

Go Bid
Now

Property Information

Online Only Auction

*211 +/- Acres
Sumter County,
Georgia*

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



**658 Carter Fish Pond Road
Plains, Georgia 31780**

**February 11, 2021
at 4:00 P.M.**

WAG
WEEKS AUCTION GROUP
ACCELERATED REAL ESTATE MARKETING

(229) 890-2437

www.WeeksAuctionGroup.com



Introduction

Dear Prospective Bidders,

Weeks Auction Group is pleased to announce the public online only Auction of this 211+/- Acre Row Crop and Recreational Farm located on Carter Fish Pond Road in Sumter County, Georgia.

This property consists of 110+/- acres in cultivation and 24+/- acres of pastureland. Looking to deer hunt? This farm has over 50+/- acres of cleared woodlands perfect for seasonal food plots. Whether you're looking for an income-producing property, expanding a farming operation, or a diversified hunting tract this property checks all the boxes!

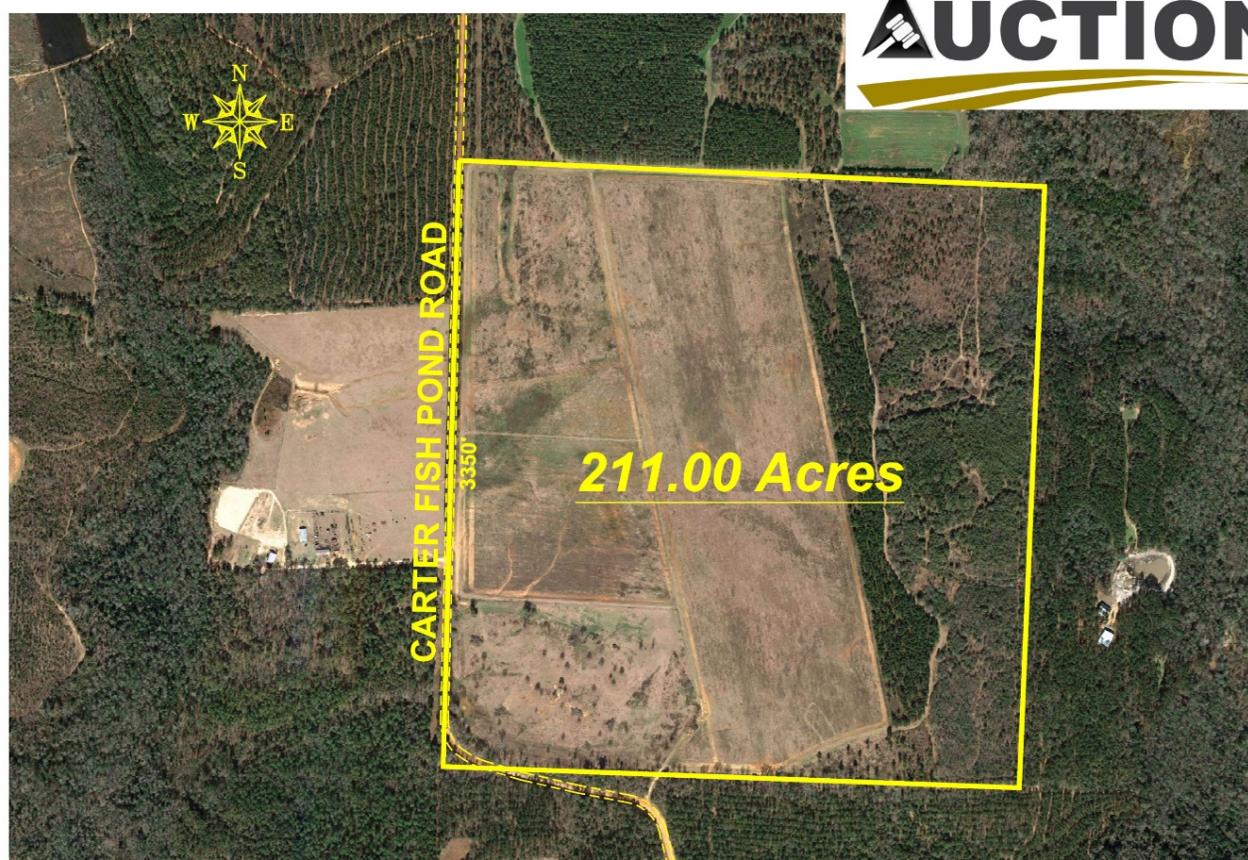
Bidding for this property will open on January 28, 2021 at 10:00 a.m. eastern time and continue to February 11, 2021. Bidding will begin closing at 4:00 p.m. eastern time subject to auto extensions. All bidding for this property will be conducted on the Weeks Auction Group online bidding platform at www.WeeksAuctionGroup.com. Prior to placing any bids please read this Property Information Package along with the Bidding Terms and Conditions, and the Sample Purchase contract. All documents can be found online under the "Documents" tab.

Please don't hesitate to contact me if you have any question about the property, the auction process, or if you'd like to schedule a private showing of the property.

Sincerely,
Weeks Auction Group, Inc.

Cameron Morris
Associate Broker & Auctioneer





Auction Date and Time: Thursday, February 11, 2021 at 4:00 P.M.

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

For More Information Contact: Cameron Morris
Associate Broker & Auctioneer
Weeks Auction Group, Inc.
(229) 890 – 2437 Office
(229) 881 – 7643 Cell
Cameron@BidWeeks.com

Property Information

Property Address: 658 Carter Fish Pond Road Plains, Georgia 31780

Auction Date and Time: February 11, 2021 at 4:00 P.M.

