7 acres to 5.5 acres. They all have paved road frontage.

These parcels are just outside of Glennville and only 40 miles to the Hyundai Plant and 60 miles from the Savannah Ports. You will be able to bid on these tracts individually or as a whole using our "multi-par" bidding system. Bidding ends Tuesday, June 17th at 12 noon.

Please reach out to me if you have any questions or would like to view the Creek House.

*Important- the Creek House uses water from an adjacent landowner. The landowner will provide water free of charge for 6 months, in that time, you will need to arrange to have your own well put into place. The other 5 lots dont have any water and will need to have wells installed for residential use.



Joe Lanier
912.531.7007
joe@southauctiongroup.com



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

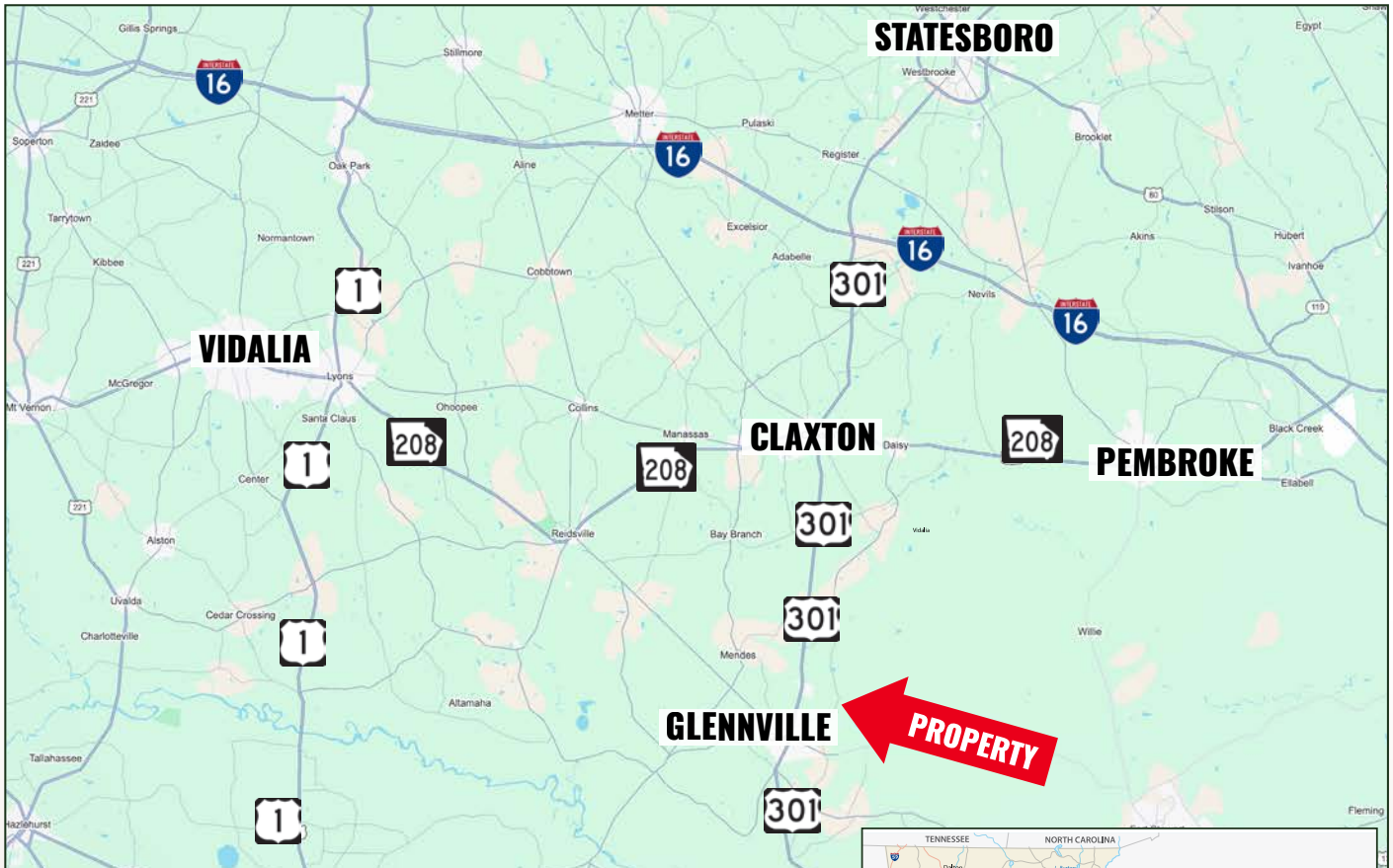


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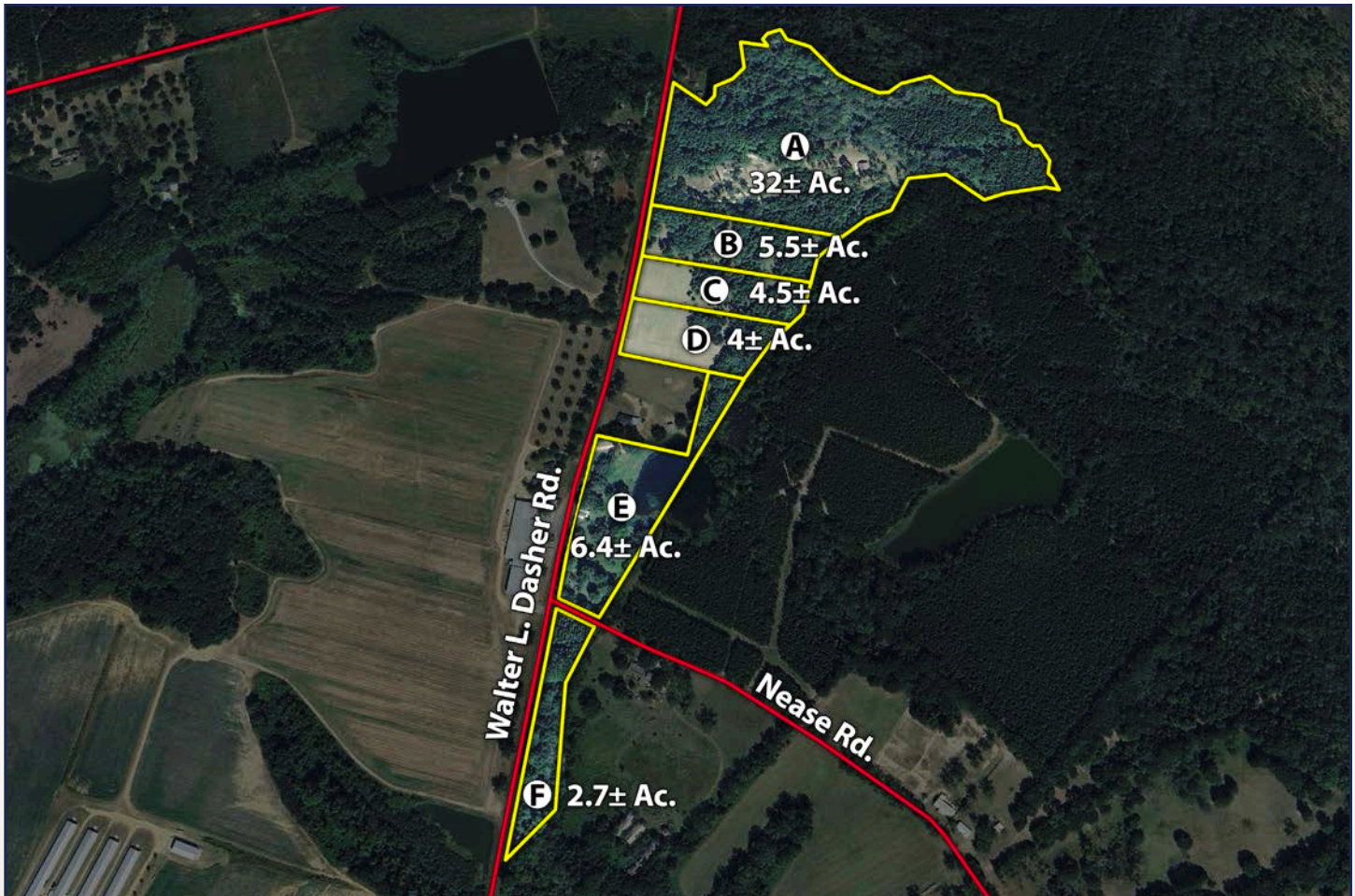
GLENNVILLE CREEK HOUSE & RESIDENTIAL LOTS AUCTION

LOCATION MAPS





TRACT MAP



TRACT	ACRES	DESCRIPTION	SURVEY COST
A	32±	Creek House	\$2,730
B	5.5±	Lot	\$730
C	4.5±	Lot	\$650
D	4±	Lot	\$750
E	6.4±	Lot with Barns	\$1,530
F	2.7±	Lot	\$1,172

