

Property Information Package

**92.24 +/- Acre Recreational Tract
Denham Road and Wagon Wheel Road
Sycamore, Georgia (Turner County)**

**Online Only Auction
Bidding Ends April 4, 2019**



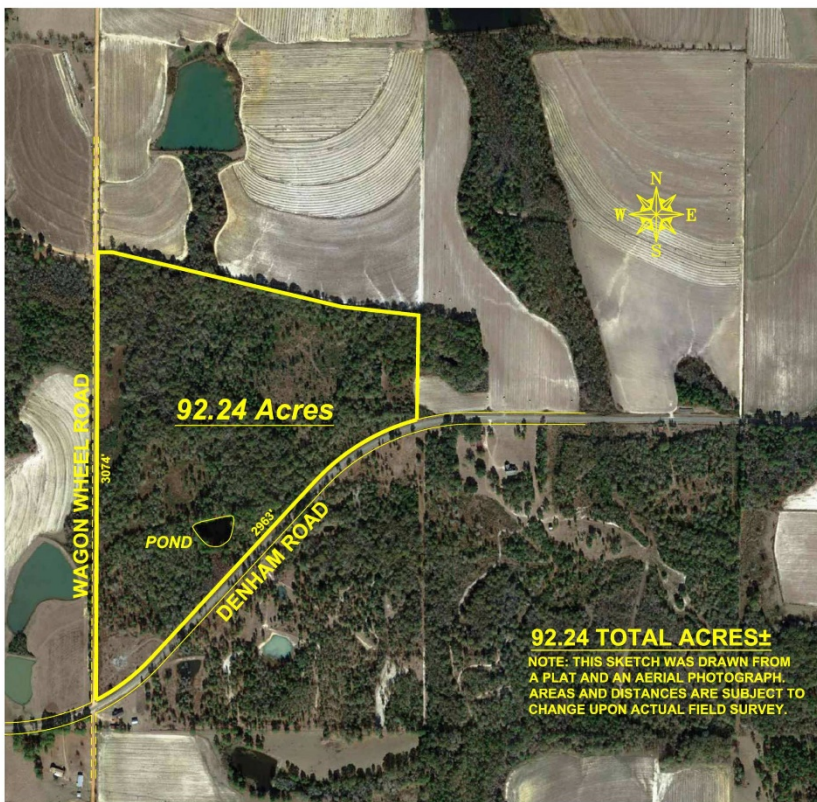
www.WeeksAuctionGroup.com

Final Contract to Include a 10% Buyer's Premium

Located just minutes off I-75, this 92 +/- acre wooded tract is ideal for recreation use or timberland investment. Merchantable pine and hardwood timber, a small pond, and branch running through this property provides the perfect habitat for Whitetail Deer and Wild Turkey. A highland clearing overlooking the property at the intersection of Denham Road and Wagon Wheel Road would be a beautiful homesite or just the spot for a weekend hunting campground. Browse and bid today!

Auction Date and Time: April 4, 2019 at 4 P.M.

Open House Dates and Times: Drive by Inspection at Anytime



Important Selling Features:

- Merchantable Pine and Hardwood Timber
- Abundant Game and Wildlife
- Great Site for Food Plots
- Hardwood Bottoms
- Small Pond
- Running Branch
- Excellent Home Site
- Minutes from I-75
- Perfect for the Outdoor Enthusiast

Property Information



Property Address: Denham Road and Wagon Wheel Road, Sycamore, Georgia, (Turner County)

Auction Date: Thursday, April 4, 2019

GPS Coordinate: 31°40'18.9"N 83°31'10.9"W

Driving Directions: From Interstate 75, take Exit 75 for Inaha Rd. Turn east onto Inaha Rd and travel 0.6 miles. Turn left onto Bell Rd and travel 0.8 miles. Continue onto Bethel Road and travel 2.3 miles. Turn right onto Denham Road and travel 2.7 miles. The property will be on your left. ***Watch for Auction Signs!***

Property Size (Acres): 92.24 +/- Acres

Assessor's Parcel Numbers: A Portion of Turner County Tax Parcel 059 019

Agricultural Preferential Assessment:

The Property being sold is currently subject to Covenants for an Agricultural Preferential Assessment recorded in Deed Book 277 Pages 416 – 417 in the office of the Clerk of Superior Court Turner County, Georgia (hereinafter the “Covenant”), the Covenant will expire December 31, 2027. As a part of this transaction, Purchaser shall assume and/or continue the Covenants, and in the event Purchaser does not qualify to assume or continue the Covenants or fails to timely file an application to assume or continue the Covenants, then Purchaser shall be responsible for and pay any and all ad valorem taxes, costs and penalties associated with a breach, if any, of the Covenants. Seller agrees to fully cooperate with Purchaser's application for continuation or assumption of the Covenants. However, neither the Seller nor the Broker makes or have made any warranties or representations regarding the Covenants or the Purchaser's ability to qualify to continue or assume the Covenants. Further, the Purchaser does agree to indemnify and hold harmless the Seller, the Broker and the closing attorney from any and all costs, penalties, attorney's fees, and ad valorem taxes that are due and required to be paid as a result of the termination and/or breach of the Covenants. This warranty and indemnity shall survive the closing of the sale contemplated hereby and shall not be merged into the same.

