

Property Information Package

The Tom Judge Farm

509 +/- Acres Located in Worth County

1275 Harmony Road, Ashburn, Georgia

Online Only Auction

Bidding Ends August 27, 2020



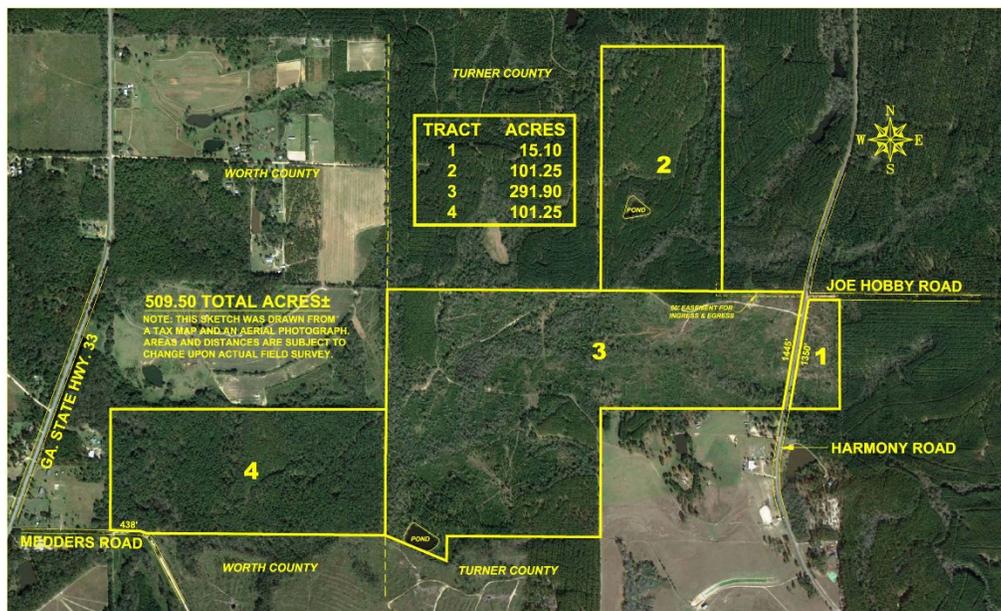
www.WeeksAuctionGroup.com

Final Contract to Include a 10% Buyer's Premium

The Tom Judge Tract consists of 509 +/- total acres in the Heart of Whitetail Country. This property has large stands of merchantable timber located in the best whitetail hunting region of Georgia. You can enjoy the rolling landscape with a UTV while heading to the two ponds for fishing. Whether you're looking for a great timber investment, expanding your real estate footprint, or a diversified hunting tract this property surely has it all! The property borders Medders Road for an additional future entrance. Offered in 4 tracts at auction, buyers can bid on a single tract, few tracts or the entire property.

Auction Date and Time: Thursday, August 27, 2020, at 4 PM

Open House Dates and Times: Drive by at any time or contact Cameron Morris for a private showing.



For More Information Contact:

Cameron Morris
Weeks Auction Group, Inc.
(229) 890 - 2437
Cameron@BidWeeks.com

Property Information

Property Address: 1275 Harmony Road, Ashburn, Georgia

Property Size (Acres): 509 +/- total acres

Assessor's Parcel Number: Worth County Parcel – 00710011

Turner County Parcel – 006009

Taxes (2019): 00710011 \$ 738.93 **Total Taxes (2019):** \$ 3,763.33
006009 \$ 3,024.40

NOTE: *The above reference tax amount is reflective of the property being enrolled in the Agricultural Conservation Use Valuation Assessment Tax Covenant. The current enrollment ends December 31, 2022.*

Driving Directions: From the EAST, the Tom Judge Tract is located just 10 miles West from Ashburn. Take GA Highway 32 West for 9 miles and turn left on Harmony Road. The property begins just one mile on both sides of Harmony Road. **WATCH FOR AUCTION SIGNS!**

From the SOUTH, the Tom Judge Tract is located just 13 miles North of Sylvester. Take Highway 33 North from Sylvester to GA Highway 32. Turn right on GA Highway 32 for one mile. Turn right on Harmony Road. The property begins just one mile on both sides of Harmony Road. **WATCH FOR AUCTION SIGNS!**

