

# AUCTION



## Property Information Packet

Olen Heights Subdivision  
Tift County, Georgia

Online Only Auction  
Bidding Ends December 17, 2020  
Final Contract to Include a 10% Buyer's Premium

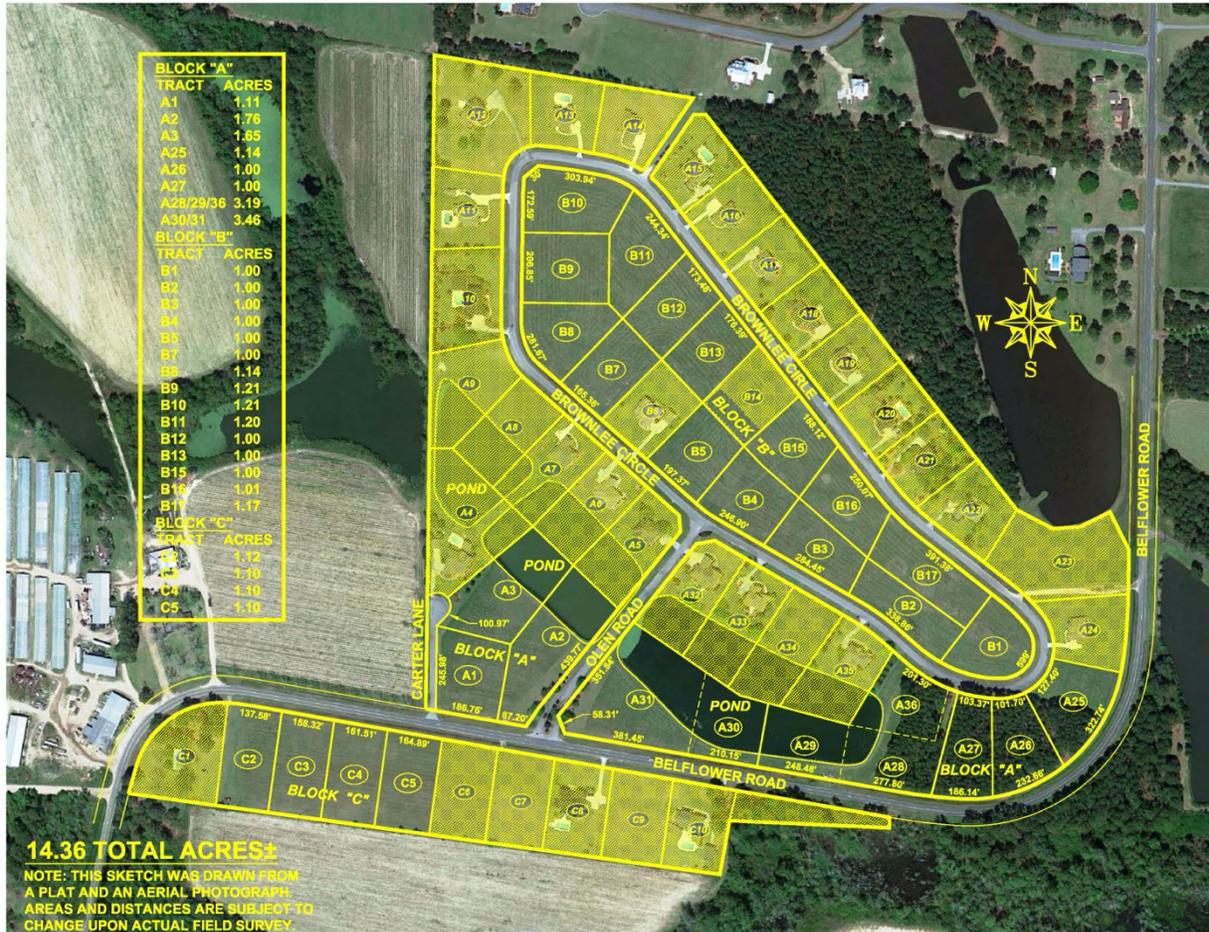


[www.WeeksAuctionGroup.com](http://www.WeeksAuctionGroup.com)

30 Lots in Olen Heights Subdivision! Located just Minutes from Downtown Tifton, Georgia. Great opportunity to buy a lot in one the best neighborhoods in Tift County. Located just north of Tifton, these lots are would make a great place to build your dream home! **NAME YOUR PRICE!**

