



WIREGRASS AUCTION GROUP
— ACCELERATED REAL ESTATE MARKETING —

**12,480 SQ FT WAREHOUSE,
0.99+/- ACRES, CAIRO, GA**

**100 3RD STREET SE,
CAIRO, GEORGIA 39828**

***TUESDAY, APRIL 4, 2023,
AT 11:00 AM***



ONLINE ONLY AUCTION

FINAL CONTRACT TO INCLUDE A 10% BUYER'S PREMIUM

Introduction

Dear Prospective Bidders,

Wiregrass Auction Group is pleased to announce the public, online auction of this 12,480 Sq Ft Warehouse on 0.99+/- Acres in Cairo, Georgia.

We are excited to bring another great property to auction. This expansive property is an excellent opportunity for a business looking to expand or relocate in the area. Zoned for commercial use, this property features a 12,480 square foot warehouse on a .99-acre lot, providing ample space for your business operations. Don't miss out on this chance to own such an ideal property in Cairo, Georgia!

Bidding for this property will open on March 21, 2023, at 10:00 am and continue to April 4, 2023. Bidding will begin closing at 11:00 am 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 questions about the property, the auction process, or if you'd like to schedule a private showing of the property.

Sincerely,
Wiregrass Auction Group, Inc.

Spencer Young
Auction Coordinator



Auction Date and Time: Tuesday, April 4, 2023, at 11:00 AM

Open House Dates and Times: Friday, March 24 from 9:00 AM – 12:00 PM
Monday, April 3 from 2:00 PM – 5:00 PM

For More Information Contact: Spencer Young
Wiregrass Auction Group, Inc.
(229) 890-2437 – Office
(229) 225-8625 – Cell
Spencer@BidWiregrass.com

Property Information

Property Address: 100 3rd Street SE, Cairo, Georgia 39828

Auction Date: Tuesday, April 4, 2023, at 11:00 AM

Property Size: 0.99 +/- Acres

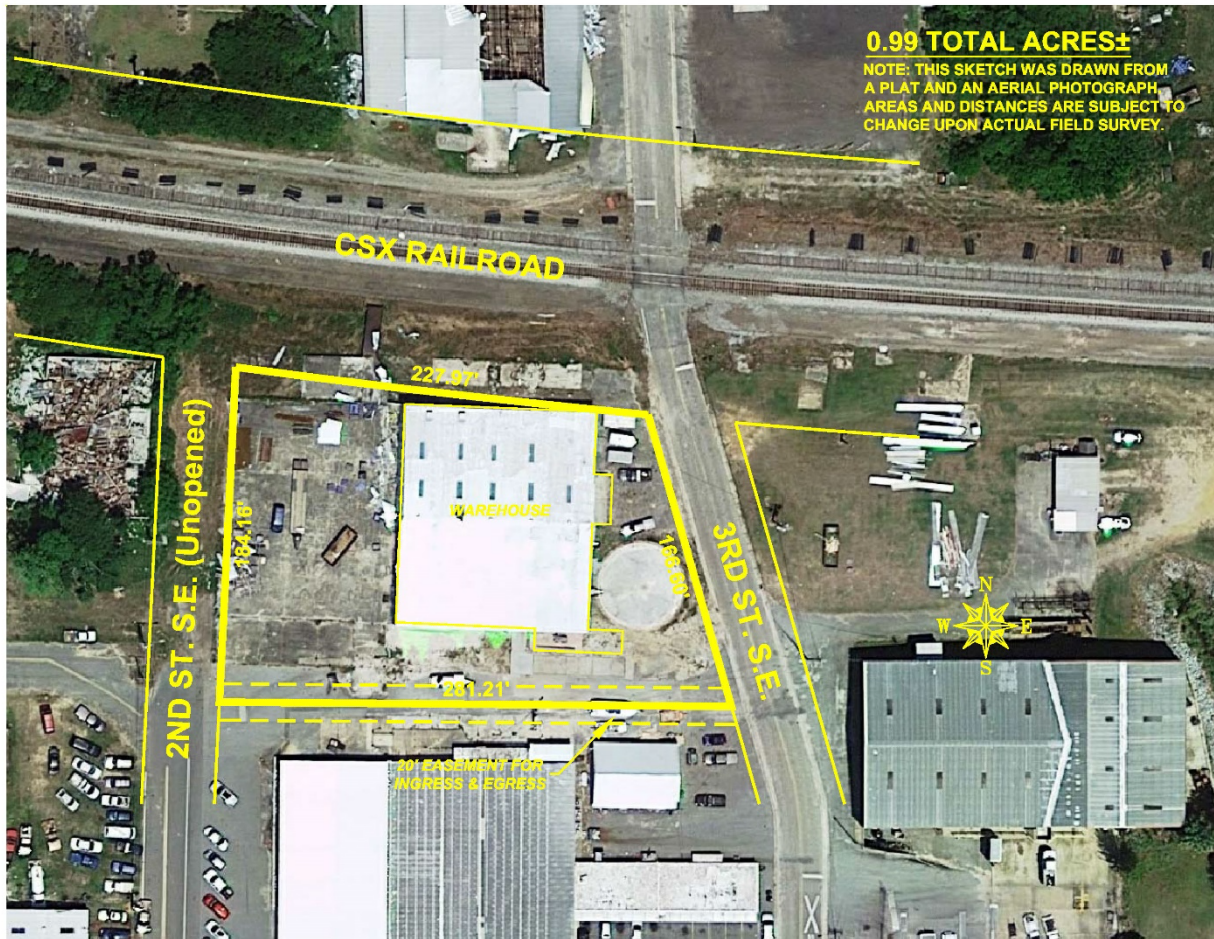
Assessor's Parcel Numbers: Grady – C0200137001

