

Go Bid  
**NOW!**

# *Property Information*



*235 +/- Acre Early County,  
Georgia Hunting Paradise*

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

*Online Only Auction*



**1996 Whitaker Road  
Jakin, Georgia 39861  
Tuesday, March 1, 2022 at 2 pm**



**WEEKS AUCTION GROUP**  
ACCELERATED REAL ESTATE MARKETING

(229)-890-2437

[www.WeeksAuctionGroup.com](http://www.WeeksAuctionGroup.com)

## Introduction

Dear Prospective Bidders,

Weeks Auction Group is pleased to announce the public auction of this 235 +/- Acre hunting paradise in Early County, Georgia.

This property is located 4 miles north of US Hwy 84 in Jakin, Georgia giving easy access to major portions of Georgia, Florida, and Alabama. The property is comprised of three tax parcels with a combined total of 235 +/- acres. A 1400 +/- sq. ft. country home on the property would make the perfect hunting lodge or restoration project for a family home. The property suffered significant damage to both the pine and hardwood timber in 2018 during Hurricane Michael, however an amazing stand of volunteer pines are aggressively growing. With the new owner's implementation of a timber management plan, this property will soon be as beautiful as ever. Don't miss this opportunity to invest in acreage at the price you set!

Bidding for this property will open on February 15, 2022 at 10:00 am eastern time and continue to March 1, 2022. Bidding will begin closing at 4:00 pm eastern time subject to auto extensions. All bidding for this property will be conducted on the Weeks Auction Group online bidding platform at [www.WeeksAuctionGroup.com](http://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.

Mark Manley, CAI, AARE, MPPA  
President



**Auction Date and Time:** Tuesday, March 1, 2022 at 2:00 pm

**Open House Dates and Times:** Monday, February 21, 2022, 2:00 pm – 5:00 pm  
Monday, February 28, 2022, 2:00 pm – 5:00 pm

**For More Information Contact:** Mark Manley, CAI, AARE, MPPA  
Weeks Auction Group, Inc.  
(229) 890-2437 – Office  
(229) 891-1377– Cell  
Mark@BidWeeks.com

## Property Information

**Property Address:** 1996 Whitaker Road, Jakin, Georgia 39861

**Auction Date:** Tuesday, March 1, 2022 at 2:00 pm

**Property Size:** 235 +/- Acres

**Assessor's Parcel Numbers:** 101 047 – 10.191 Acres  
102 002 – 127.79 +/- Acres  
102 003 – 80.7 +/- Acres

**Tax Bill Amount:** 101 047 - \$46.42 – In CUVA through 12/31, 2030  
102 002 - \$507.65 – In CUVA through 12/31/2026  
102 003 - \$705.94 – in CUVA through 12/31/2026

**Driving Directions:** In Jakin at the intersection of US Hwy 84 and Pearl Street / Jakin Road travel north on Pearl Street / Jakin Road for 3.3 miles to Whitaker Road on the left. Turn left onto Whitaker Road and travel 6/10 miles to the property on the left. ***“Watch for Auction Signs!”***

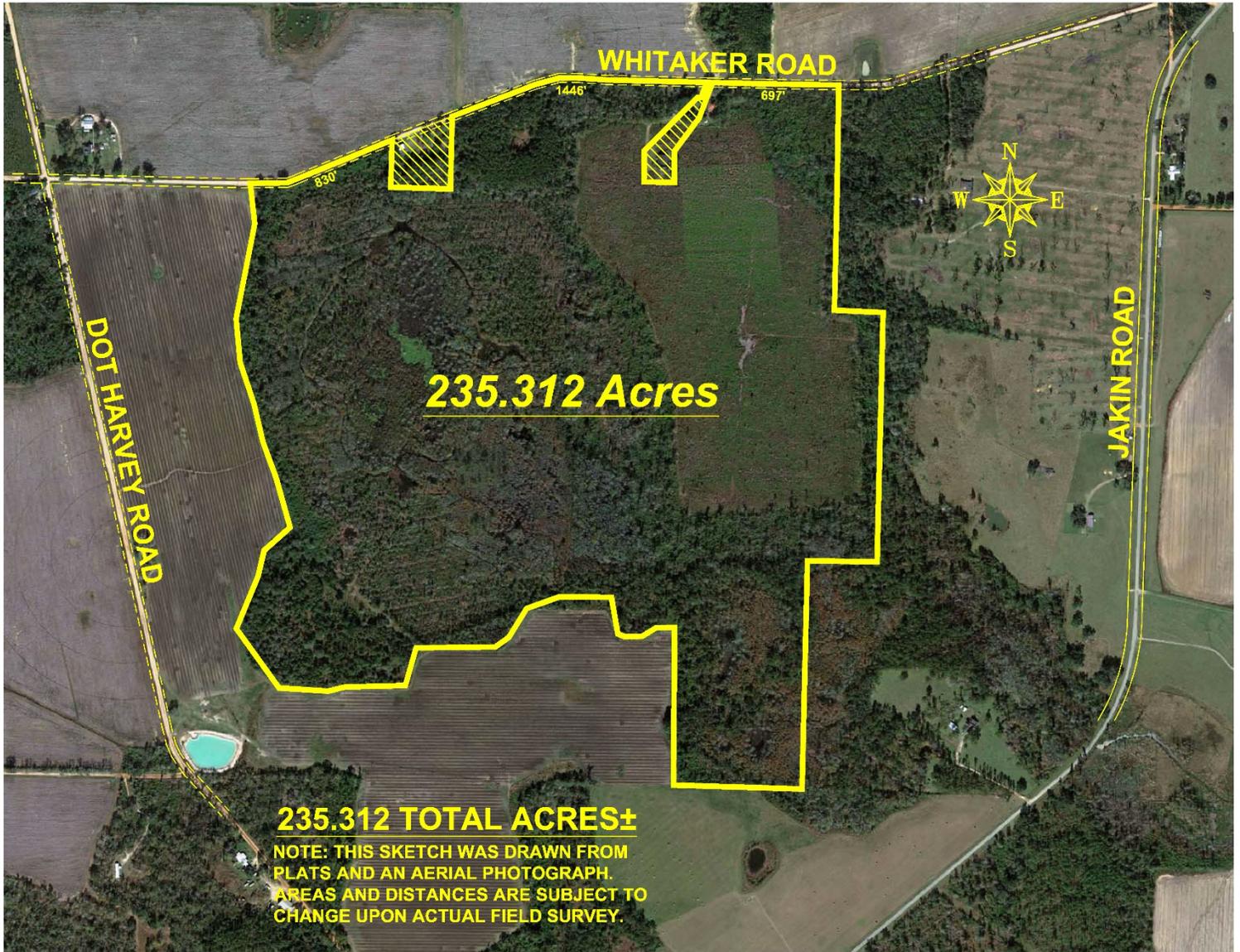
### Important Selling Features:

- Great County Get-a-Way
- Outstanding Hunting Tract
- Located in the Heart of Early County Georgia
- 1400 +/- Sq. Ft. Hunting Lodge
- Excellent Stand of Volunteer Pines
- Easy Access from All Areas

10.191 +/- Acres of this property located in Tax Parcel 101 047 is conveyed subject to the duties, restrictions, and covenants contained in the Deed of Conservation Easement from mark H.. Burkett, Annette B. Burkett Realty, LLC. and KFS Realty, LLC., to Georgia-Alabama Land Trust, Inc. dated November 9, 2015, and recorded in Deed Book 338 at Pages 38-76 in the Office of the Clerk of the Superior Court of Early County, Georgia. A copy can be provided upon request.

This property is sold subject to Covenants for an Agricultural Preferential Assessment recorded in Deed Deed Book 374, Page 478-479, Deed Book 348, Page 338-339, and Deed Book 348, Page 340-341 the office of the Clerk of Superior Court, Early County, Georgia (hereinafter the “Covenant”).