SURVEY COST TO BE PAID BY BUYER

TRACT A - CREEK HOUSE EVENT CENTER



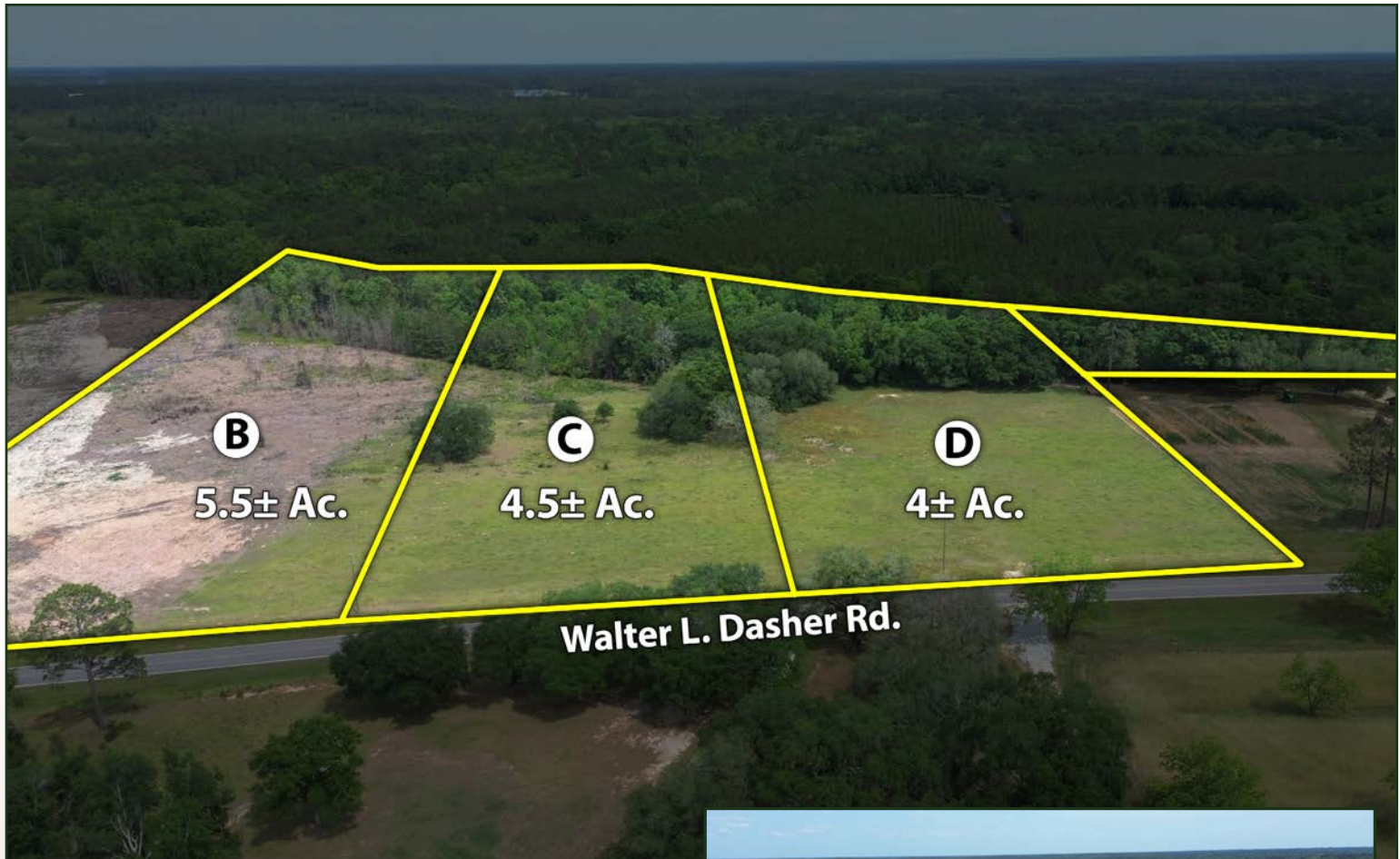
- Tract A - 32 acres with Beards Creek frontage
- 3000 sq ft event center
- 2 half bathrooms
- Large fireplace and seating area
- Large bar and stage for live music
- All furnishings will remain with property



- *Important- the Creekhous uses water from an adjacent landowner. The landowner will provide water free of charge for 6 months, in that time, you will need to arrange to have your own well put into place.



TRACTS B, C & D



- Tract B- 5.5 Acre lot
- Tract C- 4.5 Acre lot
- Tract D- 4 Acre lot
- *Important- Lots B,C,D,E, and F do not have a water source. New owners will have to install well for residential uses.



