

Go Bid
NOW!

Property Information



*Investment Opportunity in
Downtown Moultrie!*

*Final Contract to Include a
10% Buyer's Premium*

Online Only Auction

**204 3rd Street NE
Moultrie, Georgia 31798
Tuesday, January 18, 2022 at 4 P.M.**



WEEKS AUCTION GROUP
ACCELERATED REAL ESTATE MARKETING

(229)-890-2437

www.WeeksAuctionGroup.com

Introduction

Dear Prospective Bidders,

Weeks Auction Group is pleased to announce the public auction of this great investment opportunity in Moultrie.

Investment opportunity in downtown Moultrie! Don't miss this chance to name your price on the 51,836 Sq. Ft. warehouse. This warehouse is located on 1.19 acres situated in downtown Moultrie on a corner lot.

Bidding for this property will open on January 4, 2022 at 10:00 a.m. eastern time and continue to January 18th, 2022. Bidding will begin closing at 4:00 p.m. eastern time subject to auto extentions. All bidding for this property will be conducted on the Weeks Auction Group online bidding platform at www.WeeksAuctionGroup.com. Prior to placing any bids please read this Property Information Package along with the Bidding Terms and Conditions, and the Sample Purchase contract. All documents can be found online under the "Documents" tab.

Please don't hesitate to contact me if you have any question about the property, the auction process, or if you'd like to schedule a private showing of the property.

Sincerely,
Weeks Auction Group, Inc.

Hunter Whiddon
Auction Coordinator



Auction Date and Time: Tuesday, January 18, 2022 at 4:00 pm

Open House Dates and Times: Please call Hunter Whiddon to schedule an inspection.

For More Information Contact: Hunter Whiddon
Weeks Auction Group, Inc.
(229) 890-2437 - Office
(229) 921-1385 - Cell
Hunter@BidWeeks.com

