

Go Bid
NOW!

Property Information

*Commercial Real Estate in
Warner Robins, Georgia*

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

Online Only Auction

**621 North Davis Drive
Warner Robins, Georgia 31903**

Tuesday, April 12, 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 3.95 +/- Acres Commercial Real Estate in Warner Robins, Georgia.

This former auto dealer sits on 3.95+/- acres in a rapidly redeveloping part of Warner Robins, Georgia. It includes a large showroom with office spaces and service garage with 18 bays, along with a large tool room. This property is centrally located near multiple major highway and commerce systems, including I-75. It is zoned as C2 Commercial.

Bidding for this property will open on March 29, 2022 at 10:00 am eastern time and continue to April 12, 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.

Forrest Horne
Auction Coordinator

Tucker Sowell
Auction Coordinator



Auction Date and Time: Tuesday, April 12, 2022 at 2:00 pm

Open House Dates and Times: Friday, April 1 from 2:00 pm – 5:00 pm
Friday, April 8 from 2:00 pm – 5:00 pm

For More Information Contact:

Forrest Horne
Weeks Auction Group, Inc.
(229) 890-2437 – Office
(229) 225-6854– Cell
Forrest@BidWeeks.com

Tucker Sowell
Weeks Auction Group, Inc.
(229) 890-2437 – Office
(229) 403-4127 – Cell
Tucker@BidWeeks.com

Property Information

Property Address: 621 North Davis Drive

Auction Date: Tuesday, April 12, 2022 at 2:00 pm

Property Size: 3.95 +/- Acres

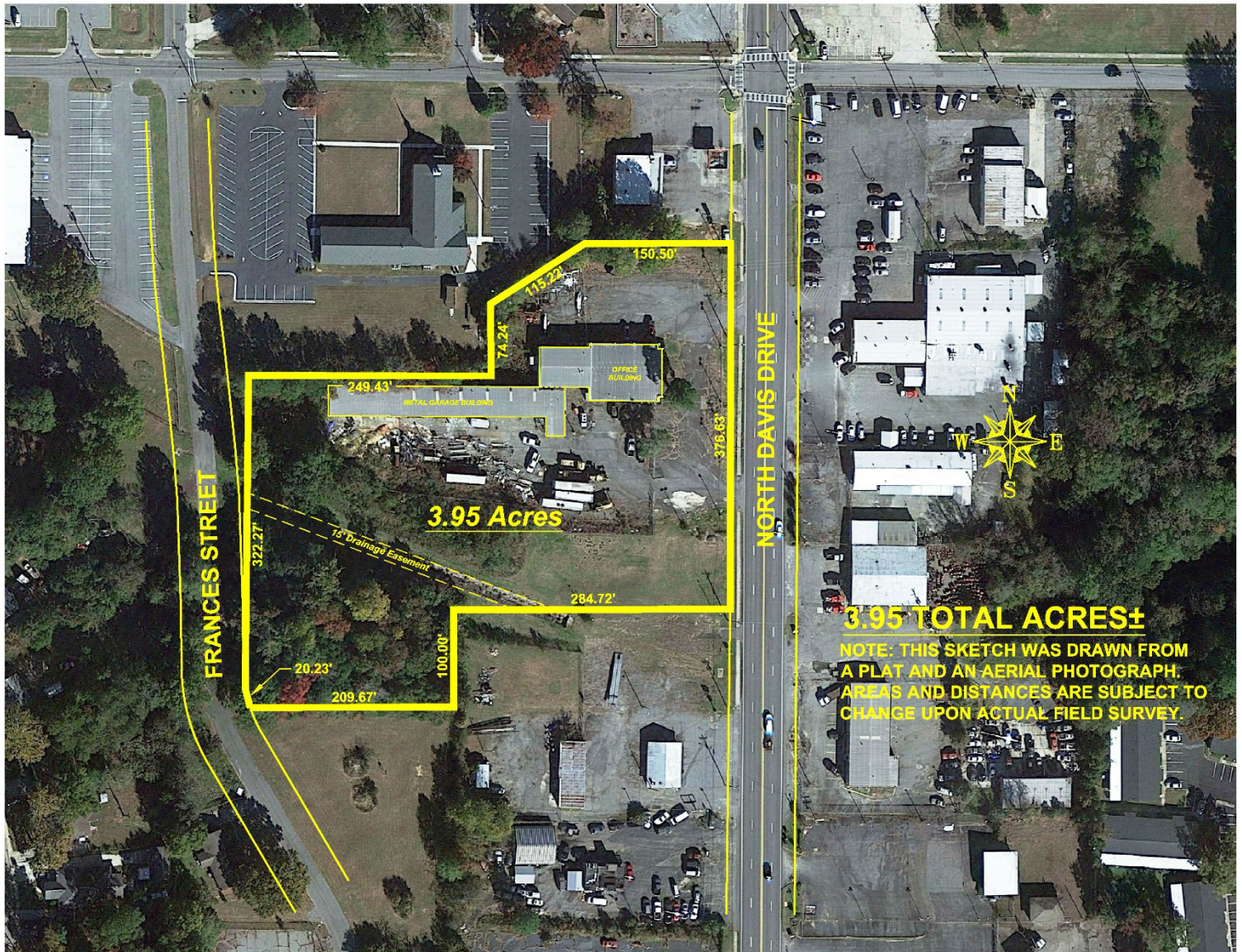
Assessor's Parcel Numbers: Houston County 0W021L 004000

