

# Property Information Package

**Bankruptcy Auction**  
**Selling by Order of the United States Bankruptcy Court**  
**38.59 +/- Acres Jackson County, Georgia**  
**384 Curk Roberts Road,**  
**Braselton, Georgia**

**Online Only Auction**  
**Bidding Ends December 5, 2018**



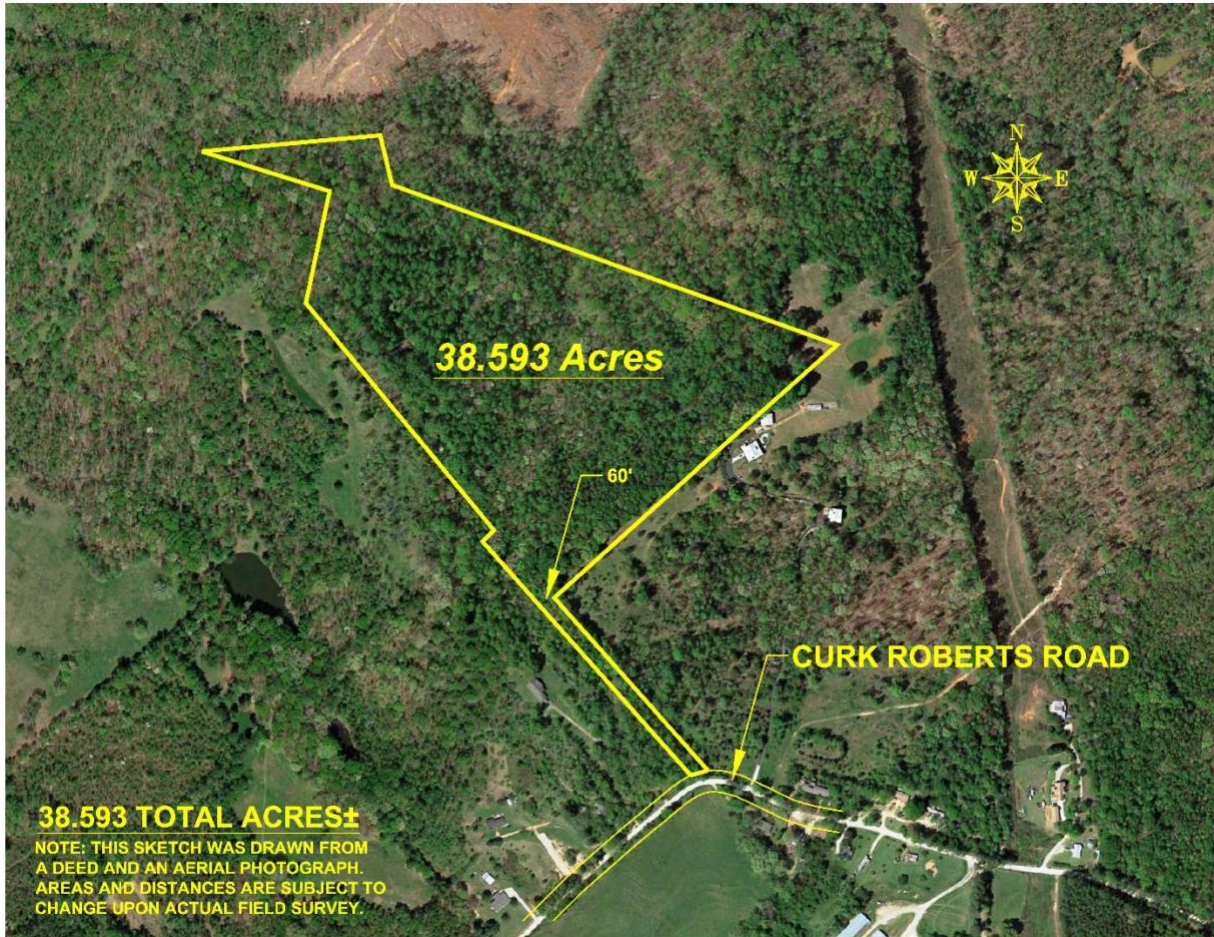
**[www.WeeksAuctionGroup.com](http://www.WeeksAuctionGroup.com)**

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

38.59 acres in Jackson County, Georgia available at online only Auction. Selling by order of the United States Bankruptcy Court, this is your chance to name the price on the wonderful property. Zoned A2 with easy access to I-85, this property is a great investment opportunity.

