

Go Bid
NOW!

Property Information



*133+/- Acres Row Crop
Farmland Opportunity Irwin
County, Georgia*

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

Online Only Auction



**725 Evergreen Drive
Fitzgerald, Georgia 31750**

Tuesday, April 19, 2022



WEEKS AUCTION GROUP
ACCELERATED REAL ESTATE MARKETING

(229)-890-2437

www.WeeksAuctionGroup.com



Introduction

Dear Prospective Bidders,

Weeks Auction Group is pleased to offer this 133+/- Acre Row Crop Farm in thriving Irwin County.

The property is located just minutes from Fitzgerald and Ocilla on Evergreen Drive. Whether expanding a farming operation or recreational use, this property will be a great addition for ag, hunting, fishing or to build your dream home. This property offers the perfect blend of features to attract all land buyers. Go Bid Now!

Bidding for this property will open on April 5, 2022 at 10:00 am eastern time and continue to April 19, 2022. Bidding will begin closing at 2:00 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. 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, April 19, 2022 at 2:00 pm

Open House Dates and Times: Drive by at any time or,
Call Cameron Morris for a private showing.

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

Property Information

Property Address: 725 Evergreen Drive, Fitzgerald, Georgia 31750

Auction Date: Tuesday, April 19, 2022 at 2:00 pm

Property Size: 133 +/- acres

Assessor's Parcel Numbers: 0081 0026

Tax Bill Amount: \$1,524.48 (Enrolled In CUVA 2020)

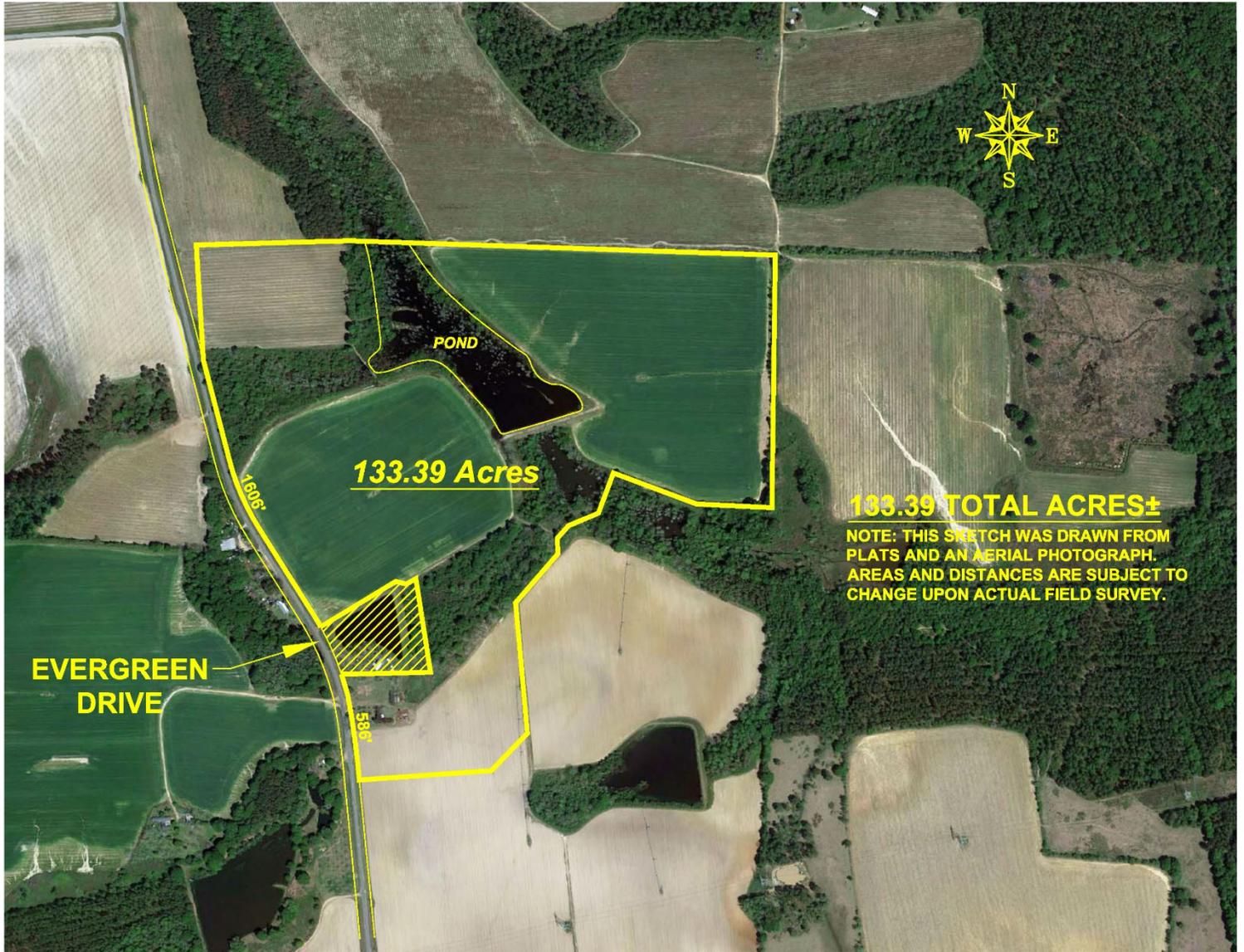
Driving Directions: From Fitzgerald take Highway 319 South for 0.5 Miles. Turn left by the CVS Pharmacy on Evergreen Road for 7.5 Miles. The property begins on the Left just past Meadow Lark Road. **Watch for Auction Signs!**

From Ocilla take US Highway 32 East 5 Miles towards Douglas. Just past Hutto's BBQ Turn left onto Evergreen Drive. The property begins on the right in just 3.1 miles. **Watch for Auction Signs!**

Important Selling Features:

- 133.39+/- Total Acres
- 93+/- Acres of Row Crop Farmland
- Strong Bases
- Beautiful 8 Acre Pond
- Zoned AG
- Minutes from Fitzgerald & Ocilla
- Offered In 1 Tract
- Located On Evergreen Drive
- Irrigation Equipment Not Included with Sale
- Leased for 2022 Crop Year

Aerial Map



Soil Map – Page 1



USDA Natural Resources Conservation Service

Web Soil Survey
 National Cooperative Soil Survey

3/13/2022
 Page 1 of 3

Soil Map – Page 2

Soil Map—Ben Hill and Irwin 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: Ben Hill and Irwin Counties, Georgia Survey Area Date: Version 16, Sep 3, 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: Mar 10, 2021—Apr 26, 2021</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—Ben Hill and Irwin Counties, Georgia

