

Property Information Package

**97.95 +/- Acres and Home
Located in Oglethorpe County, Georgia
2822 Centerville Road, Lexington, Georgia 30648**

**Online Only Auction
Bidding Ends September 13, 2019**



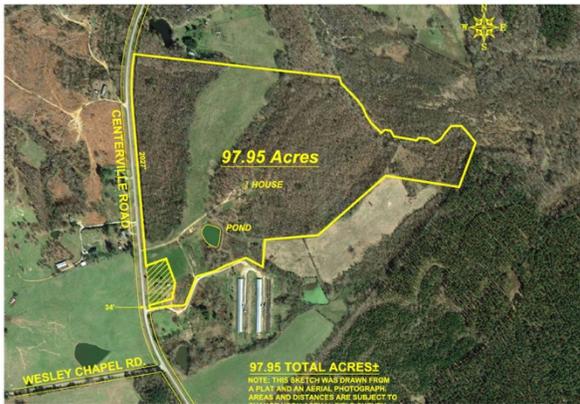
**www.WeeksAuctionGroup.com
Final Contract to Include a 10% Buyer's Premium**

4 Bedroom 2 Bath Ranch Style Home on 97.95+/- Acres in Oglethorpe County! Great Investment Opportunity! This property features gently rolling terrain with both hardwood and open grassland. Located just East of Lexington, this home is just a short drive to shopping, schools and healthcare services. EXCELLENT INVESTMENT OPPORTUNIT

Auction Date and Time: Friday, September 13, 2019 at 2:00 P.M.

Open House Dates and Times: Saturday, August 24, 2019 9:00 A.M. – 12:00 Noon
Saturday, September 7, 2019 9:00 A.M. – 12:00 Noon

For a private showing call
Hunter Whiddon at (229) 921-1385



Home and 97.95 Acres in Oglethorpe County



For More Information Contact:

Hunter Whiddon
Weeks Auction Group, Inc.
(229) 921-1385
Hunter@BidWeeks.com

Property Information

Property Address: 2822 Centerville Road, Lexington, Georgia 30648

Property Size (Acres): 97.95 +/- Acres

GPS Coordinates: 33° 52.787'N 82° 59.539'W

Assessor's Parcel Numbers: 148 016 Oglethorpe County

2018 Property Taxes: \$1,705.65

Important Selling Features:

- 4BR/2BA Ranch Style Home
- 97.95 Acres
- Hardwood Stands of Timber
- Hay Production
- Small Pond
- Creek Frontage
- Abundant Wildlife
- Excellent Investment Opportunity!!!

Driving Directions: From Main Street in Lexington take Elberton Road (Hwy 77) to the North East for 6.9 Miles. Then turn right on Centerville Road and continue for 2.7 Miles. Property will be on your left. ***WATCH FOR AUCTION SIGNS!***

For More Information Contact:

Hunter Whiddon
Weeks Auction Group, Inc.
(229) 921-1385
Hunter@BidWeeks.com

Tax Card

6/28/2019

qPublic.net - Oglethorpe County, GA



Summary

Parcel Number 148 016
 Location Address 2822 CENTERVILLE Rd
 Legal Description House/84.19 acres
 (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 30.193
 Acres 84.19
 Homestead Exemption Yes (51)
 Landlot/District N/A

[View Map](#)

Owner

Ussery John H Jr & Vicki A Ussery
 2808 Centerville Road
 Lexington, GA 30648

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	4	2.29
RUR	Open Land	Rural	5	13.35
RUR	Open Land	Rural	9	3.23
RUR	Ponds	Rural	2	0.47
RUR	Woodlands	Rural	3	3.78
RUR	Woodlands	Rural	4	3.11
RUR	Woodlands	Rural	5	20.01
RUR	Woodlands	Rural	6	15.66
RUR	Woodlands	Rural	7	13.68
RUR	Woodlands	Rural	9	8.61

