

Go Bid  
**NOW!**

# *Property Information*



*Commercial Office &  
Warehouse on 4.3+/- Acres -  
Miller County*

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

*Online Only Auction*



**873 Brinson Road  
Colquitt, Georgia, 39837**

**Thursday, April 15, 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 4.33+/- Acre Commercial Property in Colquitt, GA. This property features a 6,000+/- SF commercial building with multi use office and warehouse space.

The acreage is perfect for business or ag storage with fencing around the perimeter of the property. The 9,600+/- SF open barn will surely hold plenty of inventory or equipment. If you're in the market for a great commercial investment this property has it all!

Bidding for this property will open on April 1, 2021 at 10:00 a.m. eastern time and continue to April 15, 2021. Bidding will begin closing at 4:00 p.m. eastern time subject to auto extentions. All bidding for this property will be conducted on the Weeks Auction Group online bidding platform at [www.WeeksAuctionGroup.com](http://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:**

April 15, 2021 at 4:00 P.M.

**Open House Dates and Times:**

Call Cameron Morris to view the property.

**For More Information Contact:**

Cameron G. Morris  
Associate Broker & Auctioneer  
Weeks Auction Group  
(229) 890-2437 Office  
(229) 881-7643 Cell  
Cameron@BidWeeks.com

## Property Information

**Property Address:** 873 Brinson Road Colquitt, Georgia, 39837

**Auction Date:** April 15, 2021 at 4:00 P.M.

**Property Size:** 4.33 +/- Acres

**Assessor's Parcel Numbers:** MILLER – 0047 002000

**2020 Property Taxes:** \$2,721.63

**Driving Directions:** From Downtown COLQUITT, take South First Street (Hwy 310) South for 1.4 Miles. The property is located on the left. **Watch for Auction Signs!**

From BRINSON, take Brinson Colquitt Road (Hwy 310) North for 13 Miles. The property is located on the right. **Watch for Auction Signs!**

### Important Selling Features:

- 4.33+/- Total Acres
- 6,000+/- SF Commercial Building
- 1,500+/- SF Office Area
- 4,500+/- SF Warehouse
- Expand Your Farming Operation
- Great Business Location
- Perimeter Fencing
- 9,600+/- Open Barn
- Equipment Storage Potential
- Loading Dock for Easy Access
- Large Grass Lot for Business Inventory

## Aerial Map



## Tax Card Parcel – Page 1 MILLER – 0047 002000



### Summary

**Parcel Number** 0047 002000  
**Location Address** 873 BRINSON RD  
**Legal Description** 4.33ACS/LL150/13thLD  
(Note: Not to be used on legal documents)  
**Class** C4-Commercial  
(Note: This is for tax purposes only. Not to be used for zoning.)  
**Tax District** Colquitt (District 01)  
**Millage Rate** 46.776  
**Acres** 4.33  
**Homestead Exemption** No (S0)  
**Landlot/District** 150 / 13

[View Map](#)



### Owner

MEHERRIN AGRICULTURAL & CHEMICAL  
 COMPANY  
 PO BOX 200  
 SEVERN, NC 27877

### Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm+County Comm Ac	Acres	188,615	0	0	4.33	0

### Commercial Improvement Information

**Description** Warehouse+Storage+Fair  
**Value** \$38,856  
**Actual Year Built** 2000  
**Effective Year Built**  
**Square Feet** 4500  
**Wall Height** 15  
**Wall Frames**  
**Exterior Wall**  
**Roof Cover**  
**Interior Walls**  
**Floor Construction**  
**Floor Finish**  
**Ceiling Finish**  
**Lighting**  
**Heating**  
**Number of Buildings** 1

**Description** Office+Fair  
**Value** \$88,536  
**Actual Year Built** 2015  
**Effective Year Built**  
**Square Feet** 1500  
**Wall Height** 12  
**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
Implement Shed Roof Only	2002	80x120 / 0	0	\$15,552

