



WIREGRASS AUCTION GROUP
— ACCELERATED REAL ESTATE MARKETING —

**0.23+/- ACRE WOODED LOT
LOCATED AT 4171 GRANT ROAD,
ELLENWOOD, GEORGIA**

***WEDNESDAY, NOVEMBER 1,
2023, AT 4:00 PM***



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 0.23+/- Acres Located in Ellenwood, Georgia.

Get ready for an exciting opportunity as this 0.23 +/- acre wooded lot in the heart of Ellenwood PUD is set to hit the auction block. This lot, zoned for Single Family Dwelling (SFD), offers the perfect opportunity to invest in Real Estate. Don't miss out on the chance to make this lot yours at the upcoming auction.

Bidding for this property will open on October 18th, 2023, at 10:00 am and continue to November 1st, 2023. Bidding will begin closing at 4:00 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.

Mark Manley CAI, AARE, MPPA
President
Wiregrass Auction Group, Inc.



Auction Date and Time: Wednesday, November 1, 2023, at 4:00 PM

Open House Dates and Times: Drive by Viewing Anytime

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

Property Information

Property Addresses: 4171 Grant Road, Ellenwood, Georgia

Auction Date: Wednesday, November 1, 2023, at 4:00 PM

Property Size: 0.23 +/- Acres

Assessor's Parcel Numbers: Clayton County Georgia Tax Parcel 12246C B003

Property Taxes: Clayton County Ad Valorem Taxes for 2023 are \$83.77

Important Selling Features:

- .23 +/- Acre Wooded Lot
- Located in the Ellenwood PUD
- Zoned SFD – Single Family Dwelling

Tax Card Parcel

PARID: 12246C B003
RAINBOW HOUSE INC

NBHD: 44001
4171 GRANT RD

Land

Year	2023
Line Number	1
Land Type	A - ACREAGE
Land Code	4 - SCATTERED PROPERTY
Square Feet	10,019
Acres	.23
Road Frontage	62.0
Influence Factor 1	
Zoning	PUD
Land Use	
Base Lot Value	25,000
Land Value	5,750

Land Summary

Line Number	Land Type	Land Code	Square Feet	Acres	Effective Frontage	Depth	Land Value
1	A - ACREAGE	4 - SCATTERED PROPERTY	10,019	.23			5,750

Tax Map Parcel



2022 Tax Bill

2023 PROPERTY TAX STATEMENT

DANIELLE H. SMITH
Clayton County Tax Commissioner
121 S. McDonough St., Annex 3, 2nd Floor
Jonesboro, GA 30236

MAKE CHECK OR MONEY ORDER PAYABLE TO:
Clayton County Tax Commissioner

Bill No.	Original Due Date	TOTAL DUE
2023-1294723	11/15/2023	\$468.91

Parcel: 12246C B003 Type: RE Printed: 10/06/2023
Location: 4171 GRANT RD 30294



RAINBOW HOUSE INC
877 BATTLECREEK RD
JONESBORO GA 30236

RETURN THIS PORTION WITH PAYMENT

DANIELLE H. SMITH
Clayton County Tax Commissioner
121 S. McDonough St., Annex 3, 2nd Floor
Jonesboro, GA 30236
Phone: (770) 477-3311 Fax: (770) 477-3326
www.claytoncountyga.gov



Tax Payer: RAINBOW HOUSE INC
Map/Parcel#: 12246C B003 REAL
Location: 4171 GRANT RD 30294
Bill No: 2023-1294723
District: 8 - COUNTY FIRE

Improvement Value	Land Value	Fair Market Value	Acres	Exemptions	Original Due Date	Print Date	Payment Good Through
	5,800	5,800	.23		11/15/2023	10/06/2023	11/15/2023
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	HTRG Credit	Net Tax
COUNTY OPER	5,800	2,320		2,320	16.000		37.12
SALES TAX ROLLBACK CREDIT	5,800	2,320		2,320	- 3.640		- 8.44
COUNTY FIRE	5,800	2,320		2,320	4.148		9.62
SCHOOL OPER	5,800	2,320		2,320	16.600		45.47
TOTALS						36.106	83.77

If ownership of property has changed hands and a new owner is responsible for paying taxes, please forward the tax bill to them.

If the taxes due are to be paid by your mortgage company, please forward the bottom portion of this statement to them, retaining the top portion for your income tax records.

Receipts will be mailed only when payment is accompanied by a stamped, self-addressed envelope.

Failure to pay this bill by due date will result in the following: A delinquent tax fta (lien) will be placed in your name or against your property on the General Execution Docket, interest will accrue based on the current year bank loan prime interest rate plus 3%, accrued monthly. Additionally, a penalty of 5% will be added if any portion of the tax bill remains unpaid for 120 days after the due date; then an additional 5% on the remaining balance after every 120 days, not to exceed 20%.

Pay on-line at www.claytoncountyga.gov Discover, MasterCard and Visa are accepted. When paying a credit card there is a third party merchant processing fee for this service. E-check payment is also accepted with a \$5.00 convenience fee.

Current Due	\$83.77
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$0.00
Back Taxes	\$385.14
TOTAL DUE	\$468.91
Printed:	10/06/2023

Original Deed

25449

Phoenix Office Supply • Jonesboro, Ga.

QUIT-CLAIM DEED

GEORGIA, CLAYTON COUNTY.

