

Go Bid
NOW!

Property Information



354+/- Acre Property in Lee County!

Final Contract to Include a 10% Buyer's Premium

Online Only Auction



Seaton Family Trust
354 +/- ACRES // LEE COUNTY, GEORGIA

1180 Lovers Lane Road
Leesburg, Georgia 31763
Tuesday, March 8, 2022 at 2 pm



WAG
WEEKS AUCTION GROUP
ACCELERATED REAL ESTATE MARKETING

(229) (229)-890-2437
www.WeeksAuctionGroup.com



Introduction

Dear Prospective Bidders,

Weeks Auction Group is pleased to announce the public auction of this 354+/- Acre Seaton Family Trust property in Lee County, Georgia.

The 354+/- Acre Seaton Family Trust property is a unique opportunity to own the development potential, recreational and timberland investment in thriving Lee County. This property is located just off US Highway 19 and Forrester Parkway boasting the classic quail woods and deer hunting. There's simply not a plantation tract this close to town! The location of this property is what distinguishes the recreational feel with prime development potential. Currently no conservation easement exists on the property. Bid on a single tract, multiple tracts, or its entirety.

Bidding for this property will open on February 22, 2022 at 10:00 am. eastern time and continue to March 8, 2022. Bidding will begin closing at 2:00 p.m. 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. 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.

Cameron Morris
Auction Coordinator



Auction Date and Time: Tuesday, March 8, 2022 at 2:00 pm

Open House Dates and Times: Call Cameron Morris for a private showing.

For More Information Contact: Cameron Morris
Weeks Auction Group, Inc.
(229) 890-2437 – Office
(229) 881-7643– Cell
Cameron@BidWeeks.com

Property Information

Property Address: 1180 Lovers Lane Road, Leesburg, Georgia 31763

Auction Date: Tuesday, March 8, 2022 at 2:00 pm

Property Size: 354+/- Acres

Assessor's Parcel Numbers: 039D 121

Tax Bill Amount: \$8,668.13 (Not in CUVA)

