

Go Bid
NOW!

Property Information



*Produce Packing Facility on
5 +/- Acres in Cook County,
Georgia*

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

Online Only Auction



**2476 Highway 76
Adel, Georgia 31620**

Thursday, April 22, 2021 at 2:00 P.M.



(229) 890 – 2437

www.WeeksAuctionGroup.com



Introduction

Dear Prospective Bidders,

Weeks Auction Group is pleased to announce the Public Auction of this Produce Packing Facility, located in Adel, Georgia.

With 18 loading docks, this produce packing facility can provide ample transport space to fill the 2 high ceiling 6,400 +/- sq.ft. coolers. One cooler has 90 tons of refrigeration and features high racking for produce bins, while the other has twice the refrigeration to handle the covered floor blast chillers. All of this along with the ample office space is covered under a 39,720 +/- sq.ft high roof. This facility also has plenty of paved space for trucks on its spacious 5 +/- acres and a dedicated 4" well.

Bidding for this property will open on April 8, 2021 at 10:00 a.m. eastern time and continue to April 22, 2021. Bidding will begin closing at 2:00 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.

Tucker Sowell
Auction Coordinator



Auction Date and Time: April 22, 2021 at 2:00 P.M.

Open House Dates and Times: Call to Schedule Showing or Drive by Anytime

For More Information Contact: Tucker Sowell
Auction Coordinator
Weeks Auction Group, Inc.
(229) 890-2437 Office
(229) 403-4127 Cell
Tucker@BidWeeks.com

Property Information

Property Address: 2476 Highway 76 Adel, Georgia 31620

Auction Date: April 22, 2021 at 2:00 P.M.

Property Size: 5 +/- Acres

Assessor's Parcel Numbers: 0029 031

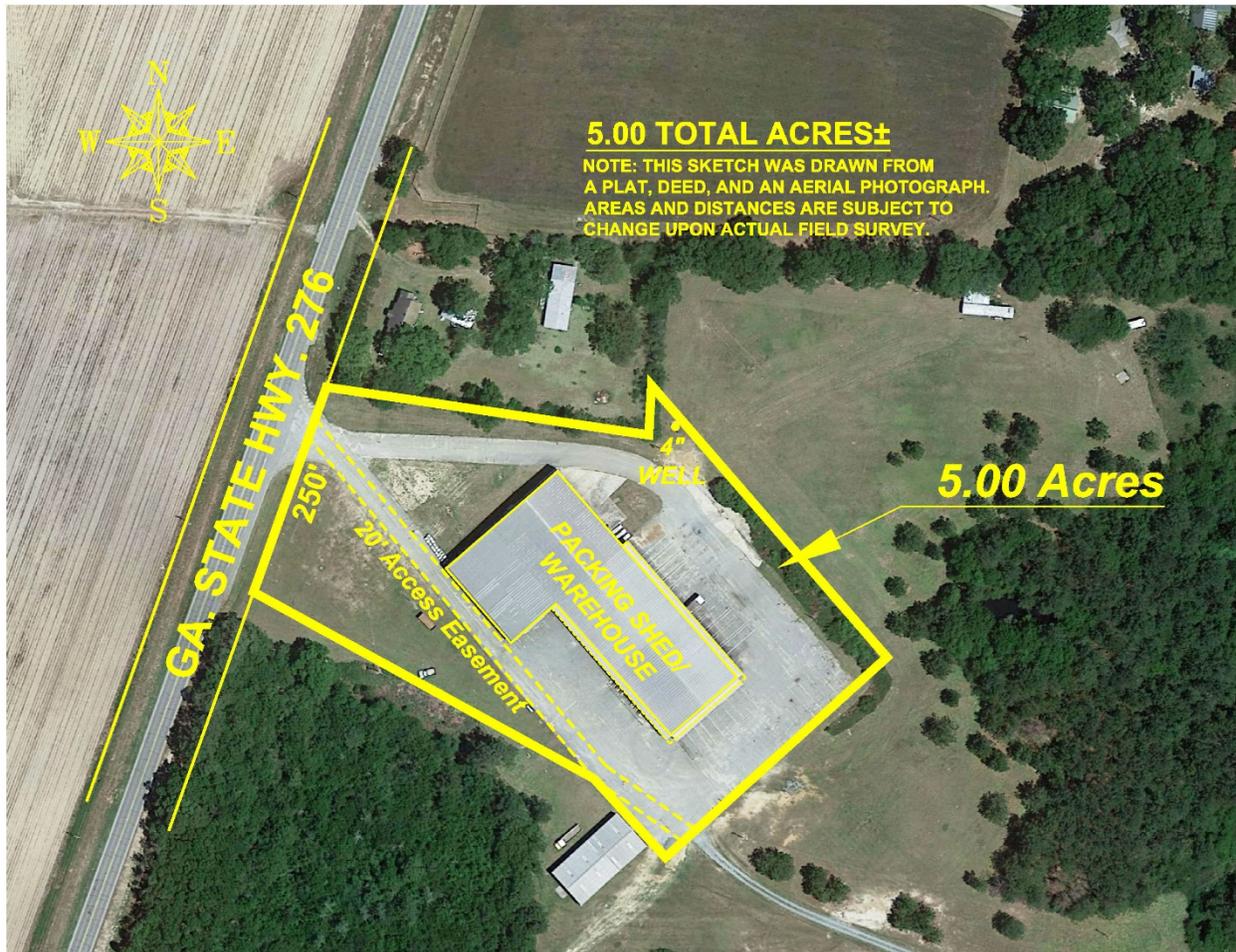
2020 Property Taxes: Property Taxes not included due to creation of new taxable division.

