

# Property Information Package

**The Park Estate  
992+/- Acres Located in Worth County, Georgia  
3460 US 82 W  
Sylvester, Georgia**

**Online Only Auction  
Bidding Ends December 4, 2018**



**[www.WeeksAuctionGroup.com](http://www.WeeksAuctionGroup.com)**

**Final Contract to Include a 10% Buyer's Premium**

The 992+/- Acre Park Estate, located in Worth County, Georgia, is available for the first time in generations and will be selling at online only auction on Tuesday, December 4th. This premier South Georgia farm features almost 300 acres of cultivatable farmland along with excellent established pine and hardwood timber forestland and three ponds. The farmland and timber income make this farm an excellent income investment or a premier hunting property for deer, turkey, or quail. An extensive interior road system allows easy access to all areas of the property. Located only 30 minutes from Interstate 75 this farm is perfect for anyone looking for a weekend getaway. Offered in 4 tracts ranging from 164 +/- acres to 309 +/- acres, this farm is ready to sell, you name the price!

**Auction Date and Time:** December 4, 2018, 4:00 P.M.

**Open House Dates and Times:** Contact Cameron Morris for a Private Showing



**Important Selling Features:**

- 992+/- Acres in Worth County
- 298+/- Acres Cultivatable Acres
- Merchantable Pine and Hardwood Timber
- Sportsman’s Paradise – Deer, Turkey and Quail
- Extensive Road System
- Three Ponds
- Easy Access from Hwy 82 to Interstate 75
- 5 Miles from Sylvester
- 12 Miles from Albany

## 992 +/- Acres Offered Divided and as a Whole



### ***Buy One Tract, Combination of Tracts, or All at the Price You Set!***

**The property is being offered in individual tracts, combination of tracts, and as a whole.** If the property sells divided, a boundary survey will be completed prior to closing at the purchaser's expense. (Please refer to the Contract for Sale of Real Property for complete details.)

The total contract price is based on the estimated acreage shown on the auction division map and subject to adjustment based on the actual field survey completed after the auction. The total contract price per tract will be divided by the estimated acreage per tract to determine the contract price per acre for each tract. The actual acreage as determined by the post auction survey will be multiplied by the contract price per acre to calculate the adjusted contract price used for closing. (Please refer to the Contract for Sale of Real Property for complete details.)

In the event the property sells in its entirety, it may be purchased from the legal description of record.

#### **For More Information Contact:**

Cameron Morris  
Weeks Auction Group, Inc.  
(229)881-7643  
Cameron@Bidweeks.com

## Property Details

**Property Address:** 3460 US 82 W, Sylvester, GA 31791

**Driving Directions from Sylvester:** Take US Highway 82 W 5.3 miles to the property on the right. **Watch for Auction Signs!**

**Driving Directions from Albany:** Take US Highway 82 E 12.1 miles to the property on the left. **Watch for Auction Signs**

**Method of Sale:** This property is being offered via online only Auction on Weeks Auction Group's multi-parcel bidding platform.

**Worth County Assessor's Parcel Numbers:** 00440017 – 253.89 +/- Acres  
00440018 – 280 +/- Acres  
00440019 – 486.86 +/- Acres

**Worth County Property Taxes (2018):** 00440017 - \$5,685.67  
00440018 - \$7,965.72  
00440019 - \$13,545.12

**Hunting Lease:** This property is being sold subject to a hunting lease which expires December 31, 2018.

**Farming Lease:** This property is being sold subject to a farming lease which expires December 31, 2018.

**For More Information Contact:** Cameron Morris  
Weeks Auction Group, Inc.  
(229) 881-7643  
Cameron@BidWeeks.com

# 253.89+/- Acres Tax Card



## Summary

**Parcel Number** 00440017  
**Location Address**  
**Legal Description** 499/66  
(Note: Not to be used on legal documents)  
**Class** V5-Conv Use  
(Note: This is for tax purposes only. Not to be used for zoning.)  
**Tax District** County (District 01)  
**Millage Rate** 28.651  
**Acres** 253.89  
**Homestead Exemption** No (50)  
**Landlot/District** 421 / 7TH

[View Map](#)

## Owner

PARK JOHN M  
 SMICHAEL HALL, ATTORNEY  
 P O DRAWER 70639  
 ALBANY, GA 31708

## Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodland	Rural	2	17.58
RUR	Woodland	Rural	3	55.36
RUR	Woodland	Rural	6	15.61
RUR	Woodland	Rural	8	31.78
RUR	Open Land	Rural	2	35.44
RUR	Woodland	Rural	2	1
RUR	Woodland	Rural	6	10
RUR	Woodland	Rural	8	54.09
RUR	Woodland	Rural	3	33.03

## Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Timberland 93	2	17.58
CUV	Timberland 93	3	55.36
CUV	Timberland 93	6	15.61
CUV	Timberland 93	8	31.78

## Valuation

	2017	2016	2015
Previous Value	\$496,115	\$483,234	\$483,234
Land Value	\$496,115	\$496,115	\$483,234
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
<b>Current Value</b>	<b>\$496,115</b>	<b>\$496,115</b>	<b>\$483,234</b>
10 Year Land Coverant (Agreement Year / Value)	2008 / \$63,729	2008 / \$61,939	2008 / \$60,301

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

The Worth 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.

