

Property Information

Estate of Willodene H. Lee

208 Hart Road

Pavo, Georgia 31778

57 Acre Farm Located in Colquitt County

Real Estate Auction

March 8, 2017

Online Only Auction

*In addition to this amazing **real estate opportunity**, **Weeks Auction Group** is honored to offer for sale at Auction the Lifetime Collection of the Willodene H. Lee Estate*

Visit www.WeeksAuctionGroup.com to view the Auction or to download the Auction Inventory



Final Real Estate Contract to Include a 10% Buyer's Premium

**57 Acre Farm located in Colquitt County
Hortman Road
Pavo, Georgia 31778**



Property Address: 208 Hart Road, Pavo, Georgia 31778 (Thomas County, Georgia)

Important Selling Features:

- 57 Acre Farm Located in the heart of South Georgia's Farming Country
- Highly Productive Cropland
- Excellent Hunting

Driving Directions: From Moultrie, at the intersection of Veterans Parkway and GA Hwy 33 S (Pavo Road) travel south on GA Hwy 33 S (Pavo Road) for 7.2 miles to Hart Road on the right. Turn right onto Hart Road and travel 1.7 miles to the property on the right. Hart Road becomes Hortman Road. ***Watch for Auction Signs!***

Driving Directions: From Pavo, at the intersection of GA Hwy 122 (Harris Street) and GA Hwy 33 S (Moultrie Road) travel north on GA Hwy 33 S (Moultrie Road) for 4.2 miles to Hart Road on the left. Turn left onto Hart Road and travel 1.7 miles to the property on the right. Hart Road becomes Hortman Road. ***Watch for Auction Signs!***

GPS Coordinate: 31° 1.634'N 83° 46.862'W **Property Size (Acres):** 5.00 +/- Acres

Assessor's Parcel Numbers: C041 048

Taxes (2017): \$412.08 (Currently enrolled in the Agricultural Preferential Assessment Covenant)

Property Inspection: Drive by at any time.

For More Information Contact:

Mark L Manley CAI, AARE
Weeks Auction Group
(229) 891-1377
Mark@BidWeeks.com

Tax Card



Summary

Parcel Number C041 038
Location Address HORTMAN RD
Legal Description LL 345 13TH
 (Note: Not to be used on legal documents)
Class V5-Consrv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning
Tax District COUNTY (District 01)
Millage Rate 27.579
Acres 57
Neighborhood N/A
Homestead Exemption No (50)
Landlot/District 345 / 13

[View Map](#)

Owner

LEE FRANCES W
 208 HART RD
 PAVO, GA 31778

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Ag Land	Rural	2	13.1
RUR	Ag Land	Rural	4	12.63
RUR	Woodlands	Rural	5	31.27

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	2	13.1
CUV	Agland 93	4	12.63
CUV	Timberland 93	5	31.27

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/24/1988	420 362		\$0	Entering old sale info		LEE FRANCES W

Valuation

	2016	2015
Previous Value	\$106,981	\$106,981
Land Value	\$106,981	\$106,981
+ Improvement Value	\$0	\$0
+ Accessory Value	\$0	\$0
= Current Value	\$106,981	\$106,981
10 Year Land Covenant (Agreement Year / Value)	2013 / \$36,785	2013 / \$35,729

