



WIREGRASS AUCTION GROUP
— ACCELERATED REAL ESTATE MARKETING —

INVESTMENT HOME IN TIFTON, GEORGIA

***TUESDAY, APRIL 30TH,
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 the public, online auction of this Home Located in Tifton, Georgia.

Discover the epitome of Southern charm with this spacious 1421 square foot home nestled on a generous .40-acre lot in Tifton, Georgia. Boasting 4 bedrooms and 2 baths, this residence offers ample space for families, individuals, or investors alike. The heart of the home lies in its expansive kitchen and living areas, perfect for entertaining guests or enjoying quality family time. Additional features include a covered carport and a fenced yard, providing both convenience and security. Situated just off Baldwin Drive within the city limits of Tifton, this property offers easy access to a myriad of amenities while residing in a peaceful neighborhood characterized by quiet streets. Whether you're seeking a permanent residence or an investment opportunity, this single-family home in Tifton promises to fulfill your desires. Don't miss out on the chance to make this your own – seize the opportunity and embark on a journey to homeownership or rental success in Tifton, Georgia.

Bidding for this property will open on April 16th, 2024, at 10:00 am and continue to April 30th, 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,
Wiregrass Auction Group, Inc.

Mark L Manley CAI, AARE, MPPA
President



Auction Date and Time: Tuesday, April 30th, 2024, at 2:00 PM

Open House Dates and Times: April 25th, 2024, 12pm to 2pm
April 29th, 2024, 12pm to 2pm

For More Information Contact: Wiregrass Auction Group, Inc.
(229) 890-2437 – Office

Property Information

Property Addresses: 109 Donaldson Street, Tifton, Georgia 31793

Auction Date: Tuesday, April 30th, 2024, at 2:00 PM

Property Size: 0.40 +/- Acres

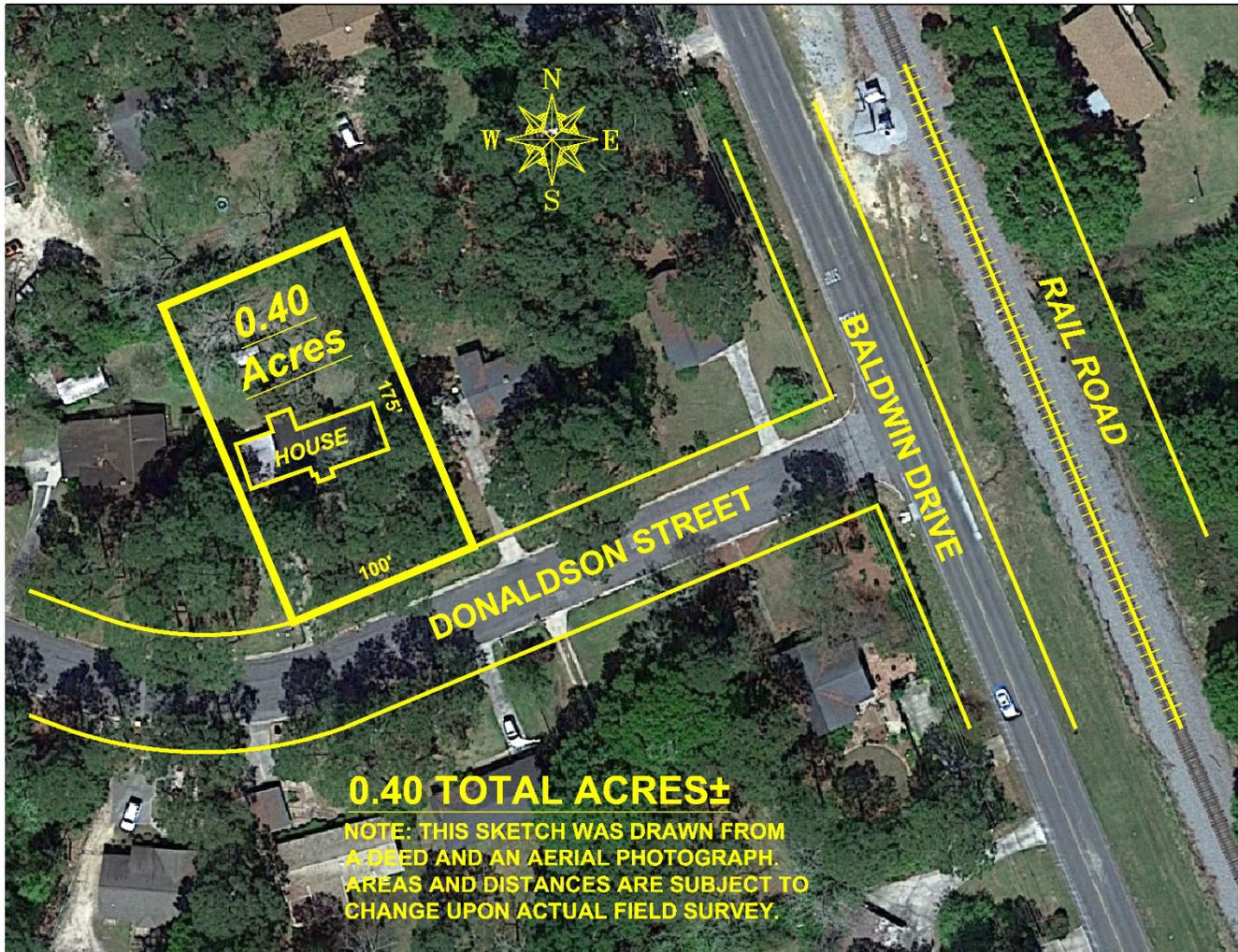
Assessor's Parcel Numbers: Tift County T028 020

