

Go Bid
NOW!

Property Information



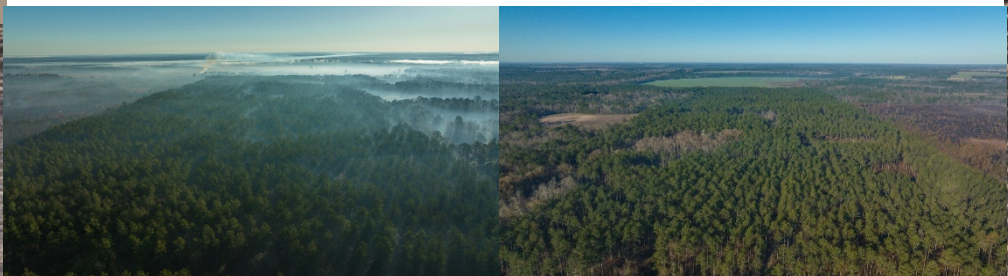
*151+/- Acres Fine South
Georgia Plantation Tract*

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

Online Only Auction

**278 Bowers Road
Leesburg, Georgia 31763**

Tuesday, March 15, 2022



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 151 +/- Acres South Georgia Plantation Tract in Lee County, Georgia.

The Beauchamp Farm features 151+/- Acres of South Georgia paradise. This is your chance to own a beautiful recreational and timberland investment in Northeast Lee County. This property is located on Bowers Road boasting the classic quail woods and deer hunting landscape, located in the heart of Plantation Country! If you've been waiting for the perfect escape, this farm is for you! Currently no conservation easement exists on the property.

Bidding for this property will open on March 1, 2022 at 10:00 am eastern time and continue to March 15, 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. 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
Real Estate Broker & Auctioneer



Auction Date and Time: Tuesday, March 15, 2022 at 2:00 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: 278 Bowers Road, Leesburg, Georgia 31763

Auction Date: Tuesday, March 15, 2022 at 2:00 pm

Property Size: 151 +/- Acres

Assessor's Parcel Numbers: 079 001

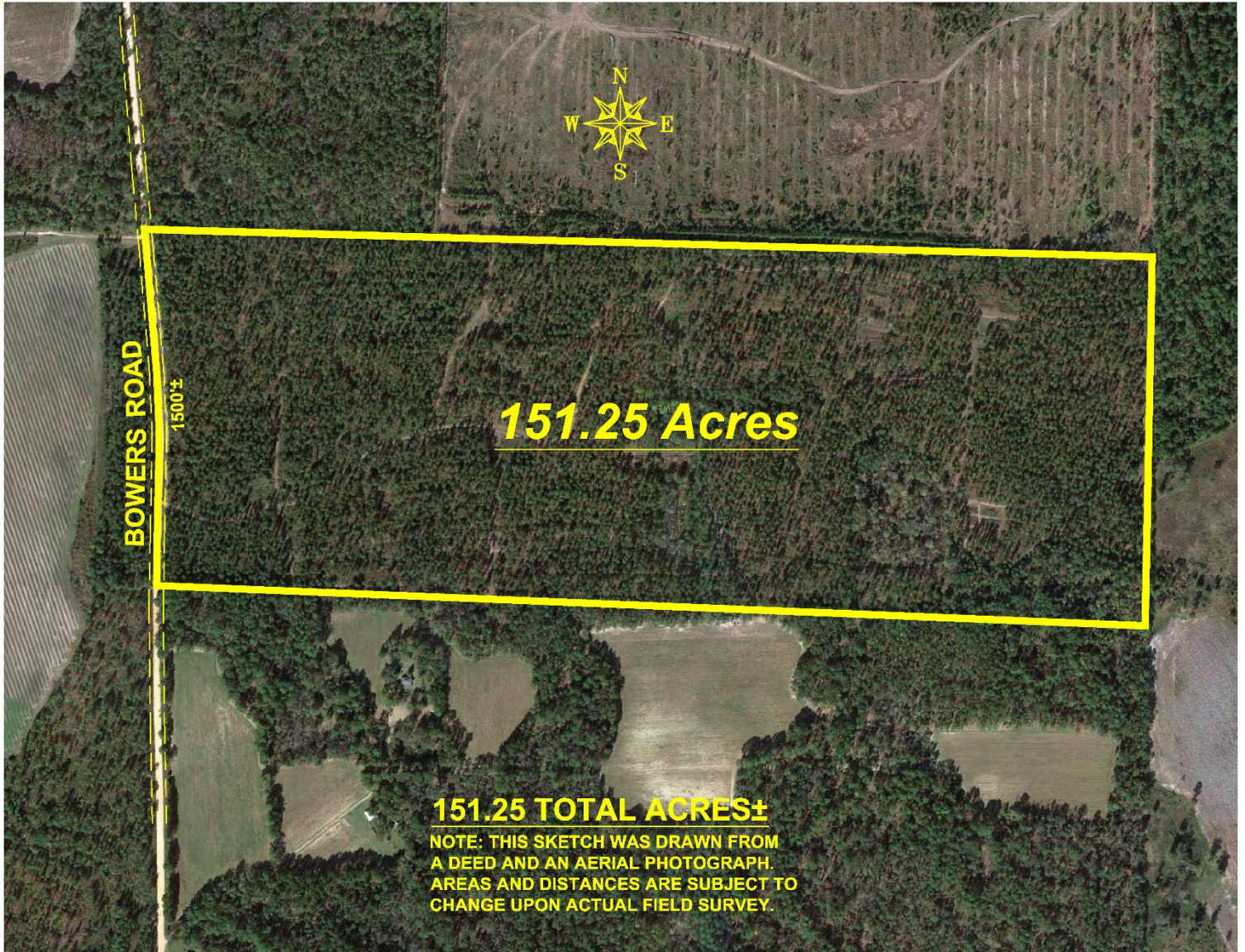
Tax Bill Amount: \$3,280.33 (Not Enrolled In CUVA)