Property Size (Acres): 211 +/- Acres

Assessor's Parcel Number: Sumter 1702-43-1

Taxes (2020): \$6,192.04

Driving Directions: From Plains take Highway 45 South for 4 Miles towards Dawson. Turn Left on Carter Fish Pond Road South for 1.2 Miles and the property is on the left. ***Watch for Auction Signs!***

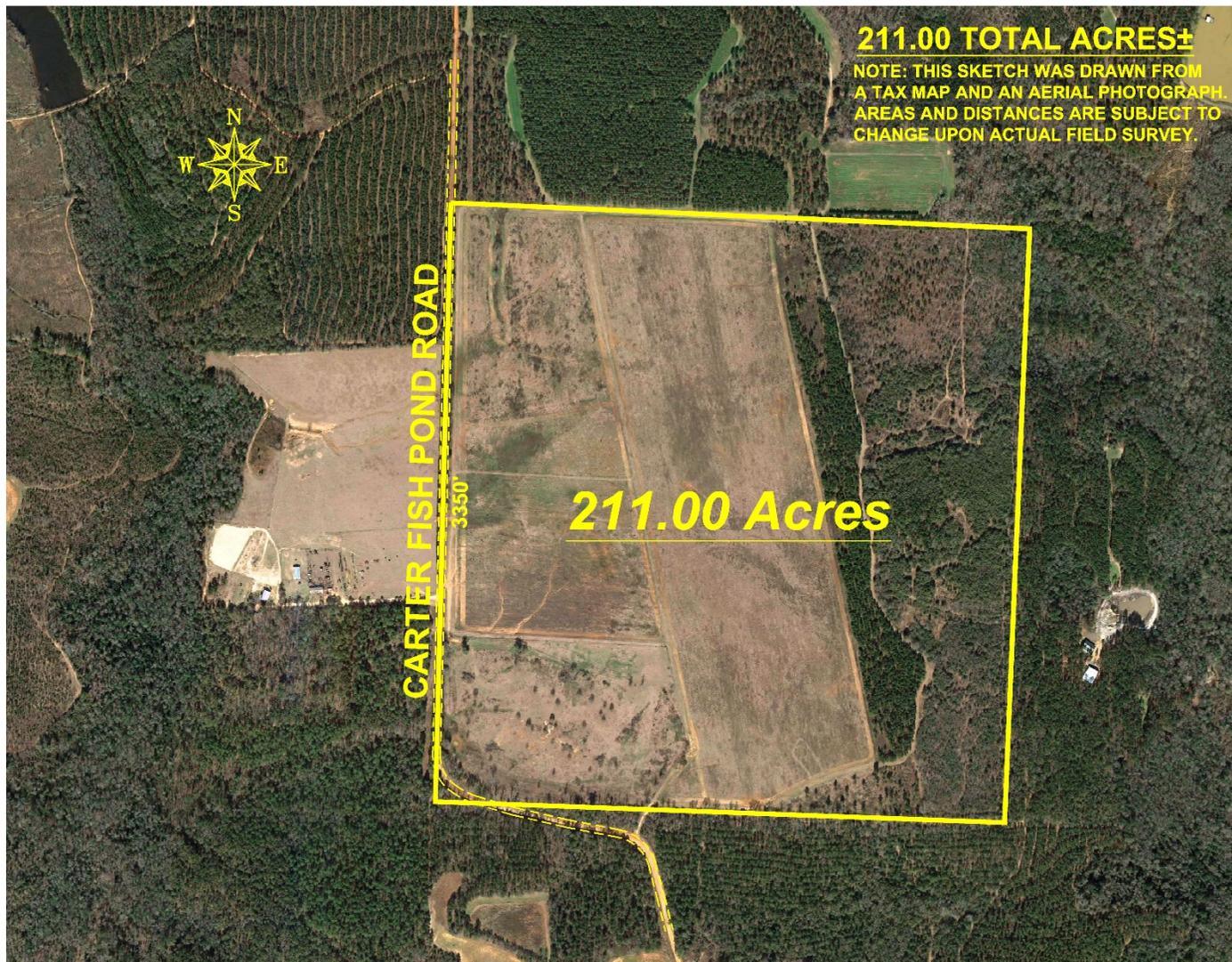
Important Selling Features:

- Farm and Timberland Opportunity
- 211+/- Total Acres
- 110+/- Acres of Row Crop Potential (52%)
- 50+/- Acres of Cleared Woodlands
- 24+/- Acres of Pastureland
- 15+/- Acres of Pines
- Sportsman's Paradise w/ Income Potential
- Located South of Plains on Carter Fish Pond Road