Property Taxes: Tift County 2023 \$902.01

Important Selling Features:

- Good neighborhood with quiet streets
- Great rental opportunity
- Single family home in Tifton, Georgia

Aerial Map



Tax Card Parcel – Page

Tift County, GA

Summary

Parcel Number T028 020
 Location Address 109 DONALDSON ST
 Legal Description LOT 37 COLLEGE TERRACE S/D
 (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 TIF-TON (District 02)
 Millage Rate 37.626
 Acres 0
 Homestead Exemption No (50)
 Landlot/District 291 / 6

[View Map](#)



Owner

YOUNG & SONS PROPERTIES LLC
 P O BOX 606
 THOMASVILLE, GA 31799

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	743 DONALDSON ST	Lot	17,500	100	175	0.4	1

Residential Improvement Information

Style 1 Family (Detached)
 Heated Square Feet 1421
 Interior Walls Finished
 Exterior Walls Comp Bd/Asbestos
 Foundation Crawl/Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1949
 Roof Type Asphalt Shingle
 Flooring Type Finished
 Heating Type Cent HI/AC-Ht Prp
 Number Of Rooms 6
 Number Of Bedrooms 2
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 3
 Value \$49,080
 Condition Average

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Site Imp: B	2023	0x0 / 1	0	\$0
Storage Building	2013	8x16 / 0	0	\$351
xPCS RESIDENTIAL CONC PAVING	1960	0x0 / 600	0	\$500
Storage Building	1949	8x8 / 0	0	\$1

Permits

Permit Date	Permit Number	Type	Description
12/04/2012	12-000-335	ROOF	

Tax Card Parcel – Page 2

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/14/2017	1920 64	2 47	\$0	x4E - Disq Imp - Relative / Affiliate	YOUNG, HERERT S & CATHY D	YOUNG & SONS PROPERTIES LLC
9/17/2004	1143 167	2 47	\$62,000	FM - Fair Market Sale (Improved)	YOUNG, AMY & PHILLIP	YOUNG, HERERT S & CATHY D
10/5/1998	0718 0291	2 47	\$55,000	FM - Fair Market Sale (Improved)	BLANKENSHIP, GEORGE	YOUNG, AMY & HIGHTOWER, PHILLIP
4/29/1997	0636 0220		\$0	x4E - Disq Imp - Relative / Affiliate	BLANKENSHIP, THOMAS M	BLANKENSHIP, GEROGE B

