

Go Bid
NOW!

Property Information

*Victorian Home in Butler,
Georgia*

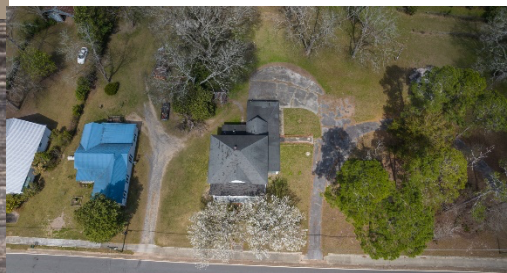
*Final Contract to Include a
10% Buyer's Premium*

Online Only Auction



**87 East Main Street
Butler, Georgia 31006**

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 Victorian-Style Home in Butler, Georgia.

Looking for a “fixer-upper”? This 5 bedroom and 3 bathroom, Victorian-style home is perfect for you! Built in 1891, this two story home boasts 2,820+/- sq.ft and is situated on 2.23 +/- acres. It is central to downtown Butler with city provided water and sewer. It is zoned as GC. Now is the time to invest in real estate. Go bid now!

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 extentions. 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 10:00 am – 12:00 pm
Friday, April 8, from 10:00 am – 12:00 pm

For More Information Contact:

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

Property Information

Property Address: 87 East Main Street, Butler, Georgia 31006

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

Property Size: 2.23 +/- acres

Assessor's Parcel Numbers: Taylor County B12 005

Tax Bill Amount: 2021 City of Bulter Property Tax \$176.94
2021 Taylor County Property Tax \$506.96

Important Selling Features:

- 2.23+/- acres
- 2,820+/- sq.ft
- Victorian Style Home
- 5 Bedroom 3 Bathroom
- Zoned GC
- City Water and Sewer

Aerial Map



Tax Card Parcel – Page 1

 Taylor County, GA

Summary

Parcel Number B12 005
 Location Address 87 E MAIN ST
 Legal Description LD14 LL33 (2.23 AC)
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District BUTLER (District 02)
 Millage Rate 8.99
 Acres 2.23
 Homestead Exemption No (\$0)
 Landlot/District 033 / 14

[View Map](#)



Owner

BONE CT
 41 THAXTON ROAD
 BUTLER, GA 31006

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	Res-Butler (Lots)	Lot	97,290	470	207	2.23	1

Residential Improvement Information

Style One Family (Detached)
 Heated Square Feet 2820
 Interior Walls Pine
 Exterior Walls Aluminum Sid
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1891
 Roof Type Asphalt Shingles
 Flooring Type Carpet
 Heating Type Floor/Wall f w/c AC
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 3
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 6
 Value \$38,200
 Condition Fair
 Fireplaces\Appliances Fireplace N. V. 1
 House Address 87 MAIN

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/9/2016	209 31		\$40,000	Fair Market Value	KENNON KYLE R & DANNY W	BONE C T
12/14/2004	142 690		\$0	Gift	ALFRED KENNON	KENNON KYLE R & DANNY W

Valuation

	2021	2020	2019	2018	2017
Previous Value	\$49,200	\$99,200	\$98,100	\$40,000	\$41,091
Land Value	\$11,000	\$11,000	\$11,000	\$9,900	\$10,836
+ Improvement Value	\$38,200	\$38,200	\$88,200	\$88,200	\$29,164
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$49,200	\$49,200	\$99,200	\$98,100	\$40,000