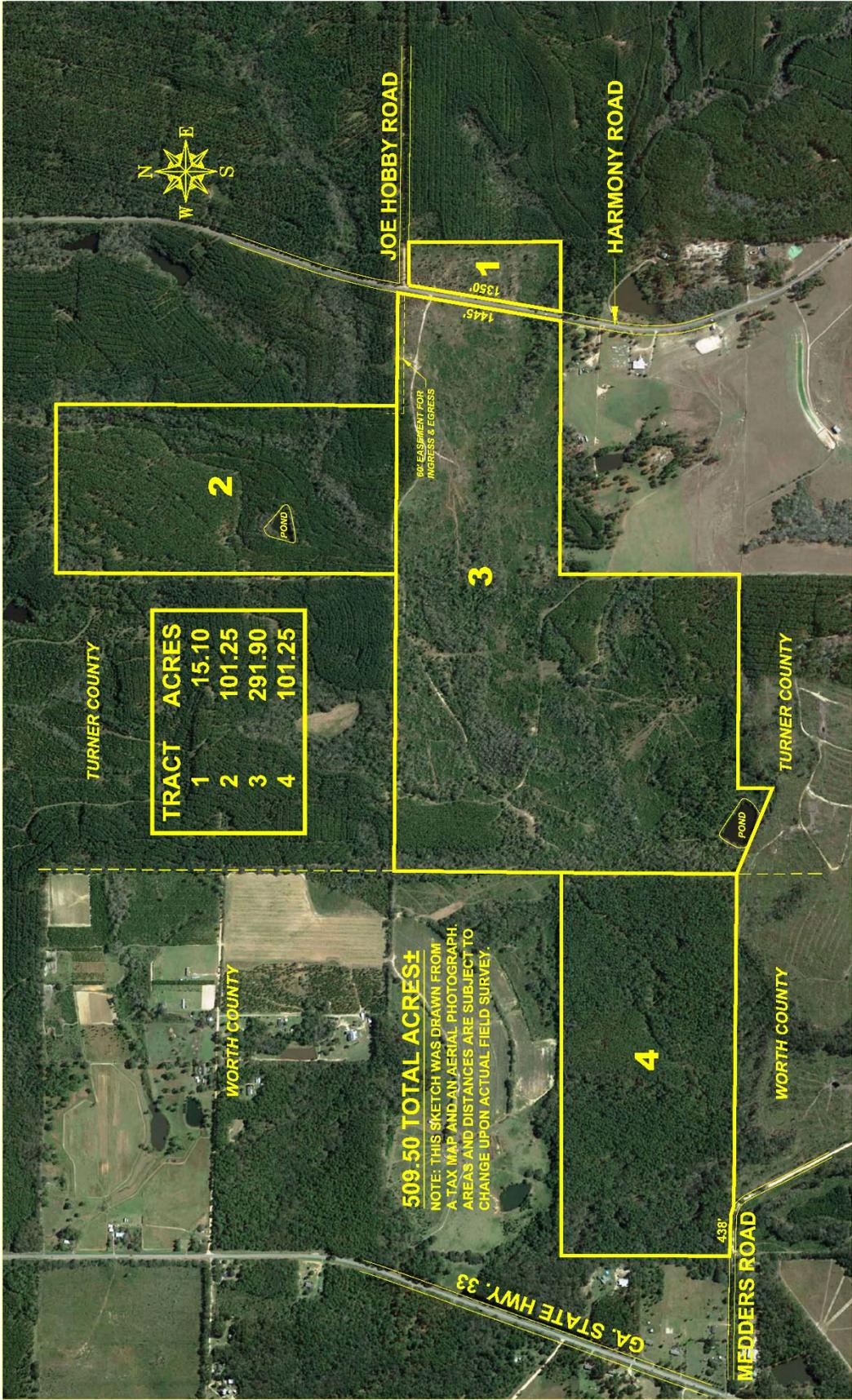
Important Selling Features:

- Large Merchantable Timber Tract in the Heart of Whitetail Country
- 509 +/- Total Acres
- Abundant Wildlife
- (2) Ponds
- Planted Pines
- Large Timber Stands
- Approximately 13 miles from Sylvester
- Approximately 10 miles from Ashburn
- Located just off GA Highway 32 on Harmony Road
- Offered in (4) Tracts

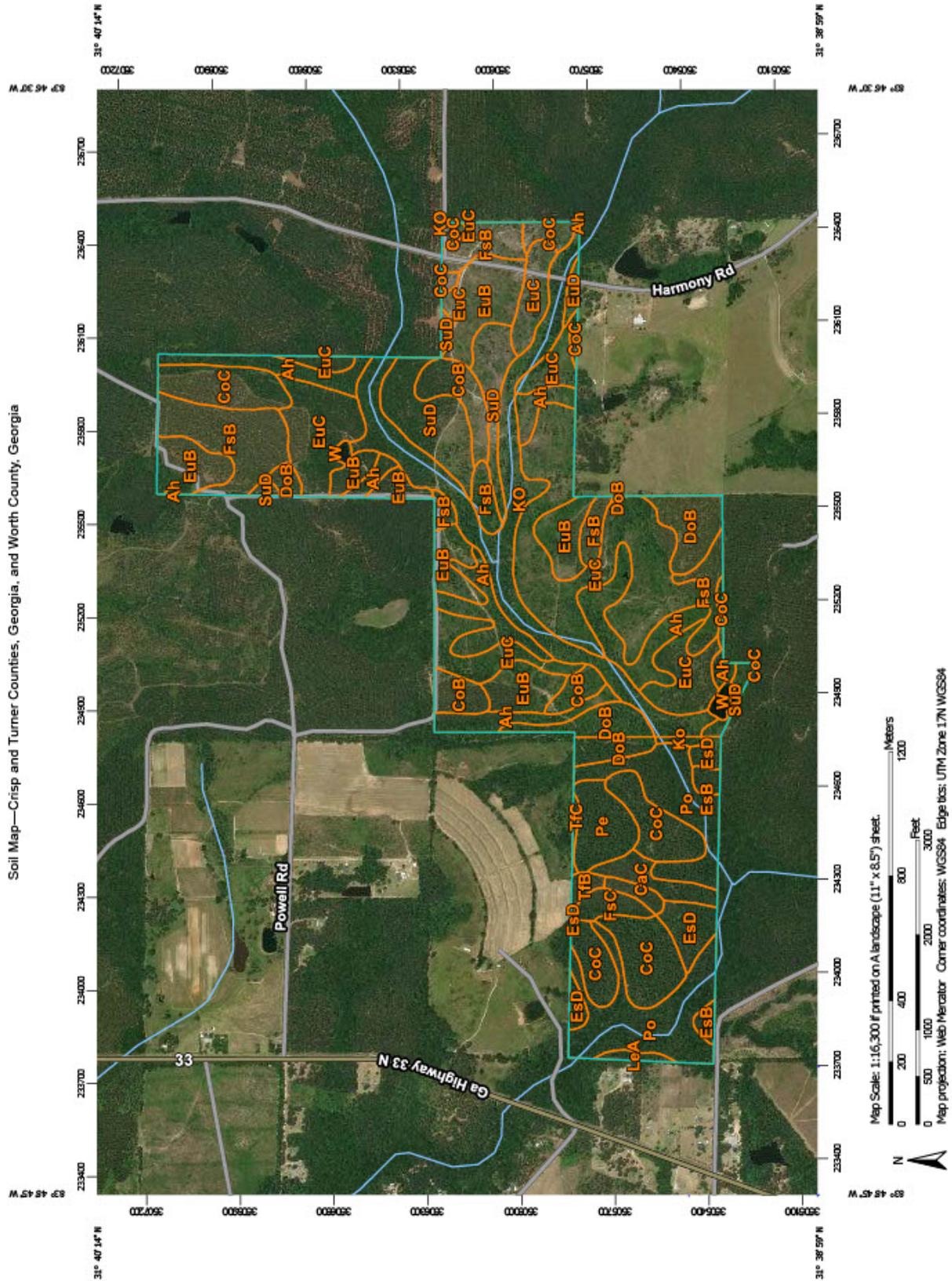
For More Information Contact:

Cameron Morris
Weeks Auction Group, Inc.
(229) 890-2437
Cameron@BidWeeks.com

Auction Map



Soil Map



Soil Map—Crisp and Turner Counties, Georgia, and Worth County, Georgia



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

Soil Map – Legend

Soil Map—Crisp and Turner Counties, Georgia, and Worth County, Georgia

MAP LEGEND		MAP INFORMATION
<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"> Spoil Area Stony Spot Very Stony Spot Wet Spot Other Special Line Features <p>Water 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 	<p>The soil surveys that comprise your AOI were mapped at 1:20,000.</p> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>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.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Crisp and Turner Counties, Georgia Survey Area Data: Version 17, Jun 8, 2020</p> <p>Soil Survey Area: Worth County, Georgia Survey Area Data: Version 14, Jun 8, 2020</p> <p>Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Apr 15, 2014—Nov 9, 2017</p> <p>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.</p>

Soil Map – Map Unit Legend – Page 1

Soil Map—Crisp and Turner Counties, Georgia, and Worth County, Georgia

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ah	Alapaha loamy sand, 0 to 2 percent slopes, occasionally flooded	46.2	9.3%
CoB	Cowarts loamy sand, 2 to 5 percent slopes	17.2	3.5%
CoC	Cowarts loamy sand, 5 to 8 percent slopes	19.0	3.8%
DoB	Dothan loamy sand, 2 to 5 percent slopes	19.0	3.8%
EuB	Esto sandy loam, 2 to 5 percent slopes	49.6	10.0%
EuC	Esto sandy loam, 5 to 8 percent slopes	102.4	20.6%
EuD	Esto sandy loam, 8 to 12 percent slopes	1.5	0.3%
FsB	Fuquay loamy sand, 0 to 5 percent slopes	40.2	8.1%
KO	Kinston and Osier soils	48.0	9.7%
SuD	Susquehanna sandy loam, 5 to 12 percent slopes	29.6	6.0%
W	Water	2.5	0.5%
Subtotals for Soil Survey Area		375.3	75.7%
Totals for Area of Interest		496.1	100.0%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CaC	Carnegie sandy loam, 5 to 8 percent slopes	6.6	1.3%
CoC	Cowarts loamy sand, 5 to 8 percent slopes	30.1	6.1%
DoB	Dothan loamy sand, 2 to 5 percent slopes	4.6	0.9%
EsB	Esto-Susquehanna loamy sands, 2 to 5 percent slopes	3.3	0.7%
EsD	Esto-Susquehanna loamy sands, 5 to 12 percent slopes	10.4	2.1%
FsB	Fuquay loamy sand, 0 to 5 percent slopes	2.4	0.5%
FsC	Fuquay loamy sand, 5 to 8 percent slopes	4.3	0.9%
Ko	Kinston fine sandy loam, frequently flooded	0.9	0.2%

Soil Map – Map Unit Legend – Page 2

Soil Map—Crisp and Turner Counties, Georgia, and Worth County, Georgia

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
LeA	Leefield loamy sand, 0 to 2 percent slopes	1.5	0.3%
Pe	Pelham loamy sand, 0 to 2 percent slopes	10.9	2.2%
Po	Pelham loamy sand, occasionally flooded	43.2	8.7%
TfB	Tifton loamy sand, 2 to 5 percent slopes	1.9	0.4%
TfC	Tifton loamy sand, 5 to 8 percent slopes	0.8	0.2%
Subtotals for Soil Survey Area		120.8	24.3%
Totals for Area of Interest		496.1	100.0%

FSA Map – Tract 78535



Worth County
Georgia

2020 Program Year
Farm: 3518 Tract: 78535
-83.788° 31.661°

Code: Peanuts
(Write in Corresponding Field on Map)

Variety/Type:
 Runner Peanuts (RUN)
 Southeast Spanish Peanuts (SPE)
 Southwest Spanish Peanuts (SPW)
 Valencia Peanuts (VAL)
 Virginia Peanuts (VIR)

