

Real Estate  
Auction

# THE HWY 305 TRACT 46.5± ACRES

HWY 305, Midville, GA  
Burke Co.



BIDDING ENDS SEPTEMBER 10<sup>TH</sup>

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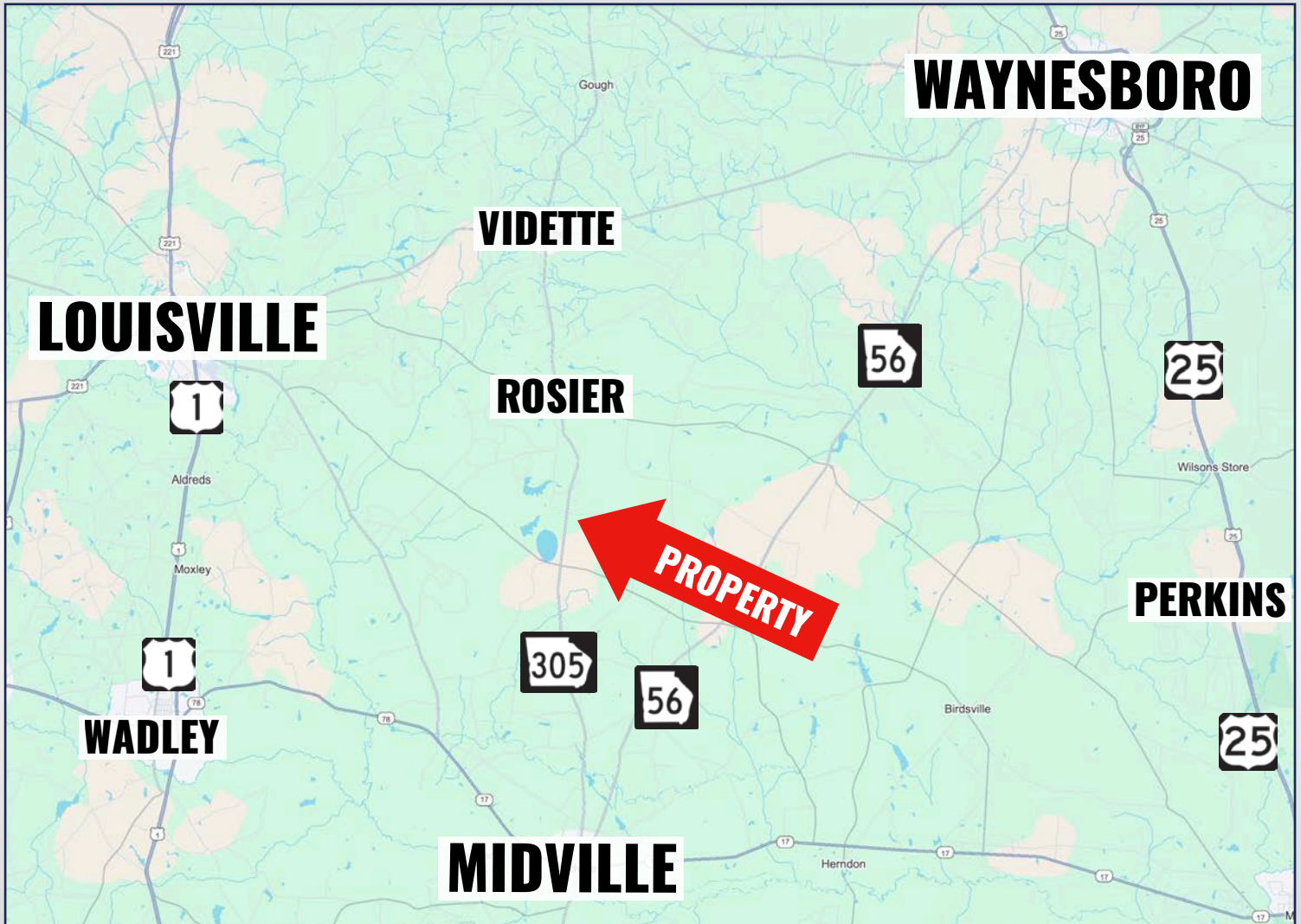