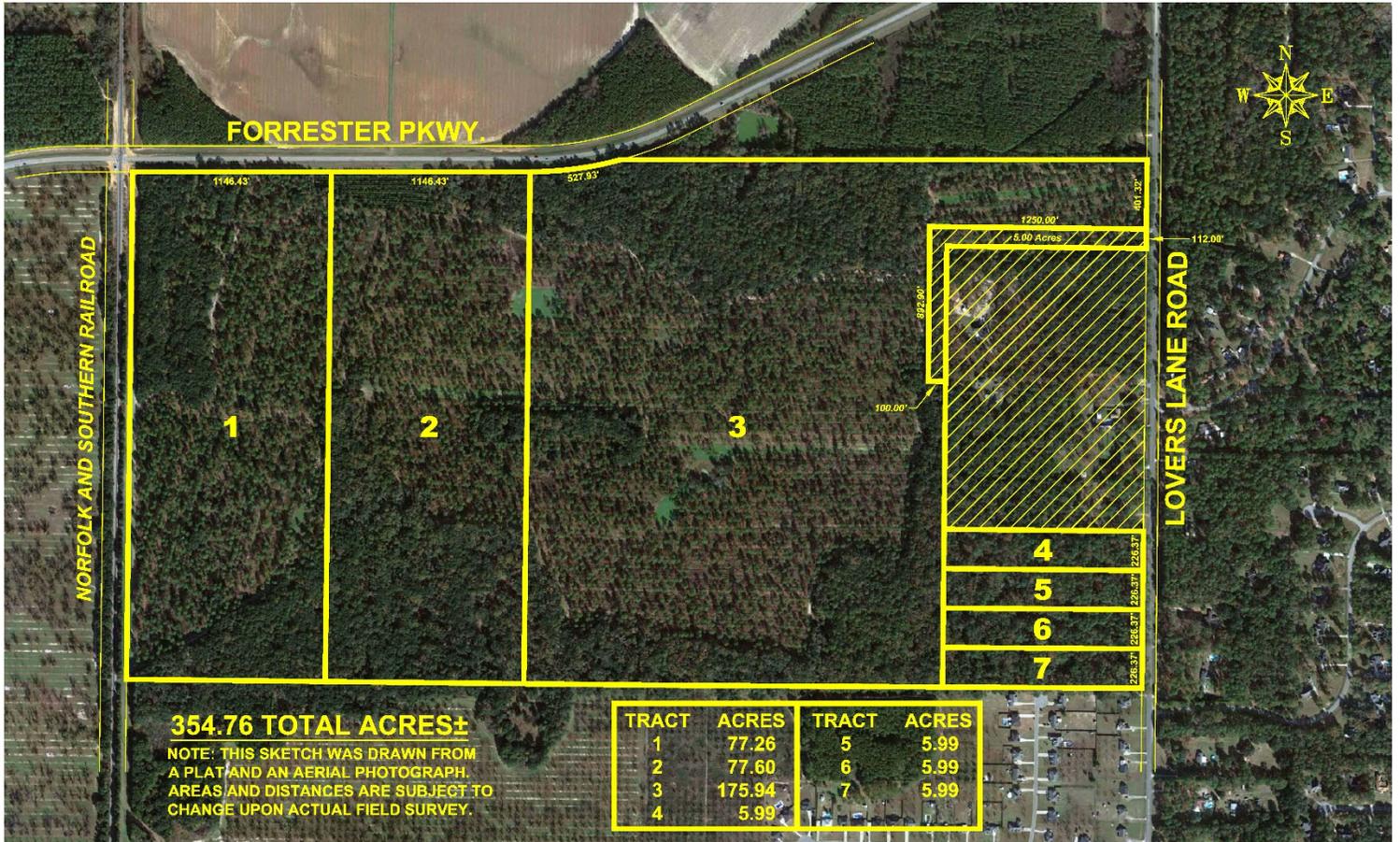
Driving Directions: From **Albany** take US Highway 19 North 3 miles towards Leesburg. Turn Right on Forrester Parkway for 2 Miles. The property begins on your right just past the railroad tracks on the South side. Turn Right on Lovers Lane Road for 0.5 Miles to the entrance on the Right. ***"Watch for Auction Signs!"***

From **Leesburg** take US Highway 19 South 5 Miles towards Albany. Turn Left on Forrester Parkway for 2 Miles. The property begins on your right just past the railroad tracks on the South side. Turn South on Lovers Lane for 0.5 Miles to the entrance on the Right. ***"Watch for Auction Signs!"***