Driving Directions: Driving on I-75 take exit 37 in Adel, GA. Head East on West 4th Street for half a mile and turn South onto South Elm Street/Ga Hwy 76. Drive South for approximately 5.2 miles until you reach the property on the left. ***"Watch for Auction Signs!"***

Important Selling Features:

- 39,720 +/- sq.ft.
- 5 +/- acres
- 4" Dedicated Well
- 18 Loading Docks
- 6,400 sq.ft Blast Cooler with 108 tons of refrigeration
- 6,400 sq.ft. Cooler with Racking and 54 tons of refrigeration.
- Less than 5 Miles from I-75 and the Cook County Airport in Adel, GA

Aerial Map



Tax Card Parcel – Page 1



Summary

Parcel Number 0029031
Location Address 2476 HWY 76
Legal Description LL 450-11
(Note: Not to be used on legal documents)
Class C5-Commercial
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District County (District 05)
Millage Rate 28.917
Acres 49.98
Neighborhood 05400 (05400)
Homestead Exemption No (50)
Landlot/District N/A

[View Map](#)

Owner

THE J KEITH GARREN TRUST DATED
 DECEMBER 6 2005
 P O BOX 247
 ADEL, GA 31620

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Rural Comm Und	Rural	1	1.98
RUR	DAA	Rural	1	4
RUR	TQB	Rural	1	24
RUR	AIW	Rural	1	7
RUR	GRDW	Rural	1	6
RUR	OPW	Rural	1	7

Residential Improvement Information

Style One Family
Heated Square Feet 2560
Interior Walls Sheetrock
Exterior Walls Brick Veneer
Foundation Piers
Attic Square Feet 0
Basement Square Feet 0
Year Built 1990
Roof Type Asphalt Shingles
Flooring Type Carpet/Tile
Heating Type Central Heat/AC
Number Of Rooms 0
Number Of Bedrooms 0
Number Of Full Bathrooms 2
Number Of Half Bathrooms 2
Number Of Plumbing Extras 8
Value \$164,073
Condition Average

Commercial Improvement Information

Description Warehouse - Transit/Shipping
Value \$298,733
Actual Year Built 1980
Effective Year Built 1980
Square Feet 20000
Wall Height 20
Wall Frames
Exterior Wall
Roof Cover
Interior Walls
Floor Construction
Floor Finish
Ceiling Finish
Lighting
Heating
Number of Buildings 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Home site (2500)	1900	0x0 / 1	0	\$2,500

