

Go Bid  
**NOW!**

# *Property Information*



*7.04+/- Acre Commercial  
Property in Lee County!*

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

*Online Only Auction*

**915 Middle Road South  
Leesburg, Georgia 31763  
Wednesday, March 9, 2022 at 2 pm**



**WEEKS AUCTION GROUP**  
— ACCELERATED REAL ESTATE MARKETING —

(229)-890-2437

[www.WeeksAuctionGroup.com](http://www.WeeksAuctionGroup.com)

## Introduction

Dear Prospective Bidders,

Weeks Auction Group is pleased to announce the public auction of this 7.04+/- Acre Commercial Property in LEE COUNTY!.

This property consists of 5,600+/- SF with office and warehouse space and a large lot for parking equipment. Located just minutes from Albany and Leesburg, this business location is awesome! Whether you're looking to relocate your existing business, expand a commercial portfolio or start your first investment this property is for you!

Bidding for this property will open on February 23, 2022 at 10:00 am eastern time and continue to March 9, 2022. Bidding will begin closing at 2:00 pm 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](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  
Auction Coordinator





**Auction Date and Time:** Wednesday, March 9, 2022 at 2 pm

**Open House Dates and Times:** Call Cameron Morris for a private showing.

**For More Information Contact:** Cameron Morris  
Weeks Auction Group, Inc.  
(229) 890-2437 – Office  
(229) 881-7643– Cell  
Cameron@BidWeeks.com

## Property Information

**Property Address:** 915 Middle Road South, Leesburg, Georgia 31763

**Auction Date:** Wednesday, March 9, 2022 at 2:00 pm

**Property Size:** 7+/- Acres

**Assessor's Parcel Numbers:** 060D 034

**Tax Bill Amount:** \$803.98

**Driving Directions:** From **Albany** take the Jefferson Exit on the Bypass towards Cordele. This is Highway 91 or Philema Road, follow this road for 6.5 miles North. Turn Left on Middle Road South for 0.1 Miles. The property begins on your right. ***"Watch for Auction Signs!"***

From **Leesburg** take US Highway 32 East 6.3 Miles towards Highway 300. Turn Right on Middle Road South for 3.9 Miles. The property begins on your Left just before Highway 91 or Philema Road. ***"Watch for Auction Signs!"***

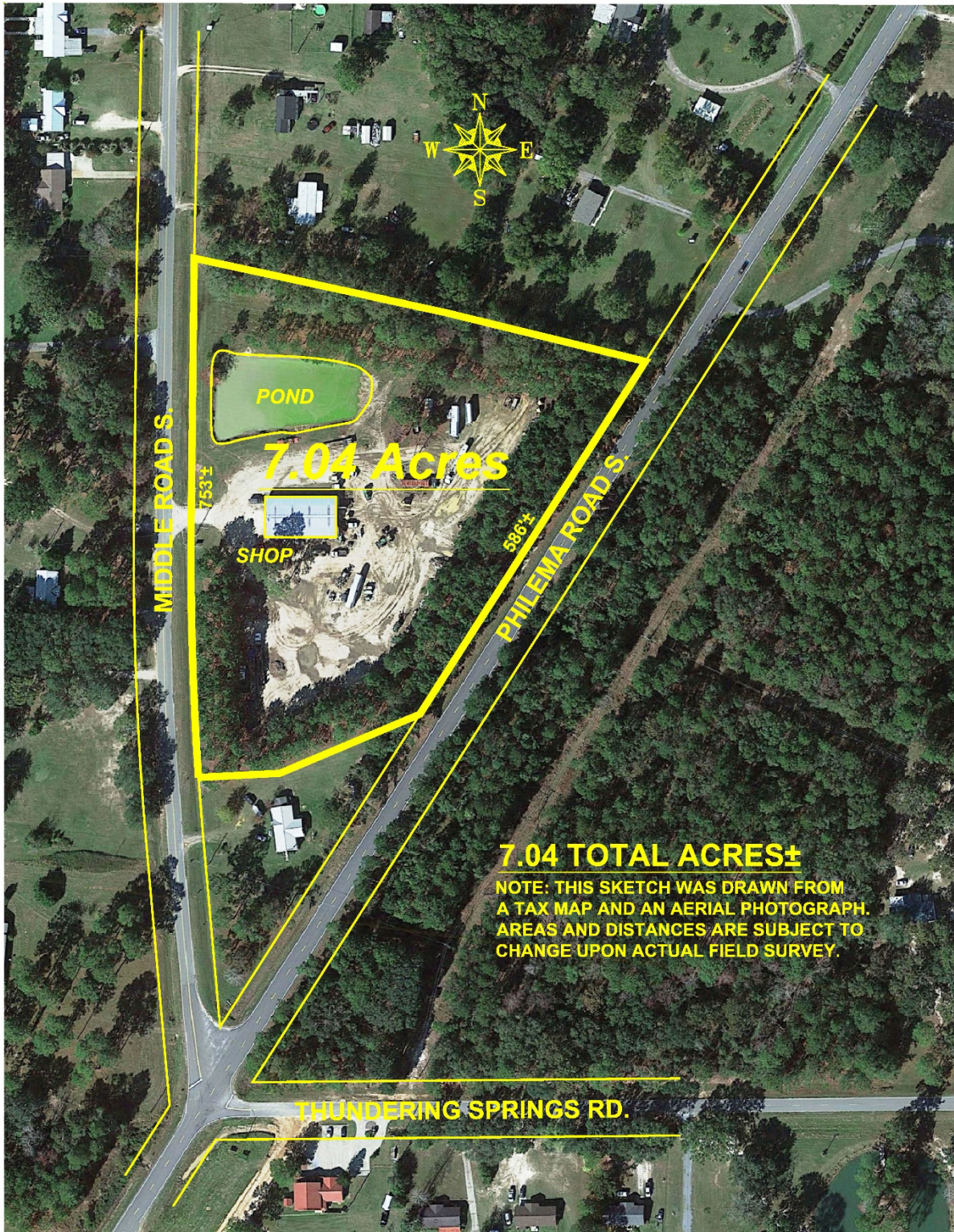
### Important Selling Features:

- 7.04+/- Total Acres
- 5,600+/- SF Office/Warehouse
- Great Business Location
- C-2 Zoning
- Former Specialty Outdoor Services
- Minutes from Albany & Leesburg
- Offered In 1 Tract

**This property is currently leased for \$1,250 per month through May 17, 2022 with (3) one month options to extend. The options to extend COULD carry the lease to August 17, 2022 if exercised by the tenant. Please contact Cameron Morris for a copy of the the lease agreement.**



## Aerial Map





**Tax Card Parcel – Page 1**  
**060D 034**

**qPublic.net™** Lee County, GA

**Online Appeals**

Would you like to submit an appeal to the Board of Assessors? [Click Here](#) for more information.

[Appeal to Board of Assessors](#)

**Summary**

**Parcel Number** 060D 034  
**Location Address** 915 MIDDLE ROAD SOUTH  
**Legal Description** LL 137 DIST 1 CORNER OF MIDDLE RD. & PHILEMA  
 (Note: Not to be used on legal documents)  
**Tax District** COUNTY UNINCORPORATED (District 03)  
**Millage Rate** 33.692  
**Acres** 7.04  
**Homestead Exemption** No (S0)  
**Lot/District** N/A

[View Map](#)



**Owner**

O'DANIEL MARSHA S & FITE SUSAN S TRUSTEE  
 625 BRISBANE MANOR  
 ALPHARETTA, GA 30022

**Rural Land**

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	7.04

**Commercial Improvement Information**

**Description** Warehouse-Storage-Fair  
**Value** \$52,700  
**Actual Year Built** 1983  
**Effective Year Built**  
**Square Feet** 4132  
**Wall Height** 12  
**Wall Frames**  
**Exterior Wall**  
**Roof Cover**  
**Interior Walls**  
**Floor Construction**  
**Floor Finish**  
**Ceiling Finish**  
**Lighting**  
**Heating** 90%  
 10%  
**Number of Buildings** 1

