

Go Bid  
**NOW!**

# *Property Information*

*1.27 +/- Acre Lake Lot*

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

*Online Only Auction*



**101 Rose Lane**

**Cobb, Georgia 31735**

**Tuesday, June, 21, 2022, at 2:00 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 1.27 acre lot located at Lake Blackshear.

This beautiful 1.27 acre lake lot is located in the Rose Landing Subdivision right off the main lake in a cove (500 Ft. to main water) and is ready to build your dream home! Minimum Home requirement is 1,300 Sq. Ft. You are 9 miles from Cordele and 15 miles from Americus with plenty of dining and shopping around! Conveniently located near Georgia Veterans State Park which boasts the Georgia Veterans Memorial Golf Course, Marina at Lake Blackshear, Cypress Grill, Cordelia's, 88's Lakeside Bar & Lounge, SAM Shortline Train, Military Museum, Archery and Air Rifle Range, Beach area, and much more!! You are also close to Lakeshore Marina / RV Park.

Bidding for this property will open on June 7, 2022 at 10:00 am eastern time and continue to June 21, 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.

Jimmy Fitzpatrick  
Auction Coordinator





**Auction Date and Time:** Tuesday, June 21, 2022 at 2:00 pm

**Open House Dates and Times:** Monday, June 20, 2022 from 3:00 – 6:00 pm

**For More Information Contact:** Jimmy Fitzpatrick  
Weeks Auction Group, Inc.  
(229) 890-2437 – Office  
(229) 221-9209 – Cell  
Jimmy@BidWeeks.com

## Property Information

**Property Address:** 101 Rose Lane, Cobb, Georgia 31735

**Auction Date:** Tuesday, June 21, 2022 at 2:00 pm

**Property Size:** 1.27 +/- Acres

**Assessor's Parcel Numbers:** Sumter – 1522A 193 20

**Tax Bill Amount:** \$505.09

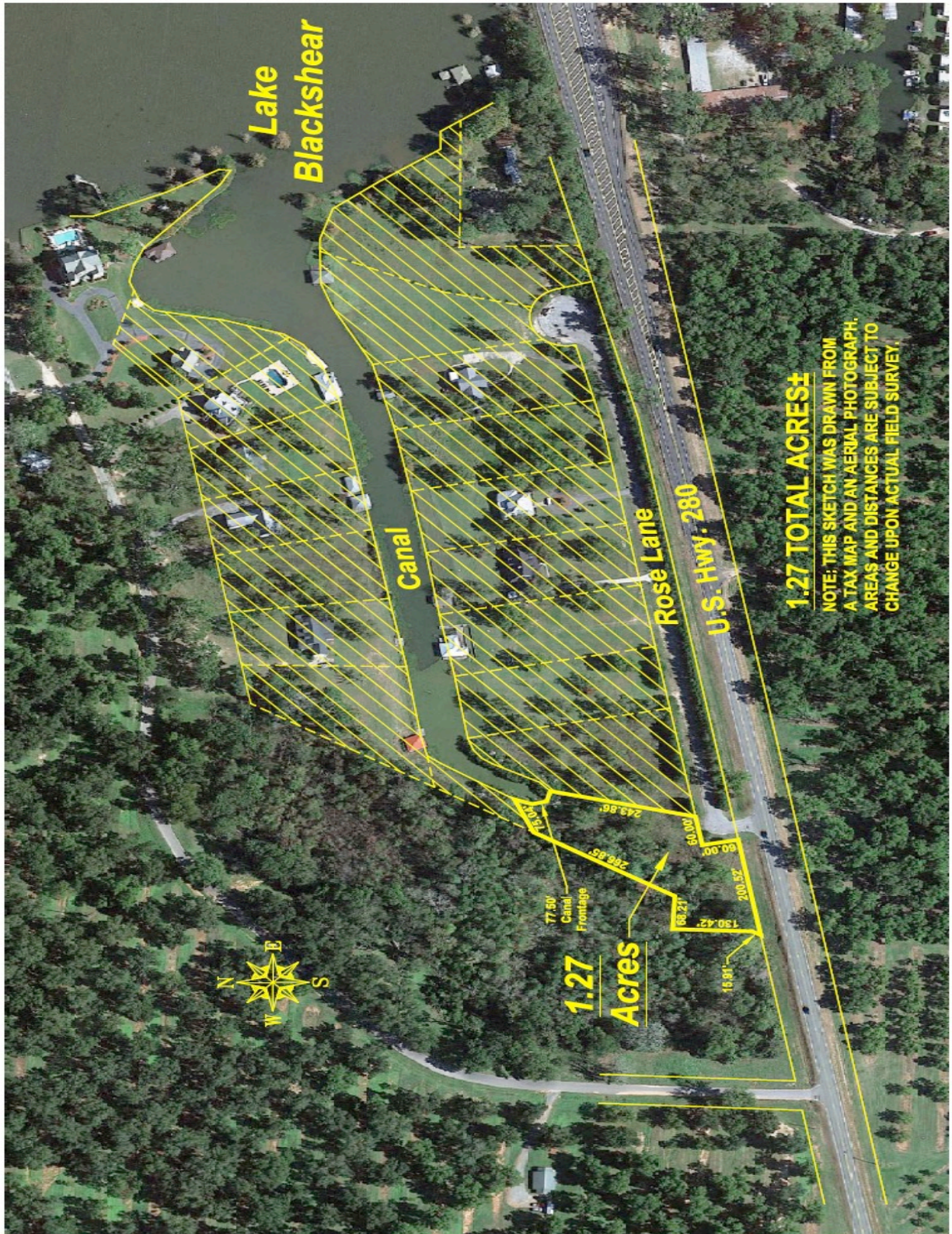
**Driving Directions:** From Georgia Veterans State Park head west on Ga Veterans Rd (0.7mi). Turn right at Cannon Rd (0.8mi). Turn left onto US-280 W (1.8mi). Turn right onto Rose Ln. and destination is on your left. ***"Watch for Auction Signs!"***

