



WIREGRASS AUCTION GROUP
— ACCELERATED REAL ESTATE MARKETING —

**BRICK RANCH STYLE HOME IN THE
CARLTON WOODS SUBDIVISION**

**1 12 LOBLOLLY ROAD SW
MOULTRIE, GEORGIA 31768**

OCTOBER 17TH, 2023



ONLINE ONLY AUCTION

FINAL CONTRACT TO INCLUDE A 10% BUYER'S PREMIUM

Introduction

Dear Prospective Bidders,

Wiregrass Auction Group is pleased to announce to the public the online auction of 112 Loblolly Road located in Moultrie, Georgia.

This charming ranch-style abode nestled on a large lot is a true gem in the highly sought-after Carlton Woods Subdivision. Boasting exceptional maintenance, this home exudes warmth and character with its features. With 1,885 heated square feet of living space featuring 3 Bedrooms/2.5 Bath and an Office, this home is perfect for the family or downsizing closer to town.

Bidding for this property will open on October 3rd, 2023, at 10:00 am and continue to October 17th, 2023. Bidding will begin closing at 2:00 pm 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 do not hesitate to contact me if you have any questions about the property, the auction process, or if you would like to schedule a private showing of the property.

Sincerely,
Wiregrass Auction Group, Inc.

Ethan Vick, AMM
Chief Operating Officer



Auction Date and Time: October 17th, 2023, at 2:00pm

Open House Dates and Times: Monday, October 9, 2023, 4:00 pm - 6:00pm
Monday, October 16, 2023, 4:00 pm – 6:00 pm

For More Information Contact: Ethan Vick
Wiregrass Auction Group, Inc.
(229) 890-2437 – Office
(229) 225-8660 – Cell
ethan@BidWiregrass.com

