

Property Information Package

Mossy Dell Lodge

252+/- Acre Plantation Style Tract and Lodge

357 Mossy Dell Road

Leesburg, Georgia (Lee County)

Online Only Auction

Bidding Ends August 14 @ 4pm



www.WeeksAuctionGroup.com

Final Contract to Include a 10% Buyer's Premium



252+/- acre plantation style farm located in the heart of Lee County. Featuring Muckalee Creek Frontage, and a large pond, this property is an Outdoorsman Paradise with abundant game and wildlife. The 3,059 Sq Ft Mossy Dell Lodge, featuring an in-ground pool, large fireplace, and more, is also located on the property ready to host and entertain for all your future outings. Property is offered divided and in combination.

252+/- Acre Plantation Tract in Lee County with Muckalee Creek Frontage, Pond & Abundant Wildlife

Auction Date: Online Auction Ends Tuesday, August 14, 2018

Property Location: 357 Mossy Dell Road, Leesburg, Georgia 31763

Property Open House Dates:

Wednesday, August 1, 2018, 2:00 P.M. – 6:00 P.M.

Friday, August 10, 2018, 2:00 P.M. – 6:00 P.M.

Monday, August 13, 2018, 2:00 P.M. – 6:00 P.M.

Important Property Features:

- 252 +/- Acres. Offered Divided and as a Whole
- 8.60 Acre Lake
- Muckalee Creek Frontage
- 3 Bedroom / 3 Bath Lodge. 3,050 Sq Ft.
- In-Ground Pool. 20 x40.
- Abundant Wildlife Feat. Deer and Quail
- Planted Pines

A 10% buyer's premium will be added to all bid prices to determine contract price.

For more information contact Cameron Morris at (229) 881-7643 or Cameron@Bidweeks.com

Tax Card

5/15/2018

qPublic.net - Lee County, GA



Summary

Parcel Number 115 053002
Location Address 357 MOSSY DELL ROAD
Legal Description LL 2053 DIST 1 LODGE
(Note: Not to be used on legal documents)
Class A5-Agricultural
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District COUNTY UNINCORPORATED (District 03)
Millage Rate 32.206
Acres 74.68
Homestead Exemption No (S)
Landlot/District 053 / 01
[View Map](#)



Owner

BEAUCHAMP FAMILY HOLDINGS LLC
 1713 DAWSON ROAD
 ALBANY, GA 31707

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	4	79
RUR	Ponds	Rural	3	11
RUR	Woodlands	Rural	2	24
RUR	Woodlands	Rural	6	55
RUR	Woodlands	Rural	8	74.68

Residential Improvement Information

Style One Family
Heated Square Feet 3059
Interior Walls Shotrock
Exterior Walls Concrete Block
Attic Square Feet 0
Basement Square Feet 0
Year Built 1968
Roof Type Asphalt Shingles
Flooring Type Carpet/Tile
Heating Type Central Heat/AC
Number Of Rooms 7
Number Of Bedrooms 3
Number Of Full Bathrooms 2
Number Of Half Bathrooms 1
Number Of Plumbing Extras 5
Value \$139,900
Condition Average
Fireplaces/Appliances Const 1 sty 1 Box 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
R51 FRAME,MTL-BLOCK UTIL	2005	8x8 / 0	0	\$160
R51 FRAME,MTL-BLOCK UTIL	2005	10x14 / 0	0	\$500
RP3 VINYL POOL	1988	20x40 / 0	1	\$9,000
*Site Improvement C Grade		1x1 / 1	1	\$5,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/1/2017	1952 81		\$0	Gift	MOSSY DELL INC	BEAUCHAMP FAMILY HOLDINGS LLC
9/10/2009	1358 84		\$0	Kn	FLO-ROB INC	MOSSY DELL INC
2/22/2008	1237 92		\$0	Title	LEACH JOHN L & BEACHAMP ROBERT M TRUSTEE	FLO-ROB INC

