

Go Bid
NOW!

Property Information

*347 +/- Acre Sportsman's
Paradise - Turner County*

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

Online Only Auction



**1950 Monroe Road
Ashburn, Georgia 31714**

March 23, 2021 at 4:00 P.M.



(229) 890 - 2437

www.WeeksAuctionGroup.com



Introduction

Dear Prospective Bidders,

Weeks Auction Group is excited to announce the Public Auction of this 347+/- acre recreational property just minutes off Interstate 75 in Ashburn, Georgia.

This region is known for outstanding Whitetail Deer populations with game cameras to prove it. This property has 250 +/- acres of ArborGen MCP Select Pines planted in 2019. The 2,000 +/- SF Cabin/Barn is perfect for the outdoorsman looking to escape. Whether you are looking for great timber investment, a weekend getaway or a diversified hunting tract this property is ready for hunting season! Offered in 4 tracts at auction, buyers can bid on a single tract, a few tracts or the farm as a whole.

Bidding for this property will open on March 10, 2021 at 10:00 a.m. eastern time and continue to March 24, 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: March 23, 2021 at 4:00 P.M.

Open House Dates and Times: Drive through 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) 881 – 7643
 Cameron@BidWeeks.com

Property Information

Property Address: 1950 Monroe Road Ashburn, Georgia 31714

Auction Date: March 23, 2021 at 4:00 P.M.

Property Size (Acres): 347 +/- Acres

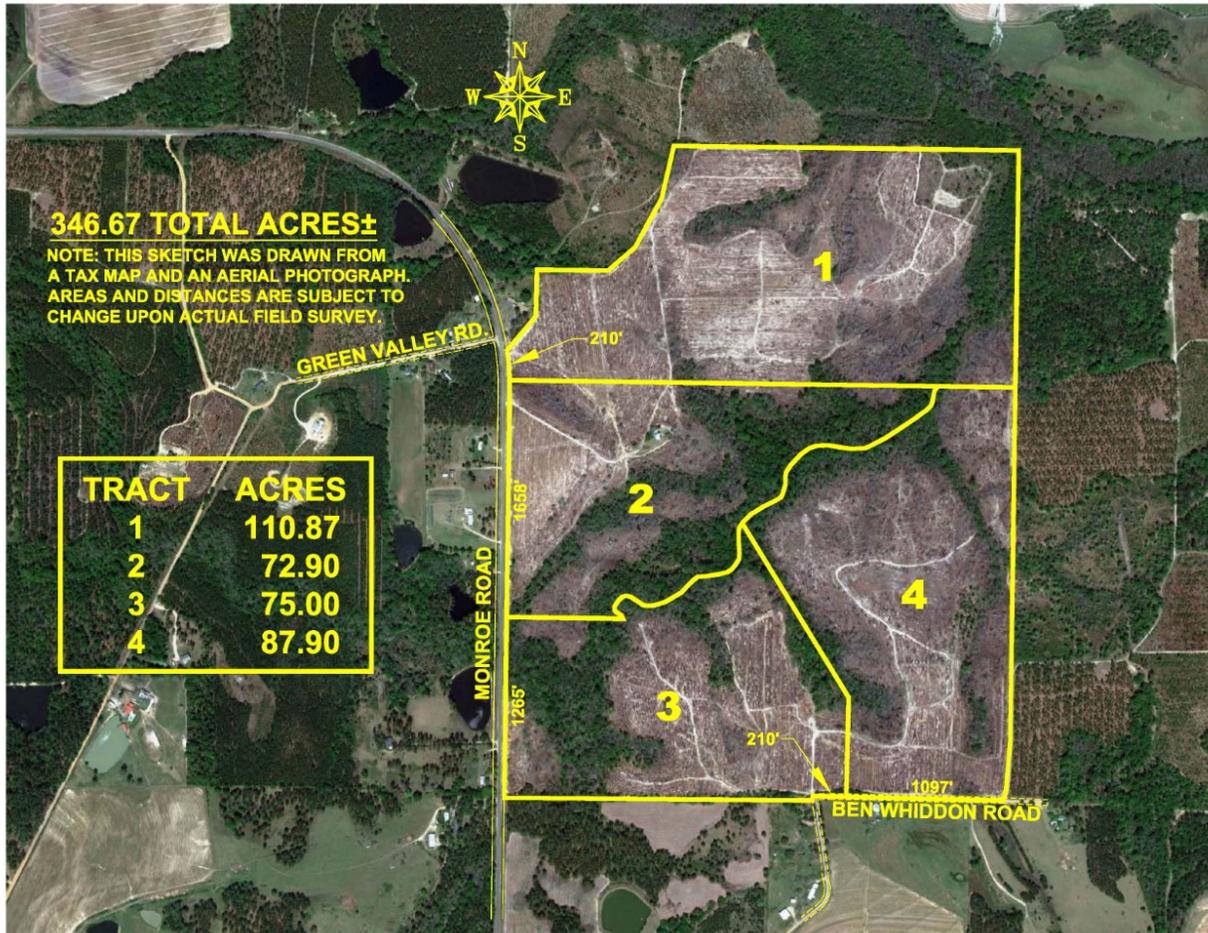
Assessor's Parcel Numbers: TURNER – 037 022
TURNER – 037 022B