Property Information

Property Addresses: 112 Loblolly Road SW, Moultrie, GA 31768

Auction Date: October 17th, 2023

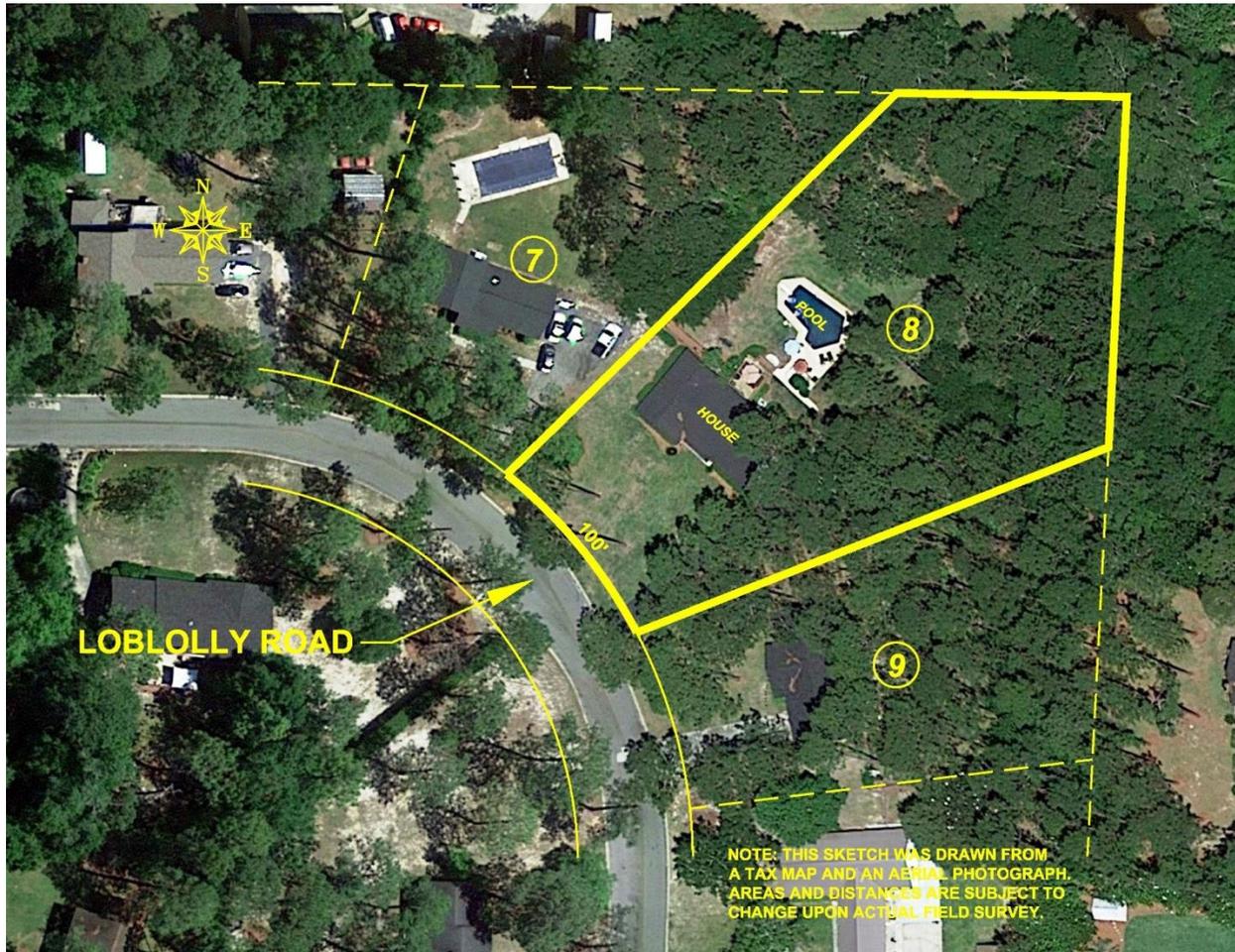
Assessor's Parcel Numbers: M016 098

Property Taxes: \$1,707.63

Important Selling Features:

- Ranch Style Home on Large Lot
- Located in Desirable Carlton Woods Subdivision
- Exceptionally Maintained
- Gorgeous Hardwood Floors Throughout
- 3 Bedroom / 2.5 Baths Plus an Office
- 1885 Heated Sq Ft
- In-Ground Saltwater Pool
- Asphalt Driveway
- Bonus "Tree House"
- 2 Car Garage
- Fenced Rear Yard and Patio Space for Outdoor Entertaining
- Move in Ready
- Minutes from Downtown Moultrie and Colquitt Regional Hospital

Aerial Map



Tax Card – Page 1

Colquitt County, GA

Summary

Parcel Number M016 098
 Location Address 112 LOBLOLLY RD
 Legal Description LOT 8 BLK A CARLTON WOODS
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning
 Tax District MOULTRIE (District 02)
 Millage Rate 38.82
 Acres 0
 Neighborhood 30014 CITY THREE (30014)
 Homestead Exemption No (50)
 Landlot/District N/A

[View Map](#)



Owner

GREEN SWITCH PALACE LLC
 2101 BOWMAN AVE
 AUSTIN, TX 78703

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	LOT: \$ 20000.00	Lot	0	0	0	0	1

Residential Improvement Information

Style One Family (Single Family)
 Heated Square Feet 1885
 Interior Walls Sheetrock/Panel
 Exterior Walls Brick Veneer
 Foundation Piers
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1968
 Roof Type ARCHITECTURAL SHINGLE
 Flooring Type Carpet/Tile
 Heating Type Cent.AC/Heat
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 3
 Value \$101,123
 Condition Average

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
XPool, Res Poured Conc	1999	18x36 / 0	0	\$14,610
XDriveway, Asphalt - Res	1996	1x1680 / 0	0	\$2,470

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/4/2015	1252 523	5 17	\$180,000	Related by Family or Business	PUTNAM WARREN H	GREEN SWITCH PALACE LLC
7/6/2006	920 173	5 17	\$156,300	Fair Mkt - Improved	CLARK TERRY	PUTNAM WARREN H

Tax Card – Page 2

Valuation

***PLEASE NOTE: Values are subject to change dependent upon new data collected from on-site visits**

	2023	2022	2021	2020	2019
Previous Value	\$127,530	\$125,610	\$118,682	\$114,063	\$114,063
Land Value	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
+ Improvement Value	\$101,123	\$90,450	\$88,530	\$81,602	\$76,983
+ Accessory Value	\$17,080	\$17,080	\$17,080	\$17,080	\$17,080
= Current Value	\$138,203	\$127,530	\$125,610	\$118,682	\$114,063

