

Go Bid
NOW!

Property Information



*116+/- Acre Recreational
Tract - Tift County, Georgia*

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

Online Only Auction



***Vanceville County Line Road
Tift County, Georgia***

Thursday, June 3, 2021 at 4 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 auction of this 116 +/- acres of land in one of the best whitetail hunting areas in the Southeast, located in Tift County, Georgia.

This property borders the New River, creating the perfect habitat for abundant game and wildlife. If you are looking for a recreational tract then this property is the perfect opportunity to create your own outdoorsman paradise.

Bidding for this property will open on May 20, 2021 at 10:00 a.m. eastern time and continue to June 3, 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.

Mark L. Manley CAI, AARE
Real Estate Broker & Auctioneer



Auction Date and Time: Thursday, June 3, 2021 at 4:00 P.M.

Open House Dates and Times: Drive by at any time or call to schedule a private showing.

For More Information Contact: Mark Manley, CAI, AARE
Weeks Auction Group, Inc.
(229) 890-2437 – Office
(229) 225-6854 – Cell
Mark@BidWeeks.com

Property Information

Property Address: Vanceville County Line Road, Tift County, Georgia

Auction Date: Thursday, June 3, 2012 at 4:00 P.M.

Property Size: 116 +/- Acres

Assessor's Parcel Numbers: Tift 0086 001

2020 Property Taxes: \$1,422.08 (Property not currently enrolled in CUVA)

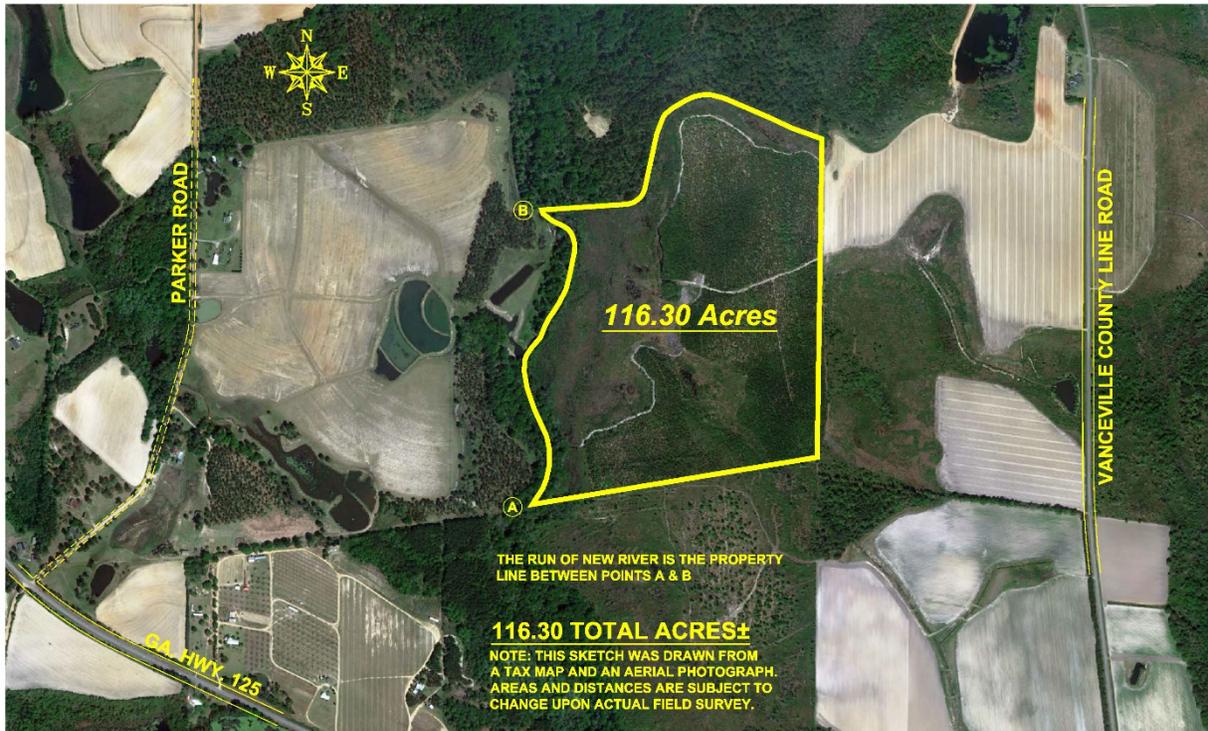
Driving Directions: From Tifton, travel east on Hwy US 82 E for 4.2 miles to Vancevill County Line Road on the right. Turn right onto Vanceville County Line Road and travel 4.0 miles to the property on the left. ***Watch for Auction Signs!***