Driving Directions: From ASHBURN, take Highway 112 for 2.5 miles under the Interstate towards Rebecca, GA on Highway 112. Turn Left on Monroe Road and the property begins on the Right just after 2 miles. ***Watch for Auction Signs!***

Important Selling Features:

- 347+/- Total Acres
- 250+/- Acres Planted Pines - ArborGen MCP Select
- Great Timber Investment - Planted in 2019
- 2,000+/- SF Cabin/Barn with Loft Built in 1997
- 4" Deep Well
- 95+/- Acres of Hardwood Timber
- Great Deer Genetics w/ Game Cameras to Prove
- Outstanding Turkey Hunting
- Multiple Duck Hunting Sites
- Large Food Plots
- Extensive Road Network – Easy Access
- Access on Monroe Road and Ben Whiddon Road
- 7 Minutes from Interstate 75

Aerial Map



Tax Card Parcel TURNER – 037 022



Summary

Parcel Number 037 022
Location Address MONROE RD
Legal Description LD2 LL174 243AC
(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 31.981
Acres 243
Homestead Exemption No (50)
Landlot/District 174 / 02

[View Map](#)

Owner

[SANDERS F HUNT JR](#)
 88 SANDHAMMOCK LAKE RD
 TIFTON, GA 31793-9067

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	2	72
RUR	Woodlands	Rural	3	14
RUR	Woodlands	Rural	5	38
RUR	Woodlands	Rural	6	55
RUR	Woodlands	Rural	7	18
RUR	Woodlands	Rural	8	46

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CLV	Timberland 93	2	72
CLV	Timberland 93	3	14
CLV	Timberland 93	5	38
CLV	Timberland 93	6	55
CLV	Timberland 93	7	18
CLV	Timberland 93	8	46

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/9/2007	212 017		\$0	QUITCLAIM DEED	SANDERS F HUNT	SANDERS F HUNT JR
2/13/2006	204 173	B37	\$0	DEED OF GIFT	SANDERS F HUNT	SANDERS F HUNT JR
1/31/2005	196 488	B37	\$0	QUITCLAIM DEED	SANDERS F HUNT SR	SANDERS F HUNT JR
2/24/2004	189 758		\$0	PART INT IN PROPERTY	SANDERS F HUNT SR	SANDERS F HUNT JR
3/12/2003	183 273	B37	\$0	DEED OF GIFT	SANDERS F HUNT	SANDERS F HUNT JR
3/28/2002	177 295		\$0	DEED OF GIFT	SANDERS F HUNT	SANDERS F HUNT JR
6/5/2001	172 244	B37	\$0	DEED OF GIFT	SANDERS F HUNT	SANDERS F HUNT JR
1/2/2001	169 471	B37	\$0	DEED OF GIFT	SANDERS F HUNT	SANDERS F HUNT JR
8/26/1998	156 222		\$96,195	DEED OF GIFT	SANDERS F HUNT	SANDERS F HUNT JR
11/10/1997	151 607	B37	\$193,185	TIMBER ON PROPERTY	SOUTHERN PINES	SANDERS F HUNT
10/7/1997	151 312	B37	\$103,152	SPLIT PARCEL	SOUTHERN PINES	GALLIANO ENRIQUE & D

Valuation

	2020	2019	2018	2017
Previous Value	\$261,056	\$261,056	\$261,056	\$261,056
Land Value	\$261,056	\$261,056	\$261,056	\$261,056
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$261,056	\$261,056	\$261,056	\$261,056
10 Year Land Covenant (Agreement Year / Value)	2019 / \$133,003	2019 / \$129,288	2009 / \$119,503	2009 / \$116,023

