

# Property Information Package

**The Williams Farm**

**81 +/- Acres Located in Worth County**

**903 GA Highway 32, Oakfield, Georgia**

**Online Only Auction**

**Bidding Ends September 3, 2020**



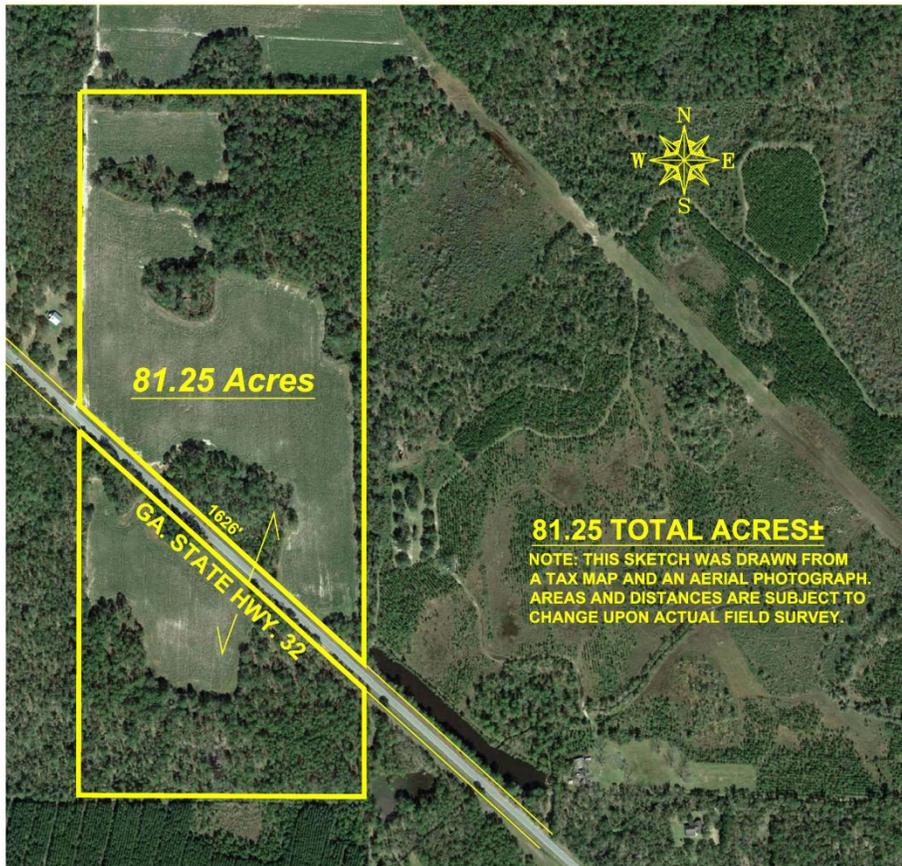
**[www.WeeksAuctionGroup.com](http://www.WeeksAuctionGroup.com)**

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

The Williams Tract is located between Ashburn and Leesburg on GA Highway 32. The Spooner Estate is selling its 50% Fee Simple Interest of this property. Farm rent is currently being shared every other year with both parties splitting the property tax bill equally. This property has great potential for many improvements. Offered in 1 tract, this 50% interest property can sell to the highest bidder.

**Auction Date and Time:** Thursday, September 3, 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:** 903 GA Highway 32, Oakfield, Georgia

**Property Size (Acres):** 81 +/- total acres comprised of:  
38 +/- Acres in production cropland  
41 +/- Acres in woodland

**Assessor's Parcel Number:** Worth County Parcel – 00250009

**Taxes (2019):** \$1,150.92 (50% of the 2019 Tax Bill)

**Driving Directions:** From the NORTH, the Williams Tract is located just 12 miles south of Warwick, GA. Follow GA Highway 300 South, turn left on GA Highway 32 for three miles and the property is on both sides of the road. ***WATCH FOR AUCTION SIGNS!***