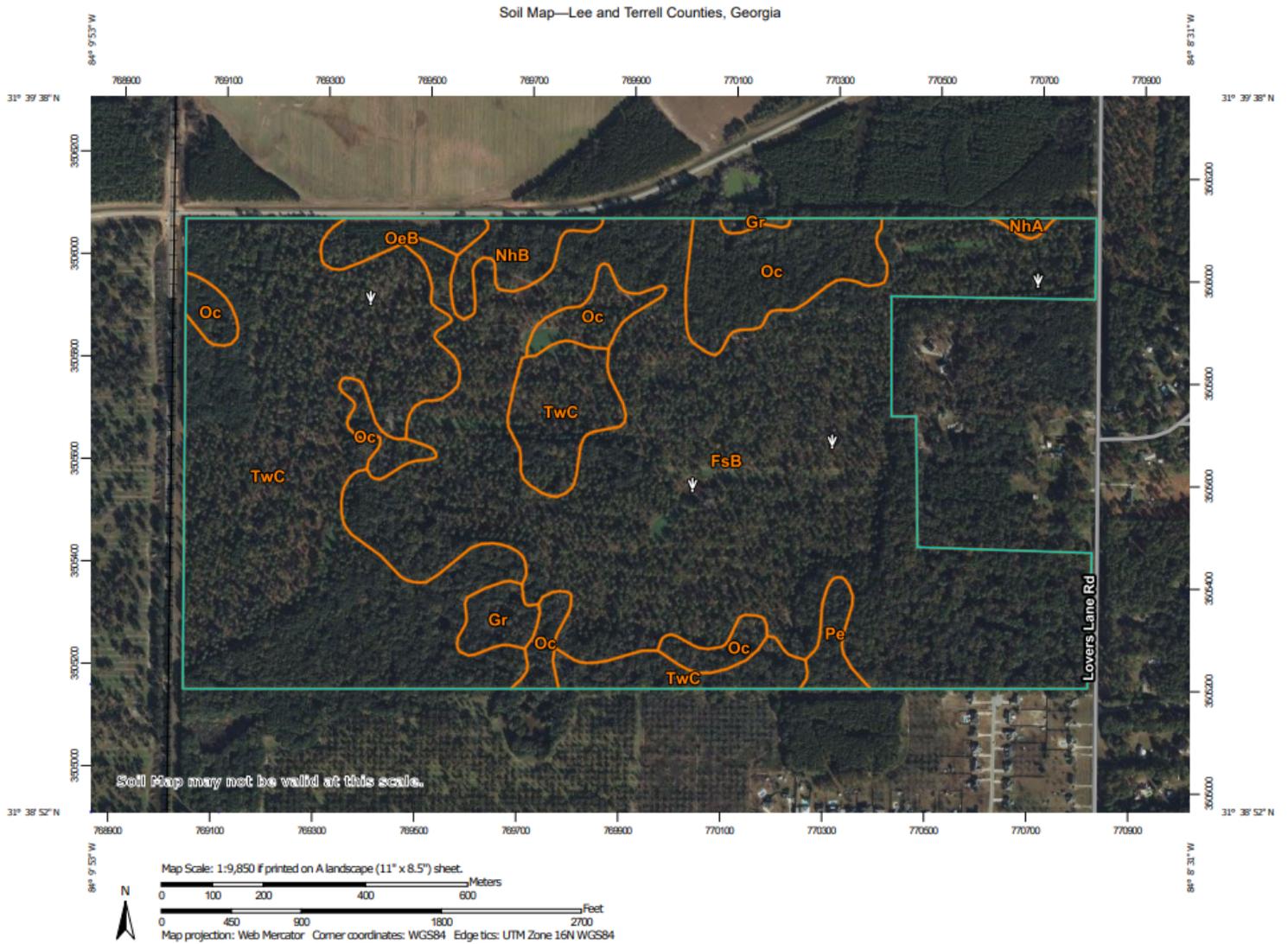
Important Selling Features:

- 354+/- Total Acres
- Pristine Lee County Plantation Tract
- Prime Development Potential
- Exceptional Quail and Deer Habitat
- Timber Cruise Available
- Zone AG and R-1 (See Zoning Map)
- Minutes from Chick-Fil-A & Publix
- Offered In 7 Tracts

Aerial Map



Soil Map – Page 1



USDA Natural Resources Conservation Service

Web Soil Survey
 National Cooperative Soil Survey

1/20/2022
 Page 1 of 3

Soil Map – Page 2

Soil Map—Lee and Terrell Counties, Georgia

MAP LEGEND		MAP INFORMATION
<p>Area of Interest (AOI)</p> <p> Area of Interest (AOI)</p> <p>Soils</p> <p> Soil Map Unit Polygons</p> <p> Soil Map Unit Lines</p> <p> Soil Map Unit Points</p> <p>Special Point Features</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>Water Features</p> <p> Streams and Canals</p> <p>Transportation</p> <p> Rails</p> <p> Interstate Highways</p> <p> US Routes</p> <p> Major Roads</p> <p> Local Roads</p> <p>Background</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>Warning: Soil Map may not be valid at this scale.</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: Lee and Terrell Counties, Georgia Survey Area Data: Version 16, Sep 8, 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—Lee and Terrell Counties, Georgia

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FsB	Fuquay loamy sand, 0 to 5 percent slopes	187.1	51.9%
Gr	Grady soils	4.7	1.3%
NhA	Norfolk loamy sand, 0 to 2 percent slopes	0.7	0.2%
NhB	Norfolk loamy sand, 2 to 5 percent slopes	6.3	1.8%
Oc	Ocilla loamy sand, 0 to 2 percent slopes	32.0	8.9%
OeB	Orangeburg loamy sand, 2 to 5 percent slopes	5.0	1.4%
Pe	Pelham loamy sand	3.4	1.0%
TwC	Troup soils, 0 to 8 percent slopes	120.8	33.5%
Totals for Area of Interest		360.2	100.0%

Tax Card Parcel – Page 1 039D 121

 Lee County, GA

Online Appeals

Would you like to submit an appeal to the Board of Assessors? [Click Here](#) for more information.