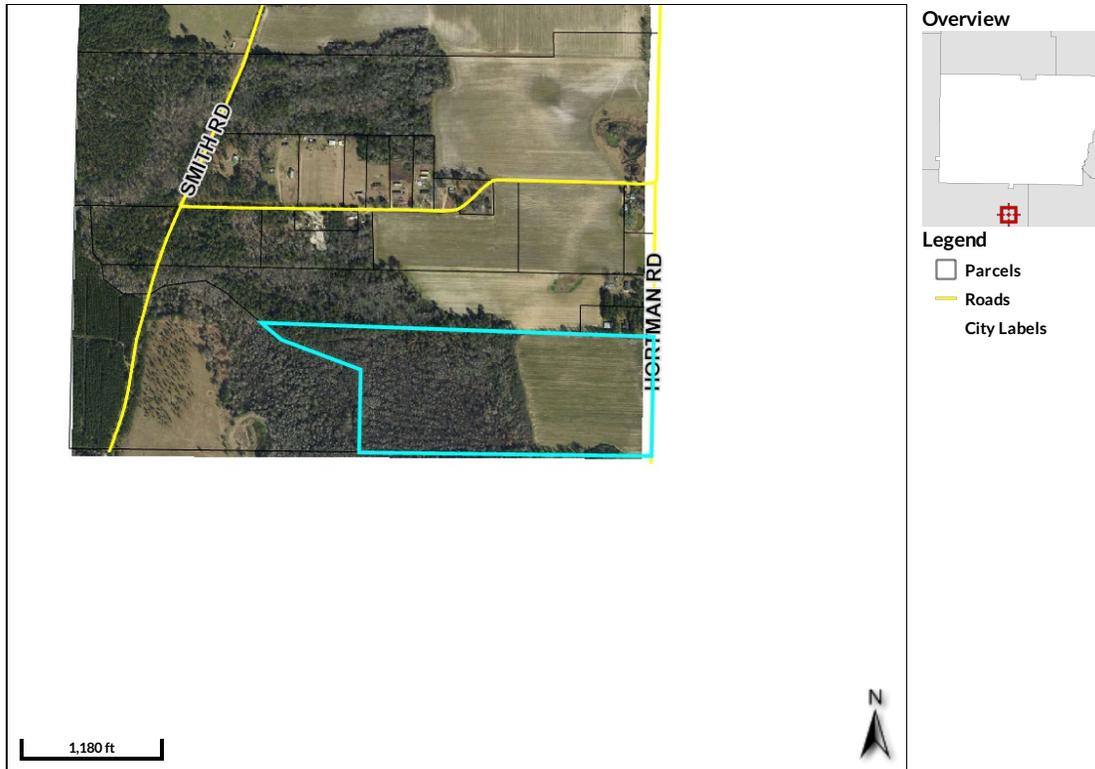
No data available for the following modules: Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

The Colquitt 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.

Last Data Upload: 6/9/2017 8:08:48 AM



Tax Map



Parcel ID C041 038
Class Code Consv Use
Taxing District COUNTY
 COUNTY
Acres 57

Owner LEE FRANCES W
 208 HART RD
 PAVO GA 31778
Physical Address HORTMAN RD
Assessed Value Value \$106981

Last 2 Sales			
Date	Price	Reason	Qual
9/24/1988	\$0	ZZ	U
n/a	\$0	n/a	n/a

(Note: Not to be used on legal documents)

Date created: 6/11/2017
 Last Data Uploaded: 6/9/2017 8:08:48 AM



Property Tax Bill

2017 THOMAS COUNTY AD VALOREM TAX NOTICE

Internet Tax Bill

01/30/2018 11:47 PM

Alicia Hester
Thomas Co Tax Comm
P.O. Box 2175
Thomasville, GA 31799



BILL NUMB. 2017 13593
ACCT NUMB. 407790 010
TAXPAYER LEE WILLODENE H
MAP NUMBER 00010-00000-045-000
LOCATION 5 AC/ 208 HART RD
CURRENT YEAR TAXES \$0.00

If paying by check or money order,
please include your tax bill number.

PAY THIS AMOUNT \$0.00
ON OR BEFORE 11/15/2017

LEE WILLODENE H
208 HART ROAD
PAVO GA 31778

Alicia Hester
Thomas Co Tax Comm
P.O. Box 2175
Thomasville, GA 31799

Please return this portion of your bill with your payment in the enclosed envelope

2017 THOMAS COUNTY AD VALOREM TAX NOTICE

YEAR	BILL NUM	ACCOUNT NUMBER	DI	LOCATION/DESCRIPTION	MAP/PARCEL	FAIR MARKET VAL	
2017	13593	407790 010	04	5 AC/ 208 HART RD	00010-00000-045-000	176,856	
TAXING ENTITY		ASSESSMENT	EXEMPTION	TAXABLE VALUE	MILLAGE RATE	CREDITS	TAXES DUE
COUNTY		70742	4000	66742	0.007724	174.86	515.52
EMER SER		70742	0	70742	0.001764	0	124.79
FIRE 3		70742	0	70742	0.002353	0	166.46
SCHOOL		70742	10000	60742	0.014474	0	879.18

BASE AMOUNT \$1,685.95
PENALTY/FEES \$0.00
INTEREST \$0.00
TOTAL AMT PAID \$1,685.95
TOTAL TAX DUE \$0.00

The gradual reduction and elimination of the STATE
MILLAGE RATE is the result of property tax relief passed
by the Governor, the Georgia State Senate, and the
House of Representatives.

CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY

LEE WILLODENE H
208 HART ROAD
PAVO GA 31778

PAYMENT MUST BE MADE ON OR BEFORE
11/15/2017
YOUR CANCELLED CHECK IS YOUR RECEIPT

Alicia Hester
Thomas Co Tax Comm
P.O. Box 2175
Thomasville, GA 31799

PLEASE READ, THIS IS AN IMPORTANT PART OF YOUR TAX BILL

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead authorized for all homeowners, certain elderly persons are entitled to additional homestead exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of the exemptions and are not receiving the benefit of the exemption, you must apply for the exemption no later than 4/1/2018 in order to receive the exemption. you may contact the office of the County Tax Office at 225 N BROAD ST. 229-225-4136

If you feel that your property has been assigned too high a value for tax purposes by the the Board of Tax Assessors, you should file a tax return reducing the value no later than 4/1/2018 in order to have an opportunity to have this value lowered for next year's taxes. Information on filing a return can be obtained from the County Tax Office at 225 N BROAD STREET. and/or 229-225-4136

LOCAL OPTION SALES TAX CREDIT:

The General Assembly reenacted the Local Option Sales Tax Act and another part of your bill shows the dollar amount of reduction of local property taxes which you have received. The law now requires the following additional information to be provided to each taxpayer:

LOCAL TAX LEVY:

Mill rate required to produce local budget 11.618
Reduction in mill rate due to rollback to taxpayers of sales tax proceeds this previous year 2.360
Actual mill rate set by local officials incorporated 8.037
Actual mill rate set by local officials unincorporated 8.053

