

Go Bid
NOW!

Property Information

*Commercial Blueberry Farm
18.28 +/- Acres, Colquitt
County*

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

Online Only Auction



**1977 Thigpen Trail
Hartsfield Drive, Georgia 31756
Thursday, May 19, 2022 at 2 P.M.**



WAG

WEEKS AUCTION GROUP
ACCELERATED REAL ESTATE MARKETING

(229)890-2437

www.WeeksAuctionGroup.com

Introduction

Dear Prospective Bidders,

Weeks Auction Group is pleased to announce the public auction of this 18.28 +/- Acres Blueberry Farm Located in Hartsfield, Georgia.

C&J Berry Farms located in Colquitt County boasts 18.28 +/- Acres of Commercial Blueberries with a projected 200,000 +/- lb. 2022 crop. This is your chance to own a turnkey commercial blueberry operation in South Georgia's produce country! This property is going into its first Mature years where production can reach 8,000-14,000 pounds per acre! The Highbush variety is a proven leader in South Georgia. The property is located on Thigpen Trail with multiple improvements to get the job done. If you've been waiting for the perfect blueberry investment, this farm is for you! Go Bid Now!

Bidding for this property will open on May 5, 2022 at 10:00 a.m. eastern time and continue to May 19, 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
Associate Broker & Auctioneer



Auction Date and Time: Thursday, May 19, 2022 at 2 pm

Open House Dates and Times: Call Cameron Morris for a Private Showing.

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

Property Information

Property Address: 1977 Thigpen Trail, Hartsfield, Georgia 31765

Auction Date: Thursday, May 19, 2022 at 2 pm

Property Size: 18.28 +/- Acres

Assessor's Parcel Numbers: C 006 023

Tax Bill Amount: \$187.34 (Enrolled in CUVA 2015 – 10 Year Covenant)

Driving Directions: From **Camilla** take GA Highway 37 East 17.9 miles towards Moultrie. Just past Hartsfield turn South on Thigpen Trail, continue South for 1.9 Miles. The property begins on your right. ***"Watch for Auction Signs!"***

From **Moultrie** take Dunn Road West for 8.9 Miles towards Camilla. At the Dead End of Dunn Road you will reach Thigpen Trail. Rose Hill Grocery will be on your right. Turn Right (North) and the property begins on your left in 0.6 Miles. ***"Watch for Auction Signs!"***

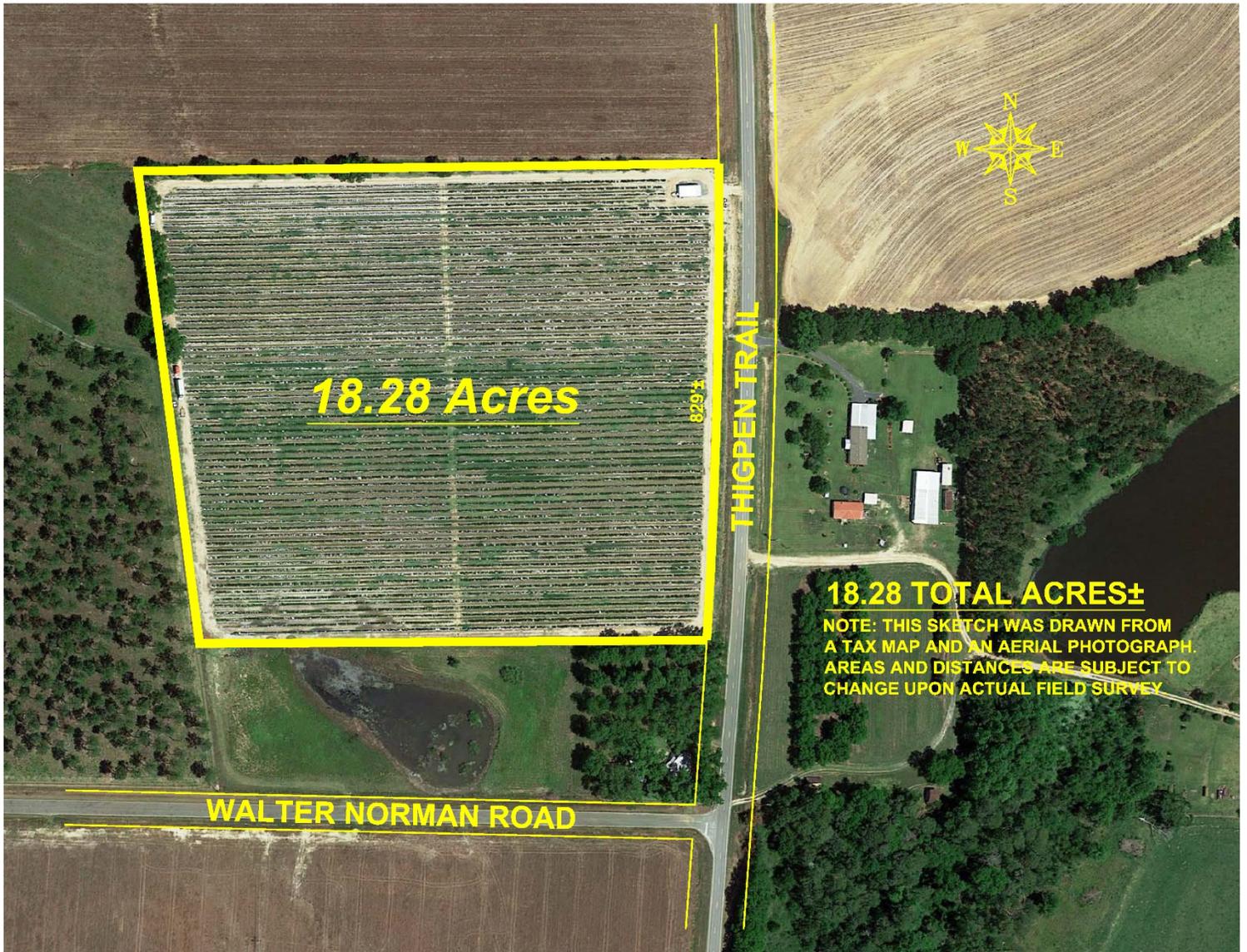
Important Selling Features:

- 18.28+/- Total Acres
- 16.8+/- Acres of 5-Year-Old Highbush w/ Drip
- Planted March 1st 2017
- Mature Production for Next 10-12 Years
- 6" Deep Well (10HP Pump @ 65GPM)
- 20'x20' Metal Building
- 20'x30' Metal Open Barn
- 20' Chemical Storage Container
- Zoned AG (See Zoning Map)
- Offered In 1 Tract
- Located On Thigpen Trail

Production: 2019 – Fresh 104,000+/- lbs.
2020 – Fresh 180,000+/- lbs.
2021 – Fresh 88,000+/- lbs.
2022 – Fresh 200,000+/- lbs. (Projected)

Income: 2019 - \$163,000
2020 - \$241,000
2021 - \$98,000

Ariel Map



Farm Service Agency Form 156-EZ

Georgia U.S. Department of Agriculture **FARM: 7573**
Colquitt Farm Service Agency **Prepared: 4/22/22 1:40 PM**
Report ID: FSA-156EZ **Abbreviated 156 Farm Record** **Crop Year: 2022**
Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name C&J BERRY FARMS LLC	Farm Identifier	Recon Number 2009 - 170
---	------------------------	-----------------------------------

Farms Associated with Operator:
None

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
19.05	19.05	19.05	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	19.05	0.0	0.0					

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
PNUITS, SUP	NONE	NONE	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
PEANUTS	8.31	3988	0.00
SEED COTTON	5.09	2102	0.00
Total Base Acres:	13.4		

Tract Number: 96954 **Description:** B7/1A
FSA Physical Location: Colquitt, GA **ANSI Physical Location:** Colquitt, GA

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields **Recon Number**
2009 - 169

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
19.05	19.05	19.05	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	19.05	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
PEANUTS	8.31	3988	0.00
SEED COTTON	5.09	2102	0.00
Total Base Acres:	13.4		

Owners: PALMER, JEFFREY SCOTT PALMER, ANGELA ANN

Farm Service Agency Form 156-EZ Map

USDA United States Department of Agriculture
 2019 NAIP

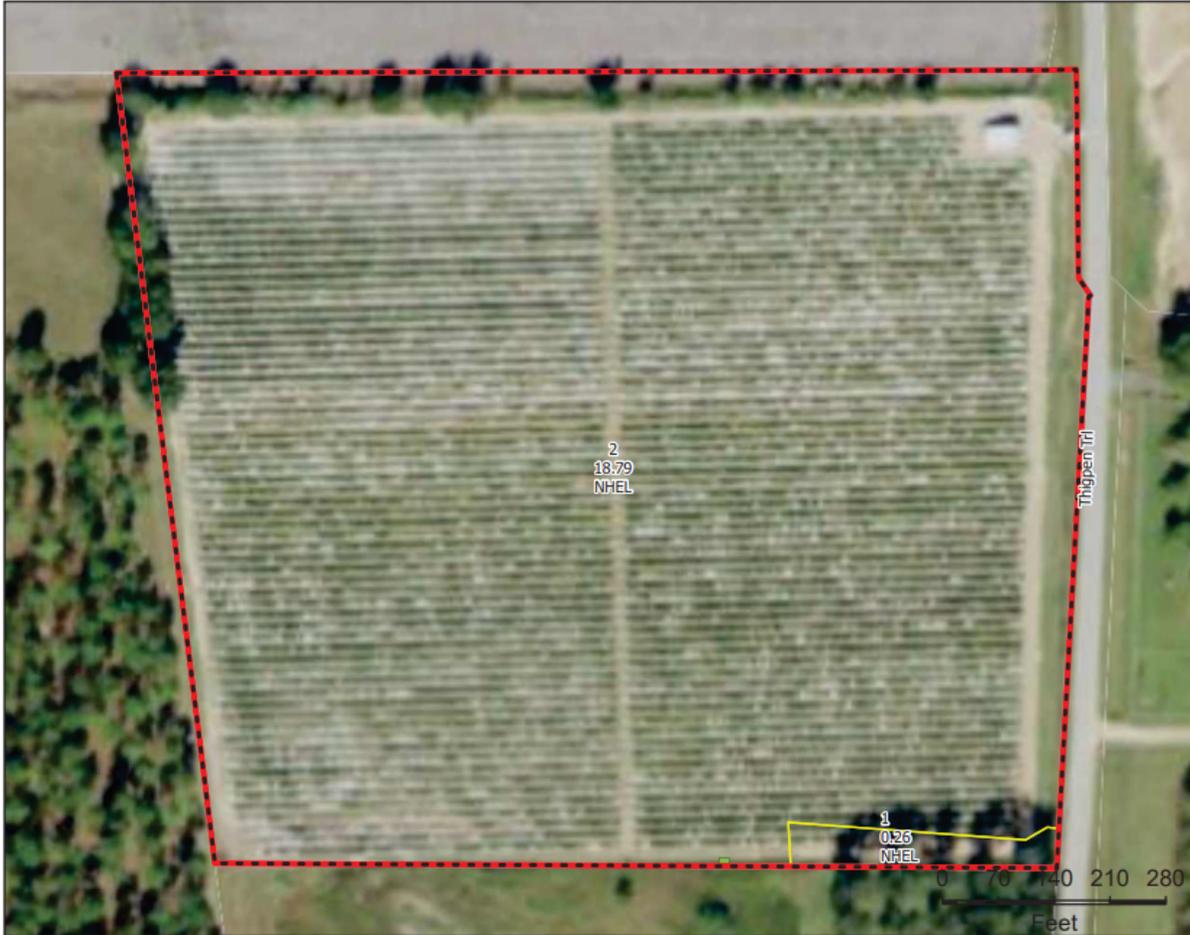
Colquitt County
 Georgia

Farm: 7573 Tract: 96954
 -83.877° 33.29°

2022 Program Year

Date Exported 11/1/2021

Tract Cropland: 19.05 Acres



CLU	Acres	HEL	Crop
1	0.26	NHEL	
2	18.79	NHEL	

Wetland Determination Identifiers
 ● Restricted Use
 ▼ Limited Restrictions
 ▲ Exempt from Conservation Compliance Provisions



 Tract Boundary
 Cropland
 Non-cropland
 CRP

If same for ALL fields
 Producer Share: _____
 Irrigation Practice: NI IRR

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland Identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

Soil Map Page – 1

Soil Map—Colquitt and Cook Counties, Georgia



Soil Map – Page 2

Soil Map—Colquitt and Cook 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>MAP INFORMATION</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: Colquitt and Cook Counties, Georgia Survey Area Data: Version 15, Sep 7, 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>
<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>	

Soil Map – Page 3

Soil Map—Colquitt and Cook Counties, Georgia

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FsB	Fuquay loamy sand, 1 to 4 percent slopes	3.8	20.8%
TqB	Tifton loamy sand, 2 to 5 percent slopes	14.6	79.2%
Totals for Area of Interest		18.4	100.0%

Tax Card Parcel – Page 1 C006 023

 Colquitt County, GA

Summary

Parcel Number C006 023
Location Address THIGPEN TRL
Legal Description LL 279 280 8TH
(Note: Not to be used on legal documents)
Class V4-Consrv Use
(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning
Tax District COUNTY (District 01)
Millage Rate 27.49
Acres 18.28
Neighborhood N/A
Homestead Exemption No (S0)
Landlot/District N/A / 8

[View Map](#)



Owner

PALMER JEFFREY SCOTT
 PALMER ANGELA ANN
 200 HANSEL CHASTAIN RD
 THOMASVILLE, GA 31757

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	18.28

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	2	14.76
CUV	Agland 93	4	3.52

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/13/2016	1285 196		\$73,000	Fair Mkt - Vacant	BASS JALAYNE NORMAN	PALMER JEFFREY SCOTT
	706 433		\$0	NOT MARKET	NORMAN W D	BASS JALAYNE NORMAN

Valuation

	2021	2020	2019	2018
Previous Value	\$40,292	\$40,292	\$40,292	\$59,880
Land Value	\$40,292	\$40,292	\$40,292	\$40,292
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$40,292	\$40,292	\$40,292	\$40,292
10 Year Land Covenant (Agreement Year / Value)	2015 / \$18,949	2015 / \$18,403	2015 / \$17,875	2015 / \$17,366

Assessment Notices

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

Photos

Tax Card Parcel – Page 2
C006 023



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

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

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

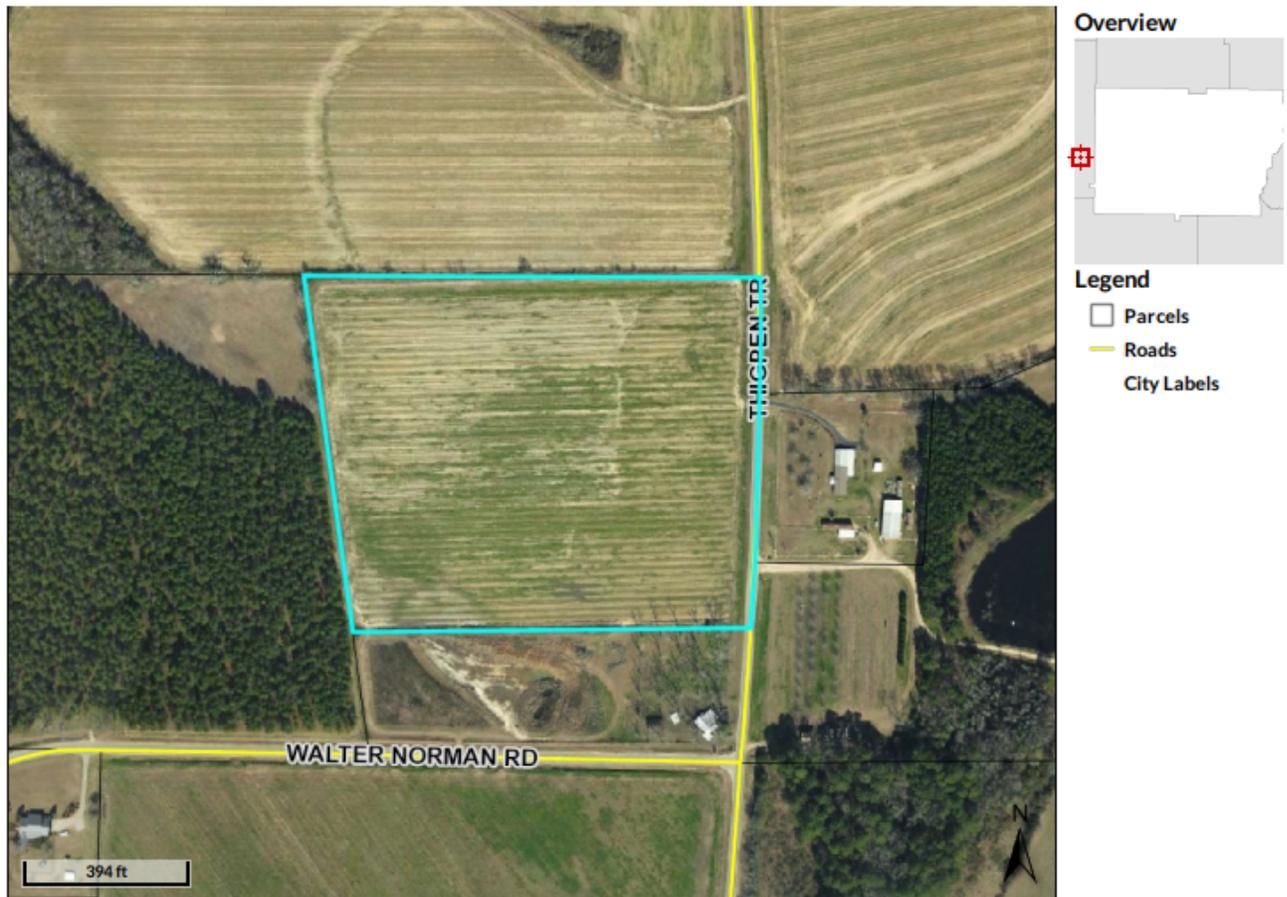
[Last Data Upload: 3/9/2022, 9:16:49 PM](#)

Developed by
 Schneider
GEOSPATIAL

Version 2.3.178

**Tax Map Parcel
C006 023**

 **qPublic.net™** Colquitt County, GA



Parcel ID - C006 023
Alt Id - 729
Address - THIGPEN TRL
Owner - PALMER JEFFREY SCOTT
PALMER ANGELA ANN
Acres - 18.28

Date created: 3/10/2022
Last Data Uploaded: 3/9/2022 9:16:49 PM

Developed by  Schneider
GEOSPATIAL

CUVA – Page 1

BOOK PAGE
 1289 0163

FILED
 CLERK OF SUPERIOR COURT **MB**
 COLQUITT COUNTY, GA
 2017 FEB -1 PM 3:05
 LYNN G. PURVIS, CLERK

GEORGIA, COLQUITT COUNTY
 CLERK'S OFFICE, SUPERIOR COURT
 RECORDED IN BOOK **289** FOLIO **163-164**
 ON **1** DAY OF **20**, 20**17**
BRANDY JACKSON DEPUTY CLERK

PT283A Rev. 3/15

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

To the Board of Tax Assessors of Colquitt: 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

Owner's mailing address <u>Palmer, Jeffrey Scott + Palmer, Angela Ann</u>		City, State, Zip <u>Thomasville GA 31757</u>	Number of acres included in this application. Agricultural Land: <u>18.28</u> Timber Land: _____ Covenant Acres: <u>18.28</u> Total Acres: <u>18.28</u>
Property location (Street, Route, Hwy, etc.) <u>Thimpen Trail</u>		City, State, Zip of Property: <u>Thomasville GA 31757</u>	
District, Land Lot <u>8th 279, 280</u>	Sublot & Block	Recorded Deed Book/Page <u>1285-196</u>	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: Jeffrey Scott Palmer Date Application Filed: 1/11/2017
 Signature of Taxpayer or Taxpayer's Authorized Representative: Angela Ann Palmer Sworn to and subscribed before me this 11th day of January, 2017
 Signature of Notary Public: [Signature] Notary Public
MY COMMISSION EXPIRES JULY 21, 2020
 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. § 48-9-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER <u>C6-23</u>	TAX DISTRICT <u>01</u>	TAXPAYER ACCOUNT NUMBER	YEAR COVENANT: <u>2015 - 2024</u>
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, <u>2015</u> Ends: Dec 31, <u>2024</u> 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>2-1-2017</u>	[Signature] Board of Tax Assessors		Date: <u>2-1-2017</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