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 TURNER – 037 022B



Summary

Parcel Number 037 022B
Location Address MONROE RD
Legal Description LD2 LL174 103.67AC
(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 31.981
Acres 103.67
Homestead Exemption No (50)
Landlot/District 174 / 02

[View Map](#)

Owner

[SANDERS F HUNT JR](#)
 88 SANDHAMMOCK LAKE RD
 TIFTON, GA 31793

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	2	42.41
RUR	Woodlands	Rural	3	3.43
RUR	Woodlands	Rural	5	19.81
RUR	Woodlands	Rural	6	23.69
RUR	Woodlands	Rural	7	3
RUR	Woodlands	Rural	8	11.33

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Timberland 93	2	42.41
CUV	Timberland 93	3	3.43
CUV	Timberland 93	5	19.81
CUV	Timberland 93	6	23.69
CUV	Timberland 93	7	3
CUV	Timberland 93	8	11.33

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/19/2017	276 624	837	\$114,037	FAMILY SALE	SANDERS F HUNT	SANDERS F HUNT JR
8/26/1998	156 226		\$116,700	NEIGHBOR SALE	GALLIANO ENRIQUE & D	SANDERS F HUNT
10/7/1997	151 312	837	\$103,152	TIMBER ON PROPERTY	SOUTHERN PINES	GALLIANO ENRIQUE & D

Valuation

	2020	2019	2018	2017
Previous Value	\$122,323	\$122,323	\$122,323	\$122,323
Land Value	\$122,323	\$122,323	\$122,323	\$122,323
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$122,323	\$122,323	\$122,323	\$122,323
10 Year Land Covenant (Agreement Year / Value)	2019 / \$61,895	2019 / \$60,166	2009 / \$55,562	2009 / \$53,944

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](#)

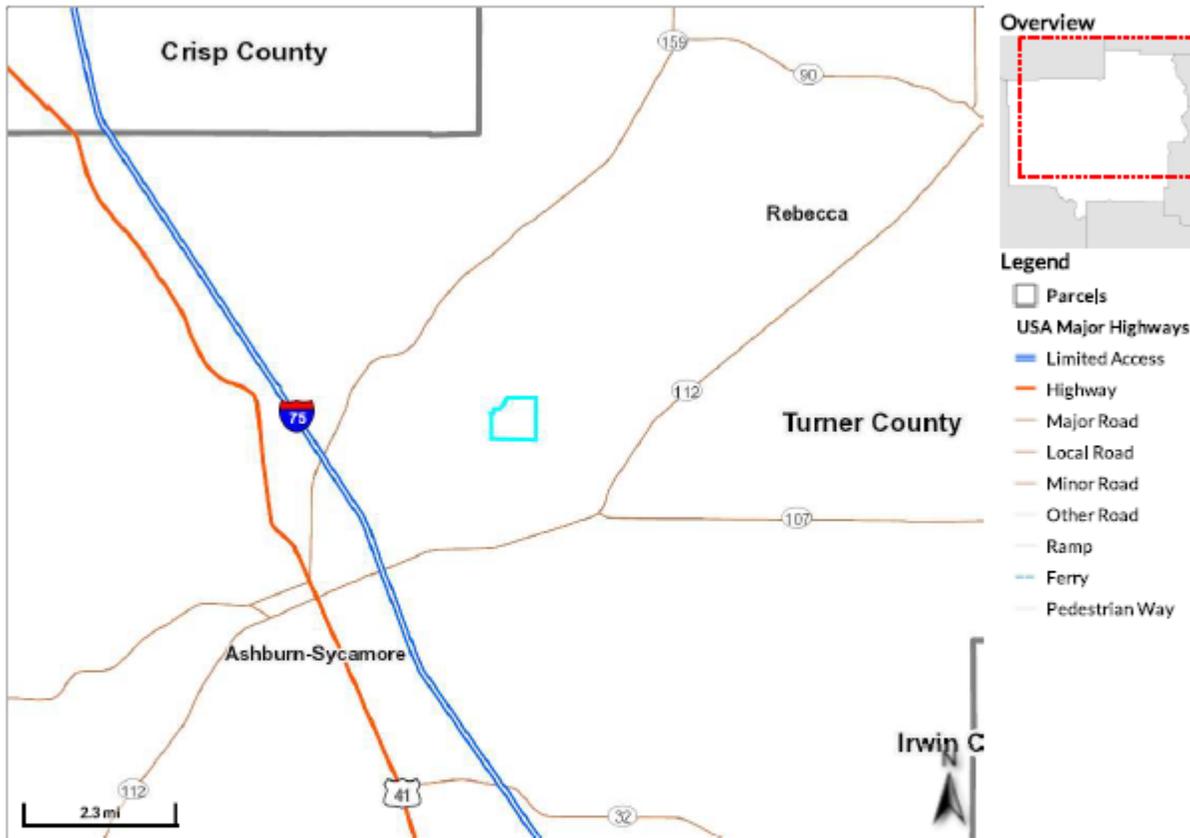
Last Data Upload: 12/28/2020, 8:59:27 PM