From Interstate 75 take exit 55 toward Eldorado/Omega on the Omega-Eldorado Road continue on the Tifton Eldorado Road for 1 miles to Willie Moore Road on the right. Turn Right onto Willie Moore Road and travel 2.6 miles to GA Hwy 125 S. Turn right onto GA Hwy 125 S and travel .3 miles to Vanceville County Line Road on the left. Turn left onto Vanceville County Line Road and travel 1.5 miles to the property on the left. ***Watch for Auction Signs!***

Important Selling Features:

- Located in some of the best Whitetail Hunting areas in the Southeast
- 116+/- Total Acres
- Approx 8 Year Old Planted Pines
- Property Borders the New River
- Abundant Game and Wildlife
- YOU Set the Price!

Aerial Map



Access to the property is via an easement across field roads from Vanceville County Line Road

Tax Card Parcel Tift 0086 001



Summary

Parcel Number 0086 001
Location Address PARKER RD
Legal Description LL 423 OFF PARKER RD
(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 COUNTY (District 01)
Millage Rate 30.428
Acres 116.3
Homestead Exemption No (50)
Landlot/District N/A

[View Map](#)

Owner

E J ESTATE RIDDLE
 C/O SARAH POWELL
 1817 HALL AVE
 TIFTON, GA 31794

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	3	7
RUR	Woodlands	Rural	6	8.67
RUR	Woodlands	Rural	7	41.89
RUR	Woodlands	Rural	8	58.74

Valuation

	2020	2019	2018	2017
Previous Value	\$116,839	\$116,839	\$116,839	\$116,839
Land Value	\$116,839	\$116,839	\$116,839	\$116,839
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$116,839	\$116,839	\$116,839	\$116,839

No data available for the following modules: Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Sales, Photos, Sketches.

The Tift 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.

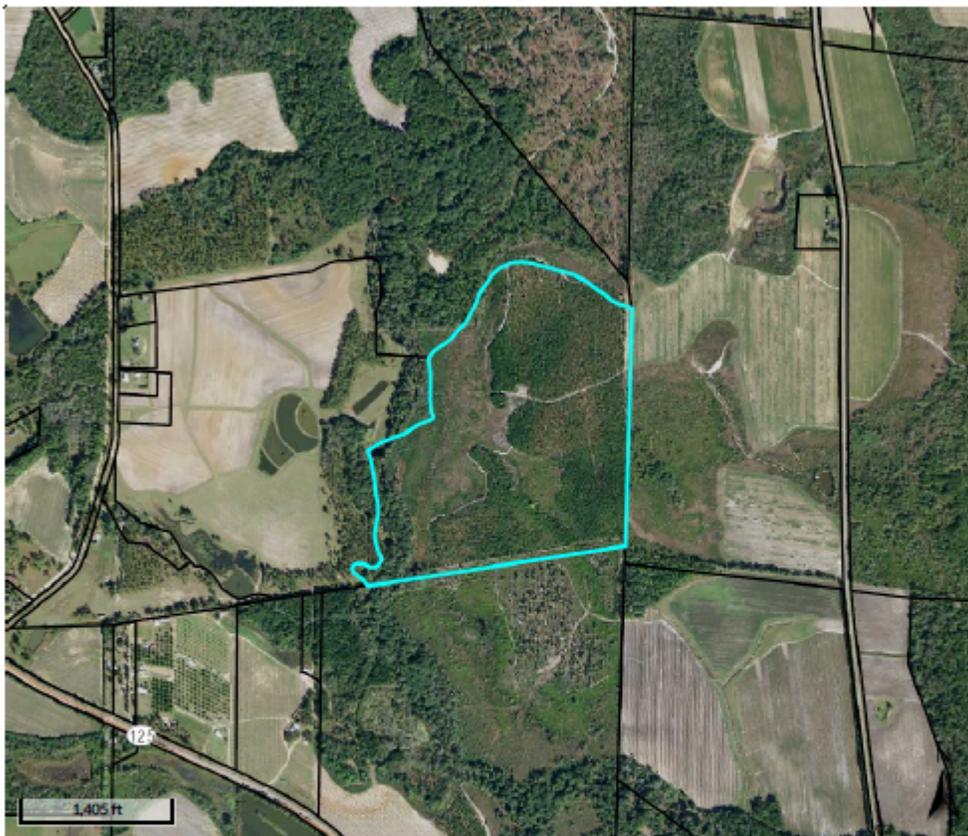
[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 11/2/2020, 5:38:34 PM

