

**118.9 AC, Timberland: Jesup, GA**

**Property No.: 5532**  
**Auction No.: 220928**



### Property Details

<b>Property Type:</b>	<i>Vacant Land</i>
<b>Auction Type:</b>	<i>Reserve</i>
<b>Total Land Area:</b>	<i>118.9 ± Acres</i>
<b>Tax Identification Number:</b>	<i>49-47</i>
<b>County:</b>	<i>Wayne</i>
<b>Address:</b>	<i>South of Mims Road Screven, Georgia 31560</i>
<b>Lat/Lon:</b>	<i>31.419443, -82.032259</i>

### Agent Details

<b>Listing Agent Information:</b>	<i>Mike Lansdell Seven Hills Auctions 912-409-0925 Mike@7hauctions.com</i>
<b>Buyer Agent Commission:</b>	<i>For Registered Buyer Agents, 2% of High Bid. Must Complete the Broker Registration Form</i>

## Closing Details

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**Closing Agent:**

*Brad Folsom  
Moore, Clark, Duval and Rodgers PC  
2611 North Patterson Street, Valdosta, GA 31602  
229-245-7823*

**Closing Date:**

*30 Days From Binding Agreement Date*

**Deed Type:**

*Warranty Deed*

**Buyer's Premium:**

*10% Added to the High Bid Price*

## Description

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### **ANNOUNCEMENT FROM AUCTIONEER TO PROSPECTIVE BIDDERS:**

The sketches above were created by Statewide Surveying using data from existing deed records. Acreage amounts shown are derived from such data and records. The properties have not been surveyed. The properties will be conveyed using existing legal descriptions which does vary slightly in stated acreage amounts. For property #5531 the deed shows 139 acres. For property #5532 the deed shows 119.9 acres. The buyer may elect to have the property surveyed prior to closing; however, no adjustments in price will be made should such survey reveal a different acreage.

***Based on our research these tracts do not have legal access for ingress or egress.***

**This property is enrolled in the Conservation Use Valuation Assessment (CUVA) program until May 19, 2027. The new owner will be required to accept and reenroll in the program or pay all breach penalties as required by law.**

For additional details about this property, visit [7hauctions.com](https://7hauctions.com) or contact us at 800.742.9165