### Important Selling Features:

- 1.27 Acre Lake Lot
- 9 Miles from Cordele and 15 Miles from Americus
- Boat Ramp Across the Street at Lakeshore Marina
- Golf Cart Friendly
- 3 Miles to Georgia Veterans State Park
- Fire Hydrant on Property
- 2 Miles from Volunteer Fire Station
- Cult De Sac Subdivision
- Minimum Home Requirement is 1,300 Sq. Ft.
- Short Distance to Restaurants and Bars
- Georgia Veterans Memorial Golf Course
- No Flood Zone
- 1 Mile from Dollar General and Stripling's General Store
- KOA and Campgrounds Close by
- Historic SAM Shortline Excursion Train / Thomas the Train
- Pecan Orchard Across the Street Pecan Trees on Property




**Aerial Map**





## Tax Card Parcel 1522A 193 20

 Sumter County, GA

### Summary

**Parcel Number** 1522A 193 20  
**Location Address** ROSE LN  
**Legal Description** 1.27 AC LL 193 15TH LD ROSE LANDING LOT 1  
(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** UNINCORPORATED COUNTY (District 07)  
**Millage Rate** 31.346  
**Acres** 1.27  
**Neighborhood** N/A  
**Homestead Exemption** No (\$0)  
**Landlot/District** 193 / 15  
**Water** Well  
**Sewer** Septic Tank  
**Electric** Electricity  
**Gas** Tank Gas  
**Topography** Rolling  
**Drainage** Fair  
**Road Class** County  
**Parcel Road Access** Paved

[View Map](#)

### Owner

SUSAN GAIL DOCKERY  
1000 OLD PRETORIA RD  
ALBANY, GA 31721-9421

### Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	ROSE LANDING - \$1250 FF	Front Fcft	55,321	78	233	1.27	1

### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/29/2008	1130 46	C 73J	\$38,000	Land Market Sale	WHITE, MELVIN T	DOCKERY, SUSAN GAIL
4/24/2007	1052 162	C 73J	\$61,000	Land Market Sale	ROSE LAND LP	WHITE, MELVIN T
3/27/2003	780 254	C 67I	\$275,000	Land Market Sale	SUMTER ASSOCIATION LP	ROSE LAND LP

### Valuation

	2021	2020	2019	2018
Previous Value	\$35,500	\$35,500	\$35,500	\$35,500
Land Value	\$35,500	\$35,500	\$35,500	\$35,500
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$35,500	\$35,500	\$35,500	\$35,500

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

Sumter County 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 taxroll. All data is subject to change before the next certified taxroll.

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Last Data Upload: 4/12/2022, 10:43:39 AM

Version 2.3.186

Developed by  
 Schneider  
GEO SPATIAL

**Tax Map Parcel**  
**1522A 193 20**

**qPublic.net**™ Sumter County, GA



- Legend**
- City Boundaries
  - Parcels
  - City Labels
  - Roads
  - County Boundary

<b>Parcel ID</b>	1522A 193 20	<b>Owner</b>	SUSAN GAIL DOCKERY	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		1000 OLD PRETORIA RD	<b>Date</b>	Price	Reason	Qual
<b>Taxing District</b>	UNINCORPORATED COUNTY		ALBANY, GA 317219421	10/29/2008	\$38000	LM	Q
<b>Acres</b>	1.27	<b>Physical Address</b>	ROSE LN	4/24/2007	\$61000	LM	Q
		<b>Assessed Value</b>	Value \$35500				

(Note: Not to be used on legal documents)

Date created: 4/12/2022  
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Developed by **Schneider**  
 GEOSPATIAL



## Property Tax Bill 2021

### 2021 Property Tax Statement

**WILKIE SMITH**  
 Sumter County Tax Commissioner  
 500 West Lamar Street Ste 120  
 P.O. Box 1044  
 Americus, GA 31709  
 Phone: (229) 928-4530  
 Fax: (229) 928-4533