Tax Card Parcel – Page 2

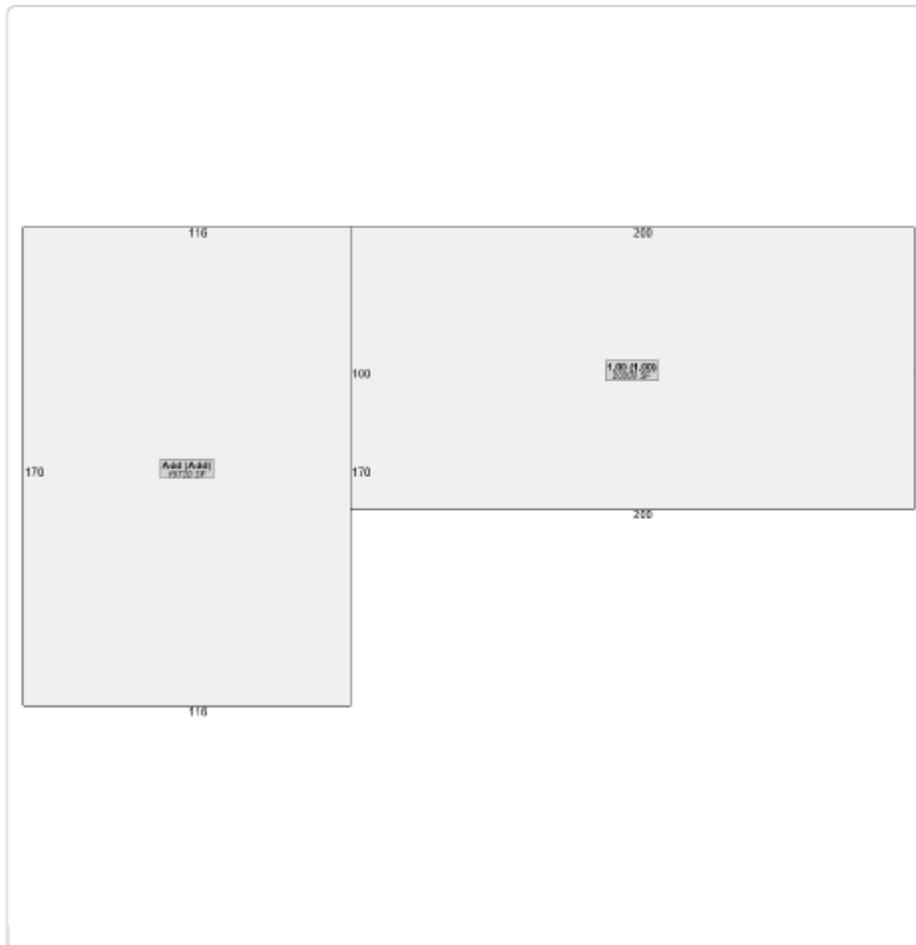
Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/6/2011	672 25	22 6	\$0	Relatives or Corporate Affiliates	GARREN J KEITH & JACKIE M	THE J KEITH GARREN TRUST DATED