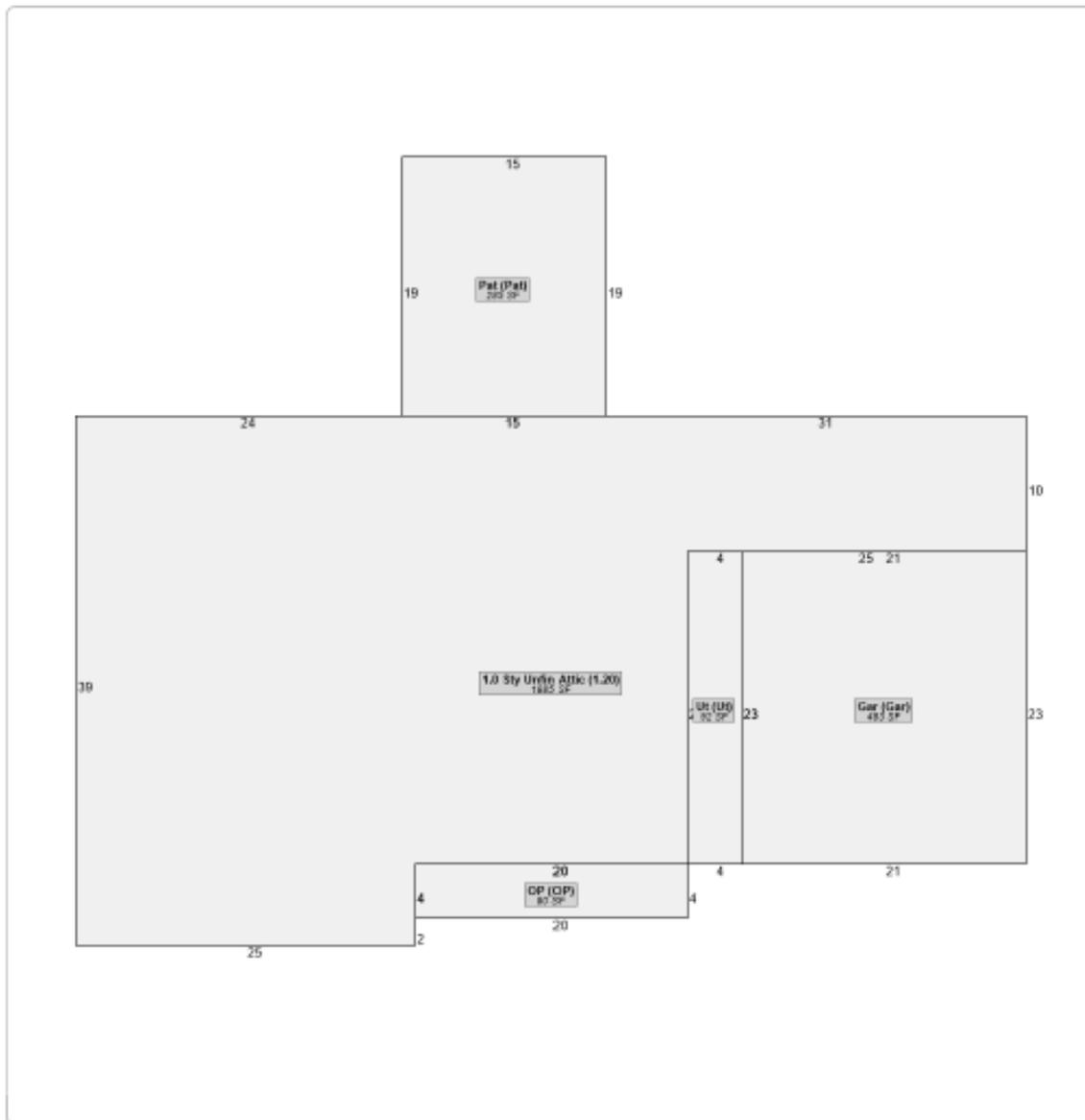
Assessment Notices

[2023 Assessment Notice \(PDF\)](#)

