

ONLINE AUCTION

BOYETT FARMS



390± ACRES

Candler Co. | Cobbtown, GA



Online Bidding Ends: August 12th, 2026

Joe Lanier

912.531.7007

Joe@SouthAuctionGroup.com



**SOUTH
AUCTION**

southauction.com



SOUTH AUCTION

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

Hello,

We are proud to offer "Boyett Farms" for sale at auction. The land consists of 392.66 acres and features 3 ponds, irrigated fields, wooded acreage ideal for hunting and several nice homesites. It also includes a home, several grain bins, storage buildings and a steel pole barn with an enclosed shop. The farm land is currently leased to a local farmer through 2040 and provides stable income for the future owners.

We designed the auction to sell the farmland in parcels. This ensures a smooth transition for the new owners while honoring the existing lease agreement.

This land is ideal for anyone who wants a piece of land in Candler county for a homesite, recreation or for future development. Our unique "multi-par" auction system allows you buyers to bid one tract, the whole tract or a custom division, all simultaneously while the auction is ending.

This property isn't occupied and potential buyers can ride and take a look at their convenience, but please be respectful of the on-going farming operation.

In this packet, you will find a new perimeter survey, lot divisions, soil maps, wetlands maps, location maps etc. In the PDF section of the auction homepage, you can find the farm lease and other pertinent information. At closing, each parcel will have a new lease that honors the existing terms of the current lease.

Please review the information and call me if you have any questions.

Sincerely,



Joe Lanier,
Sales Agent & Auction Manager
(912) 531.7007
Joe@SouthAuctionGroup.com

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BIDDING ENDS: AUGUST 12TH, 2026



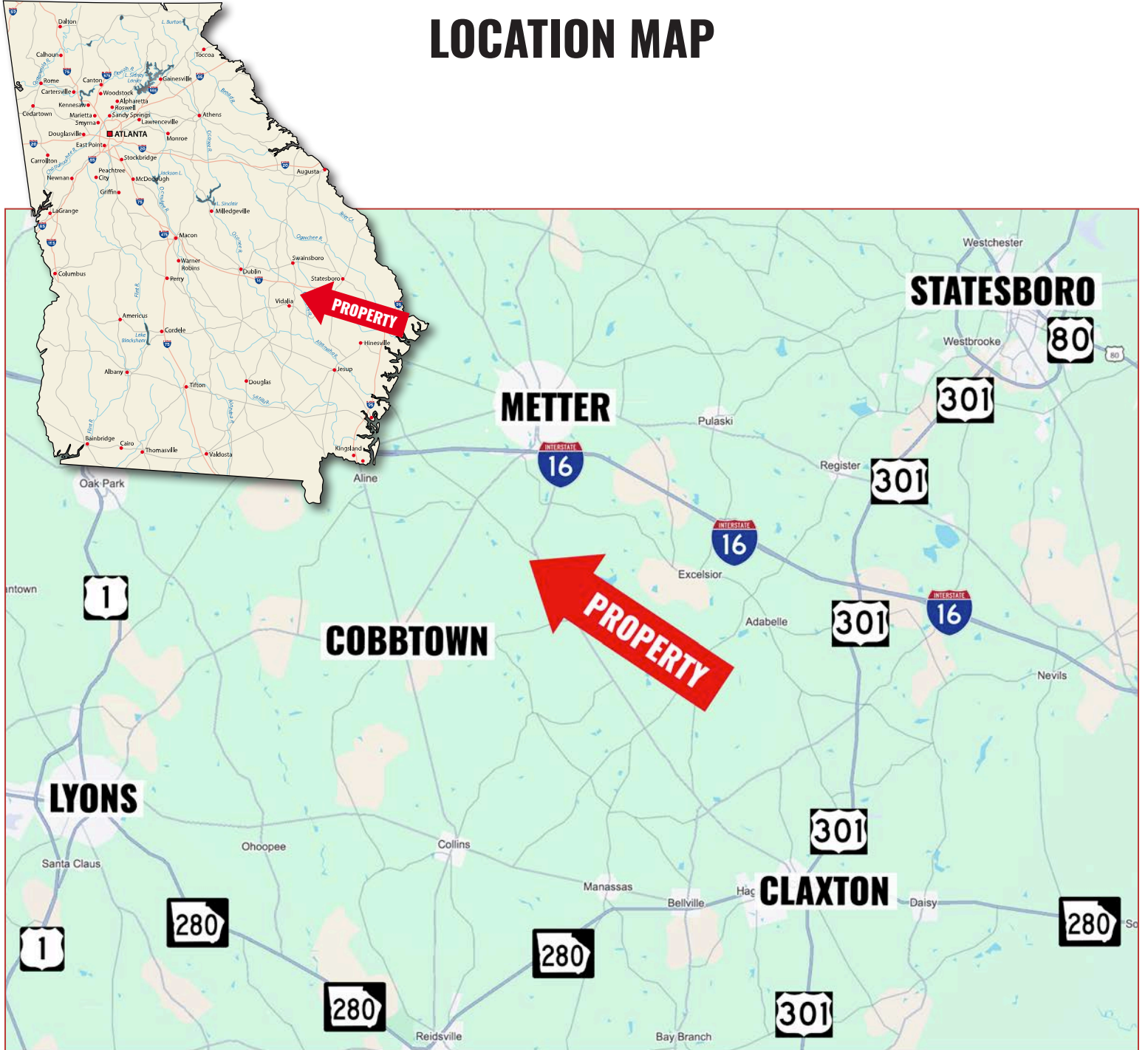
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LOCATION MAP

