



WIREGRASS AUCTION GROUP
— ACCELERATED REAL ESTATE MARKETING —

**LAKE FRONT HOME ON
SCENIC LAKE BLACKSHEAR**

***TUESDAY, MARCH 19TH,
2024, AT 2:00 PM***



ONLINE ONLY AUCTION

FINAL CONTRACT TO INCLUDE A 10% BUYER'S PREMIUM

Introduction

Dear Prospective Bidders,

Wiregrass Auction Group is pleased to announce to the public the online Auction of this Lake Front Home on Scenic Lake Blackshear for the Mayberry Estate.

Experience lakefront living at its best with this brick home on Lake Blackshear in Crisp County, Georgia. Situated on a generous 0.73-acre lot with 164 feet of lake frontage near scenic Wolfs Thick Cove, this 3-bedroom, 3.5-bathroom residence offers 3,238 square feet of living space. Enjoy the fenced backyard, two storage sheds, and other improvements, along with a boat house and dock for endless water adventures. Conveniently located near Georgia Veterans State Park, the Marina at Lake Blackshear, this home provides the perfect blend of serenity and accessibility. Don't miss this opportunity to live the lakefront lifestyle you've been waiting for.

Bidding for this property will open on March 5th, 2024, at 10:00 am and continue to March 19th, 2024. 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,

Mark Manley, CAI, AARE, MPPA
CEO and President
Wiregrass Auction Group, Inc.
229-891-1377 (cell)
229-890-2437 (office)
mark@bidwiregrass.com



Auction Date and Time: Tuesday, March 19th at 2:00 PM

Open House Dates and Times: Monday, March 11th 3:00pm to 6:00pm
Monday, March 18th 3:00pm to 6:00pm.

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: 205 Wolf's Thick Road, Cordele, Georgia 31015

Auction Date: Tuesday, March 19th, 2024, at 2:00 PM

Property Size: 0.73 +/- Acres

Assessor's Parcel Numbers: Crisp County 008B 0115

Property Taxes: Crisp County 2023 Taxes \$3946.85

Important Selling Features:

- 164' Lake Blackshear Frontage
- 0.73 Acre Lake Lot
- 3238+/- Sq Ft (Tax Assessor)
- Fenced Back Yard
- 3 Bedroom / 3.5 Bath
- Two Storage Sheds and Other Improvements
- Boat House
- Dock
- Convenient to Georgia Veterans State Park and the Marina at Lake Blackshear
- Short Drive to Smoak Bridge Boat Ramp and the Amenities of Warwick
- Minutes from I-75

Aerial Map



Tax Card – Page 1

Crisp County, GA

Summary

Parcel Number 008B 015
Account/Realkey 451
Location Address 205 WOLF'S THICK RD
Legal Description LOTS 135 & 137 BAY BRANCH
(Note: Not to be used on legal documents)
Class R3-Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District UNINCORPORATED (District 01)
Millage Rate 29.653
Acres 0.73
Homestead Exemption Yes (L1)
Landlot/District 033 / 15

[View Map](#)



Owner

MAYBERRY LINDA & DENNIS E
 205 WOLF'S THICK RD
 CORDELE, GA 31015

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	Res-Bay Branch - Lake	Front Feet	25,696	146	176	0.73	1

Residential Improvement Information

Style One Family (Detached)
Heated Square Feet 2328
Interior Walls Finished
Exterior Walls Brick & Wood/Vinyl/Other
Foundation Masonry/Crawl
Attic Square Feet 254 Unfinished
Basement Square Feet 0
Year Built 1945
Roof Type Metal
Flooring Type Finished
Heating Type Central Heat/AC
Number Of Rooms 5
Number Of Bedrooms 3
Number Of Full Bathrooms 2
Number Of Half Bathrooms 1
Number Of Plumbing Extras 5
Value \$210,511
Condition Average
Fireplaces\Appliances Const 1 sty 1 Box 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Storage Building	2002	12x20 / 0	0	\$835
Porch: Screen	2000	10x10 / 0	0	\$345
Porch: Open	2000	10x20 / 0	0	\$690
Carport: (Detached)	1991	24x24 / 0	1	\$1,152
Storage Building	1980	8x10 / 0	0	\$192
Dock: Swim/Platform-3 AV	1970	1x400 / 0	1	\$2,800
Dock: Wood-Enclosed-3 AV	1970	24x24 / 0	1	\$16,128
Site Imp: B	1945	1x0 / 1	1	\$5,000

Tax Card – Page 2

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/24/2012	899 303	35 426	\$0	Part Interest	MAYBERRY DENNIS & LINDA	MAYBERRY DENNIS E
6/21/1999	414 257	35 426	\$0	Trust Deed	MAHURON, BOYD L	MAYBERRY, LINDA
9/19/1996	331 327		\$0	Traded Properties	MAHURON, BOYD L	MAHURON, BOYD L
5/10/1991	222 46		\$115,000		PLESS, JOHN III ETAL	MAHURON, BOYD L
5/7/1976			\$40,000			PLESS, JOHN III ETAL

