

Go Bid
NOW!

Property Information

*Country Living in South
Lowndes County: Home on
36.99 +/- Acres*

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

Online Only Auction



**7701 South Highway 41
Lake Park, Georgia 31636
Thursday, September 22, at 2:00 pm**



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 stunning Executive Estate on 36.99 +/- acres located on US Hwy 41, south of Lake Park, Georgia.

Welcome to country living on 36.99 +/- acres in South Lowndes County, Georgia! This stunning gated property features a three bedroom, two and a half bath main house with 2,725 +/- sq. ft. and an inground swimming pool. A 1056 +/- sq. ft. cabin with one bedroom and one bath on the property is perfect for a man cave, guest house, entertaining, or possibly the mother-in-law. The 24' X 36' workshop with two roll up doors is perfect for little hobbies or big projects. The main house has recent renovations including a nearly new roof. The light and bright kitchen has granite countertops and stainless appliances and there is a large, finished bonus room over the two-car garage. Far enough in the country that the property has abundant wildlife that can be viewed from the inground fire pit area, or a large deer stand overlooking open shooting lanes and food plot areas. This very private home is convenient to Interstate 75 and Valdosta as well as further points!

Bidding for this property will open on September 8, 2022 at 10:00 am eastern time and continue to September 22, 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.

Mark Manley CAI, AARE, MPPA
President



Auction Date and Time: Tuesday, September 22, 2022, at 2:00 pm

Open House Dates and Times: Friday, September 9, 2022, from 3:00 pm – 6:00 pm
Monday, September 19, 2022, from 3:00 pm – 6:00 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: 7701 South Highway 41, Lake Park, Georgia 13636

Auction Date: Thursday, September 22, 2022, at 2:00 pm

Property Size: 36.99 +/- Acres

Assessor's Parcel Numbers: Lowndes – 0244 005

Tax Bill Amount: \$3,447.75

Driving Directions: From Interstate 75 at take Exit 5 for Lake Park, Georgia. Travel East on GA-376 / E Lakes Blvd. for 1.5 miles to the intersection with US Hwy 41 S. Turn right onto US Hwy 41 S and travel 3.6 miles to the property on the left. ***Watch for Auction Signs!***

Important Selling Features:

- 3 Bedroom / 2 ½ Bath County Home
- In Ground Swimming Pool
- Large Bonus Room
- Located on 36.99 +/- Acres
- 1056 +/- Sq. Ft. Cabin
- 24' X 36' Enclosed Workshop
- Abundant Game
- Recreation Areas with Fire Pit and Deer Stand
- Gated Entrance
- Convenient to Valdosta and all points via Interstate 75

Aerial Map



Floorplan – Main House




Floorplan – Guest House



Tax Card Parcel – Page 1

0244 005

 **Lowndes County, GA**

Summary

Parcel Number 0244 005
 Location Address 7701 S HWY 41
 Legal Description TRACT 1, 36.99 ACRES, PCC 226
 Class A5-Agricultural
 Tax District 02-Lowndes County (District 02)
 Millage Rate 26.952
 Acres 36.99
 Homestead Exemption Yes (\$1)
 Landlot/District 149 / 16

[View Map](#)



Owner

SWADER SHERI L & DEREK L
 7701 SOUTH HWY 41
 LAKE PARK, GA 31636

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	3	2.84
RUR	Woodlands	Rural	7	27.31
RUR	Woodlands	Rural	8	6.84

Residential Improvement Information

Style One Family
 Heated Square Feet 2725
 Interior Walls Sheetrock
 Exterior Walls Brick Veneer
 Foundation Concrete Wall or Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 2002
 Roof Type Asphalt Shingles
 Flooring Type Carpet Tile
 Heating Type CH AC
 Number Of Rooms 9
 Number Of Bedrooms 3
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 1
 Number Of Plumbing Extras 7
 Value \$171,567
 Condition Average

Style One Family
 Heated Square Feet 1056
 Interior Walls Panel
 Exterior Walls Wood Siding
 Foundation Piers
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 2002
 Roof Type Asphalt Shingles
 Flooring Type Pine
 Heating Type No Heating
 Number Of Rooms 4
 Number Of Bedrooms 2
 Number Of Full Bathrooms 1
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 0
 Value \$44,649
 Condition Average