**SOUTH  
AUCTION**

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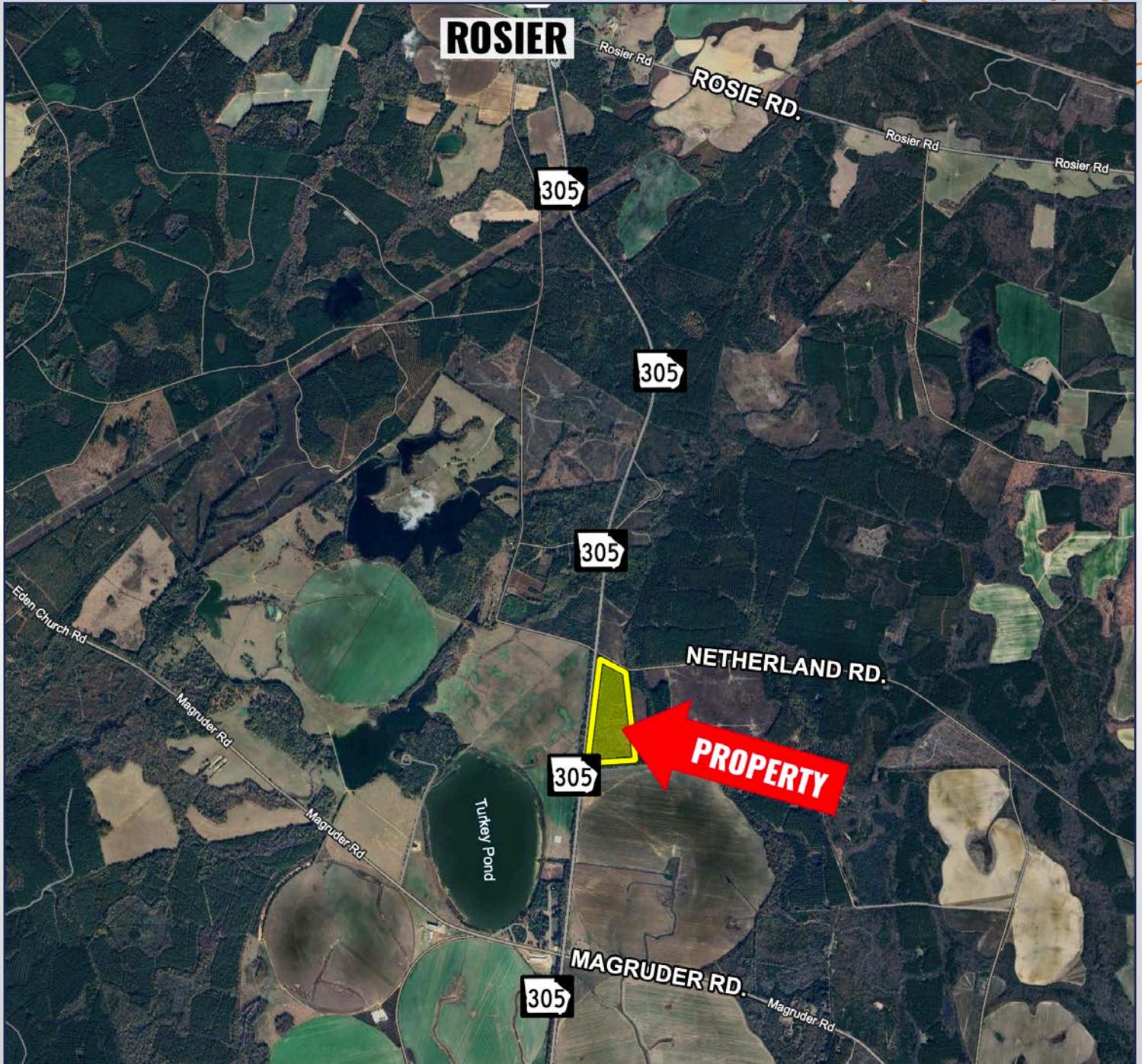
# PROPERTY LOCATION



- Approx. 10 miles North of Midville
- Approx. 20 miles from Waynesboro
- Approx. 45 miles from Augusta