Developed by


[Version 2.3.92](#)

Tax Map Parcel TURNER – 037 022

 **qPublic.net™** Turner County, GA



Parcel ID	037 022	Owner	SANDERS F HUNT JR	Last 2 Sales			
Class Code	Consv Use		88 SANDHAMMOCK LAKE RD	Date	Price	Reason	Qual
Taxing District	COUNTY		TIFTON, GA 317939067	2/9/2007	0	QC	U
Acres	243	Physical Address	MONROE RD	2/13/2006	0	DG	U
		Assessed Value	Value \$261056				

(Note: Not to be used on legal documents)

Date created: 12/29/2020
 Last Data Uploaded: 12/28/2020 8:59:27 PM
 Developed by 

Tax Map Parcel TURNER – 037 022B

 **qPublic.net**™ Turner County, GA



Parcel ID	037 022B	Owner	SANDERS F HUNT JR	Last 2 Sales			
Class Code	Consrv Use		88 SANDHAMMOCK LAKE RD	Date	Price	Reason	Qual
Taxing District	COUNTY		TIFTON, GA 31793	10/19/2017	\$114037	FS	U
Acres	103.67	Physical Address	MONROE RD	8/26/1998	\$116700	NS	U
		Assessed Value	Value \$122323				

(Note: Not to be used on legal documents)

Date created: 12/29/2020
Last Data Uploaded: 12/28/2020 8:59:27 PM

Developed by  **Schneider**
GEO SPATIAL

2020 Property Tax Bill

FMUMFB	RANEE F GREGORY TAX COMMISSIONER	2/22/21
FMUMFB01	Clerk RG Date 2021 02 22 Sequence 115647	12:29:09
Bill Number . .	2020 004353 Acct 657R	Fair Mkt Val 261,056
Taxpayer Name. .	SANDERS F HUNT JR	Bill Date 2020 09 14
Additional Name.		Due Date 2020 12 20
Address Line 1 .		H/S Code
Address Line 2 .	88 SANDHAMMOCK LAKE RD	Lender Code
City ST Zip 4. .	TIFTON GA 31793	Under Appeal
Loctn/Desc . . .	LD2 LL174 243AC	Bankruptcy
Map Blk Par Sub.	037 022 Dist 01	Check Notes
Original Bill	Adj & Charges Payments	Descriptions This Tran
1,701.43	1,701.43-	Taxes
		Assessment Pen
		Interest
		Costs
		Late Penalty
		Other Penalty
1,701.43	1,701.43-	TOTALS
	Last T/A Date	(P/A) P
	PP 2020 11 30	(F13) 00
		Reason Code

Email Address:

F1=Options

F3=Return

F4=Delete

F8=Adj to Total

2020 Property Tax Bill

FMUMFB	RANEE F GREGORY TAX COMMISSIONER	2/22/21
FMUMFB01	Clerk RG Date 2021 02 22 Sequence 115647	12:29:23
Bill Number . .	2020 004354 Acct 1240R	Fair Mkt Val 122,323
Taxpayer Name. .	SANDERS F HUNT JR	Bill Date 2020 09 14
Additional Name.		Due Date 2020 12 20
Address Line 1 .		H/S Code
Address Line 2 .	88 SANDHAMMOCK LAKE RD	Lender Code
City ST Zip 4. .	TIFTON GA 31793	Under Appeal
Locn/Desc . . .	LD2 LL174 103.67AC	Bankruptcy
Map Blk Par Sub.	037 022B	Check Notes
Original Bill	Adj & Charges	Dist 01
791.79	Payments	Descriptions
	791.79-	Taxes
		Assessment Pen
		Interest
		Costs
		Late Penalty
		Other Penalty
		TOTALS
		Payment/Adjust
		Reason Code
		(P/A) P
		(F13) 00