**Auction Date and Time:** Thursday, December 17 at 4:00 PM

**Open House Dates and Times:** Drive-by at anytime or call to schedule a private showing.



**For More Information Contact:** Hunter Whiddon  
 Weeks Auction Group, Inc.  
 (229) 890 - 2437  
 Hunter@BidWeeks.com

## Property Information

**Property Address:** Olen Drive Tifton, GA 31794

**Property Size (Acres):** Lot Sizes from 1 +/- Acre to 3.46 +/- Acres

**Driving Directions:** From Brighton Road (Exit 66) just north of Tifton head east for 2.4 miles to Belflower Road on the right. Turn right onto Belflower Road and travel approximately 1.2 miles to Olen Heights Subdivision on the right. **Watch for Auction Signs!**

### Important Selling Features:

- Located just North of Tifton, Georgia
  - Offered in 28 Tracts
  - 4 Miles from Downtown Tifton
  - 4 ½ Miles from the ABAC Campus
  - 3 ½ Miles/5 Minutes to I-75
- Lot Sizes from 1 +/- Acre to 3.46 +/- Acres
- Protective Covenants in Place
  - Minimum Square Foot Requirement of 2500 Sq. Ft.
- Located in Rural Tift County
- Great Investment Opportunity
- Build your dream home here!

**NOTE:** See separate document for Protective Covenants for Olen Heights Subdivision. Annual HOA fees are \$150 per lot.

**NOTE:** See separate document for Water and Well Agreement affecting Lots A28, A33, A34, A35, and A36.

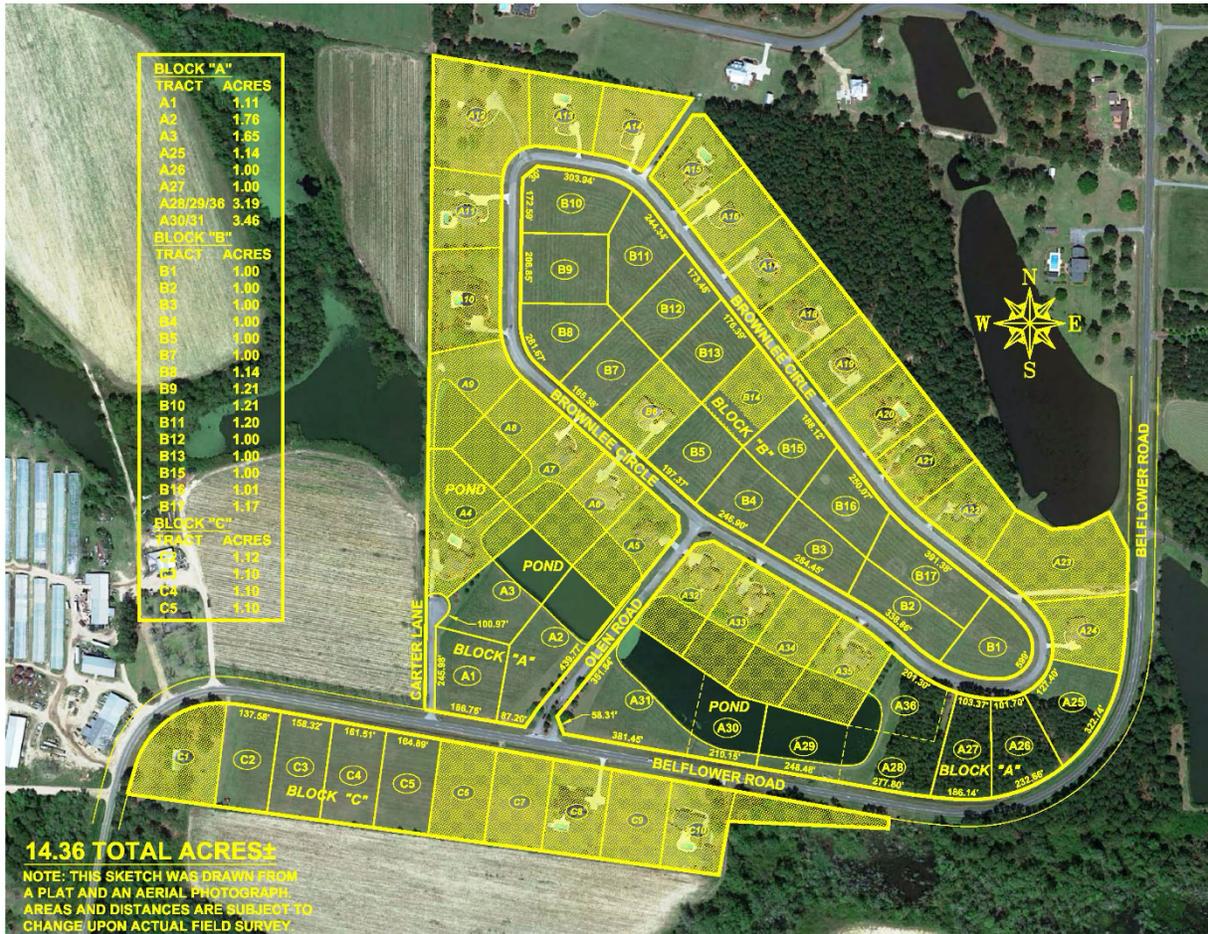
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## Lot Information