**Auction Date and Time:** December 5, 2018 4:00 P.M.

**Open House Dates and Times:** Drive by at any time.



**Important Selling Features:**

- Zoned A2
- Located Near Braselton and Hoschton
- Easy Access to Interstate 85

**For More Information Contact:**

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

## Property Details

**Property Address:** 384 Curk Roberts Road, Braselton, GA 30517

**Method of Sale:** This property is offered at online only Auction on **WeeksAuctionGroup.com**

**Jackson County Tax Parcel:** 117 026

**Jackson County Tax Amount (2018):** \$420.02

**Driving Directions:** From Interstate 85 in Braselton, take Exit 129 to Georgia Hwy 53 north. Go North on GA Hwy 53 for 1.8 miles to Curk Roberts Road on the right. Turn right onto Curk Roberts Road and travel .5 miles to the property on the left. ***Watch for Auction Signs!***

**Property Size (Acres):** 38.59 +/- Acres

**GPS Coordinate:** 34° 8.477'N 83° 46.546'W

**For More Information Contact:**

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

# Tax Card



## Summary

**Parcel Number** 117 026  
**Location Address** CURK ROBERTS ROAD  
**Legal Description** LAND TRACTS 2 & 4  
 (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.)  
**Tax District** WEST JACKSON FD (District 04)  
**Millage Rate** 34.866  
**Acres** 38.58  
**Homestead Exemption** No (50)  
**Landlot/District** N/A

[View Map](#)

## Owner

STEWART LYNN DAVENPORT & NEIL C GO  
 AS TRUSTEE IN BANKRUPTCY OF THE ESTATE  
 403 CURK ROBERTS ROAD  
 BRASELTON, GA 30517-1918

## Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	8	38.58

## Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	5	1.23
CUV	Timberland 93	1	1.36
CUV	Timberland 93	4	8.17
CUV	Timberland 93	7	1.79
CUV	Timberland 93	3	0.49
CUV	Timberland 93	8	25.54

## Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
House Old Storage	1999	0x0 / 0	1	\$2,500

## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/27/2011	060F 208		\$0	Legal	GORDON NEIL C AS TRUSTEE IN BANKRUPTCY	STEWART BOBBY P & LYNN D
4/27/2011	060F 201	74 142	\$0	Legal	STEWART LYNN DAVENPORT AS EXECUTRIX	STEWART LYNN DAVENPORT & NEIL C. GORDON

## Valuation

	2018	2017	2016	2015
Previous Value	\$59,849	\$59,849	\$59,849	\$59,842
Land Value	\$71,600	\$57,349	\$57,349	\$57,349
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$2,500	\$2,500	\$2,500	\$2,500
= Current Value	\$74,100	\$59,849	\$59,849	\$59,849
10 Year Land Covenant (Agreement Year / Value)	2009 / \$27,845	2009 / \$27,034	2009 / \$26,306	2009 / \$25,558

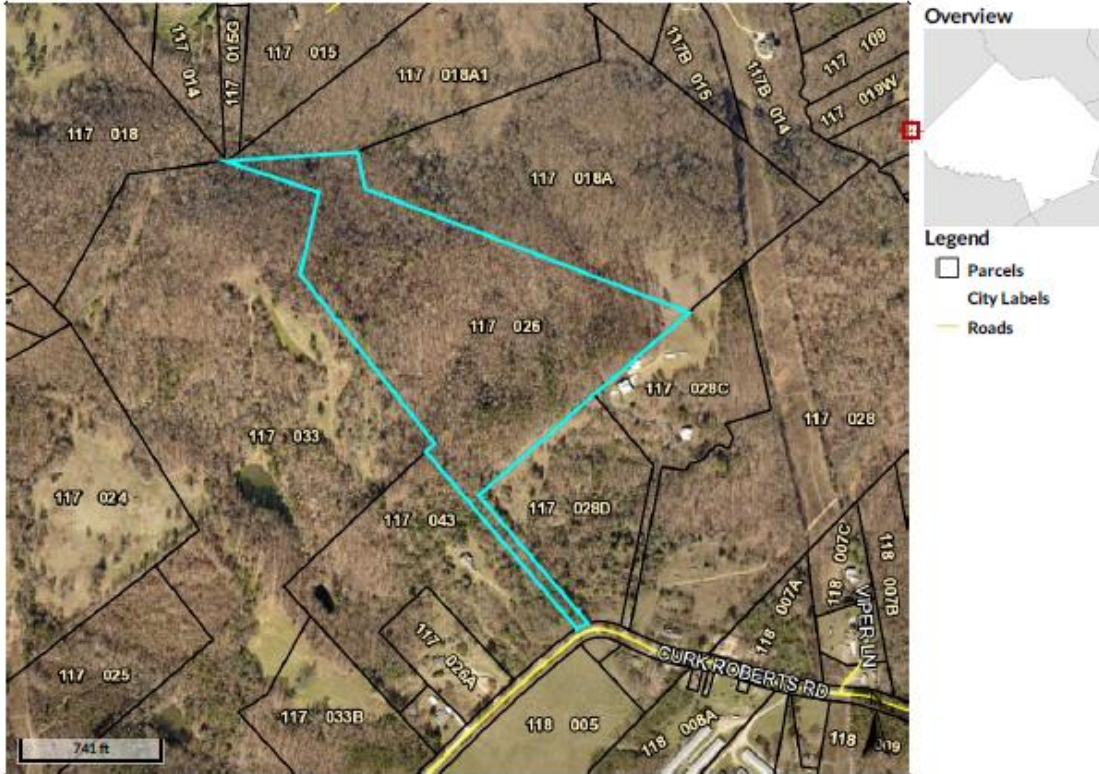
No data available for the following modules: Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits, Photos, Sketches.

