



SOLD · SET PRICE

Charles Perry Lane

± 6 Acres | Burke County | Georgia | Near Sardis

East Maggie Valley

PRICE \$39,800	PRICE / ACRE \$6,633	ACREAGE ± 6
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PROPERTY OVERVIEW

This ±6-acre R-3 zoned property is convenient to everything in Sardis, Georgia and a short 16-mile commute to Plant Vogtle. The property's 52% upland runs along the driveway. A mild slope mid tract leads to a creek which serves as the western property line.

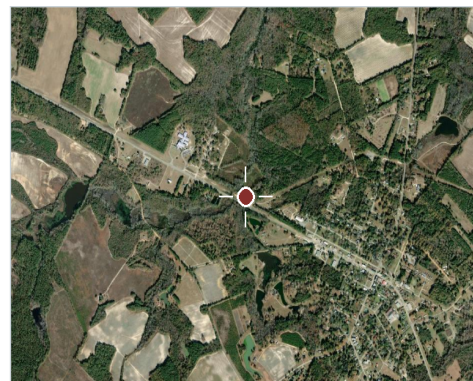
PROPERTY DETAILS

TYPE Development (Residential) · Timberland (Bottomland Hardwood)	ACCESS Legal Access
WATER FEATURES Creeks / Streams	COUNTY TAX PARCEL IDS 118A 056-061

DOCUMENTS INCLUDED

Perry-Lane_Dwellings_Without_Basements.pdf

LOCATION



Burke County, Georgia



Mark Edwards

Real Estate Salesperson, GA
C: 912.312.3007
mark.edwards@afmforest.com
Principal Broker: Nathan Greer (Georgia)