Property Information

Property Address: 204 3rd Street NE, Moultrie, Georgia 31798

Auction Date: Tuesday, January 18, 2022 at 4:00 pm

Property Size: 51,836 Sq. Ft. Warehouse Located on 1.19 +/- Acres Lot

Assessor's Parcel Numbers: M024 213

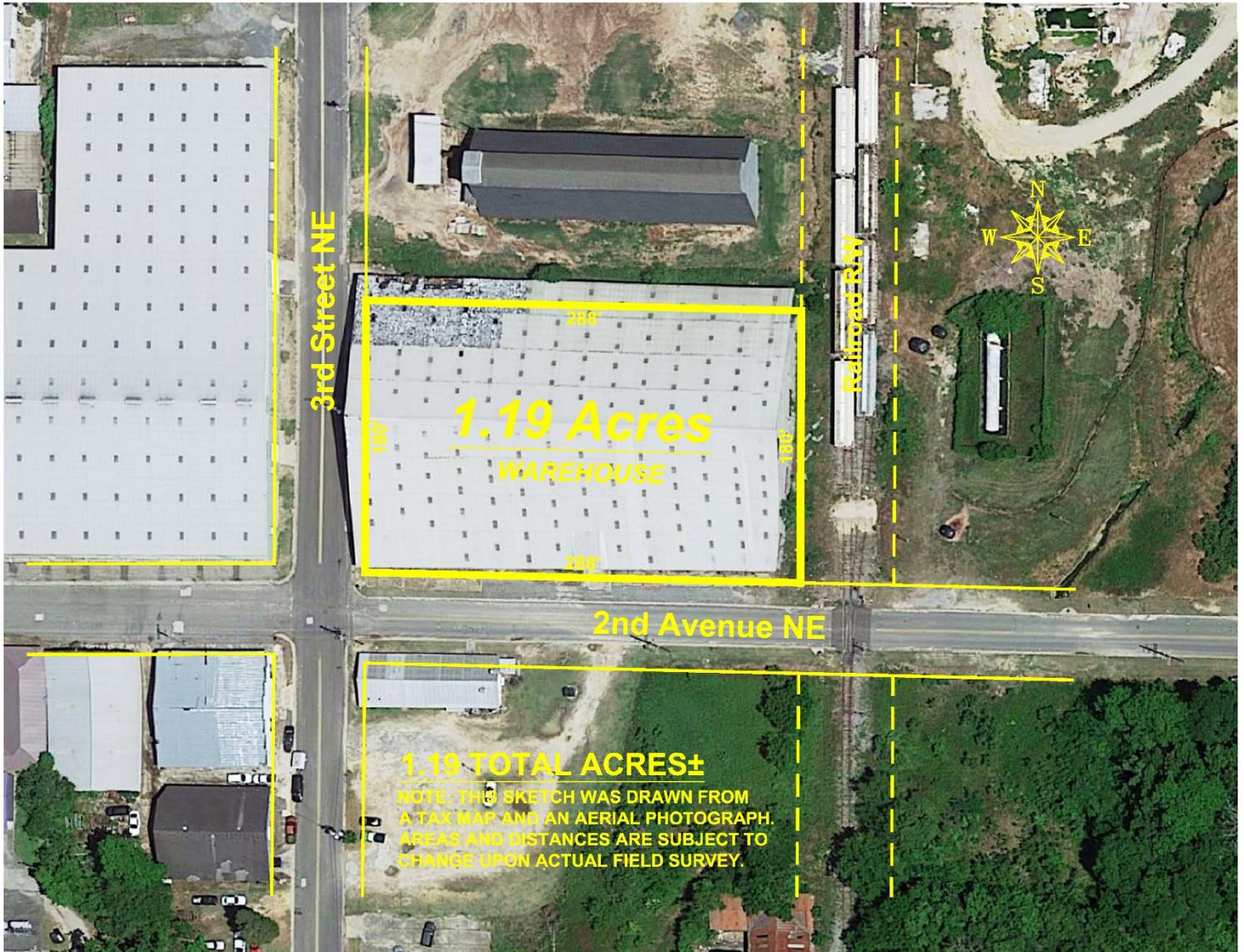
Tax Bill Amount: \$2,063.99

Driving Directions: From 1st Street SE (The Courthouse) in Moultrie, head North toward East Central Ave NE for 0.2 miles then turn right onto 2nd Ave NE. The property will be on your left. ***"Watch for Auction Signs!"***

Important Selling Features:

- 51,836 Sq. Ft. Warehouse
- Located on 1.19 Acres
- Located in Downtown Moultrie
- Potential Rail Access
- Corner Lot

Aerial Map



Tax Card Parcel – Page 1 M024 213

 Colquitt County, GA

Summary

Parcel Number M024 213
Location Address 204 3RD ST NE
Legal Description PT A D B C BLK 23 - FARMER'S WREHSE#
(Note: Not to be used on legal documents)
Class C3-Commercial
(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning
Tax District MOULTRIE (District 02)
Millage Rate 38.82
Acres 1.19
Neighborhood Comm-Industrial/Warehouse/Flex (GM004)
Homestead Exemption No (50)
Landlot/District N/A

[View Map](#)



Owner

HILLEBRAND FRANCES P
 111 DOGWOOD CIRCLE
 MOULTRIE, GA 31768

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-2nd Ave NE	Front Feet	51,836	180	288	1.19	0

Commercial Improvement Information

Description Warehouse-Commodity Stg-Fr
Value \$113,363
Actual Year Built 1960
Effective Year Built
Square Feet 55100
Wall Height 12
Wall Frames
Exterior Wall
Roof Cover
Interior Walls
Floor Construction 50%
 50%
Floor Finish
Ceiling Finish
Lighting
Heating
Number of Buildings 1

Permits

Permit Date	Permit Number	Type	Description
10/03/2017	5534	DEMOLITION	REMOVE PART OF ROOF FOR REPAIR

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/22/2015	1237 156		\$0	N T D	COLE THOMAS	HILLEBRAND FRANCES P
10/11/2011	1118 002		\$230,000	Related by Family or Business	HILLEBRAND KRISTOF	HILLEBRAND FRANCES P
4/26/2010	1075 229		\$0	N T D	HILLEBRAND KRISTOF	HILLEBRAND KRISTOF
3/27/2007	955 397		\$212,500	Fair Mkt - Improved	COLE FAMILY FARMS LLC	HILLEBRAND KRISTOF
1/26/2007	955 405		\$0		COLE FAMILY FARMS LLLP	COLE THOMAS
8/2/2002	760 616		\$0	NOT MARKET	COLE GRAHAM L	COLE FAMILY FARMS LLC