Intended Use:
 Nut Peanuts (NP)
 Green Peanuts (GP)
 Hugged Peanuts (HP)

Tract Cropland: 71.81 acres

CLU	Acres	HEL	Crop
1	40.04	NHEL	
3	6.52	HEL	
4	9.4	HEL	
6	15.85	HEL	
10	304.6	UHEL/NC	

*ONLY USE THE PENNUT BLOCK IF ALL PEANUTS ON TRACT HAVE SAME TYPE, INTENDED USE, IRRIGATION PRACTICE, & PRODUCER SHARE. PLANTING DATE IN FIELD PLANTED ON MAP MUST DRAW OFF PLANTED AREA IF WHOLE FIELD IS NOT PLANTED ON THE MAP.
Data Exported: 3/27/2020



If Same For ALL Fields On Tract
 Producer Share: IRR
 Irrigation Practice: IRR

Tract Boundary
 Cropland
 Non-cropland
 CRP

Wetland Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exempt from Regulations
 Compliance Alternative

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-026 and attached maps) for exact boundaries and determinations or contact NRCS.

156EZ Report – Tract 78535

Georgia
Worth

U.S. Department of Agriculture
Farm Service Agency

FARM: 3518
Prepared: 3/17/20 9:37 AM
Crop Year: 2020
Page: 1 of 3

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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: S O SPOONER JR TRUST U/W
Farm Identifier:

Farms Associated with Operator:
772, 2080, 2514, 2963, 2965, 3154, 3157, 3517

ARC/PLC G/WF Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
742.78	156.27	156.27	0.0	0.0	0.0	0.0	Active	4
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FPW				
0.0	0.0	156.27	0.0	0.0				

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
UNA GENERIC	20.4	0	0.0
Total Base Acres:	20.4		

Tract Number: 76962 Description: H8 2A COW PASTURE
FSA Physical Location: Turner, GA ANSI Physical Location: Turner, GA

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
195.58	62.63	62.63	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FPW		
0.0	0.0	62.63	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
UNA GENERIC	7.2	0	0.0
Total Base Acres:	7.2		

Owners: CHAPMAN, JAMES W III

Other Producers: SPOONER, HELEN N

FSA Map – Tract 78536



**Worth County
Georgia**

2020 Program Year
Farm: 3518 Tract: 78536
-83.802° 31.655°

Crop: Peanuts
 (Write in Corresponding Field on Map)

Variety/Type:
 Runner Peanuts (RUN)
 Southeast Spanish Peanuts (SPE)
 Southwest Spanish Peanuts (SPW)
 Valencia Peanuts (VAL)
 Virginia Peanuts (VIR)

Intended Use:
 Nut Peanuts (NP)
 Green Peanuts (GP)
 Hogged Peanuts (HP)

Tract Cropland: 0 acres

CLU Acres	HEL	Crop
9	119.59	UHEL NC

*ONLY USE THE PEANUT BLOCK IF ALL PEANUTS ON TRACT HAVE SAME TYPE, ENTERED USE, REGISTRATION PRACTICE, & PRODUCER SHARE. DATE IN FIELD PLANTED ON MAP. MUST DRAW OFF PLANTED AREA IF WHOLE FIELD IS NOT PLANTED ON THE MAP.
 Date Entered: 5/2/2023



If Same For ALL Fields On Tract
 Producer Share: IR O
 Irrigation Practice: NI JRR O

Tract Boundary
 Cropland
 Non-Cropland
 CRP

Wetland Determination Identifiers
 • Restricted Use
 • Limited Restrictions
 • Exempt from Conversion
 • Compliance Provisions

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-026 and attached maps) for exact boundaries and determinations or contact NRCS.

156EZ Report – Tract 78536 – Page 1

Georgia
Worth

U.S. Department of Agriculture
Farm Service Agency

FARM: 3518
Prepared: 3/17/20 9:37 AM
Crop Year: 2020
Page: 2 of 3

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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.

Tract Number: 77193 Description F8 1A CRP TREES ANTIOCH
FSA Physical Location : Worth, GA ANSI Physical Location: Worth, GA

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
51.2	21.83	21.83	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	21.83	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
UNA GENERIC	5.9	0	0.0
Total Base Acres:	5.9		

Owners: S O SPOONER JR TRUST U/W
Other Producers: SPOONER, HELEN N

Tract Number: 78535 Description
FSA Physical Location : Turner, GA ANSI Physical Location: Turner, GA

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Recon Number
2019 - 17

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
376.41	71.81	71.81	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	71.81	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
UNA GENERIC	7.3	0	0.0
Total Base Acres:	7.3		

Owners: S O SPOONER JR TRUST U/W
Other Producers: SPOONER, HELEN N

156EZ Report – Tract 78536 – Page 2

Georgia
Worth

U.S. Department of Agriculture
Farm Service Agency

FARM: 3518

Prepared: 3/17/20 9:37 AM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2020

Page: 3 of 3

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.