Tax Card Parcel – Page 2

0244 005

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
x48 Equipment building	2015	24x36 / 0	1	\$10,921
x50 Pool vinyl	2007	18x36 / 0	0	\$15,876
x40 Imp shed flr or walls/roof	2005	10x20 / 0	0	\$405
xK2 PVC fence	2005	5x100 / 0	0	\$502
xJ4 Well res/ag	2002	0x0 / 1	0	\$3,000
xJ5 Septic system	2002	0x0 / 2	0	\$4,000

Permits

Permit Date	Permit Number	Type	Description
12/20/2004	200406827	POOL	

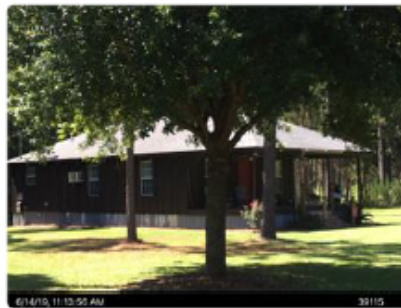
Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/2/2018	6401 115	PC C 226	\$493,975	Fair Market - Improved	CORBITT J DEVIN & ELIZABETH A	SWADER SHERI L & DEREK L
9/24/2004	3359 297		\$0	QC-Quit Claim	SEASHOLTZ SARITA H	CORBITT J DEVIN & ELIZABETH A
2/5/2001	1961 27		\$120,000	TIMBER VALUE IN SALE	SOUTHERN TIMBER VENTURE LLC	CORBITT J DEVIN & ELIZABETH A
11/16/2000	1934 80		\$0			SOUTHERN TIMBER VENTURE LLC

Valuation

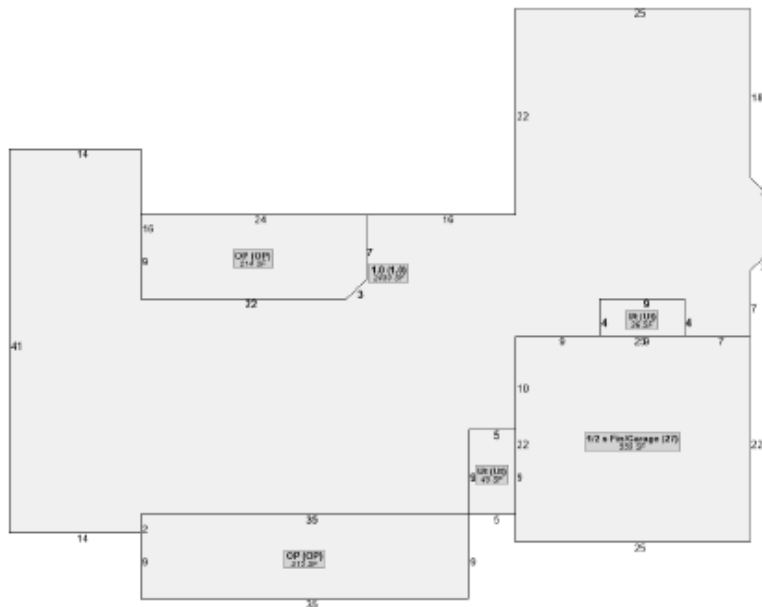
	2022	2021	2020	2019	2018
Previous Value	\$311,036	\$299,718	\$299,736	\$316,219	\$316,219
Land Value	\$59,683	\$59,683	\$59,683	\$59,683	\$70,766
+ Improvement Value	\$216,216	\$216,216	\$216,216	\$216,216	\$221,294
+ Accessory Value	\$34,704	\$35,137	\$23,819	\$23,837	\$24,159
= Current Value	\$310,603	\$311,036	\$299,718	\$299,736	\$316,219