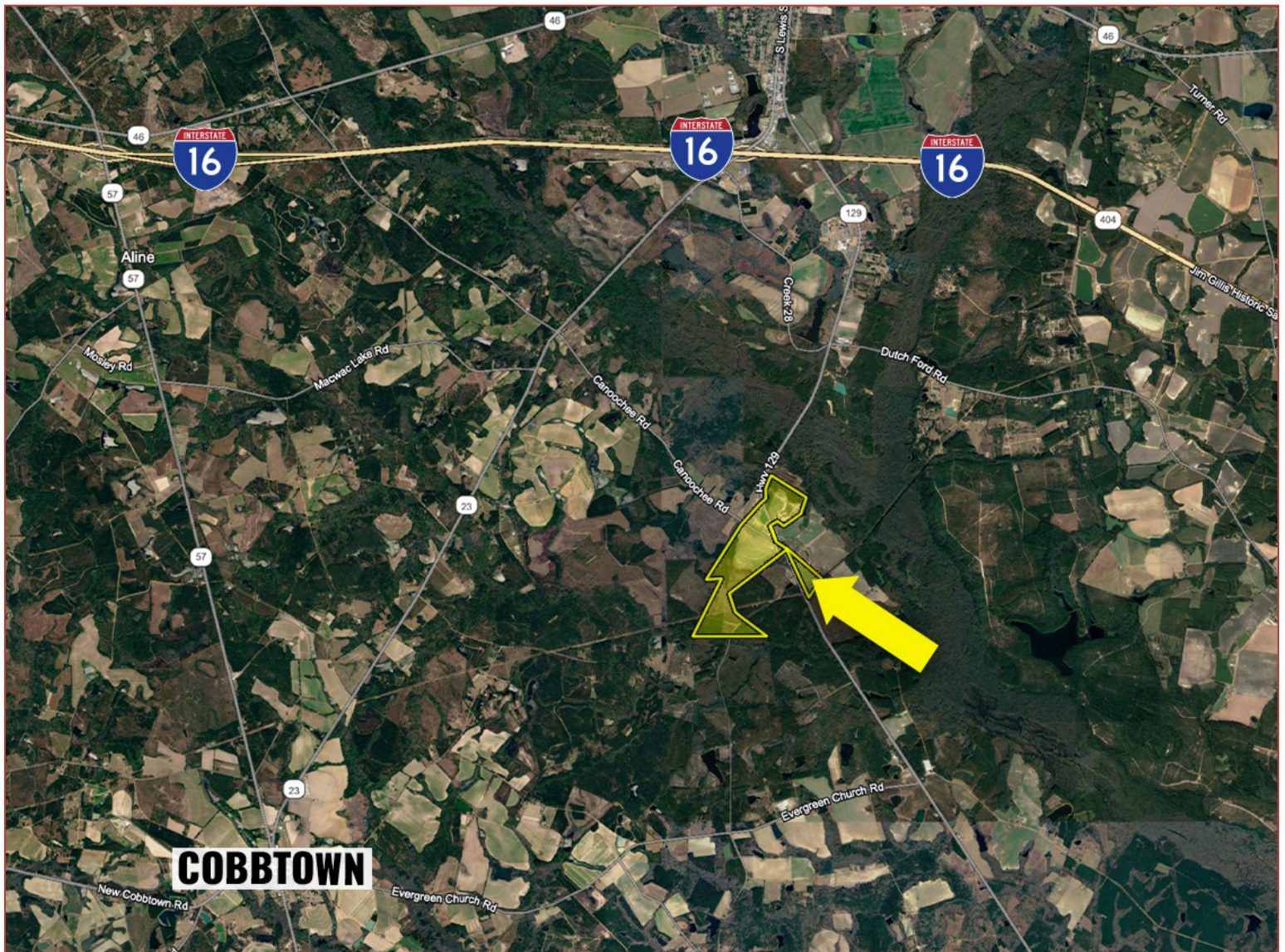


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