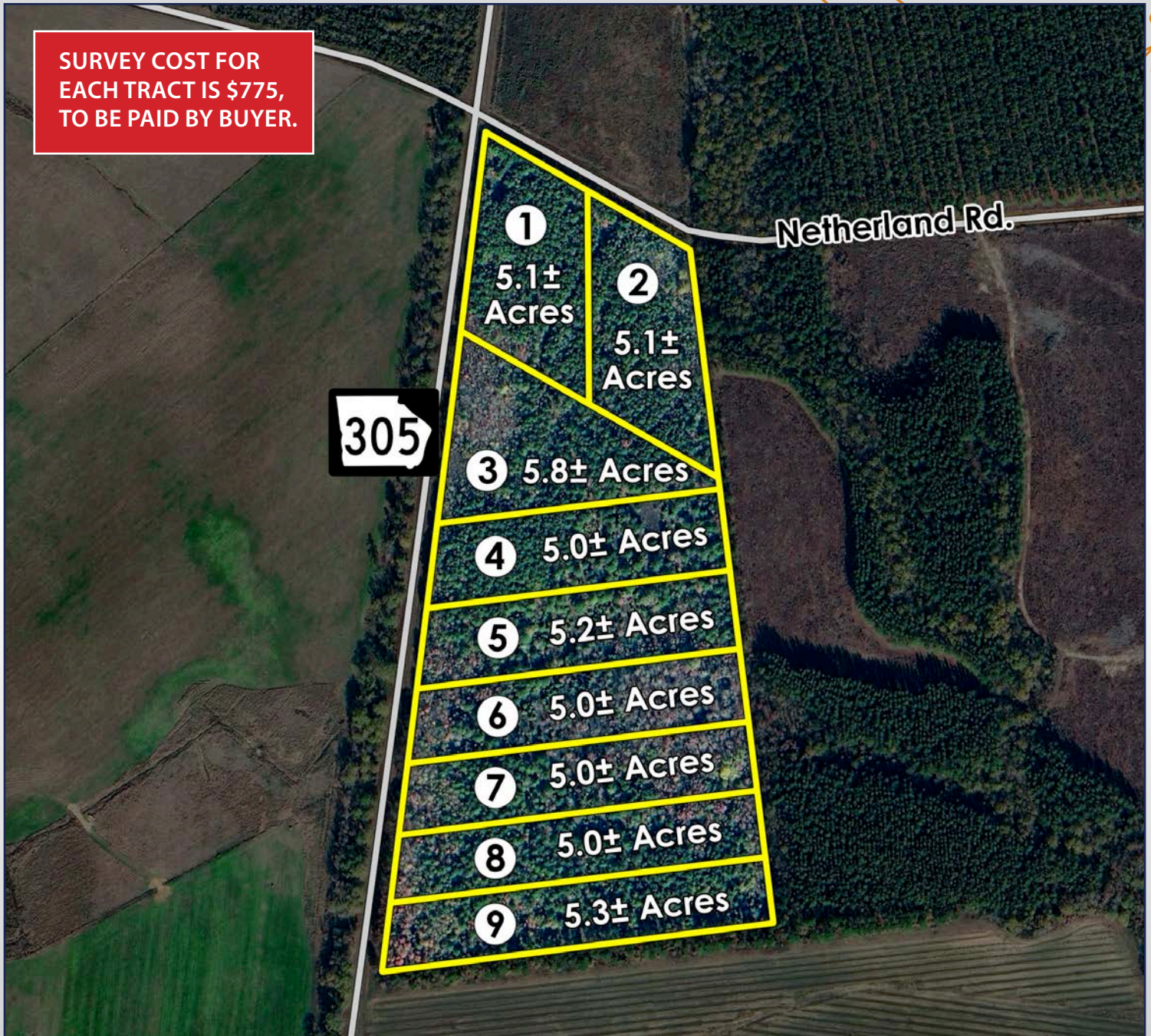
# LOCATION MAP





# AERIAL MAP

SURVEY COST FOR  
EACH TRACT IS \$775,  
TO BE PAID BY BUYER.