## Tax Card Parcel – Page 2 MILLER – 0047 002000

### Permits

Permit Date	Permit Number	Type
05/11/2011	108-375	DEMOLITION

### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/1/2016	242 220		\$40,000	Additional Interest	UNION INVESTMENT CO INC	MEHERRIN AGRICULTURAL & CHEMICAL COMPANY
1/28/2005	178 224	B 1D	\$175,000	Personal property included	D MILLER INC	UNION INVESTMENT CO INC
12/30/2004	178 106	B 1D	\$58,457	Legal	MILLER DARYL LAMAR	D MILLER INC

### Valuation

	2019	2018	2017	2016
Previous Value	\$179,749	\$179,749	\$179,749	\$85,392
Land Value	\$36,805	\$36,805	\$36,805	\$36,805
+ Improvement Value	\$127,392	\$127,392	\$127,392	\$127,392
+ Accessory Value	\$15,552	\$15,552	\$15,552	\$15,552
= Current Value	\$179,749	\$179,749	\$179,749	\$179,749

### Property Tax

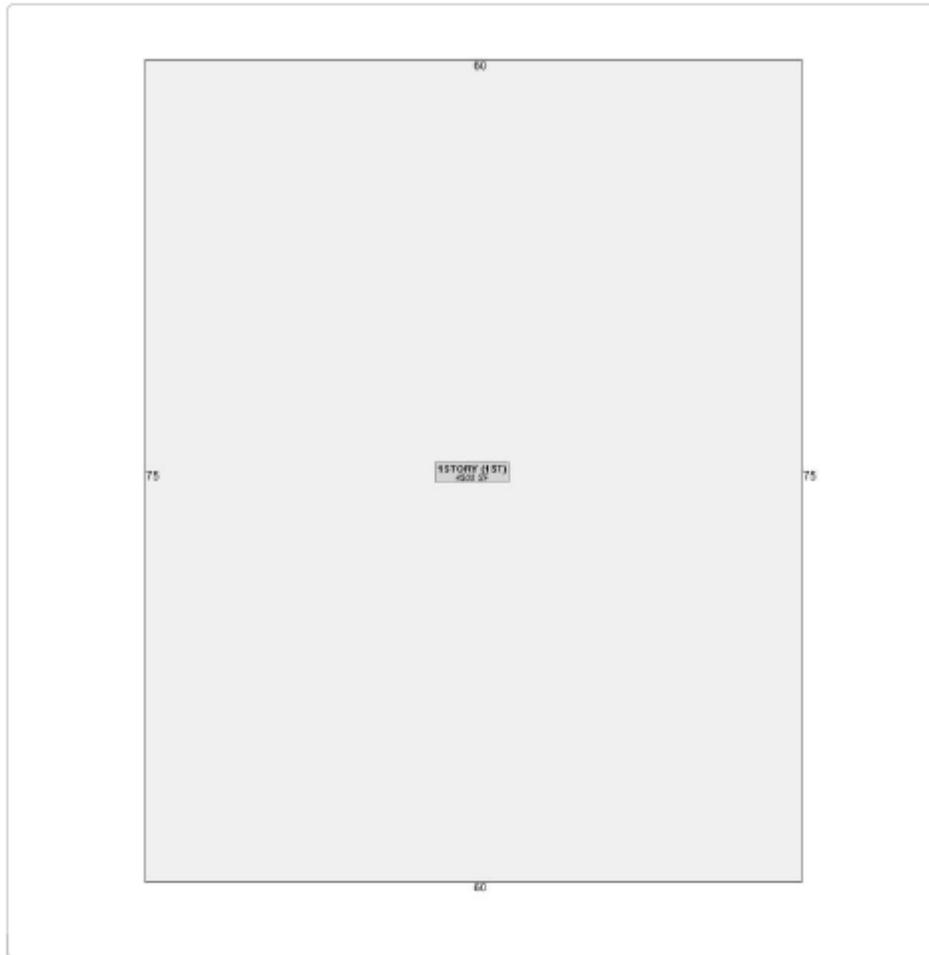
[Pay Property Tax on the Tax Commissioner's Website](#)