Tax Card Parcel – Page 2
M024 213

Valuation

	2021	2020	2019	2018
Previous Value	\$152,163	\$220,317	\$220,317	\$202,801
Land Value	\$38,800	\$38,800	\$25,920	\$25,920
+ Improvement Value	\$113,363	\$113,363	\$194,397	\$194,397
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$152,163	\$152,163	\$220,317	\$220,317

Assessment Notices

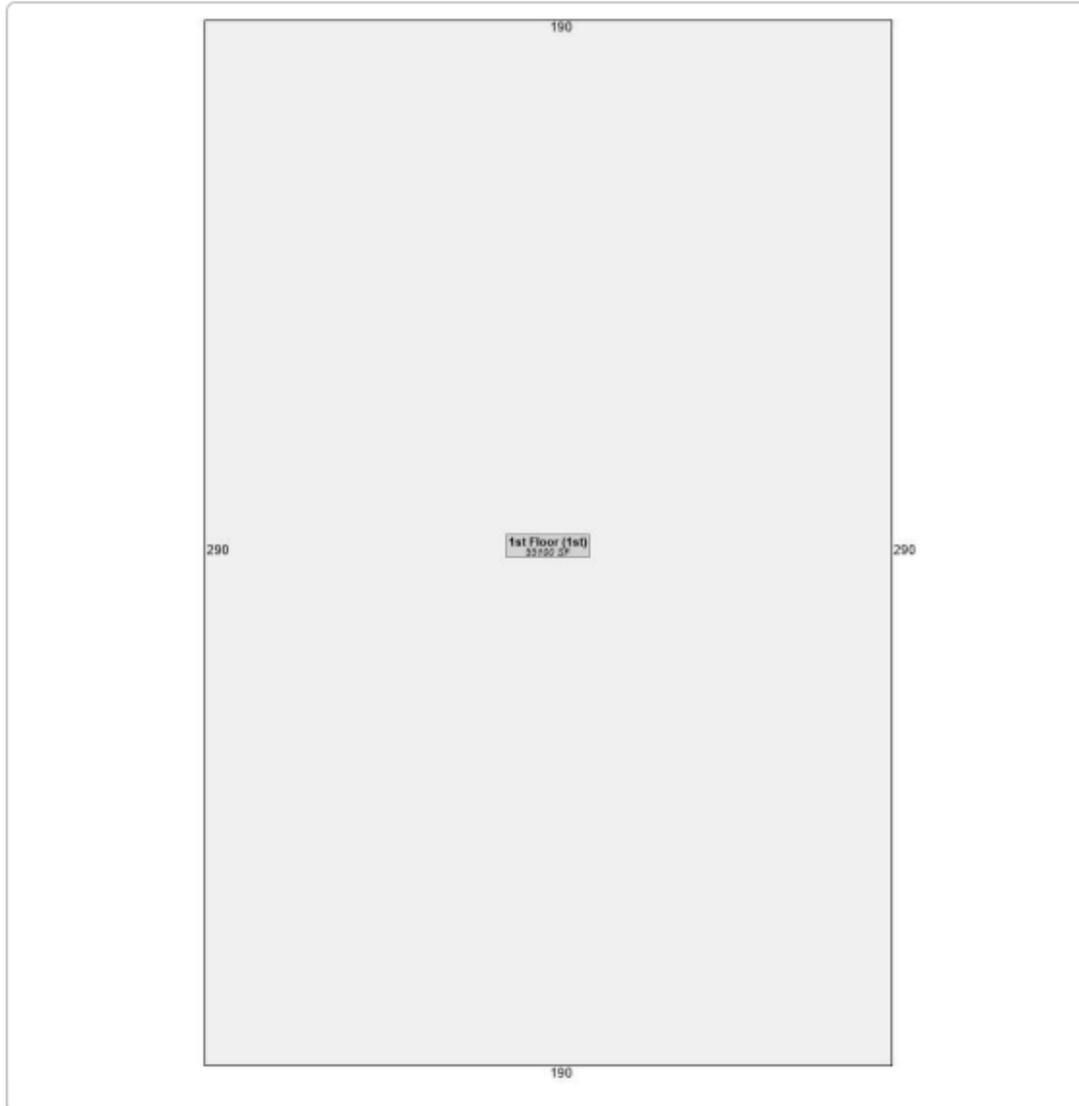
[2021 Assessment Notice \(PDF\)](#)