Tax Bill Amount: \$1,637.40

Important Selling Features:

- 12,480 Sq Ft Warehouse
- Excellent opportunity for businesses looking to expand or relocate in Cairo, GA.
- Zoned Light Industrial
- .99 +/- Acres
- Filled Concrete Block Construction with 12" Fire Wall separating two areas of warehouse for added safety.
- 16 ft Eave Height
- Conveniently located to Hwy 84
- Accessible for Semi Trailers and Forklift Loading and Unloading
- 5 Rollup Doors
- 2 Loading Docks
- .4 +/- Acres of Outdoor Concrete for Future Expansion
- 240/ 480 Amp – 3 Phase Electrical System updated in 2017
- 2 ADA Bathrooms
- 12ft x 30ft modular unit with 2 separate offices with A/C units.

Aerial Map



Tax Card Parcel - Page 1

 **qPublic.net™** Grady County, GA

Summary

Parcel Number C0200137001
Location Address SE 3RD ST
Legal Description N/A
Class C3-Commercial
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District CAIRO (District 01)
Millage Rate 35.83
Acres 0.99
Homestead Exemption No (S0)
Landlot/District 59 / 18

[View Map](#)



Owner

WHITFIELD DWIGHT BRYAN SR
693 LACY RD LOT-2
WHIGHAM, GA 39897

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	FF-COM: 375.00	Front Feet	44,450	175	246	0.99	0

Commercial Improvement Information

Description Warehouse-Storage-AV
Value \$26,957
Actual Year Built 1954
Effective Year Built 0
Square Feet 12480
Wall Height 16
Wall Frames
Exterior Wall
Roof Cover
Interior Walls
Floor Construction
Floor Finish
Ceiling Finish
Lighting
Heating
Number of Buildings 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Site Imp: B	2021	0x0 / 1	1	\$0
Comm. Paving-Concrete	2021	0x0 / 18500	1	\$0
Comm. Paving-Asphalt	2010	0x0 / 4500	1	\$0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/18/2016	803 213	A 55H	\$120,000	Fair Market - Improved	OLIVER THOMAS	WHITFIELD DWIGHT BRYAN SR