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Schneider  
 Developed by  
 The Schneider  
 Corporation

# 253.89+/- Acres Tax Map



**Overview**

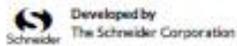
**Legend**

- Parcels
- Roads

<b>Parcel ID</b>	00440017	<b>Owner</b>	PARK JOHN M	<b>Last 2 Sales</b>			
<b>Class Code</b>	Consrv Use		%MICHAEL HALL, ATTORNEY	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	County		P O DRAWER 70639	n/a	\$0	n/a	n/a
	County		ALBANY GA 31708	n/a	\$0	n/a	n/a
<b>Acres</b>	253.89	<b>Physical Address</b>	n/a				
		<b>Assessed Value</b>	Value \$496115				

(Note: Not to be used on legal documents)

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# 253.89 +/- Acres 2018 Property Tax Bill

## 2018 AD VALOREM TAX NOTICE FOR THE COUNTY OF WORTH

Worth Co. Tax Office.  
 Tabetha Dupriest TC  
 201 N. Main St TM-15  
 Sylvester, GA. 31791



BILL NUMB. 2018 8296  
 ACCT NUMB. 414750 010  
 TAXPAYER PARK JOHN M  
 MAP NUMBER 00440-00000-017-000  
 LOCATION 499B6  
 PAYMENT AMOUNT \$5,685.67  
 ON OR BEFORE 11/15/2018

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

PARK JOHN M  
 MICHAEL HALL, ATTORNEY  
 P O DRAWER 70699  
 ALBANY GA 31708

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

## 2018 AD VALOREM TAX NOTICE FOR THE COUNTY OF WORTH

YEAR	BILL NUM	ACCOUNT NUMBER	DI	LOCATION/DESCRIPTION	MAPIPARCEL	FAIR MARKET VALUE
2018	8296	414750 010	01	499B6	00440-00000-017-000	496,115
DEED BOOK		DEED PAGE	PLAT BOOK	PLAT PAGE	SALE DATE	TOTAL ACRES
					00/00/000	253.89
TAXING ENTITY	ASSESSMENT			TAXES DUE		
COUNTY	198446			2492.48		
EDA	198446			117.28		
SCHOOL	198446			3075.91		



Scan this code  
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 phone to view or  
 pay this bill

THIS YEAR TAX \$5,685.67  
**TOTAL TAX DUE \$5,685.67**  
 PAYMENTS: \$0.00

CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY

PARK JOHN M  
 MICHAEL HALL, ATTORNEY  
 P O DRAWER 70699  
 ALBANY GA 31708

PAYMENT MUST BE MADE ON OR BEFORE  
 11/15/2018  
 YOUR CANCELLED CHECK IS YOUR RECEIPT

Worth Co. Tax Office.  
 Tabetha Dupriest TC  
 201 N. Main St TM-15  
 Sylvester, GA. 31781

### 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 now receiving the benefit of the exemption, you must apply for the exemption not later than 3/01/2019 in order to receive the exemption in future years. For information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact the office of the County Tax Office at Worth Co. Courthouse 229-776-8204. If you feel that your property has been assigned too high a value for tax purposes by the Board of Tax Assessors, you should file a return reducing the value not later than 04/01/2019 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 Worth Co. Courthouse and/or 229-776-8204.

# 280+/- Acres Tax Card



## Summary

**Parcel Number** 00440018  
**Location Address**  
**Legal Description** 499/66  
(Note: Not to be used on legal documents)  
**Class** V5-Conv Use  
(Note: This is for tax purposes only. Not to be used for zoning.)  
**Tax District** County (District 01)  
**Millage Rate** 28.651  
**Acres** 280  
**Homestead Exemption** No (50)  
**Landlot/District** 420 / 7TH

[View Map](#)

## Owner

PARK FRANCES  
 % MICHAEL HALL, ATTORNEY  
 P O BOX 70639  
 ALBANY, GA 31708

## Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	1	10.23
RUR	Open Land	Rural	2	108.1
RUR	Open Land	Rural	7	6.35
RUR	Open Land	Rural	8	11.47
RUR	Woodland	Rural	1	16.43
RUR	Woodland	Rural	2	17.77
RUR	Woodland	Rural	3	3.56
RUR	Woodland	Rural	5	4.96
RUR	Woodland	Rural	6	3.56
RUR	Woodland	Rural	8	97.57

## Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	1	10.23
CUV	Agland 93	2	108.1
CUV	Agland 93	7	6.35
CUV	Agland 93	8	11.47
CUV	Timberland 93	1	16.43
CUV	Timberland 93	2	17.77
CUV	Timberland 93	3	3.56
CUV	Timberland 93	5	4.96
CUV	Timberland 93	6	3.56
CUV	Timberland 93	8	97.57

## Valuation

	2017	2016	2015
Previous Value	\$695,064	\$680,428	\$680,428
Land Value	\$695,064	\$695,064	\$680,428
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
<b>Current Value</b>	<b>\$695,064</b>	<b>\$695,064</b>	<b>\$680,428</b>
10 Year Land Covenant (Agreement Year / Value)	2008 / \$180,247	2008 / \$175,145	2008 / \$170,327

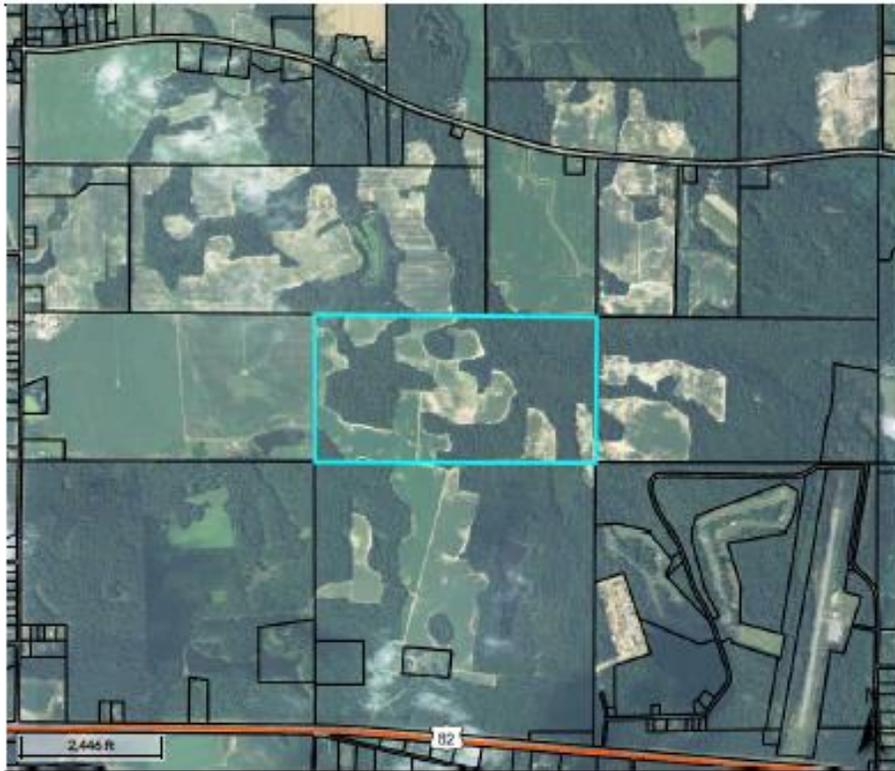
No data available for the following modules: Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Sales, Photos, Sketches.

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# 280+/- Acre Tax Map

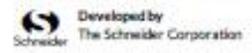


**Legend**  
 □ Parcels  
 — Roads

<b>Parcel ID</b>	00440018	<b>Owner</b>	PARK FRANCES	<b>Last 2 Sales</b>			
<b>Class Code</b>	Consrv Use		% MICHAEL HALL, ATTORNEY	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	County		P O BOX 70639	n/a	\$0	n/a	n/a
	County		ALBANY GA 31708	n/a	\$0	n/a	n/a
<b>Acres</b>	280	<b>Physical Address</b>	n/a				
		<b>Assessed Value</b>	Value \$695064				

(Note: Not to be used on legal documents)

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# 280+/- Acre 2018 Property Tax Bill

## 2018 AD VALOREM TAX NOTICE FOR THE COUNTY OF WORTH

Worth Co. Tax Office.  
 Tabetha Dupriest TC  
 201 N. Main St TM-15  
 Sylvester, GA. 31791



BILL NUMB. 2018 8294  
 ACCT NUMB. 414650 010  
 TAXPAYER PARK FRANCES  
 MAP NUMBER 00440-00000-018-000  
 LOCATION 49986  
 PAYMENT AMOUNT \$7,065.72  
 ON OR BEFORE 11/15/2018

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

PARK FRANCES  
 % MICHAEL HALL, ATTORNEY  
 P O BOX 70639  
 ALBANY GA 31708

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

## 2018 AD VALOREM TAX NOTICE FOR THE COUNTY OF WORTH

YEAR	BILL NUM	ACCOUNT NUMBER	DI	LOCATION/DESCRIPTION	MAPIPARCEL	FAIR MARKET VALUE
2018	8294	414650 010	01	49986	00440-00000-018-000	695,064
DEED BOOK		DEED PAGE	PLAT BOOK	PLAT PAGE	SALE DATE	TOTAL ACRES
					00/00/000	280
TAXING ENTITY	ASSESSMENT				TAXES DUE	
COUNTY	278026				3492.01	
EDA	278026				164.31	
SCHOOL	278026				4309.4	



