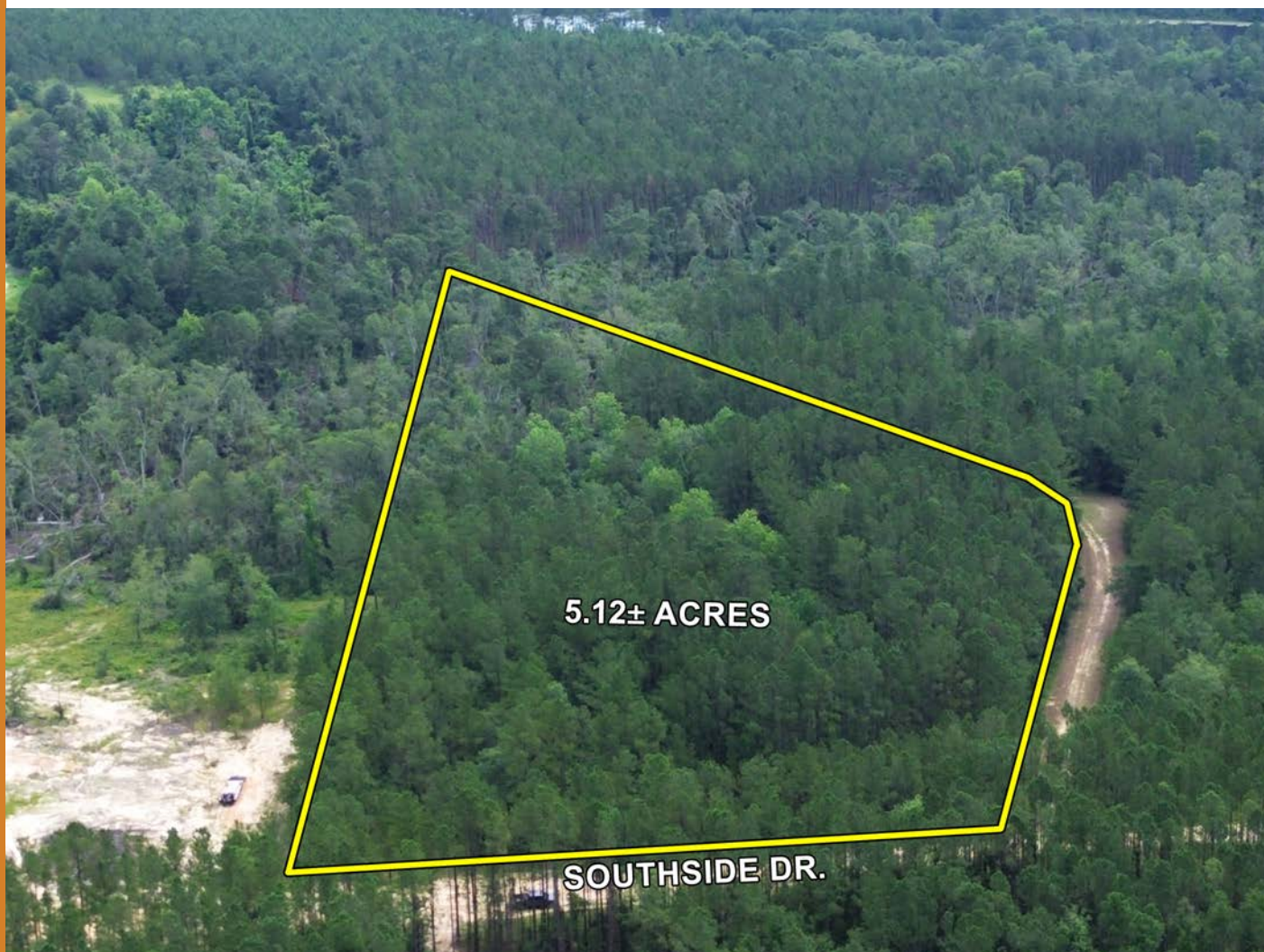


**Real Estate  
Auction**

**5.12± ACRES**

755 Southside Dr., Lyons, GA  
Toombs Co.



**BIDDING ENDS AUGUST 20<sup>TH</sup>**



**Joe Lanier,  
Auction Manager**

912.531.7007

joe@southauctiongroup.com

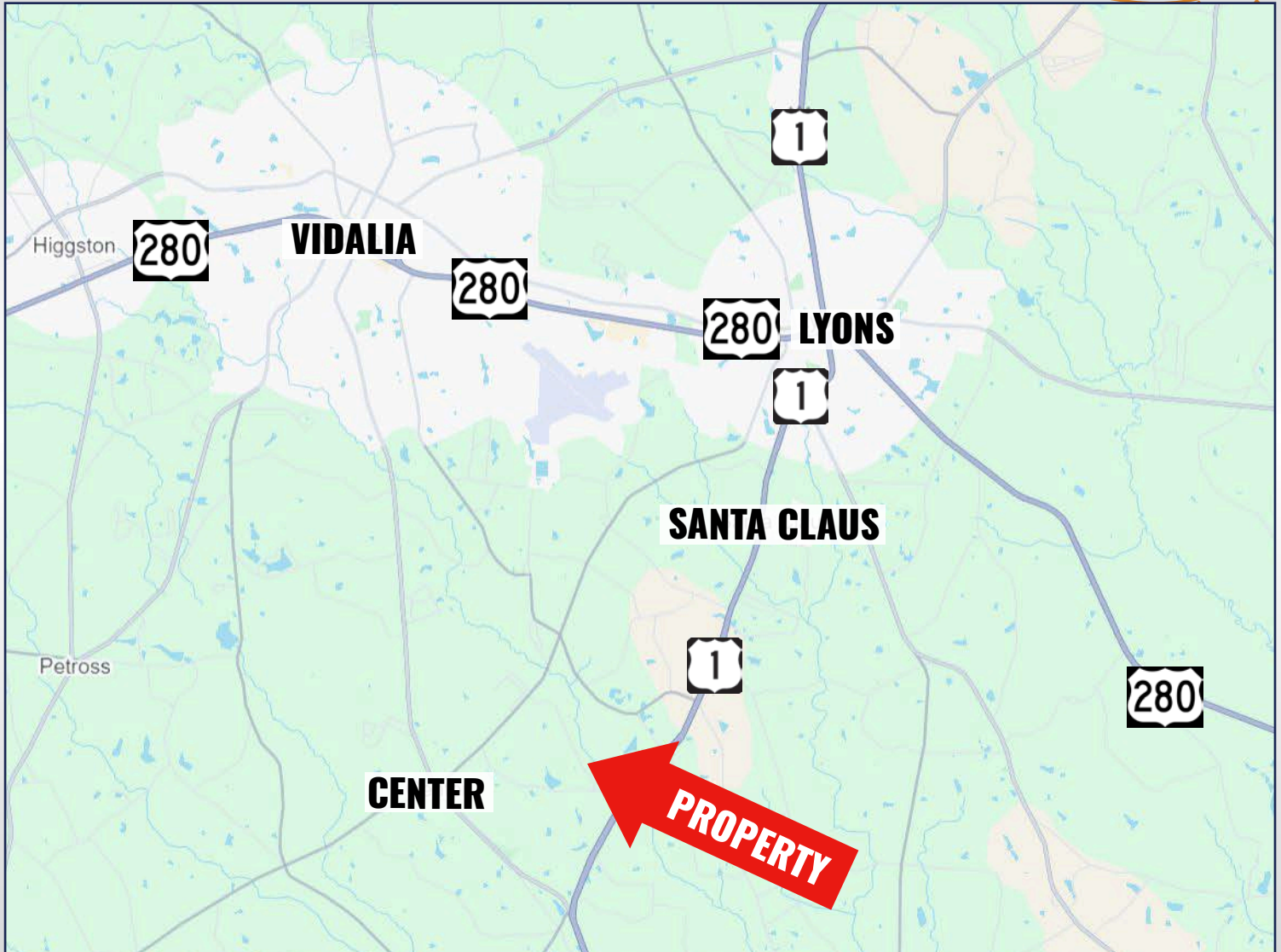