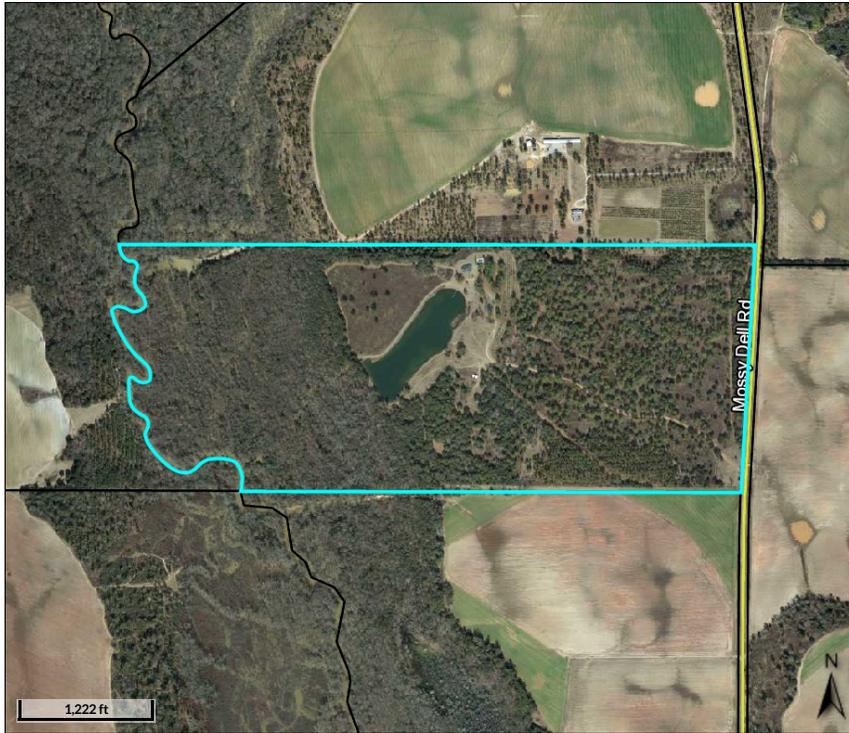
Valuation

	2017	2016	2015
Previous Value	\$437,160	\$437,160	\$437,160
Land Value	\$282,600	\$282,600	\$282,600
+ Improvement Value	\$139,900	\$139,900	\$139,900
+ Accessory Value	\$14,660	\$14,660	\$14,660
= Current Value	\$437,160	\$437,160	\$437,160

<https://qpublic.schneidercorp.com/Application.aspx?AppID=563&LayerID=8424&PageTypeID=4&PageID=4084&KeyValue=115%20053002>

1/2

Tax Map



Overview



Legend

- Parcels
- Roads

Parcel ID	115 053002	Owner	BEAUCHAMP FAMILY HOLDINGS LLC	Last 2 Sales			
Class Code	Agricultural			Date	Price	Reason	Qual
Taxing	COUNTY		1713 DAWSON ROAD	8/1/2017	0	GF	U
District	UNINCORPORATED COUNTY	Physical Address	ALBANY GA 31707	9/10/2009	0	KN	U
	UNINCORPORATED COUNTY		357 MOSSY DELL ROAD				
Acres	243.68	Assessed Value	Value \$437160				

(Note: Not to be used on legal documents)

Date created: 7/24/2018
 Last Data Uploaded: 7/17/2018 1:20:01 PM

Developed by Schneider GEOSPATIAL

2017 Tax Bill

2017 Property Tax Statement

Susan Smith
Lee County Tax Commissioner
100 Starksville Ave N
Leesburg, GA 31763
(229) 759-6015

Bill Number	Due Date	CURRENT YEAR DUE
22463	12/20/2017	\$0.00

Payment Good Through:

Map: 115 053 002

Last payment made on: 12/22/2017

Location: 357 MOSSY DELL ROAD

BEAUCHAMP FAMILY HOLDINGS LLC

1713 DAWSON ROAD
ALBANY, GA 31707

RETURN THIS FORM WITH PAYMENT

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 for the exemption. If you are eligible for one of these exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than April 1 in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact:

Lee County Tax Assessor
104 Leslie Highway, Suite B
Leesburg, Georgia 31763
(229) 759-6010

If you feel that your property has been assigned to high a value for tax purposes by the Board of Tax Assessors, you should file a tax return reducing the value not later than April 1 in order to have an opportunity to have this value lowered for next years' taxes. Information on filing a return can be obtained at the location and phone number above.