TRACT E



- Tract E - 6.4 acre lot
- Property has two older barns
- Partial ownership of the pond
- Road frontage on Nease Road and Walter L Dasher Road
- *Important- Lots B,C,D,E, and F do not have a water source. New owners will have to install well for residential uses.





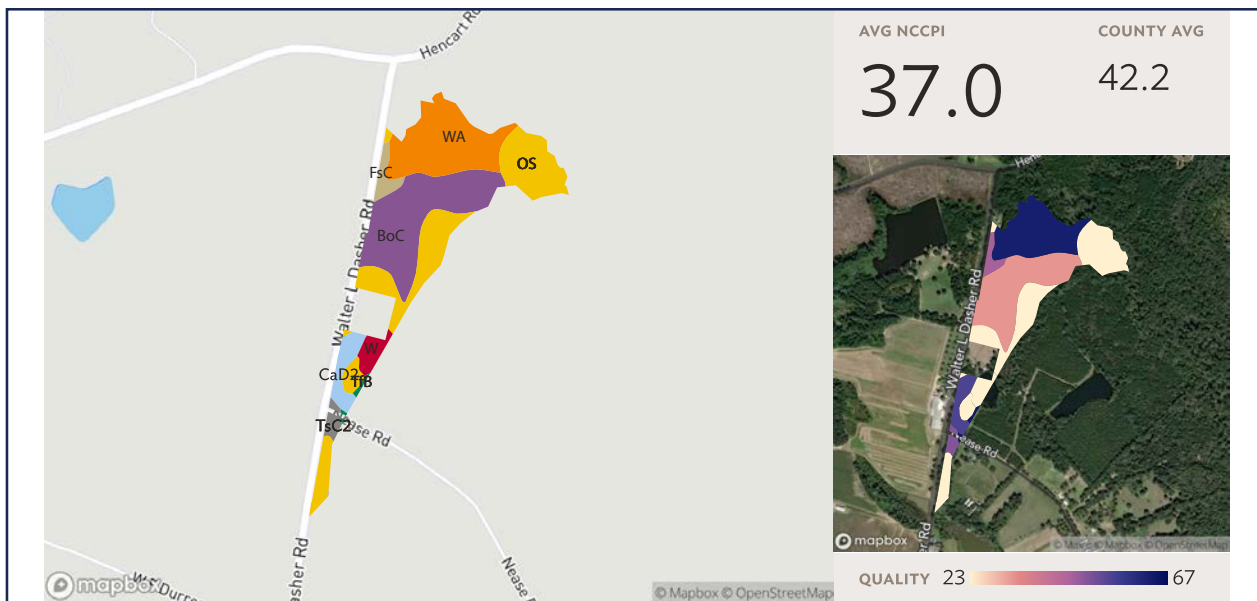
TRACT F



- Tract F - 2.7 Acre Lot
- Road frontage on Nease Road and Walter L. Dasher Road
- *Important- Lots B,C,D,E, and F do not have a water source. New owners will have to install well for residential uses.