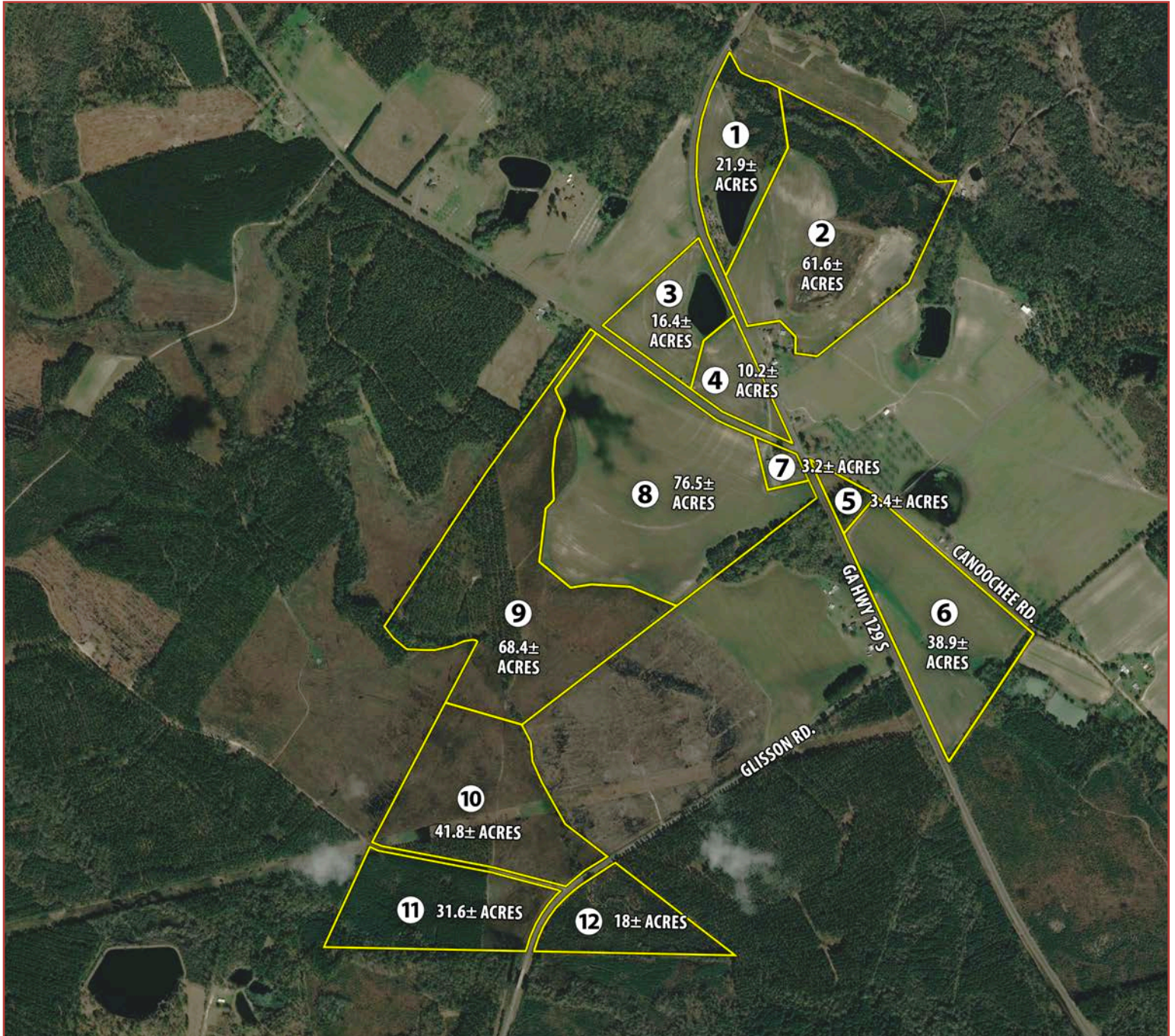