Driving Directions: From **Albany** take Highway 91 (Philema Road) North 10 miles towards Highway 32. Cross Highway 32 onto (Philema Road North) for 2.9 Miles. Turn Right on Cook Road (Dirt) for 1 mile. Then Turn North onto Bowers Road (Dirt). The property begins on your right in just 0.5 Miles. ***"Watch for Auction Signs!"***

Important Selling Features:

- 151.25+/- Total Acres
- Lee County Plantation Tract
- Exceptional Quail Habitat
- Outstanding Deer & Turkey Hunting
- Timber Cruise Available
- Zoned AG
- Minutes from Leesburg
- Offered In 1 Tract
- Located On Bowers Road

Aerial Map



Tax Card Parcel – Page 1

 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 079 001
 Location Address BOWERS ROAD
 Legal Description LL 208,209 DIST 14
 (Note: Not to be used on legal documents)
 Tax District COUNTY UNINCORPORATED (District 03)
 Millage Rate 33.692
 Acres 151.25
 Homestead Exemption No (50)
 Lot/District N/A

[View Map](#)



Owner

BEAUCHAMP FAMILY HOLDINGS LLC
 5017 7TH AVE S
 BIRMINGHAM, AL 35212

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	1	33.17
RUR	Woodlands	Rural	2	58.39
RUR	Woodlands	Rural	4	5.78
RUR	Woodlands	Rural	5	3.11
RUR	Woodlands	Rural	6	50.8

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/1/2017	1952 81		\$0	Gift	MOSSY DELL INC	BEAUCHAMP FAMILY HOLDINGS LLC
9/10/2009	1358 96		\$0	Kin	FLO-ROB INC	MOSSY DELL INC

Valuation

	2021	2020	2019	2018	2017
Previous Value	\$253,800	\$253,800	\$253,800	\$253,800	\$253,800
Land Value	\$290,500	\$253,800	\$253,800	\$253,800	\$253,800
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$290,500	\$253,800	\$253,800	\$253,800	\$253,800

Photos

Tax Card Parcel – Page 2



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, Sketches.

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](#)

[Last Data Upload: 1/4/2022, 7:22:33 PM](#)

Developed by
 Schneider
GEO SPATIAL

Version 2.3.168

Tax Map Parcel

 **Lee County, GA**



Overview



Legend

-  Parcels
-  Roads

Parcel ID	079 001	Owner	BEAUCHAMP FAMILY HOLDINGS LLC	Last 2 Sales			
Class Code	Agricultural		5017 7TH AVE S	Date	Price	Reason	Qual
Taxing	COUNTY		BIRMINGHAM, AL 35212	8/1/2017	0	GF	U
District	UNINCORPORATED	Physical Address	BOWERS ROAD	9/10/2009	0	KN	U
Acres	151.25	Assessed Value	\$290500				

(Note: Not to be used on legal documents)

Date created: 1/5/2022
 Last Data Uploaded: 1/4/2022 7:22:33 PM

Developed by  **Schneider**
GEOSPATIAL

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
825	12/20/2021	\$0.00

Payment Good Through:

Map: 028 209 001

Last payment made on: 10/29/2021

Location: BOWERS ROAD

BEAUCHAMP FAMILY HOLDINGS LLC

5017 7TH AVE S

BIRMINGHAM, AL 35212

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



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

Tax Payer: BEAUCHAMP FAMILY HOLDINGS LLC
Map Code: 028 209 001
Description: LL 208,209 DIST 14
Location: BOWERS ROAD
Bill Number: 825
District: 3

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$0.00	\$290,500.00	151.25	290500	12/20/2021	10/29/2021		

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
STATE TAX	290500	116200	0	116200	0	0.00	0.00	0.00	
COUNTY M&O	290500	116200	0	116200	15.59	1811.56	0.00	1444.37	
SALES TAX ROLLBACK	0	0	0	116200	-3.16	0.00	-367.19	0.00	
SCHOOL M&O	290500	116200	0	116200	15	1743.00	0.00	1743.00	
SCHOOL BOND	290500	116200	0	116200	0.8	92.96	0.00	92.96	
TOTALS						28.230	3,647.52	-367.19	3,280.33

-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: \$3,280.33
Penalty: \$0.00
Interest: \$0.00
Other Fees: \$0.00
Back Taxes: \$0.00
Amount Paid: \$3,280.33

TOTAL DUE: \$0.00

Legal Description

Tax Parcel Number: 079 001

Property Description: 151.25+/- Acres, Bowers Road, Lee County, GA

All that tract or parcel of land lying and being in Land Lots 208 and 209 in the 14th Land District of Lee County, Georgia, containing 151.25 acres, more or less, and being more particularly described as follows:

All of the north half of Land Lot 209 in the 14th Land District of Lee County, Georgia, containing 101 $\frac{1}{4}$ acres, more or less; also 50 acres, more or less, of land in the shape of a square in the northeast corner of Land Lot 208 in the 14th Land District of said County. Said above described lands being the same land formerly owned and possessed by Sara and Jack Carter during their lifetime.

Go Bid Now!



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