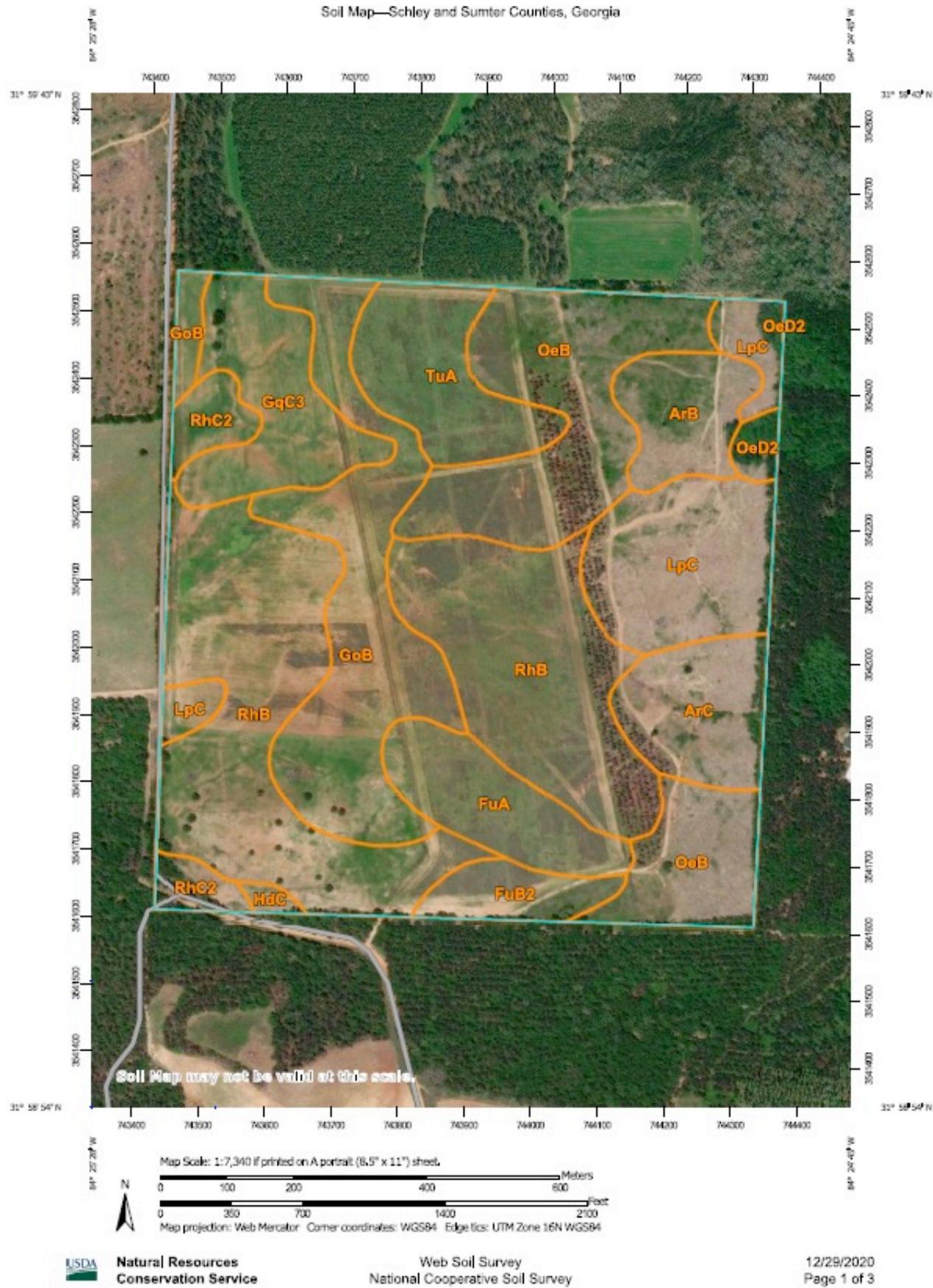
For More Information Contact:

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Aerial Map



Soil Map



Soil Map Legend

Soil Map—Schley and Sumter Counties, Georgia

MAP LEGEND		MAP INFORMATION	
<p>Area of Interest (AOI)</p> <p> Area of Interest (AOI)</p> <p>Soils</p> <p> Soil Map Unit Polygons</p> <p> Soil Map Unit Lines</p> <p> Soil Map Unit Points</p> <p>Special Point Features</p> <p> Blowout</p> <p> Borrow Pit</p> <p> Clay Spot</p> <p> Closed Depression</p> <p> Gravel Pit</p> <p> Gravelly Spot</p> <p> Landfill</p> <p> Lava Flow</p> <p> Marsh or swamp</p> <p> Mine or Quarry</p> <p> Miscellaneous Water</p> <p> Perennial Water</p> <p> Rock Outcrop</p> <p> Saline Spot</p> <p> Sandy Spot</p> <p> Severely Eroded Spot</p> <p> Sinkhole</p> <p> Slide or Slip</p> <p> Sodic Spot</p>	<p> Spoil Area</p> <p> Stony Spot</p> <p> Very Stony Spot</p> <p> Wet Spot</p> <p> Other</p> <p> Special Line Features</p> <p>Water Features</p> <p> Streams and Canals</p> <p>Transportation</p> <p> Rails</p> <p> Interstate Highways</p> <p> US Routes</p> <p> Major Roads</p> <p> Local Roads</p> <p>Background</p> <p> Aerial Photography</p>	<p>The soil surveys that comprise your AOI were mapped at 1:20,000.</p> <p>Warning: 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: Schley and Sumter Counties, Georgia Survey Area Data: Version 16, 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 16, 2016—Nov 29, 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 Unit Legend

Soil Map—Schley and Sumter Counties, Georgia

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ArB	Americus loamy sand, 0 to 5 percent slopes	8.3	3.9%
ArC	Americus loamy sand, 5 to 8 percent slopes	10.6	5.0%
FuA	Faceville sandy loam, 0 to 2 percent slopes	10.7	5.1%
FuB2	Faceville sandy loam, 2 to 5 percent slopes, moderately eroded	5.1	2.4%
GoB	Greenville sandy loam, 2 to 5 percent slopes	29.2	13.8%
GqC3	Greenville sandy clay loam, 5 to 8 percent slopes, severely eroded	13.7	6.5%
HdC	Henderson cherty sandy loam, 2 to 8 percent slopes	0.7	0.4%
LpC	Lakeland sand, 0 to 8 percent slopes	20.5	9.7%
OeB	Orangeburg loamy sand, 2 to 5 percent slopes	32.9	15.6%
OeD2	Orangeburg loamy sand, 8 to 12 percent slopes, moderately eroded	1.5	0.7%
RhB	Red Bay sandy loam, 2 to 5 percent slopes	60.2	28.5%
RhC2	Red Bay sandy loam, 5 to 8 percent slopes, eroded	5.4	2.6%
TuA	Tifton sandy loam, 0 to 2 percent slopes	12.6	6.0%
Totals for Area of Interest		211.4	100.0%