## Aerial Map



## Letter to Address Management



*Forest Resource Services, Inc.*

*Land & Timber Sales / Management*

*20364 Ga. Hwy. 3*

*Thomasville, Ga. 31792*

*229-221-3016*

*brown@frsaij.com*

February 4, 2022

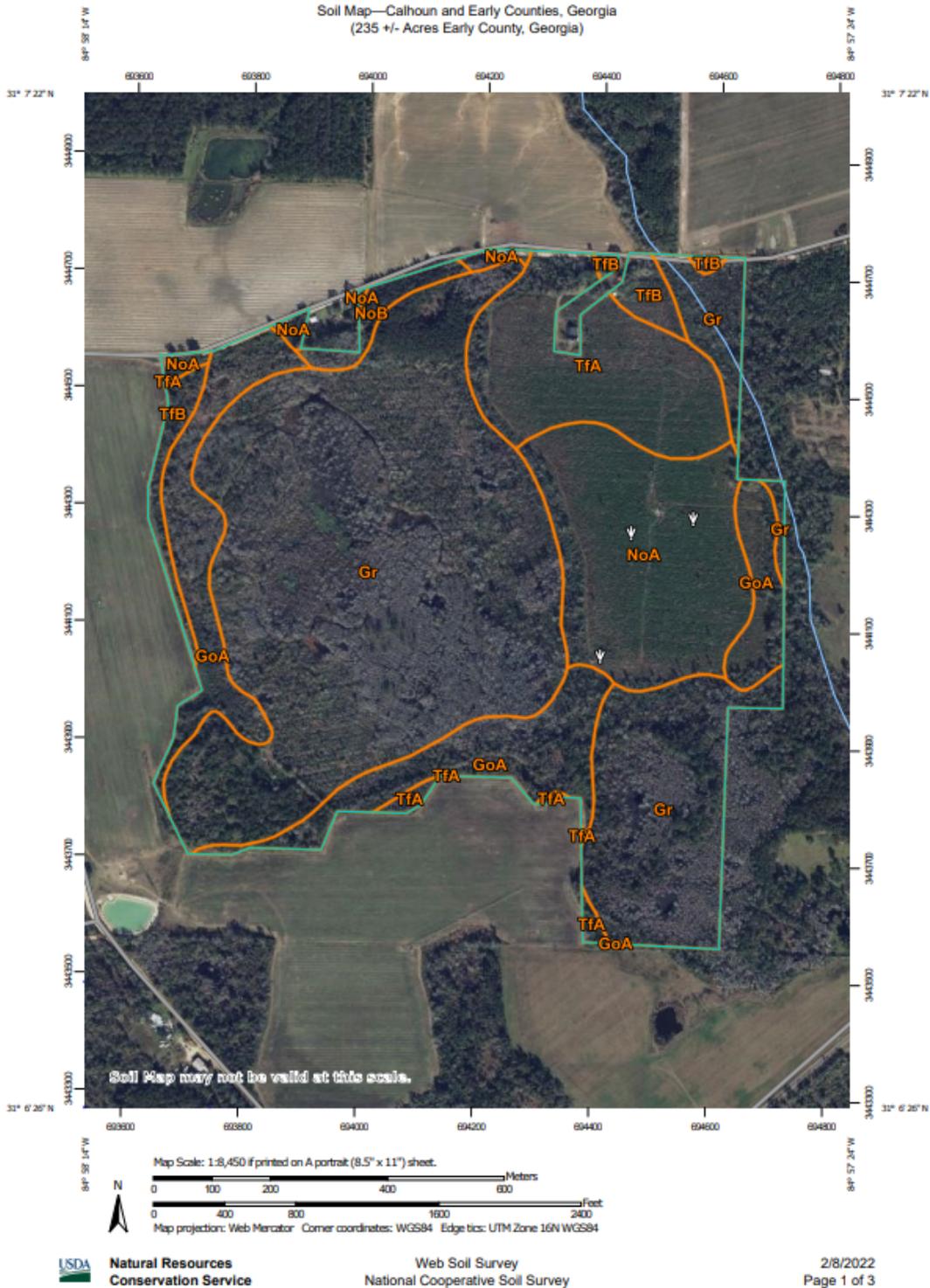
Subject: 235 +/- acres on the Whitaker Rd – Early County, Georgia.

This property sustained some heavy damage from Hurricane Michael in October 2018. I have personally been on and around most of the perimeter and done some mulching around a former planted stand on the northern part of the property. There is some heavy regeneration of pines in the former planted stand that in my opinion would revive well with a good herbicide treatment to control the sweetgum then wait for another 5 or 6 years and do a control burn. Some of the Hardwood – Cypress Pond areas are not very accessible at this time but could very easily have some trails mulched or cleared. It will take some time but this property has some good potential to be a good timber producing tract with the proper management plan.

Bobby Brown

Bobby D. Brown.... Ga. Registered Forester # 2164.... Ga. Licensed Realtor # 1655520

## Soil Map – Page 1



## Soil Map – Page 2

Soil Map—Calhoun and Early Counties, Georgia  
(235 +/- Acres Early County, Georgia)

MAP LEGEND		MAP INFORMATION
<p><b>Area of Interest (AOI)</b></p> <p> Area of Interest (AOI)</p> <p><b>Soils</b></p> <p> Soil Map Unit Polygons</p> <p> Soil Map Unit Lines</p> <p> Soil Map Unit Points</p> <p><b>Special Point Features</b></p> <p> Blowout</p> <p> Borrow Pit</p> <p> Clay Spot</p> <p> Closed Depression</p> <p> Gravel Pit</p> <p> Gravelly Spot</p> <p> Landfill</p> <p> Lava Flow</p> <p> Marsh or swamp</p> <p> Mine or Quarry</p> <p> Miscellaneous Water</p> <p> Perennial Water</p> <p> Rock Outcrop</p> <p> Saline Spot</p> <p> Sandy Spot</p> <p> Severely Eroded Spot</p> <p> Sinkhole</p> <p> Slide or Slip</p> <p> Sodic Spot</p>	<p> Spoil Area</p> <p> Stony Spot</p> <p> Very Stony Spot</p> <p> Wet Spot</p> <p> Other</p> <p> Special Line Features</p> <p><b>Water Features</b></p> <p> Streams and Canals</p> <p><b>Transportation</b></p> <p> Rails</p> <p> Interstate Highways</p> <p> US Routes</p> <p> Major Roads</p> <p> Local Roads</p> <p><b>Background</b></p> <p> Aerial Photography</p>	<p>The soil surveys that comprise your AOI were mapped at 1:20,000.</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p><b>Warning: Soil Map may not be valid at this scale.</b></p> <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p> </div> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Calhoun and Early Counties, Georgia Survey Area Data: Version 19, Sep 15, 2021</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Dec 2, 2020—Dec 5, 2020</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p>

## Soil Map – Page 3

Soil Map—Calhoun and Early Counties, Georgia

235 +/- Acres Early County, Georgia

### Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
GoA	Goldsboro loamy sand, 0 to 2 percent slopes	32.9	13.9%
Gr	Grady loam, 0 to 2 percent slopes, frequently ponded	135.5	57.1%
NoA	Norfolk loamy sand, 0 to 2 percent slopes	34.3	14.5%
NoB	Norfolk loamy sand, 2 to 5 percent slopes	2.7	1.1%
TfA	Tifton loamy sand, 0 to 2 percent slopes	25.7	10.8%
TfB	Tifton loamy sand, 2 to 5 percent slopes	6.3	2.7%
<b>Totals for Area of Interest</b>		<b>237.5</b>	<b>100.0%</b>

## Tax Card Parcel 101 047 10.19 +/- Acres

 **qPublic.net™** Early County, GA

### Summary

**Parcel Number** 0101 047  
**Location Address**  
**Legal Description** LL 195/206-26TH LD 10.19 ACRES  
(Note: Not to be used on legal documents)  
**Class** V5-Consrv Use  
(Note: This is for tax purposes only. Not to be used for zoning.)  
**Tax District** UNINCORPORATED (District 01)  
**Millage Rate** 27.599  
**Acres** 10.19  
**Homestead Exemption** No (50)  
**Landlot/District** 195 / 26

[View Map](#)

### Owner

[HAWKINS SHERRY R](#)  
 1005 S TENNILLE AVE  
 DONALSONVILLE, GA 39845

### Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	3	1.96
RUR	Woodlands	Rural	2	2.25
RUR	Woodlands	Rural	9	5.98

### Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Timberland 93	3	1.96
CUV	Timberland 93	2	2.25
CUV	Timberland 93	9	5.98

### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/14/2016	339 353	333 17	\$11,726	Non-Market	ANNETTE B BURKETT REALTY,LLC	HAWKINS SHERRY R
11/19/2015	338 376	333 17	\$1	Non-Market	ANNETTE B BURKET REALTY LLC	BURKETT MARK H & ANNETTE B

### Valuation

	2021	2020	2019	2018
Previous Value	\$19,814	\$16,061	\$16,061	\$16,061
Land Value	\$19,814	\$19,814	\$16,061	\$16,061
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$19,814	\$19,814	\$16,061	\$16,061
10 Year Land Covenant (Agreement Year / Value)	2021 / \$4,556	2011 / \$4,286	2011 / \$4,162	2011 / \$4,041

No data available for the following modules: Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

Early County 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 taxroll. All data is subject to change before the next certified taxroll.

