

Go Bid
NOW!

Property Information

*Grady County Equestrian
Estate: Dogtrot Home and
Horse barn on 12.83 acres*

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

Online Only Auction



**181 H P Cook Road
Cairo, Georgia 39828**

Tuesday, December 13, 2022, at 2:00 pm



(229) 890-2437
www.WiregrassAuctionGroup.com

Introduction

Dear Prospective Bidders,

Wiregrass Auction Group is pleased to announce the public, online auction of this Turnkey Equestrian Estate on 12.83 acres in southern Grady County, Georgia.

This equestrian dream property is nestled down a dirt road in the midst of South Georgia pines on a 12.83 acre working horse farm showcasing a dog trot house, 5 stall stable, fenced pasture, workshop, among many other features. Settle into country living or escape from the city with this beautiful Grady County property. It is 14 miles from Cairo, Georgia, 27 miles from Thomasville, Georgia and 25 miles from Tallahassee, Florida. This turnkey property and 1870 sq ft home will make a great farm to work your horses, relocate your growing family, or get away for the weekend and settle into the ease of South Georgia country life.

Bidding for this property will open on November 29, 2022, at 10:00 am eastern time and continue to December 13, 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 Wiregrass Auction Group online bidding platform at www.WiregrassAuctionGroup.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,
Wiregrass Auction Group, Inc.

Mark Manley, CAI, AARE, MPPA
President



Auction Date and Time: Tuesday, December 13, 2022, at 2:00 pm

Open House Dates and Times: Saturday, December 3, 2022, from 11:00 am – 1:00 pm
Monday, December 12, 2022, from 3:00 pm – 5:00 pm

For More Information Contact: Mark Manley
Wiregrass Auction Group, Inc.
(229) 890-2437 – Office
(229) 891-1377 – Cell
Mark@BidWiregrass.com

Property Information

Property Address: 181 H P Cook Road, Cairo, Georgia 39828

Auction Date: Tuesday, December 13, 2022, at 2:00 pm

Property Size: 12.83 +/- Acres

Assessor's Parcel Numbers: Grady - 00280020

Tax Bill Amount: \$1,829.29 – This property is in a Conservative Use Tax Covenant (CUVA) through December 31, 2028.

Important Selling Features:

- 3 beds, 2 bath, 1870 SQ FT home on 12.83 acres
- Solar power 5 stall horse barn, with water, tack /feed room, wash rack, 36x36 pole barn, fenced pasture
- Turnkey Horse Farm.
- Spacious tobacco barn converted to workshop

Driving Directions: In Cairo at the Intersection of S. Broad Street and 4th Avenue / GA Hwy 111 S, travel south on GA Hwy 111 for 13.6 miles to Calvary. Turn left onto 1st Avenue / Mayfield Road and travel 1.4 miles to Herring Road on the right. Turn right onto Herring Road and travel 250 +/- feet then bear left onto H P Cook Road. Travel 2/10 miles to the property on the left. ***Watch for Auction Signs!***

Aerial Map



Tax Card Parcel – Page 1

Grady - 00280020



Summary

Parcel Number 00280020
Location Address 181 H P COOK RD
Legal Description LL 369 370
(Note: Not to be used on legal documents)
Class V5-Consrv Use
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District COUNTY (District 03)
Millage Rate 27.45
Acres 34.22
Homestead Exemption Yes (51)
Landlot/District N/A / 19

[View Map](#)

Owner

YATES THERESA M
181 H P COOK ROAD
CAIRO, GA 39828

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Openland	Rural	5	2
RUR	Openland	Rural	5	10
RUR	Woodland	Rural	4	18
RUR	Woodland	Rural	3	4.22

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	5	10
CUV	Timberland 93	4	18
CUV	Timberland 93	3	4.22

Residential Improvement Information

Style One Family
Heated Square Feet 1870
Interior Walls PINE
Exterior Walls COMP/HARDYB SIDING
Foundation Other
Attic Square Feet 0
Basement Square Feet 0
Year Built 1929
Roof Type GALVANIZED METAL
Flooring Type PINE
Heating Type CENTHEAT&AIR COND
Number Of Rooms 0
Number Of Bedrooms 3
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Number Of Plumbing Extras 3
Value \$106,215
Condition Average
Fireplaces/Appliances Const 1 sty 1 Box 1
House Address 181 H P COOK

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
POLE BARN EXCELLENT	2019	24x30 / 0	1	\$8,859
POLE BARN EXCELLENT	2019	36x36 / 0	1	\$15,089
POLE BARN EXCELLENT	2019	38x40 / 0	1	\$17,696
BARN LOW COST	2019	45x20 / 0	1	\$6,070
WELL	1900	0x0 / 0	1	\$3,000
SEPTIC TANK	1900	0x0 / 0	1	\$2,000