Valuation

	2023	2022	2021
Previous Value	\$436,002	\$399,919	\$399,919
Land Value	\$210,019	\$210,019	\$210,019
+ Improvement Value	\$210,511	\$198,841	\$162,758
+ Accessory Value	\$27,142	\$27,142	\$27,142
= Current Value	\$447,672	\$436,002	\$399,919

Photos



Sketches

Tax Map

qPublic.net™ Crisp County, GA



Overview



Legend

-  Parcels
-  Roads

Parcel ID	008B 015	Owner	MAYBERRY LINDA & DENNIS E	Last 2 Sales			
Class Code	Residential		205 WOLF'S THICK RD	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		CORDELE, GA 31015	2/24/2012	0	PI	U
Acres	0.73	Physical Address	205 WOLF'S THICK RD	6/21/1999	0	TS	U
		Assessed Value	Value \$447672				

(Note: Not to be used on legal documents)

Date created: 12/12/2023
 Last Data Uploaded: 12/12/2023 5:41:35 PM

Developed by  Schneider
 GEOSPATIAL

2023 Tax Bill

2023 Property Tax Statement

Deborah Lofton
Crisp County Tax Commissioner
210 South 7th St
Room 201
Cordele, Georgia 31015
Phone: (229) 276-2630
Fax: (229) 276-2632

MAYBERRY LINDA & DENNIS E
205 WOLF'S THICK RD
CORDELE, GA 31015

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*
2023-7104	12/20/2023	\$3,946.85	\$0.00	\$0.00	\$3,946.85

Map: 008B 015
Location: 205 WOLF'S THICK RD
Payment Good through: 12/20/2023
Printed: 12/16/2023

The Crisp County Tax Commissioner's office is located at 210 South 7th St in Cordele.

Please remember that your Tax Commissioner is not responsible for your tax values nor your tax rates. Your Tax Commissioner is your collector.

Thank you for the privilege of serving you.

Deborah Lofton
Crisp County Tax Commissioner
210 South 7th St
Room 201
Cordele, Georgia 31015
Phone: (229) 276-2630
Fax: (229) 276-2632



Tax Payer: MAYBERRY LINDA & DENNIS E
Map Code: 008B 015 Real
Description: LOTS 135 & 137 BAY BRANCH
Location: 205 WOLF'S THICK RD
Bill No: 2023-7104
District: 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
237,653.00	210,019.00	0.7300	\$447,672.00	12/20/2023		12/20/2023	L1

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	\$447,672	\$179,069	\$10,000	\$169,069	13.917000	\$2,352.93	\$0.00	\$2,352.93
HTRG COUNTY	\$447,672	\$18,000	\$0	\$18,000	0.000000	\$0.00	-\$187.69	-\$187.69
HTRG SCHOOL	\$447,672	\$18,000	\$0	\$18,000	0.000000	\$0.00	-\$258.28	-\$258.28
HTRG SPEC SERVICE	\$447,672	\$18,000	\$0	\$18,000	0.000000	\$0.00	-\$41.40	-\$41.40
SALES TAX ROLLBACK	\$447,672	\$179,069	\$10,000	\$169,069	-3.490000	\$0.00	-\$590.05	-\$590.05
SCHOOL M&O	\$447,672	\$179,069	\$20,000	\$159,069	14.349000	\$2,282.48	\$0.00	\$2,282.48
SPECIAL SERVICE DISTRICT	\$447,672	\$179,069	\$10,000	\$169,069	2.300000	\$388.86	\$0.00	\$388.86
STATE TAX	\$447,672	\$179,069	\$2,000	\$177,069	0.000000	\$0.00	\$0.00	\$0.00
TOTALS					27.076000	\$5,024.27	-\$1,077.42	\$3,946.85

This bill is not sent to your mortgage company. If you have an escrow account please forward a copy of this bill to your mortgage company.

Current Due	\$3,946.85
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$0.00
Back Taxes	\$0.00
Total Due	\$3,946.85

Deed – Page 1

BOOK 899 PAGE 303

Real Estate Transfer Tax

MAR 02 2012

Paid \$ _____
Jeanette Rogers
Clerk, Superior Court, Crisp Co., GA

GEORGIA, CRISP COUNTY
FILED

MAR 02 2012

Jeanette Rogers
CLERK, SUPERIOR COURT

Return To:
Keith T. Dorough
Perry & Walters, LLP
Post Office Box 71209
Albany, GA 31708-1209

DOUGHERTY COUNTY, GEORGIA

0475

WARRANTY DEED

THIS INDENTURE, Made the 24th day of February, in the year 2012, between

LINDA MAYBERRY

of the County of Crisp, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

DENNIS E. MAYBERRY

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, personal representatives, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of LOVE AND AFFECTION in hand paid at and before the sealing and delivery of these presents, the receipt 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 Grantee, a ONE-HALF (1/2) UNDIVIDED INTEREST in and to the following described property:

All of Lots Numbers One Hundred Thirty Five (135) and One Hundred Thirty Seven (137) in Bay Branch Subdivision in Land Lot Number Thirty Three (33) in the Fifteenth (15th) Land District of Crisp County, Georgia, as said property is designated and shown on a plat of survey of Bay Branch Subdivision, recorded in Deed Book 35, page 426 in the Office of the Clerk of Superior Court of Crisp County, Georgia.