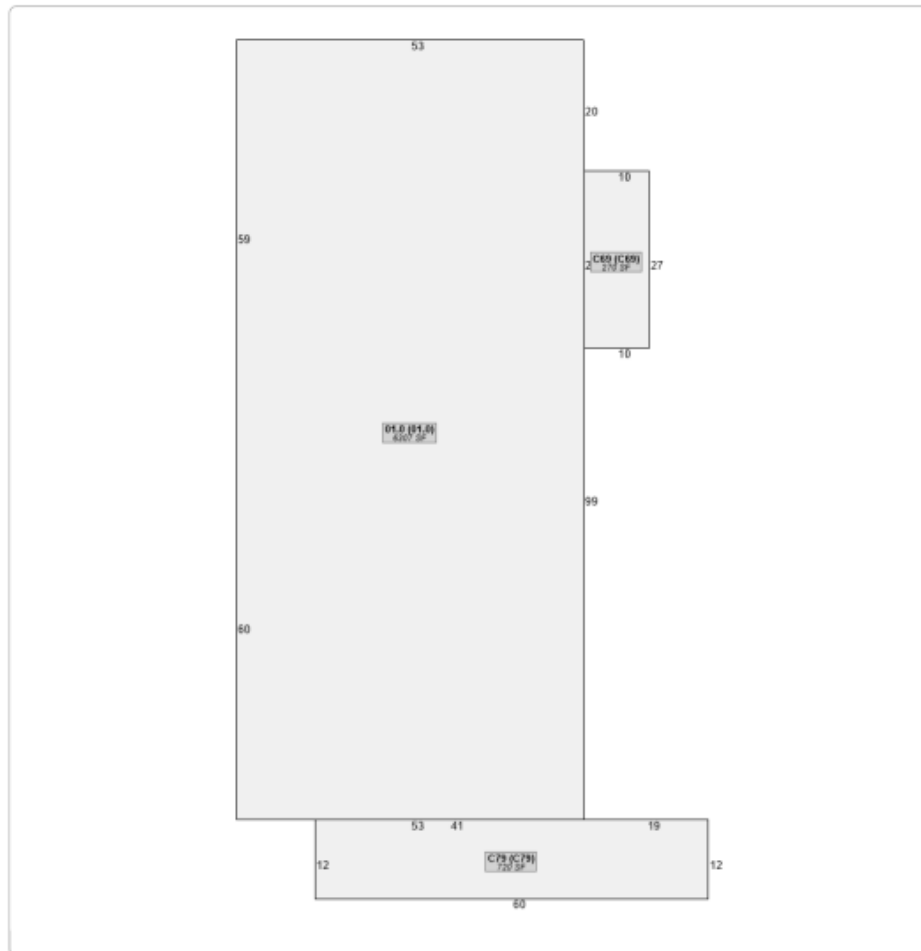
Valuation

	2022	2021	2020	2019	2018
Previous Value	\$106,311	\$106,311	\$106,311	\$106,311	\$106,311
Land Value	\$79,354	\$79,354	\$79,354	\$79,354	\$79,354
+ Improvement Value	\$26,957	\$26,957	\$26,957	\$26,957	\$26,957
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$106,311	\$106,311	\$106,311	\$106,311	\$106,311

Tax Card Parcel – Page 2



Sketches



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

Tax Map

qPublic.net™ Grady County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	C0200137001	Owner	WHITFIELD DWIGHT BRYAN SR	Last 2 Sales			
Class Code	Commercial		693 LACY RD LOT-2	Date	Price	Reason	Qual
Taxing District	CAIRO		WHIGHAM, GA 39897	5/18/2016	\$120000	FM	Q
Acres	0.99	Physical Address	SE 3RD ST	n/a	0	n/a	n/a
		Assessed Value	Value \$106311				


(Note: Not to be used on legal documents)

Date created: 11/14/2022

Last Data Uploaded: 11/11/2022 9:16:01 PM

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GEOSPATIAL

Property Tax Bill

 **qPublic.net™** Grady County, GA Tax Commissioner

Parcel Information

Tax Year 2022
Bill Number 13782
Account Number 943245
Tax District 01
Parcel Number C20-137-1
Building Value \$26,957.00
Land Value \$79,354.00
Acres 0.9900
Fair Market Value \$106,311.00
Brief Legal Description
Situs Address SE 3RD ST