For More Information Contact: Mark Manley
Weeks Auction Group
(229) 891-1377
Mark@BidWeeks.com

Tax Card



Summary

Parcel Number 059 019
 Location Address DENHAM RD-WAGON WHEEL RD
 Legal Description LD2 LLB6 181.14AC
 (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 COUNTY (District 01)
 Millage Rate 31.989
 Acres 181.14
 Homestead Exemption No (50)
 Landlot/District 086 / 02

[View Map](#)

Owner

CARTER WILLIAM T
 7680 BUSSEY RD
 SYCAMORE, GA 31790

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	1	7
RUR	Open Land	Rural	2	43.5
RUR	Open Land	Rural	4	11
RUR	Open Land	Rural	5	3
RUR	Ponds	Rural	2	6
RUR	Woodlands	Rural	2	36.17
RUR	Woodlands	Rural	5	38.32
RUR	Woodlands	Rural	6	8.45
RUR	Woodlands	Rural	8	27.7

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	1	7
CUV	Agland 93	2	43.5
CUV	Agland 93	4	11
CUV	Agland 93	5	3
CUV	Agland 93	2	6
CUV	Timberland 93	2	36.17
CUV	Timberland 93	5	38.32
CUV	Timberland 93	6	8.45
CUV	Timberland 93	8	27.7

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/6/2015	261 198		\$0	BOUNDARY AGREEMENT	CLEGHORN JACOB E & SHELLIE	ANN KENDRICK --WILLIAM T CARTER
4/12/2005	197 481		\$100,000	SPLIT PARCEL	CARTER WILLIAM T	CLEGHORN JACOB-SHELLIE-RICKY
8/31/1995	141 137	B27	\$3,000	SPLIT PARCEL	CARTER WILLIAM T	KICKLIGHTER WILLIAM
12/27/1991	125 680	C41	\$60,201	NOT FAIR MARKET		CARTER WILLIAM T

Valuation

	2018	2017	2016	2015
Previous Value	\$274,821	\$274,821	\$274,821	\$274,821
Land Value	\$274,821	\$274,821	\$274,821	\$274,821
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$274,821	\$274,821	\$274,821	\$274,821
10 Year Land Covenant (Agreement Year / Value)	2018 / \$124,943	2008 / \$115,211	2008 / \$111,856	2008 / \$108,599

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

Tax Map

 **qPublic.net™** Turner County, GA



Parcel ID	059 019	Owner	CARTER WILLIAM T	Last 2 Sales			
Class Code	Consv Use		7680 BUSSEY RD	Date	Price	Reason	Qual
Taxing District	COUNTY		SYCAMORE GA 31790	4/6/2015	0	BA	U
	COUNTY	Physical Address	DENHAM RD-WAGON WHEEL RD	4/12/2005	\$100000	SP	U
Acres	181.14	Assessed Value	Value \$274821				

(Note: Not to be used on legal documents)

Date created: 1/28/2019
Last Data Uploaded: 1/24/2019 @ 4:30:08 PM

Developed by  Schneider
GEO SPATIAL

Conservation Use Agreement – Page 1

TURNER COUNTY, GEORGIA
TURNER SUPERIOR COURT *10AM*
FILED *Nov 20, 2017*
DEED BOOK *277* PAGE *416-417*
Mary Lee Green
MARY LEE GREEN, CLERK

PT283A Rev 2/15

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

To the Board of Tax Assessors of Turner County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, 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.

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 rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors
CARTER WILLIAM T

Owner's mailing address 7680 BUSSEY RD		City, State, Zip SYCAMORE, GA 31790		Number of acres included in this application Agricultural Land: <i>70.50</i> Timber Land: <i>110.64</i> Covenant Acres: <i>181.14</i>	
Property location (Street, Route, Hwy, etc.) 0 DENHAM RD-WAGON WHEEL RD		City, State, Zip of Property <i>31790</i>		Total Acres 181.14	
District 02	Land Lot 086	Sublot & Block	Recorded Deed Book/Page 261 198	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. § 48-5-7.4. 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 in this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

William T. Carter _____ *11-1-2017*
Signature of Taxpayer or Taxpayer's Authorized Representative Date Application Filed

Sworn to and subscribed before me this *1st* day of *November*, 20*17*

Sandra R. Hill _____ Notary Public
Signature of Taxpayer or Taxpayer's Authorized Representative (Please have additional taxpayers sign on reverse side of application)

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-7.4

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 059 019	TAX DISTRICT 01	TAXPAYER ACCOUNT NUMBER 1114	YEAR COVENANT: Begin: Jan 1, 2018 Ends: Dec 31, 2027
If transferred from Preferential Agricultural Assessment, provide date of transfer:	If applicable, covenant is a renewal for tax year: Begin: Jan 1, ____ Ends: Dec 31, ____		If applicable, covenant is a continuation for tax year: Begin: Jan 1, ____ Ends: Dec 31, ____
	Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number:

Approved Date *12-4-17* _____ Date *12-4-17*
Board of Tax Assessors

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306

CURRENT USE ASSESSMENT QUESTIONNAIRE – PT283A 059 019

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Conservation Use Agreement – Page 2

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application</u> only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants
Name / Relationship			County	Total Acres

Check Appropriate Ownership Type:

One or more natural or naturalized citizens.