Conservation Use Rural Land

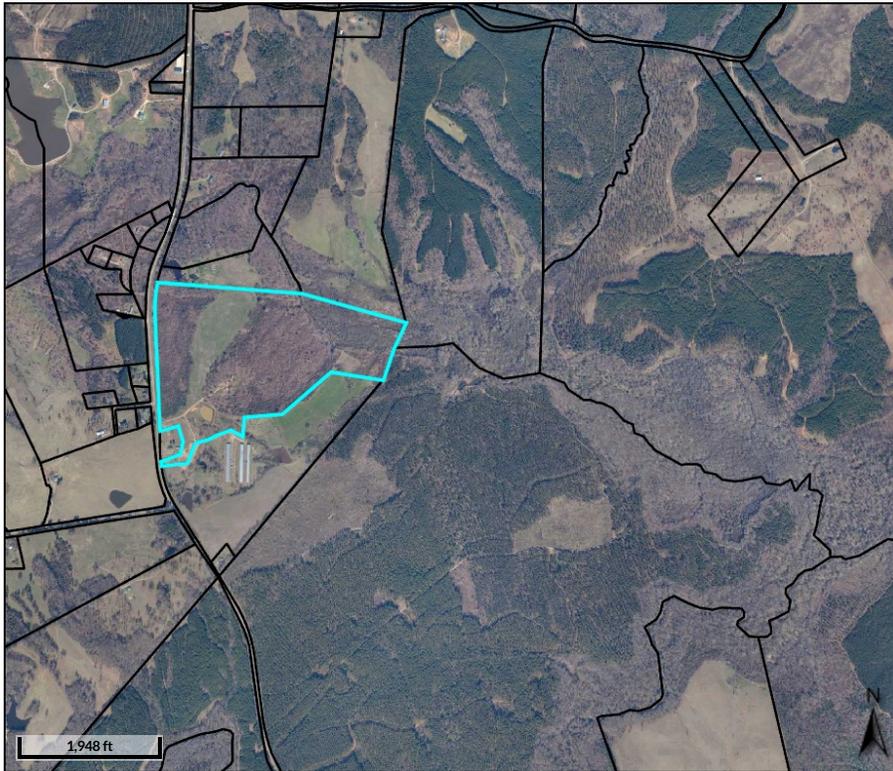
Type	Description	Soil Productivity	Acres
CUV	Agland 93	2	0.62
CUV	Agland 93	4	2.54
CUV	Agland 93	5	14.4
CUV	Agland 93	9	5.62
CUV	Timberland 93	3	3.19
CUV	Timberland 93	4	2.35
CUV	Timberland 93	5	18.21
CUV	Timberland 93	6	15.26
CUV	Timberland 93	7	13.41
CUV	Timberland 93	9	8.59

Residential Improvement Information

Style 1 Family (Detached)
 Heated Square Feet 2319
 Interior Walls Finished
 Exterior Walls Wood
 Foundation Crawl/Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1972
 Roof Type Asphalt Shingles
 Flooring Type Finished
 Heating Type Cent Ht/AC-Ht Pmp
 Number Of Rooms 5
 Number Of Bedrooms 3
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 3
 Value \$84,490
 Condition Average
 Fireplaces/Appliances Const 2 sty 1 Box 1
 House Address 2822 CENTERVILLE

Tax Map

 **qPublic.net**™ Oglethorpe County, GA



Overview



Legend

-  Parcels
-  Roads

Parcel ID	148 016	Owner	Ussery John H Jr & Vicki A Ussery	Last 2 Sales			
Class Code	Consv Use		2808 Centerville Road	Date	Price	Reason	Qual
Taxing District	COUNTY		Lexington GA 30648	n/a	0	n/a	n/a
	COUNTY	Physical Address	2822 CENTERVILLE Rd	n/a	0	n/a	n/a
Acres	84.19	Assessed Value	Value \$198802				

(Note: Not to be used on legal documents)

Date created: 6/28/2019
Last Data Uploaded: 6/28/2019 6:24:11 AM

Developed by  Schneider
GEO SPATIAL

2018 Property Tax Bill

06/28/2019 10:30 Oglethorpe County Tax Commission

(FAX)7067438837

P.001/001

SHEILA C ARNOLD
OGLETHORPE COUNTY TAX COMMISSIONER
P. O. BOX 308
LEXINGTON GA 30848
706 743 8422

IMPORTANT MESSAGES - PLEASE READ

USSERY JOHN H JR & VICKI A
 USSERY
 C/O AGGEORGIA FARM CREDIT ACA
 PO BOX 1820
 PERRY GA 31069

2018 AD VALOREM TAX NOTICE FOR REAL AND PERSONAL PROPERTY				
BILL NUMBER	MAP NUMBER		PROPERTY DESCRIPTION	
2018 009508	148	016	House/BA 19 acres	
FAIR MARKET VALUE	ASSESSED VALUE	HOME/BA CODE	TAX DISTRICT	PROPERTY ACCOUNT
198,802	79,521	51	01	4A35R
TAX ENTITY	EXEMPTION	NET ASSESSMENT	TAX RATE	TAX AMOUNT
COUNTY	22,331	57,190	7.856	449.28
SCHOOL	22,331	57,190	18.884	1,079.98
S BOND	20,331	59,190	2.980	176.39
TOTAL TAXES				1,705.65
INTEREST				46.90
LATE FEE				
PENALTY				
BACK TAXES				
PAYMENTS RECEIVED				1,752.55-
TOTAL DUE				PAID 4/05/2019
DATE DUE				12/20/2018