Tax Card Parcel – Page 2

Grady - 00280020

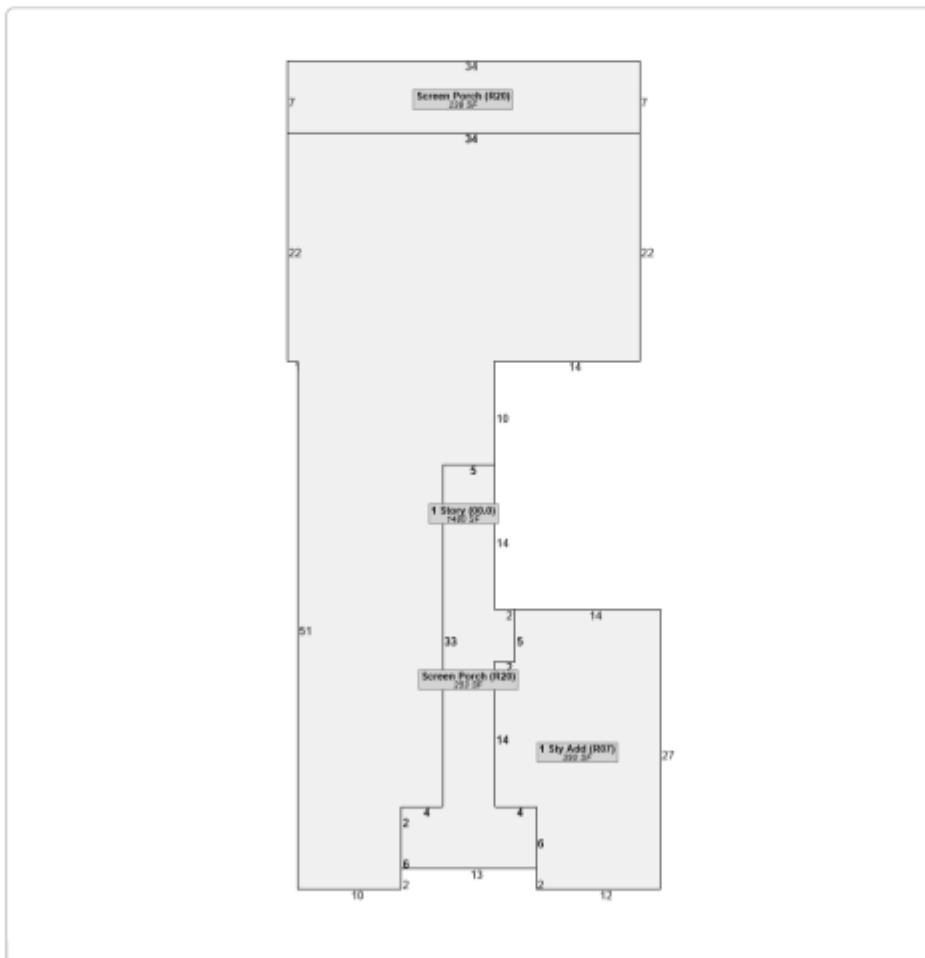
Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/5/2018	839 757	20 152	\$0	Unqualified - Improved	SCHROEDER WAYNE L REVOCABLE TRUST	YATES M THERESA
8/15/2012	745 310	20 152	\$0	Unqualified - Improved	SCHROEDER WAYNE L	SCHROEDER WAYNE L REVOCABLE TRUST
7/3/1986	237 177		\$0	Unqualified - Vacant		SCHROEDER WAYNE L

Valuation

	2021	2020	2019	2018	2017
Previous Value	\$167,907	\$83,743	\$84,601	\$84,601	\$81,701
Land Value	\$57,793	\$57,793	\$57,793	\$59,551	\$59,551
+ Improvement Value	\$106,215	\$57,400	\$20,950	\$20,050	\$20,050
+ Accessory Value	\$41,813	\$52,714	\$5,000	\$5,000	\$5,000
= Current Value	\$205,821	\$167,907	\$83,743	\$84,601	\$84,601
10 Year Land Covenant (Agreement Year / Value)	2019 / \$20,597	2019 / \$20,021	2019 / \$19,445		

Sketches



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

Tax Map Parcel Grady - 00280020

qPublic.net™ Grady County, GA



Parcel ID	00280020	Owner	YATES THERESA M	Last 2 Sales			
Class Code	Consrv Use		181 HP COOK ROAD	Date	Price	Reason	Qual
Taxing District	COUNTY		CAIRO, GA 39828	10/5/2018	0	UI	U
Acres	12.83	Physical Address	181 HP COOK RD	8/15/2012	0	UI	U
		Assessed Value	Value \$205821				

(Note: Not to be used on legal documents)