Farm Service Agency Farm Map

USDA United States Department of Agriculture 2019 NAIP

Sumter County Georgia

Farm: 3275

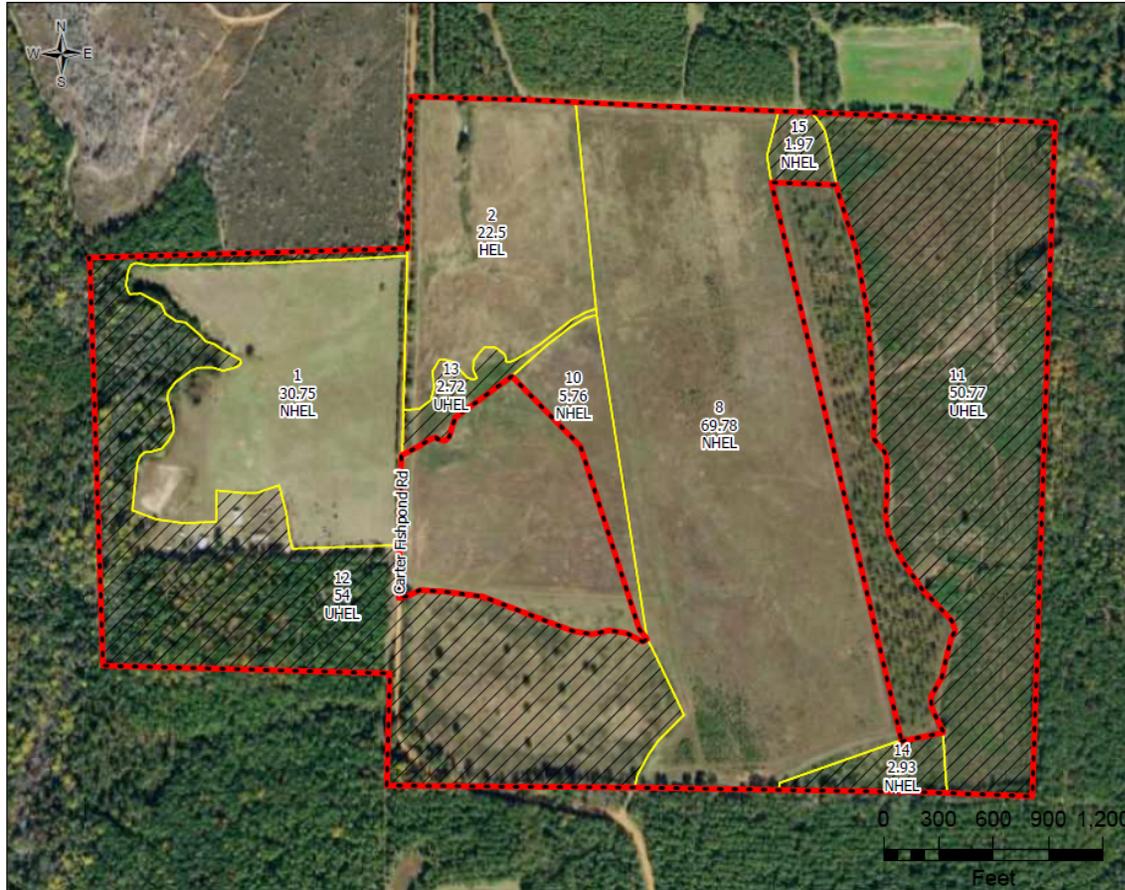
Tract: 12372

2021 Program Year

-83.877° 33.29°

Date Exported 12/3/2020

Tract Cropland: 128.79 Acres



CLU	Acres	HEL	Crop
1	30.75	NHEL	
2	22.5	HEL	
8	69.78	NHEL	
10	5.76	NHEL	
11	50.77	UHEL	NC
12	54	UHEL	NC
13	2.72	UHEL	NC
14	2.93	NHEL	NC
15	1.97	NHEL	NC