**SouthAuction.com**



**SOUTH  
AUCTION**



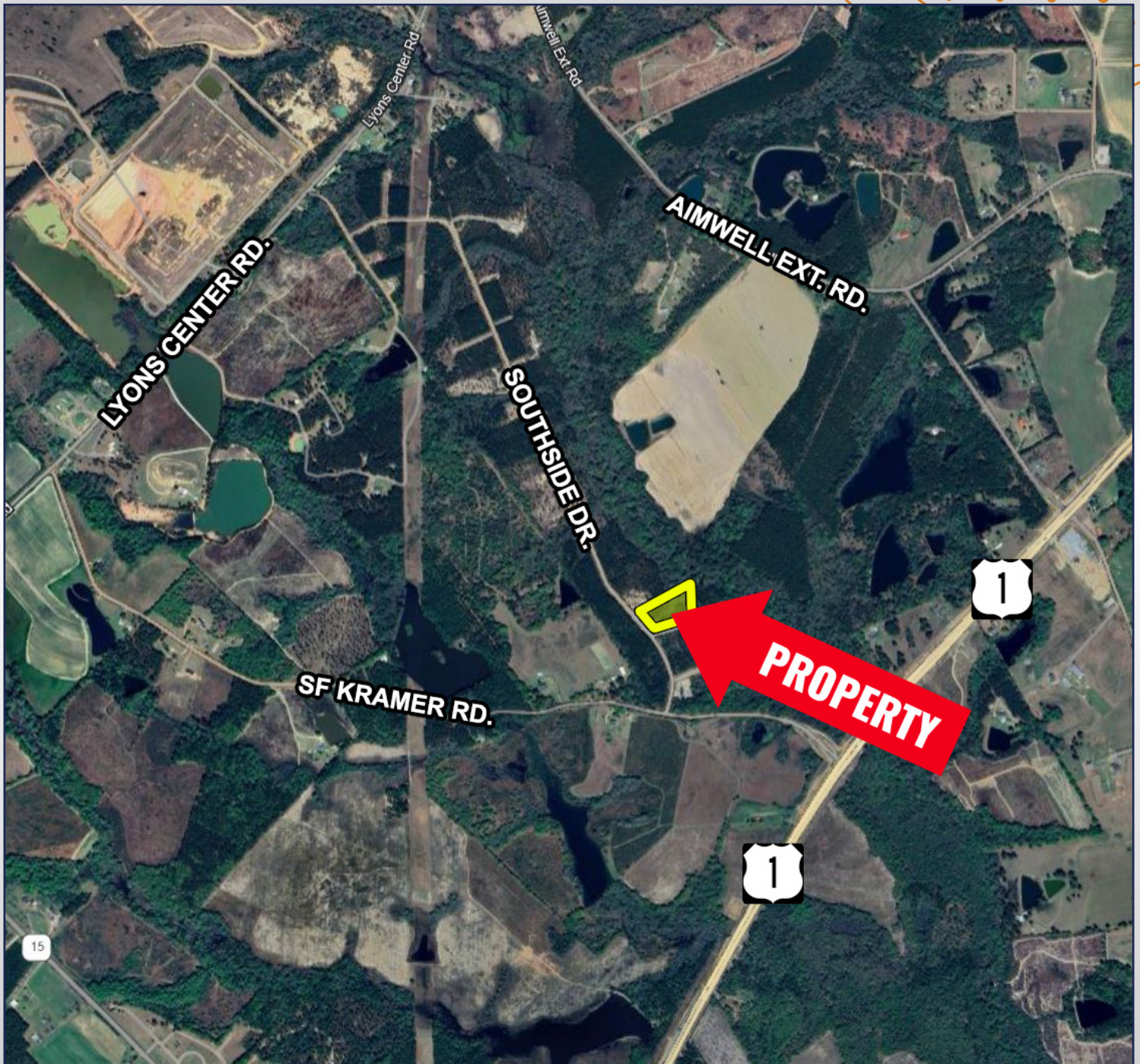
# PROPERTY LOCATION







# LOCATION MAP







## AERIAL MAP





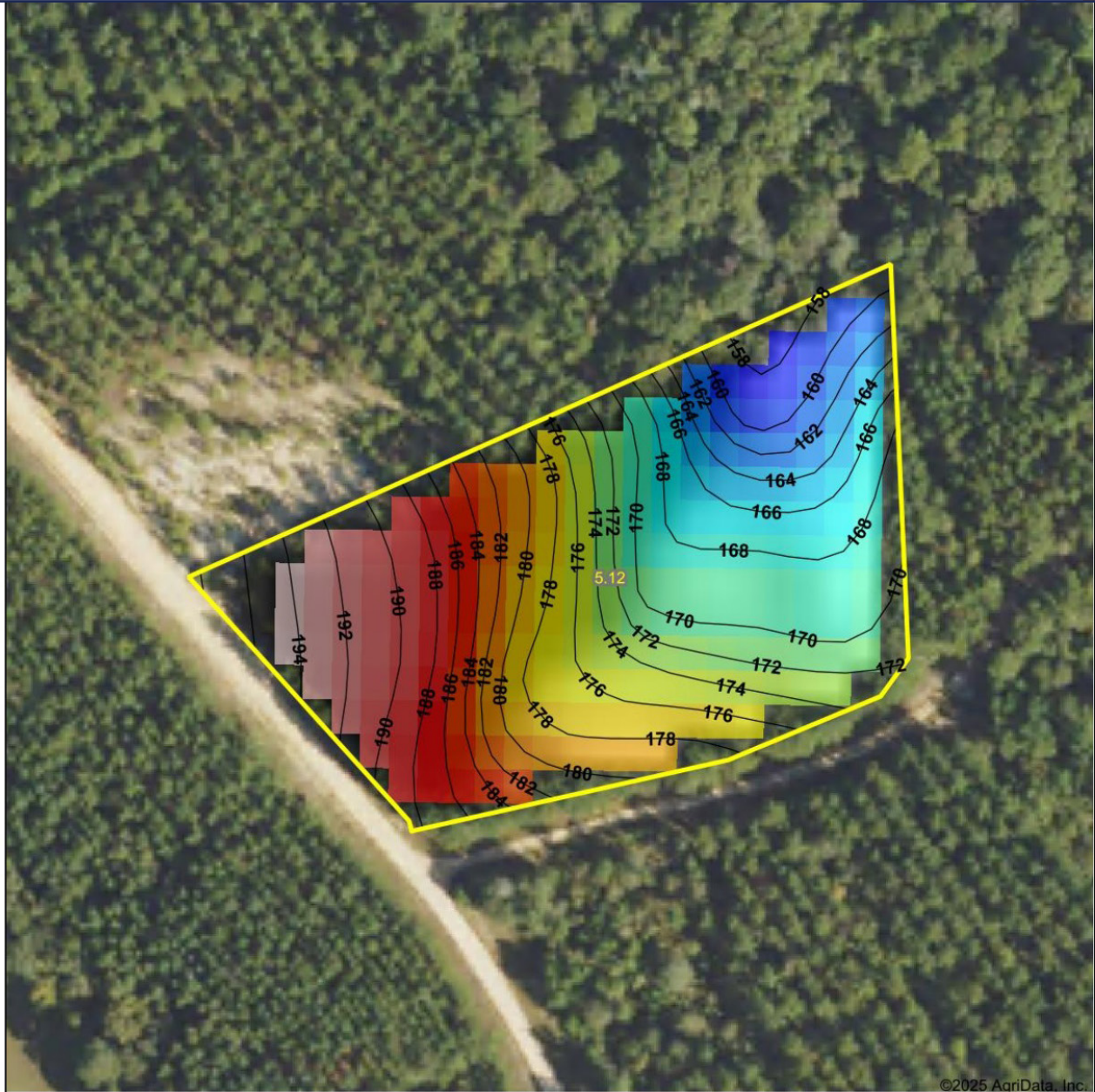


## DRONE MAP





# TOPOGRAPHY MAP



Low Elevation High

Source: USGS 10 meter dem  
Interval(ft): 2  
Min: 157.9  
Max: 195.7  
Range: 37.8  
Average: 176.2  
Standard Deviation: 9.71 ft

0ft 152ft 304ft



7/18/2025

Toombs County  
Georgia

Boundary Center: 32° 7' 51.98, -82° 22' 0.55

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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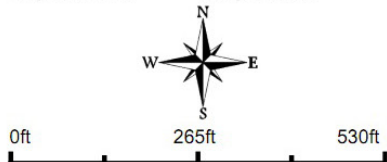


# WETLAND MAP



State: **Georgia**  
 Location: **32° 7' 51.98, -82° 22' 0.55**  
 County: **Toombs**  
 Township: **Vidalia-Lyons**  
 Date: **7/18/2025**

Maps Provided By:

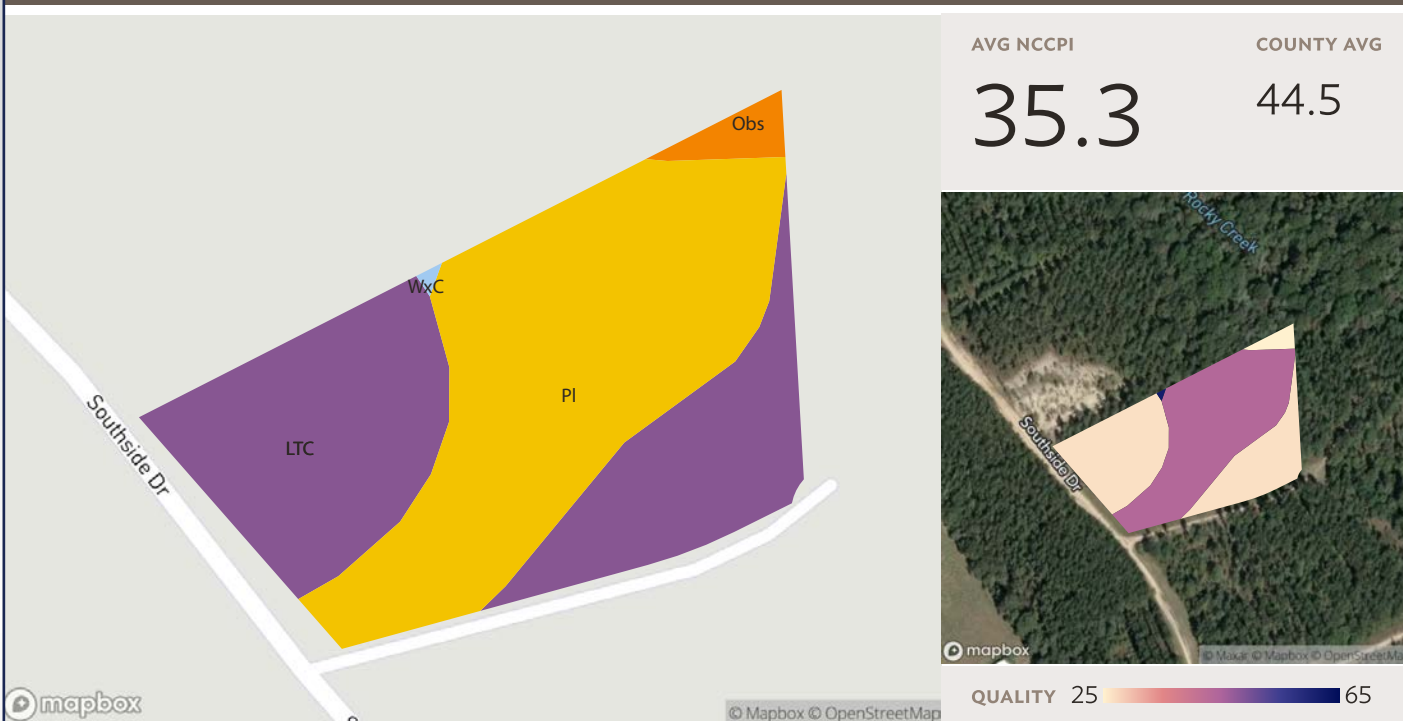


Classification Code	Type	Acres
	Total Acres	0.00

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

# SOILS MAP

1 field, 5 acres in Toombs County, GA



Source: NRCS Soil Survey

## All fields

5 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
PI	Pelham loamy sand	2.52	51.7%	5	Upgrade
LTC	Lakeland and Troup soils, 0 to 8 percent slopes	2.24	45.8%	4	Upgrade
Obs	Osier and Bibb soils, 0 to 2 percent slopes, frequently flooded	0.11	2.3%	5	Upgrade
WxC	Wagram and Duplin soils, 2 to 8 percent slopes	0.01	0.2%	2	Upgrade
4.89					Upgrade

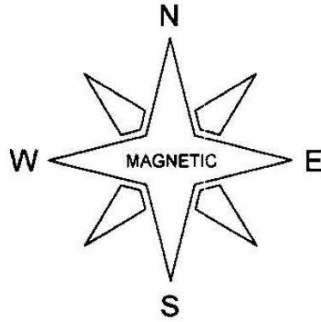




# PLAT MAP

SURVEYED AND PREPARED BY  
**DYKES & DOLAN LAND SURVEYING**  
P.O. BOX 206 VIDALIA, GA. 30475  
912 - 537 - 3005

MASSIE MCINTYRE, P.C.  
P.O. BOX 506  
VIDALIA, GA 30475



B. ALBERT DARLEY, SR.  
BERRY A. DARLEY, JR.

ROCKY CREEK

SHANNON M.  
& CHARLES A.  
RICKARDS

G. EDWARD HERNDON  
WILLIAM E. HERNDON

SOUTHSIDE DRIVE

5.118 ACRES

SOUTHSIDE LANE  
(60' R/W)

CHORD  
S 69°37'52"W  
93.75'

● DENOTES IRON PIN SET

## LEGEND

P.O.B. = POINT OF BEGINNING  
R/W = RIGHT OF WAY  
P/L = PROPERTY LINE  
C/L = CENTERLINE  
N/F = NOW OR FORMERLY  
I.P.F. = IRON PIN / PIPE FOUND  
I.P.S. = IRON PIN / PIPE SET  
C.M.F. = CONCRETE MARKER FOUND  
C.M.S. = CONCRETE MARKER SET

## SURVEYOR'S NOTES

FIELD DATA







# PHOTOS