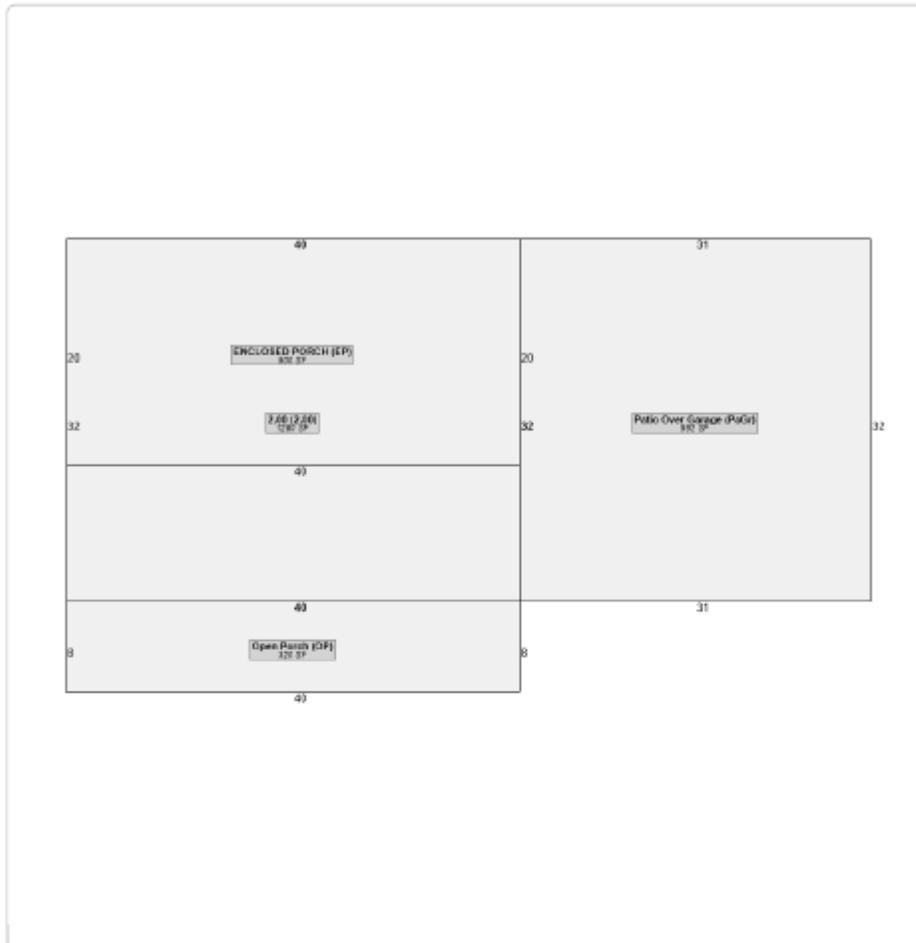
Valuation

	2020	2019	2018
Previous Value	\$578,846	\$552,015	\$552,015
Land Value	\$113,540	\$113,540	\$119,480
+ Improvement Value	\$462,806	\$462,806	\$430,035
+ Accessory Value	\$2,500	\$2,500	\$2,500
• Current Value	\$578,846	\$578,846	\$552,015

Sketches



Tax Card Parcel – Page 3



No data available for the following modules: Land, Conservation Use, Rural Land, Mobile Homes, Prebill Mobile Homes, Permits, Photos.

The Cook 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.

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Developed by
 Schneider
 GEOSPATIAL

Tax Map Parcel

 **qPublic.net**™ Cook County, GA



Parcel ID	0029 031	Owner	THE J KEITH GARREN TRUST DATED	Last 2 Sales			
Class Code	Commercial		DECEMBER 6 2005	Date	Price	Reason	Qual
Taxing District	County		P O BOX 247	5/6/2011	0	4E	U
Acres	49.98		ADEL, GA 31620	n/a	0	n/a	n/a
		Physical Address	2476 HWY 76				
		Assessed Value	Value \$578846				

(Note: Not to be used on legal documents)

Date created: 1/11/2021
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 GEOSPATIAL

Legal Description

Approximately 5 Acres of the property described below:

All that tract or parcel of land situate, lying and being in Land Lots 449 and 450, 9th Land District, Cook County, Georgia, and being 49.98 acres, more particularly described as follows: For a point of beginning start at an iron pin at the intersection of the West margin of State Route 76 and the South land lot line of Land Lot 472; thence North 15 degrees 26 minutes 25 seconds East 700.344 feet; thence South 85 degrees 38 minutes 25 seconds East 373.981 feet; thence North 0 degrees 59 minutes 40 seconds West 213.451 feet; thence North 89 degrees 42 minutes 28 seconds East 381.473 feet; thence North 88 degrees 13 minutes 48 seconds East 867.761 feet; thence North 40 degrees 53 minutes 37 seconds East 206.845 feet; thence North 63 degrees 01 minutes 37 seconds East 286.364 feet; thence North 78 degrees 20 minutes 56 seconds East 352.587 feet; thence South 3 degrees 44 minutes 29 seconds East 1171.870 feet; thence South 88 degrees 18 minutes 57 seconds West 2617.824 feet, to the point of beginning, all according to a plat of survey prepared by Jolley Surveyors & Engineers, dated December 2, 1987 and recorded in Plat File 22, page 6, Cook County Public Records, which plat is incorporation herein and made a part of this description.

By Survivorship Deed dated December 12, 1988. J. Keith Garren and Jackie M. Garren acquired subject property. Jackie M. Garren died December 9, 2005, therefore The J. Keith Garren Trust dated December 6, 2005 owns full fee, simple title in and to the above described property.

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