The Jackson 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: 7/24/2018, 9:07:31 AM

# Tax Map



Parcel ID 117 026  
 Class Code Consv Use  
 Taxing District WEST JACKSON FD  
 WEST JACKSON FD  
 Acres 38.58

Owner STEWART LYNN DAVENPORT & NEIL C GO  
 AS TRUSTEE IN BANKRUPTCY OF THE  
 ESTATE  
 403 CURK ROBERTS ROAD  
 BRASELTON GA 305171918  
 CURK ROBERTS ROAD  
 Physical Address  
 Assessed Value Value \$59849

Last 2 Sales			
Date	Price	Reason	Qual
4/27/2011	0	LG	U
4/27/2011	0	LG	U

(Note: Not to be used on legal documents)

Date created: 7/24/2018  
 Last Data Uploaded: 7/24/2018 9:07:31 AM



# 2018 Property Tax Bill

**2018 Property Tax Statement**

Bill Number	Due Date	CURRENT YEAR DUE
29278	12/20/2018	\$420.02

Payment Good Through: 11/19/2018

**Candace Taylor**  
 Jackson County Tax Commissioner  
 PO Box 247  
 67 Athens Street  
 Jefferson, GA 30549

Map: 117 026  
 Last payment made on:  
 Location: CURK ROBERTS ROAD

STEWART LYNN DAVENPORT & NEIL C GO  
 AS TRUSTEE IN BANKRUPTCY OF THE EST  
 403 CURK ROBERTS ROAD

The Jackson County Tax Commissioner's office is located at 67  
 Athens Street, Jefferson, GA 30549

BRASELTON, GA 305171918

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

**RETURN THIS FORM WITH PAYMENT**

Thank you for the privilege of serving you.

**Candace Taylor**  
 Jackson County Tax Commissioner  
 PO Box 247  
 67 Athens Street  
 Jefferson, GA 30549



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

**Tax Payer:** STEWART LYNN  
 DAVENPORT & NEIL C GO  
**Map Code:** 117 026  
**Description:** LAND TRACTS 2 & 4  
**Location:** CURK ROBERTS ROAD  
**Bill Number:** 29278  
**District:** 4

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$2,500.00	\$71,600.00	38.58	74100	12/20/2018	7/10/2018	11/19/2018	SV

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	74100	29640	17502	12138	0	0.00	0.00	0.00
COUNTY M&O	74100	29640	17502	12138	13.9	168.72	0.00	114.29
INS PREMIUM CREDIT	0	0	0	12138	-1.58	0.00	-19.18	0.00
SALES TAX CREDIT	0	0	0	12138	-2.904	0.00	-35.25	0.00
SCHOOL M&O	74100	29640	17502	12138	18.858	228.90	0.00	228.90
COUNTY SCHOOL BOND # 2	74100	29640	17502	12138	2.7	32.77	0.00	32.77
WEST JACKSON FIRE DIST	74100	29640	17502	12138	3.63	44.06	0.00	44.06
<b>TOTALS</b>					<b>34.604</b>	<b>474.45</b>	<b>-54.43</b>	<b>420.02</b>

<p><b>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.</b></p>	<table style="width: 100%;"> <tr> <td>Current Due:</td> <td style="text-align: right;">\$420.02</td> </tr> <tr> <td>Penalty:</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Interest:</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Other Fees:</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Back Taxes:</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Amount Paid:</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td><b>TOTAL DUE:</b></td> <td style="text-align: right;"><b>\$420.02</b></td> </tr> </table>	Current Due:	\$420.02	Penalty:	\$0.00	Interest:	\$0.00	Other Fees:	\$0.00	Back Taxes:	\$0.00	Amount Paid:	\$0.00	<b>TOTAL DUE:</b>	<b>\$420.02</b>
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Penalty:	\$0.00														
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Other Fees:	\$0.00														
Back Taxes:	\$0.00														
Amount Paid:	\$0.00														
<b>TOTAL DUE:</b>	<b>\$420.02</b>														