Susan Smith
Lee County Tax Commissioner
100 Starksville Ave N
Leesburg, GA 31763
(229) 759-6015



Scan this code with your mobile phone to view or pay this bill.

Tax Payer: BEAUCHAMP FAMILY HOLDINGS LLC
Map Code: 115 053 002
Description: LL 20.53 DIST 1 LODGE
Location: 357 MOSSY DELL ROAD
Bill Number: 22463
District: 3

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$154,560.00	\$282,600.00	243.68	437160	12/20/2017	8/8/2017		

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	437160	174864	0	174864	0	0.00	0.00	0.00
COUNTY M&O	437160	174864	0	174864	17.041	2979.86	0.00	2469.26
SALES TAX ROLLBACK	0	0	0	174864	-2.92	0.00	-510.60	0.00
SCHOOL M&O	437160	174864	0	174864	17.395	3041.76	0.00	3041.76
SCHOOL BOND	437160	174864	0	174864	0.4	69.95	0.00	69.95
TOTALS					31.916	6,091.57	-510.60	5,580.97

-Please Make Check or Money Order Payable to: Lee County Tax Commissioner
-Please write the bill number(s) on your check.
-If a receipt is desired, please include a stamped, self-addressed envelope.
-If taxes are to be paid by a mortgage company, send them this portion only.
-If you are paying after the due date, please call our office for the full amount due.
-Interest and Penalties will apply after the due date as mandated by O.C.G.A 48-2-40 and 48-2-44

Current Due: \$5,580.97
Penalty: \$0.00
Interest: \$0.00
Other Fees: \$0.00
Back Taxes: \$0.00
Amount Paid: \$5,580.97
TOTAL DUE: \$0.00

Deed

01666

BOOK 1952 PAGE 081

LEE COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$ 0
DATE 10-9-2017
Betty J. M. Reese Dep.
CLERK OF SUPERIOR COURT
088-2017-001126

GEORGIA, LEE COUNTY
FILED FOR RECORD ON
10-9-2017
TIME 8:34A BOOK 1952 PAGE 081-083
RECORDED 10-9-2017
Betty J. M. Reese Dep.
SARA CLARK, CLERK
S.C.L.C., GA

SASE
Please forward the recorded document to:
Alexander H. Hart, Esq.
Hart, Williamson & Hart, P.C.
P.O. Drawer 70639
Albany, GA 31708-0639

WARRANTY DEED

STATE OF GEORGIA,
COUNTY OF DOUGHERTY.

THIS INDENTURE is made this 1st day of August, 2017, by
MOSSY DELL, INC., a Georgia domestic profit corporation, hereinafter referred to as
"GRANTOR", for and in favor of BEAUCHAMP FAMILY HOLDINGS LLC, a Georgia
limited liability company, hereinafter referred to as "GRANTEE".

WITNESS

For and in consideration of the sum of Ten Dollars (\$10.00) and other
valuable considerations, in hand paid at and before the sealing and delivery of these presents,
the receipt and sufficiency thereof being hereby acknowledged, Grantor has granted,
bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain,
sell, alien, convey and confirm unto the Grantee,

TRACT 1 - Parcel #028 209001 - Bowers Road Property

All that tract or parcel of land lying and being in Land Lots 208 and 209 in the 14th Land
District of Lee County, Georgia, containing 151.25 acres, more or less, and being more
particularly described as follows:

All of the north half of Land Lot 209 in the 14th Land District of Lee County, Georgia,
containing 101 ¼ acres, more or less; also 50 acres, more or less, of land in the shape of a
square in the northeast corner of Land Lot 208 in the 14th Land District of said County.
Said above described lands being the same land formerly owned and possessed by Sara and
Jack Carter during their lifetime.

Subject to that certain "lease of hunting rights" dated July 2016 between the Grantor and Burke Walters.

TRACT 2 – Parcel # 115 053002 – 357 Mossy Dell Road (Lodge Property)

All that tract or parcel of land lying and being in Land Lots 20 and 53 in the 1st Land District of Lee County, Georgia, containing 243.68 acres, more or less, and being more particularly described as follows:

The property described herein is the same property as conveyed to Flo-Rob, Inc. in that certain Quit Claim Deed dated February 22, 2008 and recorded February 29, 2008 in Deed Book 1237, Page 92 in the Office of the Clerk of Superior Court of Lee County, Georgia, which deed is hereby made a part of this description and is set forth herein below.