Developed by


[Version 2.3.92](#)

Tax Map Parcel
Tift 0086 001



Overview



Legend

- Parcels
- Roads
- Corporate Limits

Parcel ID 0086 001
 Class Code Agricultural
 Taxing District COUNTY
 Acres 116.3

Owner E J ESTATE RIDDLE
 C/O SARAH POWELL
 1817 HALL AVE
 TIFTON, GA 31794

Last 2 Sales			
Date	Price	Reason	Qual
n/a	0	n/a	n/a
n/a	0	n/a	n/a

Physical Address PARKER RD
 Assessed Value Value \$116839

(Note: Not to be used on legal documents)

Date created: 11/2/2020
 Last Data Uploaded: 11/2/2020 5:38:34 PM

Developed by Schneider
 GEOSPATIAL

Property Tax Bill 2020

2020 Property Tax Statement

Chad Alexander
Tift County Tax Commissioner
225 N. Tift Ave, Room 106
P.O. Box 930
Tifton, GA 31793
(229) 386-7820

RIDDLE E J ESTATE
C/O SARAH POWELL
1817 HALL AVE
TIFTON, GA 31794

RETURN THIS PORTION WITH PAYMENT

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

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2020-016214	11/15/2020	\$0.00	\$1422.08	\$0.00	Paid 10/14/2020

Map: 0086 001
Location: PARKER RD
Account No: 15521R

IMPORTANT NOTICES

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional 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 these exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption no 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:

Tift County Tax Assessor
225 Tift Ave #110, Tifton, GA 31794
(229) 386-7840

If you feel that your property has been assigned too high 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 years' taxes. Information on filing a return can be obtained at the location and phone number above.