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Developed by  


Version 2.3.168

## Tax Card Parcel 102 003 – Page 1 97 +/- Acres

 Early County, GA

### Summary

Parcel Number 0102 003  
 Location Address 1996 WHITAKER RD  
 Legal Description LL 195/196-26TH LD 80.70 ACRES  
 (Note: Not to be used on legal documents)  
 Class V5-Consrv Use  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Tax District UNINCORPORATED (District 01)  
 Millage Rate 27.599  
 Acres 80.7  
 Homestead Exemption No (50)  
 Landlot/District 196 / 26

[View Map](#)



### Owner

[HAWKINS SHERRY R](#)  
 1005 S TENNILLE AVE  
 DONALSONVILLE, GA 39845

### Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	2	51.87
RUR	Open Land	Rural	8	1.15
RUR	Small Parcels	Rural	1	1.5
RUR	Woodlands	Rural	1	2.37
RUR	Woodlands	Rural	2	0.86
RUR	Woodlands	Rural	3	3.91
RUR	Woodlands	Rural	9	19.04

### Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	2	51.87
CUV	Agland 93	8	1.15
CUV	Timberland 93	1	2.37
CUV	Timberland 93	2	0.86
CUV	Timberland 93	3	3.91
CUV	Timberland 93	9	19.04

### Residential Improvement Information

Style One Family  
 Heated Square Feet 1424  
 Interior Walls Pine  
 Exterior Walls Wood/Wood Shingles  
 Foundation Piers  
 Attic Square Feet 0  
 Basement Square Feet 0  
 Year Built 1920  
 Roof Type Asphalt/Comp Shng  
 Flooring Type Pine  
 Heating Type Basebrd/Radiant  
 Number Of Rooms 0  
 Number Of Bedrooms 0  
 Number Of Full Bathrooms 1  
 Number Of Half Bathrooms 0  
 Number Of Plumbing Extras 0  
 Value \$29  
 Condition Poor  
 House Address 1996 WHITAKER

### Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
HOMESITE 6 (100-115 GR)	2006	1x1 / 0	1	\$1,739
BARN LOW COST	2000	30x40 / 0	1	\$42

## Tax Card Parcel 102 003 – Page 2

### 97 +/- Acres

#### Permits

Permit Date	Permit Number	Type	Description
04/04/2006	060895	BUILDING RAZED	

#### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/28/2006	279 825	268 179	\$0	Non-Market	COMMERCIAL STATE BANK	HAWKINS SHERRY R
1/29/1990	171 209		\$0	Old Sale		REESE C B ESTATE

#### Valuation

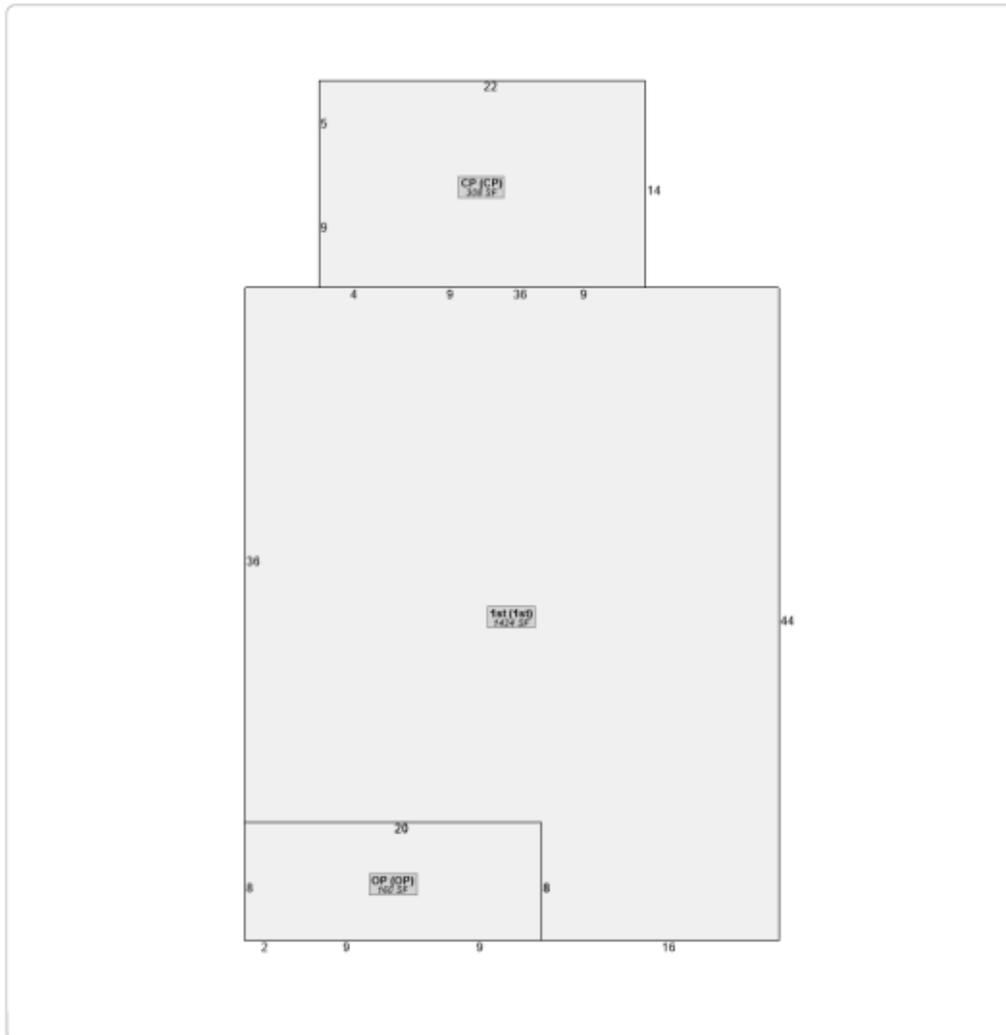
	2021	2020	2019	2018
Previous Value	\$147,361	\$142,424	\$142,424	\$325,376
Land Value	\$145,551	\$145,551	\$140,616	\$140,616
+ Improvement Value	\$29	\$29	\$27	\$27
+ Accessory Value	\$1,781	\$1,781	\$1,781	\$1,781
= Current Value	\$147,361	\$147,361	\$142,424	\$142,424
10 Year Land Covenant (Agreement Year / Value)	2017 / \$63,561	2017 / \$61,767	2017 / \$60,024	2017 / \$58,288

#### Photos



#### Sketches

**Tax Card Parcel 102 003 – Page 3**  
**97 +/- Acres**



No data available for the following modules: Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes.

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Version 2.3.168

## Tax Card Parcel 102 002 127.79 +/- Acres

 **qPublic.net™** Early County, GA

### Summary

Parcel Number 0102 002  
 Location Address  
 Legal Description LL 196/205-26TH LD 127.79 ACRES  
 (Note: Not to be used on legal documents)  
 Class V5-Consrv Use  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Tax District UNINCORPORATED (District 01)  
 Millage Rate 27.599  
 Acres 127.79  
 Homestead Exemption No (50)  
 Landlot/District 205 / 26

[View Map](#)

### Owner

[HAWKINS SHERRY R](#)  
 1005 S TENNILLE AV  
 DONALSONVILLE, GA 39845

### Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	2	6.63
RUR	Open Land	Rural	8	5.56
RUR	Woodlands	Rural	2	0.91
RUR	Woodlands	Rural	1	18.84
RUR	Woodlands	Rural	3	0.68
RUR	Woodlands	Rural	9	95.17

### Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	2	6.63
CUV	Agland 93	8	5.56
CUV	Timberland 93	2	0.91
CUV	Timberland 93	1	18.84
CUV	Timberland 93	3	0.68
CUV	Timberland 93	9	95.17