LOCATION MAP





AERIAL MAP



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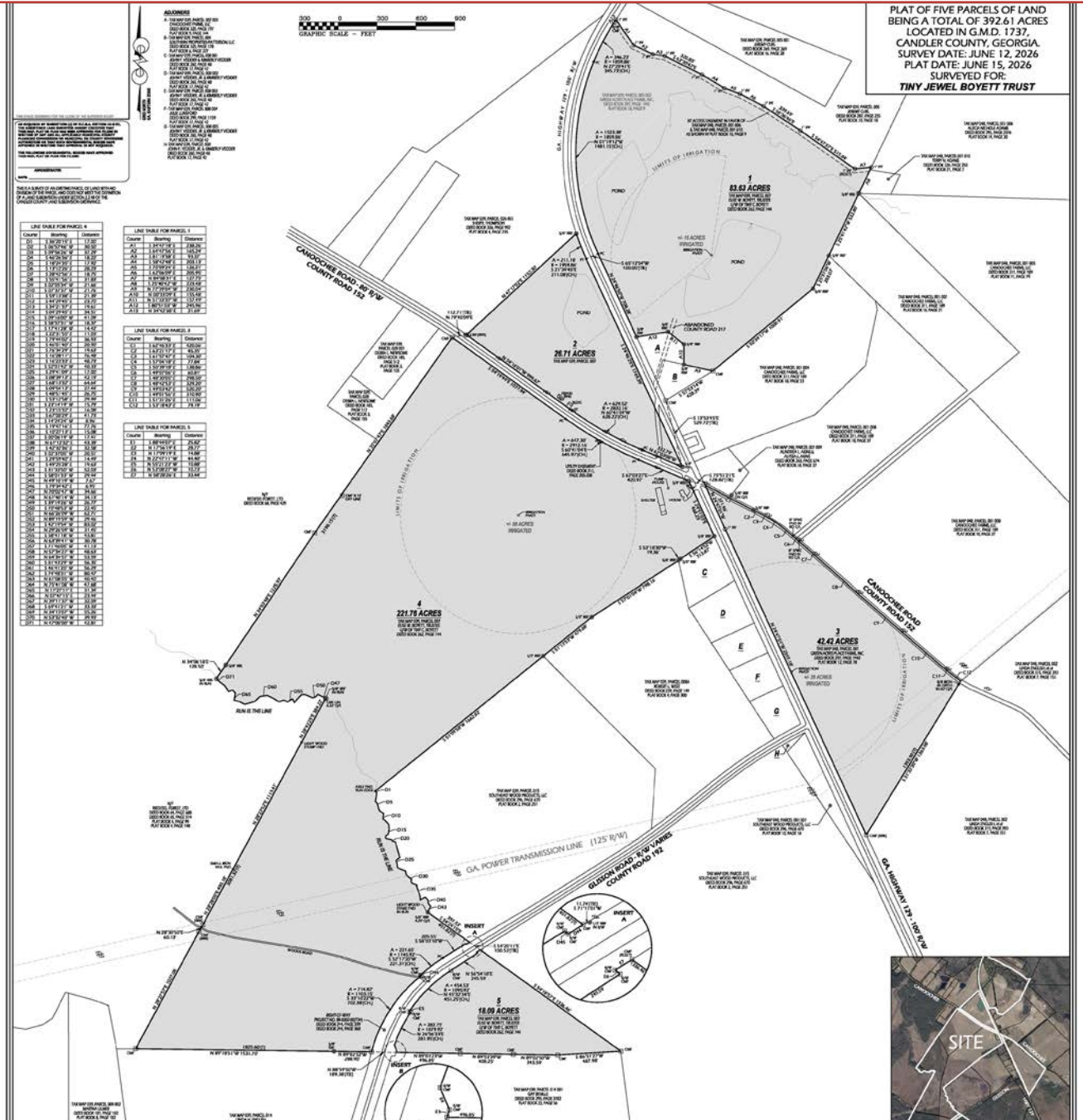
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TRACT HIGHLIGHTS

TRACT	ACRES	SURVEY COST	DESCRIPTION
1	21.9± Ac.	\$1,758.00	Non-irrigated field with a pond. 5 Acres of non-irrigated farmland—will have a new lease with the current farmer. The lease will expire on December 31, 2040.
2	61.6± Ac.	\$3,010.00	Features irrigated & non-irrigated land with a large pond, dock & irrigation well. 21 Acres of irrigated farm land and 13 acres of non irrigated farm land - will have a new lease with the current farmer. The lease will expire on December 31, 2040. This lot has a 6" well with a 40 hp pump and a 3 tower pivot that the new land owner will own when the farm lease expires.
3	16.4± Ac.	\$1,622.00	Non-irrigated field with a pond. 13 Acres of non irrigated farm land- will have a new lease with the current farmer, The lease will expire on December 31, 2040.
4	10.2± Ac.	\$1,322.00	Non-irrigated land with road frontage on two sides. 9 Acres of non-irrigated farmland—will have a new lease with the current farmer; the lease will expire December 31, 2040.
5	3.4± Ac.	\$1,270.00	Ideal homesite with mature pecan trees. This land doesn't have a current lease on it.
6	38.9± Ac.	\$2,844.00	Irrigated field with well and Pivot. Features paved and dirt road frontage. Ideal for future development. 35 acres of irrigated farm land- will have a new lease with the current farmer, lease will expire December 31, 2040. This lot has a 6" well with a 40 hp pump and a 4 tower pivot that the new land owner will own when the farm lease expires.
7	3.2± Ac.	\$540.00	Includes 1,300 sq ft, 3 bedroom, 1 bathroom home with a 40x200 equipment shed and enclosed shop. Well on property to service house and shop. This land doesn't have a current lease on it.
8	76.5± Ac.	\$2,832.00	Irrigated field with well and pivot. 74 Acres of irrigated farmland—will have a new lease with the current farmer, The lease will expire on December 31, 2040. This lot has a 6" well with a 40 hp pump and a 4 tower pivot that the new land owner will own when the farm lease expires.
9	68.4± Ac.	\$3,537.00	Wooded land mostly pines with established roads. Ideal hunting tract. This land doesn't have a current lease on it.
10	41.8± Ac.	\$2,387.00	Wooded land. Ideal hunting tract. This land doesn't have a current lease on it. There is a 50' permanent easement in between Lot 10 and 11.
11	31.6± Ac.	\$2,217.00	Wooded land. Ideal hunting tract. This land doesn't have a current lease on it. There is a 50' permanent easement in between Lot 10 and 11.
12	18± Ac.	\$2,085.00	Wooded land. Ideal hunting tract. This land doesn't have a current lease on it.

