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FOR SALE BY BIDS

25.06+/- Acres, Meriwether County, Georgia

Offered in One Tract

BIDS DUE: Wednesday, June 17, 2026 by 5:00 PM EST

Contact Agents for Additional Details!

Highlights:

- 25.06+/- Wooded Acres with paved road frontage on GA Hwy 109
- Rolling topography with active creek running through the property
- Excellent opportunity to acquire a rural homesite or bite-sized hunting tract



For additional information, please contact:
Randy Jarzyniecki, Agent | (229) 344-4650
RJarzyniecki@FarmersNational.com

J Philip Leabo Jr
Auctioneer
GA AU004705 / C003060

Property Information

Directions to Property: 14349 Woodbury Hwy 18, Greenville, GA 30222

Property Description: Discover the perfect blend of country living, recreation, and investment potential with this beautiful 25± acre tract in West Georgia, just minutes from the charming town of Greenville. Conveniently located on Woodbury Highway just east of Greenville, this property offers an excellent opportunity to own a private rural retreat with room to enjoy.

The tract features a diverse mix of hardwoods and pines of varying ages, creating both natural beauty and excellent wildlife habitat. Multiple potential homesites provide the flexibility to build your dream home, weekend getaway, or cabin retreat. For outdoor enthusiasts, there is also ample space to establish food plots and enhance the property for hunting and recreation.

A year-round flowing creek runs through the middle portion of the property, adding both scenic appeal and strong wildlife value. The gently rolling topography, with slight elevation changes and small hills, gives the land character while remaining highly usable. Existing trails and wooded roads throughout the property allow access to most areas, making it simple to explore and enjoy.

Whether you are looking for a peaceful homesite, a manageable hunting tract, or a recreational investment, this property offers the setting and versatility to fit a variety of needs. This tract is enrolled in a agricultural conservation use covenant (CUVA) that ends December 3, 2031. It will be the new owners responsibility to maintain the covenant.

This property is being offered by sealed bid. All bids will be directed to Beth Hudson The Graham Law Firm in Lagrange, Ga. See auction terms and conditions for details.

A property inspection period will be held on May 22 from 10:00 a.m. to 1:00 p.m.

Additional Comments: No well or septic in place

Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CZB3	Cecil sandy clay loam, 2 to 6 percent slopes, severely eroded	6.56	29.66	0	62	3e
CZC3	Cecil sandy clay loam, 6 to 10 percent slopes, severely eroded	6.19	27.98	0	64	4e
ApC2	Appling loamy sand, 6 to 10 percent slopes, eroded	5.24	23.69	0	68	3e
Alp	Chewacla, Cartecay, and Toccoa soils, 0 to 2 percent slopes, frequently flooded	1.37	6.19	0	55	4w
CZD3	Cecil sandy clay loam, 10 to 15 percent slopes, severely eroded	1.1	4.97	0	58	6e
CYB2	Cecil sandy loam, 2 to 6 percent slopes, moderately eroded	0.7	3.16	0	70	2e
LCC	Louisburg loamy coarse sand, 6 to 10 percent slopes	0.47	2.12	0	27	4e
LCD	Louisburg loamy coarse sand, 10 to 15 percent slopes	0.41	1.85	0	25	6e
CYC2	Cecil sandy loam, 6 to 10 percent slopes, moderately eroded	0.08	0.36	0	69	3e
TOTALS		22.12(*)	100%	-	62.2	3.54

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

For Sale By Bid Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes will be prorated to closing.

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

Possession: Possession will be granted at closing on July 17, 2026, or such other date agreed to by the parties.

Earnest Payment: A 10% Earnest Money deposit is required from the successful bidder. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by The Graham Law Firm, Beth Hudson.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with The Graham Law Firm, Beth Hudson the required earnest payment. The cost of title insurance will be paid by the Buyer(s). The cost of any escrow closing services will be paid by the Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be on July 17, 2026, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of The Graham Law Firm, Beth Hudson.

Survey: At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Buyer will pay the survey cost. Final contract prices will be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered in one individual tract. Written bids will be received at the office of **The Graham Law Firm, Attn: Beth Hudson 200 Church St., Lagrange, GA 30240** or emailed to **beth@tglawfirm.com up to Wednesday, June 17, 2026 at 5:00 PM EST**. Bids should be for the total dollar amount and not per acre. Please submit your highest and best offer as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion..

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Seller.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less." Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Additional Comments: A 10% Buyer's Premium will be added to the bid price for each property 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.

Sellers: William D Evans

Auctioneer: Philip Leabo (AU004705 / C003060)

GA RE Lic 285269



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