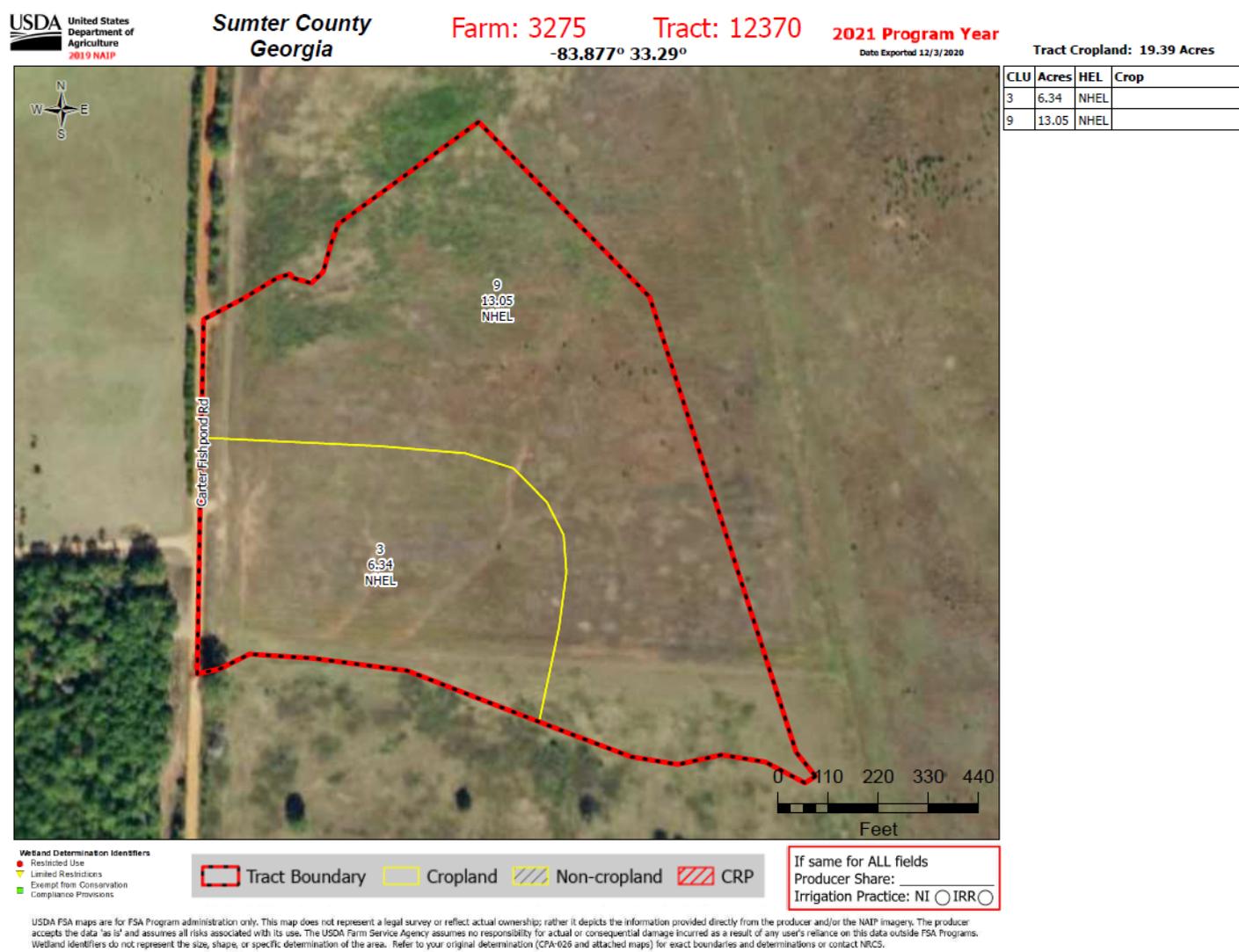
Wetland Determination Identifiers
 ● Restricted Use
 ▲ Limited Restrictions
 ▼ Exempt from Conservation Compliance Provisions

 Tract Boundary
 Cropland
 Non-cropland
 CRP

If same for ALL fields
 Producer Share: _____
 Irrigation Practice: NI IRR

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.