Photos

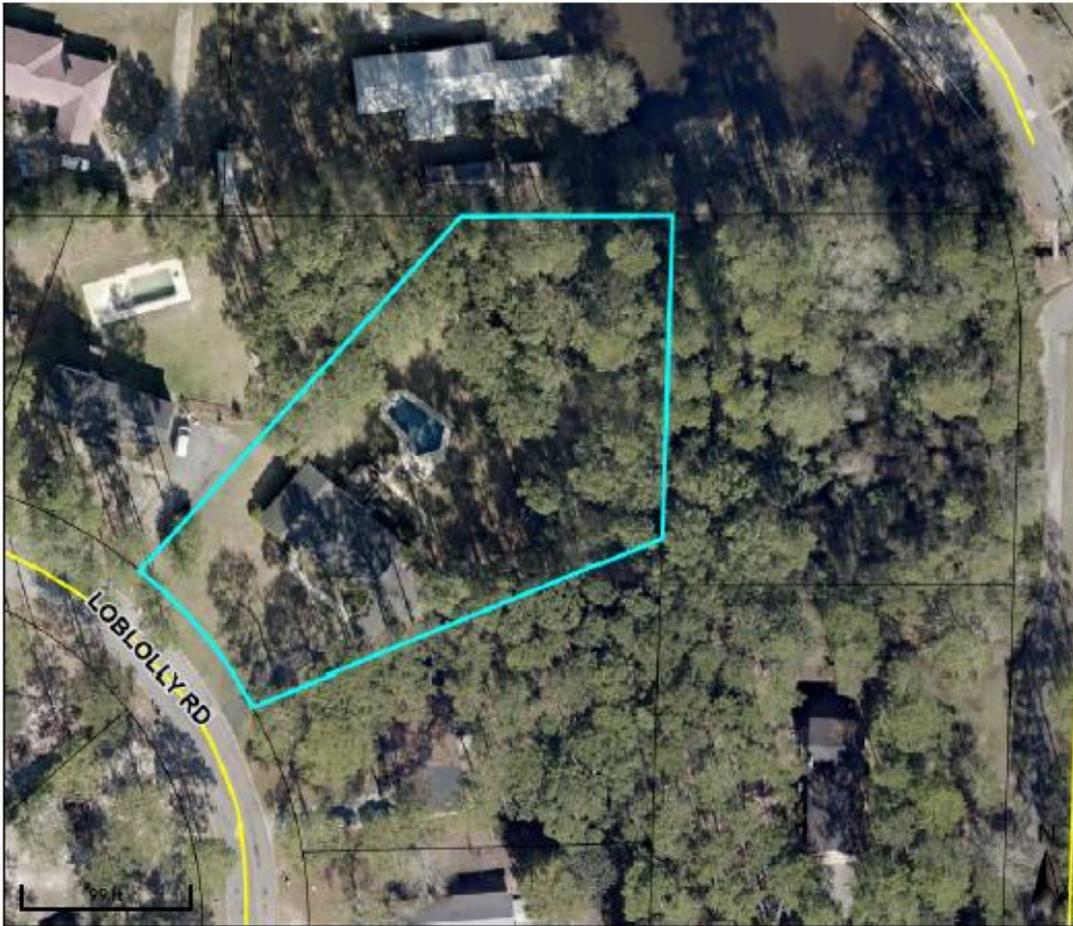


Tax Card – Page 3



Tax Map

 Colquitt County, GA



Overview



Legend

-  Parcels
-  Roads
- City Labels

Parcel ID - M016 098
Alt Id - 16323
Address - 112 LOBLOLLY RD
Owner - GREEN SWITCH PALACE LLC

Date created: 8/28/2023
Last Data Uploaded: 8/25/2023 7:40:52 AM

Developed by  Schneider
GEOSPATIAL

2022 Tax Bill

2022 Property Tax Statement

Cindy S. Harvin
Colquitt County Tax Commissioner
P O Box 99
Moultrie, GA 31776

GREEN SWITCH PALACE LLC
2101 BOWMAN AVE
AUSTIN, TX 78703

RETURN THIS PORTION WITH PAYMENT

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

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2022-8090	12/10/2022	\$0.00	\$1707.63	\$0.00	Paid 11/14/2022

Map: M016 098

Printed: 09/14/2023

Location: 112 LOBLOLLY RD

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional exemptions. The full law relating to each exemption must be referred to in order to determine eligibility. If you are eligible for one of these exemptions and are not now receiving the benefit, you must apply for the exemption no later than April 1st in order to receive the exemption in future years. For more information, or if you feel your property value is too high, contact the Tax Assessor's Office at 229-616-7425. Tax returns should be filed with the Tax Assessor's office no later than April 1st.