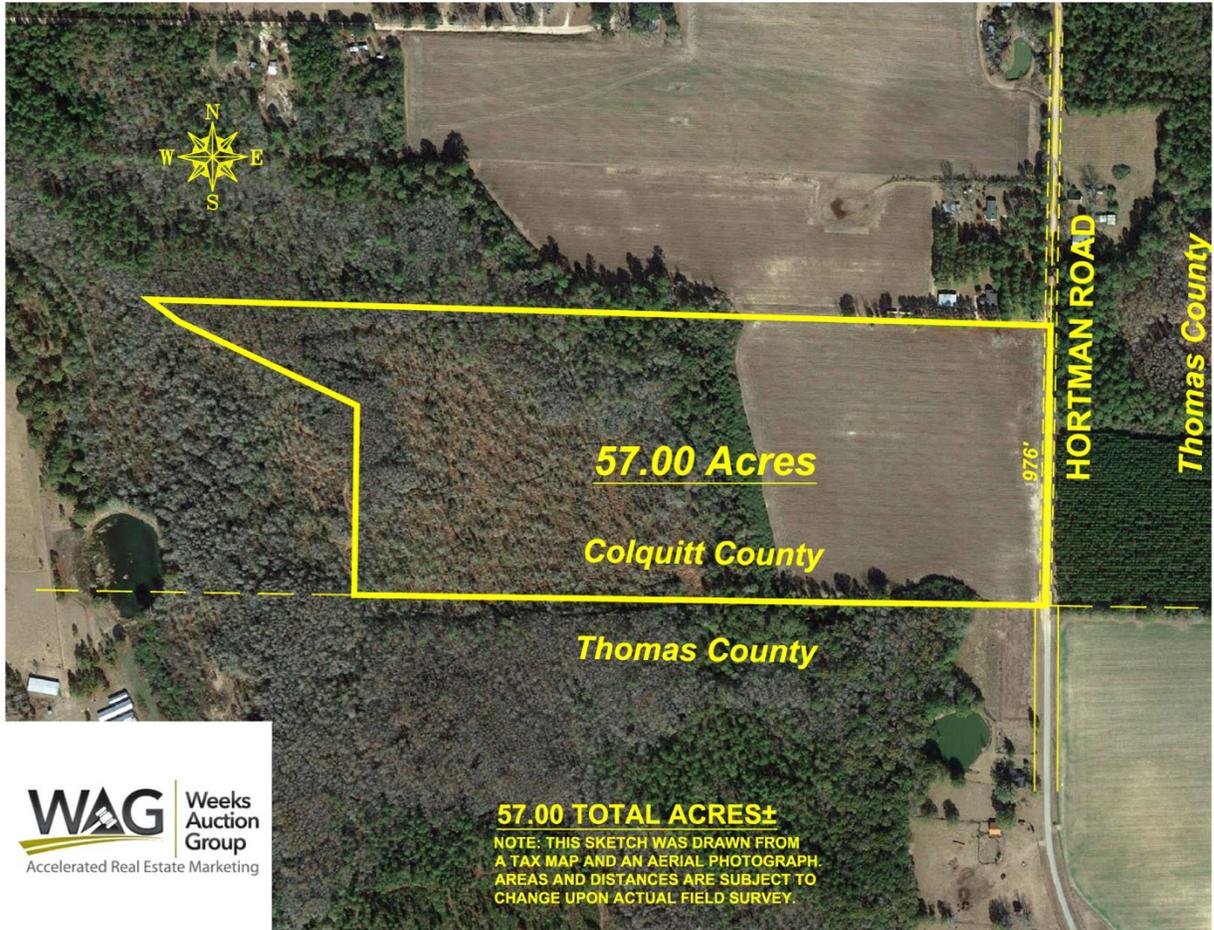
Legal Description

Fifty-Seven (57) acres of land, more or less, lying in the southeast corner of Land Lot 345 of the 13th Land District of Colquitt County, Georgia, said lot of land being the only lot in said district, and said lot being bounded on the east, south and west by Thomas County, Georgia, the tract of land herein conveyed being more particularly described as follows: Bounded on the east by the original land lot line and lands of Bivins Estate, a road dividing this land from Bivins' land, on the south by the original lot line, on the west by lands of W. E. Suber and on the north by lands of H. I. Murphy, the north line of said tract running parallel to the south original lot line 330 yards north of said original lot line.

The land herein conveyed is a portion of the premises described in that certain deed from W. M. Murphy to Mrs. S. J. Murphy, dated December 3, 1883, and recorded in Book "B", Page 67, in the office of the Clerk of the Superior Court of Colquitt County, Georgia. The children of Mrs. S. J. Murphy and H. T. Murphy divided said quarter lot among themselves and the land herein conveyed is the portion of the division obtained by E. L. Murphy, O. D. Murphy, Mrs. F. D. Brinson and Mrs. Lota Lawton. The following were the children of H. T. Murphy and Mrs. Sara Jane Murphy, to-wit: W. P. Murphy, E. L. Murphy, O. D. Murphy, E. H. Murphy, W. A. Murphy, Ella Murphy, H. T. Murphy, Mrs. Della Brinson (Mrs. F. D. Brinson) and Mrs. Lota Lawton.