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 pay this bill

THIS YEAR TAX \$7,065.72  
**TOTAL TAX DUE** \$7,065.72  
 PAYMENTS: \$0.00

CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY

PARK FRANCES  
 % MICHAEL HALL, ATTORNEY  
 P O BOX 70639  
 ALBANY GA 31708

PAYMENT MUST BE MADE ON OR BEFORE  
 11/15/2018  
 YOUR CANCELLED CHECK IS YOUR RECEIPT

Worth Co. Tax Office.  
 Tabetha Dupriest TC  
 201 N. Main St TM-15  
 Sylvester, GA. 31781

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

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# 486.86+/- Acre Tax Card – Page 1



## Summary

Parcel Number 00440019  
 Location Address 3416 U S HWY 82 W  
 Legal Description LL 409-7TH LD  
 (Note: Not to be used on legal documents)  
 Class V5-Consv Use  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Tax District County (District 01)  
 Millage Rate 28.651  
 Acres 486.86  
 Homestead Exemption No (50)  
 Landlot/District CV 4/

[View Map](#)

## Owner

PARK FRANCES  
 % MICHAEL HALL, ATTORNEY  
 P O BOX 70639  
 ALBANY, GA 31708

## Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Homesite 1.0 AC	Rural	1	1
RUR	Open Land	Rural	2	115.3
RUR	Open Land	Rural	4	19.5
RUR	Open Land	Rural	8	35.47
RUR	Woodland	Rural	1	9.14
RUR	Woodland	Rural	2	35.61
RUR	Woodland	Rural	3	157.9
RUR	Woodland	Rural	6	5.89
RUR	Woodland	Rural	8	107.05

## Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	2	116.3
CUV	Agland 93	4	19.5
CUV	Agland 93	8	35.47
CUV	Timberland 93	1	9.14
CUV	Timberland 93	2	35.61
CUV	Timberland 93	3	157.9
CUV	Timberland 93	6	5.89
CUV	Timberland 93	8	107.05

## Residential Improvement Information

Style One Family  
 Heated Square Feet 897  
 Interior Walls Sheetrock  
 Exterior Walls Wood Siding  
 Attic Square Feet 0  
 Basement Square Feet 0  
 Year Built 1930  
 Roof Type 007  
 Flooring Type Pine  
 Heating Type No Heating  
 Number Of Rooms 0  
 Number Of Bedrooms 0  
 Number Of Full Bathrooms 0  
 Number Of Half Bathrooms 0  
 Number Of Plumbing Extras 0  
 Value \$10,000  
 Condition Average  
 Fireplaces/Appliances Fireplace N. V. 2

Style One Family  
 Heated Square Feet 1080  
 Interior Walls Pine  
 Exterior Walls Wood Siding  
 Attic Square Feet 0  
 Basement Square Feet 0  
 Year Built 1971

## 486.86+/- Acre Tax Card – Page 2

Roof Type 003  
 Flooring Type Pine  
 Heating Type No Heating  
 Number Of Rooms 0  
 Number Of Bedrooms 0  
 Number Of Full Bathrooms 0  
 Number Of Half Bathrooms 0  
 Number Of Plumbing Extras 0  
 Value \$3,000  
 Condition Average  
 Fireplaces/Appliances Const 1 sty 1 Box 1

### Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
IMPLEMENT SHED FLR OR WLS & RF	2000	40x100 / 0	1	\$5,028
POND 113	1900	0x0 / 1	0	\$1,080
POND 113	1900	0x0 / 5.5	0	\$5,940
POND 113	1900	0x0 / 4	0	\$4,320

### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
	272 519	23 138	\$0	Unqualified Sale		PARK, FRANCES