Date created: 10/24/2022
Last Data Uploaded: 10/24/2022 6:08:50 AM

Developed by  **Schneider**
GEOSPATIAL

Property Tax Bill 2022

Owner

YATES THERESA M
181 H P COOK ROAD
CAIRO, GA 39828

Total Billing Amount

Columns ▼								
Taxing Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	\$167,605.00	\$67,042.00	\$2,000.00	\$61,472.00	0.000			\$0.00
COUNTY TAX	\$167,605.00	\$67,042.00	\$2,000.00	\$61,472.00	20.644	\$1,269.03		\$1,068.57
SALES TAX CREDIT				\$61,472.00	-3.261		(\$200.46)	
SCHOOL TAX	\$167,605.00	\$67,042.00	\$2,000.00	\$61,472.00	13.400	\$823.72		\$823.72
TOTALS					30.783	\$2,092.75	(\$200.46)	\$1,892.29

Payment Information

Columns ▼							
Current Due	Current Due Date	Penalty	Interest	Other Fees	Previous Payment	Back Taxes	Total Due
1892.29	12/27/2022	\$0.00	\$0.00	\$0.00	\$1,892.29	\$0.00	\$0.00

Legal Description

All that tract or parcel of land located in Land Lot 370 of the 19th Land District, Grady, County, Georgia, containing 12.83 acres more or less, and more particularly described as Tract 1 on that plat of survey for Theresa M. Yates prepared by Collins Land Surveying, LLC, dated June 25, 2021, recorded in Plat Book E2021, Page 65, Grady County Records, which plat and the reference thereof are hereby incorporated in this description.

CUVA – Page 1

Deed Doc: COVE
Filed for Record and Recorded
06/21/2019 04:27PM

PT61#:
DEBBIE KINES
Clerk Superior Court, GRADY County, Ga
Blk 00851 Pg 0074-0075

PT263A Rev. 2/15

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

To the Board of Tax Assessors of Grady 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

YATES THERSEA M

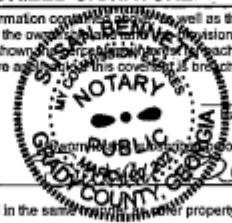
Owner's mailing address 181 H P COOK ROAD		City, State, Zip CAIRO, GA 39828	Number of acres included in this application. Agricultural Land: 10.00 Timber Land: 22.22
Property location (Street, Route, Hwy, etc.) 181 H P COOK RD		City, State, Zip of Property:	Covenant Acres 34.22 32.22 Total Acres 34.22
District 19	Land Lot	Sublot & Block 839 757	List types of storage and processing buildings:

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained herein, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the application to 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.

Theresa Yates
Signature of Taxpayer or Taxpayer's Authorized Representative

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



3-19-19
Date Application Filed
I solemnly swear before me this 19 day of March 2019
Notary Public

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

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 00280020	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 2009	YEAR COVENANT: Begin: Jan 1, 2019 Ends: Dec 31, 2028
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, ____		If applicable, covenant is a continuation 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 continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number:
Approved: <input checked="" type="checkbox"/> Date: 5/6/19	<i>Julian Rame</i> Board of Tax Assessors		Date: 5/6/19
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.			