Farm Service Agency Farm Map Continued



Farm Service Agency Farm Map Continued



Sumter County
Georgia

Farm: 3275

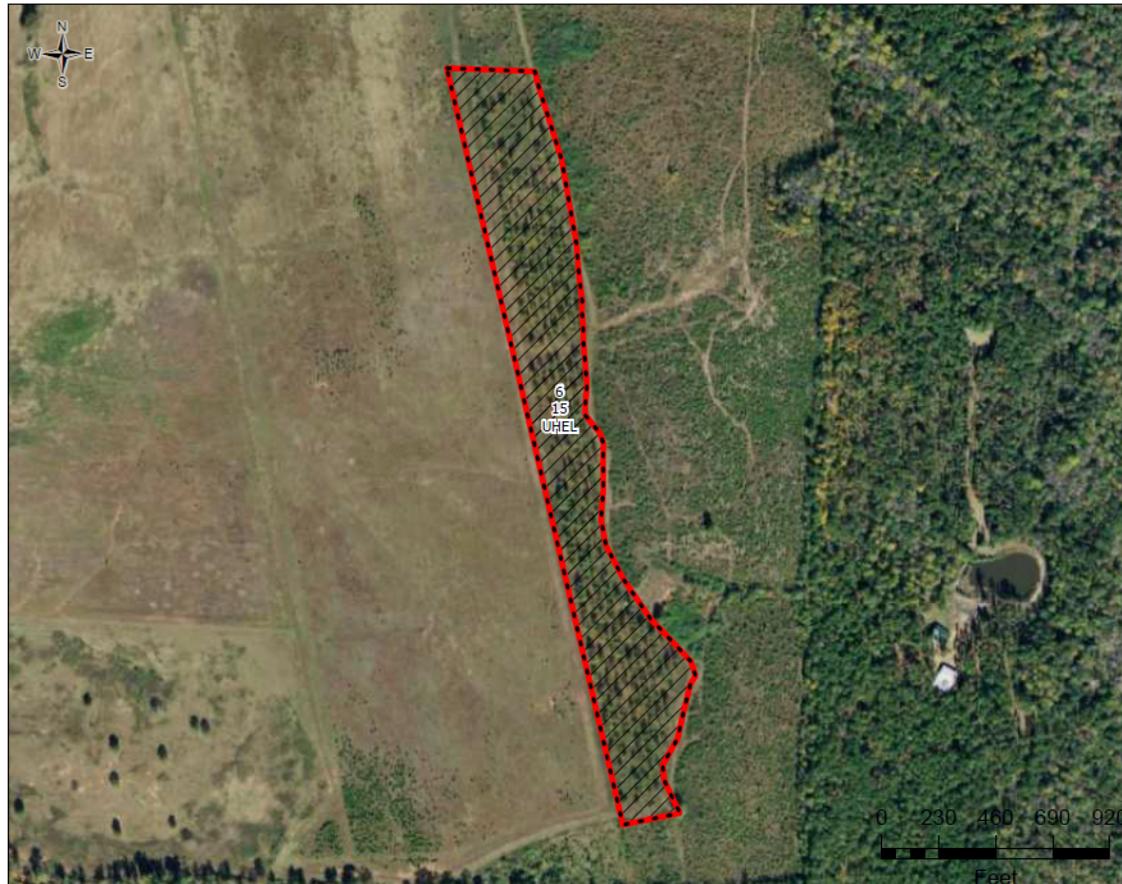
Tract: 12371

2021 Program Year

-83.877° 33.29°

Date Exported 12/3/2020

Tract Cropland: 0 Acres



CLU	Acres	HEL	Crop
6	15	UHEL	NC

Wetland Determination Identifiers
 ● Restricted Use
 ▲ Limited Restrictions
 ■ Exempt from Conservation Compliance Provisions

 Tract Boundary
 Cropland
 Non-cropland
 CRP

If same for ALL fields
 Producer Share: _____
 Irrigation Practice: NI IRR

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.

Farm Service Agency 156 EZ Report- Page 1

Georgia	U.S. Department of Agriculture	FARM: 3275
Sumter	Farm Service Agency	Prepared: 12/29/20 1:52 PM
Report ID: FSA-156EZ	Abbreviated 156 Farm Record	Crop Year: 2021
		Page: 1 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.

Operator Name TANNER, DONALD PHILLIP	Farm Identifier COMB 3289/3273
---	-----------------------------------

Farms Associated with Operator:
None

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
275.57	148.18	168.08	0.0	0.0	0.0	0.0	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	168.08	0.0	0.0					

ARC/PLC					
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
PNUITS, SUP	WHEAT, CORN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	32.5	40	0.00	0
CORN	32.9	46	0.00	0
PEANUTS	58.1	2721	0.00	
SEED COTTON	9.28	1320	0.00	
UNA GENERIC	2.32	0	0.00	
Total Base Acres:	135.1			

Tract Number: 12370 Description: A7/1B
 FSA Physical Location: Sumter, GA ANSI Physical Location: Sumter, GA
 BIA Range Unit Number:
 HEL Status: NHEL: no agricultural commodity planted on undetermined fields
 Wetland Status: Tract contains a wetland or farmed wetland
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
19.39	19.39	19.39	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	19.39	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	10.0	46	0.00
Total Base Acres:	10.0		

Farm Service Agency 156 EZ Report- Page 2

Georgia	U.S. Department of Agriculture	FARM: 3275
Sumter	Farm Service Agency	Prepared: 12/29/20 1:52 PM
Report ID: FSA-156EZ	Abbreviated 156 Farm Record	Crop Year: 2021
		Page: 2 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.

Owners: TANNER, DONALD PHILLIP
Other Producers: None

Tract Number: 12371 Description: A7/1B
FSA Physical Location: Sumter, GA ANSI Physical Location: Sumter, GA
BIA Range Unit Number:
HEL Status: HEL Determinations not complete
Wetland Status: Tract contains a wetland or farmed wetland
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
15.0	0.0	15.0	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	15.0	0.0	0.0			

Owners: TANNER, DONALD PHILLIP
Other Producers: None

Tract Number: 12372 Description: A7/1B
FSA Physical Location: Sumter, GA ANSI Physical Location: Sumter, GA
BIA Range Unit Number:
HEL Status: HEL Determinations not complete
Wetland Status: Tract contains a wetland or farmed wetland
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
241.18	128.79	133.69	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	133.69	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	32.5	40	0.00
CORN	22.9	46	0.00
PEANUTS	58.1	2721	0.00
SEED COTTON	9.28	1320	0.00
UNA GENERIC	2.32	0	0.00
Total Base Acres:	125.1		

Owners: TANNER, DONALD PHILLIP
Other Producers: None

Tax Card Parcel – Page 1

10/20/2020

qPublic.net - Sumter County, GA - Report: 1702 43 1



Summary

Parcel Number 1702 43 1
 Location Address 657 S CARTER FISHPOND RD
 Legal Description OLD MCTIER PL 239.5 AC,
 (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 UNINCORPORATED COUNTY (District 07)
 Millage Rate 31.478
 Acres 239.5
 Neighborhood N/A
 Homestead Exemption Yes (51)
 Landlot/District 43 / 17
 Water Well
 Sewer Septic Tank
 Electric Electricity
 Gas Tank Gas
 Topography Rolling
 Drainage Fair
 Road Class County
 Parcel Road Access Paved



[View Map](#)

Owner

DONALD PHILLIP TANNER
 567 CARTER FISH POND ROAD
 PLAINS, GA 31780

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	2	36
RUR	Open Land	Rural	3	86.5
RUR	Open Land	Rural	6	41
RUR	Woodlands	Rural	1	35
RUR	Woodlands	Rural	2	5
RUR	Woodlands	Rural	6	17
RUR	Woodlands	Rural	7	17
RUR	Woodlands	Rural	8	2

Residential Improvement Information

Style One Family
 Heated Square Feet 1392
 Interior Walls Sheetrock
 Exterior Walls Wood
 Foundation Piers
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1991
 Roof Type Metal - Enamel
 Flooring Type Tile
 Heating Type No Heat
 Number Of Rooms 2
 Number Of Bedrooms 1
 Number Of Full Bathrooms 1
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 0
 Value \$35,000
 Condition Fair
 House Address 657 S CARTER FISHPOND