### Valuation

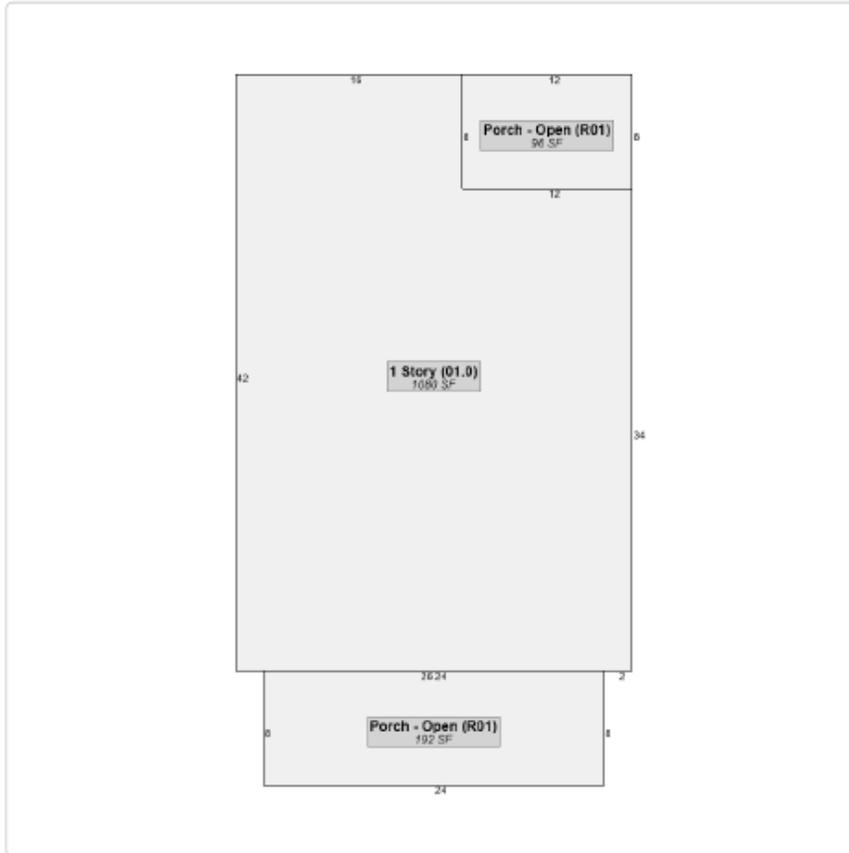
	2017	2016	2015
Previous Value	\$1,160,966	\$1,144,908	\$1,144,908
Land Value	\$1,131,598	\$1,131,598	\$1,115,540
+ Improvement Value	\$13,000	\$13,000	\$13,000
+ Accessory Value	\$16,368	\$16,368	\$16,368
= Current Value	\$1,160,966	\$1,160,966	\$1,144,908
10 Year Land Covenant (Agreement Year / Value)	2008 / \$312,494	2008 / \$303,393	2008 / \$294,557

### Sketches

# 486.86+/- Acre Tax Card – Page 3



# 486.86+/- Acres Tax Card – Page 4



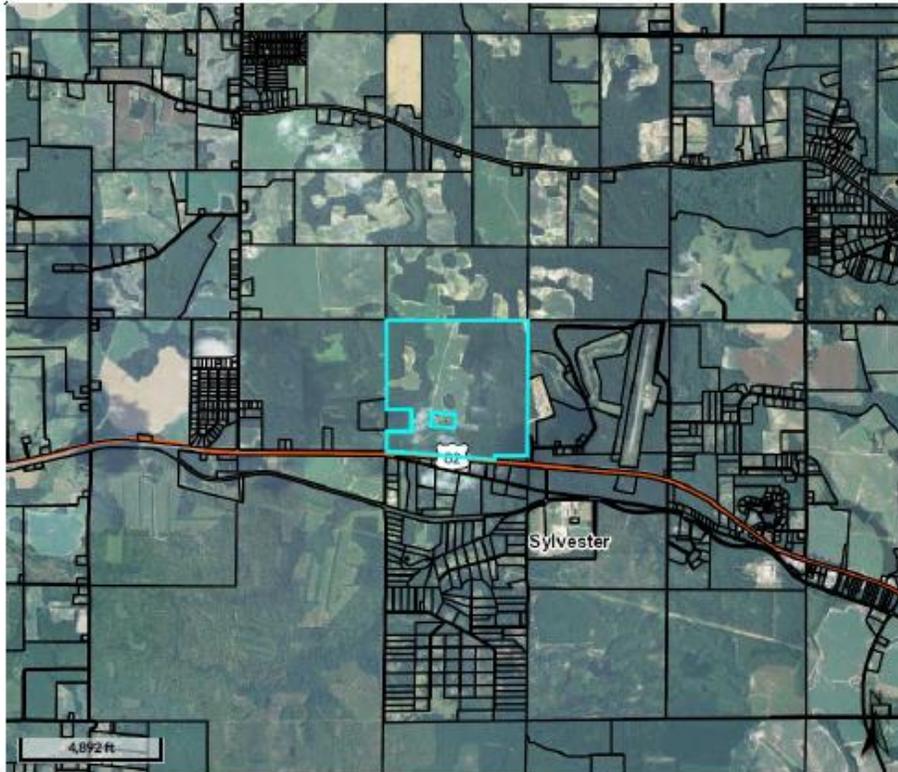
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# 486.86+/- Acre Tax Map



- Legend**
- Parcels
  - USA Major Highways
  - Limited Access
  - Highway
  - Major Road
  - Local Road
  - Minor Road
  - Other Road
  - Ramp
  - Ferry
  - Pedestrian Way