### Permits

Permit Date	Permit Number	Type	Description
05/09/2007	071102	MOBILE HOME	

### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/30/2009	297 659	285 194	\$319,345	Unqualified Vacant	HAWKINS SHERRY R	CANNON CAREY P
12/29/2006	279 635	220 147	\$431,860	Unqualified Vacant	LONE OAK FARMS LLLP	HAWKINS SHERRY R
12/31/2001	241 541		\$0	Non-Market	ANGLIN WARREN LYNWOOD	LONE OAK FARMS LLLP
4/21/2000	231 473	220 147	\$535,970	Non-Market	FRITH JESSIE H & CLA	ANGLIN WARREN LYNWOOD

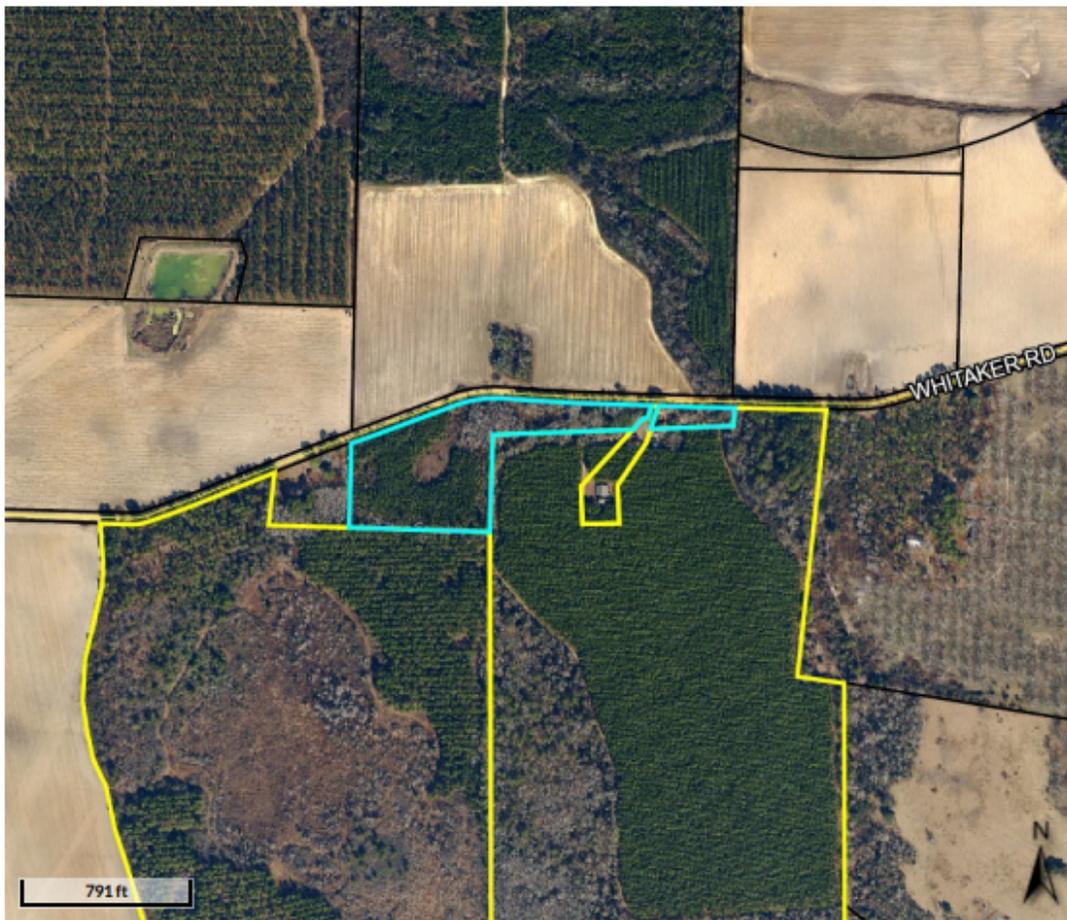
### Valuation

	2021	2020	2019	2018
Previous Value	\$141,026	\$112,111	\$112,111	\$112,111
Land Value	\$141,026	\$141,026	\$112,111	\$112,111
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$141,026	\$141,026	\$112,111	\$112,111
10 Year Land Covenant (Agreement Year / Value)	2017 / \$49,841	2017 / \$48,468	2017 / \$47,100	2017 / \$45,753

No data available for the following modules: Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Photos, Sketches.

**Tax Map Parcel 101 047**  
**10.19 +/- Acres**

**qPublic.net™** Early County, GA



**Legend**  
 □ Parcels  
 — Roads

<b>Parcel ID</b>	0101047	<b>Owner</b>	HAWKINS SHERRY R 1005 S TENNILLE AVE DONALSONVILLE, GA 39845	<b>Last 2 Sales</b>			
<b>Class Code</b>	Consv Use	<b>Physical Address</b>	n/a	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	UNINCORPORATED	<b>Assessed Value</b>	Value \$19814	1/14/2016	\$11726	NM	U
<b>Acres</b>	10.19			11/19/2015	\$1	NM	U

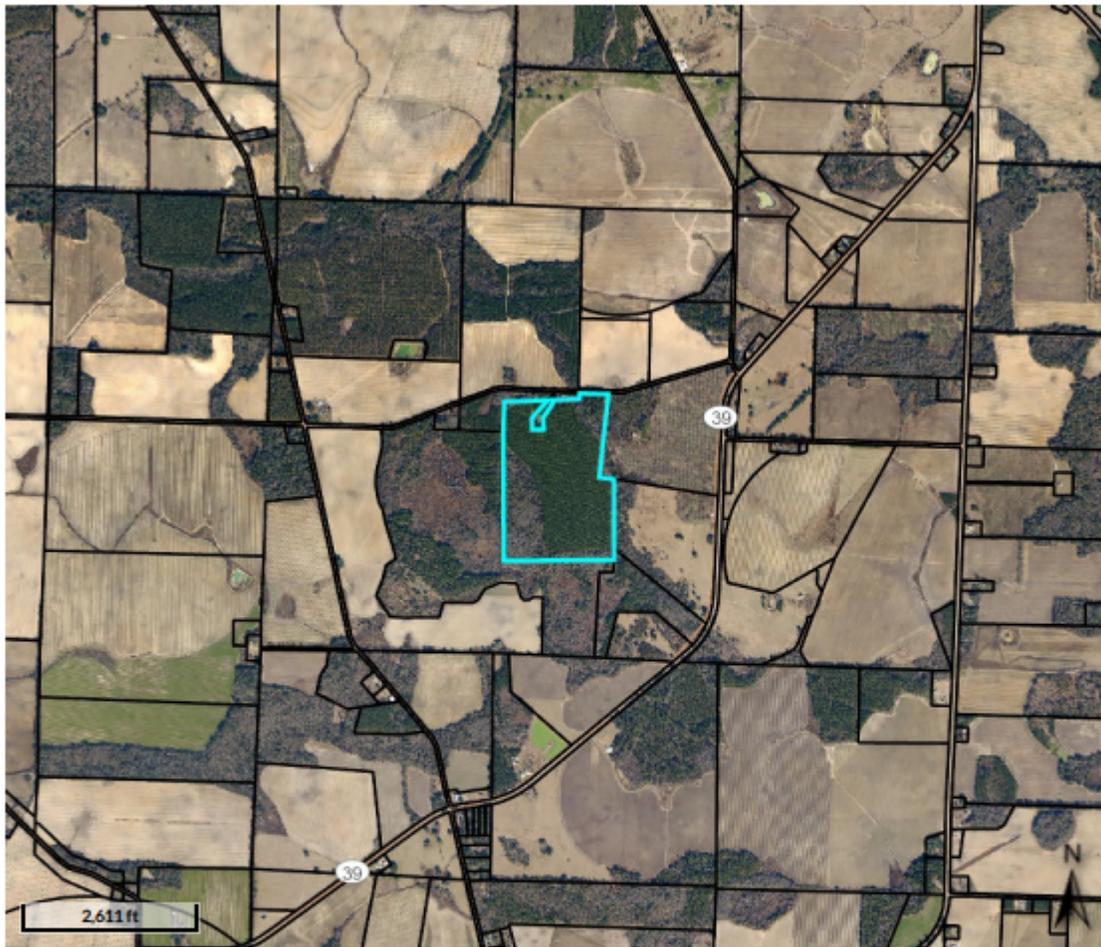
(Note: Not to be used on legal documents)

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**Tax Map Parcel 102 003**  
**97 +/- Acres**