SALES TAX CREDIT SAVINGS 92.66

USSERY JOHN H JR & VICKI A
 USSERY
 C/O AGGEORGIA FARM CREDIT ACA
 PO BOX 1820
 PERRY GA 31069

Please address all payments to

SHEILA C ARNOLD
OGLETHORPE COUNTY TAX COMMISSIONER
P. O. BOX 308
LEXINGTON GA 30848

Please place this bill number on your check ->	2018 009508
ACCOUNT NUMBER	4835R
AMOUNT DUE	PAID 4/05/2019
AMOUNT VALID THROUGH	07/20/2019
DUE DATE	12/20/2018
Please make check or Money Order Payable to:	
OGLETHORPE COUNTY TAX COMMISSION	
If a receipt is desired, please furnish a stamped, self-addressed envelope with your payment.	
Please Note: If taxes are to be paid by your mortgage company, send them this portion only.	

Legal Description

All that certain tract of land, with improvements thereon, containing 154.533 acres, more or less, known as that Robert E. Arnold Place, in the 233rd G.M. District, Oglethorpe County, Georgia, approximately 8 miles northeast from the city limits of Lexington, Georgia, bounded now or formerly as follows: On the northeast by Indian Creek (Old run of Indian Creek being the line); on the southeast by Champion International Corporation; and on the southwest and northwest by paved county road leading from Georgia Highway 77 to Georgia Highway 78, and being that part of a tract containing originally 363.83 acres, which part is located on the Northeast side of said public road, as shown on plat of said 363.83 acres prepared by J.P. Williams, dated August 21, 1919, recorded in Plat book 1, page 112, and being part of property described in deed thereof from John Hancock Mutual Life Insurance Company to Robert E. Arnold and W.V. Arnold, dated October 15, 1942, recorded in Deed Book GGG, page 492, in the office of the Clerk of Oglethorpe Superior Court, the aforesaid plat and deed being by reference made a part hereof. From said tract of 363.83 acres, there was previously conveyed a tract containing 160.51 acres (referred to as being 88.83 acres); located on the southwest side of the paved county road by deed from Robert E. Arnold and Mildred R. Arnold to Judith Arnold Freeman and Kenneth L. Freeman, dated July 24, 1974, recorded in Deed Book 4-Q, page 236, according to plat prepared by James M. Paul, R.S., dated December 16, 1974, recorded in Plat Book 7, page 453;

LESS AND EXCLUDING;

1. A lot containing 2.08 acres cut out of the above-described 363.83 acres tract fronting 379.0 feet on the eastern side of the paved county road, more particularly described in plat prepared by Sherald G. Sharp, dated May 28, 1979, recorded in Plat book 9, page 491, in the Office of the Clerk of the Superior Court of Oglethorpe County, Georgia, by reference made a part hereof;
2. 1.50 acres conveyed to Rooney Wilson by Warranty Deed recorded in Deed Book 9-V, page 162, as per plat dated January 12, 1996, recorded in Plat Book 16, page 484;
3. 1.50 acres conveyed to Barry Johnson by Warranty Deed recorded in Deed Book 9-V, page 164, as per plat dated January 30, 1996, recorded in Plat Book 16, page 485;
4. 3.707 acres conveyed to Rooney Wilson by Warranty Deed recorded in Deed Book 9-V, page 163, as per plat dated January 30, 1996, recorded in Plat Book 16, page 486;
5. 40 acres conveyed to Alberto Salazarte and Saige Rosson by warranty deed recorded in Deed Book 10-A, pages 229-230, as per plat dated April 2, 1996, recorded in Plat Book 16, page 530, all Oglethorpe County Records;