### Photos

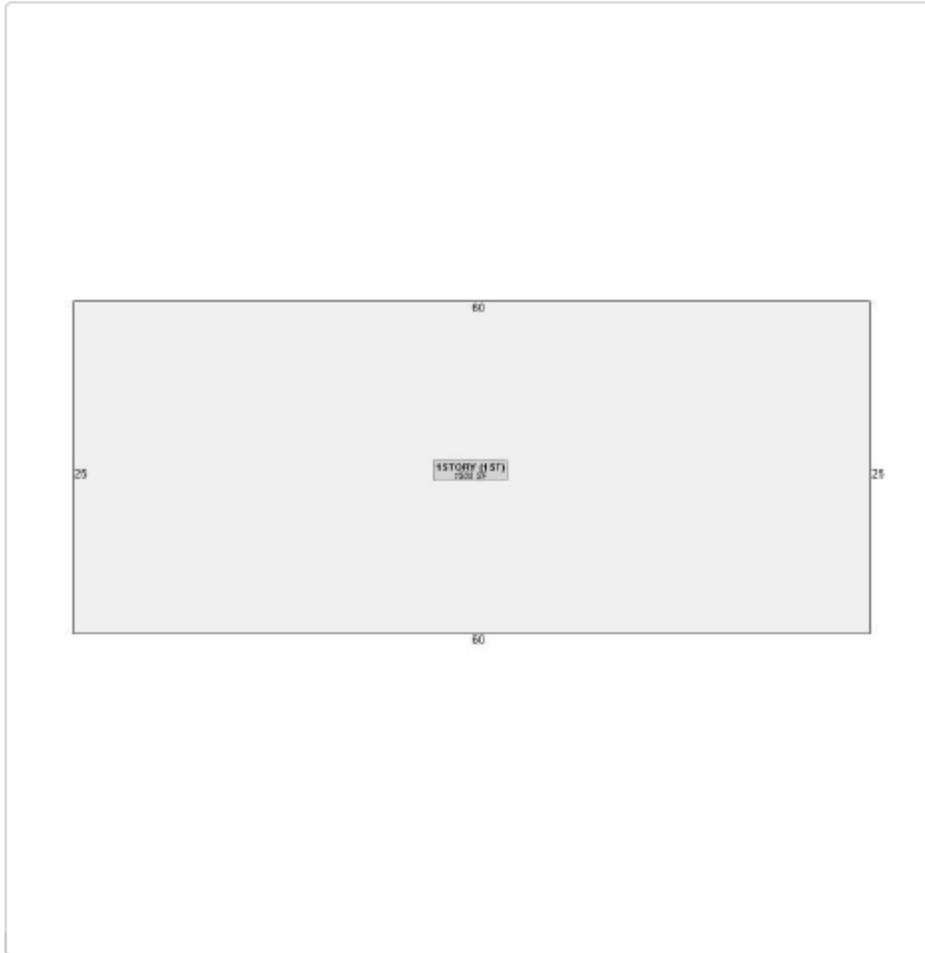


### Sketches

**Tax Card Parcel – Page 3**  
**MILLER – 0047 002000**



**Tax Card Parcel – Page 4**  
**MILLER – 0047 002000**



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

The Miller 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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GEOSPATIAL

[Version 2.3.92](#)

**Tax Map Parcel**  
**MILLER – 0047 002000**



Overview



Legend

- Parcels
- Roads

Parcel ID 0047 002000  
 Class Code Commercial  
 Taxing District Colquitt  
 Acres 4.33

Owner MEHERRIN AGRICULTURAL & CHEMICAL COMPANY  
 PO BOX 200  
 SEVERN, NC 27877  
 873 BRINSON RD  
 Physical Address  
 Assessed Value \$179749