# Tax Covenant

	<b>Deed Doc: AGRE</b> <b>Recorded 06/13/2013 02:48PM</b> <b>Georgia Intangible Tax Paid: \$0.00</b> <b>Cassie W. Thomas</b> <b>Clerk Superior Court, JACKSON Co., GA</b> <b>Bk0065U Pg 0332-0333</b>
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PT-283A Rev. 8/07

### APPLICATION AND QUESTIONNAIRE FOR CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

To the Board of Tax Assessors of Jackson County: In accordance with the provisions of O.C.G.A. § 48-5-74, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved. **Phone: 770-532-6312**

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) - The name of each individual and the percentage interest of each must be listed on the back of this application. For special rates concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please contact the County Board of Tax Assessors.  
Lynn D. Stewart & Joseph Davenport Bankruptcy Estate

Owner's mailing address <u>c/o Lynn D. Stewart</u> <u>403 Curk Roberts Road</u>	City, State, Zip <u>Braselton, GA 30517</u>	Number of acres included in this application Agricultural Land: _____ Timber Land: <u>38.576</u>
Property location (Street, Route, Hwy, etc.) <u>Curk Roberts Road</u>	City, State, Zip <u>Braselton, GA 30517</u>	
District <u>1765</u>	Land Lot	Section & Block
Recorded Deed Book/Page	List types of storage and processing buildings:	

#### AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-74. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Signature of Taxpayer or Taxpayer's Authorized Representative: Lynn D. Stewart  
 Signature of Taxpayer or Taxpayer's Authorized Representative: [Signature]  
 Sworn to and subscribed before me this 7th day of JULY, 2013.  
 Notary Public: [Signature]  
 If denied, Georgia law O.C.G.A. § 48-5-74 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

#### FOR TAX ASSESSORS USE ONLY

Map and Parcel Number <u>117 -026</u>	Tax District	Taxpayer Account Number	Total Number of Acres	Yr Covenant: Begin: Jan 1 <u>2009</u> Ends: Dec 31 <u>2018</u>
If transferred from Preferential Agro/Rural Assessment, provide date of transfer:	If applicable, covenant is a renewal for tax year: Beginning Jan 1, _____ Ending: Dec 31, _____		If applicable, covenant is a continuation for tax year: Beginning Jan 1, _____ Ending: Dec 31, _____	
Pursuant to O.C.G.A. § 48-5-74(d) a taxpayer may enter into a renewal contract in the 1 <sup>st</sup> year of a covenant period so that the contract is continued without a lapse for an additional 10 years.			If certifying a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number:	

Based on the information submitted above, as well as the information provided on the questionnaire, the Jackson County Board of Tax Assessors has considered such information and has made the following final determination of this application:  
 Approved  Date: 5/13/13  
 Denied:  Date: 5/13/13 If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as other notices are issued pursuant to O.C.G.A. § 48-5-306.

#### APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having notified all applicable taxes and penalties associated with the covenant above, do hereby request the Board of Tax Assessors to release the current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-74(a), no fee is required for the clerk of superior court to index this release in the real property records of the clerk's office.

Sworn to and subscribed before me this 7th day of JULY, 2013.  
 Taxpayer's Authorized Signature: [Signature]  
 Notary Public: [Signature]  
 Date Filed: \_\_\_\_\_

## Legal Description

### TRACT 2:

ALL THAT TRACT OR PARCEL OF LAND lying and being in the 1765<sup>th</sup> G.M. District, Jackson County, Georgia, containing 37.463 acres, more or less, being depicted as Tract 2 on a plat of survey dated September 25, 2006, last revised May 29, 2009, prepared for CIT Small Business Lending Corp. by Ben McLeroy & Associates, Inc., and being more particularly described according to said survey as follows:

COMMENCE at the intersection of the centerline of Georgia Highway 53 with the centerline of Curk Roberts Road (80 foot right-of-way) and run thence North 41°30'26" East 1996.85 feet to a ½ inch rebar found; run thence North 44°06'35" East 1.29 feet to a ½ inch rebar set on the northwestern right-of-way of Curk Roberts Road; run thence along said right-of-way North 46°33'42" East 62.06 feet to a point; run thence along said right-of-way along a curve to the right with a radius of 3,678.03 feet, an arc length of 146.07 feet and a chord bearing North 47°41'58" East 146.06 feet to a point; run thence along said right-of-way North 48°50'14" East 72.56 feet to a ½ inch rebar found; run thence along said right-of-way along a curve to the right with a radius of 3,666.06 feet, an arc length of 132.10 feet and a chord bearing North 54°45'56" East 132.09 feet to a ½ inch rebar set; run thence North 41°42'49" West 802.74 feet to a ½ inch rebar set and the TRUE POINT OF BEGINNING; run thence North 41°42'49" West 382.71 feet to a ½ inch rebar set; run thence North 45°20'56" East 59.97 feet to a ½ inch rebar found; run thence North 39°40'13" West 1,097.15 feet to a ½ inch rebar found; run thence North 12°00'34" East 425.09 feet to a ½ inch rebar found; run thence North 72°44'01" West 498.21 feet to a ½ inch rebar found; run thence North 84°50'31" East 666.89 feet to a ½ inch rebar set; run thence South 13°25'28" East 190.04 feet to a ½ inch rebar found; run thence South 70°16'47" East 1,760.84 feet to a ½ inch rebar found; run thence South 48°30'11" West 613.65 feet to a ½ inch rebar found; run thence South 48°02'14" West 798.94 feet to a ½ inch rebar found; run thence South 41°43'40" East 45.77 feet to a ½ inch rebar found; run thence South 45°39'08" West 60.06 feet to a ½ inch rebar set and the TRUE POINT OF BEGINNING.

### TRACT 4:

ALL THAT TRACT OR PARCEL OF LAND lying and being in the 1765<sup>th</sup> G.M. District, Jackson County, Georgia, containing 1.13 acres, more or less, being depicted as Tract 4 on a plat of survey dated September 25, 2006, last revised May 29, 2009, prepared for CIT Small Business Lending Corp. by Ben McLeroy & Associates, Inc., and being more particularly described according to said survey as follows:

COMMENCE at the intersection of the centerline of Georgia Highway 53 with the centerline of Curk Roberts Road (80 foot right-of-way) and run thence North 41°30'26" East 1996.85 feet to a ½ inch rebar found; run thence North 44°06'35" East 1.29 feet to

## Legal Description Cont.

a ½ inch rebar set on the northwestern right-of-way of Curk Roberts Road; run thence along said right-of-way North 46°33'42" East 62.06 feet to a point; run thence along said right-of-way along a curve to the right with a radius of 3,678.03 feet, an arc length of 146.07 feet and a chord bearing North 47°41'58" East 146.06 feet to a point; run thence along said right-of-way North 48°50'14" East 72.56 feet to a ½ inch rebar found; run thence along said right-of-way along a curve to the right with a radius of 3,666.06 feet, an arc length of 132.10 feet and a chord bearing North 54°45'56" East 132.09 feet to a ½ inch rebar set and the TRUE POINT OF BEGINNING: from said TRUE POINT OF BEGINNING run North 41°42'49" West 802.74 feet to a ½ inch rebar set; run thence North 45°39'08" East 60.06 feet to a ½ inch rebar found; run thence South 41°42'49" East 813.92 feet to a ½ inch rebar found on the northwest right-of-way of Curk Roberts Road; run thence along said right-of-way along a curve to the left with a radius of 3,666.06 feet, an arc length of 60.59 feet and a chord bearing South 56°16'17" West 60.59 feet to a ½ inch rebar set and the TRUE POINT OF BEGINNING.