<p>Chad Alexander Tift County Tax Commissioner 225 N. Tift Ave, Room 106 P.O. Box 930 Tifton, GA 31793 (229) 386-7820</p>		<p>Tax Payer: RIDDLE E J ESTATE C/O SARAH POWELL</p> <p>Map Code: 0086 001 Property</p> <p>Description: PARKER RD</p> <p>Location: PARKER RD</p> <p>Bill No: 2020-016214</p> <p>District: 01</p>																																													
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #ffff00;"> <th>Entity</th> <th>Adjusted FMV</th> <th>Net Assessment</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Millage Rate</th> <th>Gross Tax</th> <th>Credit</th> <th>Net Tax</th> </tr> </thead> <tbody> <tr> <td>COUNTY M&O</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$46,736</td> <td style="text-align: right;">12.161000</td> <td style="text-align: right;">\$568.36</td> <td style="text-align: right;">\$0.00</td> <td style="text-align: right;">\$568.36</td> </tr> <tr> <td>SCHOOL M&O</td> <td style="text-align: right;">\$116,839</td> <td style="text-align: right;">\$46,736</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$46,736</td> <td style="text-align: right;">16.932000</td> <td style="text-align: right;">\$791.33</td> <td style="text-align: right;">\$0.00</td> <td style="text-align: right;">\$791.33</td> </tr> <tr> <td>SPEC SERV</td> <td style="text-align: right;">\$116,839</td> <td style="text-align: right;">\$46,736</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$46,736</td> <td style="text-align: right;">1.335000</td> <td style="text-align: right;">\$62.39</td> <td style="text-align: right;">\$0.00</td> <td style="text-align: right;">\$62.39</td> </tr> <tr style="background-color: #ffff00;"> <td colspan="4" style="text-align: center;">TOTALS</td> <td style="text-align: right;">30.428000</td> <td></td> <td style="text-align: right;">\$1,422.08</td> <td style="text-align: right;">\$0.00</td> <td style="text-align: right;">\$1,422.08</td> </tr> </tbody> </table>			Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	COUNTY M&O	\$0	\$0	\$0	\$46,736	12.161000	\$568.36	\$0.00	\$568.36	SCHOOL M&O	\$116,839	\$46,736	\$0	\$46,736	16.932000	\$791.33	\$0.00	\$791.33	SPEC SERV	\$116,839	\$46,736	\$0	\$46,736	1.335000	\$62.39	\$0.00	\$62.39	TOTALS				30.428000		\$1,422.08	\$0.00	\$1,422.08
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<p>IMPORTANT MESSAGE - PLEASE READ Property owners who have a mortgage shall be responsible for sending bill information to their lending agencies. This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by Governor and the House of Representatives and the Georgia State Senate.</p> <p>If you have questions about the valuation of your property, please direct them to the Board of Assessors at (229) 386-7840. If you have questions about your tax bill, please direct them to the Tax Commissioner's Office at (229) 386-7820.</p>			<table style="width: 100%;"> <tr> <td>Current Due</td> <td style="text-align: right;">\$1,422.08</td> </tr> <tr> <td>Discount</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Penalty</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Interest</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Other Fees</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Previous Payments</td> <td style="text-align: right;">\$1,422.08</td> </tr> <tr> <td>Back Taxes</td> <td style="text-align: right;">\$0.00</td> </tr> <tr style="background-color: #ffff00;"> <td>Total Due</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Paid Date</td> <td style="text-align: right;">10/14/2020</td> </tr> </table>	Current Due	\$1,422.08	Discount	\$0.00	Penalty	\$0.00	Interest	\$0.00	Other Fees	\$0.00	Previous Payments	\$1,422.08	Back Taxes	\$0.00	Total Due	\$0.00	Paid Date	10/14/2020																										
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Legal Description

All that tract or parcel of land lying or being in the county of Tift, said State, Georgia and being 125 acres, more or less of original lot of Land No. 423 in the 6th land District of Tift County, Georgia and bounded as follows: North by lands of Raleigh Coarsey and a fence; West by the run of New River; South by the original South lot line of said lot and a fence; East by the original East lot line of said lot and a fence.

This is the same property deeded to Grantor herein by Olen Harris by deed dated November 3, 1958 and recorded in Deed Book 63, page 205 in the office of Clerk of Tift Superior Court.

Easement – Page 1

Return to:
Sims & Fleming
P. O. Box 1165
Tifton, GA 31793
912/386-0964

eFiled & eRecorded
DATE: 4/12/2021
TIME: 1:23 PM
DEED BOOK: 02140
PAGE: 00228 - 00229
RECORDING FEES: \$25.00
PARTICIPANT ID: 5939321500
CLERK: Clay Pate
TIFT County, GA

EASEMENT

THIS INDENTURE is made this 17th day of March, 2021, by and between **JIMMY & QUAY FAMILY FARM, LP**, a Georgia limited partnership of Cook County, Georgia, hereinafter called "grantor", and **SARAH R. POWELL, EXECUTOR OF THE ESTATE OF ERNEST JOE RIDDLE, deceased**, hereinafter called "grantee":

WHEREAS, Jimmy & Quay Family Farm, LP is the owner in fee simple of property in Land Lots 407 and 422 in the 6th Land District of Tift County, Georgia, more particularly described in the Warranty Deed recorded in Deed Book 1904, Page 263, public records, Tift County, Georgia, which is by reference made a part hereof; and