Owner

WHITFIELD DWIGHT BRYAN SR
693 LACY RD LOT-2
WHIGHAM, GA 39897

Total Billing Amount

Taxing Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	\$106,311.00	\$42,525.00	\$0.00	\$42,525.00	0.000			\$0.00
COUNTY TAX	\$106,311.00	\$42,525.00	\$0.00	\$42,525.00	20.644	\$877.89		\$739.22
SALES TAX CREDIT				\$42,525.00	-3.261		(\$138.67)	
SCHOOL TAX	\$106,311.00	\$42,525.00	\$0.00	\$42,525.00	13.400	\$569.84		\$569.84
CAIRO CITY TAX	\$106,311.00	\$42,525.00	\$0.00	\$42,525.00	13.951	\$593.27		\$328.34
CAIRO SALES TAX CREDIT	\$106,311.00	\$42,525.00	\$0.00	\$42,525.00	-6.230		(\$264.93)	\$0.00
TOTALS					38.504	\$2,041.00	(\$403.60)	\$1,637.40

Payment Information

Current Due	Current Due Date	Penalty	Interest	Other Fees	Previous Payment	Back Taxes	Total Due
1637.4	12/27/2022	\$0.00	\$0.00	\$0.00	\$1,637.40	\$0.00	\$0.00

No data available for the following modules: Mobile Home Information.

The Grady County Tax Commissioner 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.

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Last Data Upload: 3/6/2023, 12:00:01 AM

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 **Schneider**
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Version 2.3.250

Legal Description

Deed Doc: WD
Filed for Record and Recorded
05/18/2016 04:06PM
Georgia Transfer Tax Paid : \$120.00
PT61# 0652016000320
DEBBIE KINES
Clerk Superior Court, GRADY County, Ga
Bk 00803 Pg 0213-0214

PREPARED BY AND RETURN TO:
CHASON LAW FIRM LLC
Post Office Box 743
Cairo, Georgia 39828

WARRANTY DEED

STATE OF GEORGIA,
COUNTY OF GRADY:

THIS INDENTURE, made and entered into the 12th day of May in the year of our Lord,
Two Thousand and Sixteen, between **OLIVER THOMAS, a general partnership of Lewis B.
Oliver and Charles A. Thomas**, of the one part, and **DWIGHT BRYAN WHITFIELD, SR.**, of
the other part.

WITNESSETH:

That the party of the first part, for and in consideration of TEN DOLLARS AND OTHER
VALUABLE CONSIDERATION, in hand paid, the receipt whereof is hereby acknowledged, hath
granted, sold and conveyed unto the said **DWIGHT BRYAN WHITFIELD, SR.**, his heirs and
assigns, all that tract or parcel of land situated, lying and being in the County of Grady, as follows:

All that tract or parcel of land being 0.99 acre, lying and being in the City of Cairo, in Land
Lot 58 of the 18th Land District, Grady County, Georgia, being more particularly described as Tract
1 on that plat of survey prepared for Oliver-Thomas & Dwight Whitfield, Jr. by Robert A. Williams,
Georgia Registered Land Surveyor No. 3072, with a field date of April 19, 2016 and recorded in Plat
Book A, Page 524, Grady County Land Records. Referral to said plat of survey is made to
incorporate same herein by reference thereto.

Grantor reserves a perpetual non-exclusive easement for ingress and egress along the south
side of the above-described tract as same is shown on the above-referenced plat of survey.

Also conveyed herein is a perpetual non-exclusive easement for ingress and egress along the
north side of adjacent property owned by Grantor herein as same is shown on the above-referenced
plat of survey.

The real property described in this Warranty Deed is conveyed subject to a Deed to
Secure Debt from Grantor to United National Bank recorded in Deed Book 788, Page 212,
Grady County Land Records, which Grantor shall pay and hold Grantee harmless from
payment of same.

Legal Description – Page 2

WHICH TRACT or parcel of land the said OLIVER THOMAS, a general partnership of Lewis B. Oliver and Charles A. Thomas, will well and truly warrant and defend from the claim of all persons whatsoever, unto the said DWIGHT BRYAN WHITFIELD, SR., his heirs and assigns, forever in fee simple.

IN TESTIMONY WHEREOF, OLIVER THOMAS, a general partnership of Lewis B. Oliver and Charles A. Thomas, hath hereunto set its hand and seal the day and year above written.