Photos



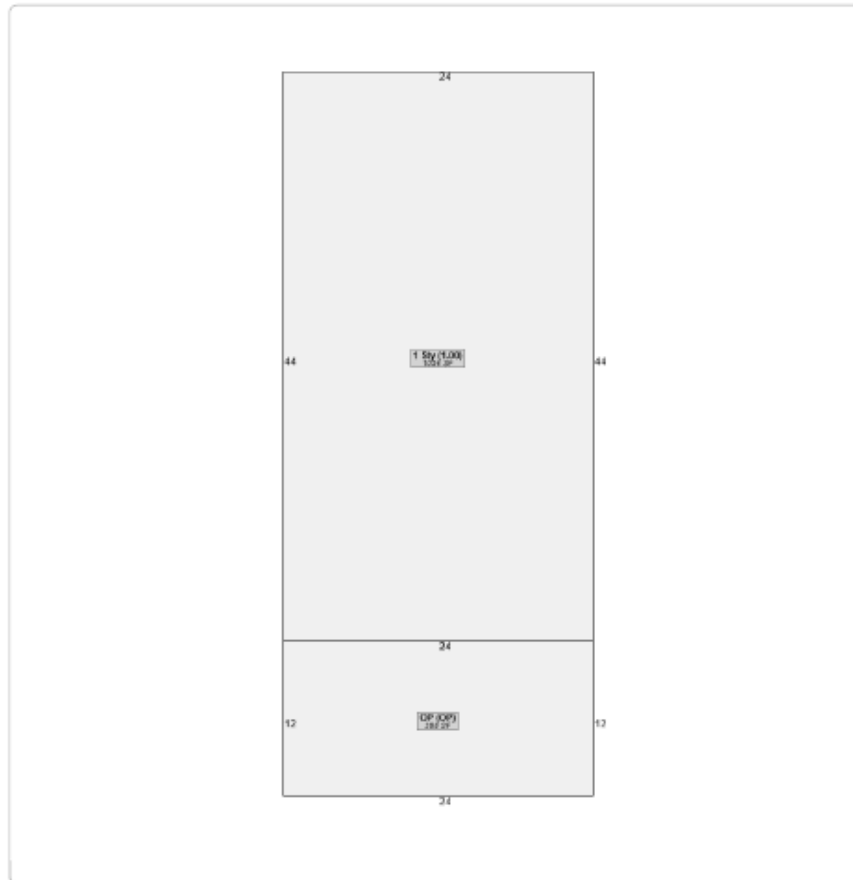
Sketches

Tax Card Parcel – Page 3
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Tax Card Parcel – Page 4

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

The Lowndes County Board of Assessors 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. Sales information is updated each month. All other data is subject to change.

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

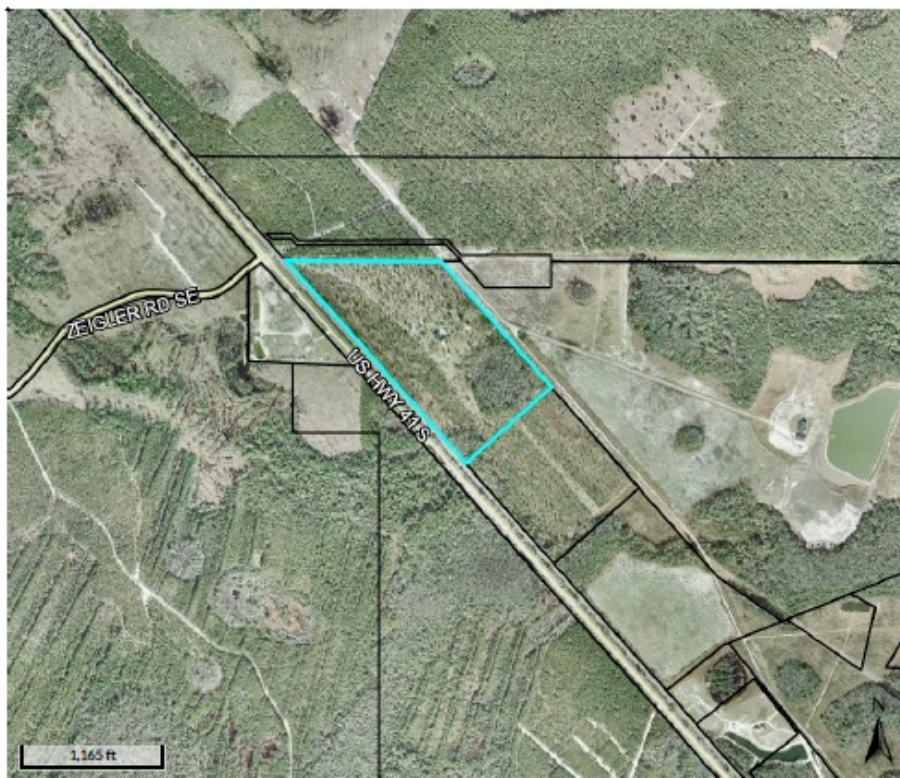
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Schneider
 GEOSPATIAL