**Public.net™** Early County, GA



**Overview**



**Legend**

- Parcels
- Roads

**Parcel ID** 0102003  
**Class Code** Consv Use  
**Taxing District** UNINCORPORATED  
**Acres** 80.7

**Owner** HAWKINS SHERRY R  
 1005 S TENNILLE AVE  
 DONALSONVILLE, GA 39845  
**Physical Address** 1996 WHITAKER RD  
**Assessed Value** Value \$147361

Last 2 Sales			
Date	Price	Reason	Qual
12/28/2006	0	NM	U
1/29/1990	0	OS	U

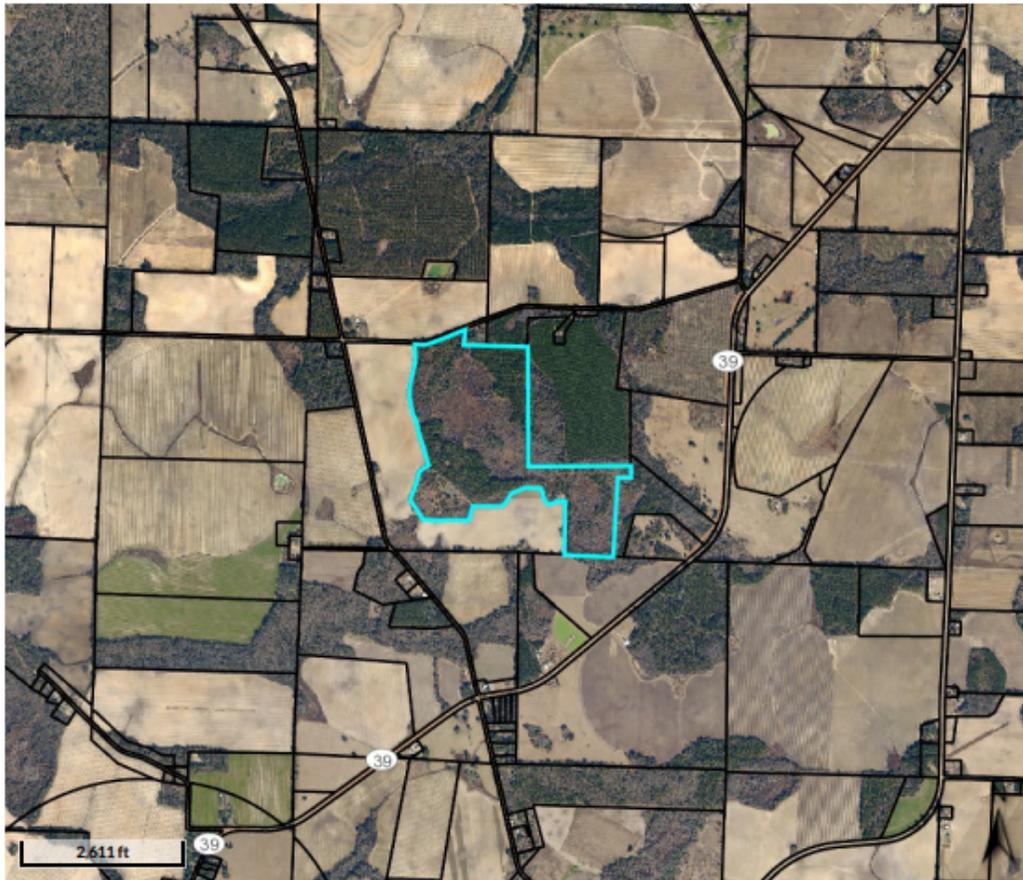
**(Note: Not to be used on legal documents)**

Date created: 1/5/2022  
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**Tax Map Parcel 102 002**  
**127.79 +/- Acres**

**qPublic.net™** Early County, GA



**Legend**  
 □ Parcels  
 — Roads

<b>Parcel ID</b>	0102 002	<b>Owner</b>	HAWKINS SHERRY R	<b>Last 2 Sales</b>			
<b>Class Code</b>	Consv Use		1005 S TENNILLE AV	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	UNINCORPORATED		DONALSONVILLE, GA 39845	3/30/2009	\$319345	UV	U
<b>Acres</b>	127.79	<b>Physical Address</b>	n/a	12/29/2006	\$431860	UV	U
		<b>Assessed Value</b>	Value \$141026				

(Note: Not to be used on legal documents)

Date created: 1/5/2022  
 Last Data Uploaded: 1/5/2022 5:45:55 PM

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**Property Tax Bill 2021 - 101 047**  
**10.19 +/- Acres**

FMUMFB	ANN HARRELL EARLY CO TAX COMMISSIONER	2/04/22
FMUMFB01	Clerk AH2 Date 2022 02 04 Sequence 132004	14:41:22
Bill Number . .	2021 003574 Acct 9184R21	Fair Mkt Val 19,814
Taxpayer Name. .	HAWKINS SHERRY R	Bill Date 2021 09 08
Additional Name.		Due Date 2021 12 20
Address Line 1 .		H/S Code
Address Line 2 .	1005 S TENNILLE AVE	Lender Code
City ST Zip 4. .	DONALSONVILLE GA 39845	Under Appeal
Loctn/Desc . . .	LL 195/206-26TH LD 10.19 ACRES	Bankruptcy
Map Blk Par Sub.	0101 047 Dist 01	Check Notes
Original Bill	Adj & Charges	Payments
46.42		46.42-
		Descriptions
		Taxes
		Assessment Pen
		Interest
		Costs
		Late Penalty
		Other Penalty
		TOTALS
46.42		46.42-
	Last T/A Date	Payment/Adjust
	PP 2022 01 03	Reason Code
		(P/A) P
		(F13) 00

Email Address:

F1=Options

F3=Return

F4=Delete

F8=Adj to Total





# CUVA – Page 1

## 10.19 +/- Acres

**Recorded 01/29/2021 12:45PM** Deed Doc: COVE

GAYLE W. ANDERSON  
Clerk of Superior Court, Early County, Ga.  
Bk. **00374** Pg. **0478-0479**

PT283A Rev. 2/15

### APPLICATION AND QUESTIONNAIRE FOR CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

To the Board of Tax Assessors of Early County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual's), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

HAWKINS SHERRY R

Owner's mailing address  1005 S TENNILLE AVE		City, State, Zip  DONALSONVILLE, GA 39845	Number of acres included in this application. Agricultural Land: _____ Timber Land: <u>10.19</u>
Property location (Street, Route, Hwy, etc.)  0		City, State, Zip of Property:  	Covenant Acres <u>10.19</u> Total Acres <u>10.19</u>
District 26	Land Lot 195	Sublot & Block	Recorded Deed Book/Page 339 353
List types of storage and processing buildings:			

#### AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained hereon, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

*Sherry R. Hawkins*  
Signature of Taxpayer or Taxpayer's Authorized Representative

Date Application Filed  
\_\_\_\_\_ day of Jan 2021

Signature of Taxpayer or Taxpayer's Authorized Representative  
(Please have additional taxpayers sign on reverse side of application)



Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

#### FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 0101 047	TAX DISTRICT 01	TAXPAYER ACCOUNT NUMBER 9184	YEAR COVENANT: Begin: Jan 1, 2021 Ends: Dec 31, 2030
If transferred from Preferential Agricultural Assessment, provide date of transfer:  	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____  Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____  If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number:
Approved: <input checked="" type="checkbox"/> Date: <u>1-28-21</u>	<i>[Signature]</i> Board of Tax Assessors		Date: <u>1-28-21</u>
Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.			