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AtA	Alapaha loamy sand, 0 to 2 percent slopes, occasionally flooded	34.9	25.5%
DaB	Dothan loamy sand, 2 to 5 percent slopes	11.9	8.7%
FsA	Fuquay loamy sand, 0 to 2 percent slopes	2.0	1.5%
TqA	Tifton loamy sand, 0 to 2 percent slopes	13.0	9.5%
TqB	Tifton loamy sand, 2 to 5 percent slopes	74.0	54.1%
TqB2	Tifton loamy sand, 2 to 5 percent slopes, moderately eroded	1.0	0.7%
Totals for Area of Interest		136.8	100.0%

Tax Card Parcel – Page 1

 Irwin County, GA

Summary

Parcel Number 0081 0026
Location Address EVERGREEN DR
Legal Description LL202 & 203-4TH
(Note: Not to be used on legal documents)
Class V5-Consv Use
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District COUNTY (District 01)
Millage Rate 29.066
Acres 133.39
Homestead Exemption No (S0)
Landlot/District 202 / 4
Water Public
Sewer Public Sewer
Electric Electricity
Gas Pipe Gas
Topography Level
Drainage Good
Road Class City
Parcel Road Access Paved

[View Map](#)

Owner

[ENGLISH ROY DANIEL](#)
 121 CRYSTAL LAKE RD
 REBECCA, GA 31783

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	2	81
RUR	Open Land	Rural	3	2
RUR	Open Land	Rural	4	2
RUR	Woodlands	Rural	5	48.39

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	2	81
CUV	Agland 93	3	2
CUV	Agland 93	4	2
CUV	Timberland 93	5	48.39

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Equip Shed/Imp Shed	2006	30x36 / 0	0	\$3,078

Permits

Permit Date	Permit Number	Type	Description
03/30/2012	001501	DEMOLITION	DEMO OF HOUSE

Valuation

	2021	2020
Previous Value	\$271,932	\$275,372
Land Value	\$268,854	\$268,854
+ Improvement Value	\$0	\$0
+ Accessory Value	\$3,078	\$3,078
= Current Value	\$271,932	\$271,932
10 Year Land Covenant (Agreement Year / Value)	2020 / \$117,911	2020 / \$114,477

Tax Card Parcel – Page 2

2/21/22, 8:20 PM

qPublic.net - Irwin County, GA - Report: 0081 0026

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/18/2019	0081 0026	8 236	\$0	Kin/Same Person	SUMNER, RITIA L	SUMNER RITIA L & ENGLISH ROY DANIEL
9/10/1993	121 302	8 236	\$0	Gift	EWING, ROBITZSCH	SUMNER, RITIA L
1/29/1982	84 712	8 236	\$0	Gift	EWING, WILLENE T	EWING, ROBITZSCH

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

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

[Last Data Upload: 2/21/2022 10:59:50 AM](#)

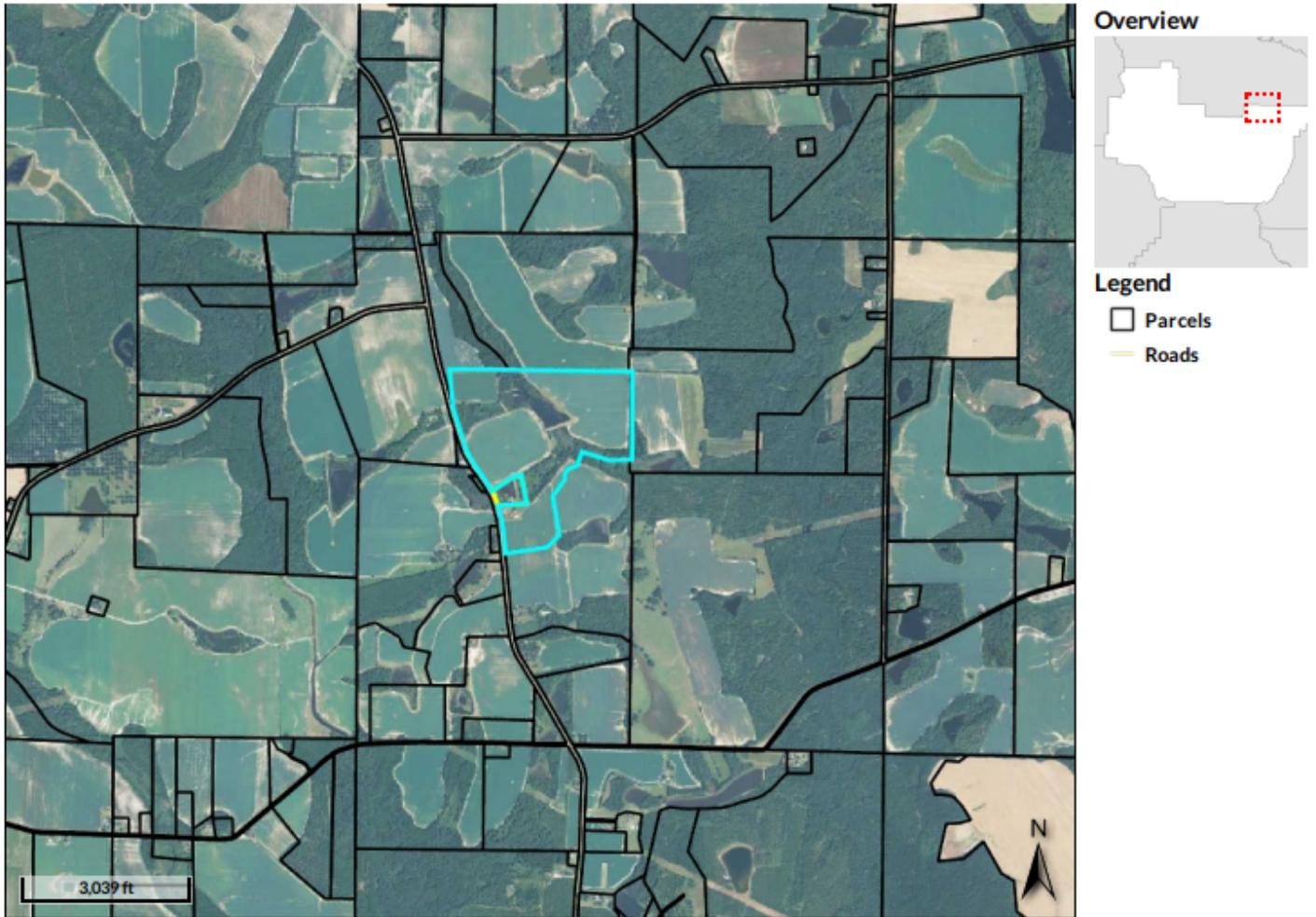
Developed by

Schneider
 GEOSPATIAL

Version 2.3.177

Tax Map Parcel

qPublic.net™ Irwin County, GA



Parcel ID 0081 0026
Class Code Consv Use
Taxing District COUNTY
Acres 133.39

Owner ENGLISH ROY DANIEL
 121 CRYSTAL LAKE RD
 REBECCA, GA 31783
Physical Address EVERGREEN DR
Assessed Value Value \$271932