Cindy S. Harvin
Colquitt County Tax Commissioner
P O Box 99
Moultrie, GA 31776



Tax Payer: GREEN SWITCH PALACE LLC
Map Code: M016 098 Real
Description: LOT 8 BLK A CARLTON WOODS
Location: 112 LOBLOLLY RD
Bill No: 2022-8090
District: 002

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
107,530.00	20,000.00	0.0000	\$127,530.00	12/10/2022				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O INCORPORATED	\$127,530	\$51,012	\$0	\$51,012	14.665000	\$748.09	\$0.00	\$748.09
ECONOMIC DEVELOPMENT AUTH	\$127,530	\$51,012	\$0	\$51,012	0.270000	\$13.77	\$0.00	\$13.77
MOULTRIE	\$127,530	\$51,012	\$0	\$51,012	8.100000	\$413.20	\$0.00	\$413.20
PARKS RECREATION	\$127,530	\$51,012	\$0	\$51,012	1.755000	\$89.53	\$0.00	\$89.53
SCHOOL M&O	\$127,530	\$51,012	\$0	\$51,012	14.828000	\$756.41	\$0.00	\$756.41
SCHOOL SALES TAX ROLLBACK	\$127,530	\$51,012	\$0	\$51,012	-6.143000	\$0.00	-\$313.37	-\$313.37
STATE TAX	\$127,530	\$51,012	\$0	\$51,012	0.000000	\$0.00	\$0.00	\$0.00
TOTALS					33.475000	\$2,021.00	-\$313.37	\$1,707.63

Interest begins the day after the due date. Fifa Cost will be added to each bill after 30 days. After 90 days additional penalties will be added. If a receipt is desired, please include a stamped self addressed envelope. If your bill is to be paid by a mortgage company, send the top portion of this statement to them.
Please list 2 contact phone number on all payments!
An after hour drop box is available in back of the tax office for your convenience.
ONLINE PAYMENTS CAN BE MADE AT COLQUITTCOUNTYTAX.COM

Current Due	\$1,707.63
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$1,707.63
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/14/2022

Deed

BOOK PAGE
1252 0523
COLOQUITT COUNTY, GEORGIA
Real Estate Transfer Tax
Paid 180.00
Date 12-7-15
Lynn G. Purvis
Clerk of Superior Court

FILED
CLERK OF SUPERIOR COURT
COLOQUITT COUNTY, GA
2015 DEC -7 AM 11:12
LYNN G. PURVIS, CLERK

Return Recorded Document to:
William S. Steinberg
Coleman Talley LLP
910 N. Patterson Street
Valdosta, GA 31601
File No. 35706.001WSS

GEORGIA, COLQUITT COUNTY
CLERK'S OFFICE, SUPERIOR COURT
RECORDED IN BOOK 1252 FOLIO 503-504
DAY OF DEC 2015
Brendy [Signature] CLERK

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF LOWNDES

This Indenture made this 4th day of **December, 2015** between **WARREN H. PUTNAM AND AMY J. PUTNAM**, as party or parties of the first part, hereinafter called Grantor, and **GREEN SWITCH PALACE, LLC, A GEORGIA LIMITED LIABILITY COMPANY**, as party of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00) Dollars** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns, the following described property:

Lot 8 in Block "A" of the Carlton Woods Subdivision in Lot of Land Number 336 in the 8th Land District of Colquitt County, Georgia, as shown by a plat of said subdivision recorded in Plat Book 5, Page 17, Colquitt County records, which said plat and the record thereof are by reference incorporated herein and made a part hereof.

This Deed is made subject to the covenants and restrictions covering said subdivision.

Said property has located thereon a residence dwelling known and designated as 112 Loblolly Road, Moultrie, Georgia according to the present system of numbering houses in Colquitt County, Georgia.

THIS CONVEYANCE is made subject to the following:

1. Ad Valorem taxes for the year 2016 and all subsequent years not yet due and payable,
2. Applicable restrictive covenants and/or easements of record.

[16415177]

Deed – Page 2

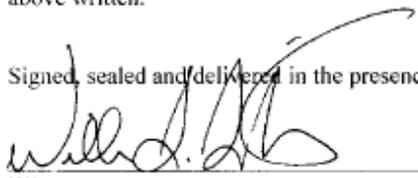
BOOK PAGE
1252 0524

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantees, in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns.