	791.79	
		791.79-
		Last T/A Date
		PP 2020 11 30

Email Address:

F1=Options	F3=Return	F4=Delete	F8=Adj to Total
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Conservation Use Tax Valuation Parcel
103.67 Acres

TURNER COUNTY, GEORGIA
 TURNER SUPERIOR COURT *2 PM*
 FILED *Feb 14, 2019*
 DEED BOOK *286* PAGE *493-494*
Mary Lee Green
 MARY LEE GREEN, CLERK

PT283A Rev 2/15

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, 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 rates 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

SANDERS F HUNT JR

Owner's mailing address 88 SANDHAMMOCK LAKE RD		City, State, Zip TIFTON, GA 31793	Number of acres included in this application Agricultural Land: <i>0</i> Timber Land: <i>103.67</i>
Property location (Street, Route, Hwy, etc.) 0 MONROE ROAD		City, State, Zip of Property: ASHBURN, GA 31714	Covenant Acres <i>103.67</i> Total Acres 103.67
District 02	Land Lot 174	Sublot & Block	Recorded Deed Book/Page 276 624
List types of storage and processing buildings:			

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information provided on this 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 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 interest on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

S.F. Hunt Jr
 Signature of Taxpayer or Taxpayer's Authorized Representative

1-7-2019
 Date Application Filed

Signature of Taxpayer or Taxpayer's Authorized Representative
 (Please have additional taxpayers sign on reverse side of application)

Sylvia W Hunt
 sworn to and subscribed before me this *7th* day of *Jan*, 20*19*



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. § 48-5-7.4.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 037 022B	TAX DISTRICT 01	TAXPAYER ACCOUNT NUMBER 1240	YEAR COVENANT: Begin: Jan 1, 2019 Ends: Dec 31, 2028
If transferred from Preferential Agricultural Assessment, provide date of transfer:	If applicable, covenant is a renewal for tax year: Begin: Jan 1, ____ Ends: Dec 31, ____		If applicable, covenant is a continuation for tax year: Begin: Jan 1, ____ Ends: Dec 31, ____
	Pursuant to O.C.G.A. § 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:
Approved: <input checked="" type="checkbox"/> Date: <i>2-12-19</i>	<i>A. Tom Hauer</i> Board of Tax Assessors		Date: <i>2-12-19</i>
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.			

CURRENT USE ASSESSMENT QUESTIONNAIRE – PT283A 037 022B

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Conservation Use Tax Valuation Parcel Continued

103.67 Acres

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in this application only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants	
Name / Relationship			County	Total Acres	% Interest / No of Acres

Check Appropriate Ownership Type:

One or more natural or naturalized citizens.

An estate of which the devisees or heirs are one or more natural or naturalized citizens.

A trust of which the beneficiaries are one or more natural or naturalized citizens.

A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses, _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.)

Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Bona fide club organized for pleasure, recreation, and other non-profitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

Raising, harvesting, or storing crops % _____

Feeding, breeding, or managing livestock or poultry % _____

Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % 100

Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % _____ (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))

Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apianian products % _____

Other _____

Yes No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)

Yes No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.

Yes No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.

Yes No Are there any deed restrictions on this property? If yes, please list the restrictions.

Yes No Does the current zoning on this property allow agricultural use? If no, please explain.

Yes No Is there any type business operated on this property? If yes please indicate business name & type of business.

- If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.

- Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:

(1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber, (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)

- The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable laws 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 _____

037 022B

Conservation Use Tax Valuation Parcel 243 Acres

TURNER COUNTY, GEORGIA
TURNER SUPERIOR COURT *2PM*
FILED Feb 14, 2019
DEED BOOK 286 PAGE 491-492
Mary Lee Green
MARY LEE GREEN, CLERK