# Plat

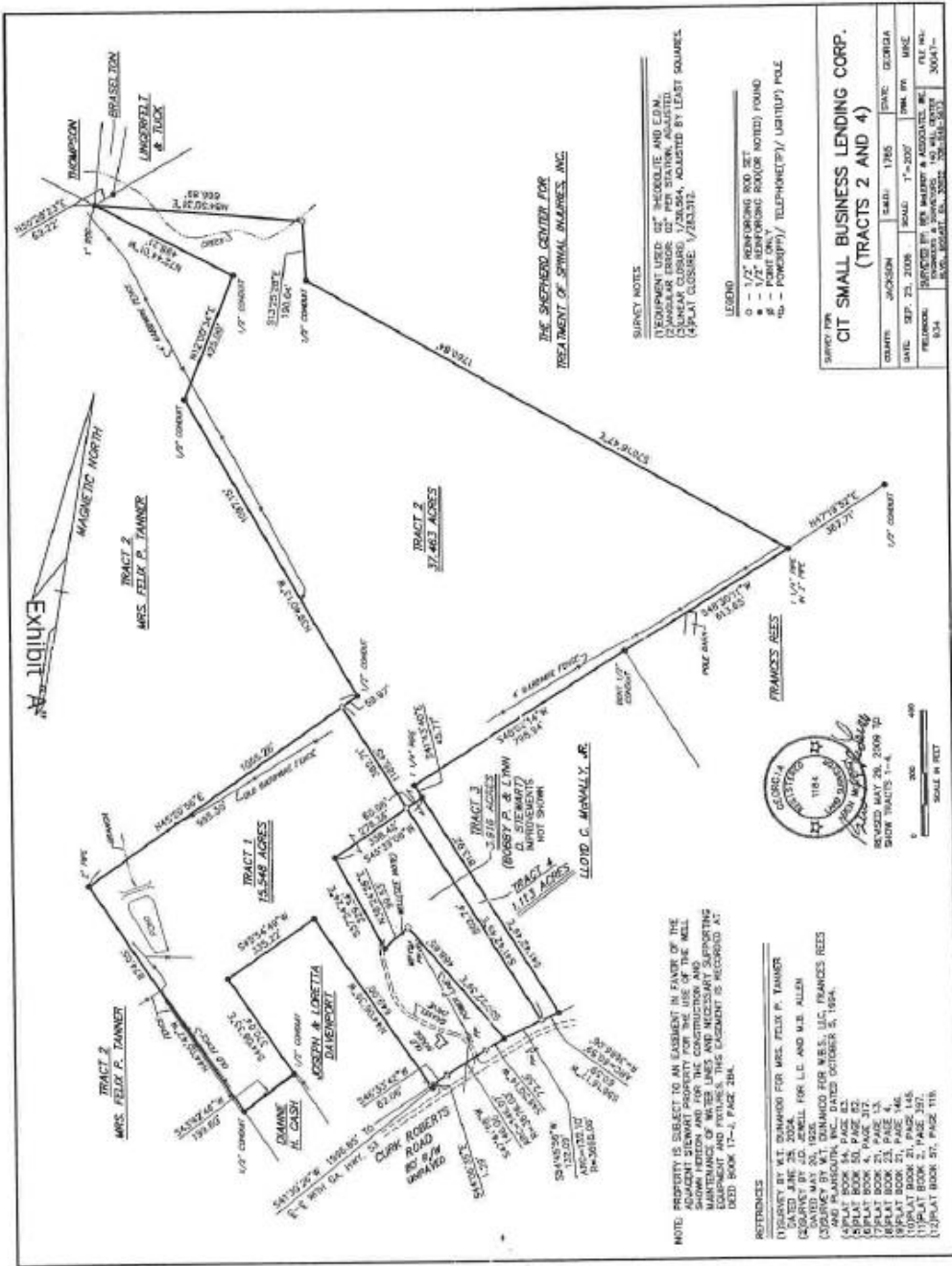