All that tract or parcel of land lying and being in Lee County, Georgia and being parts of Land Lots 20 and 53 in the 1st Land District of Lee County, Georgia and more particularly described as follows:

All that portion of that certain tract or parcel of land heretofore conveyed by M. E. Wages to E. W. Fenney, as shown by deed recorded in Deed Book "W", Page 244 in the Office of the Clerk of Superior Court of Lee County, Georgia, which lies west of that certain road known as Mossy Dell Road, same being that certain road leading from Leesburg-Redbone Highway and connecting with the Leesburg-Philema Highway, said portion of said lands herein conveyed being bounded in the east by Mossy Dell Road and on the west by west boundary line of Lot 20 in the First Land District of said county, said portion of said lands being located in Land Lots 20, 53 and possibly 56 in the First Land District of Lee County, Georgia, said lands herein conveyed being the identical lands described in that certain deed dated October 17, 1942, wherein E. M. Wages is grantor and N. R. Couch is grantee, which deed is hereby made a part of this description. All of those lands included in deed from Fenney, Sr. to Wages as referred to above, lying east of Mossy Dell Road, remaining the property of M. E. Wages.

(The hereinabove described property is hereinafter referred to as the "SUBJECT PROPERTY").

TO HAVE AND TO HOLD the Subject Property together with each and all the rights, members and appurtenances thereof, to the same belonging, or in anyway appertaining, to the exclusive use, benefit and behoof of BEAUCHAMP FAMILY HOLDINGS LLC, their successors and assigns, forever in FEE SIMPLE.

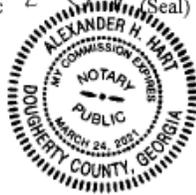
THE GRANTOR will warrant and forever defend the right and title to the Subject Property unto the Grantee, BEAUCHAMP FAMILY HOLDINGS LLC, their successors and assigns, against the claims of all persons whomsoever.

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

Signed, sealed and delivered this 1 day of Aug, 2017, in the presence of:

Katie Beauchamp
Witness

Alexander H. Hart
Notary Public (Seal)

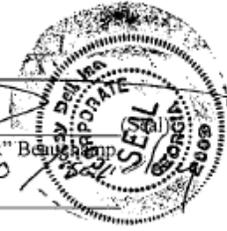


MOSSY DELL, INC.