Legal Description - Continued

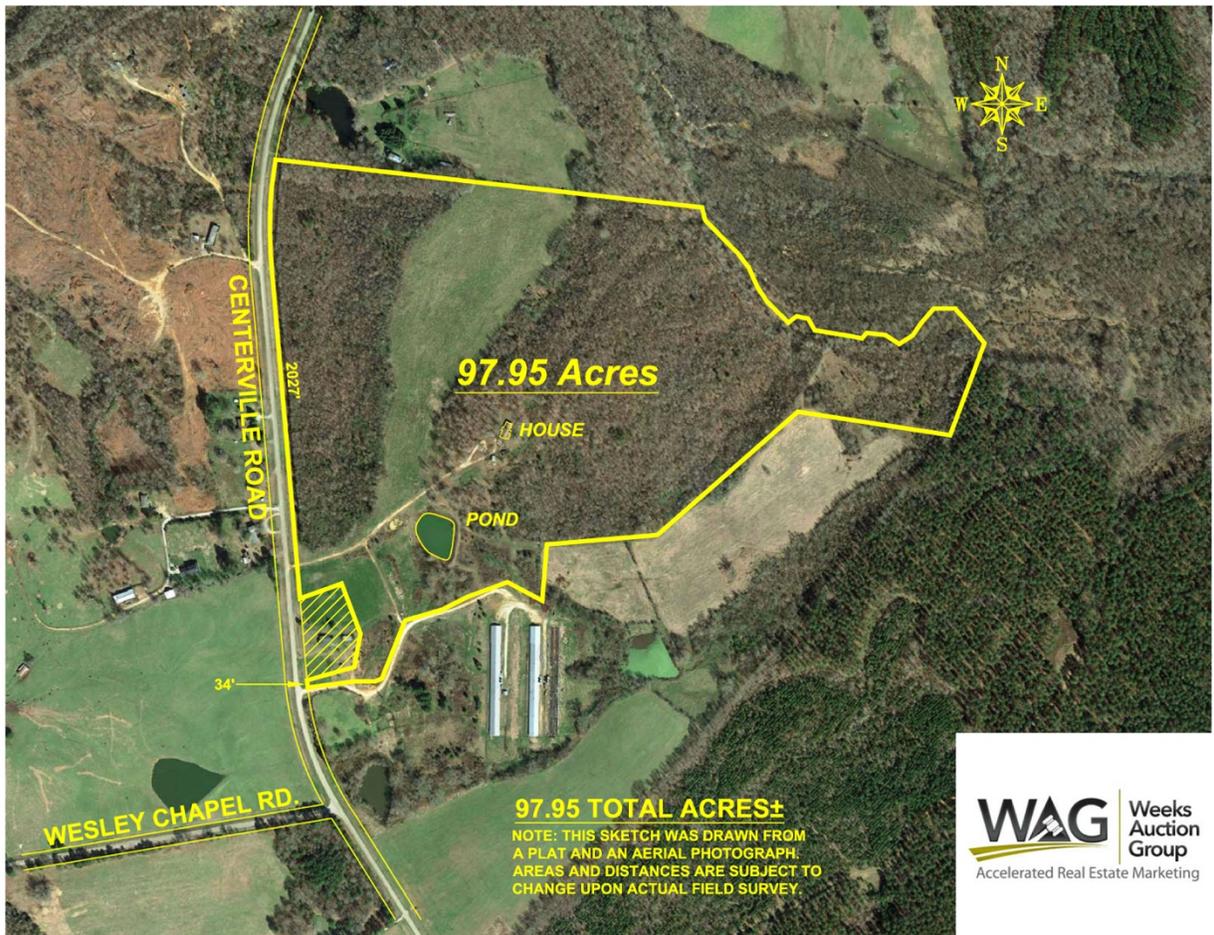
ALSO, LESS AND EXCEPT THE FOLLOWING

All that tract or parcel of land, containing 70.335 acres, more or less, together with all improvements thereon, situate, lying and being on the northeasterly side of Centerville Road (100' R/W) in the 233rd District, G.M. of Oglethorpe County, Georgia, and being particularly shown and described according to a plat of survey entitled "Survey For: Joe Walker, " dated December 8, 2016, prepared by Thomas R. Paul Land Surveying, Inc., certified by Thomas R. Paul, Georgia Registered Professional Land Surveyor No. 2474, and being recorded in Plat Book C-77, page 8, in the Office of the Clerk of Superior Court of Oglethorpe County, Georgia, which said plat and the record thereof are by reference incorporated herein for a more complete description of the property herein conveyed.

This being a portion of the property conveyed by Warranty Deed from Robert E. Arnold and Mildred R. Arnold to John H. Ussery, Jr. and Vicki A. Ussery, dated August 6, 1979, and recorded in Deed Book 5-F, page 235, in said Clerk's Office.

Subject to existing easements for public roads and utilities now in use.

Auction Map



Go Bid Now!

www.WeeksAuctionGroup.com