<https://qpublic.schneidercorp.com/Application.aspx?AppID=849&LayerID=15775&PageTypeID=4&PageID=7043&Q=1318130290&KeyValue=1702+...> 1/3

Tax Card Parcel – Page 2

10/20/2020

qPublic.net - Sumter County, GA - Report: 1702 43 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FIRE FEE - PARCEL	2010	0x0 / 0	1	\$0
FIRE FEE - RESIDENTIAL IMP	2010	0x0 / 0	1	\$0
GARBAGE UNITS	2007	0x0 / 0	1	\$0
CPYS CANOPY RESIDENTIAL WD	1998	0x0 / 0	0	\$0
AP6L POLE SHED WD 4 OPEN NO FL	1991	18x24 / 0	0	\$360
AD1 DAIRY/HORSE BARN	1980	36x60 / 0	1	\$7,500
AH3 SWINE SHED	1980	25x69 / 0	1	\$2,200
Well/Septic Tank	1900	0x0 / 1	1	\$4,500
SITE IMPROVEMENT <\$25000	1900	0x0 / 1	1	\$500
SITE IMPROVEMENT <\$25000	1900	0x0 / 1	1	\$500

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/11/2003	803 55		\$120,000	Kin	TANNER, DONALD	TANNER, DONALD PHILLIP
9/1/1960	064 131		\$0	Old Sale		TANNER, DONALD

Valuation

	2020	2019	2018	2017
Previous Value	\$461,760	\$461,760	\$461,760	\$461,760
Land Value	\$411,200	\$411,200	\$411,200	\$411,200
+ Improvement Value	\$35,000	\$35,000	\$35,000	\$35,000
+ Accessory Value	\$15,560	\$15,560	\$15,560	\$15,560
= Current Value	\$461,760	\$461,760	\$461,760	\$461,760

Photos

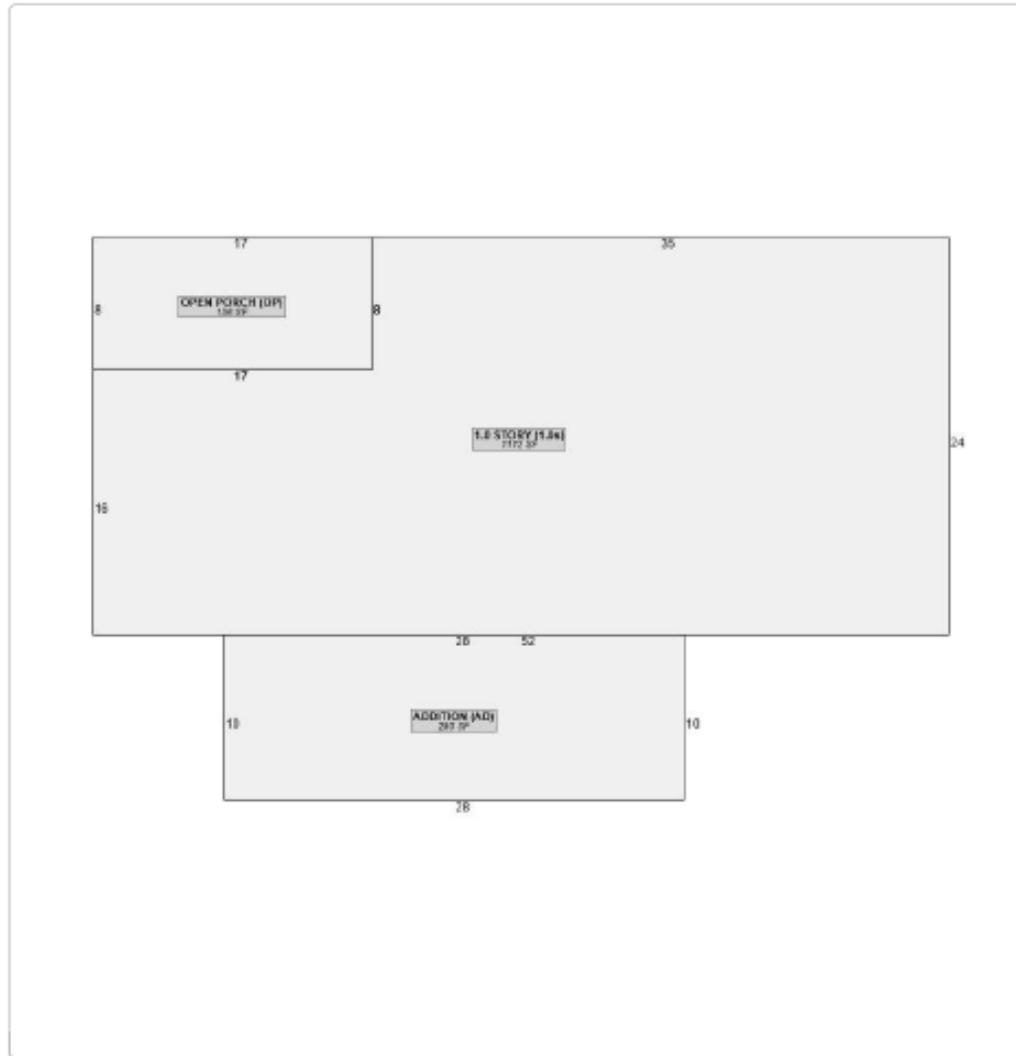


Sketches

Tax Card Parcel – Page 3

10/20/2020

qPublic.net - Sumter County, GA - Report: 1702 43 1



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

Sumter County 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 taxroll. All data is subject to change before the next certified taxroll.