<b>Parcel ID</b>	00440019	<b>Owner</b>	PARK FRANCES	<b>Last 2 Sales</b>			
<b>Class Code</b>	Consv Use		% MICHAEL HALL, ATTORNEY	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	County		P O BOX 70639	n/a	\$0	n/a	n/a
	County		ALBANY GA 31708	n/a	\$0	n/a	n/a
<b>Acres</b>	486.86	<b>Physical Address</b>	3416 U S HWY 82 W				
		<b>Assessed Value</b>	Value \$1160966				

(Note: Not to be used on legal documents)

Date created: 11/15/2017  
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 Developed by  
 The Schneider Corporation

# 486.86+/- Acres 2018 Property Tax Bill

## 2018 AD VALOREM TAX NOTICE FOR THE COUNTY OF WORTH

Worth Co. Tax Office.  
Tabetha Dupriest TC  
201 N. Main St TM-15  
Sylvester, GA. 31791



**BILL NUMB.** 2018 8295  
**ACCT NUMB.** 414700 010  
**TAXPAYER** PARK FRANCES  
**MAP NUMBER** 00440-00000-019-000  
**LOCATION** LL 409-7TH LD  
**PAYMENT AMOUNT** \$13,545.12  
**ON OR BEFORE** 11/15/2018

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

PARK FRANCES  
% MICHAEL HALL, ATTORNEY  
P O BOX 70639  
ALBANY GA 31708

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## 2018 AD VALOREM TAX NOTICE FOR THE COUNTY OF WORTH

YEAR	BILL NUM	ACCOUNT NUMBER	DI	LOCATION/DESCRIPTION	MAP/PARCEL	FAIR MARKET VALUE
2018	8295	414700 010	01	LL 409-7TH LD	00440-00000-019-000	1,160,966
DEED BOOK		DEED PAGE	PLAT BOOK	PLAT PAGE	SALE DATE	TOTAL ACRES
272		519			00/00/0000	486.86
TAXING ENTITY	ASSESSMENT				TAXES DUE	
COUNTY					464388	5832.88
EDA					464388	274.45
SCHOOL					464388	7197.98
SLD WASTE					1	240



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THIS YEAR TAX \$13,545.12  
**TOTAL TAX DUE** \$13,545.12  
PAYMENTS: \$0.00

CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY

PARK FRANCES  
% MICHAEL HALL, ATTORNEY  
P O BOX 70639  
ALBANY GA 31708

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## Legal Description

All that tract or parcel of land being the south one-half of Land Lot 421 in the 7<sup>th</sup> Land District of Worth County, Georgia, containing 247.5 acres, more or less.

Also, All that tract or parcel of land being the south one-half of Land Lot 420 of the 7<sup>th</sup> Land District of Worth County, Georgia, containing 245 acres, more or less.

Also, All the tract or parcel of land being all of Land Lot 409 of the 7<sup>th</sup> Land District of Worth County, Georgia containing 500 acres, more or less, LESS AND EXCEPT that certain 12 acre tract on the west side of Land Lot 409 owned by John Mack Park individually and ALSO LESS AND EXCEPT an approximate 8 acre tract in said Land Lot 490 acquired by the US Government and known as the old Nike Missile Base. Neither of said expected tracts contains any open land.

Said property is designated now or formerly as Farm No. 3127 by FSA.

# Farm Service Agency Report – Page 1

Georgia U.S. Department of Agriculture FARM: 3127  
 Worth Farm Service Agency Prepared: 10/2/18 12:27 PM  
 Report ID: FSA-156EZ Abbreviated 156 Farm Record Crop Year: 2019  
 Page: 1 of 2  
 DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

**Operator Name** Farm Identifier Recon Number  
 FRANCES D ALFORD PARK FARM

**Farms Associated with Operator:**  
 None

CRP Contract Number(s): ??1332100031272019

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
1020.54	297.72	297.72	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FPW				
0.0	0.0	297.72	0.0	0.0				

ARC-IC	ARC/PLC	PLC	PLC-Default
NONE	ARC-CO OATS , FLAX , CORN SORGH, SNFLR, SFLWR SOYBN, BARLY, RAPE MUSTD, SESME, CANOL CRAMB, RICE-LGR, RICE-MGR SML CHIKP, LRG CHIKP, PEAS LENTI	WHEAT, PNUITS, SUP	NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	0.0		35	0.0	
OATS	0.0		0	0.0	0
PEANUTS	144.8		3008	0.0	
SOYBEANS	0.0		0	0.0	0
SEED COTTON	124.3		2107	0.0	
<b>Total Base Acres:</b>	<b>269.1</b>				

Tract Number: 556 Description: D10 2A E10 1A (WOODS)

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
1020.54	297.72	297.72	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FPW		
0.0	0.0	297.72	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
PEANUTS	144.8		3008	0.0