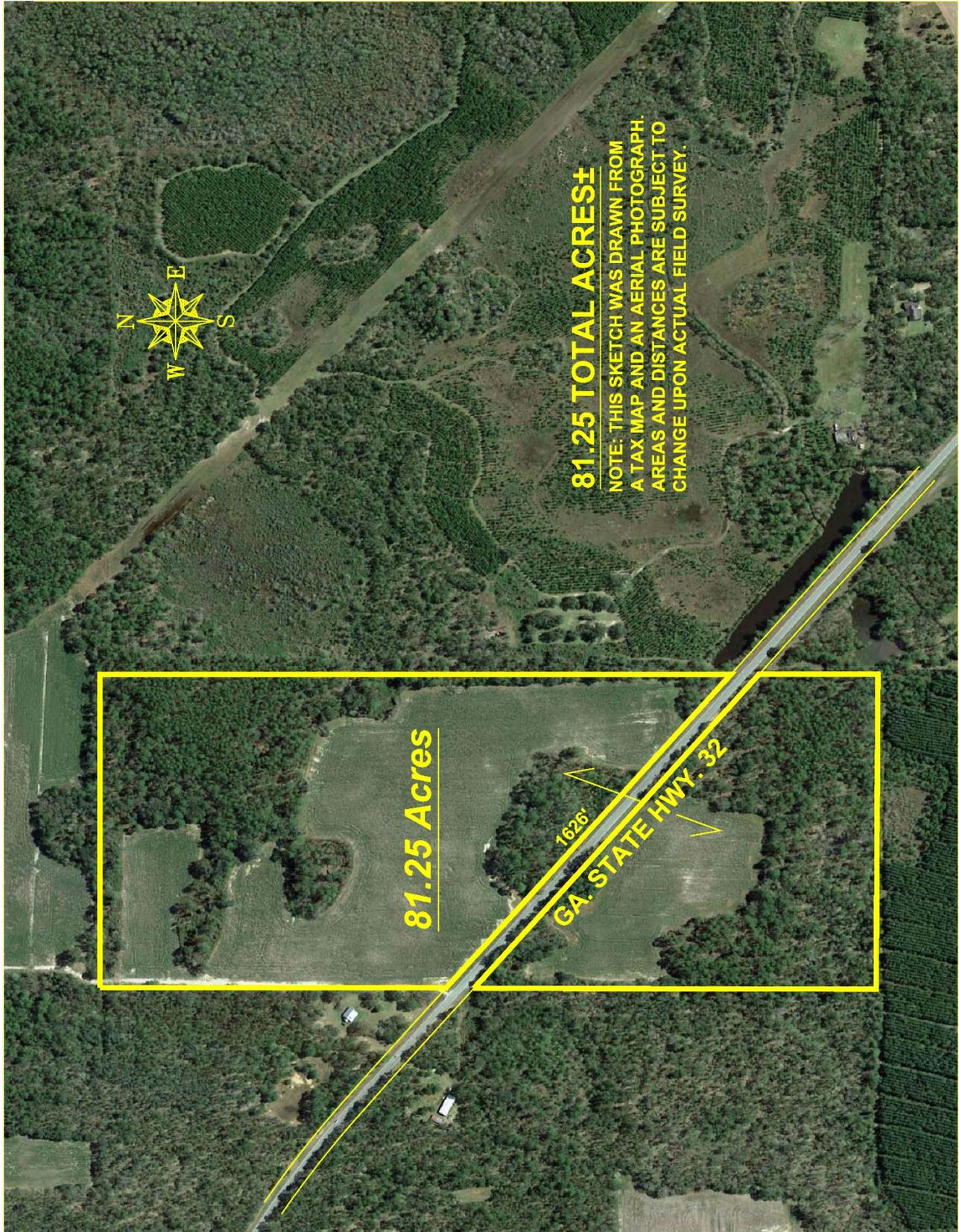
From the WEST, the Williams Tract is located just 14 miles East of Leesburg, GA. Follow GA Highway 32 for 12 miles to Highway 300, continue on GA Highway 32 for three miles and the property is on both sides of the road. ***WATCH FOR AUCTION SIGNS!***

### Important Selling Features:

- 50% Fee Simple Interest Purchase
- 81+/- Total Acres
- 38+/- Dryland Row Crop Acres (48%)
- 41+/- Acres of Woodlands (52%)
- Merchantable Timber
- Income Producing Property
- Wonderful Whitetail Deer and Turkey Habitat
- Just 3 Miles from GA Highway 300 & 32
- Approximately 12 miles from Warwick