<b>Prop #</b>	<b>Street Address</b>	<b>Description</b>	<b>Tax Parcel Number</b>	<b>2020 Tax Bill</b>
A1	Belflower Road	1.11 Acres	057B 011	\$ 168.87
A2	Belflower Road	1.76 Acres	0057B 018	\$ 267.77
A3	Carter Lane	1.58 Acres	0057B 012	\$ 240.38
A25	Brownlee Circle	1.14 Acres	0057B 031	\$ 173.44
A26	Brownlee Circle	1 Acre	0057B 030	\$ 243.43
A27	Brownlee Circle	1 Acre	0057B 029	\$ 152.15
A28 / A29 / A36	Belflower Road	2.17 Acres	0057B 023	\$ 275.37
A30 / A31	Belflower Road	3.46 Acres	0057B 020	\$ 437.93
A36	Brownlee Circle	1.02 Acres	0057B 024	\$ 155.18
B1	Brownlee Circle	1 Acre	0057B 058	\$ 152.15
B2	Brownlee Circle	1 Acre	0057B 057	\$ 152.15
B3	Brownlee Circle	1 Acre	0057B 056	\$ 152.15
B4	Brownlee Circle	1 Acre	0057B 055	\$ 152.15
B5	Brownlee Circle	1 Acre	0057B 054	\$ 152.15
B7	Brownlee Circle	1 Acre	0057B 052	\$ 152.15
B8	Brownlee Circle	1.14 Acres	0057B 051	\$ 173.44
B9	Brownlee Circle	1.21 Acres	0057B 050	\$ 184.09
B10	Brownlee Circle	1.21 Acres	0057B 049	\$ 184.09
B11	Brownlee Circle	1.2 Acres	0057B 065	\$ 182.57
B12	Brownlee Circle	1 Acre	0057B 064	\$ 152.15
B13	Brownlee Circle	1 Acre	0057B 063	\$ 152.15
B15	Brownlee Circle	1 Acre	0057B 061	\$ 152.15
B16	Brownlee Circle	1.01 Acre	0057B 060	\$ 153.66
B17	Brownlee Circle	1.17 Acre	0057B 059	\$ 178.00
C2	Belflower Road	1.12 Acre	0057B 002	\$ 170.40
C3	Belflower Road	1.1 Acre	0057B 003	\$ 167.36
C4	Belflower Road	1.1 Acre	0057B 004	\$ 167.36
C5	Belflower Road	1.1 Acre	0057B 005	\$ 167.36

# Aerial Map



## Legal Description

Property Address: Olen Drive Tifton, GA 31794

All that certain tract or parcel of land lying and being in Land Lots 219 and 242 of the 6th Land District of Tift County, Georgia, and being more particularly described as Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 17, 19, 24, 25, 26, 27, 28, 29, 30, 31, 33, 34, and 36, Block A; Lots 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17, Block B; and Lots 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block C, as is more particularly described according to that plat of survey entitled "Survey of Olen Heights Subdivision" prepared by Royal Surveyors, Inc., of Tifton, Georgia, on August 6, 1996, said plat being recorded in Plat Book 30, Page 8, in the Office of Clerk of Tift Superior Court and being by reference incorporated herein. Also included are all roads in the Olen Heights Subdivision as said roads are depicted on the aforementioned plat of survey.

LESS AND EXCEPT, all those tracts or parcels of land situate, lying and being in Land Lots 219 and 242 of the 6<sup>th</sup> Land District of Tift County, Georgia, and being more particularly described as Lots 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 17, 19, 24, 33, and 34, Block A, Lot 14, Block B, and Lots 6, 7, 8, 9 and 10, Block C, Olen Heights Subdivision, as shown on that plat of survey of said subdivision dated August 6, 1996, a copy of which is recorded in Plat Book 30, Page 8, Clerk's Office, Tift County Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.



***Go Bid Now!***

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