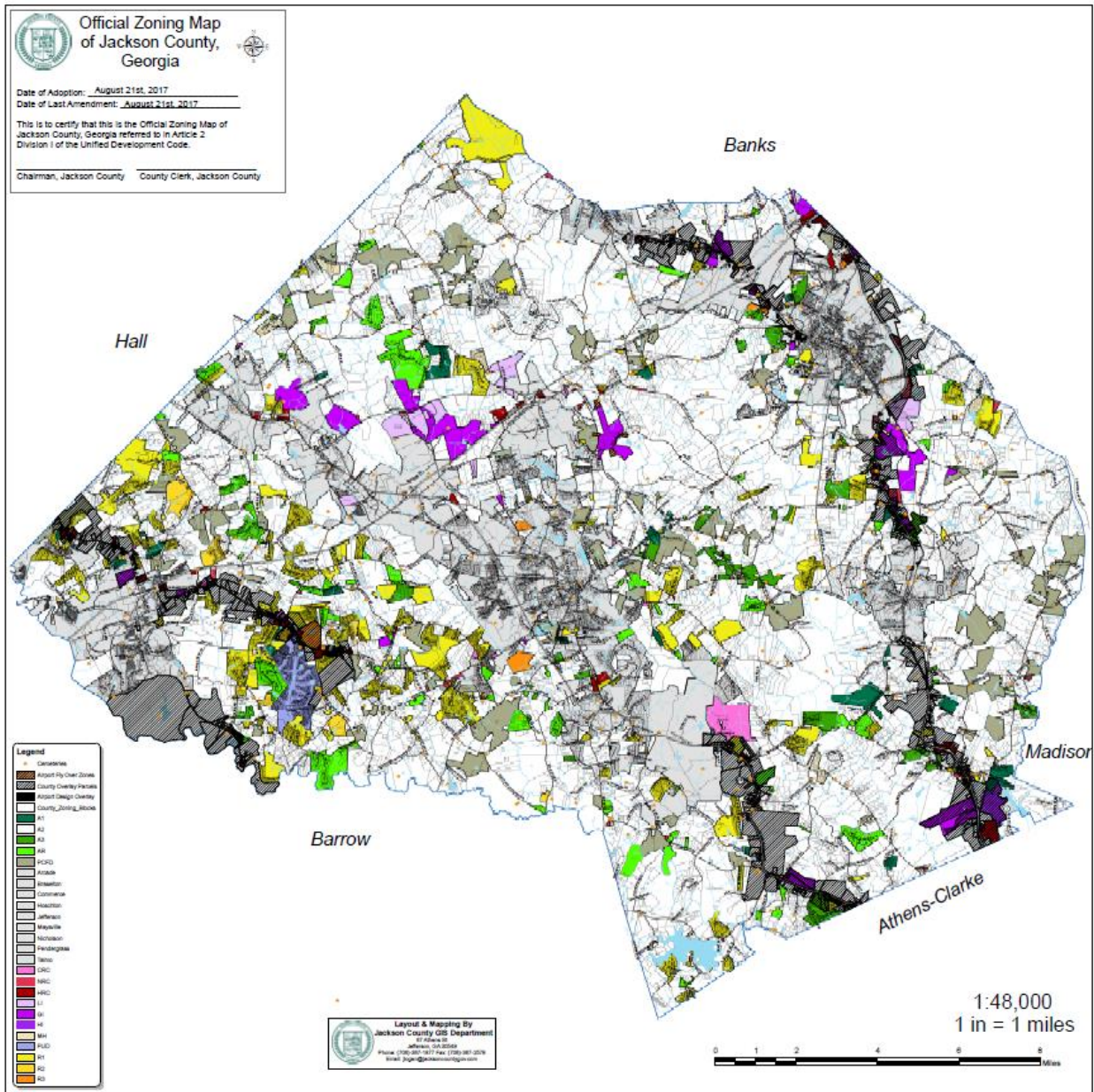
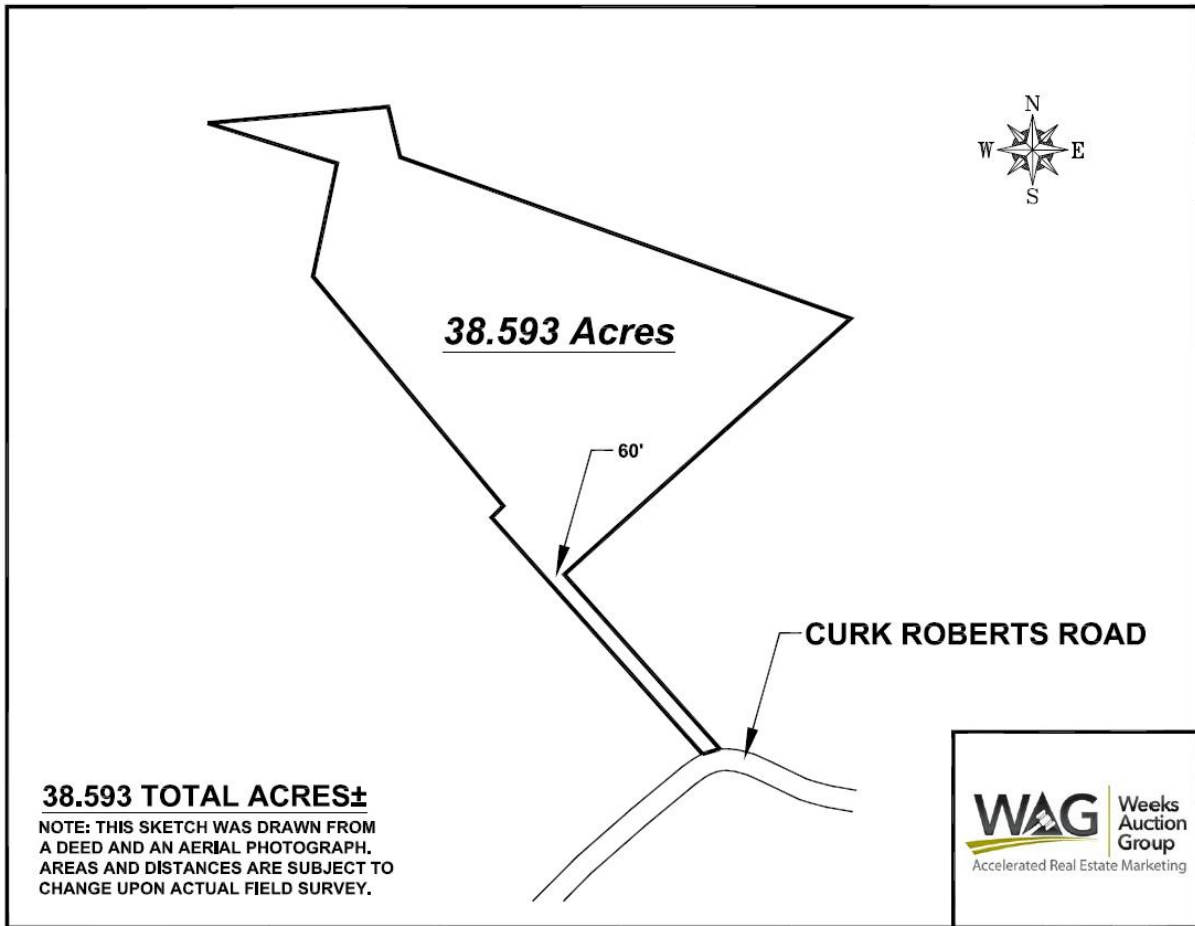