**For More Information Contact:** Cameron Morris  
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# Auction Map



# Soil Map



USDA  
Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

7/13/2020  
Page 1 of 3

# Soil Map – Legend

Soil Map—Worth County, Georgia

MAP LEGEND		MAP INFORMATION
<p><b>Area of Interest (AOI)</b></p> <ul style="list-style-type: none"> <li>Area of Interest (AOI)</li> </ul> <p><b>Soils</b></p> <ul style="list-style-type: none"> <li>Soil Map Unit Polygons</li> <li>Soil Map Unit Lines</li> <li>Soil Map Unit Points</li> </ul> <p><b>Special Point Features</b></p> <ul style="list-style-type: none"> <li>Blowout</li> <li>Borrow Pit</li> <li>Clay Spot</li> <li>Closed Depression</li> <li>Gravel Pit</li> <li>Gravelly Spot</li> <li>Landfill</li> <li>Lava Flow</li> <li>Marsh or swamp</li> <li>Mine or Quarry</li> <li>Miscellaneous Water</li> <li>Perennial Water</li> <li>Rock Outcrop</li> <li>Saline Spot</li> <li>Sandy Spot</li> <li>Severely Eroded Spot</li> <li>Sinkhole</li> <li>Slide or Slip</li> <li>Sodic Spot</li> </ul>	<ul style="list-style-type: none"> <li>Spoil Area</li> <li>Stony Spot</li> <li>Very Stony Spot</li> <li>Wet Spot</li> <li>Other</li> <li>Special Line Features</li> </ul> <p><b>Water Features</b></p> <ul style="list-style-type: none"> <li>Streams and Canals</li> </ul> <p><b>Transportation</b></p> <ul style="list-style-type: none"> <li>Rails</li> <li>Interstate Highways</li> <li>US Routes</li> <li>Major Roads</li> <li>Local Roads</li> </ul> <p><b>Background</b></p> <ul style="list-style-type: none"> <li>Aerial Photography</li> </ul>	<p>The soil surveys that comprise your AOI were mapped at 1:20,000.</p> <p><b>Warning:</b> Soil Map may not be valid at this scale.</p> <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</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: Worth County, Georgia            Survey Area Data: Version 14, Jun 8, 2020</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

Soil Map—Worth County, Georgia

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## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Cx	Coxville fine sandy loam	16.7	20.3%
DoA	Dothan loamy sand, 0 to 2 percent slopes	37.9	45.9%
OcA	Ocilla loamy sand, 0 to 2 percent slopes	0.2	0.2%
Pe	Pelham loamy sand, 0 to 2 percent slopes	27.7	33.6%
W	Water	0.1	0.1%
<b>Totals for Area of Interest</b>		<b>82.6</b>	<b>100.0%</b>

# FSA Map – Tract 462





# 156EZ Report – Page 2

Georgia  
Worth

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

**FARM: 772**  
Prepared: 3/17/20 9:37 AM  
Crop Year: 2020  
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.

WILLIAMS, JAMES L  
WILLIAMS, ALFONSO  
RODDY, RUBY LEE

WILLIAMS, ANDREW  
WILLIAMS, ANNIE L  
YOUNG, MAE L

**Other Producers:** TISON, ALLEN  
TISON, FRED

TISON, WARREN  
SPOONER, HELEN N

# Tax Card

2/4/2020

qPublic.net - Worth County, GA - Report: 0025000900A



## Summary

Parcel Number 0025000900A  
 Location Address  
 Legal Description 1/2 INTEREST  
 (Note: Not to be used on legal documents)  
 Class A5-Agricultural  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Tax District County (District 01)  
 Millage Rate 28.651  
 Acres 81.25  
 Homestead Exemption No (50)  
 Landlot/District 53 / 15T

Map Not Available

## Owner

SPOONER S O JR & WILLIE B WILLIAMS ETAL  
 %ALBERT WILLIAMS  
 109 ADELYN RD  
 ALBANY, GA 31705

## Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	2	39.32
RUR	Open Land	Rural	8	0.93
RUR	Woodland	Rural	2	0.77
RUR	Woodland	Rural	5	15.88
RUR	Woodland	Rural	8	24.35

## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
	180 163		\$0	Unqualified Sale		SPOONER, S O JR &

## Valuation

	2020	2019	2018	2017	2016
Previous Value	\$100,424	\$100,424	\$100,424	\$100,424	\$100,424
Land Value	\$100,424	\$100,424	\$100,424	\$100,424	\$100,424
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$100,424	\$100,424	\$100,424	\$100,424	\$100,424

## Assessment Notice 2019

[Assessment Notice 2019](#)