PT283A Rev. 2/15

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

<p>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.</p>			
<p>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.</p>			
<p>SANDERS F HUNT JR</p>			
<p>Owner's mailing address 88 SANDHAMMOCK LAKE RD</p>		<p>City, State, Zip TIFTON, GA 31793067</p>	<p>Number of acres included in this application. Agricultural Land: <u>0</u> Timber Land: <u>243.00</u> Covenant Acres <u>243.00</u> Total Acres 243.00</p>
<p>Property location (Street, Route, Hwy, etc.) 0 MONROE RD</p>		<p>City, State, Zip of Property: ASHBURN, GA 31714</p>	<p>Total Acres 243.00</p>
District	Land Lot	Sublot & Block	Recorded Deed Book/Page
02	174		212 017
<p>List types of storage and processing buildings:</p>			
AUTHORIZED SIGNATURE			
<p>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 interest in the property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.</p>			
<p><i>J. Hunt</i> Signature of Taxpayer or Taxpayer's Authorized Representative</p>		<p><u>1-7-2019</u> Date Application Filed</p>	
<p>Signature of Taxpayer or Taxpayer's Authorized Representative (Please have additional taxpayers sign on reverse side of application)</p>		<p>Sworn to and subscribed before me this <u>7th</u> day of <u>Jan</u>, <u>2019</u></p>	<p><i>Sylvia W Lamb</i> Notary Public</p>
<p>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. § 48-5-7.4.</p>			
FOR TAX ASSESSORS USE ONLY			
MAP & PARCEL NUMBER	TAX DISTRICT	TAXPAYER ACCOUNT NUMBER	YEAR COVENANT:
037 022	01	657	Begin: Jan 1, 2019 Ends: Dec 31, 2028
If transferred from Preferential Agricultural Assessment, provide date of transfer:	If applicable, covenant is a renewal for tax year: Begin: Jan 1, ____ Ends: Dec 31, ____		If applicable, covenant is a continuation for tax year: Begin: Jan 1, ____ Ends: Dec 31, ____
	Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 90 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:
Approved: <input checked="" type="checkbox"/>	Date: <u>2-12-19</u>	<i>A. Lynn Hannan</i> Board of Tax Assessors	Date: <u>2-12-19</u>
<p>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.</p>			
CURRENT USE ASSESSMENT QUESTIONNAIRE – PT283A 037 022			
<p>ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.</p>			

Conservation Use Tax Valuation Parcel Continued 243 Acres

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application</u> only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants
Name / Relationship			County	Total Acres

Check Appropriate Ownership Type:

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A trust of which the beneficiaries are one or more natural or naturalized citizens.

A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.))

Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Bona fide club organized for pleasure, recreation, and other non-profitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

Raising, harvesting, or storing crops % _____

Feeding, breeding, or managing livestock or poultry % _____

Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % 100

Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % _____ (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))

Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apian products % _____

Other _____

Yes No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)

Yes No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.

Yes No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.

Yes No Are there any deed restrictions on this property? If yes, please list the restrictions.

Yes No Does the current zoning on this property allow agricultural use? If no, please explain.

Yes No Is there any type business operated on this property? If yes please indicate business name & type of business.

* If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.
 * Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:
 (1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber, (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1041, 1120, etc.)
 * The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

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 _____

037 022

Legal Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 174 of the 2nd Land District of Turner County, Georgia, containing 243.00 acres, more or less, and being more particularly described by reference to a plat of a survey for F. Hunt Sanders made by M. Rhett Royal, Georgia Registered Land Surveyor No. 2156, dated September 17, 1997, and recorded in Plat Slide B37, Turner County, Georgia Records, which plat by this reference thereto is incorporated herein for a more particular and accurate description of said property.

ALL THAT CERTAIN TRACT OR PARCEL OF LAND lying and being in Land Lot 174 of the 2nd Land District of Turner County, Georgia, and being more particularly described as follows; The Beginning Point of the tract herein described is the intersection of the south land lot line of Land Lot 174 with the east right of way line of Monroe Road and from said point travel north 00 degrees 45 minutes 10 seconds east 1286.46 feet along the east right of way line of Monroe Road; thence travel south 89 degrees 30 minutes 53 seconds east 3537.92 feet; thence travel south 00 degrees 49 minutes 27 seconds west 867.31 feet; thence travel south 04 degrees 50 minutes 07 seconds west 353.96 feet; thence travel south 19 degrees 56 minutes 54 seconds west 59.47 feet; thence travel north 88 degrees 37 minute 10 seconds west 1333.43 feet thence travel south 07 degrees 31 minutes 00 seconds west 31.22 feet; thence travel north 89 degrees 30 minutes 53 seconds west 2155.01 feet to the point or place of beginning of the tract herein described. Said tract of land contains 103.67 acres and is more particularly described as being Tract 1 according to that plat of survey entitled "Survey for Enrique A. Galliano & Donna B. Galliano" prepared by Royal Surveyors, Inc. of Ocilla, Georgia, on August 27, 1997, said plat being recorded in Plat Cabinet B-37, in the office of the Clerk of Turner Superior Court and being by reference incorporated herein.

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