Last 2 Sales  

Date	Price	Reason	Qual
6/1/2016	\$40000	AI	U
1/28/2005	\$175000	PP	U

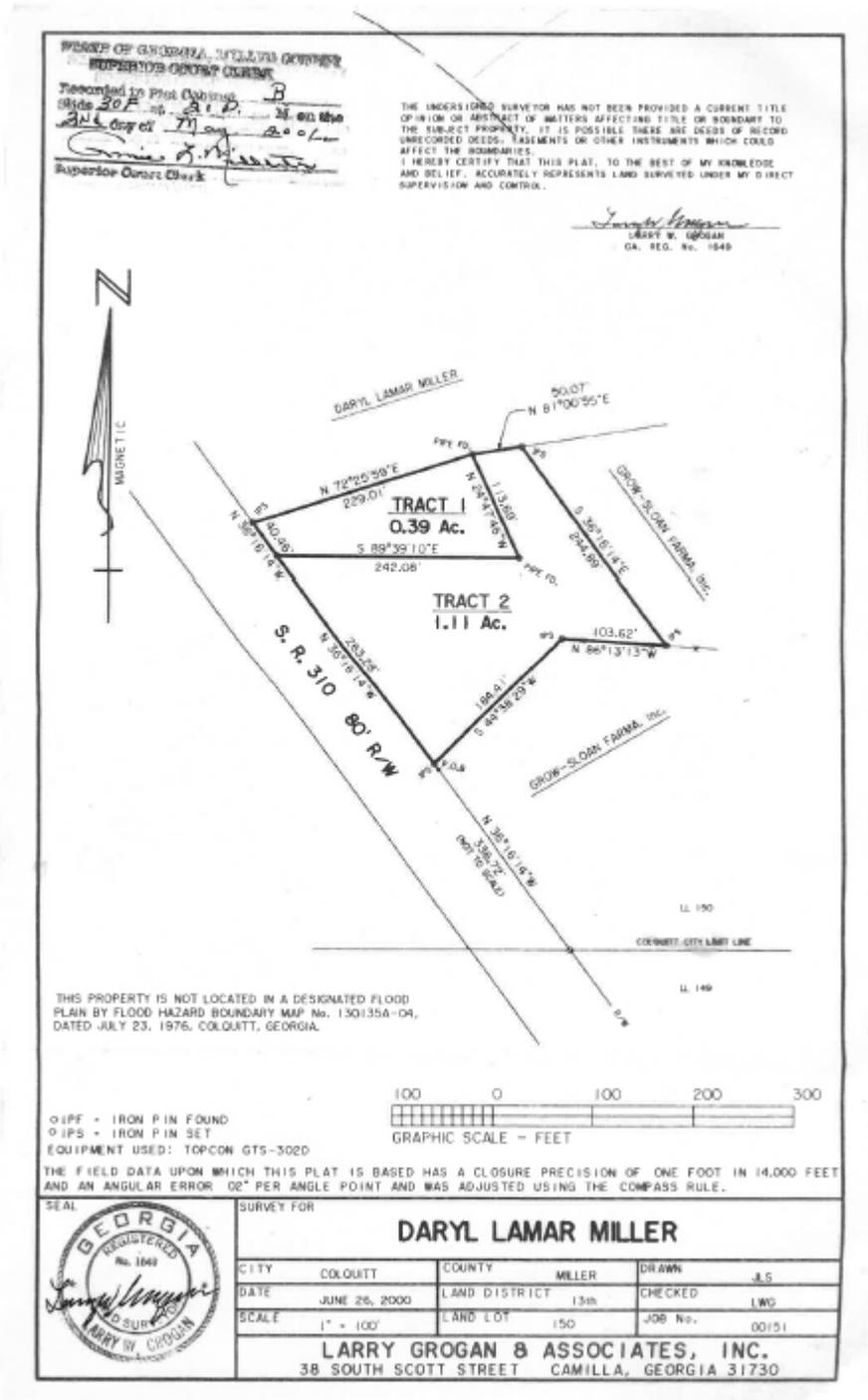
(Note: Not to be used on legal documents)

Date created: 10/27/2020  
 Last Data Uploaded: 10/27/2020 6:01:33 AM

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**Plat Map**  
**MILLER - 0047 002000**



## 2020 Property Tax Bill

### 2020 Property Tax Statement

Jennifer G. Jackson  
Miller County T C  
155 S First St # 5  
Colquitt, GA 39837

MEHERRIN AGRICULTURAL &  
PO BOX 200  
SEVERN, NC 27877

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2020-2868	12/20/2020	\$0.00	\$2721.63	\$0.00	Paid 11/06/2020

Map: 00470-00000-002-000  
Location: 873 BRINSON RD  
Account No: 430200 010

The gradual reduction and elimination of the STATE MILLAGE RATE is the result of property tax relief passed by the Governor, the Georgia State Senate, and the House of Representatives.