Photos



Sketches

Tax Card Parcel- Page 3
M024 213



No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes.

The Colquitt County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

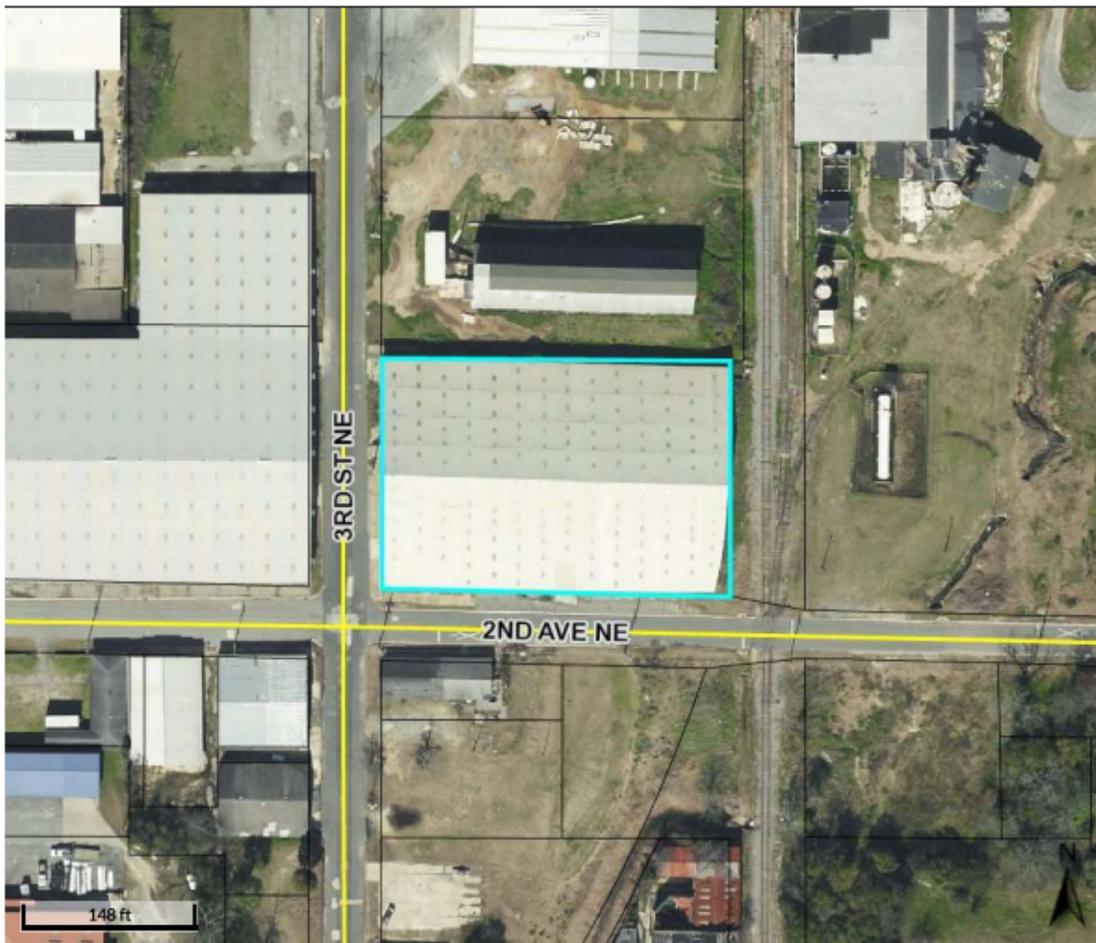
[Last Data Upload: 12/13/2021, 9:31:40 PM](#)