Subject to any and all visible easements and restrictions and easements of record.

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 behoof of the said Grantee forever in FEE SIMPLE.

Deed – Page 2

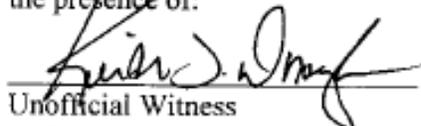
BOOK 899 PAGE 304

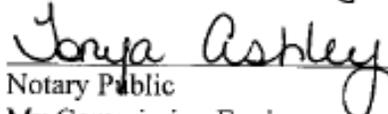
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:


Linda Mayberry

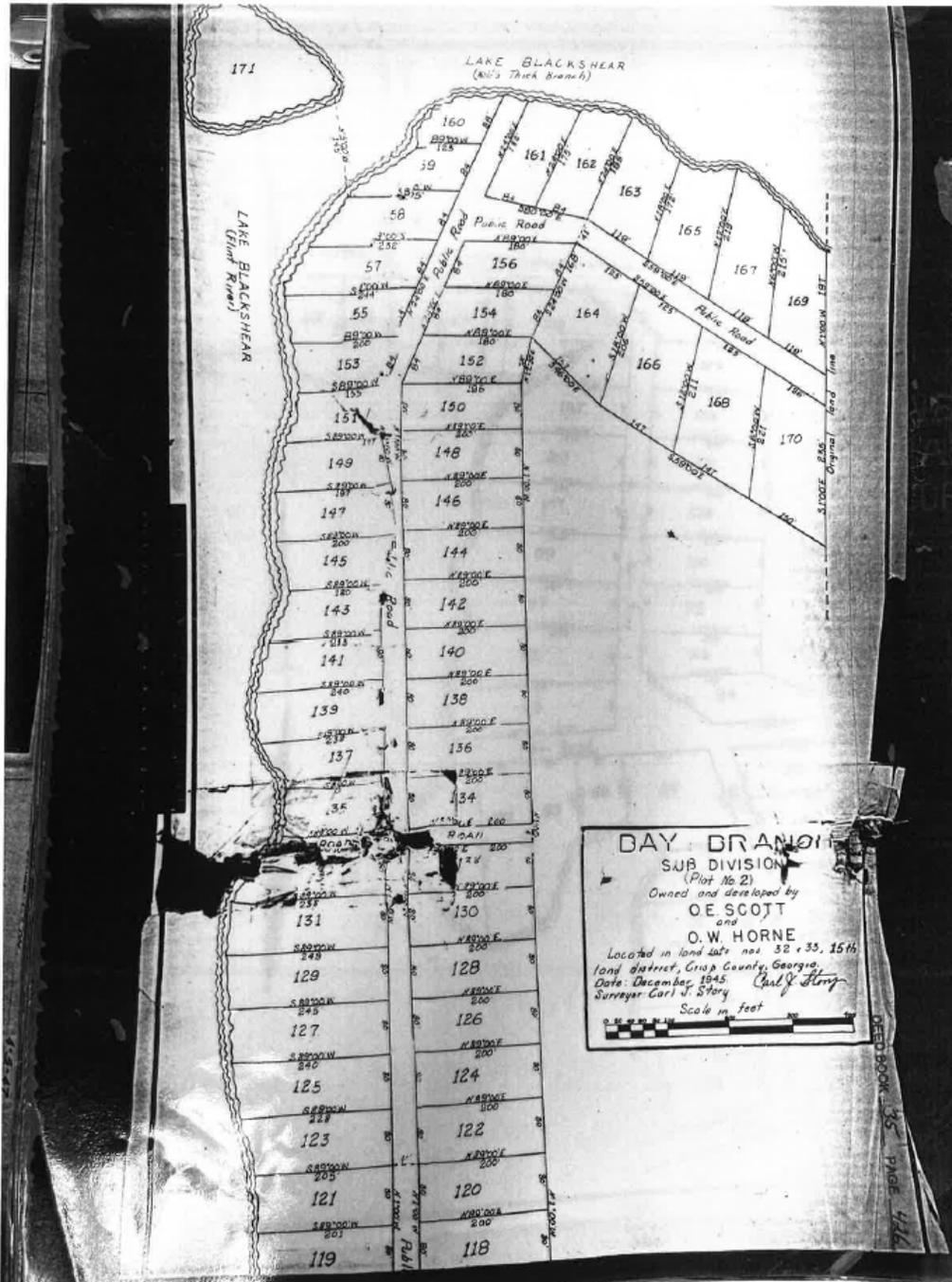

Unofficial Witness


Notary Public
My Commission Expires:
(NOTARY SEAL)



H:\WP60s\KTD\MISCELLANEOUS\MISC 2012\Mayberry, Dena E. and Linda Mayberry (AB8703)Warranty Deed conveying one-half interest to Dena E. Mayberry.doc

Plat



Go Bid Now!



www.WiregrassAuctionGroup.com