PLAT MAP



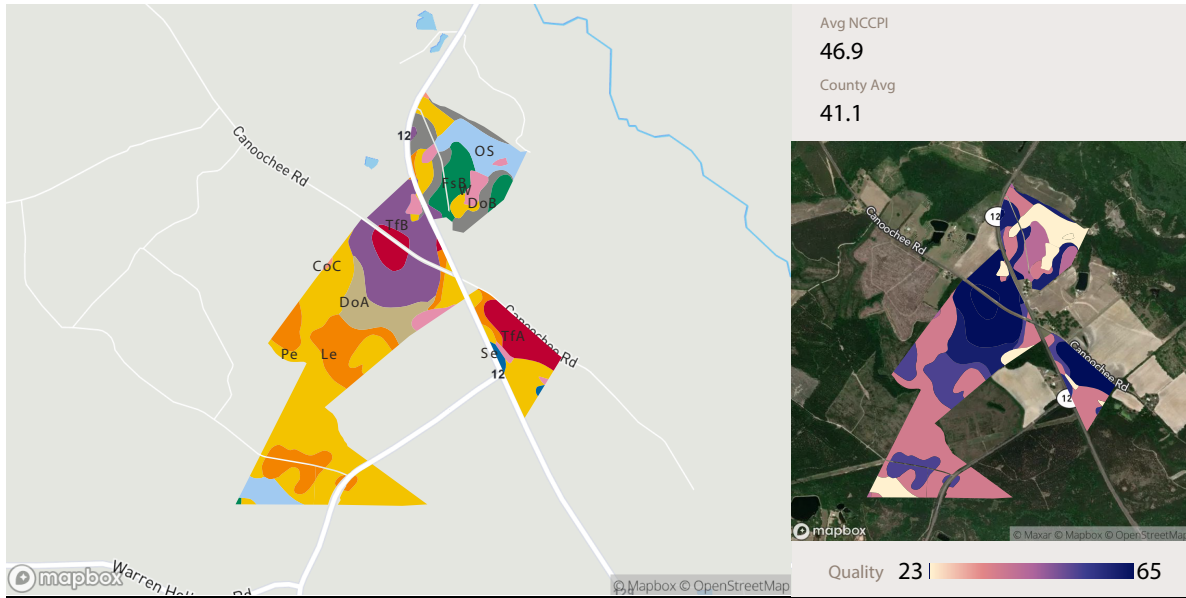
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SOILS MAP