**Accessory Information**

Description	Year Built	Dimensions/Units	Identical Units	Value
x**REAR PHOTO OF BUILDING	2004	0x0 / 0	0	\$0
Storage Container	1990	0x0 / 2	1	\$200

**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/23/2012	1531 082		\$0	Kin	SEATON CHARLES E SR &	O'DANIEL MARSHA S & FITE SUSAN S TRUSTEE



**Tax Card Parcel – Page 2**  
**060D 034**

**Valuation**

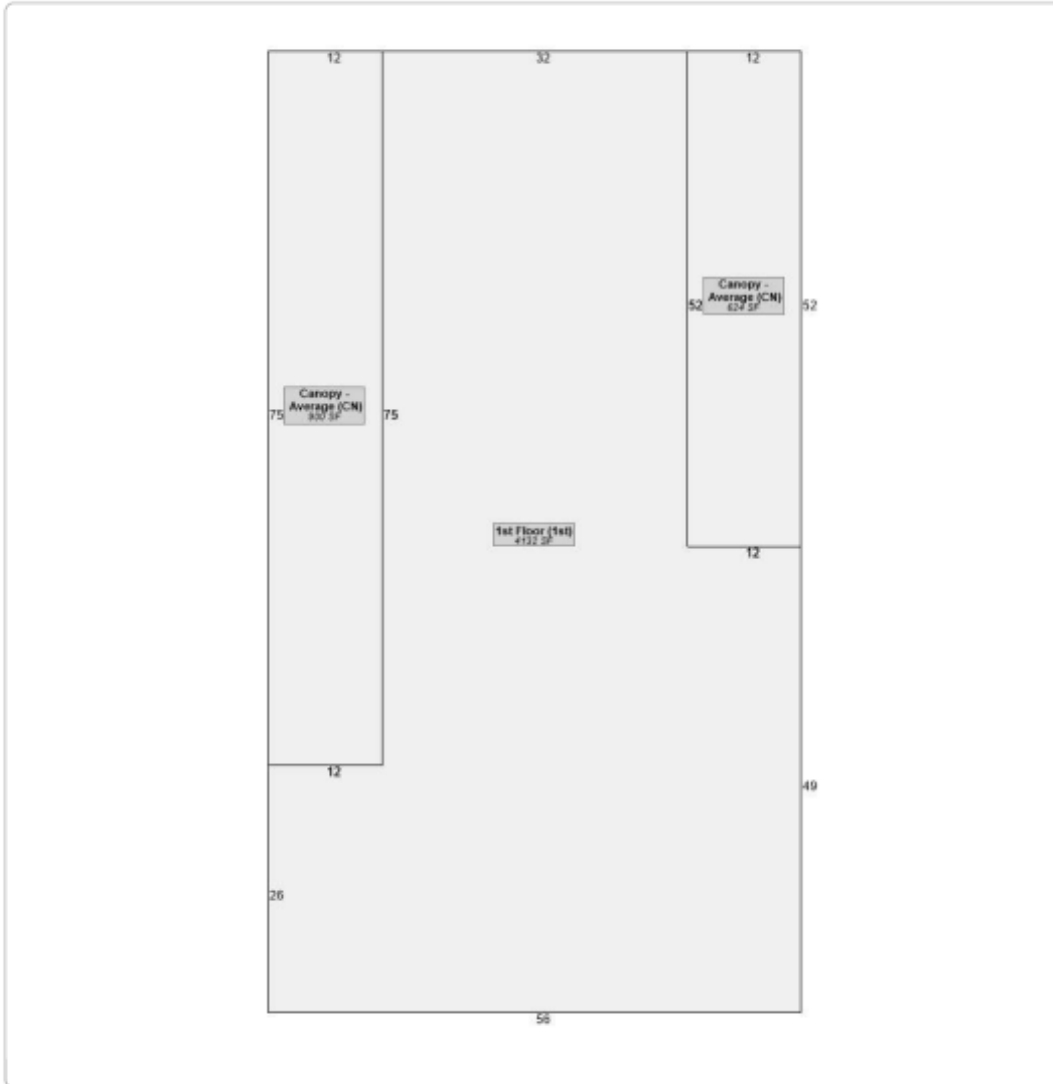
	2021	2020	2019	2018	2017
Previous Value	\$84,900	\$84,900	\$84,900	\$84,900	\$84,900
Land Value	\$18,300	\$35,200	\$35,200	\$35,200	\$35,200
+ Improvement Value	\$52,700	\$49,700	\$49,700	\$49,700	\$49,700
+ Accessory Value	\$200	\$0	\$0	\$0	\$0
= Current Value	\$71,200	\$84,900	\$84,900	\$84,900	\$84,900