Version 2.3.165

Developed by
Schneider
GEOSPATIAL

**Tax Map Parcel
M024 213**

 **qPublic.net**™ Colquitt County, GA



Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID - M024 213
Alt Id - 17057
Address - 204 3RD ST NE
Owner - HILLEBRAND FRANCES P
Acres - 1.19

Date created: 12/14/2021
Last Data Uploaded: 12/13/2021 9:31:40 PM

Developed by  Schneider
GEO SPATIAL

Property Tax Bill 2021

2021 Property Tax Statement

Cindy Harvin
Colquitt County Tax Office
101 East Central Ave
PO BOX 99
Moultrie, GA 31776

Phone: 229-616-7410
Fax: 229-668-8371

HILLEBRAND FRANCES P
111 DOGWOOD CIRCLE

MOULTRIE, GA 31768

RETURN THIS FORM WITH PAYMENT

Bill Number	Due Date	CURRENT YEAR DUE
9426	12/10/2021	\$2,074.74

Payment Good Through: 12/14/2021

Map: M024 213

Last payment made on:

Location: 204 3RD ST NE

** Georgia law requires all bills be sent to the January 1st owner-if sold, forward this bill to the new owner.

** Interest at a rate of 1% per month begins at the day after the due date.

** A 10% penalty is imposed on all property other than homestead property with a bill under \$500,00 ninety days after the due date.

** If you do not receive a tax bill on the other property you own, you must check with the Tax Commissioner's Office before the due date to avoid late charges.

This office cannot guarantee receipt of bill in the mail.
 (If paid by mortgage company send them this portion)

Cindy Harvin
Colquitt County Tax Office
101 East Central Ave
PO BOX 99
Moultrie, GA 31776

Phone: 229-616-7410
Fax: 229-668-8371



Scan this code with your mobile phone to view or pay this bill.

Tax Payer: HILLEBRAND FRANCES P
Map Code: M024 213
Description: PT A D B C BLK 23 - FARMER'S WREHSE#
Location: 204 3RD ST NE
Bill Number: 9426
District: 2

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$113,363.00	\$38,800.00	1.19	152163	12/10/2021	12/14/2021	12/14/2021	

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	152163	60865	0	60865	0	0.00	0.00	0.00
COUNTY M&O INCORPORATED	152163	60865	0	60865	14.665	892.59	0.00	892.59
SCHOOL M&O	152163	60865	0	60865	15.363	935.07	0.00	553.32
SCHOOL SALES TAX ROLLBACK	0	0	0	60865	-6.272	0.00	-381.75	0.00
ECONOMIC DEVELOPMENT AUTH	152163	60865	0	60865	0.28	17.04	0.00	17.04
PARKS RECREATION	152163	60865	0	60865	1.755	106.82	0.00	106.82
MOULTRIE	152163	60865	0	60865	8.12	494.22	0.00	494.22
TOTALS					33.911	2,445.74	-381.75	2,063.99

Current Due:	\$2,063.99
Penalty:	\$0.00
Interest:	\$10.75
Other Fees:	\$0.00
Back Taxes:	\$0.00
Amount Paid:	\$0.00

Legal Description

Tax Parcel Number: M024 213

Property Description: 204 3rd Street NE, Moultrie, GA 31768

All that property described as Tract II in the Limited Warranty Deed from Moultrie- Colquitt County Development Authority to Graham L. Cole dated December 28, 2001, and recorded in Deed Book 742, Page 685, in the office of the Clerk of the Superior Court of Colquitt County, Georgia.

TRACT II: A tract of land in Block No. 23, according to the O. H. Lang Survey, in the City of Moultrie, Georgia, bounded on the West by Third Street, N.E., on the South by Second Avenue, N.E., on the East by the right of way of the Georgia Northern Railway Company, and on the North by Columbia Nitrogen Company. Said land has located thereon a one story ironclad warehouse type building known as Farmers Warehouse No. 2.

Go Bid Now!



www.WeeksAuctionGroup.com