Last 2 Sales			
Date	Price	Reason	Qual
6/18/2019	0	KI	U
9/10/1993	0	GI	U

(Note: Not to be used on legal documents)

Date created: 2/21/2022
 Last Data Uploaded: 2/21/2022 10:59:50 AM

Developed by Schneider
 GEOSPATIAL

Property Tax Bill 2021 – Page 1

2021 Property Tax Statement

LINDSEY R MCMAHAN
IRWIN COUNTY TC
202 S. IRWIN AVE
OCILLA, GA 31774

ENGLISH ROY DANIEL
121 CRYSTAL LAKE RD
REBECCA, GA 31783

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2021-1540	12/20/2021	\$0.00	\$1524.48	\$0.00	Paid 09/15/2021

Map: 00810-00000-026-000
Location: EVERGREEN DR
Account No: 154000 010

If paying by check or money order, please include your tax bill number.

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

<p>LINDSEY R MCMAHAN IRWIN COUNTY TC 202 S. IRWIN AVE OCILLA, GA 31774</p>		<p>Tax Payer: ENGLISH ROY DANIEL Map Code: 00810-00000-026-000 Real Description: LL202 & 203-4TH Location: EVERGREEN DR Bill No: 2021-1540</p>							
Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
0.00	0.00	133.3900	\$271,932.00	12/20/2021	09/08/2021				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
COUNTY		\$0	\$108,773	\$60,377	\$48,396	0.014868	\$812.47	-\$92.92	\$719.55
IND AUTH		\$0	\$108,773	\$60,377	\$48,396	0.000950	\$45.98	\$0.00	\$45.98
SCHOOL		\$0	\$108,773	\$60,377	\$48,396	0.015682	\$758.95	\$0.00	\$758.95
TOTALS						0.031500	\$1,617.40	-\$92.92	\$1,524.48
<p>Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead authorized for all homeowners, certain elderly persons are entitled to additional homestead 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 the exemptions and are now receiving the benefit of the exemption, you must apply for the exemption not later than April 1st 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 the office of the County Tax Office at ADDRESS or PHONE. If you feel that your property has been assigned too 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 1st in order to have an opportunity to have this value lowered for next year's taxes. Information on filing a return can be obtained from the County Tax Office at ADDRESS or PHONE.</p>							<p>Current Due \$1,524.48 Penalty \$0.00 Interest \$0.00 Other Fees \$0.00 Previous Payments \$1,524.48 Back Taxes \$0.00 Total Due \$0.00 Paid Date 09/15/2021</p>		
<p>LOCAL OPTION SALES TAX CREDIT: The General Assembly reenacted the Local Option Sales Tax Act and another part of your bill shows the dollar amount of reduction of local property taxes which you have received. The law now requires the following additional information to be provided to each taxpayer.</p>									

CUVA

GEORGIA, IRWIN COUNTY
 CLERK'S OFFICE SUPERIOR COURT
 FILED FOR RECORD FEBRUARY 5, 2020
 12:30 P.M.
 RECORDED IN BOOK 378 PAGE 65-66
Sherry Røpe
 SHERRY RØPE, DEPUTY CLERK

new

PT283A Rev. 2/15

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

To the Board of Tax Assessors of Irwin 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.

ENGLISH ROY DANIEL

Owner's mailing address 121 CRYSTAL LAKE ROAD		City, State, Zip REBECCA, GA 31783	Number of acres included in this application. Agricultural Land: <u>85.00</u> Timber Land: <u>48.39</u>
Property location (Street, Route, Hwy, etc.) 0 EVERGREEN DR		City, State, Zip of Property:	Covenant Acres <u>133.39</u> Total Acres <u>133.39</u>
District 4	Land Lot 202	Sublot & Block	Recorded Deed Book/Page 0081 0026
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.

Signature of Taxpayer or Taxpayer's Authorized Representative: *Ray D. English* Date Application Filed: 1/13/2020

Signature of Taxpayer or Taxpayer's Authorized Representative (Please have additional taxpayers sign on reverse side of application): *James L. Harris* Sworn to and subscribed before me this 13 day of JANUARY, 2020. Notary Public by Comm. Expires 11/15/2020. *James L. Harris* Notary Public, Irwin County, Georgia.

FOR TAX ASSESSORS USE ONLY			
MAP & PARCEL NUMBER	TAX DISTRICT	TAXPAYER ACCOUNT NUMBER	YEAR COVENANT:
Property from: <u>0081 0026</u>	<u>01</u>	City, State, Zip of (P2330)	Begin: <u>Jan 1, 2020</u> Ends: <u>Dec 31, 2029</u>
If transferred from Preferential Agricultural Assessment, provide date of transfer (and fee):	If applicable, covenant is a renewal for tax year: Begin: <u>Jan 1,</u> Ends: <u>Dec 31,</u>	If applicable, covenant is a continuation for tax year: Begin: <u>Jan 1, 2017</u> Ends: <u>Dec 31, 2026</u>	
	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 continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number:	
Approved: <u>2-4-20</u> Date: <u>2-4-20</u>	By: <i>[Signature]</i> Board of Tax Assessors	Date: <u>2-4-20</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.			

Legal Description

TRACT ONE:

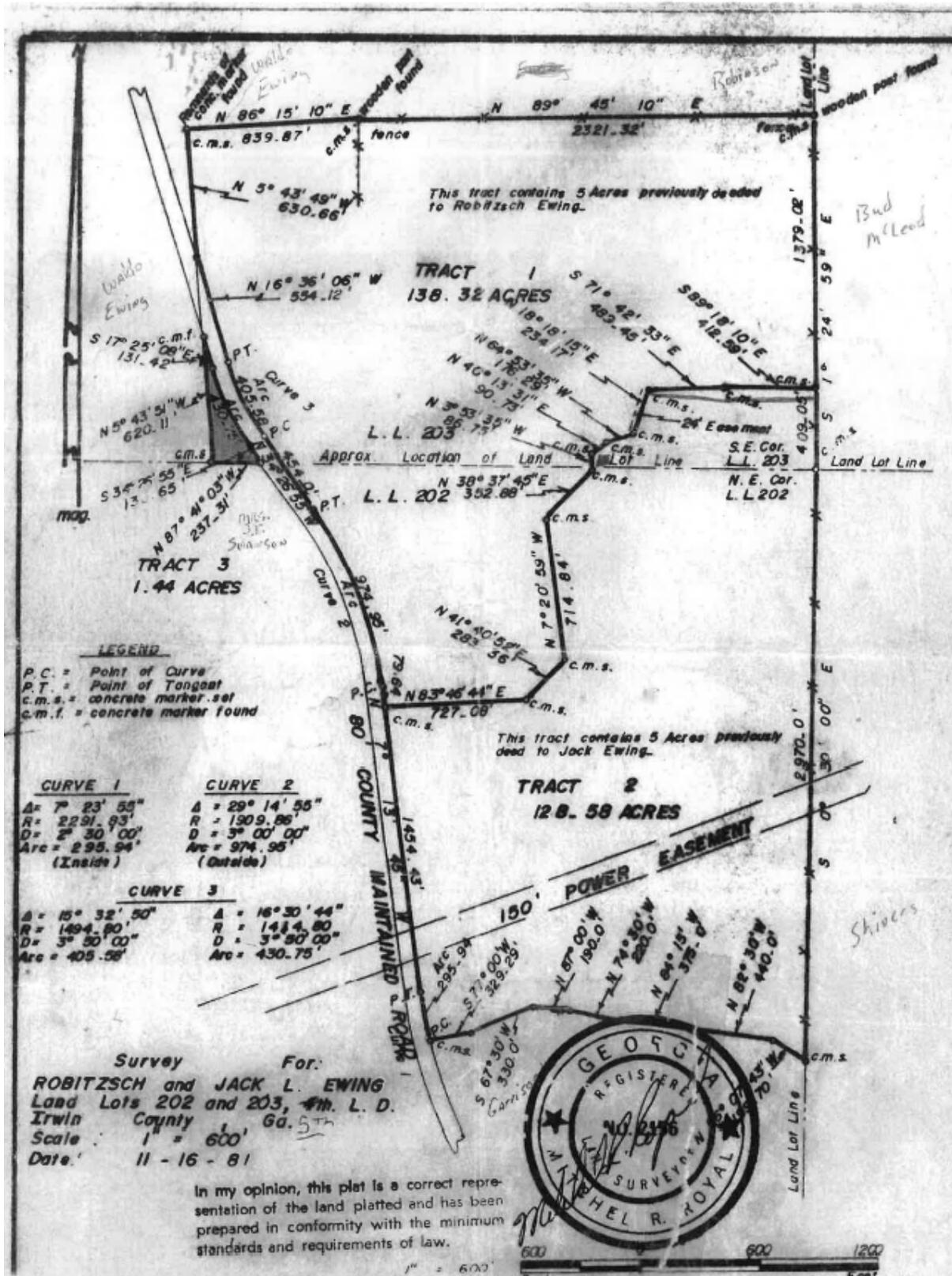
138.32 acres of land situate in Land Lot Numbers 202 and 203 in the 4th Land District of Irwin County, Georgia, being more particularly described as follows: To obtain a point of beginning commence at the Southeast corner of said Land Lot No. 203 and run thence North 1 degree 24 minutes 59 seconds West 409.05 feet along the East land lot line of said Land Lot No. 203 to an agreed corner, the same being the POINT OF BEGINNING; thence run the following calls **and** distances along an agreed line, to-wit: North 89 degrees 18 minutes 10 seconds West 412.59 feet to a point; thence run North 71 degrees 42 minutes 33 seconds West 489.45 feet to a point; thence run South 18 degrees 18 minutes 15 seconds West 234.17 feet to a point; thence South 64 degrees 53 minutes 35 seconds West 176.29 feet to a point; thence run South 40 degrees 13 minutes 31 seconds West 90.73 feet to a point; thence run South 3 degrees 53 minutes 35 seconds East 86.75 feet to a point; thence run South 38 degrees 37 minutes 45 seconds West 352.88 feet to a point; thence run South 7 degrees 20 minutes 59 seconds East 714 .84 feet to a point; thence run South 41 degrees 40 minutes 52 seconds West 283.36 feet to a point; thence run South 83 degrees 46 minutes 44 seconds West 727.08 feet to an agreed corner on the Eastern right of way line of a paved county road; thence run Northerly along the said Eastern right of way line of said county paved road a distance of 2,468.29 feet to a point; thence run North 5 degrees 43 minutes 49 seconds West 630.66 feet to a corner; thence run North 86 degrees 15 minutes 10 seconds East 839.87 feet to a point; thence run North 89 degrees 45 minutes 10 seconds East 23 21.32 feet to a corner on the said East land lot line of said Land Lot No. 203; thence run South 1 degree 24 minutes 59 seconds East 1379 .02 feet along the said East land lot line of said Land Lot No. 203 to the point of beginning. Shown and designated as Tract No. 1 on that certain Plat of Survey by Mitchell R. Royal, Registered Surveyor, dated 1-16-1981, recorded in Plat Book 8 at Page 236 of the deed records of Irwin County, Georgia, reference being hereto made for the purpose of incorporating the same herein and making it a part of this description.

This conveyance is subject to all easements existing on the property at the date of this conveyance.

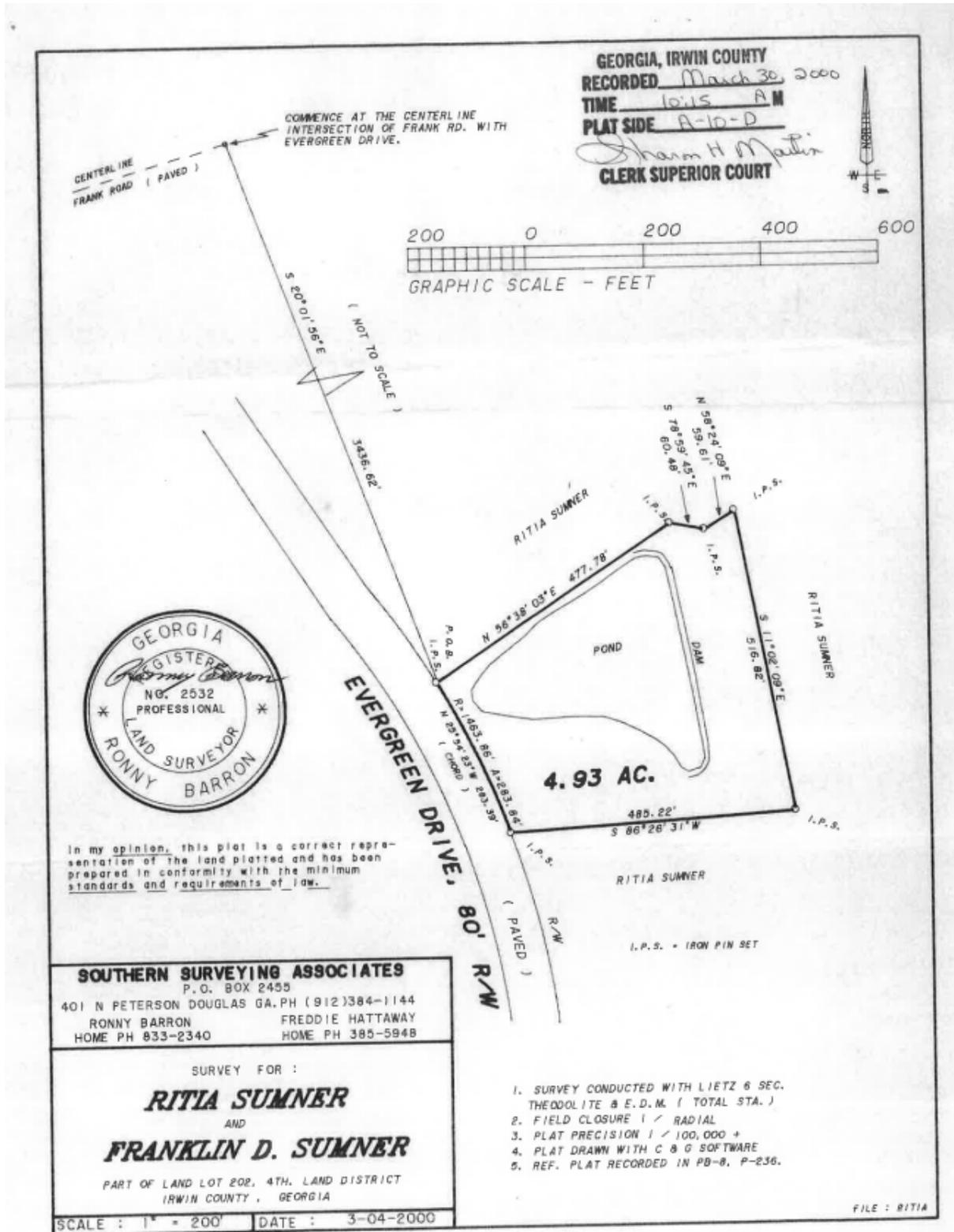
LESS AND EXCEPT the following described property, to-wit: 4.93 acres more or less lying and being in Land Lot Number 202 in the Fourth Land District of Irwin County, Georgia, more particularly described as follows:

To obtain a point of beginning commence at the center line of the intersection of Frank Road with Evergreen Drive, and run thence south 20 degrees 01 minutes 56 seconds east 3,436.62 feet to an iron pin situated upon the east right-of-way line of Evergreen Drive, and call said point the point and place of beginning; thence from said point of beginning north 56 degrees 3 minutes 03 seconds east 477.78 feet to an iron pin; thence south 78 degrees 59 minutes 45 seconds east 60.48 feet to an iron pin; thence north 58 degrees 24 minutes 09 seconds east 59.61 feet to an iron pin; thence south 11 degrees 02 minutes 09 seconds east 516.82 feet to an iron pin; thence south 86 degrees 26 minutes 31 seconds west 485.22 feet to an iron pin situated upon the east right-of-way line of Evergreen Drive; thence north along the east right-of-way line of Evergreen Drive along an arch hereinafter described 283.84 feet to the point and place of beginning, said arch having a radius of 1,463.86 feet and a chord of 283.39 feet with a bearing of north 25 degrees 54 minutes 23 seconds west 283.39 feet. Said 4.93 acre tract is as shown upon that certain survey for Ritia Sumner and Franklin D. Sumner by Ronny Barron, Southern Surveying Associates, Georgia Registered Land Surveyor Number 2532, which said plat is recorded in Plat Slide A-J 0-D in the office of the Superior Court of Irwin County, Georgia, the same being dated March 4, 2000, and reference is hereby made to the record of said plat for all information shown thereon and the same is incorporated herein by reference thereto.

Plat



Less and Except Plat



Permanent Pool and Flood Easement – Page 1

Georgia, Irwin County
 Undersigned Name
 Undersigned Address

GEORGIA, IRWIN COUNTY
 CLERK'S OFFICE SUPERIOR COURT
 FILED FOR RECORD January 11, 2007
 AT 1:45 O'CLOCK P M
 RECORDED IN BOOK 199 PAGE 224-725
John B. Richardson / CLERK

Permanent Pool & Flood Easement

This special limited permanent pool & flood easement is made and entered into by and between the AJ + Lillian Robinson hereinafter called the "Landowner" of Irwin County, GA and Critia Sumner hereinafter called the "Undersigned", of Irwin County, Georgia.

Whereas, the Landowner owns certain lands in Land Lot 197-198, Land District 4, of Irwin County, Georgia as recorded in Deed Book 110, Page 167 in the Office of the Clerk of Superior Court of Irwin County, Georgia, hereinafter referred to as the "Robinson Tract" and this tract lies adjacent on the west to certain lands owned by the Undersigned in Land Lot 202-203, Land District 4, of Irwin County, Georgia as recorded in Deed Book 121, Page 302 in the Office of the Clerk of Superior Court of Irwin County, Georgia, hereinafter referred to as the "Sumner Tract";

Whereas, the Undersigned desires to build, construct and maintain a pond upon the Sumner Tract for the purpose of irrigation.

Whereas, the Undersigned has disclosed to the Landowner that he/she has received information from the USDA Natural Resources Conservation Service that

1. The constructed dam and spillway system will place approximately 0.14 acres of permanent pool on the Landowners Tract (see attachment #1) AND
2. The water displaced from the pond during times of heavy rainfall and long duration runoff will temporarily flood onto the Landowners Tract from time to time causing limited periods of inundation that will impact an additional _____ acres (see attachment #2).

Whereas, the Undersigned has represented, a does hereby again represent, unto the Landowner, that the pond to be built and constructed by the Undersigned on the will cause a permanent pool and a flood pool condition on the Landowners Tract.

Now, therefore, in reliance upon the representations made by the Undersigned, as set forth above and in consideration of such undertakings by the Undersigned, the Landowner does hereby grant to the Undersigned a permanent pool easement and limited flood easement to maintain temporary flood areas, from time to time, upon lands of the Landowners Tract with the following conditions:

1. The pond to be built by the Undersigned will be maintained by the

Permanent Pool and Flood Easement – Page 2

Now, therefore, in reliance upon the representations made by the Undersigned, as set forth above and in consideration of such undertakings by the Undersigned, the Landowner does hereby grant to the Undersigned a permanent pool easement and limited flood easement to maintain temporary flood areas, from time to time, upon lands of the Landowners Tract with the following conditions:

1. The pond to be built by the Undersigned will be maintained by the Undersigned at all times.
2. During the design and construction phase, employees of the USDA-NRCS may enter the property to determine permanent pool and flood pool boundaries for documentation of official records. Access permission is limited for the period of design and construction only. The existing pond currently impounds water over the property line and the planned permanent pool will not be enlarged over the current permanent pool.
4. All construction activities will be limited to the property of the Undersigned only.
3. This easement shall inure to the benefit of and be binding upon the parties, their heirs, successors and/or assigns.

The Undersigned hereby accepts the foregoing consent subject to the terms and conditions set forth above and, in the event, the Undersigned fails to perform as herein provided, this easement shall become void and no use of the Landowner's land as herein provided shall be made.

WITNESS the hand and seal of the undersigned this 11 day of Jan. in the year 2007.



WITNESS: [Signature]
 Public: [Signature]
5-09

BY: _____
 Title: A. J. Robinson
 Date: _____

WITNESS: _____

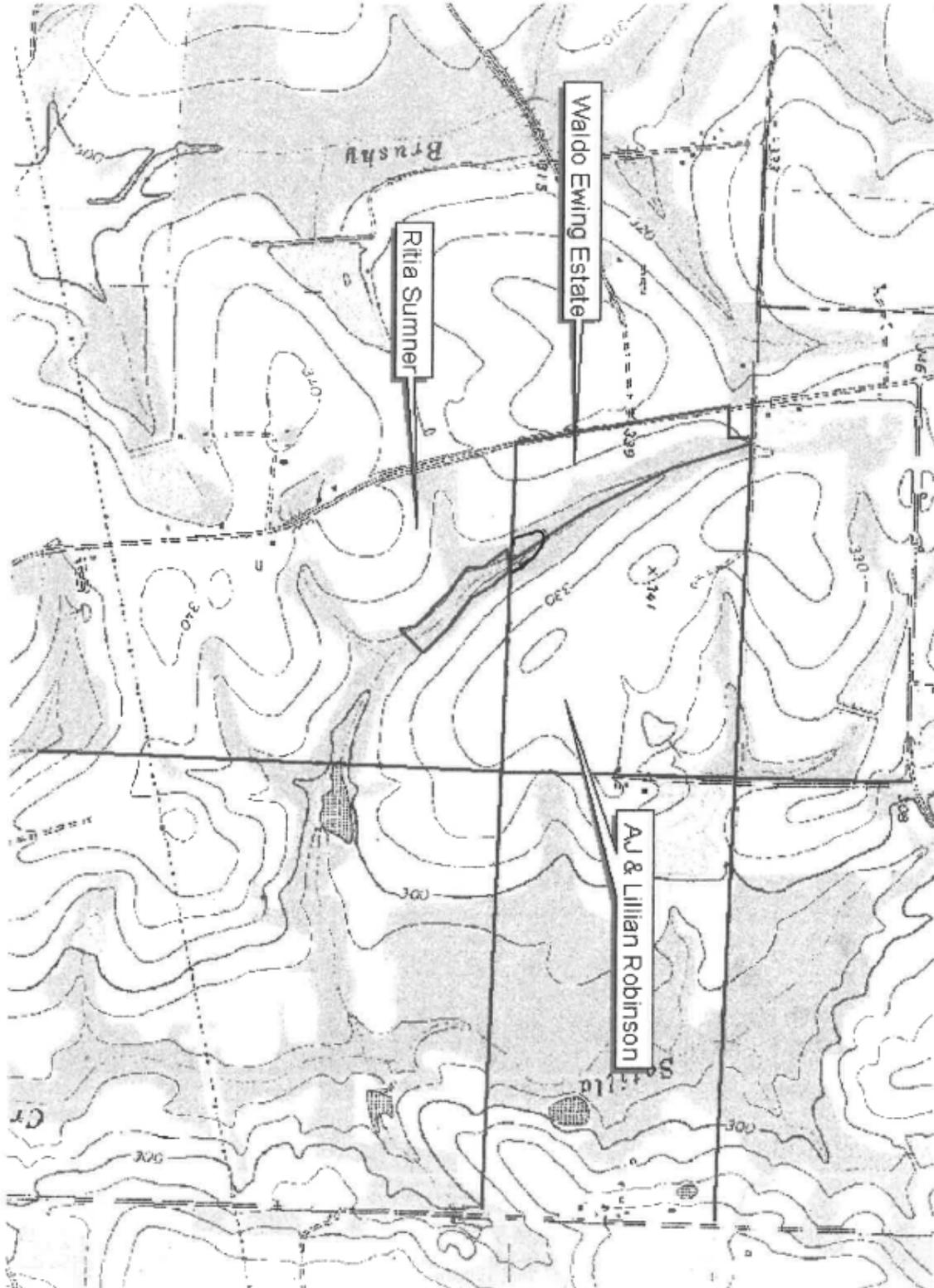
BY: _____

Notary Public: _____

Title: _____

Date: _____

Permanent Pool and Flood Easement – Page 3



Permanent Pool and Flood Easement – Page 4

Georgia, Irwin County
 Undersigned Name
 Undersigned Address

GEORGIA, IRWIN COUNTY
 CLERK'S OFFICE SUPERIOR COURT
 FILED FOR RECORD Sumner 11/2007
 AT 1:45 O'CLOCK P
 RECORDED IN BOOK 199 PAGE 226-
Sumner 11-2007 727
John B. Richards CLERK

Permanent Pool & Flood Easement

This special limited permanent pool & flood easement is made and entered into by and between the Waldo Ewing, EST, hereinafter called the "Landowner" of Irwin County, GA and Rita Sumner herein after called the "Undersigned", of Irwin County, Georgia.

Whereas, the Landowner owns certain lands in Land Lot 234-235²⁰³, Land District 4, of Irwin County, Georgia as recorded in Deed Book 42, Page 89 in the Office of the Clerk of Superior Court of Irwin County, Georgia, hereinafter referred to as the "Ewing Tract" and this tract lies adjacent on the west to certain lands owned by the Undersigned in Land Lot 202-203, Land District 4, of Irwin County, Georgia as recorded in Deed Book 121, Page 302 in the Office of the Clerk of Superior Court of Irwin County, Georgia., hereinafter referred to as the "Sumner Tract";

Whereas, the Undersigned desires to build, construct and maintain a pond upon the Sumner Tract for the purpose of irrigation.

Whereas, the Undersigned has disclosed to the Landowner that he/she has received information from the USDA Natural Resources Conservation Service that

1. The constructed dam and spillway system will place approximately 0.06 acres of permanent pool on the Landowners Tract (see attachment #1) AND
2. The water displaced from the pond during times of heavy rainfall and long duration runoff will temporarily flood onto the Landowners Tract from time to time causing limited periods of inundation that will impact an additional _____ acres (see attachment #2).

Whereas, the Undersigned has represented, a does hereby again represent, unto the Landowner, that the pond to be built and constructed by the Undersigned on the will cause a permanent pool and a flood pool condition on the Landowners Tract.

Now, therefore, in reliance upon the representations made by the Undersigned, as set forth above and in consideration of such undertakings by the Undersigned, the Landowner does hereby grant to the Undersigned a permanent pool easement and limited flood easement to maintain temporary flood areas, from time to time, upon lands of the Landowners Tract with the following conditions:

1. The pond to be built by the Undersigned will be maintained by the

Permanent Pool and Flood Easement – Page 5

Now, therefore, in reliance upon the representations made by the Undersigned, as set forth above and in consideration of such undertakings by the Undersigned, the Landowner does hereby grant to the Undersigned a permanent pool easement and limited flood easement to maintain temporary flood areas, from time to time, upon lands of the Landowners Tract with the following conditions:

1. The pond to be built by the Undersigned will be maintained by the Undersigned at all times.
2. During the design and construction phase, employees of the USDA-NRCS may enter the property to determine permanent pool and flood pool boundaries for documentation of official records. Access permission is limited for the period of design and construction only. The existing pond currently impounds water over the property line and the planned permanent pool will not be enlarged over the current permanent pool.
4. All construction activities will be limited to the property of the Undersigned only.
3. This easement shall inure to the benefit of and be binding upon the parties, their heirs, successors and/or assigns.

The Undersigned hereby accepts the foregoing consent subject to the terms and conditions set forth above and, in the event, the Undersigned fails to perform as herein provided, this easement shall become void and no use of the Landowner's land as herein provided shall be made.

WITNESS the hand and seal of the undersigned this 9 day of Jan. in the year 2007.



WITNESS: [Signature]
 Notary Public: [Signature]
1-5-09

Malone Ewing for
 BY: Waldo Ewing Est.
 Title: _____
 Date: _____

WITNESS: _____
 Notary Public: _____

BY: _____
 Title: _____
 Date: _____

Permanent Pool and Flood Easement – Page 6

Georgia, Irwin County
 Undersigned Name
 Undersigned Address

GEORGIA, IRWIN COUNTY
 CLERK'S OFFICE SUPERIOR COURT
 FILED FOR RECORD Amman 11, 2007
 AT 1:45 O'CLOCK PM
 RECORDED IN BOOK 199 PAGE 236
John B. Richards CLERK

Permanent Pool & Flood Easement

This special limited permanent pool & flood easement is made and entered into by and between the Waldo Ewing^{EST}, hereinafter called the "Landowner" of Irwin County, GA and R. Ya Summer herein after called the "Undersigned", of Irwin County, Georgia.

Whereas, the Landowner owns certain lands in Land Lot 234-225-203, Land District 4, of Irwin County, Georgia as recorded in Deed Book 42, Page 89 in the Office of the Clerk of Superior Court of Irwin County, Georgia, hereinafter referred to as the "Ewing Tract" and this tract lies adjacent on the west to certain lands owned by the Undersigned in Land Lot 202-203, Land District 4, of Irwin County, Georgia as recorded in Deed Book 121, Page 302 in the Office of the Clerk of Superior Court of Irwin County, Georgia., hereinafter referred to as the "Summer Tract";

Whereas, the Undersigned desires to build, construct and maintain a pond upon the Summer Tract for the purpose of irrigation.

Whereas, the Undersigned has disclosed to the Landowner that he/she has received information from the USDA Natural Resources Conservation Service that

1. The constructed dam and spillway system will place approximately 0.06 acres of permanent pool on the Landowners Tract (see attachment #1) AND
2. The water displaced from the pond during times of heavy rainfall and long duration runoff will temporarily flood onto the Landowners Tract from time to time causing limited periods of inundation that will impact an additional _____ acres (see attachment #2).

Whereas, the Undersigned has represented, a does hereby again represent, unto the Landowner, that the pond to be built and constructed by the Undersigned on the will cause a permanent pool and a flood pool condition on the Landowners Tract.

Now, therefore, in reliance upon the representations made by the Undersigned, as set forth above and in consideration of such undertakings by the Undersigned, the Landowner does hereby grant to the Undersigned a permanent pool easement and limited flood easement to maintain temporary flood areas, from time to time, upon lands of the Landowners Tract with the following conditions:

1. The pond to be built by the Undersigned will be maintained by the

Permanent Pool and Flood Easement – Page 7

Now, therefore, in reliance upon the representations made by the Undersigned, as set forth above and in consideration of such undertakings by the Undersigned, the Landowner does hereby grant to the Undersigned a permanent pool easement and limited flood easement to maintain temporary flood areas, from time to time, upon lands of the Landowners Tract with the following conditions:

1. The pond to be built by the Undersigned will be maintained by the Undersigned at all times.
2. During the design and construction phase, employees of the USDA-NRCS may enter the property to determine permanent pool and flood pool boundaries for documentation of official records. Access permission is limited for the period of design and construction only. The existing pond currently impounds water over the property line and the planned permanent pool will not be enlarged over the current permanent pool.
4. All construction activities will be limited to the property of the Undersigned only.
3. This easement shall inure to the benefit of and be binding upon the parties, their heirs, successors and/or assigns.

The Undersigned hereby accepts the foregoing consent subject to the terms and conditions set forth above and, in the event, the Undersigned fails to perform as herein provided, this easement shall become void and no use of the Landowner's land as herein provided shall be made.

WITNESS the hand and seal of the undersigned this 9 day of Jan. in the year 2007.