**PLEASE NOTE:** All tracts do not have an approved GA Dept. of Transportation driveway on GA HWY 305. It will be the responsibility of the buyer to apply for driveway approval after purchase. While we think all tracts will be approved for a driveway, we cannot guarantee this. It is possible some tracts may have a shared driveway with access easement.

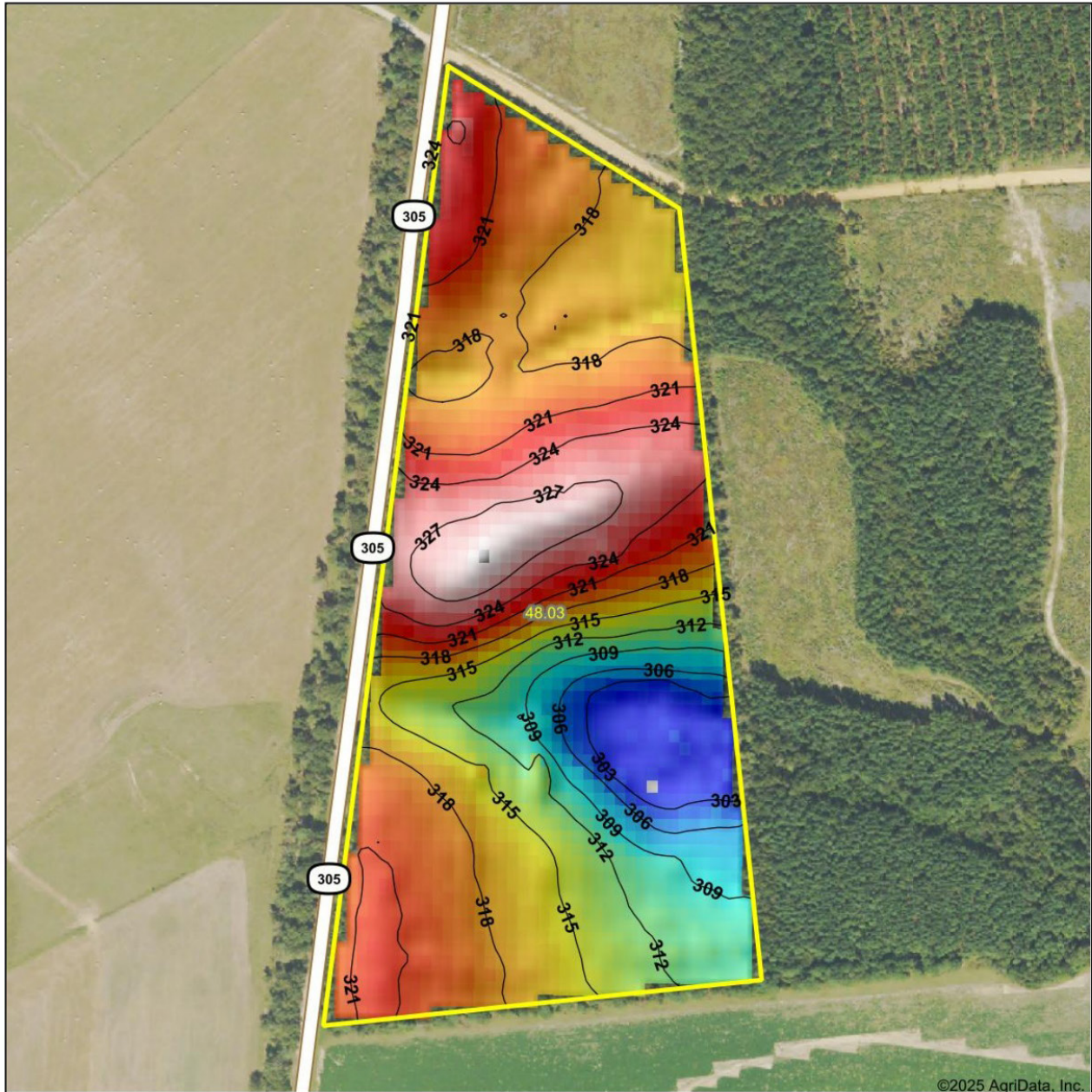


# DRONE MAP





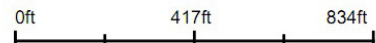
# TOPOGRAPHY MAP



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Source: USGS 10 meter dem  
 Interval(ft): 3  
 Min: 301.2  
 Max: 329.3  
 Range: 28.1  
 Average: 316.9  
 Standard Deviation: 6.63 ft