Valuation

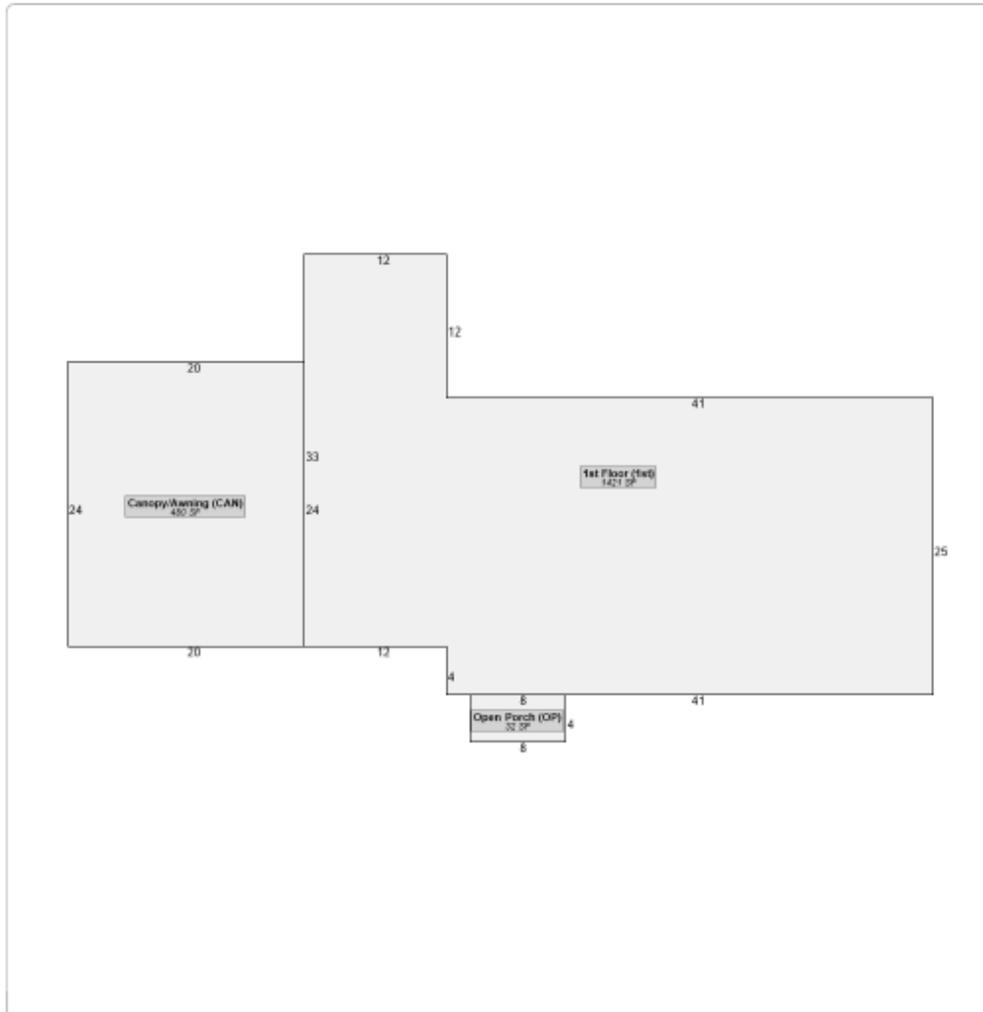
	2023	2022	2021	2020	2019	2018
Previous Value	\$59,932	\$59,932	\$59,932	\$59,932	\$59,932	\$59,932
Land Value	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
+ Improvement Value	\$49,080	\$49,080	\$49,080	\$49,080	\$49,080	\$49,080
+ Accessory Value	\$852	\$852	\$852	\$852	\$852	\$852
- Current Value	\$59,932	\$59,932	\$59,932	\$59,932	\$59,932	\$59,932

Photos



Sketches

Tax Card Parcel – Page 3



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

The Tift County Assessor 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.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 3/19/2024, 8:18:01 AM