14 fields, 391 acres in Candler County, GA



Source: NRCS Soil Survey

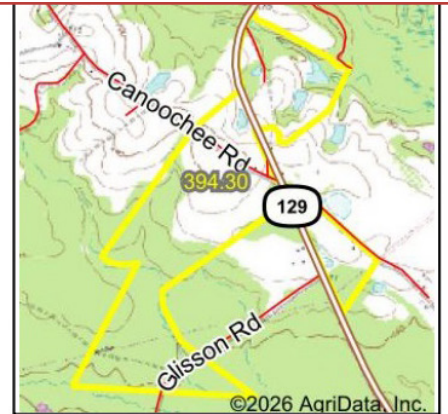
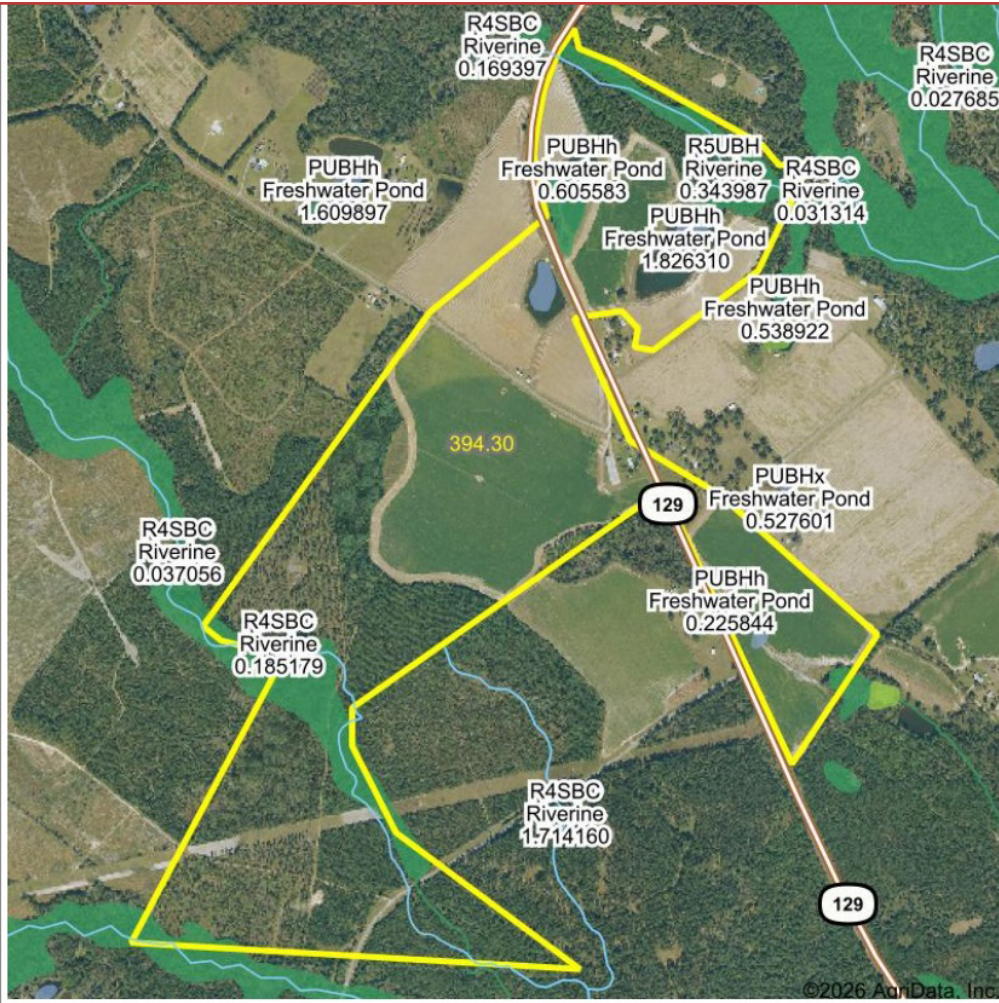
All fields

391 ac.

Soil Code	Soil Description	Acres	Percentage of Field	Soil Class	NCCPI
Pe	Pelham loamy sand, 0 to 2 percent slopes	146.92	37.6%	5	36.7
Tfb	Tifton loamy sand, 2 to 5 percent slopes	54.08	13.8%	2	64.6
Le	Leefield loamy sand, 0 to 2 percent slopes	52.99	13.6%	2	53.0
OS	Osier loamy fine sand, 0 to 2 percent slopes, frequently flooded	29.41	7.5%	5	17.4
TfA	Tifton loamy sand, 0 to 2 percent slopes	28.35	7.3%	1	66.4
DoA	Dothan loamy sand, 0 to 2 percent slopes	23.28	6.0%	2	61.0
DoB	Dothan loamy sand, 2 to 5 percent slopes	21.57	5.5%	2	60.8
FsB	Fuquay loamy sand, 0 to 5 percent slopes	18.76	4.8%	2	41.7
W	Water	13.34	3.4%		N/A
Se	Stilson loamy sand, 0 to 2 percent slopes	1.76	0.4%	2	57.6
CoC	Cowarts loamy sand, 5 to 8 percent slopes	0.55	0.1%	3	44.1



WETLANDS MAP



State: **Georgia**
 Location: **32° 19' 18.58, -82° 3' 51.49**
 County: **Candler**
 Township: **Aline**
 Date: **6/29/2026**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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0ft 1763ft 3527ft