THIS INDENTURE, made this _____ day of _____ in the year of our Lord One Thousand Nine Hundred and Seventy-five

between DANIEL EDWARDS of the first part, and CORA LEE EDWARDS of the second part,

WITNESSETH: That the said party _____ of the first part for and in consideration of the sum of Ten Dollars and other valuable considerations Dollars, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and do es by these presents bargain, sell, remise, release, and forever quit-claim to the said party _____ of the second part her heirs and assigns, all the right, title, interest, claim or demand which the said party _____ of the first part has or may have had in and to _____

All that tract or parcel of land, lying and being in the 12th District of originally Henry, now Clayton County, Georgia, in Land Lot 246 and bounded as follows:

BEGINNING at a point at the intersection of the west side of Grant Road with the North line of the Allen and Roy Williams property and running thence North along the West side of Grant Road sixty-two (62) feet; thence West along the South line of the Fred P. Coffey property two hundred (200) feet; thence South along the East line of the Fred P. Coffey property sixty-two (62) feet; thence East two hundred (200) feet along the North line of the Williams property to the point of beginning, and being a part of the property described in Warranty Deed from Mrs. Ethel A. Harbin, Executrix, to Fred P. Coffey, dated June 5, 1945, and recorded in Deed Book 43, Folio 140, Clayton County Records.

with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said described premises unto the said party _____ of the second part her heirs and assigns, so that neither the said party _____ of the first part nor his heirs, nor any other person or persons, claiming under him shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the said party _____ of the first part has se hereunto set his hand _____ and affixed his seal _____ the day and year above written.

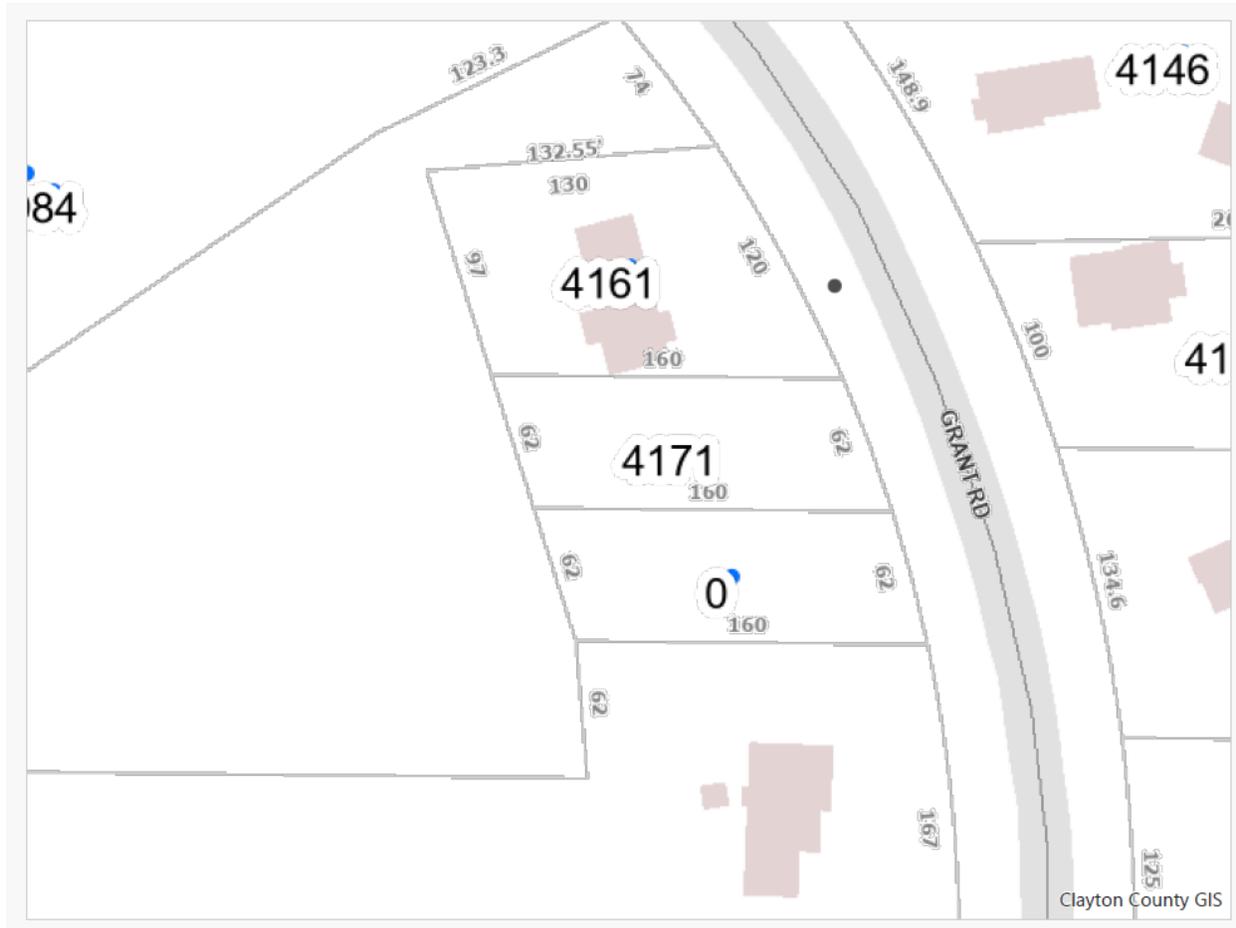
Signed, sealed and delivered in presence of _____

Daniel Edwards (Seal)
 DANIEL EDWARDS (Seal)
 _____ (Seal)
 _____ (Seal)

FILED IN OFFICE
 CLAYTON COUNTY
 JUN 17 5 34 PM '75
 PAGE NO. 772
 DATE RECORDED 6-17-75
 JOE B. HUNDT, CLERK

NOV 772 PAGE 735

GIS Map



Go Bid Now!



www.WiregrassAuctionGroup.com