7/22/2025

Burke County  
Georgia

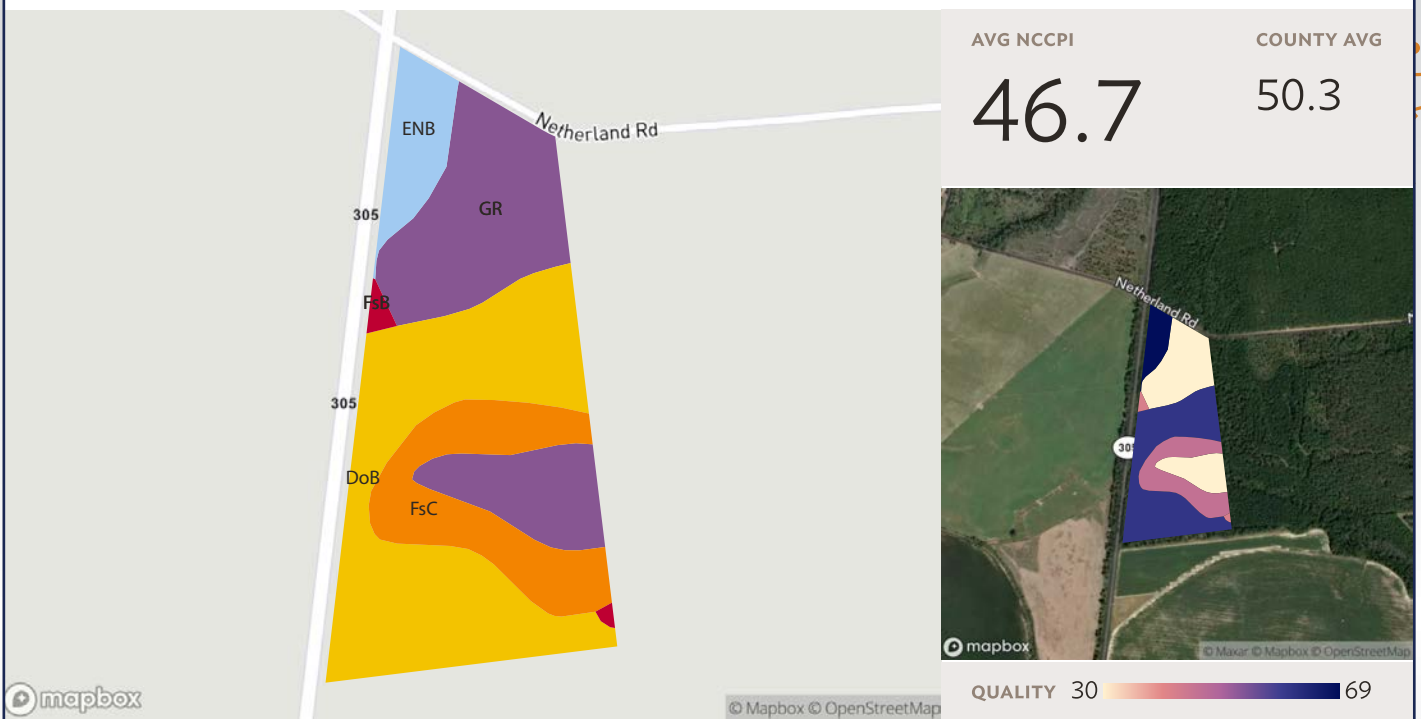
Boundary Center: 32° 56' 6.01, -82° 14' 16.31

Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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# SOILS MAP