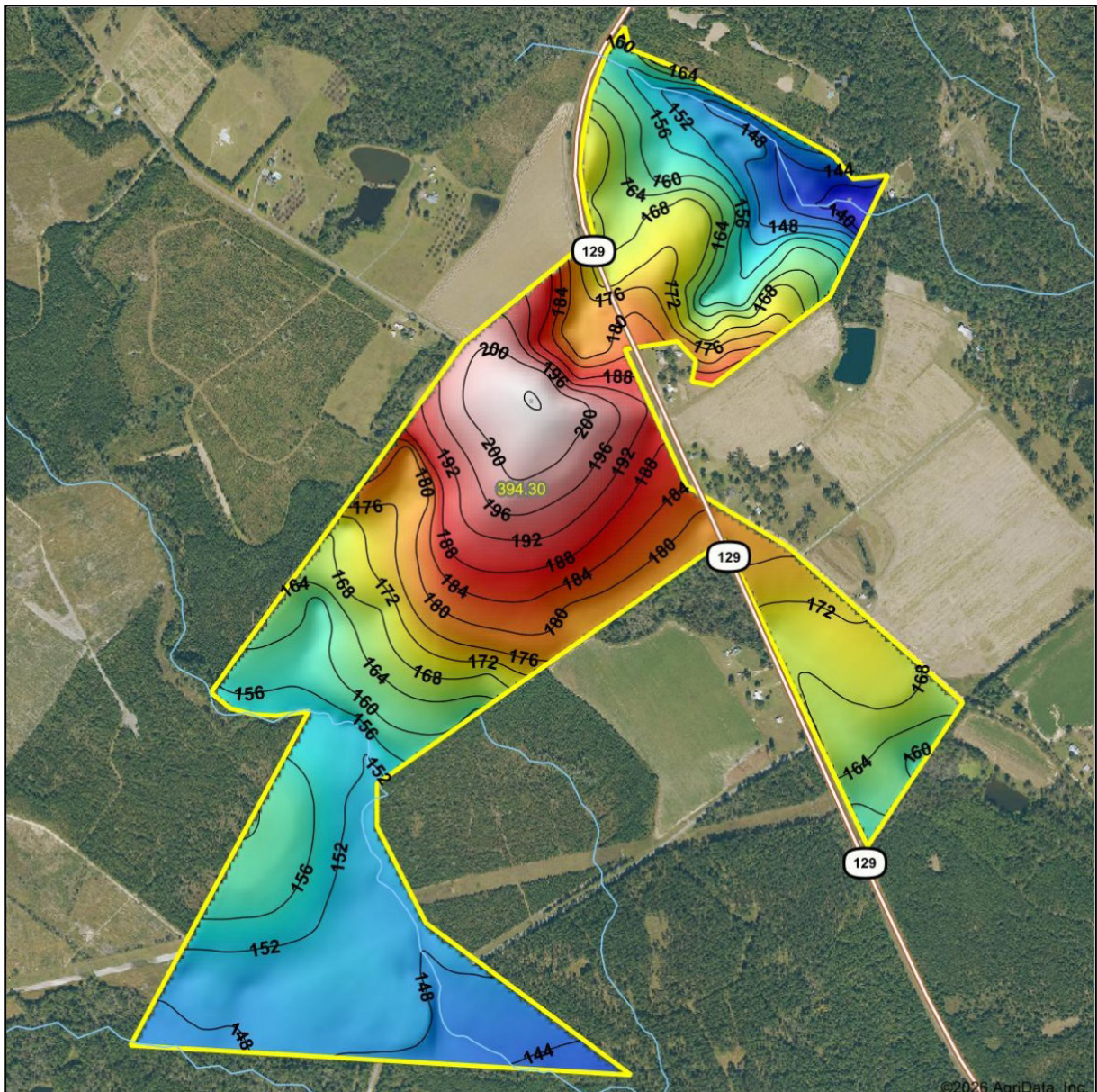
Classification Code	Type	Acres
PFO1/4A	Freshwater Forested/Shrub Wetland	15.09
PFO1A	Freshwater Forested/Shrub Wetland	13.01
PFO1Ah	Freshwater Forested/Shrub Wetland	3.46
PUBHh	Freshwater Pond	3.10
PUBFh	Freshwater Pond	1.47
PSS1Ch	Freshwater Forested/Shrub Wetland	0.83
R4SBC	Riverine	0.65
PFO1Ch	Freshwater Forested/Shrub Wetland	0.63
R5UBH	Riverine	0.34
Total Acres		38.58

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TOPOGRAPHY MAP



Source: USGS 10 meter dem
Interval(ft): 4
Min: 137.9
Max: 204.1
Range: 66.2
Average: 167.5
Standard Deviation: 16.57 ft