OLIVER THOMAS, a general partnership

By: Lewis B. Oliver (SEAL)
LEWIS B. OLIVER, Partner

By: Charles A. Thomas (SEAL)
CHARLES A. THOMAS, Partner

Signed, sealed and delivered in the
presence of:

M. Alan Chasen
Witness

J. L. Weaver
Notary Public: Grady County, GA
(AFFIX SEAL)



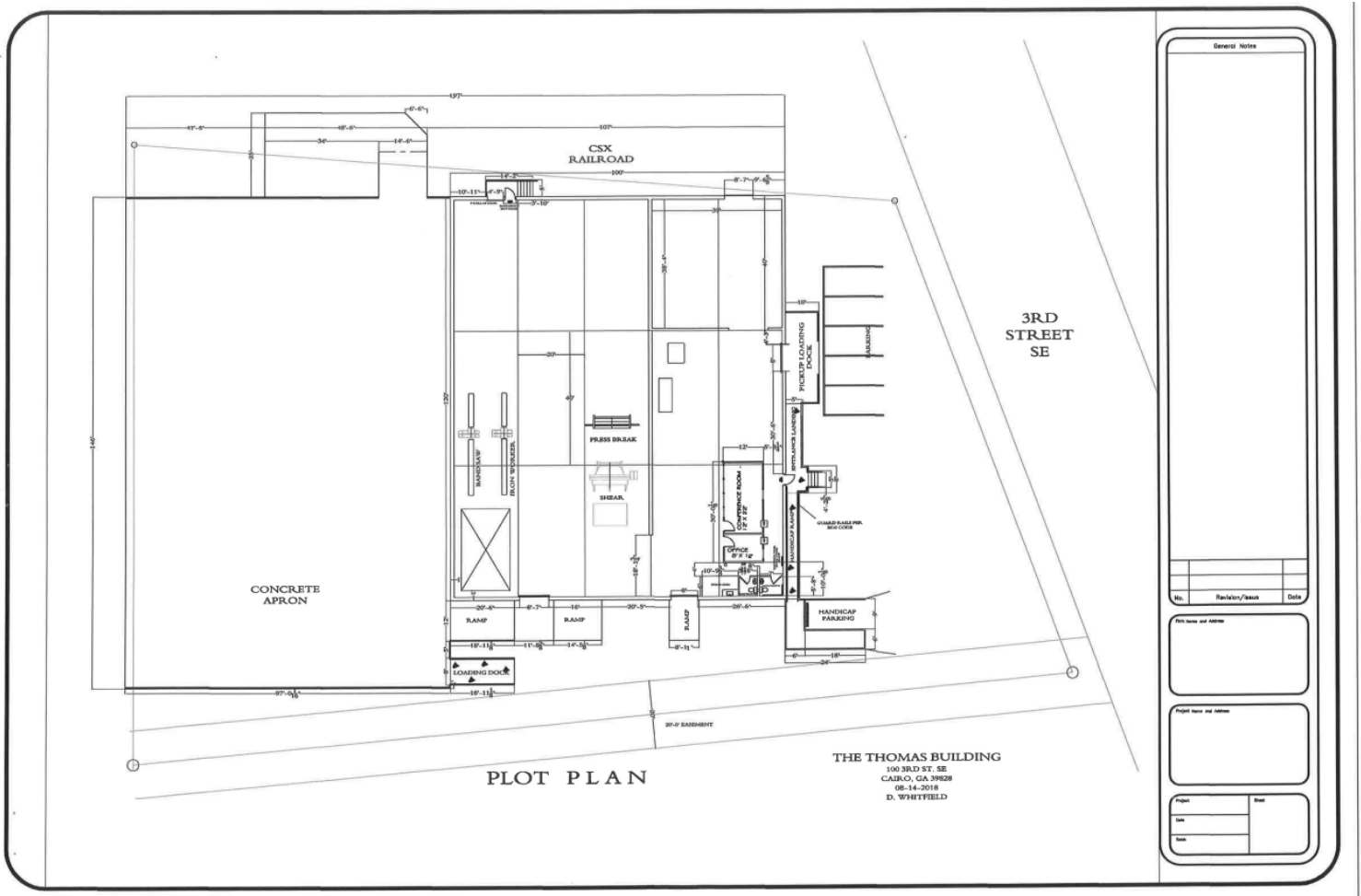
Light Industrial – City of Cairo, GA

Sec. 22-247. Permitted uses.