By *[Signature]*
John Henry "Buck" Beauchamp

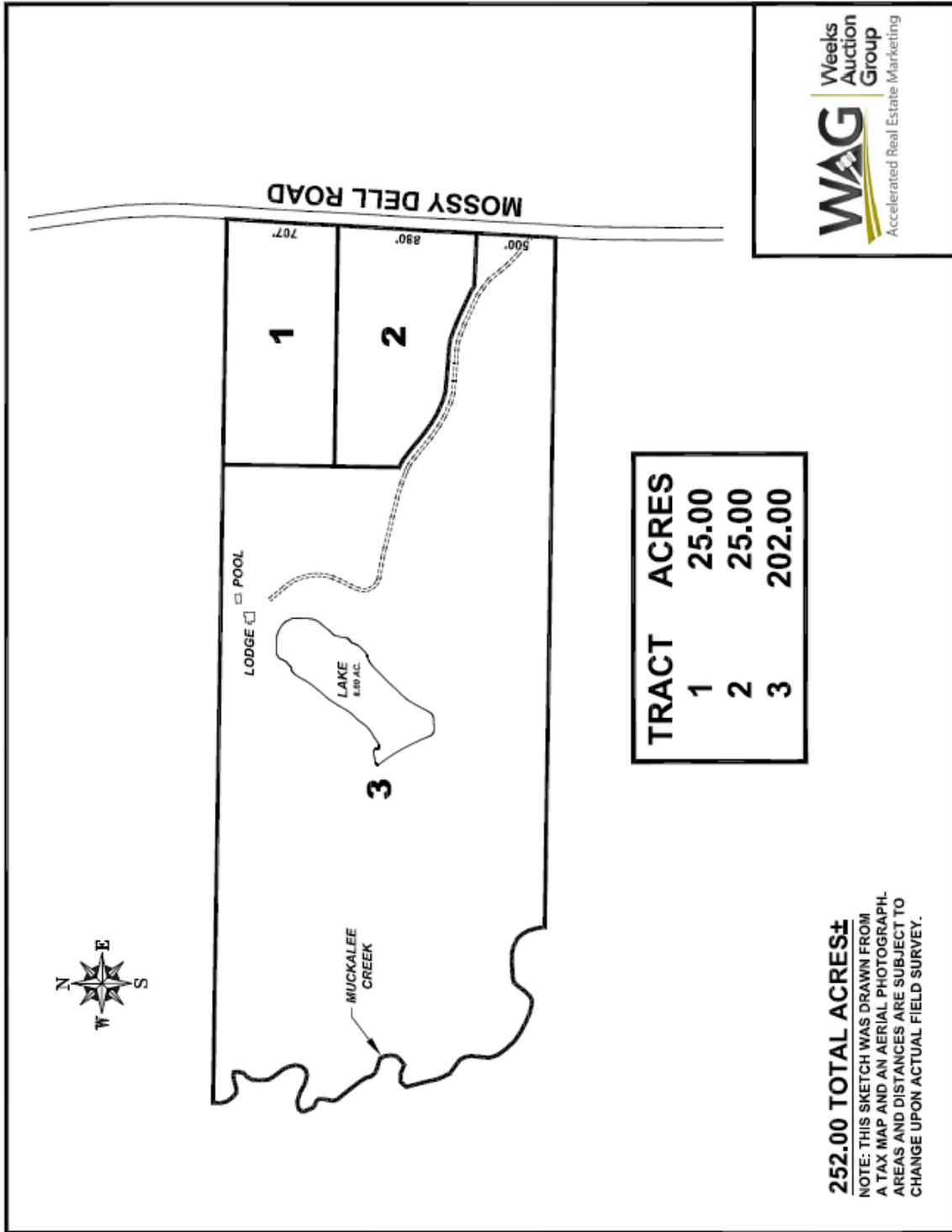
Title:

Attest: *[Signature]* (Seal)
Title: *Secretary*

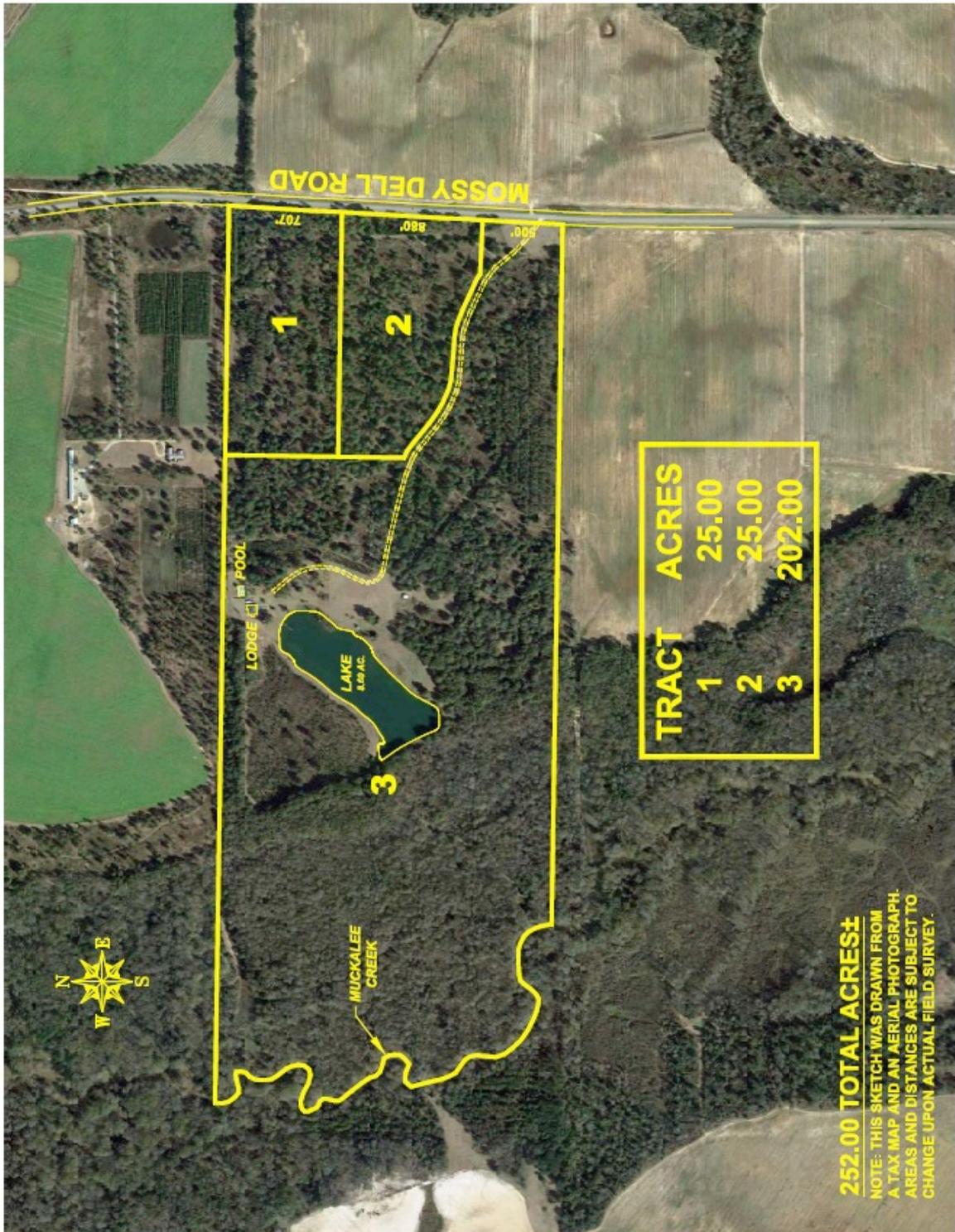


DISCLAIMER OF TITLE OPINION

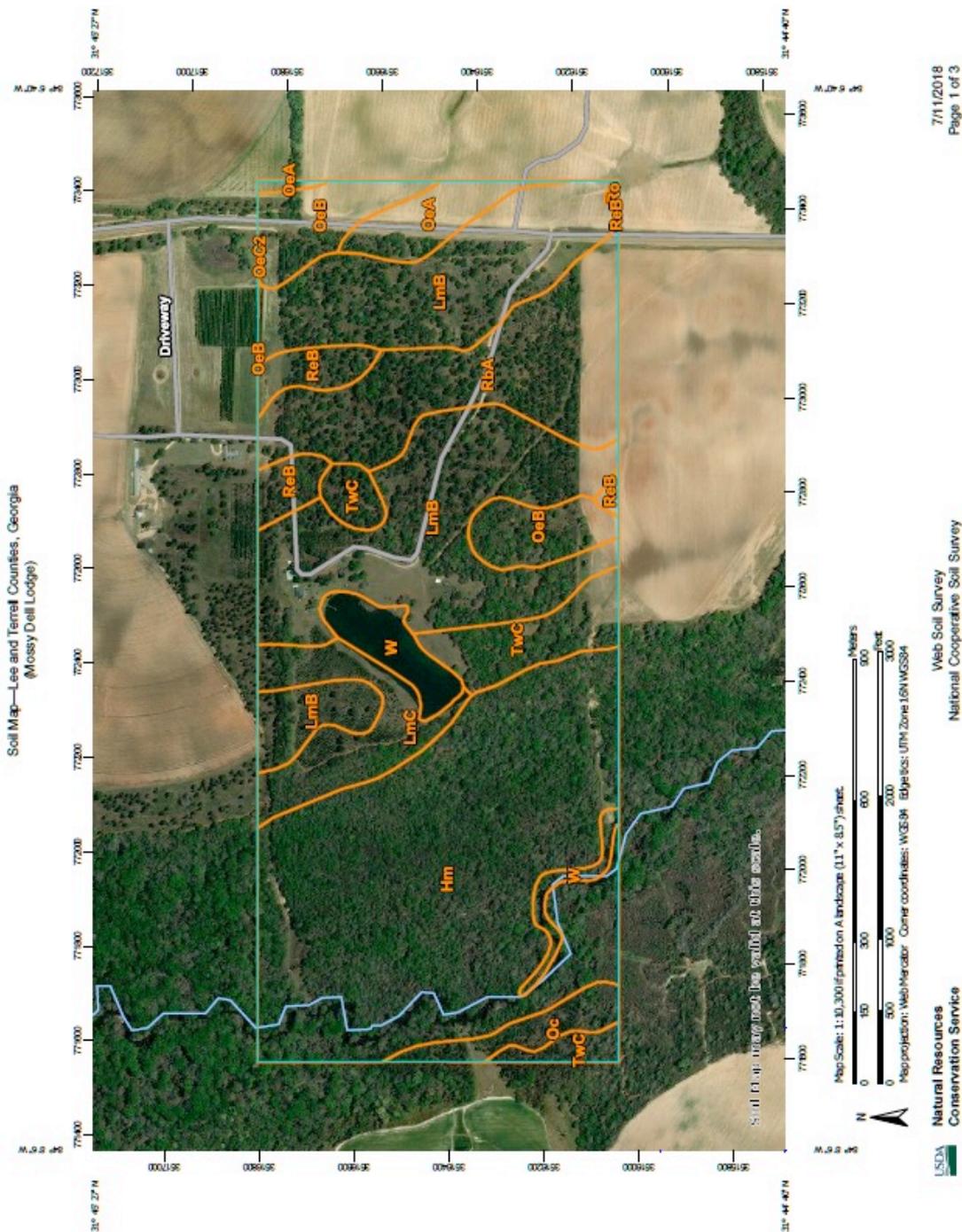
The Grantee and Grantor acknowledge that the preparer gives no opinion as to the title of the property or the ownership or marketability of the interest, if any, held by the Grantor or the completeness or validity of the description. Grantee takes subject to all outstanding liens, judgments, restrictions and other matters of record. Grantor and Grantee hereby indemnify and hold harmless the preparer from any damages resulting from the use of this deed.