SCAN TO VIEW



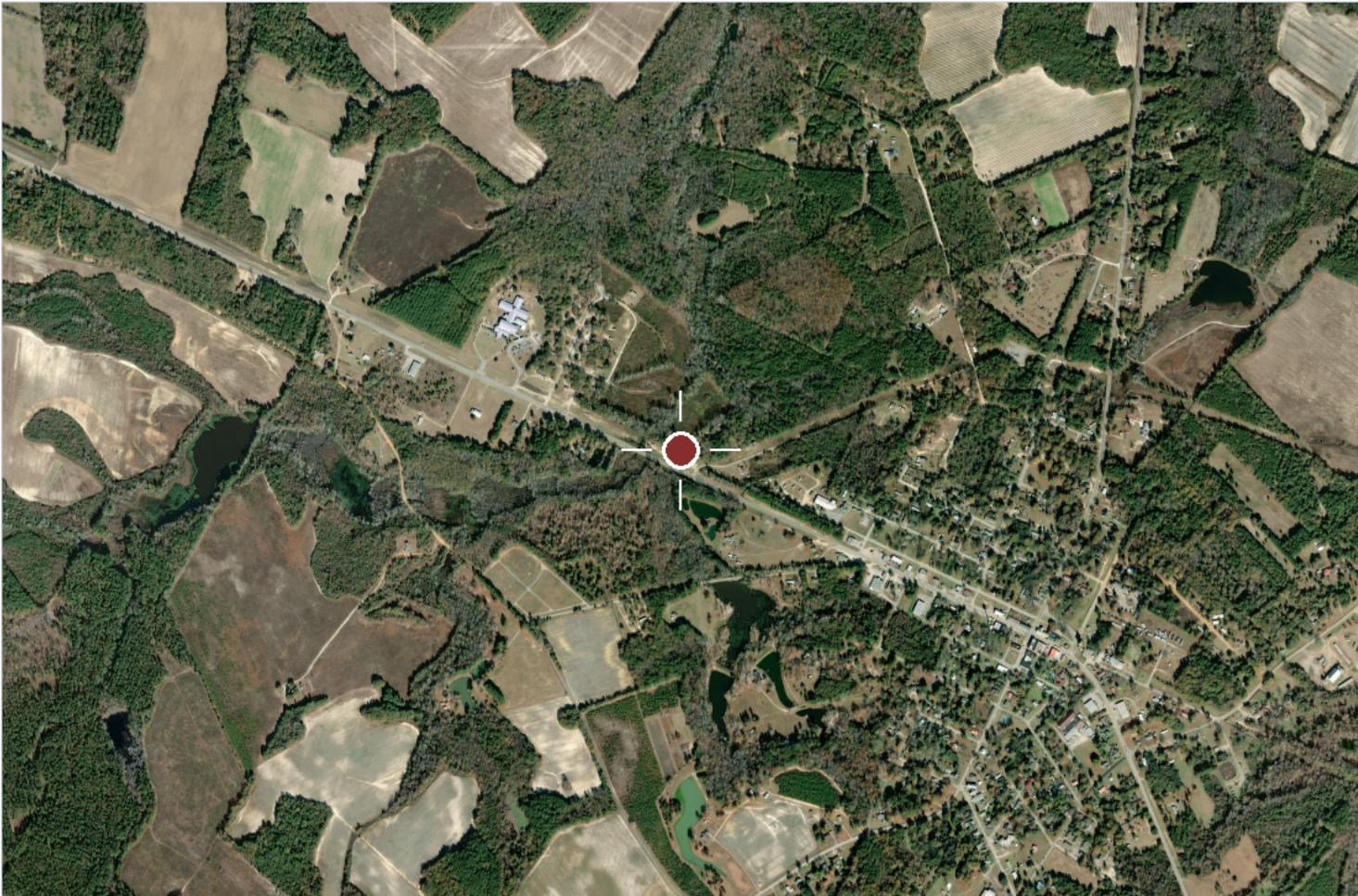
Property Photos

Charles Perry Lane · Burke County · Georgia · Near Sardis



Location & Access

Charles Perry Lane · Burke County · Georgia · Near Sardis



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.