CURRENT USE ASSESSMENT QUESTIONNAIRE – PT283A				
<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 this application, only</p>	<p>County, acres 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
				% Interest / No of Acres
<p>Check Appropriate Ownership Type:</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>Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.</p> <p><input checked="" 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 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 & 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.</p> <p>- 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:</p> <p>(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.)</p> <p>- 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>APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY</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>Sworn 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>				

Property Tax Bill 2021

COLQUITT COUNTY BOARD OF ASSESSORS
 PO BOX 880
 MOULTRIE GA 31776-0880
 229-616-7425

PT-306 (revised May 2018)

Official Tax Matter - 2021 Tax Year

This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.

Annual Assessment Notice Date: 6/11/2021

Last date to file a written appeal: 7/26/2021

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
www.qpublic.schneider.net/colquitt

10359861-10543-1 1 1 *****AUTO**5-DIGIT 31757



PALMER JEFFREY SCOTT
 PALMER ANGELA ANN
 200 HANSELL CHASTAIN RD
 THOMASVILLE GA 31757-0915

The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 101 East Central Ave P O Box 880 Moultrie, GA 31776 and which may be contacted by telephone at: (229) 616-7425. **Your staff contacts are JIMMAC BOOTH and JIMMAC BOOTH.**

Additional information on the appeal process may be obtained at <http://dor.georgia.gov/property-tax-real-and-personal-property>

Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
729	C006 023	18.28	01	2015	None
Property Description		LL 279 280 8TH			
Property Address		0 THIGPEN TRL			
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% <u>Appraised</u> Value	0	40,292	40,292	18,949	
40% <u>Assessed</u> Value	0	16,117	16,117	7,580	

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.

Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable	Millage	Estimated Tax
COUNTY	8,537	0	7,580	12.142000	92.04
SCHOOL	8,537	0	7,580	9.265000	70.23
SPECIAL SERVICES	8,537	0	7,580	1.231000	9.33
PARKS & RECREATI	8,537	0	7,580	1.788000	13.55
ECONOMIC DEVELO	8,537	0	7,580	0.289000	2.19
Total Estimated Tax					\$187.34

Legal Description

Tax Parcel Number: C006 023

Property Description: 18.28+/- Acres, 1977 Thigpen Trail, Moultrie, GA

Twenty (20) acres of land, more or less, of lots of land number two hundred seventy-nine (279) and two hundred eighty (280), in the 8th land district of Colquitt County, Georgia and described as follows: Beginning where the West original line of lot number 279 crosses the Pelham Public road; thence running west along said public road four hundred and fifty (450) feet to a stake which is the southeast corner of lands (now or formerly) of O. F. Bragg; thence north eighty-eight (88) degrees along a fence to the Thigpen Trail public road, thence south along said Thigpen Trail public road to the Pelham public road; thence west along said Pelham public road a distance of four hundred (400) feet to the point or place of beginning.

Less and except that certain 5.52 acres as shown by a survey by H.J. Griffin & Associates dated 5-24-95 and a copy of which is attached hereto. Said plat being by reference incorporated herein and made a part hereof, and said tract being more particularly described as follows:

From the Northwest original corner of Land Lot 280, travel a distance of 222.04 feet in an Easterly direction to a point located on the Western side of the Thigpen Trail right of way; thence travel a distance of 2474.81 feet along the Western side of the Thigpen Trail right of way in a Southernly direction to a point being the point of beginning; thence travel South 03 degrees 21 minutes 55 seconds West a distance of 183.23 feet along the Western side of the Thigpen trail right of way (arc 183.23 feet radius 11,810.23 feet) to a point; thence travel South 03 degrees 48 minutes 35 seconds West a distance of 101.41 feet along the Western side of the Thigpen Trail right of way to a point; thence travel South 89 degrees 00 minutes 23 seconds East a distance of 818.88 feet to a point; run thence North 07 degrees 55 minutes 07 seconds West 875.77 feet to the original point of beginning located on the Western side of the Thigpen Trail right of way.

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