Tract Number: 78536 Description

FSA Physical Location : Worth, GA

ANSI Physical Location: Worth, GA

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Recon Number

Wetland Status: Wetland determinations not complete

2019 - 17

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
119.59	0.0	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	0.0	0.0	0.0		

Owners: S O SPOONER JR TRUST U/W

Other Producers: SPOONER, HELEN N

Tax Card – Parcel 00710011

2/4/2020

qPublic.net - Worth County, GA - Report: 00710011



Summary

Parcel Number 00710011
 Location Address TOM JUDGE PROPERTY
 Legal Description (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 28.651
 Acres 125
 Homestead Exemption No (\$0)
 Landlot/District 205 / 16T

[View Map](#)

Owner

[SPOONER HELEN NEWSOME & OTHERS AS TRUSTEES U/W OF S O SPOONER JR](#)
 P O BOX 128
 WARWICK, GA 31796

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	4	1.55
RUR	Open Land	Rural	5	3.72
RUR	Open Land	Rural	8	2.94
RUR	Woodland	Rural	2	44.26
RUR	Woodland	Rural	3	10.53
RUR	Woodland	Rural	6	2.02
RUR	Woodland	Rural	8	59.98

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	4	1.55
CUV	Agland 93	5	3.72
CUV	Agland 93	8	2.94
CUV	Timberland 93	2	44.26
CUV	Timberland 93	3	10.53
CUV	Timberland 93	6	2.02
CUV	Timberland 93	8	59.98

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/22/1999	471.221		\$0	Unqualified - Vacant		SPOONER, HELEN NEWSOME &

Valuation

	2020	2019	2018	2017	2016
Previous Value	\$220,017	\$220,017	\$220,017	\$220,017	\$211,020
Land Value	\$220,017	\$220,017	\$220,017	\$220,017	\$220,017
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$220,017	\$220,017	\$220,017	\$220,017	\$220,017
10 Year Land Covenant (Agreement Year / Value)	2013 / \$0	2013 / \$64,477	2013 / \$62,653	2013 / \$60,879	2013 / \$59,167

Assessment Notice 2019

[Assessment Notice 2019](#)

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 Card – Parcel 00710011 – Page 2

2/4/2020

qPublic.net - Worth County, GA - Report: 00710011

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.

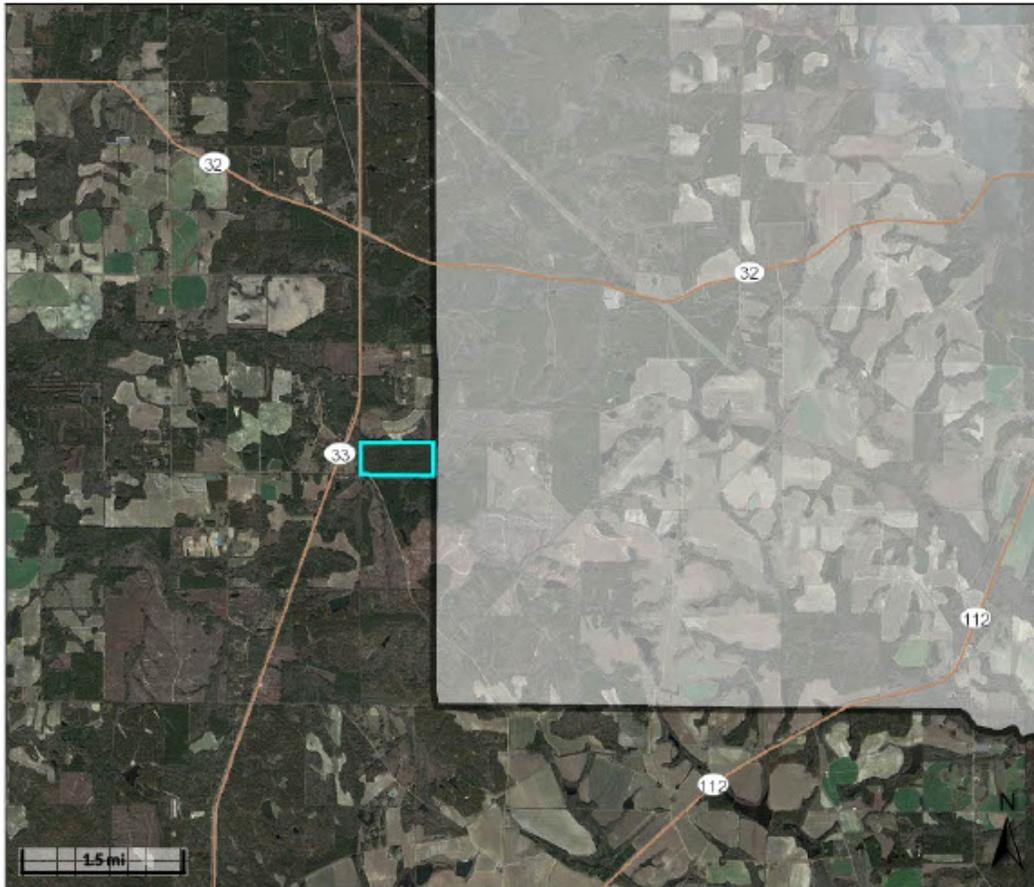
[User Privacy Policy](#)
[GDPR Privacy Notice](#)

[Last Data Upload: 2/4/2020, 7:22:23 AM](#)

[Version 2.3.38](#)

Developed by
 Schneider
GEOSPATIAL

Tax Map – Parcel 00710011



Overview



Legend

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

Parcel ID	00710011	Owner	SPOONER HELEN NEWSOME & OTHERS AS TRUSTEES U/W OF S O SPOONER JR	Last 2 Sales			
Class Code	Consv Use	Physical Address	P O BOX 128	Date	11/22/1999	Price	0
Taxing District	County	Assessed Value	WARWICK GA 31796		n/a	Reason	UV
Acres	125					Qual	U
							n/a

(Note: Not to be used on legal documents)