## CUVA – Page 2

### 10.19 +/- Acres

CURRENT USE ASSESSMENT QUESTIONNAIRE – PT283A 0101 047				
<p>ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.</p>				
<p>Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)</p>	<p>Relationship (complete only if application is for a family farm entity)</p>	<p>Percent interest owned in property in <u>this application</u> only</p>	<p>Counties where you own interest in property under other covenants and total acres in other conservation use covenants</p>	<p>Each owner's percent interest owned and number of acres owned by each under other covenants</p>
Name / Relationship			County	Total Acres
%			%	%
<p><b>Check Appropriate Ownership Type:</b></p> <p><input checked="" type="checkbox"/> One or more natural or naturalized citizens.</p> <p><input type="checkbox"/> An estate of which the devisees or heirs are one or more natural or naturalized citizens.</p> <p><input type="checkbox"/> A trust of which the beneficiaries are one or more natural or naturalized citizens.</p> <p><input type="checkbox"/> A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.))</p> <p><input type="checkbox"/> Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)</p> <p><input type="checkbox"/> Bona fide club organized for pleasure, recreation, and other non-profitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)</p>				
<p><b>Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.</b></p> <p><input type="checkbox"/> Raising, harvesting, or storing crops % _____</p> <p><input type="checkbox"/> Feeding, breeding, or managing livestock or poultry % _____</p> <p><input type="checkbox"/> Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____</p> <p><input type="checkbox"/> Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % _____ (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2) )</p> <p><input checked="" type="checkbox"/> Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apian products % <u>100</u></p> <p><input type="checkbox"/> Other _____</p>				
<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Are there any deed restrictions on this property? If yes, please list the restrictions.</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Does the current zoning on this property allow agricultural use? If no, please explain.</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is there any type business operated on this property? If yes please indicate business name &amp; type of business.</p>				
<p>• If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.          • Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:          (1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber. (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)          • The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.</p>				
<p><b>APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY</b></p>				
<p>I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.</p>				
Sworn to and subscribed before me		Taxpayer's Authorized Signature		Approved by: Board of Tax Assessors
This ___ day of _____	_____	_____	_____	_____
Notary Public	Date Filed	Date Approved		_____

**CUVA – Page 1**  
**97 +/- Acres**

EARLY COUNTY RECORDS  
 PUBLIC SERVICE  
 2017 APR 13 AM 8:27  
 GAYLE W. ANDERSON  
 CLERK OF SUPERIOR COURT  
 BOOK 248, Pg 338-339

PT283A Rev. 2/15

**APPLICATION AND QUESTIONNAIRE FOR CURRENT USE  
 ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY**

To the Board of Tax Assessors of Early County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors  
 HAWKINS SHERRY R

Owner's mailing address 1005 S TENNILLE AVE		City, State, Zip DONALSONVILLE, GA 39845	Number of acres included in this application. Agricultural Land: 43.00 Timber Land: 36.20 Covenant Acres 79.20 Total Acres 82.20
Property location (Street, Route, Hwy, etc.) 1996 WHITAKER RD		City, State, Zip of Property:	
District 26	Land Lot 196	Sublot & Block	Recorded Deed Book/Page 279 825
List types of storage and processing buildings:			

**AUTHORIZED SIGNATURE**

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

*Sherry R. Hawkins*  
 Signature of Taxpayer or Taxpayer's Authorized Representative

Sworn to and subscribed before me this 13 day of April, 2017  
 Notary Public

Signature of Taxpayer or Taxpayer's Authorized Representative  
 (Please have additional taxpayers sign on reverse side of application)

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other appeals and provide pursuant to O.C.G.A. § 48-5-311.

**FOR TAX ASSESSORS USE ONLY**

MAP & PARCEL NUMBER 0102 003	TAX DISTRICT 01	TAXPAYER ADDRESS 2551	RENEWAL COVENANT: Begin: Jan 1, 2017 Ends: Dec 31, 2026
If transferred from Preferential Agricultural Assessment, provide date of transfer:	If applicable, covenant is a renewal for tax year: Begin: Jan 1, ____ Ends: Dec 31, ____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, ____ Ends: Dec 31, ____ If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number.
Approved: <input checked="" type="checkbox"/> Date: <u>3-30-17</u>	<i>Wayne Bush</i> Board of Tax Assessors		Date: <u>3-30-17</u>

Denied: \_\_\_\_ Date: \_\_\_\_ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

## CUVA – Page 2

### 97 +/- Acres

CURRENT USE ASSESSMENT QUESTIONNAIRE – PT283A 0102 003				
<p>ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.</p>				
Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in this application only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants
Name / Relationship			County	% Interest / No of Acres
<p><b>Check Appropriate Ownership Type:</b></p> <p><input checked="" type="checkbox"/> One or more natural or naturalized citizens.</p> <p><input type="checkbox"/> An estate of which the devisees or heirs are one or more natural or naturalized citizens.</p> <p><input type="checkbox"/> A trust of which the beneficiaries are one or more natural or naturalized citizens.</p> <p><input type="checkbox"/> A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.))</p> <p><input type="checkbox"/> Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)</p> <p><input type="checkbox"/> Bona fide club organized for pleasure, recreation, and other non-profitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)</p>				
<p><b>Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.</b></p> <p><input checked="" type="checkbox"/> Raising, harvesting, or storing crops % <u>63</u></p> <p><input type="checkbox"/> Feeding, breeding, or managing livestock or poultry % _____</p> <p><input checked="" type="checkbox"/> Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % <u>37</u></p> <p><input type="checkbox"/> Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % _____ (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))</p> <p><input type="checkbox"/> Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apian products % _____</p> <p><input type="checkbox"/> Other _____</p>				
<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Are there any deed restrictions on this property? If yes, please list the restrictions.</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Does the current zoning on this property allow agricultural use? If no, please explain.</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is there any type business operated on this property? If yes please indicate business name &amp; type of business.</p>				
<p><small>* If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.</small></p> <p><small>* Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:</small></p> <p><small>(1) Plans or programs for the production of agricultural and timber products. (2) Evidence of participation in a government subsidy program for crops or timber. (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)</small></p> <p><small>* The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.</small></p>				
<p><b>APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY</b></p>				
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Notary Public		Taxpayer's Authorized Signature	Approved by: Board of Tax Assessors	
Date Filed		Date Approved		



## CUVA – Page 2

### 127.79 +/- Acres

CURRENT USE ASSESSMENT QUESTIONNAIRE – PT283A 0102 002				
<p><b>ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.</b></p>				
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Name / Relationship			County	% Interest / No of Acres
<p><b>Check Appropriate Ownership Type:</b></p> <p><input checked="" type="checkbox"/> One or more natural or naturalized citizens.</p> <p><input type="checkbox"/> An estate of which the devisees or heirs are one or more natural or naturalized citizens.</p> <p><input type="checkbox"/> A trust of which the beneficiaries are one or more natural or naturalized citizens.</p> <p><input type="checkbox"/> A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records).)</p> <p><input type="checkbox"/> Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)</p> <p><input type="checkbox"/> Bona fide club organized for pleasure, recreation, and other nonproftable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)</p>				
<p><b>Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.</b></p> <p><input type="checkbox"/> Raising, harvesting, or storing crops % _____</p> <p><input type="checkbox"/> Feeding, breeding, or managing livestock or poultry % _____</p> <p><input type="checkbox"/> Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____</p> <p><input type="checkbox"/> Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management, no form of commercial fishing or fish production shall be considered a type of agriculture); % _____ (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))</p> <p><input checked="" type="checkbox"/> Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apiarian products % <u>100</u></p> <p><input type="checkbox"/> Other _____</p>				
<p><input type="checkbox"/> Yes <input type="checkbox"/> No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Are there any deed restrictions on this property? If yes, please list the restrictions.</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Does the current zoning on this property allow agricultural use? If no, please explain.</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is there any type business operated on this property? If yes please indicate business name &amp; type of business.</p>				
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<p><b>APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY</b></p>				
<p>I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.</p> <p>Seem to and subscribed before me</p> <p>This ___ day of _____, _____</p> <p style="text-align: center;">Taxpayer's Authorized Signature _____ Approved by: Board of Tax Assessors _____</p> <p>Notary Public _____ Date Filed _____ Date Approved _____</p>				

## Legal Description

**Tax Parcel Number: 0101 047**

**Property Description: 10.19 +/- Acres, Early County, GA**

All that tract or parcel of land containing 10.191 acres, located, lying and being In Land Lot 195 and Land Lot 206 In the 26<sup>th</sup> Land District of Early County, Georgia, and being more particularly described as being the same property shown on a plat of survey dated September 24, 2015, prepared by Grady Lodge Holman, Georgia Registered Land Surveyor No. 2033, recorded In Plat Book 333, at Page 17, In the Office of the Clerk of the Superior Court of Early County, Georgia, which Is incorporated herein by reference.

The above property is conveyed subject to the duties, restrictions, and covenants contained in the Deed of Conservation Easement from Mark H. Burkett, Annette B. Burkett Realty, LLC., and KFS Realty, LLC., to Georgia-Alabama Land Trust, Inc. dated November 9, 2015, and recorded In Deed Book 338 at Pages 38-76 in the Office of the Clerk of the Superior Court of Early County, Georgia.