Exhibit "A"  
Legal Description

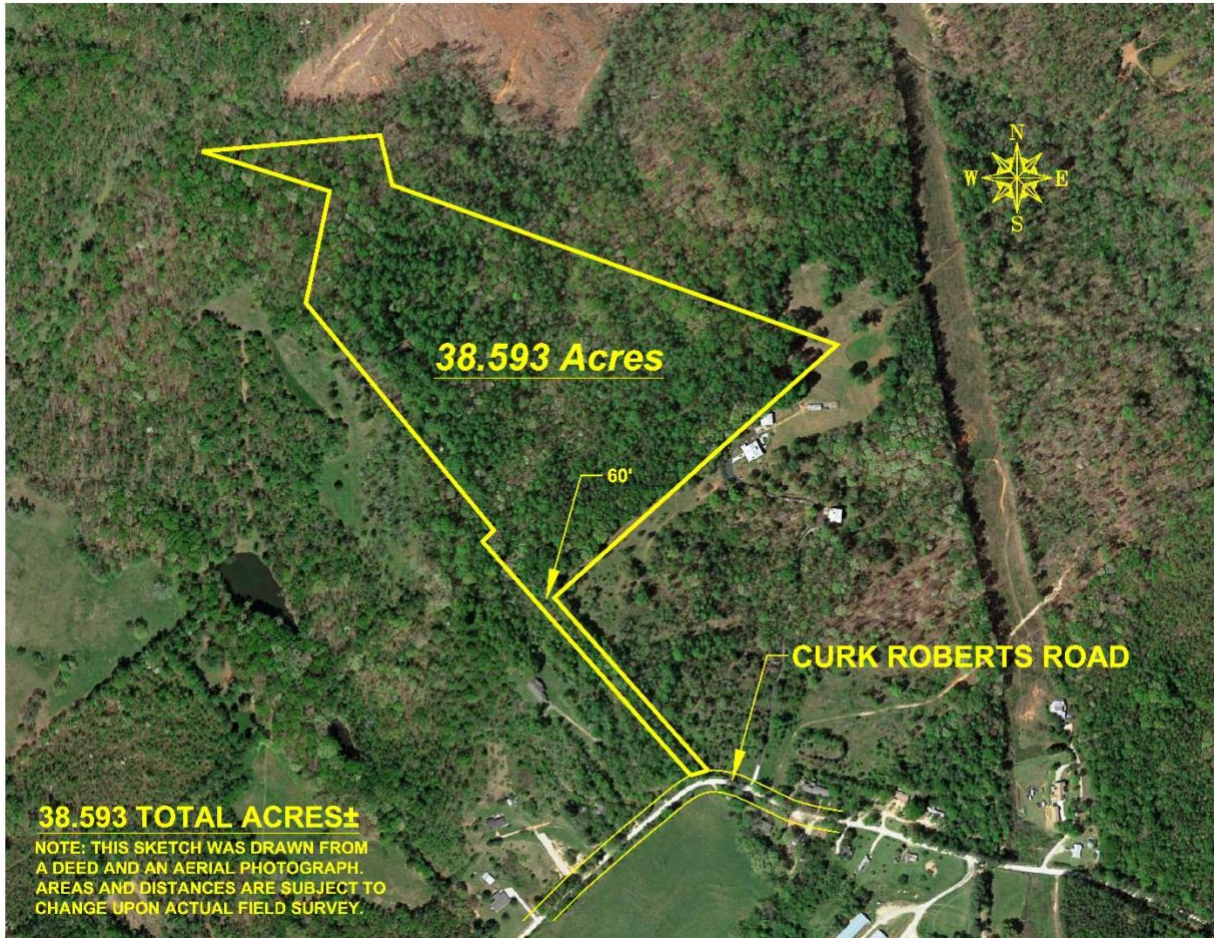
# County Zoning Map



# Auction Division



## Auction Overlay



***Go Bid Now!***

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