6/29/2026

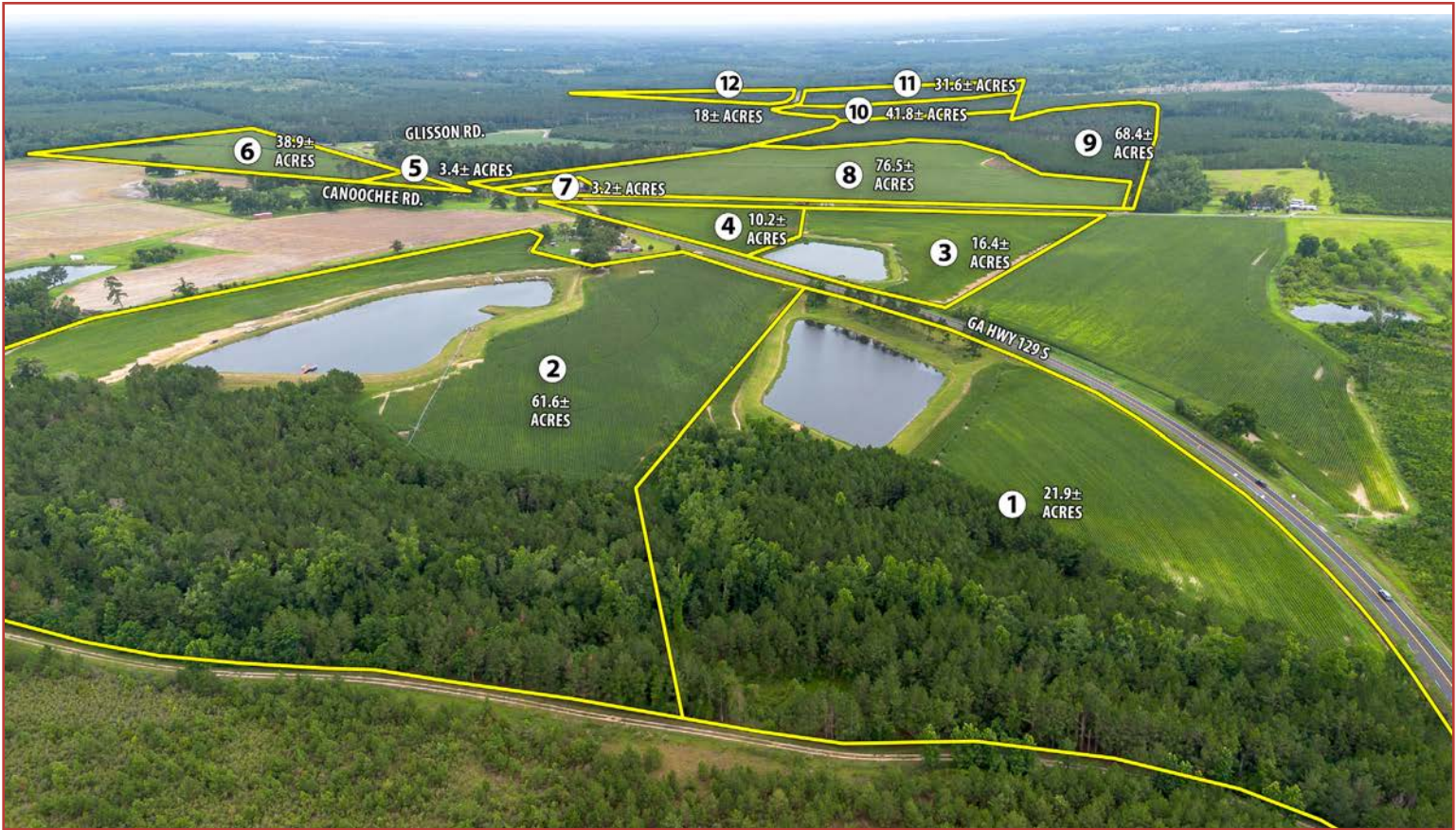
Candler County
Georgia

Boundary Center: 32° 19' 18.58, -82° 3' 51.49





PROPERTY PHOTOS



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PROPERTY PHOTOS





PROPERTY PHOTOS



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MEET THE AGENT



Joe entered the auction business in 2017 after graduating from Worldwide College of Auctioneering. Before becoming a real estate agent and auctioneer, Joe spent time working in banking and private business. He grew up in the real estate appraisal and consulting forestry business that his family owned and developed an early appreciation for the real estate business.

Personally Joe grew up in Brooklet GA, graduated from Southeast Bulloch High School and then from Georgia Southern University in 2002 with a degree in Finance with an emphasis on Real Estate. While in college he was active in his fraternity, serving as president of Sigma Chi and president of the Interfraternity Council. Joe is an active member of the Statesboro Rotary Club, Statesboro Area Sigma Chi Alumni Chapter, National Auctioneers Association and Georgia Bankers Association. He is a past participant in Leadership Georgia (2018), Leadership Bulloch and Leadership Emanuel. Joe sits on the boards of the Georgia Auctioneers Association, Bulloch Academy School and the newly formed "Statesboro Worship".

Joe and his wife Laura live in Statesboro with their two kids Joe Jr and Ed. When he isn't working, Joe enjoys hunting and fishing with Ed and playing tennis with Joe Jr. Dual sport motorcycles, calling live charity auctions and Georgia Southern football.

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