Appeal to Board of Assessors

Summary

Parcel Number 039D 121
Location Address LOVERS LANE ROAD
Legal Description TR 1 SEATON FAMILY TRUST L 209,210
(Note: Not to be used on legal documents)
 COUNTY UNINCORPORATED (District 03)
Tax District COUNTY UNINCORPORATED (District 03)
Millage Rate 33.692
Acres 359.76
Homestead Exemption No (50)
Lot/District 209 / 02

[View Map](#)



Owner

SEATON FAMILY TRUST
 U/A DATED 8/1/2011
 625 BRISBAINE MANOR
 JOHNS CREEK, GA 30022

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	2	225.74
RUR	Woodlands	Rural	4	125.76
RUR	Woodlands	Rural	6	3.46
RUR	Woodlands	Rural	9	4.8

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/7/2015	1770 259	F 94A	\$1,405,112	Vac Land Market Sale	KELLY EUGENE W ETAL	SEATON FAMILY TRUST
3/24/2015	1766 245		\$0	Quit Claim	MOSSY DELL PLANTATION LLLP	KELLY EUGENE W ETAL

Valuation

	2021	2020	2019	2018	2017
Previous Value	\$381,800	\$381,800	\$381,800	\$400,100	\$400,100
Land Value	\$903,100	\$381,800	\$381,800	\$381,800	\$400,100
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$903,100	\$381,800	\$381,800	\$381,800	\$400,100

Photos

Tax Card Parcel – Page 2
039D 121



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

The Lee 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](#)

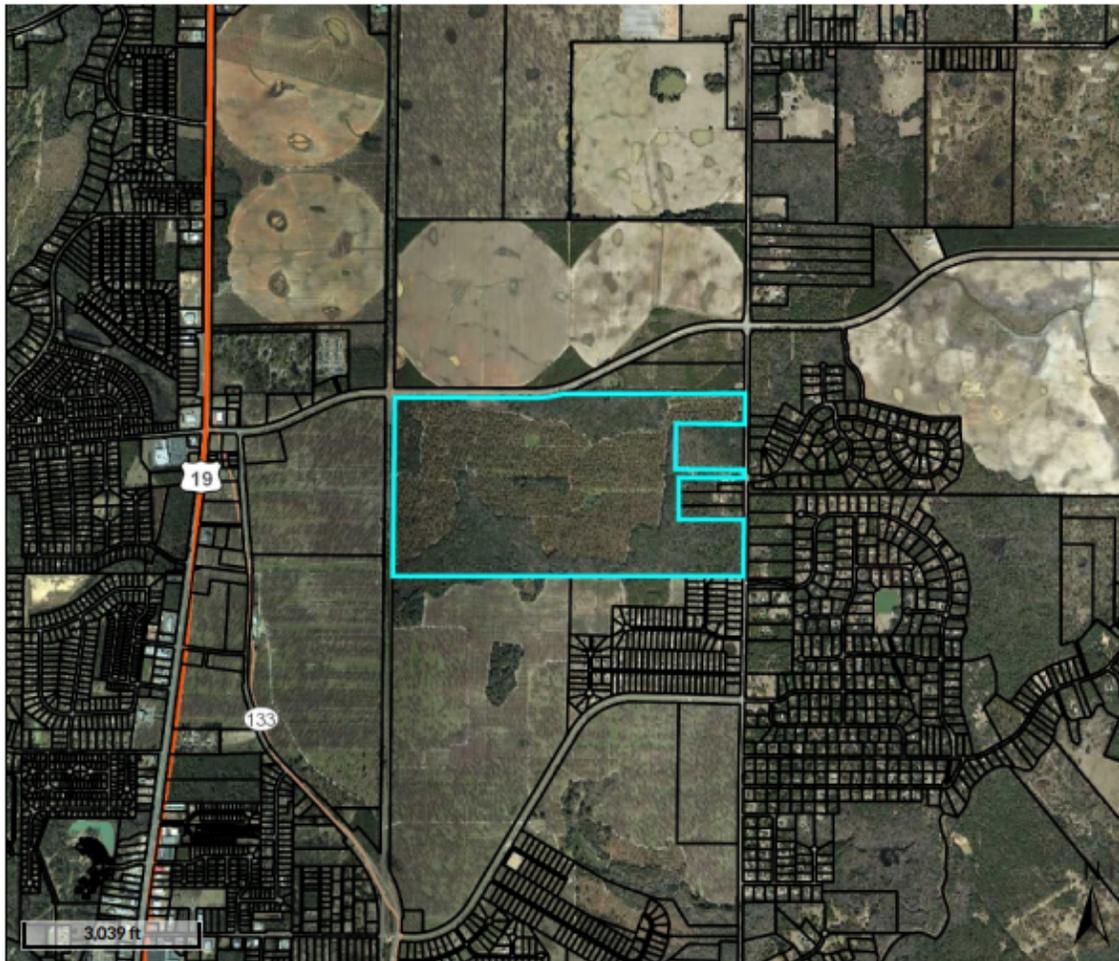
[Last Data Upload: 12/6/2021, 8:09:31 PM](#)