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

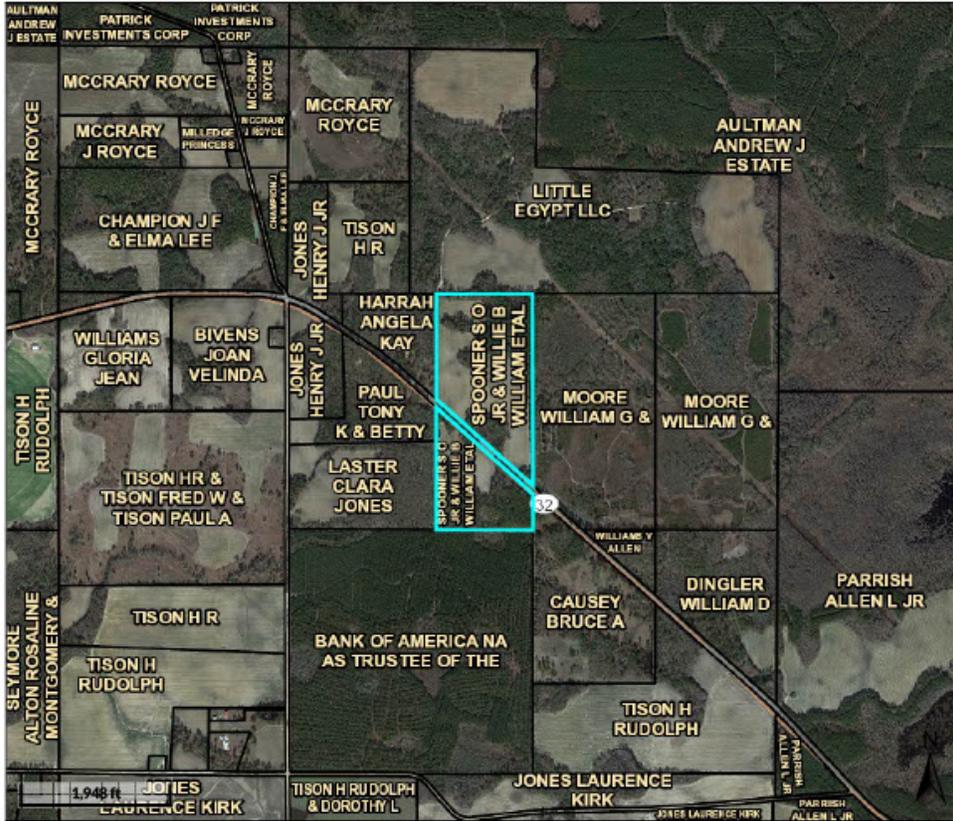
[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

Last Data Upload: 2/4/2020, 7:22:23 AM

Version 2.3.38



# Tax Map



## Overview



## Legend

- Parcels
- Parcel Owner
- Roads

<b>Parcel ID</b>	00250009	<b>Owner</b>	SPOONER S O JR & WILLIE B WILLIAM ETAL	<b>Last 2 Sales</b>			
<b>Class Code</b>	Agricultural		P O BOX 128	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	County		WARWICK GA 31796	n/a	0	n/a	n/a
	County	<b>Physical Address</b>	n/a	n/a	0	n/a	n/a
<b>Acres</b>	81.25	<b>Assessed Value</b>	Value \$100424				

(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  
GEO SPATIAL

# Tax Bill

## 2019 Property Tax Statement

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

SPOONER S O JR & WILLIE

P O BOX 128  
 warwick, GA 31796

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2019-10306	11/15/2019	\$0.00	\$1150.92	\$0.00	Paid 11/19/2019

Map: 00250-00000-009-000

Location:

Account No: 515300 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 S O JR & WILLIE  
**Map Code:** 00250-00000-009-000    Real  
**Description:** 1/2 INTEREST  
**Location:**  
**Bill No:** 2019-10306

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
0.00	0.00	0.0000	\$100,424.00	11/15/2019	07/25/2019		

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Credit	Net Tax
COUNTY	\$0.00	\$40,170.00	\$0.00	\$40,170.00	0.012560	-\$76.32	\$504.54
EDA	\$0.00	\$40,170.00	\$0.00	\$40,170.00	0.000591	\$0.00	\$23.74
SCHOOL	\$0.00	\$40,170.00	\$0.00	\$40,170.00	0.015500	\$0.00	\$622.64
<b>TOTALS</b>					<b>0.028651</b>	<b>-\$76.32</b>	<b>\$1,150.92</b>

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.

<b>Current Due</b>	\$1,150.92
<b>Discount</b>	\$0.00
<b>Penalty</b>	\$0.00
<b>Interest</b>	\$0.00
<b>Other Fees</b>	\$0.00
<b>Previous Payments</b>	\$1,150.92
<b>Back Taxes</b>	\$0.00
<b>Total Due</b>	<b>\$0.00</b>
<b>Paid Date</b>	11/19/2019

## Legal Description

### **TRACT II** (ALBERT WILLIAMS PROPERTY)

All that tract or parcel of land lying and being in Worth County as follows: A one-half ( $\frac{1}{2}$ ) undivided interest in and to the east half of Land Lot 53 in the Fifteenth District of Worth County, Georgia, containing 81-1/4 acres more or less.

This is the same property conveyed by Willie James Williams to S. O. Spooner, Sr. and S. O. Spooner, Jr. in which he conveyed a one-half interest in the above property by warranty deed dated October 22, 1958, and recorded in Deed Book 113, Page 603, in the office of the Clerk of Superior Court of Worth County, Georgia (Tract Seventeen, Deed of Assent at Deed Book 228, Page 513. Worth County land records.)

***Go Bid Now!***

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