An estate of which the devisees or heirs are one or more natural or naturalized citizens.

A trust of which the beneficiaries are one or more natural or naturalized citizens.

A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records).)

Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Bona fide club organized for pleasure, recreation, and other non-profitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

Raising, harvesting, or storing crops % 39

Feeding, breeding, or managing livestock or poultry % _____

Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % 61

Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management, no form of commercial fishing or fish production shall be considered a type of agriculture); % _____ (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))

Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apianian products % _____

Other _____

Yes No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)

Yes No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.

Yes No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.

Yes No Are there any deed restrictions on this property? If yes, please list the restrictions.

Yes No Does the current zoning on this property allow agricultural use? If no, please explain.

Yes No Is there any type business operated on this property? If yes please indicate business name & type of business.

* If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use

* Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:

(1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber, (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)

* The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4

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

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me

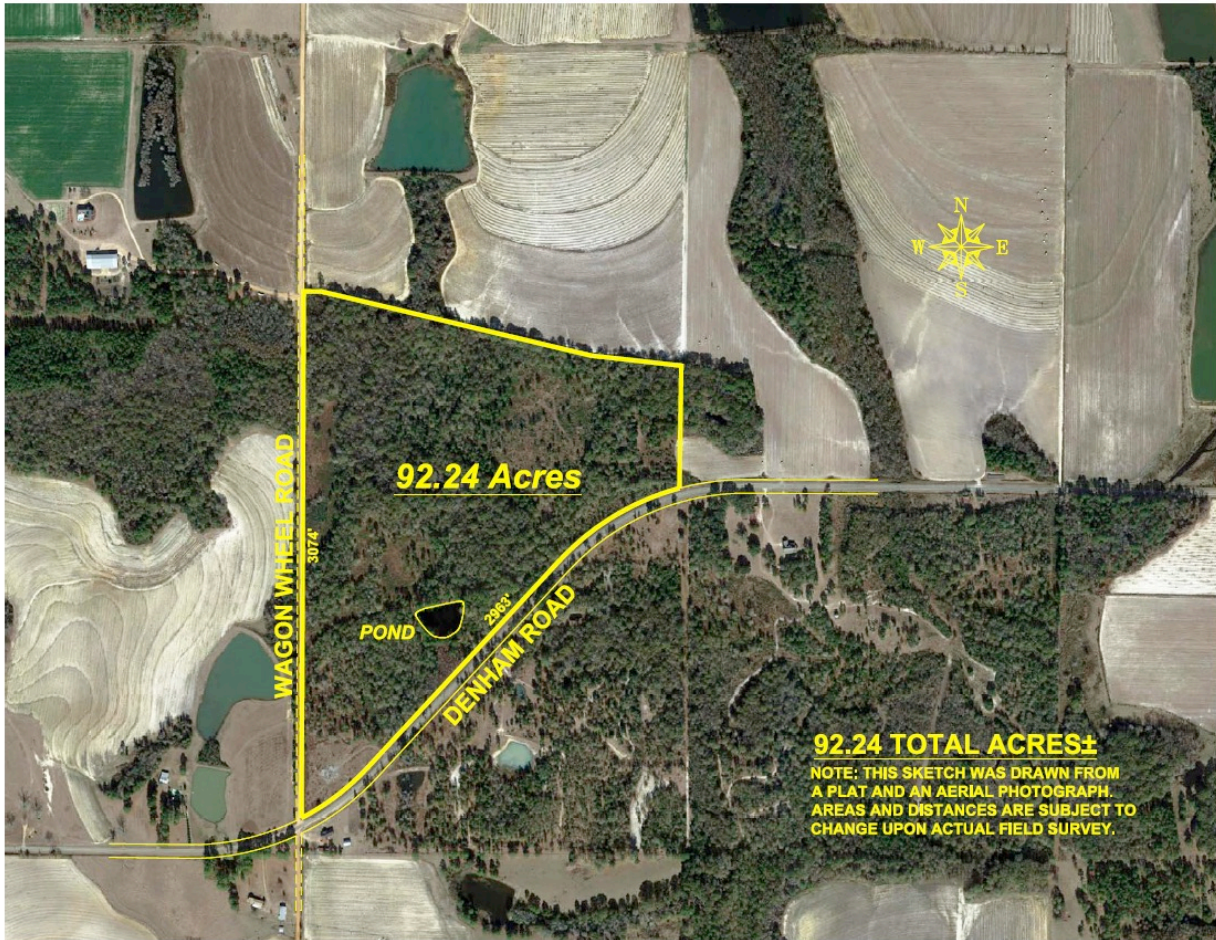
This _____ day of _____

Notary Public _____ Date Filed _____

Taxpayer's Authorized Signature _____ Approved by: Board of Tax Assessors _____

181.14 acres
059-019

Auction Map



Go Bid Now!

www.WeeksAuctionGroup.com