Contact Us

Developed by

Schneider
 GEOSPATIAL

Tax Map Parcel

 Tift County, GA



Overview



Legend

-  Parcels
-  Roads
-  Corporate Limits

Parcel ID	T028 020	Owner	YOUNG & SONS PROPERTIES LLC	Last 2 Sales			
Class Code	Residential		P O BOX 606	Date	Price	Reason	Qual
Taxing District	TIFTON		THOMASVILLE, GA 31799	7/14/2017	0	4E	U
Acres	0.39	Physical Address	109 DONALDSON ST	9/17/2004	\$62000	FM	Q
		Assessed Value	Value \$59932				

(Note: Not to be used on legal documents)

Date created: 3/19/2024
 Last Data Uploaded: 3/19/2024 8:18:01 AM

Developed by  Schneider
 GEOSPATIAL

2023 Tax Bill

Printed: 03/19/2024 14:45:01 PM



Official Tax Receipt
Tift County, GA
225 Tift Ave
Tifton, 31793
--Online Receipt--

Phone: 229-386-7820

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2023-022009	T028 020	109 DONALDSON ST	\$902.01	\$0.00 Fees: \$0.00	\$0.00	\$902.01	\$0.00
Totals:			\$902.01	\$0.00	\$0.00	\$902.01	\$0.00

Paid Date: 10/10/2023

Charge Amount: \$902.01

YOUNG & SONS PROPERTIES LLC
P O BOX 606
THOMASVILLE, GA 31799



Scan this code with your mobile phone to view this bill

Original Deed

RECORD AND RETURN TO:
 McCallum, Rawlins, Cauley & Parrott, LLP
 State of Georgia, Tift County, 137 East Jackson Street
 Superior Court Clerk's Office, Thomasville, Georgia 31792
 Filed and Recorded in office this 20th
 day of July 2017
 Time: 2:03 pm

RECEIVED
 TIFT COUNTY
 CLERK'S OFFICE

2017 JUL 20 PM 2:03

CLAY FATE
 CLERK

BY _____

VOL. 1920 PG. 064

Tift Co., Ga.
 Real Estate Transfer Tax

Paid \$ 0

Date: 07/20/17

Tax # 137-2017-723

Clay Fate
 Clerk of Superior Court

Clay Fate
 Clerk of Superior Court

QUIT-CLAIM DEED

THIS INDENTURE, made this the 14th day of July, 2017, between HERBERT

S. YOUNG and CATHY D. YOUNG, of Thomas County, Georgia, of the First Part, and
 YOUNG & SONS PROPERTIES, LLC, of the Second Part,

WITNESSETH: That the said Parties of the First Part in consideration of One (\$1.00) Dollar, in hand paid, receipt whereof is hereby acknowledged, have this day sold and quit-claimed to the said Party of the Second Part its successors and/or assigns the following described real estate:

ALL THAT TRACT OR PARCEL OF LAND situate, lying and being in the City of Tifton, Tift County, Georgia, being Lot No. 37 in College Terrace Subdivision, as shown on a plat thereof made by James L. Shepherd in March, 1949, and recorded in Plat Book 2, Page 47, public records, Tift County, Georgia, said lot fronting 100 feet on the northwestern side of Donaldson Street and extending northwesterly of even width 175 feet; and being bounded on the northeast by Lot 36 of said subdivision, on the northwest by Lot 44 of said subdivision, on the southwest by Lot 38 of said subdivision and on the southeast by Donaldson Street, together with all improvements thereon.

IN WITNESS WHEREOF the said Parties of the First Part have hereunto set their hands and affixed their seals, and delivered these presents the day and year first above written.

Signed, sealed and delivered
 in the presence of:

Abdul S. Panamou
 Unofficial Witness

Herbert S. Young (L.S.)
 HERBERT S. YOUNG

Clay Fate
 Notary Public



Cathy D. Young (L.S.)
 CATHY D. YOUNG

Go Bid Now!



www.WiregrassAuctionGroup.com