WHEREAS, the Estate of Ernest Joe Riddle, deceased is the owner in fee simple of property in Land Lot 423 in the 6th Land District of Tift County, Georgia and being West of and adjacent to the property referenced above (which property joins the West boundary line of the above-described property of grantor), more particularly described in the Warranty Deed recorded in Deed Book 63, Page 385, public records, Tift County, Georgia; and

WHEREAS, the property of grantee is landlocked and without any means of access, ingress and egress; and

WHEREAS, grantor and grantee desire to provide a means of access, ingress and egress to and from grantee's property over, through and across grantors' property to Vanceville-County Line Road;

NOW, THEREFORE, for and in consideration of the sum of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged by grantor, grantor does hereby grant unto grantee a perpetual, non-exclusive easement for the purposes of ingress and egress over and along the field roads located on the property of grantor.

Easement – Page 2

eFiled & eRecorded
DATE: 4/12/2021
TIME: 1:23 PM
DEED BOOK: 02140
PAGE: 00229

This easement is granted as appurtenant to the above-described property of grantee as a private way for a means of access, ingress and egress over, through and across the property of grantor to and from said property of grantee.

This indenture shall bind the heirs and assigns of the grantor and shall inure to the benefit of the successors in title of the grantee.

IN WITNESS WHEREOF, the grantor have hereunto set her hand and seal the day and year above written.

Signed, sealed and delivered on this 17th
day of March, 2021 in the presence of:

James L. Allen
Unofficial Witness

Carlton G. Fleming
Notary Public

Jimmy & Quay Family Farm, LP

BY: *James L. Allen*
James L. Allen

BY: *Quay Allen*
Quay Allen

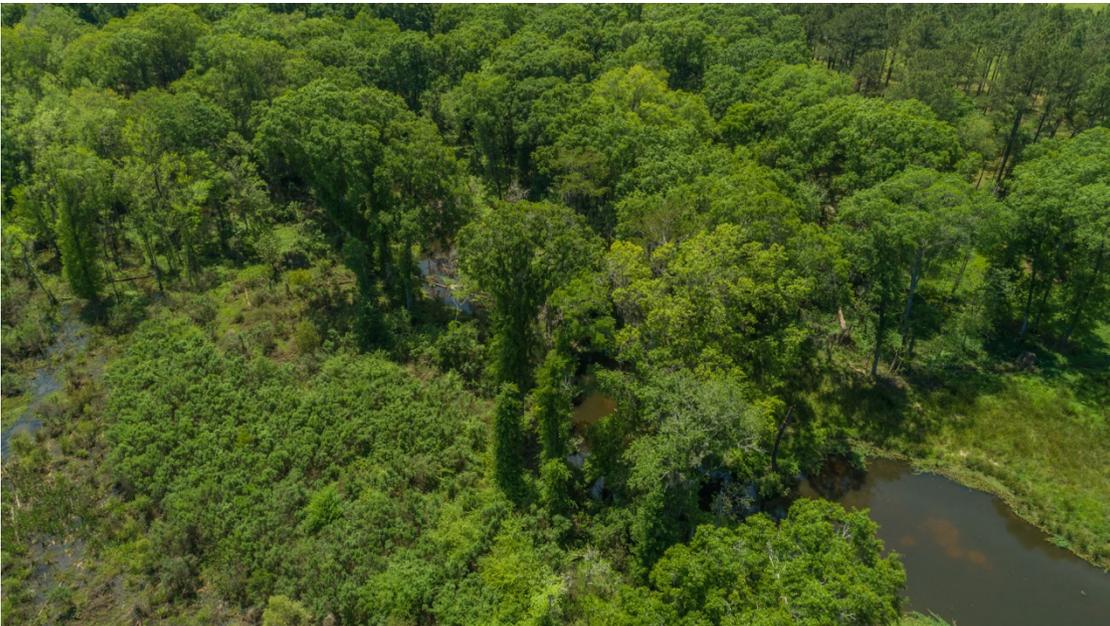
[Seal]



C:\FORMS\EASEMENT.I&E

SIMS, FLEMING & BENSON
823 Love Ave., P. O. Box 1165
Tifton, Georgia 31793
(912) 386-0964

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