**ALSO:**

**Tax Parcel Number: 0102 003**

**Property Description: 97.33 +/- Acres, 1996 Whitaker Road, Jakin, Early County, GA**

A certain tract of land same being composed of parts of Lots of Land No. 195 and 196 in the 26<sup>th</sup> Land District of Early County, Ga., known as the C.B. Reese place and being more particularly described as follows: Beginning at the southwest corner of said Land Lot No. 195 and running hence North 1 ° 30 minutes East along the west line of said Land Lot No. 195 a distance of 8.18 chains to a point; thence running south 89° east the distance of 15.91 chains to a point; thence running north 1° 30 minutes east the distance of 2.07 chains to a point in the center of a public road, thence running easterly along the center of said public road the distance of 6.47 chains to a point; thence running south 1° west the distance of 10.25 chains to a point on the south line of said Land Lot No. 195 (which is also the north line of said Land Lot No. 196); thence running south 1° 30 minutes west the distance of 9.42 chains to a point in said Land Lot No. 196, thence running south 82° 10 minutes east the distance of 4.09 chains to a point; thence running south 1° 30 minutes west the distance of 20.88 chains to a point; thence running north 89° west the distance of 26.47 chains to a point on the west line of said Land Lot No. 196; thence running north 1° 30 minutes east along said west line of said Land Lot No. 196 the distance of 30.30 chains to the northwest corner of said Land Lot No. 196 (which is also the southwest corner of said Land Lot No. 195), the point of beginning. Said tract of land containing 97.33 acres of land and being particularly shown and delineated on a plat thereof made by L.L. Childree, C.E. dated 1-14-49, and recorded at page 320 of Deed Record 60 in the office of the Clerk of Court of Early County, Ga., which plat and record thereof are hereby made a part of this description by reference thereto.

**LESS AND EXCEPT:**

**Tax Parcel Number: 0102 058**

**Property Description: 1.5 +/- Acres, 1996 Whitaker Road, Jakin, Early County, GA**

All that tract or parcel of land located in part of Land Lot No. 195 in the 26th Land District of Early Co, Ga. And more particularly described as follows: In order to find the point of beginning commence north 89 degrees 00 minutes 00 seconds east a distance of 748.90 feet from the intersection of the west line of Land Lot No. 195 and the center line of Whittaker Road, thence travel along the center line of Whittaker Road north 89 degrees 00 minutes 00 seconds east a distance of 31.80 feet, thence proceed south 18 degrees 26 minutes 00 seconds west a distance of 87.73 feet to a traverse point; thence proceed south 18 degrees 26 minutes 00 seconds west a distance of 121.00 feet to an one half inch rebar set, thence proceed south 34 degrees 08 minutes 20 seconds west a distance of 231.30 feet to a one half inch rebar set, thence travel south 2 degrees 57 minutes 25 seconds east a distance of 172.40 feet to a one half inch rebar set; thence travel south 88 degrees 58 minutes 00 seconds west a distance of 167.58 feet to a one half inch rebar set; thence travel north 2 degrees 5 minutes 40 seconds west a distance of 172.89 feet to a one half inch rebar set; thence travel north 42 degrees 26 minutes 00 seconds east a distance of

414.95 feet to a one half inch rebar set; thence travel north 87 degrees 25 minutes 00 seconds east a distance of 21 feet to a traverse point. Thence travel north 18 degrees 26 minutes 00 seconds east a distance of BB.67 feet to the point of beginning. Said property is shown on a plat by G.L. Holman GRLS 2033 dated 12-7-06, and found in Plat Book 268 page 179 of the Early County, Ga. Land Records found in the office of Superior Court of Early County, Georgia. Said plat is incorporated by reference and made a part of this property description. This is a part of the same property deeded to Sherry R. Hawkins by Benjamin Charles Reese, et al. And found in Deed Book 227, page 600, of the Early County, Georgia Land Records located in the office of Superior Court of Early County, Georgia. The purpose of this deed is to release this property from an Outstanding Deed to Secure Debt from Sherry Hawkins to Commercial State Bank dated 4-2-03 found in Deed Book 249, page 722 of the Early County, Ga. Land Records located in the office of the clerk of Superior Court of Early Co., Ga.

**ALSO:**

**Tax Parcel Number: 0102 002**

**Property Description: 127.79 +/- Acres, Early County, GA**

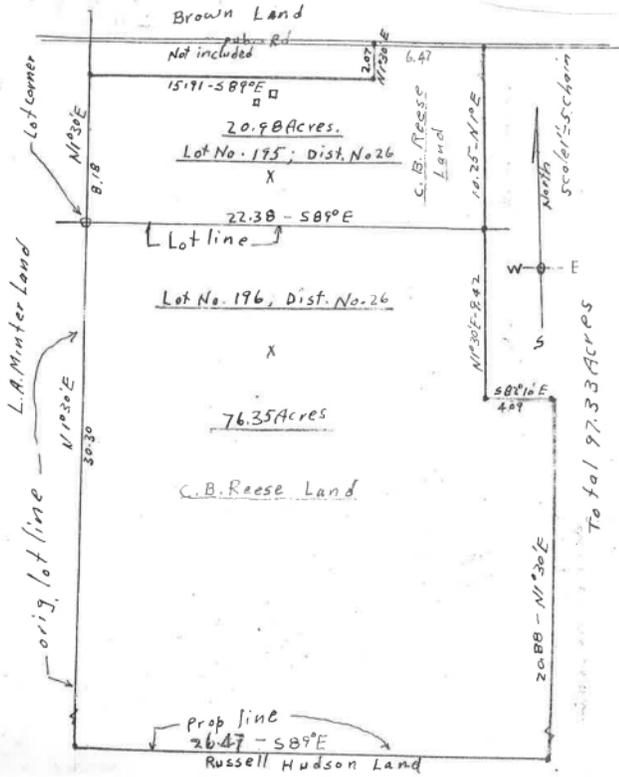
ALL that tract or parcel of land containing 281.36 acres, more or less, located in Land Lots No. 196, 205 and 206 in the 26th Land District of Early Co, Ga. And more particularly described as follows: Beginning at the southwest corner of Land lot No. 205 in the 26th Land District of Early, Co., Ga. run thence north 00 °07 minutes 35 seconds west the distance of 2,163.98 feet thence run north 81° 14 minutes 29 seconds east the distance of 777.86 feet; thence run north 14 ° 02 minutes 37 seconds west the distance of 1,028.38 feet; thence run north 89° 59 minutes 03 seconds east the distance of 1,346.53 feet; thence run in a northeasterly direction along a curve having a radius of 505.77 feet, a chord bearing of north 71° 12 minutes 44 seconds east a chord distance of 77.90 feet and an arc distance of 77.97 feet into Land Lot No 206; thence run north 66° 48 minutes 21 seconds east a distance of 539.98 feet; thence run south 00° 01 minutes 32 seconds east a distance of 237.61 feet to the north lot line of Land Lot No. 205; thence run north 89° 59 minutes 03 seconds east along said north lot line a distance of 983.91 feet to the northeast corner of said Land lot No. 205; thence run south 00° 07 minutes 35 seconds east along the east lot line of said Land lot No. 205 a distance of 2009.66 feet; thence run north 88° 39 minutes 59 seconds east a distance of 1,366.71 feet into Land Lot No 196; thence run south 00° 07 minutes 35 seconds east a distance of 1,273.46 feet to the south lot line of said Land Lot No. 196; thence run north 89° 44 minutes 15 seconds west along said south lot line a distance of 1,366.44 feet to the southwest corner of said Land Lot No. 196 and the southeast corner of said Land Lot No. 205; thence run south 89° 24 minutes 02 seconds west along the south lot line of said Land Lot No . 205 a distance of 3,422.44 feet to the Point of Beginning. A plat of said parcel of land made by Larry Grogan & Associates, Inc dated March 28, 2000 is recorded in De e d Book 220, page 147, Early County, Georgia Deed Records which plat and the record thereof are by reference incorporated in this description.

**LESS AND EXCEPT:**

All that tract or parcel of land containing 152.069 acres which is located, lying, and being in Land Lot 196 and 205 of the 26th Land District of Early County, Georgia and is that same tract of land shown on a plat of survey dated February 6, 2009, prepared by G. L. Holman, Georgia Registered Land Surveyor No. 2033, which is recorded in Deed Book 285 at Page 194 in the Office of the Clerk of the Superior Court of Early County, Georgia.