Date created: 2/4/2020
 Last Data Uploaded: 2/4/2020 7:22:23 AM

Developed by Schneider
 GEOSPATIAL

Agricultural CUVA – Parcel 00710011

00937
00285

<p>1623</p> <p>BOOK 0937 PAGE 0285</p>	<p>FILED WORTH COUNTY CLERK'S OFFICE</p> <p>2013 JUN -7 AM 11:34</p> <p>BRENDA W. HICKS CLERK</p>
--	---

PT-283A Rev. 8/07

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

To the Board of Tax Assessors of Worth 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				
Owner's mailing address <u>PO Box 128</u>		City, State, Zip <u>Norwocok Ma 31796</u>		Number of acres included in this application.
Property location (Street, Route, Hwy, etc.)			City, State, Zip	Agricultural Land. <u>8.21</u> Timber Land. <u>116.79</u>
District <u>16</u>	Land Lot <u>205</u>	Sublot & Block	Recorded Deed Book/Page <u>471 / 221</u>	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 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 <u>Walter S. Cherven (POA)</u>	Date Application Filed <u>3-19-2013</u>
Signature of Taxpayer or Taxpayer's Authorized Representative (Please have additional taxpayers sign on reverse side of application)	Sworn to and subscribed before me this <u>19th</u> day of <u>March</u> , 2013 <u>Walter S. Cherven</u> Notary Public
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. § 48-5-311. My Commission Expires <u>Sept. 16, 2016</u>	

FOR TAX ASSESSORS USE ONLY				
Map and Parcel Number <u>71-11</u>	Tax District <u>01</u>	Taxpayer Account Number <u>055426</u>	Total Number of Acres <u>125.00</u>	Yr Covenant: Begins: Jan 1 <u>2013</u> Ends: Dec 31 <u>2022</u>
If transferred from Preferential Agricultural 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. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9 th 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:	
Based on the information submitted above, as well as the information provided on the questionnaire, the <u>Worth</u> County Board of Tax Assessors has considered such information and has made the following final determination of this application:				
Approved: <input checked="" type="checkbox"/> Date: <u>4-18-13</u>		<u>Walter S. Cherven</u> Board of Tax Assessors		Date <u>4-19-13</u>
Denied: <input type="checkbox"/> 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. § 48-5-306.				

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 _____	Taxpayer's Authorized Signature	Approved by: Board of Tax Assessors
Notary Public	Date Filed	Date Approved

2019 Tax Bill – Parcel 00710011

2019 Property Tax Statement

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

SPOONER HELEN NEWSOME &
 OTHERS AS TRUSTEES U/W
 OF S O SPOONER JR
 warwick, GA 31796

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2019-10302	11/15/2019	\$0.00	\$738.93	\$0.00	Paid 11/19/2019

Map: 00710-00000-011-000
 Location:
 Account No: 515100 010

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Worth County Tax Office Tabetha Dupriest TC 201 N. Main St, TM-15 Sylvester, GA 31791		Tax Payer: SPOONER HELEN NEWSOME & Map Code: 00710-00000-011-000 Real Description: TOM JUDGE PROPERTY Location: Bill No: 2019-10302
--	---	--

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
0.00	0.00	0.0000	\$220,017.00	11/15/2019	07/25/2019		

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Credit	Net Tax
COUNTY	\$0.00	\$88,007.00	\$62,216.00	\$25,791.00	0.012560	-\$49.00	\$323.93
EDA	\$0.00	\$88,007.00	\$62,216.00	\$25,791.00	0.000591	\$0.00	\$15.24
SCHOOL	\$0.00	\$88,007.00	\$62,216.00	\$25,791.00	0.015500	\$0.00	\$399.76
TOTALS					0.028651	-\$49.00	\$738.93

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 March 1st 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 April 1st 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.

Current Due	\$738.93
Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$738.93
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/19/2019

Tax Card – Parcel 006009

2/4/2020

qPublic.net - Turner County, GA - Report: 006 009



Summary

Parcel Number 006 009
 Location Address HARMONY RD
 Legal Description LD16 LL236-237-212-211 408AC
 (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 408
 Homestead Exemption No (50)
 Landlot/District N/A / 16

[View Map](#)

Owner

SPOONER STEPHEN O JR MARITAL TRUST
 CO TRUSTEES-SPOONER HELEN NEWSOME-
 CHAPMAN MARY D S & HARRIS BARBARA R S
 P O BOX 128
 WARWICK, GA 31796-0128

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	2	43
RUR	Woodlands	Rural	3	128
RUR	Woodlands	Rural	5	127
RUR	Woodlands	Rural	6	110

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Timberland 93	2	43
CUV	Timberland 93	3	128
CUV	Timberland 93	5	127
CUV	Timberland 93	6	110

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/10/2000	164 339		\$0	EXECUTORS DEED	SPOONER STEPH JR EST	SPOONER HELEN N &

Valuation

	2019	2018	2017
Previous Value	\$459,881	\$459,881	\$459,881
Land Value	\$459,881	\$459,881	\$459,881
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$459,881	\$459,881	\$459,881
10 Year Land Covenant (Agreement Year / Value)	2013 / \$236,364	2013 / \$229,651	2013 / \$223,218

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

The Turner County Tax Assessor's Office 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.