SOIL MAP



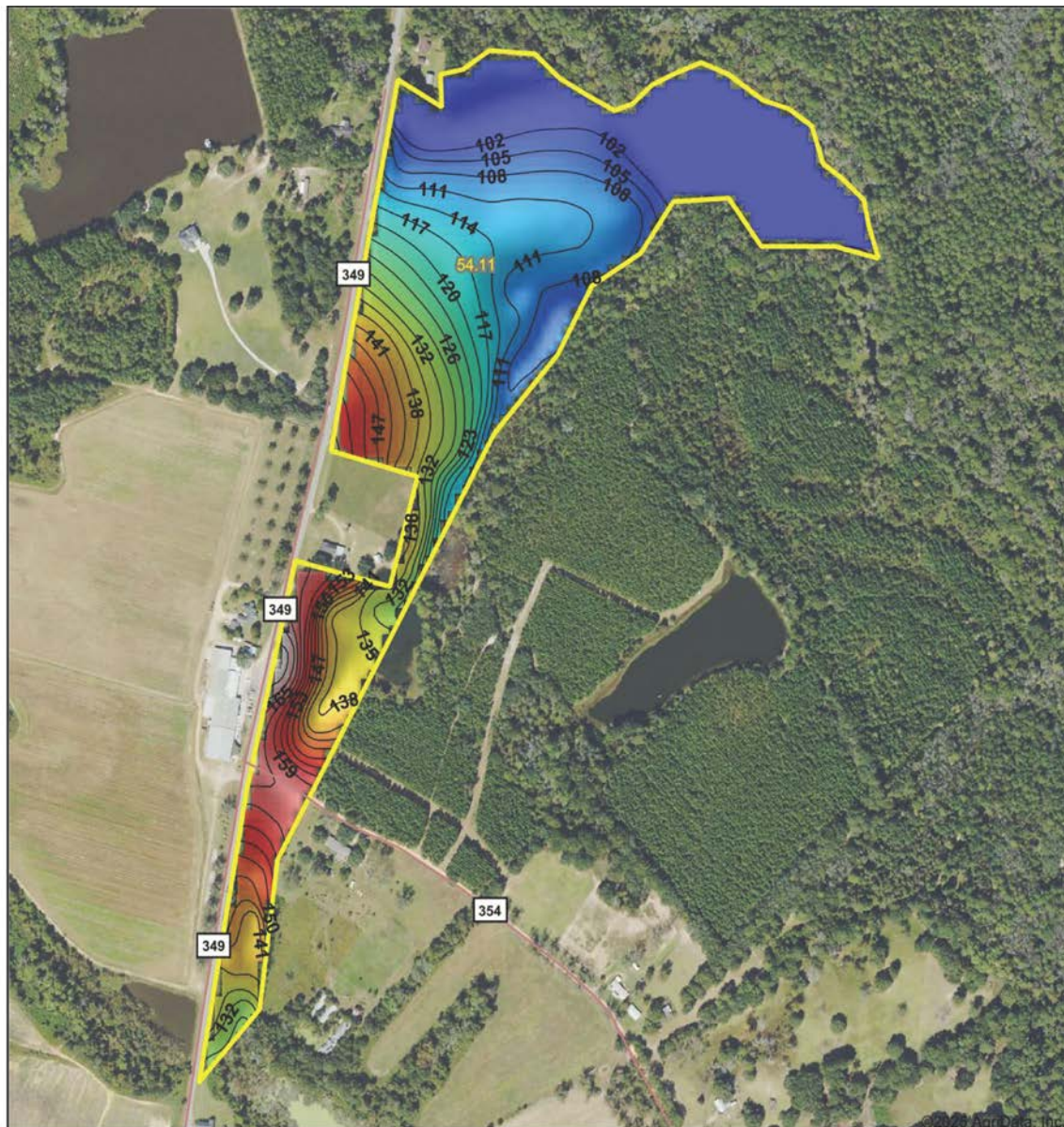
All fields

55 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
OS	Osier loamy fine sand, 0 to 2 percent slopes, frequently flooded	17.74	32.4%	5	Upgrade
BoC	Bonifay fine sand, 1 to 8 percent slopes	16.60	30.4%	3	Upgrade
WA	Wahee association	13.52	24.7%	4	Upgrade
CaD2	Carnegie sandy loam, 8 to 12 percent slopes, moderately eroded	2.59	4.7%	6	Upgrade
W	Water	1.62	3.0%		Upgrade
FsC	Fuquay loamy sand, 5 to 8 percent slopes	1.47	2.7%	3	Upgrade
TsC2	Tifton sandy loam, 5 to 8 percent slopes, eroded	0.88	1.6%	3	Upgrade
TfB	Tifton loamy sand, 2 to 5 percent slopes	0.26	0.5%	2	Upgrade
		53.06	97.0%		Upgrade
W	Water	1.84	1.4%		Upgrade
TsC2	Tifton sandy loam, 5 to 8 percent slopes, eroded	1.49	1.2%	3	Upgrade
		126.08	98.6%		Upgrade



TOPOGRAPHY MAP



Source: USGS 10 meter dem
Interval(ft): 3

Min: 99.0

Max: 171.9

Range: 72.9

Average: 119.3

Standard Deviation: 19.19 ft

0ft 611ft 1223ft



5/16/2025

Tattnall County
Georgia

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 31° 56' 43.74, -81° 53' 36.72

GLENNVILLE CREEK HOUSE & RESIDENTIAL LOTS AUCTION

WETLAND MAP



State: **Georgia**
 Location: **31° 56' 43.74, -81° 53' 26.72**
 County: **Fatmhall**
 Township: **Glennville**
 Date: **5/16/2025**

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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0ft 2969ft 5938ft

Classification Code	Type	Acres
PFO1C	Freshwater Forested/Shrub Wetland	11.54
PFO6C	Freshwater Forested/Shrub Wetland	9.48
PUBHh	Freshwater Pond	1.36
PAB3Hh	Freshwater Pond	0.28
R4SBC	Riverine	0.11
R5UBH	Riverine	0.10
Total Acres		22.87

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.