Version 2.3.204

Tax Map Parcel 0244 005

qPublic.net™ Lowndes County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID 0244 005
 Class Code Agricultural
 Taxing District 02-Lowndes County
 Lowndes County
 Acres 36.99
 (Note: Not to be used on legal documents)

Owner SWADER SHERIL & DEREK L
 7701 SOUTH HWY 41
 LAKE PARK, GA 31636
 Physical Address 7701 S HWY 41
 Assessed Value Value \$310603

Last 2 Sales			
Date	Price	Reason	Qual
4/2/2018	\$493975	FM	Q
9/24/2004	0	QC	U

Date created: 7/6/2022
 Last Data Uploaded: 7/6/2022 8:19:53 AM

Developed by Schneider
 GEOSPATIAL

Tax Bill 2021

2021 Property Tax Statement

Rodney V. Cain
 Lowndes County Tax Commissioner
 P.O. Box 1409
 Valdosta, Georgia, 31603

Bill Number	Due Date	CURRENT YEAR DUE
42515	11/15/2021	\$0.00

Map: 0244 005

Last payment made on: 11/10/2021

Location: 7701 S HWY 41

SWADER SHERI L & DEREK L

7701 SOUTH HWY 41

LAKE PARK, GA 31636

RETURN THIS FORM WITH PAYMENT

Taxpayers have the right to file a tax return for the current value on real and personal property. The board of Assessors will receive returns for the taxable year on Jan. 1 through April 1.
 All Homestead Exemptions must be filed during the same period in the Tax Commissioner's office.
 Homeowners age 65 or older may qualify for a 10,000 exemption.
 If this property has sold, please forward bill to new owner.
 If you have an escrow account, please forward to your mortgage company.

Rodney V. Cain
 Lowndes County Tax Commissioner
 P.O. Box 1409
 Valdosta, Georgia, 31603



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

Tax Payer: SWADER SHERI L & DEREK L
 Map Code: 0244 005
 Description: TRACT 1 _ 36.99 ACRES _ PCC 226
 Location: 7701 S HWY 41
 Bill Number: 42515
 District: 2

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Exemptions
\$251,353.00	\$59,683.00	36.99	311036	11/15/2021	6/21/2022	S1

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
State Tax	311036	124414	2000	122414	0	0.00	0.00	0.00
County Tax	311036	124414	6000	118414	12.802	1515.94	0.00	995.39
County Sales Tax Credit	0	0	0	118414	-4.396	0.00	-520.55	0.00
County Insurance Premium Cred	311036	124414	6000	118414	0	0.00	0.00	0.00
Unincorporated Fire	311036	124414	6000	118414	2.5	296.04	0.00	296.04
County School Tax	311036	124414	6000	118414	15.96	1889.89	0.00	1889.89
Industrial Authority	311036	124414	6000	118414	1	118.41	0.00	118.41
Parks and Recreation	311036	124414	6000	118414	1.25	148.02	0.00	148.02
TOTALS					29.116	3,968.30	-520.55	3,447.75

Hours of Operation : Monday - Friday
 Main Office : 8:00 a.m. - 4:45 p.m.
 Drive Thru : 8:00 a.m. - 4:45 p.m.

Pay online at www.lowndescountytax.com

To avoid interest and penalties, please pay by the due date.

Current Due: \$3,447.75
 Penalty: \$0.00
 Interest: \$0.00
 Other Fees: \$0.00
 Back Taxes: \$0.00
 Amount Paid: \$3,447.75

TOTAL DUE: \$0.00

Legal Description

Tax Parcel Number: 0244 005

Property Description: 36.99+/- Acres, 7701 South Hwy 41, Lake Park, GA 31636

All that certain tract or parcel of land situate, lying and being located in Land Lot 149 & 150, 16th Land District of Lowndes County, Georgia, and being more particularly described as being all of Tract 1 containing 36.99 acres as shown on that certain map or plat of survey entitled "Revision Survey for Kevin Wacter and Devin Corbitt" prepared by Califf Surveying & Mapping LLC, Stephen Cody Califf, GRLS No. 3276, dated March 1, 2018, and recorded in Plat Cabinet C, Page 226, in the Office of the Clerk of the Superior Court of Lowndes County, Georgia, to which map or plat of survey and the record whereof reference is hereby made for all purposes in aid of description.

The above-described property is conveyed subject to any and all easements and restrictions of record.

Go Bid Now!



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