**RETURN THIS PORTION WITH PAYMENT**

(Interest will be added per month if not paid by due date)

Jennifer G. Jackson Miller County T C 155 S First St # 5 Colquitt, GA 39837				<b>Tax Payer:</b> MEHERRIN AGRICULTURAL & <b>Map Code:</b> 00470-00000-002-000 Real <b>Description:</b> 4.33ACS/LL150/13THLD <b>Location:</b> 873 BRINSON RD <b>Bill No:</b> 2020-2868					
Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
0.00	0.00	4.3300	\$179,749.00	12/20/2020	09/25/2020				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
COUNTY	\$0	\$71,900	\$0	\$71,900	0.016560	\$1,347.11	-\$156.45	\$1,190.66	
LIBRARY	\$0	\$71,900	\$0	\$71,900	0.000545	\$39.19	\$0.00	\$39.19	
REC. SERV	\$0	\$71,900	\$0	\$71,900	0.000532	\$38.25	\$0.00	\$38.25	
SCH BOND	\$0	\$71,900	\$0	\$71,900	0.000665	\$47.81	\$0.00	\$47.81	
SCHOOL	\$0	\$71,900	\$0	\$71,900	0.019551	\$1,405.72	\$0.00	\$1,405.72	
<b>TOTALS</b>					<b>0.037853</b>	<b>\$2,878.08</b>	<b>-\$156.45</b>	<b>\$2,721.63</b>	

## 2020 Property Tax Bill

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 April 1st in order to receive the exemption in future years. For more 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 155 S FIRST ST # 5 and/or 229-758-4101. If you feel that your property has been assigned too high of a value for tax purposes by the Board of Tax Assessors, you should file a tax return reducing the value no 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 1155 S FIRST ST # 5 and/or 229-758-4101.

**LOCAL OPTION SALES TAX CREDIT:**

The General Assembly reenacted the Local Option Sales Tax Act and another part of your bill shows the dollar amount of reduction of local property taxes which you have received. The law now requires the following additional information to be provided to each taxpayer:

**LOCAL TAX LEVY:**

- \* Mill rate required to produce local budget: 18.321
- \* Reduction in mill rate due to rollback to taxpayers of sales tax proceeds this previous year: 1.761
- \* Actual mill rate set by local officials: 16.560

<b>Current Due</b>	\$2,721.63
<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>	\$2,721.63
<b>Back Taxes</b>	\$0.00
<b>Total Due</b>	<b>\$0.00</b>
<b>Paid Date</b>	11/06/2020

## Legal Description

All that tract or parcel of land, together with all improvements thereon, lying and being in Land Lot No. 150 in the 13<sup>th</sup> Land District of Miller County, Georgia, containing 4.72 acres, more or less, and being more particularly described by a certain plat of survey by Earl Thursby, RLS No. 1732, entitled "I. LAMAR MILLER LANDS" dated December 28, 1994 and recorded in the office of the Clerk of Court of the Superior Court of Miller County, Georgia in Plat Cabinet B, at Slide 1-D, which plat is incorporated herein.

LESS AND EXCEPT, all that tract or parcel of land lying and being in Land Lot No. 150 in the 13<sup>th</sup> Land District of Miller County, Georgia, containing 0.39 acres, and being more particularly described as "TRACT 1" on that certain plat of survey by Larry W. Grogan, RLS No. 1649, entitled "SURVEY FOR DARYL LAMAR MILLER" dated June 26, 2000 and recorded in the office of the Clerk of the Superior Court of Miller County, Georgia in Plat Cabinet B, at Slide 30-F, which plat is incorporated herein.

The within conveyed property contains 4.33 acres, more or less.

This being the same property conveyed to Union Investment Company, Inc. by deed from D. Miller, Inc. dated January 28, 2005 and recorded January 28, 2005 in Book 178 at page 224, Miller County public records.

***Go Bid Now!***



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