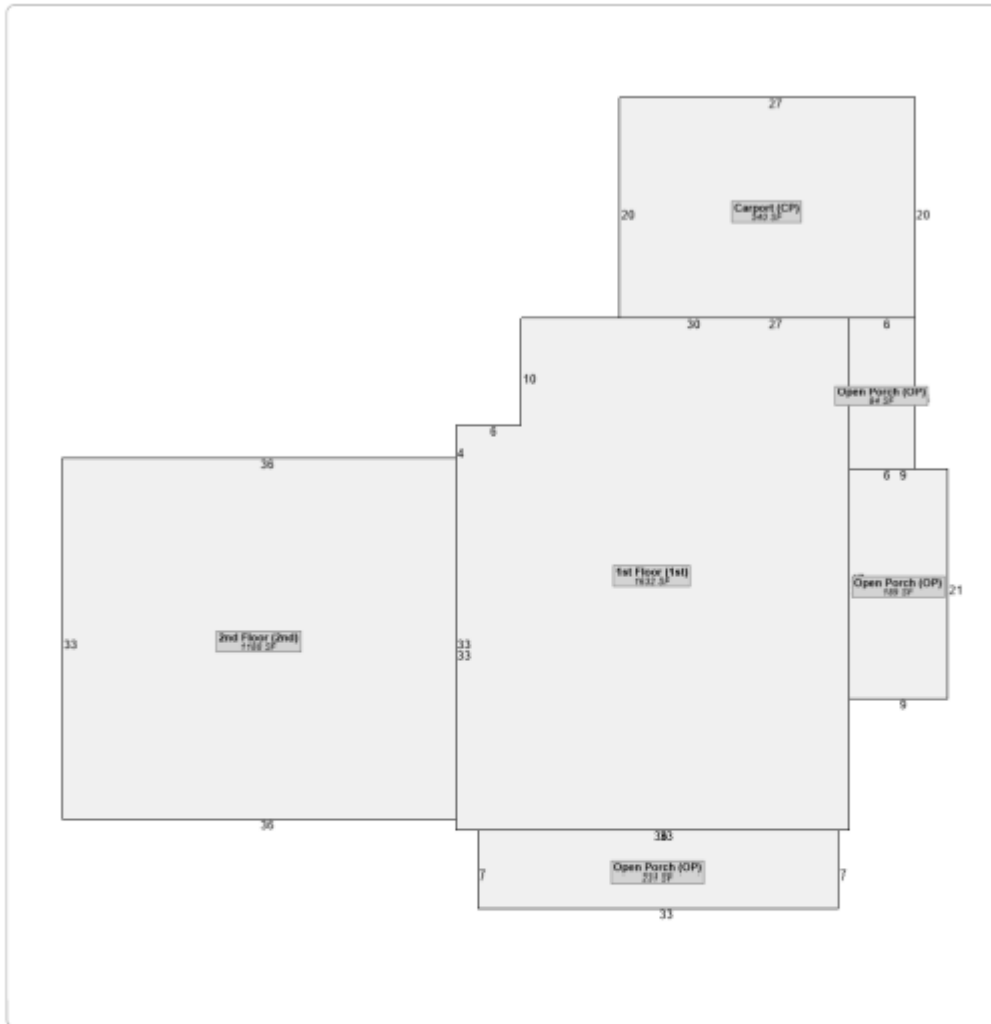
Tax Card Parcel – Page 2

Photos



Sketches

Tax Card Parcel – Page 3



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

The Taylor 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.

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Developed by
Schneider
 GEOSPATIAL

Version 2.3.174

Tax Map Parcel

qPublic.net™ Taylor County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	B12 005	Owner	BONE C T	Last 2 Sales			
Class Code	Residential		41 THAXTON ROAD	Date	Price	Reason	Qual
Taxing District	BUTLER		BUTLER, GA 31006	3/9/2016	\$40000	FM	Q
Acres	2.23	Physical Address	87 E MAIN ST	12/14/2004	0	GT	U
		Assessed Value	Value \$49200				

(Note: Not to be used on legal documents)

Date created: 3/15/2022
 Last Data Uploaded: 3/15/2022 1:27:56 AM

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GEOSPATIAL

Legal Description

All that tract or parcel of land lying and situate in the City of Butler, Land Lot 33 of the 14th Land District of Taylor County, Georgia, more particularly described as follows: Beginning at appoint on the North side of the street leading from Butler to Reynolds Georgia, at the East line of the property of Mrs. Adella Gray Trussell (said Trussell being formerly known as the S. D. Chapman place and later owned by Peebles) and running thence East along the North side of said street (which is also known as State Highway No. 96) to the West line of the property conveyed by C. W. Foy to Walter Wainwright by deed dated July 17, 1945, recorded in Deed Book No 1, Page 289, in the Office of the Clerk of Superior Court, Taylor County Georgia; thence North along said Wainwright property to the South line of the right of way of Central of Georgia Railroad (now Norfolk Southern Railway); thence West along said right of way to the East line of aforesaid Trussell property; thence South along said Trussell property to the North side of said Highway to the point of beginning; being improved with a two-story frame residence thereon formerly occupied by C. W. Foy, deceased. This is the same property described in a deed recorded in Deed Book 142, pages 690-692 in said Taylor County Clerk's Office.

Go Bid Now!



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