**Plat**  
**97 +/- Acres**



C. B. REESE LAND  
 13 LOTS NOS. 195 and 196 IN DISTRICT NO. 26  
 IN EAST COUNTY, GEORGIA.  
 JANUARY 14, 1949.

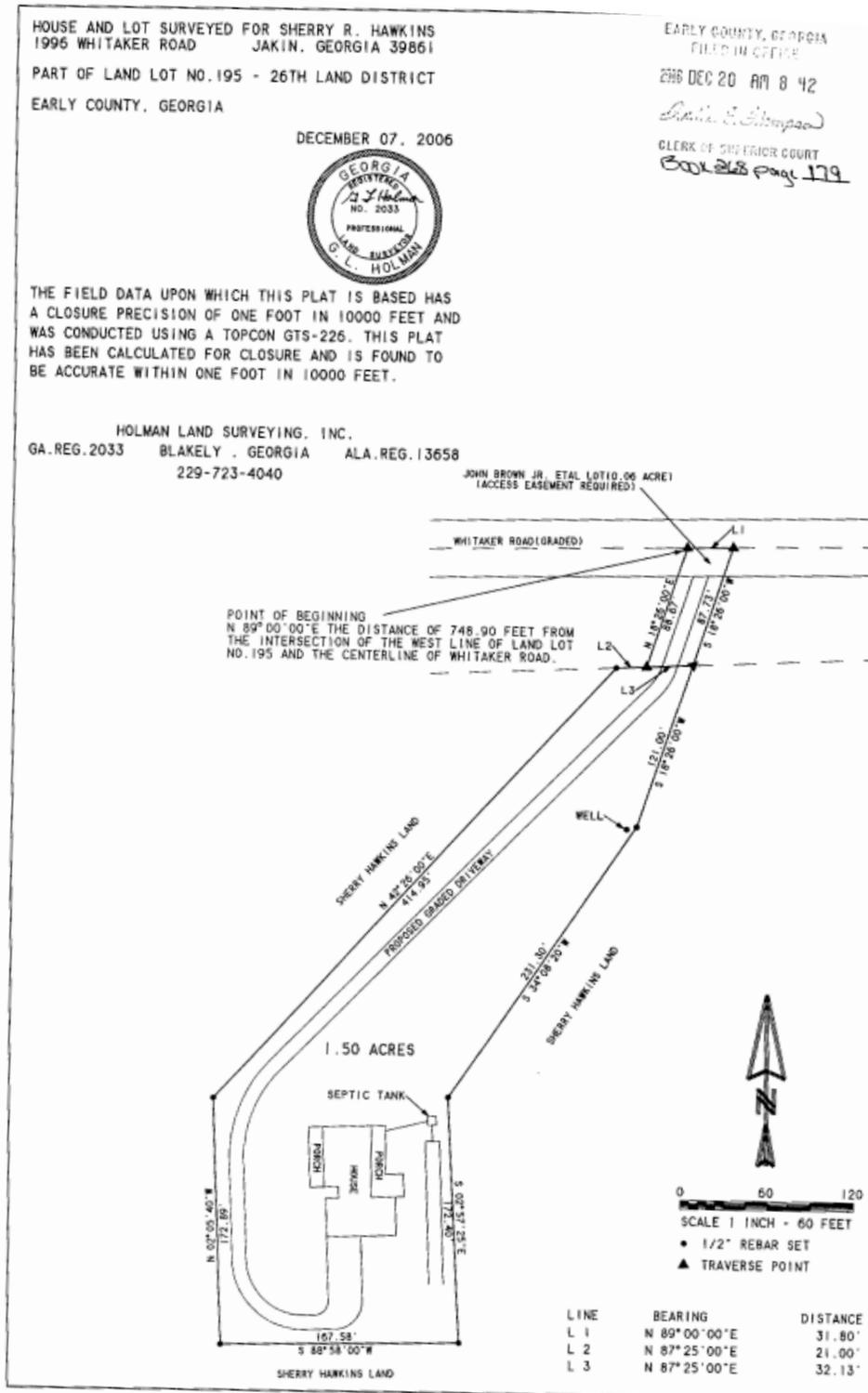
STATE OF GEORGIA  
 SHELBY COUNTY.

I hereby certify that the above plat represents the title of  
 C. B. Reese located in Lots Nos. 195 and 196 in District No. 26 in  
 Shelby County, Georgia. The plat makes a consolidation of the  
 lots shown in 3 separate tracts of C. B. Reese,  
 This the 14th day of January 1949.

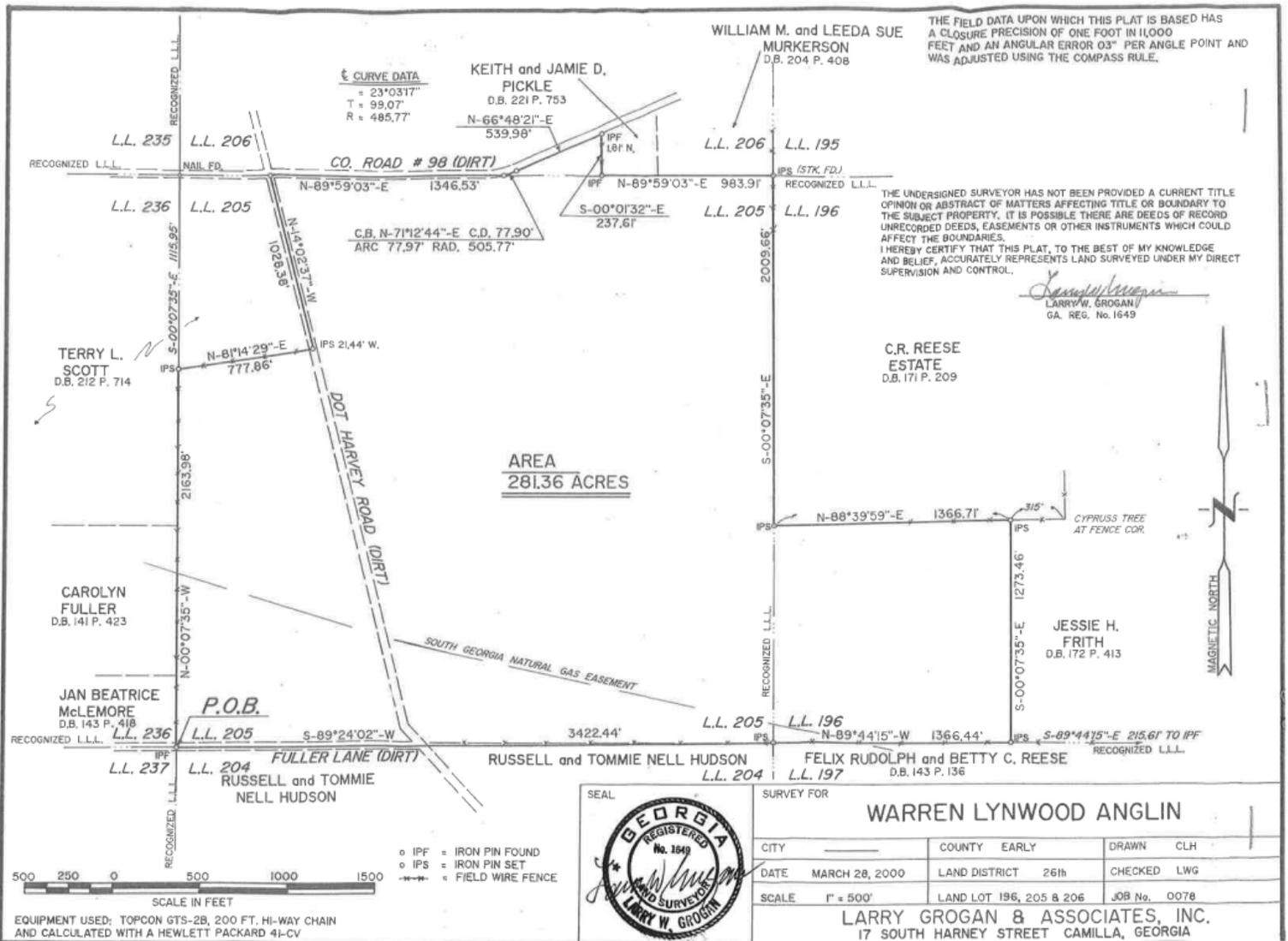
*J. L. Chisholm*  
 J. L. CHISHOLM, C. L.  
 Co. Rec. in 262  
 Donalsonville, Ga.

Filed at 10 A.M., January 31, 1949. Recorded January 31, 1949. *[Signature]* Clerk

**Less and Except Plat**  
**1.5 +/- Acres**



**Plat**  
**281 +/- Acres**





***Go Bid Now!***



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