# Farm Service Agency Report – Page 2

Georgia  
Worth

U.S. Department of Agriculture  
Farm Service Agency  
Abbreviated 156 Farm Record

FARM: 3127  
Prepared: 10/2/18 12:28 PM  
Crop Year: 2019  
Page: 2 of 2

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

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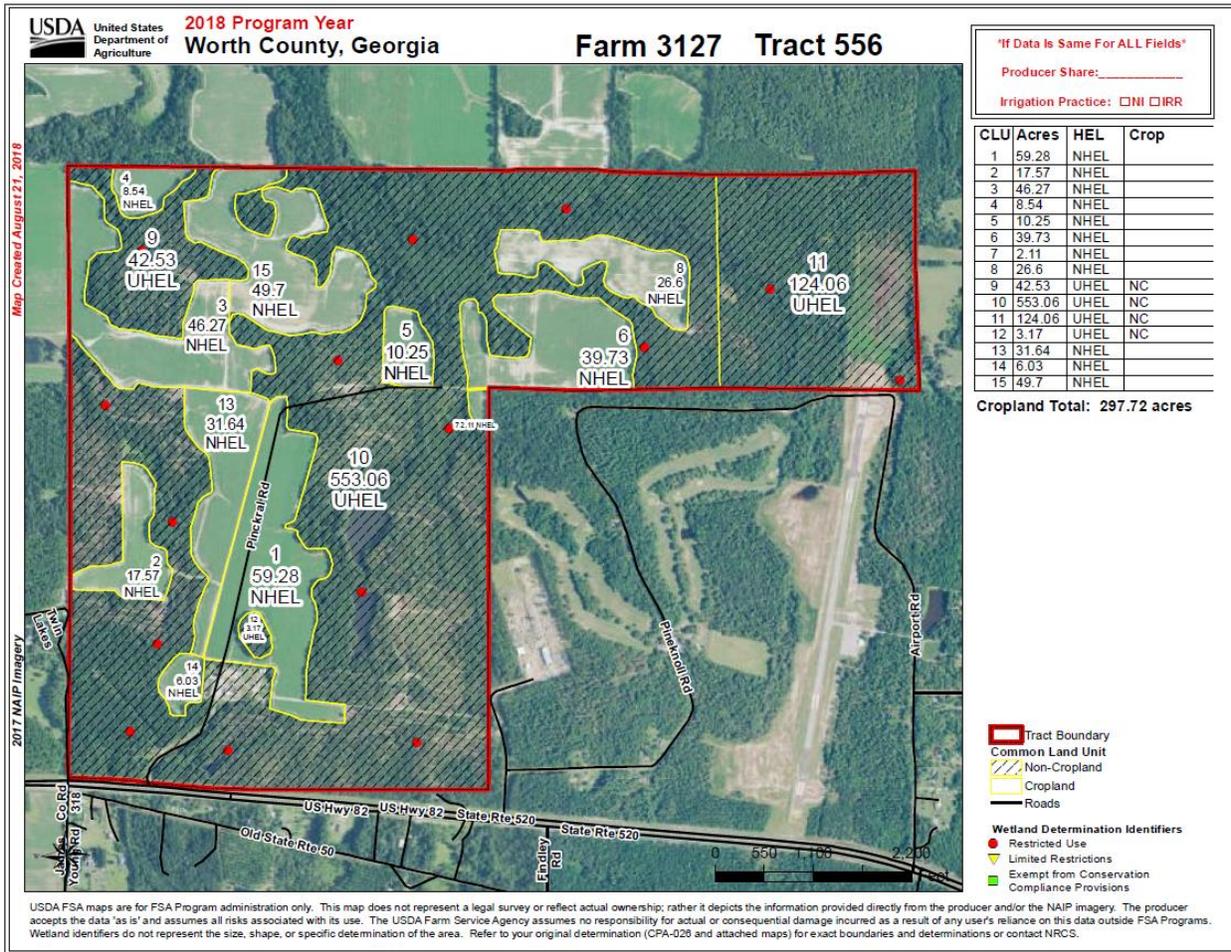
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
SEED COTTON	124.3		2107	0.0
Total Base Acres:	289.1			

Owners: FRANCES D ALFORD

Other Producers: DAVID HOWELL FARMS

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# Farm Service Agency 2018 Map



2017 NAIP Imagery

Map Created August 21, 2018

USDA 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 the NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency 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-028 and attached maps) for exact boundaries and determinations or contact NRCS.