Plat

<p>Plat Doc: PLAT Recorded 07/13/2021 09:39AM</p> <p>DEBBIE KINES Clerk Superior Court, GRADY County, Ga. Bk E2021 Pg 0065 Penalty: \$0.00 Interest: \$0.00 Participants: 1850467934</p>	<p>COLLINS LAND SURVEYING 231 5th St SE Cairo, GA 30818 PHONE: (229) 378-5279 EMAIL: clls@wiregrass.net</p> <p>COLLINS LAND SURVEYING, LLC 231 5th St SE CAIRO, GA 30818 PHONE: (229) 378-5279 EMAIL: clls@wiregrass.net</p>	<p>GEORGIA LAND SURVEYORS TERRANCE M. COLLINS LAND SURVEYOR GA. REG. #3394</p>																												
<p>PLAT OF SURVEY PREPARED FOR: THERESA M. YATES</p> <table border="1"> <tr> <td>LAND LOT:</td> <td>370</td> <td>SCALE:</td> <td>1" = 200'</td> </tr> <tr> <td>LAND DISTRICT:</td> <td>18TH</td> <td>FILE NAME:</td> <td>DROOZEH0208</td> </tr> <tr> <td>COUNTY:</td> <td>GRADY</td> <td>DRAWING NAME:</td> <td>DROOZEH0208-28-19-351,370</td> </tr> <tr> <td>CITY:</td> <td>N/A</td> <td>SURVEYED BY:</td> <td>TMC</td> </tr> <tr> <td>STATE:</td> <td>GA</td> <td>DRAWN BY:</td> <td>TMC</td> </tr> <tr> <td>SUBDIVISION:</td> <td>N/A</td> <td>CHECKED BY:</td> <td>TMC</td> </tr> <tr> <td>SURVEY DATE:</td> <td>5-3-2021</td> <td>DRAWING DATE:</td> <td>6-25-2021</td> </tr> </table>	LAND LOT:	370	SCALE:	1" = 200'	LAND DISTRICT:	18TH	FILE NAME:	DROOZEH0208	COUNTY:	GRADY	DRAWING NAME:	DROOZEH0208-28-19-351,370	CITY:	N/A	SURVEYED BY:	TMC	STATE:	GA	DRAWN BY:	TMC	SUBDIVISION:	N/A	CHECKED BY:	TMC	SURVEY DATE:	5-3-2021	DRAWING DATE:	6-25-2021	<p>LEGEND</p> <p>BIS BORN BEARS SET WITH CAP L543394 BPF BORN BEARS FOUND OTF OPEN TOP PIPE FOUND CWF CONCRETE MONUMENT FOUND CWS CONCRETE MONUMENT SET POC POINT OF COMMENCEMENT POB POINT OF BEGINNING</p>	
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SURVEY DATE:	5-3-2021	DRAWING DATE:	6-25-2021																											
<p>SURVEYOR'S NOTES</p> <p>- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNERS' DEED REFERENCES WERE PROVIDED BY COLLINS LAND SURVEYING, LLC, AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.</p> <p>- THE TERM "CERTIFICATION" AS USED IN RULE "180-6-.06(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O. C. G. A. 43-15-246 AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.</p> <p>- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-8-67, IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.</p> <p>- BEARINGS ON THIS MAP OR PLAT ARE BASED ON THAT PLAT OF SURVEY RECORDED IN PLAT BOOK E2020 PAGE 9 IN THE CLERK OF SUPERIOR COURT OFFICE GRADY COUNTY, GA.</p> <p>- THIS IS A SUBDIVISION SURVEY OF THAT PROPERTY RECORDED IN DEED BOOK 839 PAGE 757 IN THE CLERK OF SUPERIOR COURT OFFICE IN GRADY COUNTY, GA.</p> <p>- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 78941 FEET.</p> <p>- THIS MAP OR PLAT HAS A CALCULATED CLOSURE OF 1 FOOT IN 348903.</p> <p>- A DEKAM ROBOTIC TOTAL STATION WAS USED TO PERFORM THIS SURVEY.</p> <p>- ORIGINAL PARCEL: 34.78 ACRES TRACT 1: 12.83 ACRES REMAINING ACRES: 21.95 ACRES</p>																														
<p>GRADY COUNTY HEALTH DEPARTMENT</p> <p>SITE INSPECTED AND APPROVED FOR THE INSTALLATION OF INDIVIDUAL WATER SUPPLY AND/OR SEWER MANAGEMENT SYSTEMS. PLAT PLANS MUST BE SUBMITTED AND APPROVED AND APPROPRIATE PERMITS OBTAINED PRIOR TO ANY CONSTRUCTION. FINAL APPROVAL WILL BE GIVE ONLY IF THE GRADY COUNTY HEALTH DEPARTMENT'S PROCEDURES AND REGULATIONS ARE FOLLOWED.</p> <p><i>[Signature]</i> 7/12/21 ENVIRONMENTAL HEALTH SPECIALIST DATE</p>																														
<p>30' STRIP IS PART OF REMAINING ACREAGE AS ACCESS TO PUBLIC ROAD. REMAINING ACREAGE DOES NOT CREATE A NON CONFORMING LOT.</p> <p>TRACT 1 12.83 ACRES</p> <p>HOUSE BARN WELL HOUSE BARN</p> <p>30' STRIP 1/2" IRS S 88°54'00" E 969.72' REFERENCE BEARING OF CORNER 1/2" IRS S 88°54'00" E 24.53'</p> <p>N 32°33'57" W 464.58' N 29°39'00" W 98.04' N 22°35'39" W 329.39'</p> <p>3/8" IRS (BENT) 520.98' N 89°02'39" W 102.92'</p> <p>POB TRACT 1 1/2" IRS N 89°02'39" W 102.92'</p> <p>POB TRACT 1 1/2" IRS S 01°44'42" W 771.29'</p> <p>THERESA M. YATES DEED BOOK 839 PAGE 757 9-28-2018</p> <p>THERESA M. YATES DEED BOOK 839 PAGE 757 9-28-2018</p> <p>APPROXIMATE LOCATION OF LAND LOT LINE LL 369 LL 370 LL 371 LL 372</p> <p>APPROXIMATE LOCATION OF LAND LOT LINE LL 369 LL 370 LL 371 LL 372</p> <p>RECEIVED JUN 25 2021</p>																														

Go Bid Now!



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