Regional locator

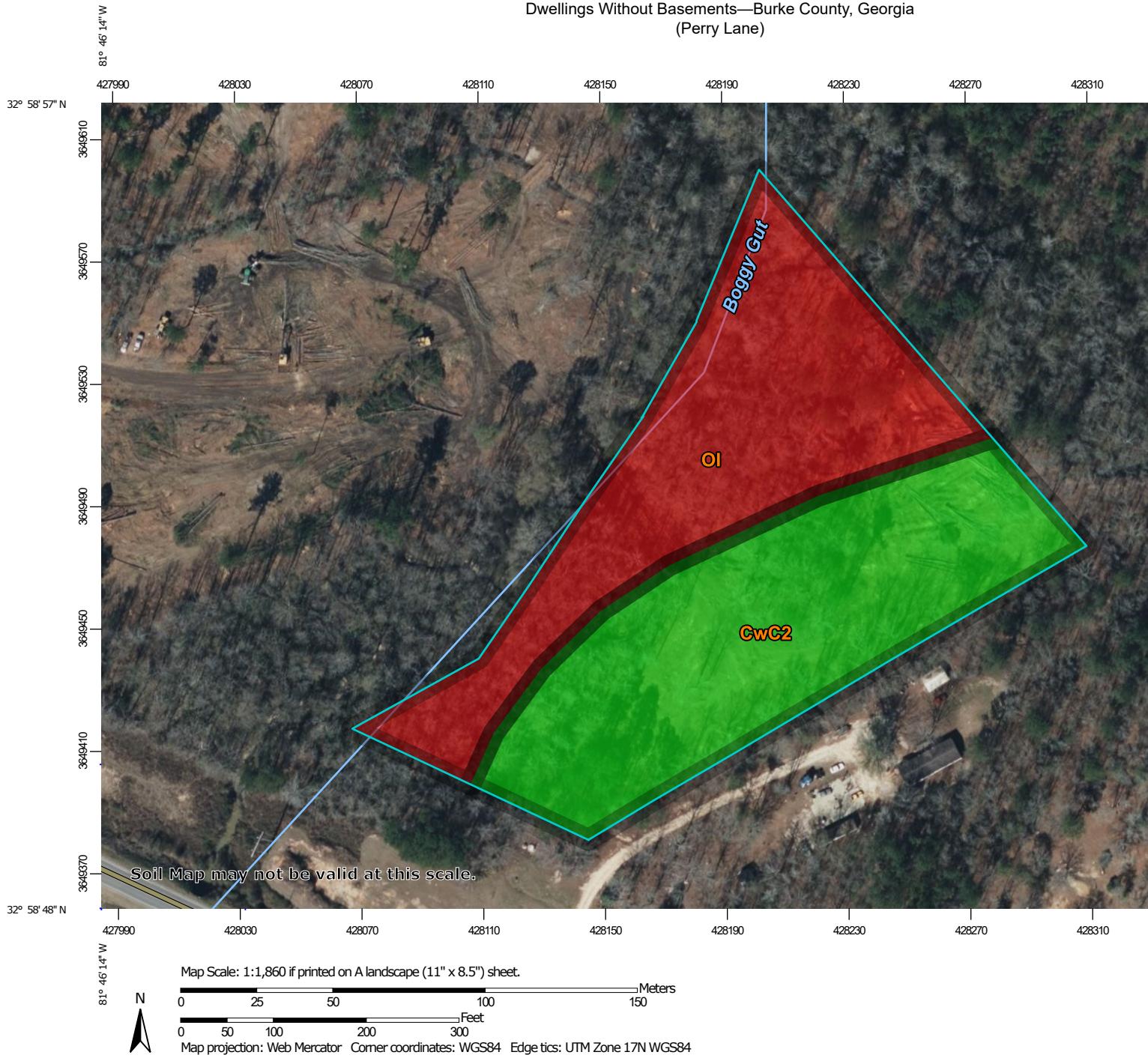
COUNTY & STATE
Burke County, Georgia

NEAREST CITY
Sardis

APPROXIMATE CENTRE
32.98024, -81.76904

COUNTY TAX PARCEL IDS
118A 056-061

Dwellings Without Basements—Burke County, Georgia
(Perry Lane)



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Background

 Aerial Photography

Soils

Soil Rating Polygons

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available

Soil Rating Lines

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available

Soil Rating Points

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

MAP INFORMATION

The soil surveys that comprise your AOI were digitized at a scale of 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale shown may result in a misunderstanding of the detail of mapping and line placement. The maps do not show contrasting soils that could have been shown at a smaller scale.

Please rely on the bar scale on each map for distance measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: [https://websoilsurvey.sc.egov.usda.gov](#)
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Universal Transverse Mercator projection, which preserves direction and distance and area. A projection that preserves distance and area is the Albers equal-area conic projection, shown on the map. The map is not accurate calculations of distance or area.

This product is generated from the USDA National Cooperative Soil Survey of the version date(s) listed below.

Soil Survey Area: Burke County, Georgia
Survey Area Data: Version 17, Aug 30, 2017

Soil map units are labeled (as space allows) at a scale of 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 7, 2021

The orthophoto or other base map on which this map is compiled and digitized probably differs from the imagery displayed on these maps. As a result, shifting of map unit boundaries may be observed.



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Dwellings Without Basements

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
CwC2	Cowarts sandy loam, 5 to 8 percent slopes, moderately eroded	Not limited	Cowarts (80%)		2.8	51.8%
OI	Osier and Bibb soils, 0 to 2 percent slopes, frequently flooded	Very limited	Osier (45%)	Flooding (1.00)	2.6	48.2%
				Depth to saturated zone (1.00)		
			Bibb (35%)	Flooding (1.00)		
				Depth to saturated zone (1.00)		
			Pelham (10%)	Flooding (1.00)		
				Depth to saturated zone (1.00)		
Totals for Area of Interest					5.4	100.0%

Rating	Acres in AOI	Percent of AOI
Very limited	2.6	48.2%
Not limited	2.8	51.8%
Totals for Area of Interest	5.4	100.0%

Description

ENG - Engineering

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to

validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher