

Go Bid
NOW!

Property Information



*Two lake front lots on Lake
Blackshear.*

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

Online Only Auction



**888 & 902 Flournoy Rd,
Warwick, Georgia 31796**

Tuesday, August 3, 2021, at 2 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 two lake front lots on beautiful Lake Blackshear in Worth County, Georgia.

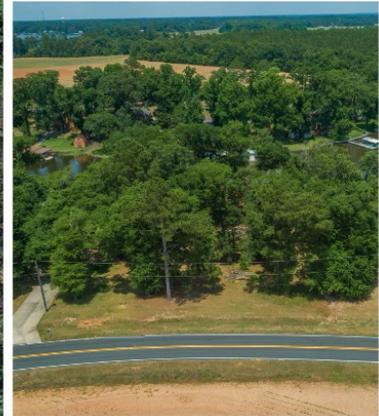
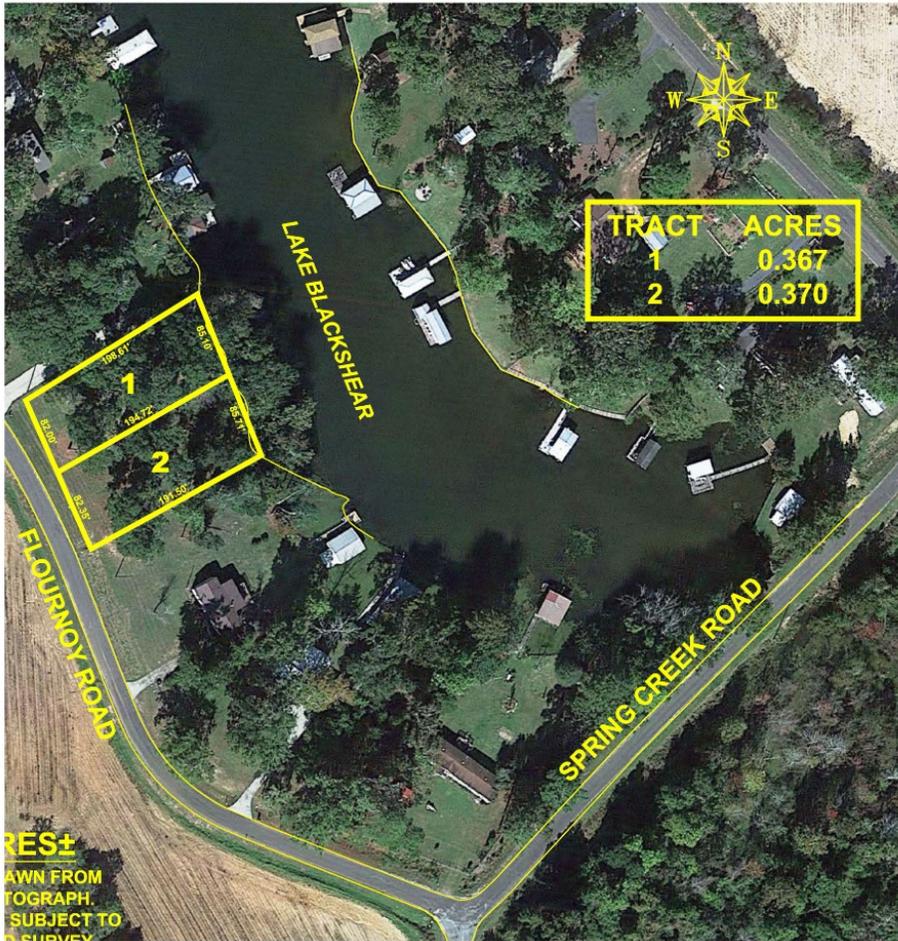
If you're looking for a great building lot on Lake Blackshear, look no further! Two lots located side by side on Flournoy Branch, offer all the benefits of living in a quiet area of the lake that's just a short boat ride to the big water.

Bidding for these properties will open on July 20, 2021 at 10:00 a.m. eastern time and continue to August 3, 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.

Mark L Manley CAI, AARE, MPPA
President



Auction Date and Time: Tuesday, August 3, 2021, at 2:00 P.M.

Open House Dates and Times: Drive by anytime.

For More Information Contact: Mark L Manley CAI, AARE, MPPA
Weeks Auction Group, Inc.
(229) 890-2437 – Office
(229) 891-1377 – Cell
Mark@BidWeeks.com

Property Information

Property Address: 888 Flournoy Road, Warwick, Georgia 31796
902 Flournoy Road, Warwick, Georgia 31796

Auction Date: August 3, 2021, at 2:00PM

Property Size: 888 Flournoy Road - .37 +/- Acre Lake Front Lot
902 Flournoy Road - .37 +/- Acre Lake Front Lot

Assessor's Parcel Numbers: 888 Flournoy Road - LK02002700A
902 Flournoy Road - LK020027

Property Taxes: 888 Flournoy Road – 2020 \$1,417.24
902 Flournoy Road – 2020 \$1,417.24

Zoning: R1 – Site Built Homes with 800 sq. ft. minimum

Driving Directions: From the intersection of GA Hwy 300 and Power Dam Road in Warwick, Georgia, travel west on Power Dam Road for 7/10 mile to Spring Creek Road on the right. Turn right onto Spring Creek Road and travel 4/10 miles to Flournoy Road on the left. Turn left onto Flournoy Road and travel 1/10 miles to the properties on the right take 1st exit onto US-319 N. for .08 miles. Turn Left onto GA-133 N/GA-33 N. in .01 miles. Turn Right on Ruth Street and destination will be on right. ***“Watch for Auction Signs!”***

Important Selling Features:

- 888 Flournoy Road
 - .37 +/- Acre Lake Front Lot
 - 85' +/- Lake Frontage
- 902 Flournoy Road
 - .37 +/- Acre Lake Front Lot
 - 85' +/- Lake Frontage
 - Boat Ramp
- Located on Flournoy Branch near the Power Dam
- Minutes from Cordele, Interstate 75, and Albany
- Just a short drive from other South Georgia Areas
- Two Lots Offered Individually

Aerial Auction Map



SPECIAL NOTICE: This Auction consist of two properties being sold for the United States Bankruptcy Court. Each property is being sold individually and neither property is being sold contingent upon acceptance of any other offers by the Bankruptcy Trustee.

888 Flournoy Road, Warwick, Georgia 31796 Tax Card Parcel - LK02002700A



Summary

Parcel Number LK02002700A
Location Address 888 FLOURNOY RD
Legal Description ALSO P/O LOT 52 TRACT 2
(Note: Not to be used on legal documents)
Class R4-Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District County (District 01)
Millage Rate 28.651
Acres 0.39
Homestead Exemption No (50)
Landlot/District N/A

[View Map](#)

Owner

COBB AUSTIN LLC
 PO BOX 869
 TIFTON, GA 31793

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
RES	FF-RES: 1300.00	Front Feet	0	86	198	0.39	0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/13/2007	745 215	31 193	\$125,000	Land Market - Vacant		COBB, AUSTIN LLC
9/22/2005	690 155	31 193	\$0	Unqualified - Vacant	THE BOZEMAN FAM PRTNSHP	SID HALL ASSOCIATES LLC
8/30/2004	646 65	31 193	\$0	Unqualified - Vacant	MALLAMO, VICTOR J	THE BOZEMAN FAM PRTNSHP

Valuation

	2018	2017	2016	2015
Previous Value	\$123,665	\$123,665	\$123,665	\$123,665
Land Value	\$123,665	\$123,665	\$123,665	\$123,665
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$123,665	\$123,665	\$123,665	\$123,665

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

The Worth 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.

Developed by

Last Data Upload: 6/25/2018, 10:16:51 AM

888 Flournoy Road, Warwick, Georgia 31796
Tax Map Parcel
LK02002700A



Parcel ID	LK02002700A	Owner	COBBAUSTIN LLC	Last 2 Sales			
Class Code	Residential		PO BOX 869	Date	Price	Reason	Qual
Taxing District	County		TIFTON GA 31793	2/13/2007	\$125000	LM	Q
	County	Physical Address	888 FLOURNOY RD	9/22/2005	0	UV	U
Acres	0.39	Assessed Value	Value \$123665				

(Note: Not to be used on legal documents)

Date created: 6/25/2018
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888 Flournoy Road, Warwick, Georgia 31796 Property Tax Bill 2020

2020 Property Tax Statement

Worth County Tax Office
Tabetha Dupriest TC
201 N. Main St, TM-15
Sylvester, GA 31791

COBB AUSTIN LLC
PO BOX 869
TIFTON, GA 31793

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2020-2131	11/15/2020	\$1,417.24	\$0.00	\$3,483.62	\$4,900.86

Map: LK020-00000-027-00A
Location: PO BOX 869
Account No: 106550 010

Payment Good through: 04/15/2021

RETURN THIS PORTION WITH PAYMENT

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

<p>Worth County Tax Office Tabetha Dupriest TC 201 N. Main St, TM-15 Sylvester, GA 31791</p>		<p>Tax Payer: COBB AUSTIN LLC Map Code: LK020-00000-027-00A Real Description: ALSO P/O LOT 52 TRACT 2 Location: PO BOX 869 Bill No: 2020-2131</p>																																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Building Value</th> <th>Land Value</th> <th>Acres</th> <th>Fair Market Value</th> <th>Due Date</th> <th>Billing Date</th> <th>Payment Good through</th> <th>Exemptions</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">0.00</td> <td style="text-align: center;">0.00</td> <td style="text-align: center;">0.3900</td> <td style="text-align: right;">\$123,665.00</td> <td style="text-align: center;">11/15/2020</td> <td style="text-align: center;">08/12/2020</td> <td style="text-align: center;">04/15/2021</td> <td></td> </tr> </tbody> </table>	Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	0.00	0.00	0.3900	\$123,665.00	11/15/2020	08/12/2020	04/15/2021																													
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888 Flournoy Road, Warwick, Georgia 31796

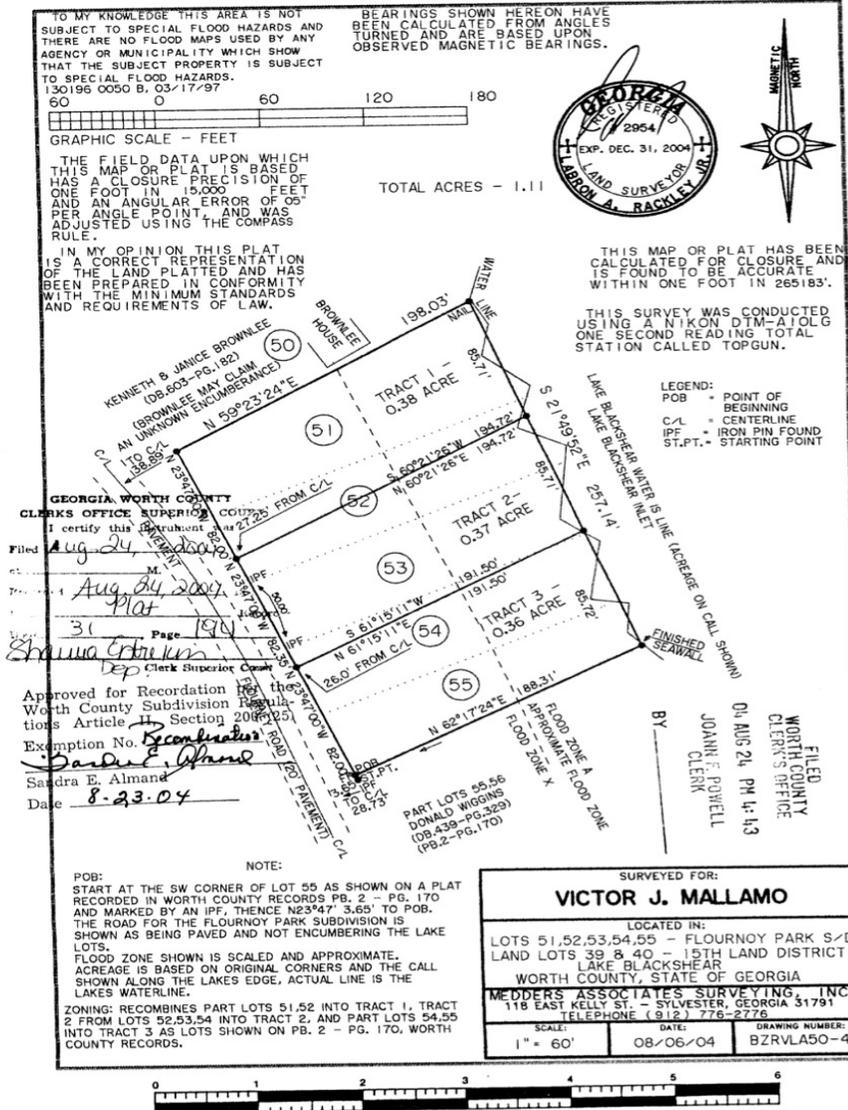
Legal Description

Tax Parcel Number: LK02002700A

Property Description: Tract 2, 888 Flournoy Road, Warwick, Worth County, GA 31796

All that tract or parcel of land lying and being Tract 2 (0.37 acre) in Land Lot 40 in the 15th Land District of Worth County, Georgia, more particularly shown on plat of survey by Medders Associates Surveying, Inc. dated August 6, 2004, recorded in Plat Book 31, page 194, public records, Worth County, Georgia, and incorporated herein by reference.

888 Flournoy Road, Warwick, Georgia 31796
Plat Map



902 Flournoy Road, Warwick, Georgia 31796 Tax Card Parcel - LK020027



Summary

Parcel Number LK020027
Location Address 902 FLOURNOY RD
Legal Description ALSO P/O LOT 52
(Note: Not to be used on legal documents)
Class R4-Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District County (District 01)
Millage Rate 28.651
Acres 0.39
Homestead Exemption No (50)
Landlot/District N/A

[View Map](#)

Owner

BROWNLEE KENNETH & BROWNLEE JANICE J &
 L REBECCA B & COXWELL KIMBERLY B AND
 COXWELL AMANDA B
 395 BELFLOWER ROAD
 TIFTON, GA 31794

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
RES	FF-RES: 1300.00	Front Feet	0	86	198	0.39	0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/29/2016	1027 1	28 369	\$0	Unqualified - Vacant	BROWNLEE, JANICE J	BROWNLEE KENNETH & BROWNLEE JANICE J &
9/29/2004	650 162	31 193	\$100,000	Land Market - Vacant		BROWNLEE, JANICE J
8/30/2004	646 65	31 193	\$0	Unqualified - Vacant	MALLAMO, VICTOR J	THE BOZEMAN FAM PRNTNSHP
4/12/2004	633 323		\$0	Unqualified - Vacant	MALLAMO, VICTOR J (MRS)	MALLAMO, VICTOR J

Valuation

	2018	2017	2016	2015
Previous Value	\$123,665	\$123,665	\$123,665	\$123,665
Land Value	\$123,665	\$123,665	\$123,665	\$123,665
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$123,665	\$123,665	\$123,665	\$123,665

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

The Worth 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.

Developed by

Last Data Upload: 6/25/2018, 10:16:51 AM

902 Flournoy Road, Warwick, Georgia 31796
Tax Map Parcel - LK020027



- Legend**
- Parcels
 - Roads

<p>Parcel ID LK020027 Class Code Residential Taxing District County Acres 0.39</p>	<p>Owner BROWNLEE KENNETH & BROWNLEE JANICE J & L REBECCA B & COXWELL KIMBERLY B AND COXWELL AMANDA B 395 BELFLOWER ROAD TIFTON GA 31794 Physical Address 902 FLOURNOY RD Assessed Value Value \$123665</p>	<p>Last 2 Sales</p> <table border="0"> <thead> <tr> <th>Date</th> <th>Price</th> <th>Reason</th> <th>Qual</th> </tr> </thead> <tbody> <tr> <td>8/29/2016</td> <td>0</td> <td>UV</td> <td>U</td> </tr> <tr> <td>9/29/2004</td> <td>\$100000</td> <td>LM</td> <td>Q</td> </tr> </tbody> </table>	Date	Price	Reason	Qual	8/29/2016	0	UV	U	9/29/2004	\$100000	LM	Q
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(Note: Not to be used on legal documents)

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902 Flournoy Road, Warwick, Georgia 31796 Property Tax Bill 2020

2020 Property Tax Statement

Worth County Tax Office
Tabetha Dupriest TC
201 N. Main St, TM-15
Sylvester, GA 31791

BROWNLEE KENNETH & BROWNL REBECCA B
& COXWELL KICOXWELL AMANDA B
395 BELFLOWER ROAD
TIFTON, GA 31794

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2020-1377	11/15/2020	\$1,417.24	\$0.00	\$1,476.47	\$2,893.71

Map: LK020-00000-027-000

Payment Good through: 04/15/2021

Location: 395 BELFLOWER ROAD

Account No: 068850 010

RETURN THIS PORTION WITH PAYMENT

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

<p>Worth County Tax Office Tabetha Dupriest TC 201 N. Main St, TM-15 Sylvester, GA 31791</p>		<p>Tax Payer: BROWNLEE KENNETH & BROWNL REBECCA B & COXWELL KICOXWELL AMANDA B Map Code: LK020-00000-027-000 Real Description: ALSO P/O LOT 52 Location: 395 BELFLOWER ROAD Bill No: 2020-1377</p>								
Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions			
0.00	0.00	0.3900	\$123,665.00	11/15/2020	08/12/2020	04/15/2021				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Credit	Net Tax			
COUNTY		\$0	\$49,466	\$0	\$49,466	0.012560	-\$102.39	\$621.29		
EDA		\$0	\$49,466	\$0	\$49,466	0.000591	\$0.00	\$29.23		
SCHOOL		\$0	\$49,466	\$0	\$49,466	0.015500	\$0.00	\$766.72		
TOTALS						0.028651	-\$102.39	\$1,417.24		
<p>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 March 1st in order to receive the exemption in future years. For 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 Worth Co. Courthouse 229-776-8204. 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 return reducing the value not 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 Worth Co. Courthouse and/or 229-776-8204.</p>						<p>Current Due \$1,417.24 Discount \$0.00 Penalty \$0.00 Interest \$0.00 Other Fees \$0.00 Previous Payments \$0.00 Back Taxes \$1,476.47 Total Due \$2,893.71</p>				

902 Flournoy Road, Warwick, Georgia 31796 Legal Description

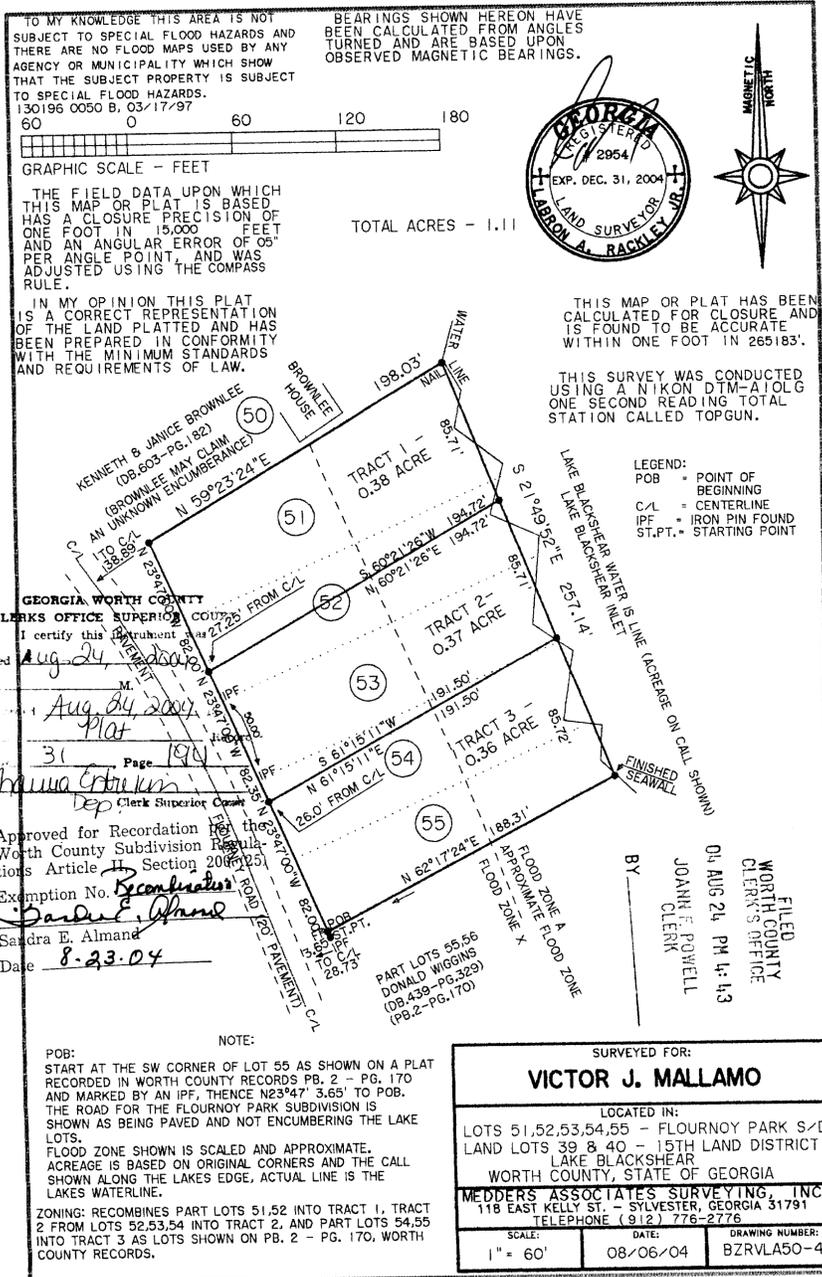
Tax Parcel Number: LK020027

Property Description: Tract 1, 0.37 +/- Acre, 902 Flournoy Road, Warwick, Worth County, GA 31796

All that tract or parcel of land lying and being 0.38 acre in Original Land Lots 39 and 40 of the 15th Land District of Worth County, Georgia more particularly described as follows: Begin at the southwest corner of Lot 55 as shown on a subdivision plat of the Flournoy Park Subdivision recorded in Worth County records at Plat Book 2, Page 170 and marked by an iron pin found; go thence north 23 degrees 47 minutes 00 seconds west a distance of 3.65 feet to a point; go thence north 23 degrees 47 minutes 00 seconds west a distance of 164.00 feet to the point of beginning; go thence north 23 degrees 47 minutes 00 seconds west a distance of 82.00 feet to a point; go thence north 59 degrees 23 minutes 24 seconds east a distance of 198.03 feet to a point; thence south 21 degrees 49 minutes 52 seconds east a distance of 85.71 feet to a point; thence south 60 degrees 21 minutes 26 seconds west a distance of 194.72 feet to the point of beginning. Depicted as Tract No. 1 on the plat of survey for Victor J. Mallamo prepared by Labrun A. Rackley, Jr., RLS dated July 21, 2004 and recorded in Worth County Records at Plat Book 31, at Page 194.

LESS AND EXCEPT: Parcel B consisting of 0.0130 acres, more or less, as depicted upon that certain map or plat of survey thereof entitled "Survey for Kimberly Brownlee Meeks & Mandy Brownlee Brooks", DATED March 15, 2021, prepared by J.B. Faircloth & Associates, P.C., and recorded in Plat Book E2021, Page 21, of the Worth County, Georgia, deed records, to which map or plat of survey and the record thereof reference is hereby made for all purposes in aid of description.

902 Flournoy Road, Warwick, Georgia 31796
Plat Map



Go Bid Now!



www.WeeksAuctionGroup.com