- (a) Any use permitted in commercial zone districts, except loft dwellings.
- (b) Bakeries, baking plant, wholesalers, etc.
- (c) Bottling or packaging of cleaning compounds, polishes, seeds, etc.
- (d) Building equipment, building materials, lumber, sand, gravel yards, and yards for contracting equipment, maintenance or operating equipment of public agencies, or public utilities, or materials or equipment of similar nature.
- (e) Carpet manufacturing.
- (f) Carpenter and cabinet-making shops.
- (g) Cold storage plants.
- (h) Dental, surgical and optical goods manufacturing.
- (i) Electronic manufacturing and assembly parts.
- (j) Electric motors and generators manufacturing.
- (k) Research and testing laboratories.
- (l) Pharmaceutical products manufacturing.
- (m) Printing, engraving and bookbinding shops.
- (n) Soft drink bottling establishments.
- (o) Tool, die, gauge and machine shops.
- (p) Processed agricultural products other than meat, poultry or animal products.
- (q) Textiles, wearing apparel manufacturing.
- (r) Natural gas and petroleum products storage.
- (s) Plastic product manufacturing, but not including the processing of the raw materials.
- (t) Warehouse, storage and transfer and electric and gas service buildings and yards and public utility buildings, telephone exchange buildings and substations, gas regulator stations.
- (u) Electrical, glazing, heating, painting, paper hanging, plumbing, roofing or ventilation contractors' establishments including outside storage yards.
- (v) Moving or storage offices and warehouse.
- (w) Publicly owned buildings, structures or public utility buildings and service yards including storage yards.
- (x) Caretaker or employee residence—As limited and defined in section 22-5.
- (y) All radio, cellular phone, or similar transmission/receiving antennas and/or towers.

(Ord. No. 548, § 17.02, 1-8-01)

Building Diagram – Page 1





General Notes

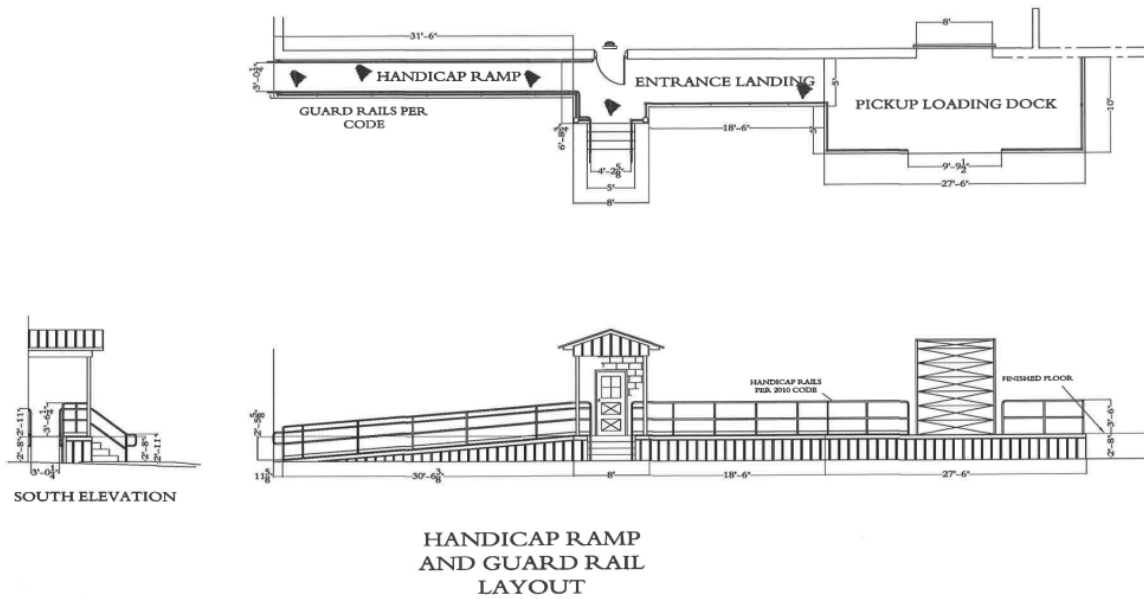
Nm.	Revisión/Issue	Fecha
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From Name and Address

Project Name and Address

Project:	Street
Date:	
Scale:	

Building Diagram – Page 3



THE THOMAS BUILDING
100 3RD ST. SE
CARLEO, GA 30628
08-14-2018
D. WHITFIELD

General Notes

No.	Revision/Reason	Date

Permit notes and address

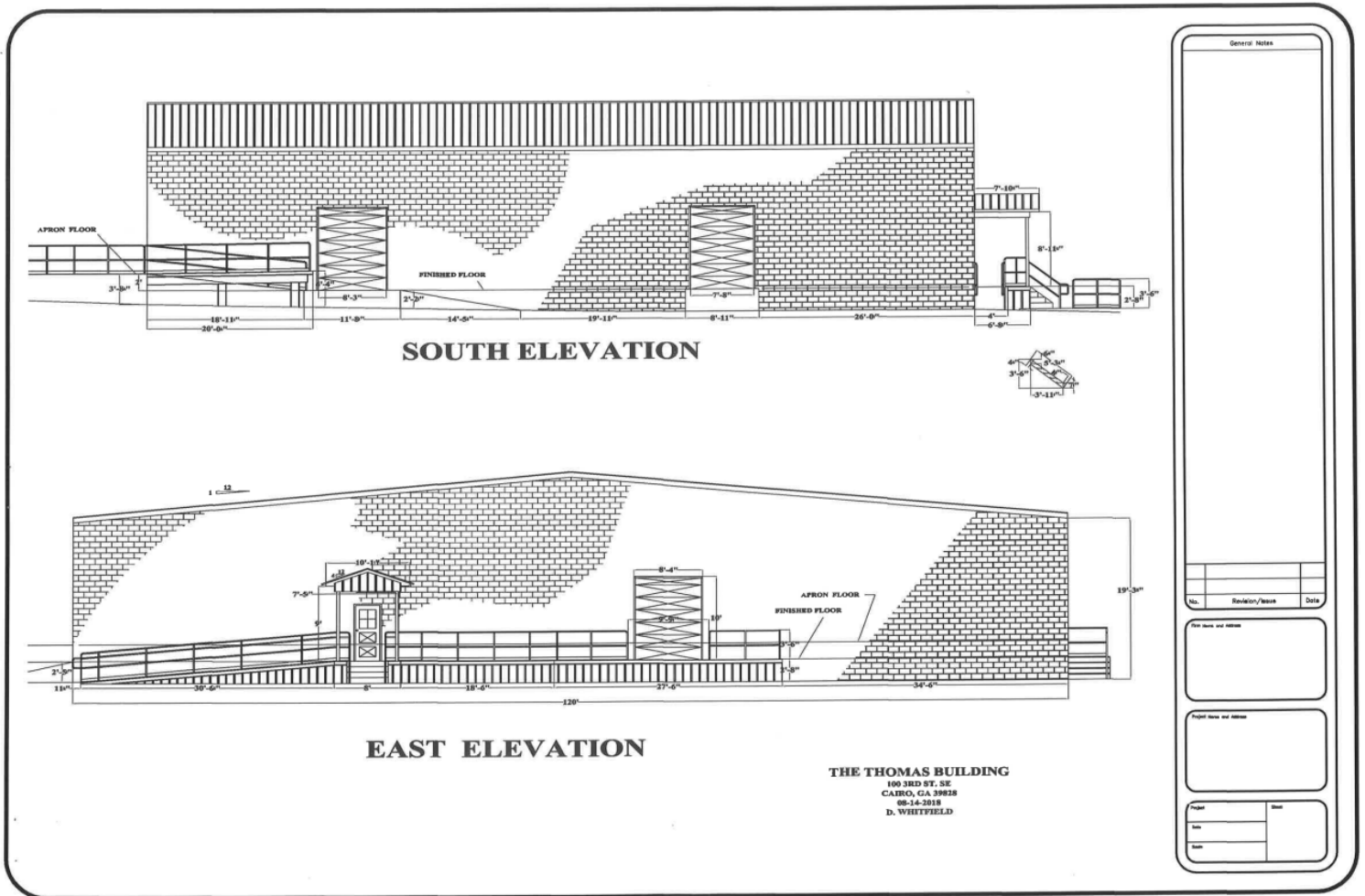
Project Name and Address

Project

Date

Date

Building Diagram – Page 4



Go Bid Now!



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