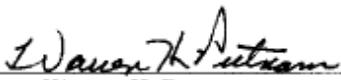
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantees against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:



Witness

By:  (SEAL)
Warren H. Putnam



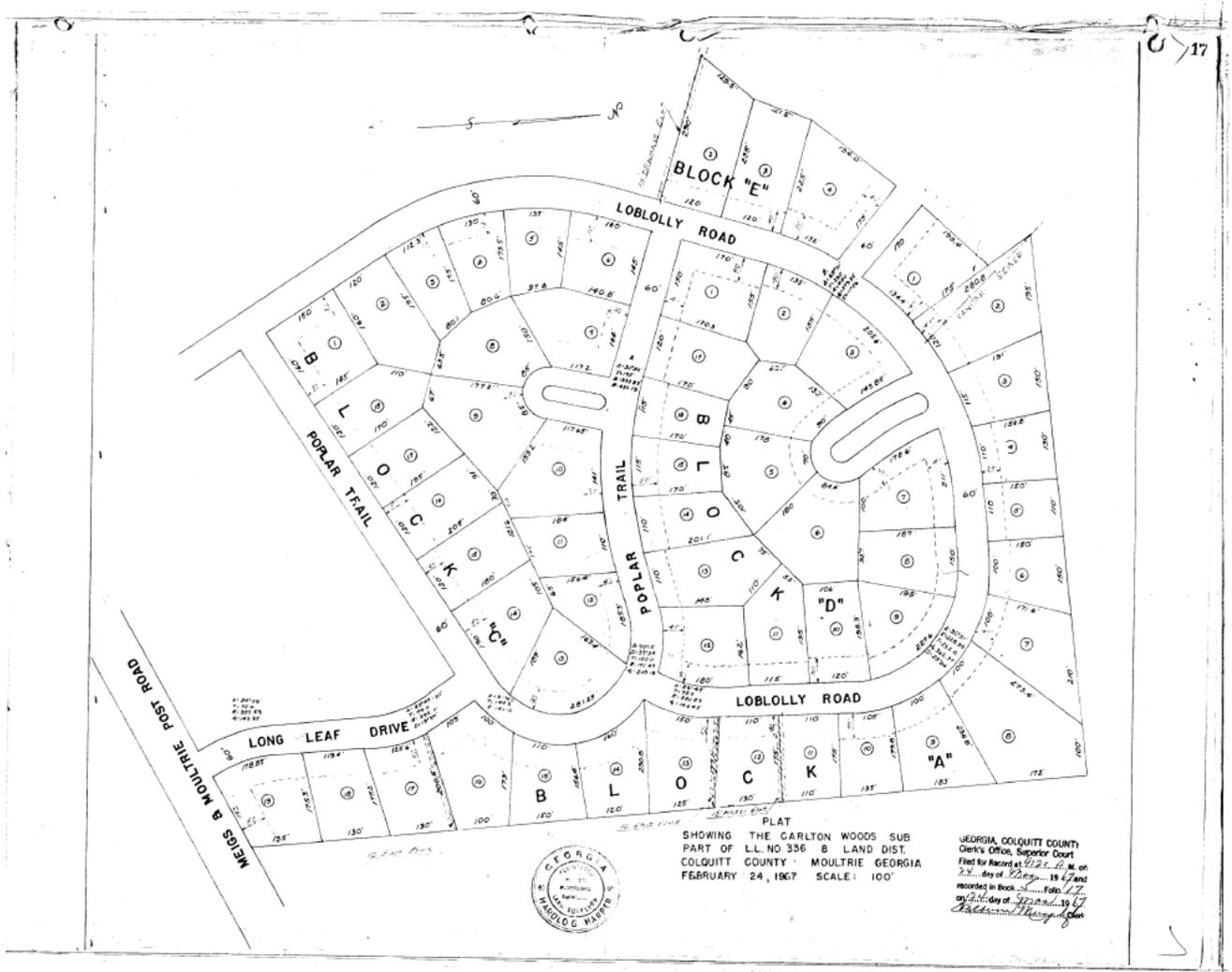
Notary Public

By:  (SEAL)
Amy J. Putnam

(NOTARIAL SEAL)



Plat



Go Bid Now!



www.WiregrassAuctionGroup.com