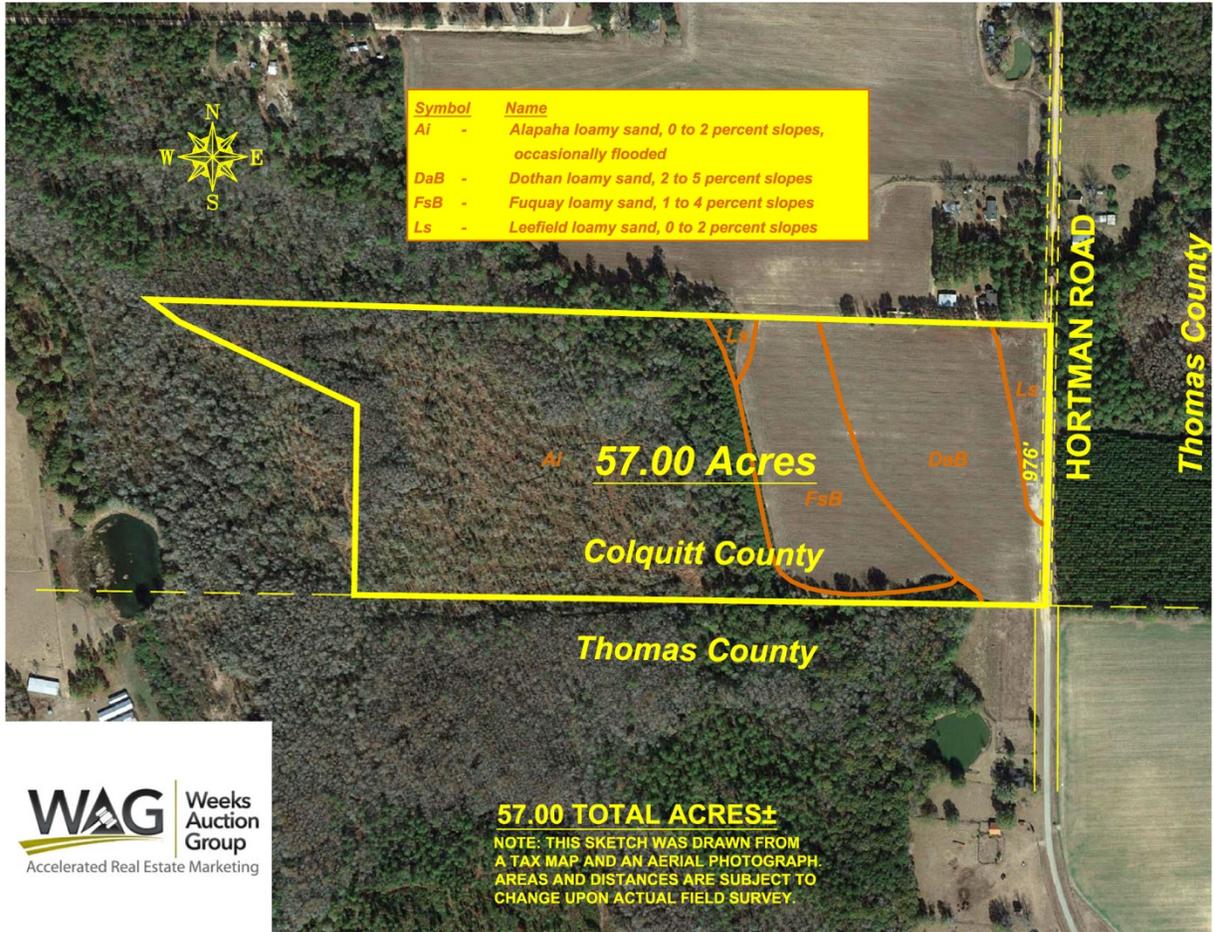
This is the same property as that conveyed by Warranty Deed dated January 29, 1941 from J. L. Holman to J. R. Hart, as recorded on January 30, 1941, in Book 107, Page 548, Deeds of Record, Colquitt County, Georgia; and as that as conveyed by Deed of Assent dated August 20, 1985, from Frances Willodeen Hart Lee and Annie Faye Hart McCrary, Co-Executrixes under the Last Will and Testament of John Roscoe Hart to Willie Lou Bustle Hart and Frances Willodeen Hart Lee as recorded on August 21, 1985, in Book 386, Page 566, Deeds of Record, Colquitt County Georgia.