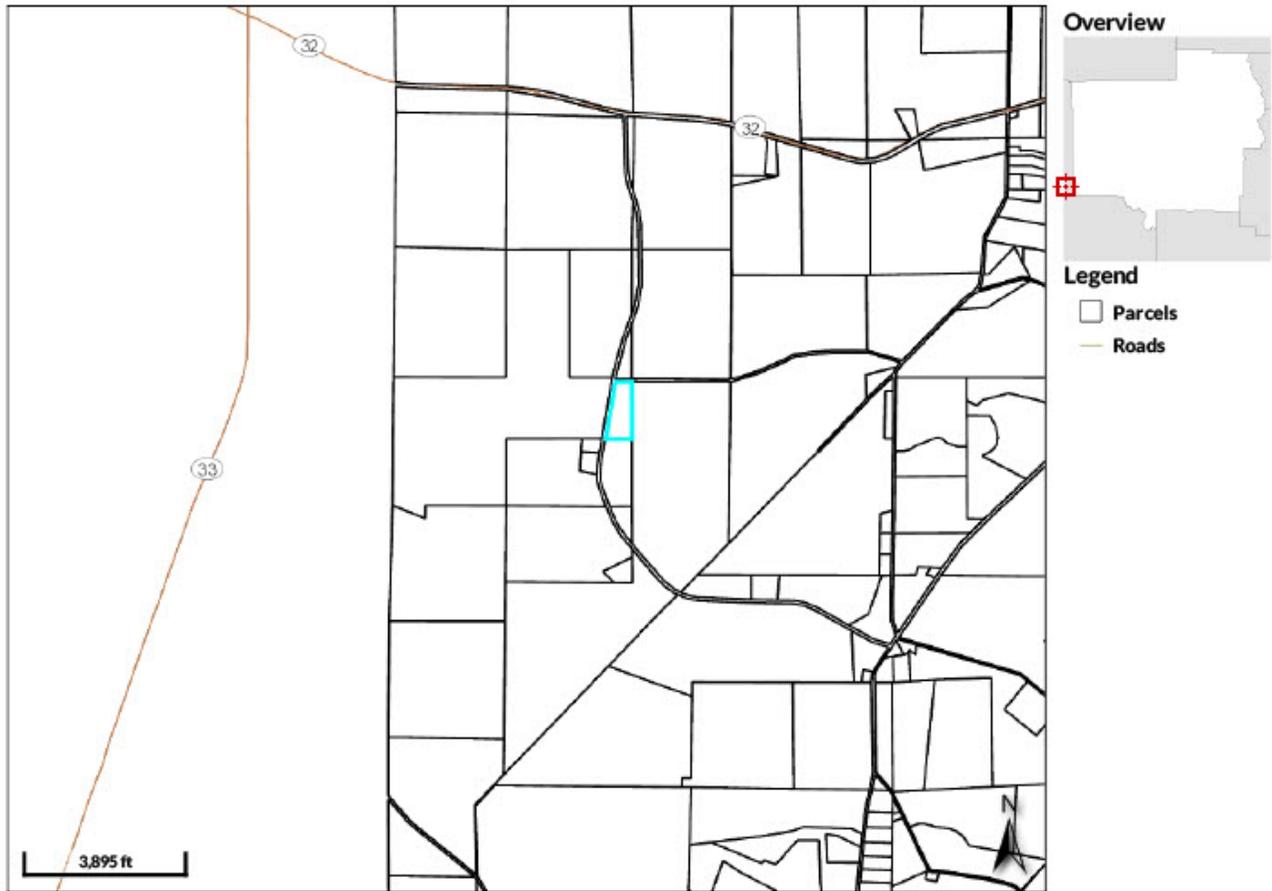
[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 2/3/2020, 8:53:12 PM

Version 2.3.38



Tax Map – Parcel 006009



Parcel ID	006 009	Owner	SPOONER STEPHEN O JR MARITAL TRUST	Last 2 Sales			
Class Code	Consv Use		CO TRUSTEES-SPOONER HELEN	Date	Price	Reason	Qual
Taxing District	COUNTY		NEWSOME-	1/10/2000	0	ED	U
	COUNTY		CHAPMAN MARY D S & HARRIS BARBARA R	n/a	0	n/a	n/a
Acres	408		S				
		Physical Address	P O BOX 128 WARWICK GA 317960128 HARMONY RD				
		Assessed Value	Value \$459881				

(Note: Not to be used on legal documents)

Date created: 2/4/2020
Last Data Uploaded: 2/3/2020 8:53:12 PM



Agricultural CUVA – Parcel 006009

Recording information for Application of Conservation Use Assessment

Recording information for Release of Conservation Use Assessment

TURNER COUNTY, GEORGIA
TURNER SUPERIOR COURT 1 Pm
 FILED April 17, 2013
 DEED BOOK 250 PAGE 134-135
Mary Lee Green
MARY LEE GREEN, CLERK

PT-283A REV 8/07 **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 or 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.**

SPOONER STEPHEN O JR MARITAL TRUST

Owner's Mailing Address

City, State and Zip:

Number of acres included in this application.

CO TRUSTEES-SPOONER HELEN NEWSOME-

WARWICK GA 31796-0128

Agricultural Land: - 0 -

CHAPMAN MARY D S & HARRIS BARBARA R S

Timber Land: 408.00

P O BOX 128

Total Acres: 408.00

Property location (Street, Route, HWY, etc)

City, State and Zip of Property:

0 HARMONY RD

Ashburn Ga 31714

District Land Lot Sublot and Block

Recorded Deed List types of storage and processing buildings.

16

164 - 339

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. Section 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 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.