WITNESS: [Signature]
 Notary Public: Allen Gay
1-5-09

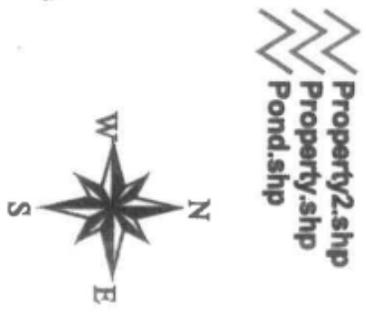
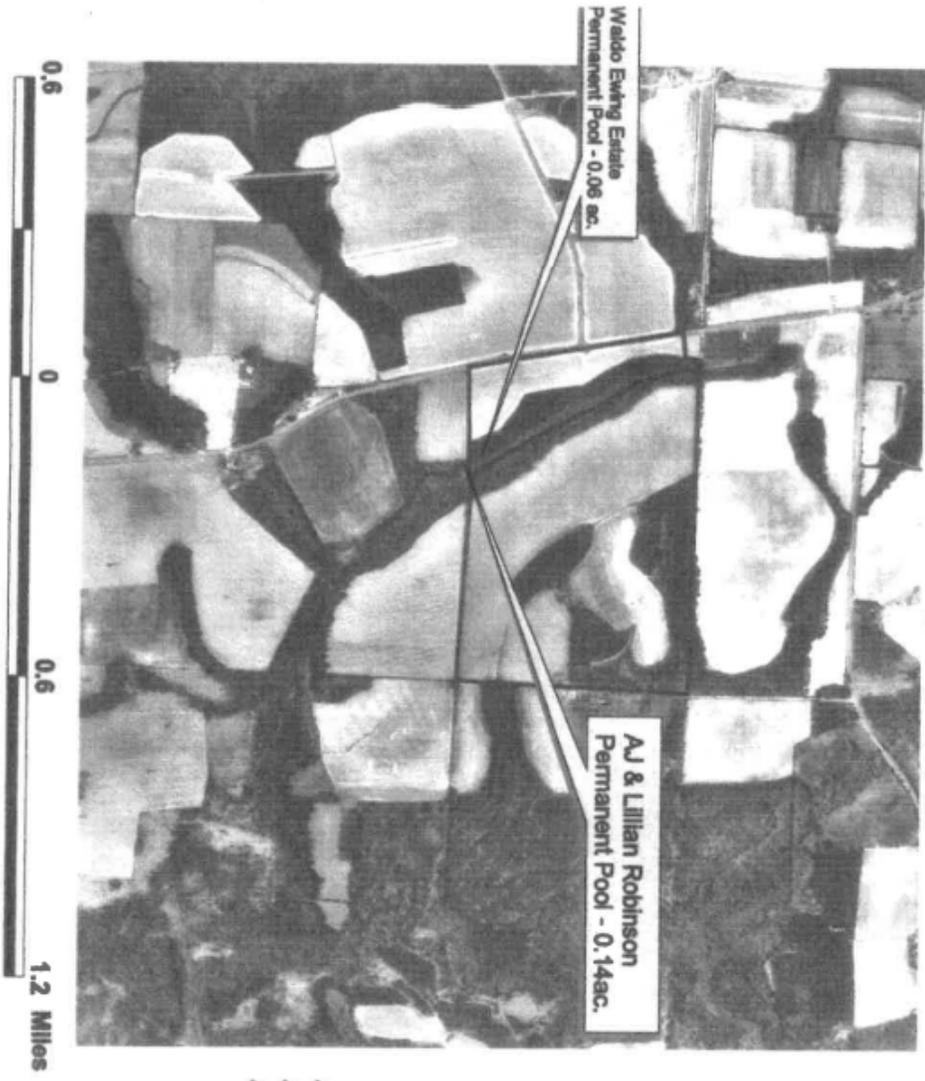
BY: Melvin Ewing for
Waldo Ewing EST.
 Title: _____
 Date: _____

WITNESS: _____
 Notary Public: _____

BY: _____
 Title: _____
 Date: _____

Permanent Pool and Flood Easement – Page 8

**Ritita Summer
Pond**



Permanent Pool and Flood Easement – Page 9

Georgia, Irwin County
Undersigned Name
Undersigned Address

Permanent Pool & Flood Easement

This special limited permanent pool & flood easement is made and entered into by and between the AJ & Lillian Robinson hereinafter called the "Landowner" of Irwin County, GA and Rita Sumner herein after called the "Undersigned", of Irwin County, Georgia.

Whereas, the Landowner owns certain lands in Land Lot 197-198, Land District 4, of Irwin County, Georgia as recorded in Deed Book 110, Page 167 in the Office of the Clerk of Superior Court of Irwin County, Georgia, hereinafter referred to as the "Robinson Tract" and this tract lies adjacent on the west to certain lands owned by the Undersigned in Land Lot 202-203, Land District 4, of Irwin County, Georgia as recorded in Deed Book 121, Page 302 in the Office of the Clerk of Superior Court of Irwin County, Georgia, hereinafter referred to as the "Sumner Tract";

Whereas, the Undersigned desires to build, construct and maintain a pond upon the Sumner Tract for the purpose of irrigation.

Whereas, the Undersigned has disclosed to the Landowner that he/she has received information from the USDA Natural Resources Conservation Service that

1. The constructed dam and spillway system will place approximately _____ acres of permanent pool on the Landowners Tract (see attachment #1) AND
2. The water displaced from the pond during times of heavy rainfall and long duration runoff will temporarily flood onto the Landowners Tract from time to time causing limited periods of inundation that will impact an additional _____ acres (see attachment #2).

Whereas, the Undersigned has represented, a does hereby again represent, unto the Landowner, that the pond to be built and constructed by the Undersigned on the will cause a permanent pool and a flood pool condition on the Landowners Tract.

Now, therefore, in reliance upon the representations made by the Undersigned, as set forth above and in consideration of such undertakings by the Undersigned, the Landowner does hereby grant to the Undersigned a permanent pool easement and limited flood easement to maintain temporary flood areas, from time to time, upon lands of the Landowners Tract with the following conditions:

1. The pond to be built by the Undersigned will be maintained by the

Permanent Pool and Flood Easement – Page 10

Georgia, Irwin County
Undersigned Name
Undersigned Address

Permanent Pool & Flood Easement

This special limited permanent pool & flood easement is made and entered into by and between the Waldo Ewing^{EST}, hereinafter called the "Landowner" of Irwin County, GA and R. Y. Summer herein after called the "Undersigned", of Irwin County, Georgia.

Whereas, the Landowner owns certain lands in Land Lot 234-235-203, Land District 4, of Irwin County, Georgia as recorded in Deed Book 42, Page 59 in the Office of the Clerk of Superior Court of Irwin County, Georgia, hereinafter referred to as the "Ewing Tract" and this tract lies adjacent on the west to certain lands owned by the Undersigned in Land Lot 202-703, Land District 4, of Irwin County, Georgia as recorded in Deed Book 121, Page 202 in the Office of the Clerk of Superior Court of Irwin County, Georgia., hereinafter referred to as the "Summer Tract";

Whereas, the Undersigned desires to build, construct and maintain a pond upon the Summer Tract for the purpose of irrigation.

Whereas, the Undersigned has disclosed to the Landowner that he/she has received information from the USDA Natural Resources Conservation Service that

1. The constructed dam and spillway system will place approximately _____ acres of permanent pool on the Landowners Tract (see attachment #1) AND
2. The water displaced from the pond during times of heavy rainfall and long duration runoff will temporarily flood onto the Landowners Tract from time to time causing limited periods of inundation that will impact an additional _____ acres (see attachment #2).

Whereas, the Undersigned has represented, a does hereby again represent, unto the Landowner, that the pond to be built and constructed by the Undersigned on the will cause a permanent pool and a flood pool condition on the Landowners Tract.

Now, therefore, in reliance upon the representations made by the Undersigned, as set forth above and in consideration of such undertakings by the Undersigned, the Landowner does hereby grant to the Undersigned a permanent pool easement and limited flood easement to maintain temporary flood areas, from time to time, upon lands of the Landowners Tract with the following conditions:

1. The pond to be built by the Undersigned will be maintained by the

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