1 field, 47 acres in Burke County, GA



## All fields

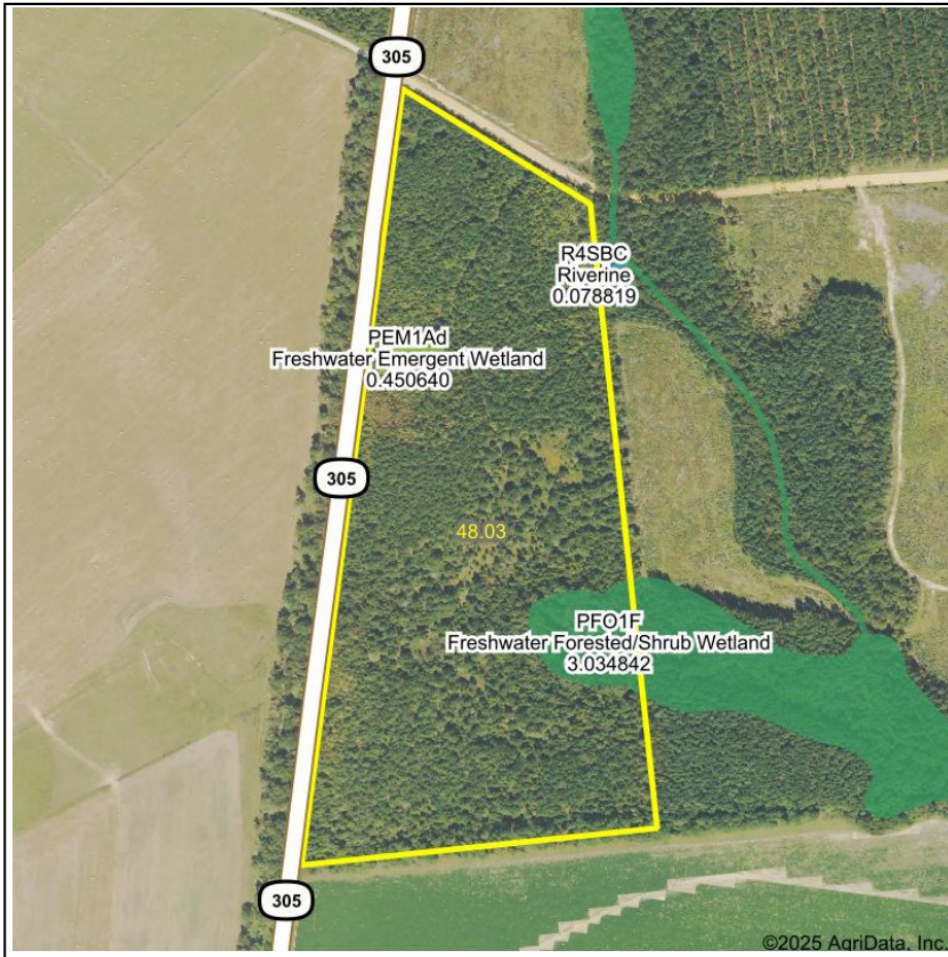
47 ac.

Source: NRCS Soil Survey

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
DoB	Dothan loamy sand, 2 to 5 percent slopes	19.95	42.1%	2	Upgrade
GR	Grady-Rembert association	14.98	31.6%	5	Upgrade
FsC	Fuquay loamy sand, 5 to 8 percent slopes	8.51	18.0%	3	Upgrade
ENB	Esto and Nankin soils, 2 to 5 percent slopes	3.48	7.3%	3	Upgrade
FsB	Fuquay loamy sand, 0 to 5 percent slopes	0.42	0.9%	2	Upgrade
					<b>47.34</b>
					Upgrade

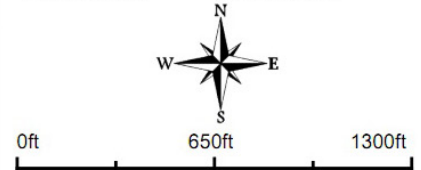


# WETLANDS MAP



State: **Georgia**  
 Location: **32° 56' 6.01, -82° 14' 16.31**  
 County: **Burke**  
 Township: **Midville**  
 Date: **7/22/2025**

Maps Provided By:  
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Classification Code	Type	Acres
PFO1F	Freshwater Forested/Shrub Wetland	2.18
PEM1Ad	Freshwater Emergent Wetland	0.45
PFO1A	Freshwater Forested/Shrub Wetland	0.15
R4SBC	Riverine	0.03
Total Acres		2.81

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



# PHOTOS