Tax Bill Amount: 2021 Houston County Property Taxes \$2,845.36
2021 City of Warner Robins Property Taxes \$1,241.14


Important Selling Features:

- 3.95+/- Acres
- 4,683+/- sq.ft. Showroom/Office Space
- 8,136+/- sq.ft. Service Garage
- 18 Bays
- High Fence
- C2 Commercial Zoned

Aerial Map



Tax Card Parcel – Page 1

 **qPublic.net**™ Houston County, GA

Summary

Parcel Number 0W021L 004000
 Location Address 621 N DAVIS DR
 Legal Description PARCELS A & B 3.95 ACRES 202/5TH
 (Note: Not to be used on legal documents)
 Class C3-Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning C2
 Tax District Warner Robins (District 4)
 Millage Rate 33.28
 Acres 3.95
 Homestead Exemption No (\$0)
 Landlot/District 202 / 5

[View Map](#)



Owner

[BONECT](#)
 214 CARTWRIGHT DR
 BONAIRE, GA 31005

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	N HO/GREEN/WD 25,000	Acres	172,062	0	0	3.95	1

Commercial Improvement Information

Description 14Service Repair Garage-S
 Value \$82,300
 Actual Year Built 1987
 Effective Year Built 1987
 Square Feet 8136
 Wall Height 14
 Wall Frames 1% Steel
 Exterior Wall 1%
 Roof Cover 1%
 Interior Walls 1% Unfinished
 1%
 Floor Construction 1% Reinforced Concrete
 Floor Finish 1%
 Ceiling Finish 1% No Ceiling
 Lighting 1% Standard F.F.
 Heating 1%
 Number of Buildings 1

Description 14Showrooms-S
 Value \$103,100
 Actual Year Built 1987
 Effective Year Built 1987
 Square Feet 4683
 Wall Height 14
 Wall Frames 1% Steel
 Exterior Wall 1% Wood
 Roof Cover 1%
 Interior Walls 1%
 1%
 Floor Construction 1% Reinforced Concrete
 Floor Finish 1%
 Ceiling Finish 1%
 Lighting 1% Mercury Vapor
 Heating 1%
 Number of Buildings 1

Tax Card Parcel – Page 2

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Paving - Asphalt	1987	750x100 / 0	0	\$23,600