Developed by
 Schneider
GEOSPATIAL

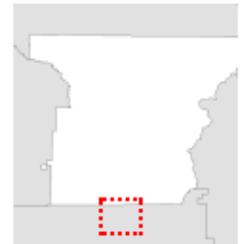
Version 2.3.164

**Tax Map Parcel
 039D 121**

qPublic.net™ Lee County, GA



Overview



Legend

-  Parcels
-  Roads

Parcel ID	039D 121	Owner	SEATON FAMILY TRUST	Last 2 Sales			
Class Code	Agricultural		U/A DATED 8/1/2011	Date	Price	Reason	Qual
Taxing District	COUNTY UNINCORPORATED		625 BRISBAINE MANOR	5/7/2015	\$1405112	LM	Q
Acres	359.76		JOHNS CREEK, GA 30022	3/24/2015	0	QC	U
		Physical Address	LOVERS LANE ROAD				
		Assessed Value	\$903100				

(Note: Not to be used on legal documents)

Date created: 12/7/2021
 Last Data Uploaded: 12/6/2021 8:09:31 PM

Developed by  **Schneider**
 GEOSPATIAL

Property Tax Bill 2021

2021 Property Tax Statement

Susan Smith
Lee County Tax Commissioner
100 Starksville Ave N
P.O. Box 9
Leesburg, GA 31763
(229) 759-6015

SEATON FAMILY TRUST
U/A DATED 8/1/2011
625 BRISBAINE MANOR

JOHNS CREEK, GA 30022
RETURN THIS FORM WITH PAYMENT

Bill Number	Due Date	CURRENT YEAR DUE
11125	12/20/2021	\$0.00

Payment Good Through:

Map: 121 209 001 *****Under Appeal*****

Last payment made on: 11/19/2021

Location: LOVERS LANE ROAD

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of these exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than April 1 in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact:

Lee County Tax Assessor
104 Leslie Highway, Suite B
P.O. Box 9
Leesburg, Georgia 31763
(229) 759-6010

If you feel that your property has been assigned to high a value for tax purposes by the Board of Tax Assessors, you should file a tax return reducing the value not later than April 1 in order to have an opportunity to have this value lowered for next years' taxes. Information on filing a return can be obtained at the location and phone number above.

