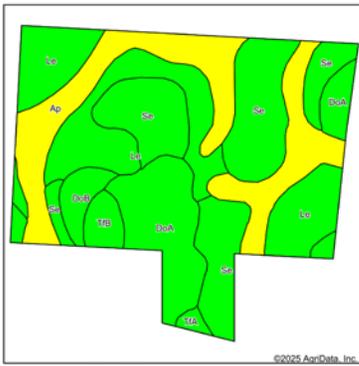


AUCTION TO BE CONDUCTED AS A TIMED
ONLINE AUCTION. IF YOU NEED ASSISTANCE
WITH INTERNET BIDDING, PLEASE CONTACT
OUR OFFICE AT: (833) 273-9300

ONLINE BIDDING
PROVIDED BY: **proxibid**

SOIL MAP



State: Georgia
County: Brooks
Location: 30° 52' 12.06, -83° 32' 47.72
Township: Morven



Soils data provided by USDA and NRCS
Area Symbol: GA612, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class 'c	Irr Class 'c	% NCCPI Corn	% NCCPI Soybeans
Se	Stilbon loamy sand, 0 to 2 percent slopes	50.32	28.5%		Ira		47	29
Le	Leefield loamy sand, 0 to 2 percent slopes	45.46	25.7%		Ira		37	25
Ap	Alapaha loamy sand, 0 to 2 percent slopes, occasionally flooded	43.45	24.6%		Via	Ivw	26	19
DaA	Dothan loamy sand, 0 to 2 percent slopes	25.52	14.5%		Ira	Illa	37	30
DaB	Dothan loamy sand, 2 to 5 percent slopes	5.15	2.9%		Ira		37	29
TIB	Tifton loamy sand, 2 to 5 percent slopes	4.35	2.5%		Ira		44	33
TIA	Tifton loamy sand, 0 to 2 percent slopes	2.32	1.3%		I	Illa	45	34
Weighted Average					2.73	+	*n 37.4	*n 26.8



AUCTION REP:
RUSS BECKHAM
(229) 221-1608

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EDMONDSON/BEATY FARM

**170
ACRES**

Brooks County, Georgia
LAND AUCTION TIMED ONLINE

WEDNESDAY, OCTOBER 22, 2025 @ 11:00 AM EST

AUCTION REP: RUSS BECKHAM (229) 221-1608
REPRESENTING ATTORNEY: WALT MOODY | MOODY LAW FIRM, LLC
701C BAYTREE ROAD | VALDOSTA, GA 31602 | (229) 232-4873

LOCATION

PHYSICAL ADDRESS:
2936 MOUNT CARMEL CHURCH RD
MORVEN, GA 31638

Edmondson/Beaty Farm

TRACT INFORMATION

METHOD

The Edmondson/Beaty Farm will be sold in one tract on a price per acre basis, based on taxable acres. The farm is being sold in a timed online only format. Bidding is NOT contingent upon financing, an appraisal or inspection.

ONLINE BIDDING INCREMENTS:

\$25,000 increments to \$500,000.00
\$15,000 increments \$500,000.00 to \$700,000.00
\$5,000 increments over \$700,000.00

TERMS

Ten (10%) percent of the bid price to be due on the day of the sale with the balance due in approximately 30 days, on or before Friday, November 21, 2025 upon delivery of a merchantable abstract and deed.

At the conclusion of the auction, the successful bidder(s) shall enter into a written agreement with the seller. Signing of said agreement will be executed via email, DocuSign, or in person. The real estate taxes will be prorated to the date of closing. For questions, contact the Auction Representative.

Please Note: There will be a 10% Buyer's Premium added to the bid price for each tract to determine the final contract price. For example, if your final bid price is \$100,000, 10% (\$10,000) will be added, resulting in a total contract price of \$110,000.

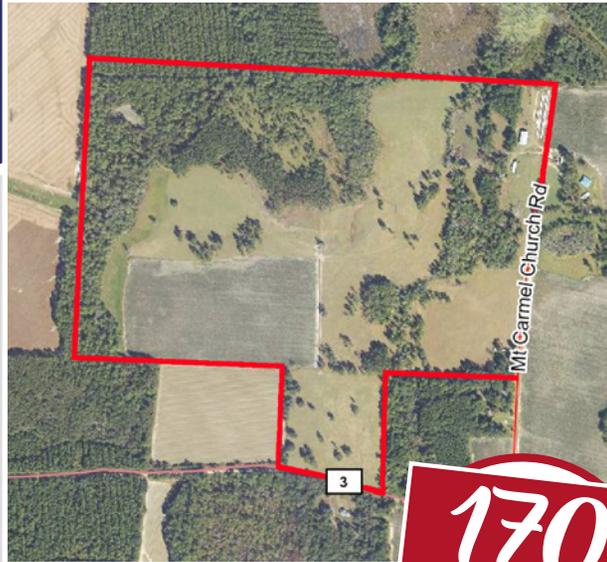
The information in our brochure, website and other advertising is believed to be accurate, however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. The Buyer acknowledges that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The Buyer is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the real estate. All announcements sale day shall take precedence over any prior advertising either written or oral.

PROPERTY HIGHLIGHTS:

- Size: 170 acres total, with 70 acres of cultivable land.
- Current Use: 40 acres in peanut production.
- Infrastructure: Equipped with two septic tanks and a 50' x 100' metal equipment shed.
- Access: Conveniently located with access to Mount Carmel Road and Spain Road.

NATURAL FEATURES:

- Excellent deer, dove and turkey hunting. A small wet weather drain located at the north end of the property adds to its ecological richness. 50 acres of mature pine forest.
- Surroundings: The land is surrounded by neighboring woodlands and productive agronomic crops, enhancing its rural charm and privacy.



**170
ACRES**

Explore a unique opportunity to own 170 acres of prime land, formerly a cattle farm, situated in the picturesque Brooks County. This expansive property boasts a blend of cultivable land, timber and hunting features, making it ideal for agriculture or recreational pursuits. The property is located just 30 minutes from Valdosta Regional Airport, 40 minutes from downtown Thomasville, and 10 minutes from Quitman, GA. Whether you're looking to invest in agricultural land, seeking a recreational property, or considering a development opportunity, this 170-acre lot is a versatile canvas ready for your vision.



*Virtual Aerial
Video Available
Online!*



CHECK OUT MORE INFORMATION AT WWW.MERITACTIONS.COM