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/17/2011	5457 233	31 155	\$225,000	Fair market value improved sale	SMITH BARNEY A SR	BONE C T
6/2/2005	3471 116	31 155	\$0	Foreclosures and judgments	MILES TODD D	SMITH BARNEY A SR
10/8/2004	3177 190	31 155	\$340,000	Fair market value improved sale	SMITH BARNEY A SR	MILES TODD D
5/7/2004	3000 86	31 155	\$225,000	Related or corporate affiliate	BRYANT JAMES	SMITH BARNEY A SR
7/23/1993	1039 720	31 155	\$300,000	Bank sales and financial institution	TRUST COMPANY BANK OF MIDDLE G	BRYANT JAMES
6/5/1991	921 250	31 155	\$0	Foreclosures and judgments	SMITH SCOTT N	TRUST COMPANY BANK OF MIDDLE G A N A
12/29/1989	867 539	31 155	\$0		SMITH BARNEY A SR	SMITH SCOTT N
12/9/1988	828 326	31 155	\$0		SMITH STUART A & JEFFREYS WILL	SMITH BARNEY A SR
1/4/1988	792 781	30 195	\$0		SMITH BARNEY A SR & STUART A	SMITH STUART A & JEFFREYS WILLIAM R
3/25/1987	760 250	30 195	\$0			SMITH BARNEY A SR & STUART A
7/31/1986	729 427		\$0		HASSMAN BERNICE	SMITH BARNEY A SR & STUART A
2/12/1957	111 170		\$0			HASSMAN BERNICE

Valuation

	2021	2020	2019	2018
Previous Value	\$307,700	\$307,700	\$307,700	\$307,700
Land Value	\$98,700	\$98,700	\$98,700	\$98,700
+ Improvement Value	\$185,400	\$185,400	\$185,400	\$185,400
+ Accessory Value	\$23,600	\$23,600	\$23,600	\$23,600
= Current Value	\$307,700	\$307,700	\$307,700	\$307,700

Photos



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

The Houston County Assessor Office 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.

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[GDPR Privacy Notice](#)

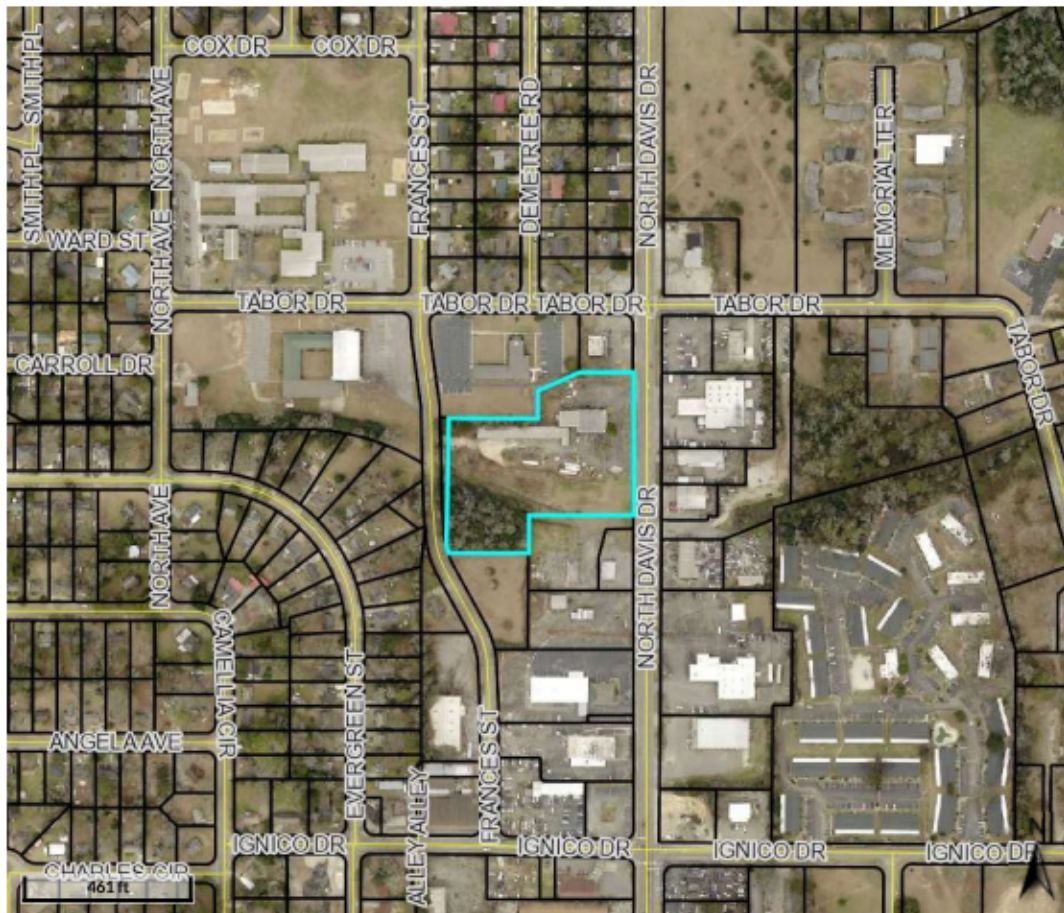
Last Data Upload: 10/7/2021, 6:03:46 AM

Developed by
Schneider
 GEOSPATIAL

Version 2.3.151

Tax Map Parcel

Public.net™ Houston County, GA



Legend
 Parcels
 Roads

Parcel ID OW021L 004000
Class Code Commercial
Taxing District Warner Robins
Acres 3.95

Owner BONE C T
 214 CARTWRIGHT DR
 BONAIRE, GA 31005
Physical Address 621 N DAVIS DR
Assessed Value Value \$307700
Land Value Value \$98700
Improvement Value Value \$185400
Accessory Value Value \$23600

Last 2 Sales

Date	Price	Reason	Qual
2/17/2011	\$225000	FM	Q
6/2/2005		14	U

(Note: Not to be used on legal documents)

Date created: 3/15/2022
 Last Data Uploaded: 3/14/2022 6:17:28 PM

Developed by **Schneider**
GEOSPATIAL

Houston County 2021 Property Tax Bill

2021 Property Tax Statement

Mark Kushinka
Houston County Tax Commissioner
P.O. BOX 7799
Warner Robins, GA 31095

Phone: (478) 542-2110
Fax: (478) 542-2041

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2021-205462	12/20/2021	\$0.00	\$2845.36	\$0.00	Paid 11/24/2021

Map: 0W021 L 004 000
 Location: 621 N DAVIS DR

Printed: 03/07/2022

BONE C T
 214 CARTWRIGHT DRIVE
 BONAIRE, GA 31005

RETURN THIS PORTION WITH PAYMENT

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

Mark Kushinka
Houston County Tax Commissioner
P.O. BOX 7799
Warner Robins, GA 31095

Phone: (478) 542-2110
Fax: (478) 542-2041



Tax Payer: BONE C T
Map Code: 0W021 L 004 000 Real
Description: PARCELS A & B 3.95 ACRES 202/5TH
Location: 621 N DAVIS DR
Bill No: 2021-205462
District: 004

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
209,000.00	98,700.00	3.9500	\$307,700.00	12/20/2021				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	\$307,700	\$123,080	\$0	\$123,080	8.727000	\$1,074.12	\$0.00	\$1,074.12
COUNTY MANDATE	\$307,700	\$123,080	\$0	\$123,080	1.208000	\$148.68	\$0.00	\$148.68
SALES TAX ROLLBACK SCHOOL	\$307,700	\$123,080	\$0	\$123,080	-6.817000	\$0.00	-\$839.04	-\$839.04
SCHOOL M&O	\$307,700	\$123,080	\$0	\$123,080	13.728000	\$1,689.64	\$0.00	\$1,689.64
SCHOOL MANDATE	\$307,700	\$123,080	\$0	\$123,080	6.272000	\$771.96	\$0.00	\$771.96
STATE TAX	\$307,700	\$123,080	\$0	\$123,080	0.000000	\$0.00	\$0.00	\$0.00
WARNER ROBINS HB463	\$307,700	\$123,080	\$0	\$123,080	0.000000	\$0.00	\$0.00	\$0.00
TOTALS					23.118000	\$3,684.40	-\$839.04	\$2,845.36

We encourage you to pay your bill by mail or on our website at www.houstoncountytax.com. If your bill is paid by a mortgage company, send the top portion of this statement to them. Thank you for the privilege to serve as your Tax Commissioner. For exemption information you can reach the Tax Assessor's office at 478-218-4750.