Susan Smith
Lee County Tax Commissioner
100 Starksville Ave N
P.O. Box 9
Leesburg, GA 31763
(229) 759-6015



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

Tax Payer: SEATON FAMILY TRUST
Map Code: 121 209 001
Description: TR 1 SEATON FAMILY TRUST L 209,210
Location: LOVERS LANE ROAD
Bill Number: 11125
District: 3

*****Under Appeal*****

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$0.00	\$903,100.00	359.76	903100	12/20/2021	11/19/2021		

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
STATE TAX	903100	307054	0	307054	0	0.00	0.00	0.00	
COUNTY M&O	903100	307054	0	307054	15.59	4786.97	0.00	3816.68	
SALES TAX ROLLBACK	0	0	0	307054	-3.16	0.00	-970.29	0.00	
SCHOOL M&O	903100	307054	0	307054	15	4605.81	0.00	4605.81	
SCHOOL BOND	903100	307054	0	307054	0.8	245.64	0.00	245.64	
TOTALS						28.230	9,638.42	-970.29	8,668.13

-Please Make Check or Money Order Payable to: Lee County Tax Commissioner
-Please write the bill number(s) on your check.
-If a receipt is desired, please include a stamped, self-addressed envelope.
-If taxes are to be paid by a mortgage company, send them this portion only.
-If you are paying after the due date, please call our office for the full amount due.
-Interest and Penalties will apply after the due date as mandated by O.C.G.A 48-2-40 and 48-2-44

Current Due: \$8,668.13
Penalty: \$0.00
Interest: \$0.00
Other Fees: \$0.00
Back Taxes: \$0.00
Amount Paid: \$8,668.13