# Soil Map – Page 1



# Soil Map – Page 2

Soil Map—Worth County, Georgia

### MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
 Special Point Features	 Special Line Features
 Blowout	 Water Features
 Borrow Pit	 Streams and Canals
 Clay Spot	 Transportation
 Closed Depression	 Rails
 Gravel Pit	 Interstate Highways
 Gravelly Spot	 US Routes
 Landfill	 Major Roads
 Lava Flow	 Local Roads
 Marsh or swamp	 Background
 Mine or Quarry	 Aerial Photography
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

### MAP INFORMATION

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

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

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL: [www.nrcs.usda.gov/wss](http://www.nrcs.usda.gov/wss)  
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: Worth County, Georgia  
Survey Area Data: Version 10, Sep 14, 2017  
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 23, 2010—Mar 17, 2011

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 – Page 3

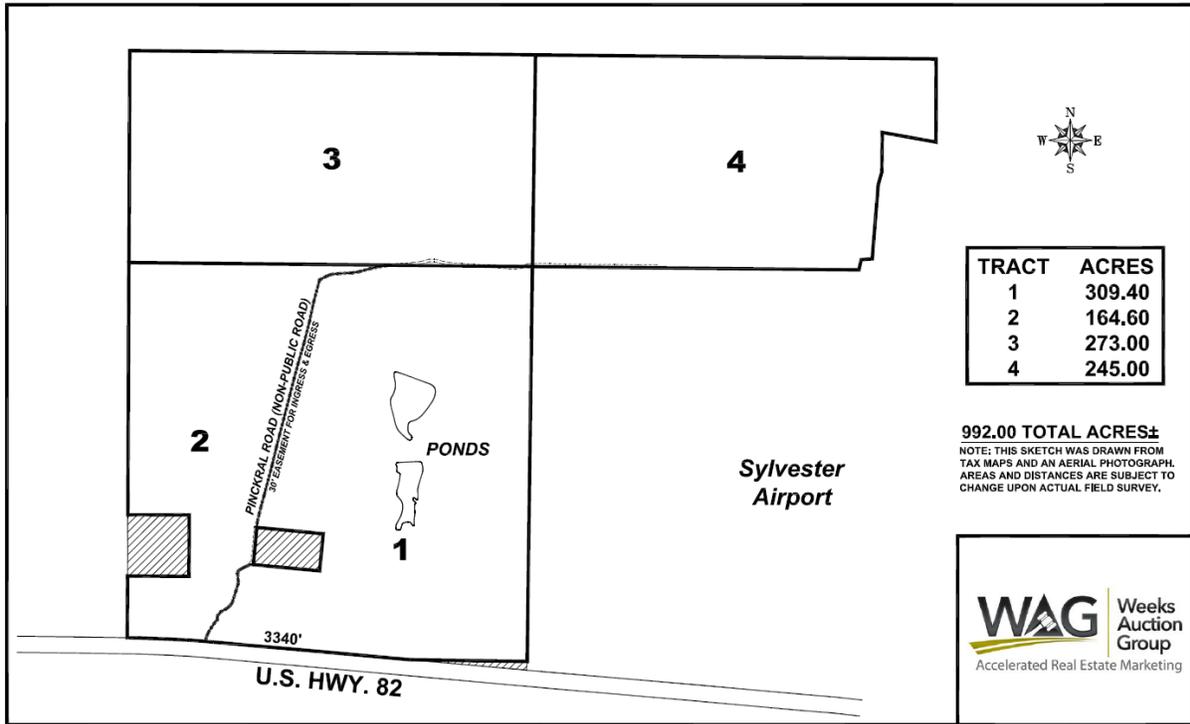
Soil Map—Worth County, Georgia

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### Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CaC	Carnegie sandy loam, 5 to 8 percent slopes	5.5	0.6%
CbB	Carnegie gravelly sandy loam, 3 to 5 percent slopes	11.9	1.2%
CdA	Clarendon loamy sand, 0 to 2 percent slopes	30.0	3.1%
CoB	Cowarts loamy sand, 2 to 5 percent slopes	8.7	0.9%
CoC	Cowarts loamy sand, 5 to 8 percent slopes	3.2	0.3%
Cx	Coxville fine sandy loam	4.5	0.5%
DoB	Dothan loamy sand, 2 to 5 percent slopes	13.7	1.4%
EsB	Esto-Susquehanna loamy sands, 2 to 5 percent slopes	88.1	9.0%
EsD	Esto-Susquehanna loamy sands, 5 to 12 percent slopes	230.9	23.5%
FsB	Fuquay loamy sand, 0 to 5 percent slopes	49.8	5.1%
LeA	Leefield loamy sand, 0 to 2 percent slopes	9.1	0.9%
Pe	Pelham loamy sand, 0 to 2 percent slopes	253.1	25.7%
SeA	Stilson loamy sand, 0 to 2 percent slopes	4.5	0.5%
TfB	Tifton loamy sand, 2 to 5 percent slopes	249.5	25.4%
TfC	Tifton loamy sand, 5 to 8 percent slopes	9.4	1.0%
W	Water	11.3	1.1%
<b>Totals for Area of Interest</b>		<b>983.1</b>	<b>100.0%</b>

# Auction Division



## Auction Overlay



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