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

Last Data Upload: 10/20/2020, 3:21:04 AM

Developed by
 Schneider
 GEOSPATIAL

Version 2.3.21

Tax Map Parcel

 **qPublic.net**™ Sumter County, GA



Parcel ID	1702 43 1	Owner	DONALD PHILLIP TANNER	Last 2 Sales			
Class Code	Agricultural		567 CARTER FISH POND ROAD	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED COUNTY		PLAINS, GA 31780	7/11/2003	\$120000	KN	U
Acres	239.5	Physical Address	657 S CARTER FISHPOND RD	9/1/1960	0	OS	U
		Assessed Value	Value \$461760				

(Note: Not to be used on legal documents)

Date created: 10/20/2020
 Last Data Uploaded: 10/20/2020 3:21:04 AM

Developed by  Schneider
 GEOSPATIAL

Tax Bill Parcel

2020 Property Tax Statement

WILKIE SMITH
Sumter County Tax Commissioner
500 West Lamar Street Ste 120
P.O. Box 1044
AMERICUS, GA 31709
Phone: (229) 928-4530
Fax: (229) 928-4533

TANNER DONALD PHILLIP

567 CARTER FISH POND ROAD

PLAINS, GA 31780

RETURN THIS FORM WITH PAYMENT

Bill Number	Due Date	CURRENT YEAR DUE
13991	12/1/2020	\$6,272.02

Payment Good Through: 1/20/2021

Map: 1702 43 1

Last payment made on:

Location: 657 S CARTER FISHPOND RD

This is the Property Tax Statement for the property you owned in Sumter County on January 1, 2020.

Payments accepted are cash, check, money order, or debit/credit card. Tax Payments may also be made on-line at www.sumtercountygatax.com. A third-party convenience fee is added to all debit/credit card transactions.

American Express, Discover, VISA, and MasterCard are accepted on-line at this site.

If you should have any questions, please contact:

SUMTER COUNTY TAX COMMISSIONER
(229) 928-4530

WILKIE SMITH
Sumter County Tax Commissioner
500 West Lamar Street Ste 120
P.O. Box 1044
AMERICUS, GA 31709
Phone: (229) 928-4530
Fax: (229) 928-4533



Scan this code with your mobile phone to view or pay this bill.

Tax Payer: TANNER DONALD PHILLIP
Map Code: 1702 43 1
Description: OLD MCTIER PL 239.5 AC,
Location: 657 S CARTER FISHPOND RD
Bill Number: 13991
District: 7

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$50,560.00	\$411,200.00	239.5	461760	12/1/2020	1/2/2021	1/20/2021	S1

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	461760	184704	2000	182704	0	0.00	0.00	0.00
COUNTY M&O	461760	184704	2000	182704	16.102	2941.90	0.00	2408.40
SALES TAX ROLLBACK	0	0	0	182704	-2.92	0.00	-533.50	0.00
SCHOOL M&O	461760	184704	2000	182704	18.164	3318.64	0.00	3318.64
FIRE FEE 1 - \$75	461760	0	0	0	0	75.00	0.00	75.00
FIRE FEE 2 - \$150	461760	0	0	0	0	150.00	0.00	150.00
SANITATION - GARBAGE FEE	461760	0	0	0	0	240.00	0.00	240.00
TOTALS					31.346	6,725.54	-533.50	6,192.04

If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid.

- All bills are sent to the January 1 owner and address of record.
- Interest charges (set by State Statute) accrue monthly and begin the day after the due date.
- A 5% penalty (set by State Statute) is imposed on all property (other than homesteaded property with a tax bill under \$500) every 120 days after the due date. The penalty is assessed on the tax balance. Penalties will not exceed 20%.
- Your cancelled check is your receipt. Send a self-addressed stamped envelope to receive an additional receipt.
- The amount shown is good thru the printed date indicated in the upper right corner of this statement. If you are paying after the due date, please call our office for the correct amount due.

- Begin making payments when you receive this bill. Make as many payments as you choose before the Due Date. No interest charges prior to the due date. A taxpayer may not have back taxes to participate in this program.
- If you have back taxes, call the Tax Commissioner NOW. Payment plans may be available. Certain restrictions apply.

Current Due: \$6,192.04
Penalty: \$0.00
Interest: \$79.98
Other Fees: \$0.00
Back Taxes: \$16,087.51
Amount Paid: \$0.00

TOTAL DUE: \$22,359.53

Legal Description

00803
00058

BOOK 803 PAGE 58

EXHIBIT "A"

ALL of Lot No. 43 in the 17th Land District of Sumter County, Georgia containing 202 ½ acres, more or less; also 37 ½ acres of land, more or less, in the 17th Land District of Sumter County, Georgia lying in front of residence formerly occupied by R. B. McTyier and lying and being situate in Lot of Land No. 22 an din the southeast corner of the 150 acre tract of land owned and/or formerly owned by J. F. Forrest, the four sides of said tract of land being equal and bounded on the north by the lands formerly owned by U. K. McTyier, on the east by a public road, and on the south and west by lands now or formerly owned by J. L. Forrest, Sr., said land herein described being the same land conveyed to Mrs. Grace Kennedy Theus by Mrs. Jessie Mae McGill Glenn by Warranty Deed dated April 25, 1953, recorded in the Office of the Clerk of Superior Court of Sumter County, Georgia, in Deed Book 45 at Pages 321 and 322.

Go Bid Now!



www.WeeksAuctionGroup.com