Current Due	\$2,845.36
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$2,845.36
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/24/2021

City of Warner Robins 2021 Property Tax Bill

2021 Property Tax Statement

CITY OF WARNER ROBINS
PO BOX 8629
WARNER ROBINS, GA 31095

Phone: (478) 302-5594 Fax: (478) 929-1957

BONE C T
214 CARTWRIGHT DRIVE
BONAIRE, GA 31005

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2021-102429	12/20/2021	\$0.00	\$1241.14	\$0.00	Paid 02/08/2022

Map: W21 L004

Printed: 03/07/2022

Location: 621 N DAVIS DR

CITY OF WARNER ROBINS TAXES ARE DUE BY DECEMBER 20TH. IF NOT PAID BY THE DUE DATE, 0.5417% INTEREST WILL BE ADDED ON THE 1ST OF EACH MONTH AND A 10% PENALTY WILL ALSO BE ASSESSED.

RETURN THIS PORTION WITH PAYMENT

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

CITY OF WARNER ROBINS
PO BOX 8629
WARNER ROBINS, GA 31095

Phone: (478) 302-5594 Fax: (478) 929-1957



Tax Payer: BONE C T
Map Code: W21 L004 Real
Description: PARCELS A & B 3.95 ACRES 202/5TH
Location: 621 N DAVIS DR
Bill No: 2021-102429
District: 001

Building Value	Land Value	Acres	Fair Market Value		Due Date	Billing Date	Payment Good through	Exemptions	
209,000.00	98,700.00	3.9500	\$307,700.00		12/20/2021				
Entity		Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
WARNER ROBINS CITY TAX		\$307,700	\$123,080	\$0	\$123,080	9.980000	\$1,228.34	\$0.00	\$1,228.34
TOTALS						9.980000	\$1,228.34	\$0.00	\$1,228.34

You can now pay your tax bill online, please visit our website at www.wrga.gov.

If your tax bill is paid by a mortgage company, send the top portion of this tax statement to them.

Current Due	\$1,228.34
Penalty	\$0.00
Interest	\$12.80
Other Fees	\$0.00
Previous Payments	\$1,241.14
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	02/08/2022

Legal Description

TRACT 1:

All that tract or parcel of land situate, lying and being in Land Lot 202 of the Fifth Land District of Houston County, Georgia, and in the City of Warner Robins, known and designated as Parcel "A" comprising 3.927 acres, according to that certain Survey for Barney A. Smith, Sr., prepared by Jones Surveying Company, certified by Richard L. Jones, Georgia Registered Land Surveyor No. 1591, dated July 28, 1986, a copy of which is of record in Map Book 30, Page 195, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are by this reference thereto incorporated herein and made a part hereof for all purposes.

TRACT 2:

All that tract or parcel of land situate, lying and being in Land Lot 202 of the Fifth Land District of Houston County, Georgia, and in the City of Warner Robins, known and designated as Parcel "B" comprising 0.092 acre, according to that certain Property Plat of Parcels "A" & "B" & Northview Methodist Church Property, prepared by Waddle & Company, certified by Theodore W. Waddle, Georgia Registered Land Surveyor No. 924, dated October 28, 1986, a copy of which is of record in Map Book 31, Page 155, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are by this reference thereto incorporated herein and made a part hereof for all purposes.