Stephen O Spooner JR **MARITAL TRUST**

Barbara S Chapman Trustee

3-19-2013

Sworn to and subscribed before me this 19th day of March 2013

Signature of Taxpayer or Taxpayer's Authorized Representative

Date Filed

Sylvia W Lamb

Notary Public

If denied, Georgia law O.C.G.A. Section 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. Section 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER:

TAX DISTRICT:

TAXPAYER ACCOUNT NUMBER

YES COVENANT:

006 009

01

Begins: Jan 1, 2013 Ends: Dec 31, 2022

If transferred from Preferential Agricultural Assessment, provide date of transfer:

If applicable, covenant is renewal for tax year

If applicable, covenant is a continuation for tax year

Beginning Jan 1, Ending Dec 31,

Pursuant to O.C.G.A. Sec 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:

Based on the information submitted above, as well as the information provided on the questionnaire, the Turner County Board of Tax Assessors has considered such information and has made the following determination of this application:

Approved: Date: 4-8-13

A. Kim Hanner

Date: 4-8-13

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.

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. Sec 48-5-7.4(w), no fee is required for 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 _____

Authorized Signature

Approved By: Board of Tax Assessors

Notary Public

Date Filed

Date Approved

2019 Tax Bill – Parcel 006009

FMUMFB
FMUMFB01

RANEE F GREGORY TAX COMMISSIONER
Clerk GB Date 2020 03 17 Sequence 101755

3/17/20
11:23:07

Bill Number . . .	2019 004627 Acct	82R	Fair Mkt Val	459,881
Taxpayer Name. .	SPOONER STEPHEN O JR MARITAL T		Bill Date	2019 09 27
Additional Name.	CO TRUSTEES-SPOONER HELEN NEWS		Due Date	2019 12 20
Address Line 1 .	CHAPMAN MARY D S & HARRIS BARB		H/S Code	
Address Line 2 .	P O BOX 128		Lender Code	
City ST Zip 4. .	WARWICK	GA 31796	Under Appeal	
Locn/Desc . . .	LD16 LL236-237-212-211 408AC		Bankruptcy	
Map Blk Par Sub.	006 009	Dist 01	Check Notes	
Original Bill	Adj & Charges	Payments	Descriptions	This Tran
3,024.40		3,024.40-	Taxes
			Assessment Pen
			Interest
			Costs
			Late Penalty
			Other Penalty
3,024.40		3,024.40-	TOTALS
		Last T/A Date	Payment/Adjust	(P/A) P
		PP 2019 12 17	Reason Code	(F13) 00

Email Address:

F1=Options

F3=Return

F4=Delete

F8=Adj to Total

Legal Description

TRACT V (TOM JUDGE PROPERTY)

All that tract or parcel of land lying and being in Worth County, Georgia, and more fully described as follows : the south one-half(V,) of Land Lot 205 in the Sixteenth Land District, Worth County, containing 101-1/4 acres, more or less. (Tract Five, Deed of Assent in Deed Book 228, Page 509, Worth County land records, and Deed Book 95, Page 550, Turner County land records.)

The above tract of land is part of the same property conveyed by warranty deed dated June 2, 1961, from G. E. Warren to S. O. Spooner, Sr and S. O. Spooner, Jr., record in Deed Book 124, Page 334, in the office of the Clerk of Superior Court of Worth County, Georgia.

TRACT I (TOM JUDGE PROPERTY)

PARCEL I-A

All that tract or parcel of land lying and being in Turner County, Georgia, and being more fully described as follows: 98.5 acres, more or less, of Land Lot 237, Sixteenth Land District, Turner County, Georgia. and being all of said lot except 104 acres on the south aide cut off by an agreed line running east and west parallel to the south original line of said lot. (Tract One, Deed of Assent in Deed Book 228, Page 509, Worth County land records, and Deed Book 95, Pap 550, Turner County land records.)

PARCEL I-B

All that tract or parcel of land lying and being in Turner County, Georgia, and being more fully described as follows: the west half of Land Lot 236, containing 101-1/4 acres, more or less, in the Sixteenth Land District of Turner County, Georgia. (Tract Two, Deed of Assent in Deed Book 228, Page 509, Worth County land records, and Deed Book 95, Page 550, Turner County land records.)

PARCEL I-C

All that tract or parcel of land lying and being in Turner County, Georgia, and being more fully described as follows: All of Land Lot 212 containing 202-1/2 acres, more or less, in the Sixteenth Land District of Turner County, Georgia. (Tract Three, Deed of Assent in Deed Book 228, Page 509, Worth County land records, and Deed Book 95, Page 550, Turner County land records.)

PARCEL I-D

All that tract or parcel of land lying and being in Turner County, Georgia, and being more fully described as follows: Six (6) acres, more or less, in Land Lot 211 in the Sixteenth District of Turner County, Georgia, being in the northwest comer of said lot and more particularly described as beginning at the original northwest corner of said land lot, thence running east along the north line of said land lot about 248 yards to fence erected by T. D. Judge; thence running south along said fence 122 yards; and thence running northwesterly along fence erected by T. D. Judge 266 yards in a straight line to starting point. (Tract Four, Deed of Assent in Deed Book 228, Page 509, Worth County land records, and Deed Book 95, Page 550, Turner County land records.)

The above four parcels of land are part of the same property conveyed by warranty deed, dated June 2, 1961, from G. E. Warren to Stephen O. Spooner, Sr. and Stephen O. Spooner, Jr., recorded in Deed Book 40, Page 527, in the Clerk of Superior Court of Turner County, Georgia.

Go Bid Now!

www.WeeksAuctionGroup.com