Aerial Map



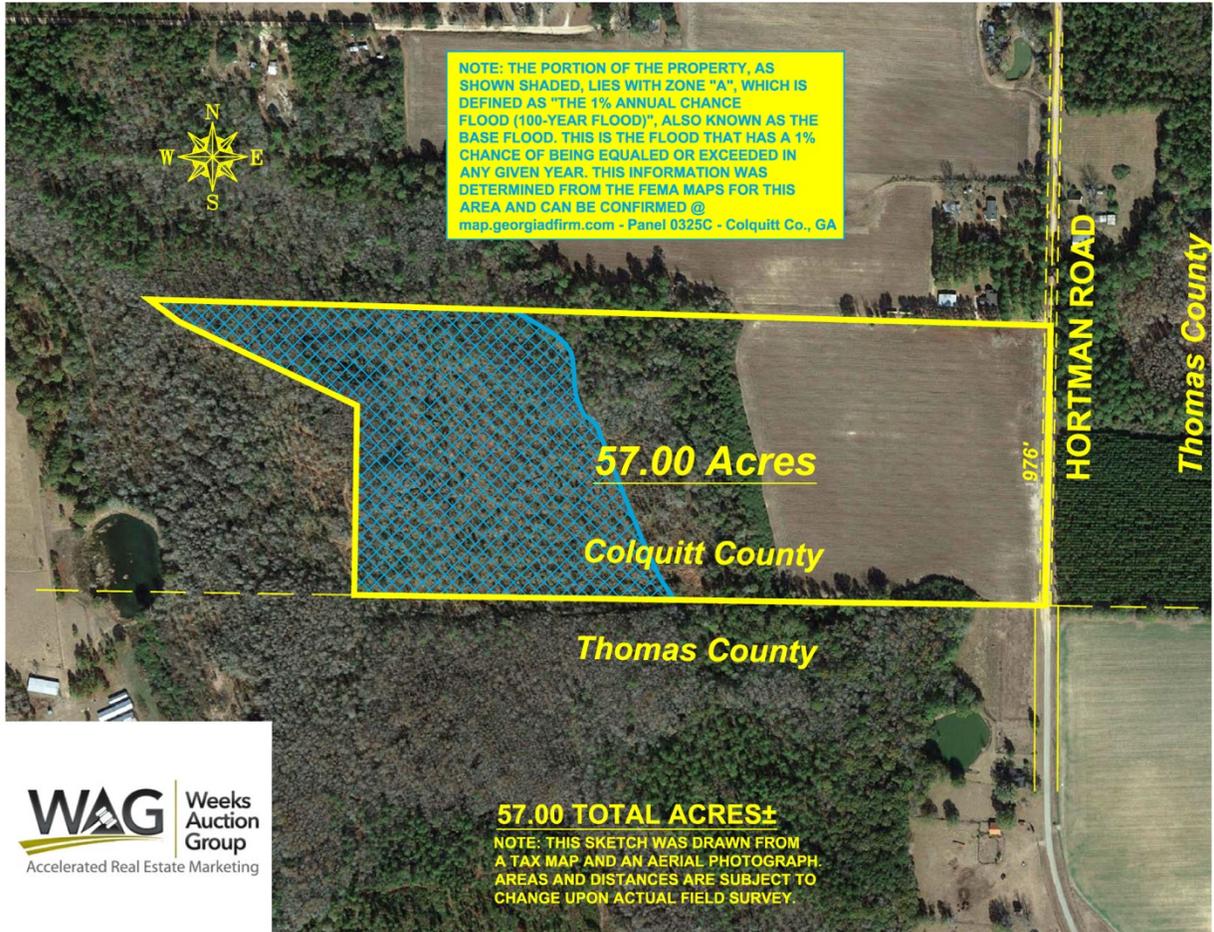
WAG Weeks Auction Group
Accelerated Real Estate Marketing

Soil Map



WAG Weeks Auction Group
Accelerated Real Estate Marketing

Flood Map



FSA Map



Common Land Unit
 Cropland Non-cropland CRP

Farm 2689
Tract 76571

Wetland Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exempt from Conservation Compliance Provisions

2018 Crop Year



Tract Page: 1 of 1

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

<https://intranet-apps.fsa.usda.gov/cars/setupReports.do?dispatchTo=report&report=fsa578Map&farmNum...> 2/9/2018

FSA Record Sheet

Tract Number: 76571 **Description:** K-3 2-B

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
25.16	21.4	21.4	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	21.4	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
GENERIC	18.1	896		0.0
Total Base Acres:	18.1			

Owners: WILLODENE H LEE

BANNER LEE JR

Other Producers: W BRYAN BUSTLE
W RENLEY BUSTLE

TAB A BUSTLE