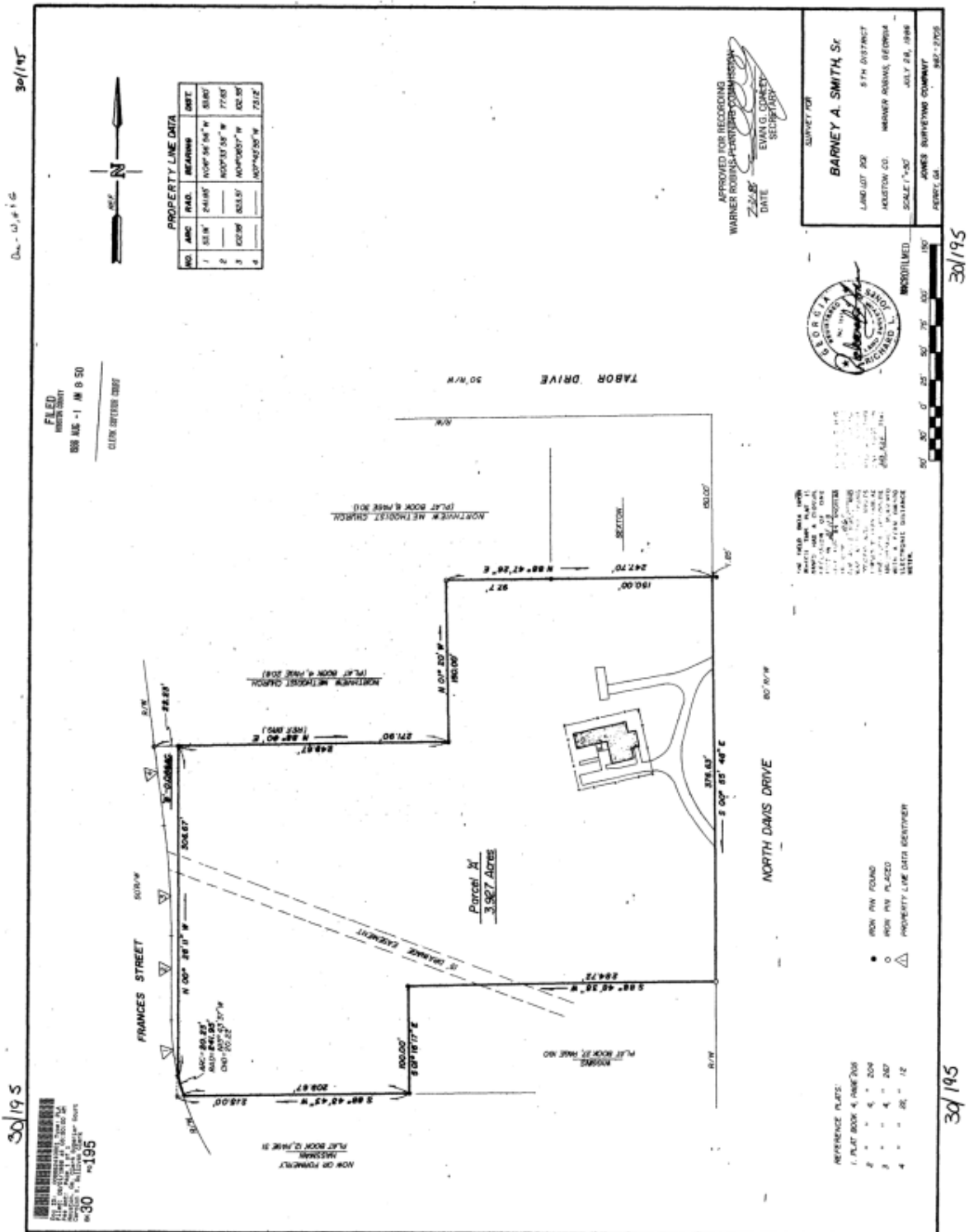
LESS AND EXCEPT the following described tract or parcel:

All that tract or parcel of land situate, lying and being in Land Lot 202 of the Fifth Land District of Houston County, Georgia, and in the City of Warner Robins, known and designated as Parcel "A" comprising 0.069 acre, according to that certain Property Plat of Parcels "A" & "B" & Northview Methodist Church Property, prepared by Waddle & Company, certified by Theodore W. Waddle, Georgia Registered Land Surveyor No. 924, dated October 28, 1986, a copy of which is of record in Map Book 31, Page 155, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are by this reference thereto incorporated herein and made a part hereof for all purposes.

The above described real property is the same as that conveyed to Barney A. Smith, Sr. by warranty deed in lieu of foreclosure from Todd Dewayne Miles dated June 2, 2005, recorded in Deed Book 3471, Pages 116-117, said Clerk's Office.

Said property is known as **621 North Davis Drive** according to the system of numbering street addresses presently utilized in the City of Warner Robins, Georgia.

Plat Map



Go Bid Now!



www.WeeksAuctionGroup.com