TOTAL DUE: \$0.00

Zoning Map



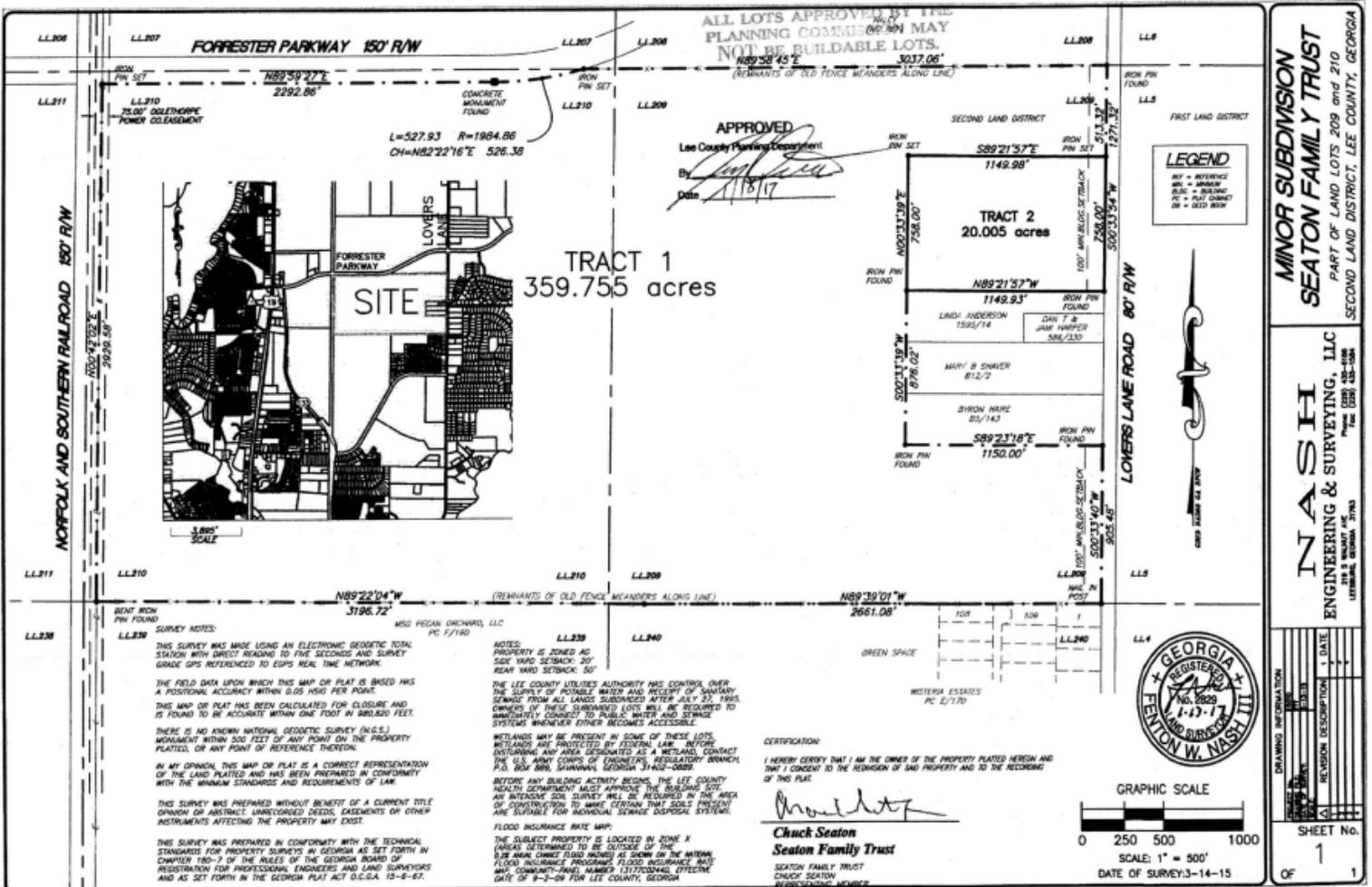
Legal Description

Tax Parcel Number: 039D 121

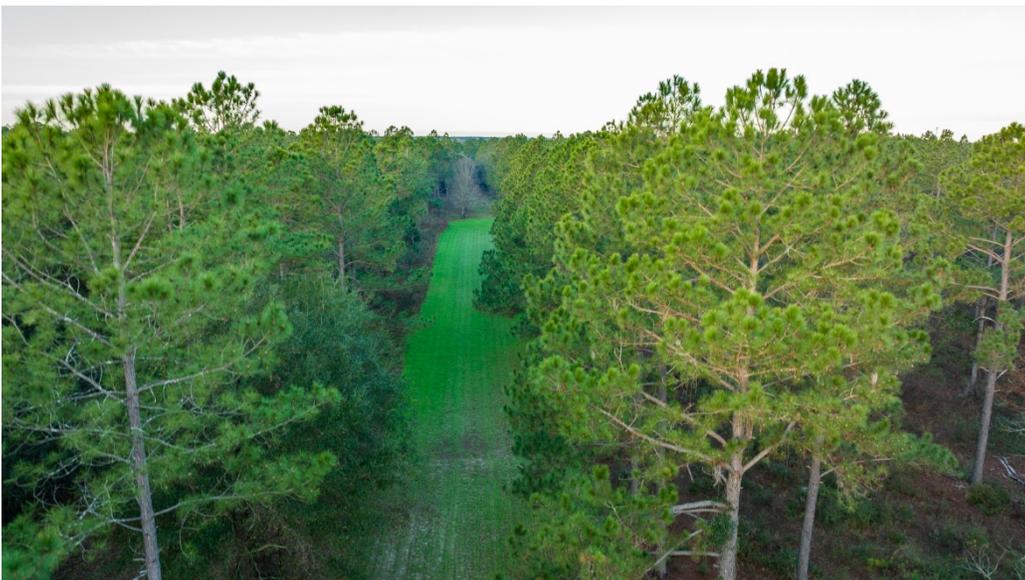
All that tract or parcel of land situate, lying and being in Land Lots 209 and 210, 2nd Land District, Lee County, Georgia shown on that certain plat of survey prepared by Nash Engineering & Surveying, LLC dated March 13, 2015, and designated as "Survey For Seaton Family Trust" recorded in Plat Cabinet F, Slide 94A in the Office of the Clerk of the Superior Court of Lee County, Georgia.

This conveyance is made subject to visible easements and restrictions and easements of record.

Plat Map



Go Bid Now!



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