Aerial Auction Division



Soil Map



Soil Map—Lee and Terrell Counties, Georgia
(Mossy Dell Lodge)

MAP LEGEND

<p>Area of Interest (AOI)</p> <ul style="list-style-type: none"> Area of Interest (AOI) <p>Soils</p> <ul style="list-style-type: none"> Soil Map Unit Polygons Soil Map Unit Lines Soil Map Unit Points <p>Special Point Features</p> <ul style="list-style-type: none"> Blowout Borrow Pit Clay Spot Closed Depression Gravel Pit Gravelly Spot Landfill Lava Flow Marsh or swamp Mine or Quarry Miscellaneous Water Perennial Water Rock Outcrop Saline Spot Sandy Spot Severely Eroded Spot Sinkhole Slide or Slip Sodic Spot 	<ul style="list-style-type: none"> Spot Area Stony Spot Very Stony Spot Wet Spot Other <p>Special Line Features</p> <ul style="list-style-type: none"> Streams and Canals <p>Transportation</p> <ul style="list-style-type: none"> Rails Interstate Highways US Routes Major Roads Local Roads <p>Background</p> <ul style="list-style-type: none"> Aerial Photography
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MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale. Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lee and Terrell Counties, Georgia
Survey Area Data: Version 11, Sep 18, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 15, 2014—Nov 9, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Soil Map Cont.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Hm	Herod and Muckalee soils	119.1	33.8%
LmB	Lucy loamy sand, 0 to 5 percent slopes	98.4	27.9%
LmC	Lucy loamy sand, 5 to 8 percent slopes	17.8	5.1%
Oc	Ocilla loamy sand, 0 to 2 percent slopes	7.1	2.0%
OeA	Orangeburg loamy sand, 0 to 2 percent slopes	9.4	2.7%
OeB	Orangeburg loamy sand, 2 to 5 percent slopes	19.5	5.5%
OeC2	Orangeburg sandy loam, 5 to 8 percent slopes, moderately eroded	0.1	0.0%
RbA	Red Bay loamy sand, 0 to 2 percent slopes	41.0	11.6%
ReB	Red Bay sandy loam, 2 to 5 percent slopes	9.9	2.8%
Ro	Riverview soils	0.2	0.1%
TwC	Troup soils, 0 to 8 percent slopes	19.0	5.4%
W	Water	11.2	3.2%
Totals for Area of Interest		352.7	100.0%