**Photos**



**Sketches**

**Tax Card – Page 3**  
**060D 034**



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

The Lee 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](#)

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 GEOSPATIAL

Version 2.3.166



## Tax Map Parcel 060D 034



 Lee County, GA



**Overview**



**Legend**

-  Parcels
-  Roads

<b>Parcel ID</b>	060D 034	<b>Owner</b>	O'DANIEL MARSHA S & FITE SUSAN S TRUSTEE	<b>Last 2 Sales</b>			
<b>Class Code</b>	Commercial		625 BRISBANE MANOR	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing</b>	COUNTY		ALPHARETTA, GA 30022	3/23/2012	0	KN	U
<b>District</b>	UNINCORPORATED	<b>Physical Address</b>	915 MIDDLE ROAD SOUTH	n/a	0	n/a	n/a
<b>Acres</b>	7.04	<b>Assessed Value</b>	\$71200				

(Note: Not to be used on legal documents)

Date created: 12/21/2021  
Last Data Uploaded: 12/20/2021 8:10:28 PM

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## Property Tax Bill 2021

### 2021 Property Tax Statement

Susan Smith  
Lee County Tax Commissioner  
100 Starksville Ave N  
P.O. Box 9  
Leesburg, GA 31763  
(229) 759-6015

Bill Number	Due Date	CURRENT YEAR DUE
9126	12/20/2021	\$0.00

Payment Good Through:

Map: 070 137 013

Last payment made on: 11/19/2021

Location: 915 MIDDLE ROAD SOUTH

O'DANIEL MARSHA S & FITE SUSAN S  
TRUSTEE

625 BRISBANE MANOR

ALPHARETTA, GA 30022

**RETURN THIS FORM WITH PAYMENT**

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 not later than April 1 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:

Lee County Tax Assessor  
104 Leslie Highway, Suite B  
P.O. Box 9  
Leesburg, Georgia 31763  
(229) 759-6010

If you feel that your property has been assigned to high a value for tax purposes by the Board of Tax Assessors, you should file a tax return reducing the value not later than April 1 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.

Susan Smith  
Lee County Tax Commissioner  
100 Starksville Ave N  
P.O. Box 9  
Leesburg, GA 31763  
(229) 759-6015



**Tax Payer:** O'DANIEL MARSHA S & FITE  
SUSAN S TRUSTEE  
**Map Code:** 070 137 013  
**Description:** LL 137 DIST 1 CORNER OF  
MIDDLE RD. & PHILEMA  
915 MIDDLE ROAD SOUTH  
**Location:**  
**Bill Number:** 9126  
**District:** 3

Scan this code with  
your mobile phone  
to view or pay this  
bill.

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$52,900.00	\$18,300.00	7.04	71200	12/20/2021	11/19/2021		

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
STATE TAX	71200	28480	0	28480	0	0.00	0.00	0.00	
COUNTY M&O	71200	28480	0	28480	15.59	444.00	0.00	354.00	
SALES TAX ROLLBACK	0	0	0	28480	-3.16	0.00	-90.00	0.00	
SCHOOL M&O	71200	28480	0	28480	15	427.20	0.00	427.20	
SCHOOL BOND	71200	28480	0	28480	0.8	22.78	0.00	22.78	
<b>TOTALS</b>						<b>28.230</b>	<b>893.98</b>	<b>-90.00</b>	<b>803.98</b>

-Please Make Check or Money Order Payable to: Lee County Tax Commissioner  
-Please write the bill number(s) on your check.  
-If a receipt is desired, please include a stamped, self-addressed envelope.  
-If taxes are to be paid by a mortgage company, send them this portion only.  
-If you are paying after the due date, please call our office for the full amount due.  
-Interest and Penalties will apply after the due date as mandated by O.C.G.A 48-2-40 and 48-2-44

Current Due: \$803.98  
Penalty: \$0.00  
Interest: \$0.00  
Other Fees: \$0.00  
Back Taxes: \$0.00  
Amount Paid: \$803.98

TOTAL DUE: \$0.00



## Legal Description

**Tax Parcel Number: 060D 034**

**Property Description: 7.04+/- Acres, 915 Middle Road South, Leesburg, GA 31763**

All that certain lot, tract or parcel of land lying and being In Land Lot Number 137 of the 1<sup>st</sup> Land District of Lee County, Georgia, containing 7.04 acres, more or less, and being described as follows:

Commence at a point in Land Lot Number 138 of the 1st Land District of Lee County, Georgia, which point is the Intersection of the centerlines of Middle Road (80 foot right of way- paved) and Philema Road (State Highway number 91- 80 foot right of way--paved) and run north 34 degrees 57 minutes 32 seconds east along the centerline of Philema Road a distance of 176.18 feet to a point; then run North 55 degrees 02 minutes 28 seconds west a distance of 40.00 feet to a point on the northwest right of way line of Philema Road; then run north 34 degrees 57 minutes 32 seconds east along the northwest right of way line of Philema Road a distance of 455.92 feet to the POINT OF BEGINNING:

From said POINT OF BEGINNING run south 61degrees 29 minutes 03 seconds west a distance of 212.3 feet to a point marked by an Iron pin; then run south 89 degrees 24 minutes 42 seconds west a distance of 125.32 feet to a point on the east right of way line of Middle Road, which point is marked by an Iron pin; then run along the arc of a curve along the eastern right of way line of Middle Road, (curve has an arc distance of 396.00 feet, a chord distance of 395.88 feet and a chord bearing of north 00 degrees 33 minutes 27 seconds east) a distance of 396 feet to a point; then continue along the eastern right of way line of Middle Road north 03 degrees 02 minutes 10 seconds east a distance of 357.57 feet to a point marked by an Iron pin; then run south 75 degrees 27 minutes 46 seconds east a distance of 357.36 feet to a point marked by an Iron pin; then run south 73 degrees 54 minutes 00 seconds east a distance of 290.00 feet to a point on the northwestern right of way line of Philema Road which point is marked by an Iron pin; then run south 34 degrees 57 minutes 32 seconds west a distance of 585.82 feet along the northwestern right of way of Philema Road and to the POINT OF BEGINNING.

Said property is a portion of that tract conveyed to James H. Williams and Emily Williams by Warranty Deed executed by J. Wiley Jordan and Richard R Thomas, dated March 18, 1983 and recorded in the office of the Clerk of the Superior Court of Lee County, Georgia, in Deed Book 63, Pages 955-956.

Said property is further shown and delineated on a plat of survey entitled "Property Line Survey for Marshall R. Houston", prepared by Joseph F. Dubeau, Georgia Registered Land Surveyor, which plat is dated January 10, 1985, in Plat Cabinet \_\_\_\_ at Slide \_\_\_\_.

***Go Bid Now!***



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