**DOCKERY SUSAN GAIL**  
 1000 OLD PRETORIA RD  
 ALBANY, GA 317219421


**RETURN THIS PORTION WITH PAYMENT**  
 (Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2021-3985	12/01/2021	\$0.00	\$505.09	\$0.00	Paid 11/22/2021

Map: 1522 A 193 20  
 Location: ROSE LN

Printed: 04/12/2022

- This is the Property Tax Statement for the property you owned in Sumter County on January 1, 2021.
- Payments accepted are cash, check, money order, or debit/credit card (Visa, MasterCard, Discover, American Express).
- Tax Payments may also be made on-line at [www.sumtercountygatax.com](http://www.sumtercountygatax.com). A third-party convenience fee is added to all debit/credit card transactions.
- If you should have any questions, please contact the Sumter County Tax Commissioner at (229) 928-4530

<b>WILKIE SMITH</b> Sumter County Tax Commissioner 500 West Lamar Street Ste 120 P.O. Box 1044 Americus, GA 31709 Phone: (229) 928-4530 Fax: (229) 928-4533				<b>Tax Payer:</b> DOCKERY SUSAN GAIL <b>Map Code:</b> 1522 A 193 20 Real <b>Description:</b> 1.27 AC LL 193 15TH LD ROSE LANDING LOT 1 <b>Location:</b> ROSE LN <b>Bill No:</b> 2021-3985 <b>District:</b> 007					
Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
0.00	35,500.00	1.2700	\$35,500.00	12/01/2021					
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
COUNTY M&O	\$35,500	\$14,200	\$0	\$14,200	15.532000	\$220.55	\$0.00	\$220.55	
FIRE FEE 1 - \$75	\$35,500	\$0	\$0	\$0	0.000000	\$75.00	\$0.00	\$75.00	
SALES TAX ROLLBACK	\$35,500	\$14,200	\$0	\$14,200	-3.350000	\$0.00	-\$47.57	-\$47.57	
SCHOOL M&O	\$35,500	\$14,200	\$0	\$14,200	18.106000	\$257.11	\$0.00	\$257.11	
STATE TAX	\$35,500	\$14,200	\$0	\$14,200	0.000000	\$0.00	\$0.00	\$0.00	
<b>TOTALS</b>					<b>30.288000</b>	<b>\$552.66</b>	<b>-\$47.57</b>	<b>\$505.09</b>	

## Legal Description

**Tax Parcel Number: 1522A 193 20**

**Property Description: 1.27 +/- Acres, Rose Lane, Cobb, Georgia 31735**

All that tract or parcel of land situate, lying and being in Part of **Land Lot 193** of the **15<sup>th</sup> Land District of Sumter County, Georgia**, being more particularly known and designated as **Lot 1** containing **1.270 AC**, of **ROSE LANDING** according to that certain plat of survey entitled "**SURVEY FOR ROSE LAND, LP**", dated December 15, 2003, prepared by J. B. Faircloth, Georgia Registered Land Surveyor, and recorded in **Plat Cabinet C, Slide 73J**, in the Office of the Clerk of Superior Court, Sumter County, Georgia; said plat is by this reference incorporated herein and made a part of this description for all purposes.

Said property is subject to Rose Landing Restrictive Covenants as shown as Exhibit "A" attached to Warranty Deed recorded in Deed Book 1052, Pages 162-163, Office of the Clerk of Superior Court of Sumter County, Georgia.

This is the identical property described in that certain Warranty Deed from Rose Land, LP to Melvin T. White, dated April 24, 2007, and recorded in Deed Book 1052, Pages 162-163, Office of the Clerk of Superior Court of Sumter County, Georgia

## Restrictive Covenants

### ROSE LANDING

#### RESTRICTIVE COVENANTS

The following are covenants running with the land and are imposed against the property described in the foregoing deed for the purpose of protecting the value and natural beauty of the property.

1.

The property shall be used exclusively for single unit residences and shall not be put to a commercial use. No multi-unit dwelling shall be constructed on the premises.

2.

No dwelling or other structure shall be constructed within twenty (20) feet of the side lot lines, or within forty (40) feet of the road. Any outbuilding will conform to the architectural design of the main dwelling.

3.

No trailer, mobile home, camper, tent, shack, garage, garage apartment, or other outbuilding shall at any time be used on said property as a residence, temporary or permanent, nor shall any residence of a temporary character be permitted.

4.

There shall be no animals kept on the premises, except dogs, cats, and other household pets, which shall be limited to no more than three (3) pets per household.

5.

No house or structure shall be built as a dwelling or used as such having an area of less than 1,400 square feet of heated area. If the house is two-story or on more than one level, there shall not be less than 1,000 square feet of heated area on the main level. All wiring shall be underground.

6.

No construction shall be used not complying with Federal Housing Authority minimum requirements and the building codes of Sumter County, Georgia.

7.

The plans for any house or any other structure to be built on any lot and also the location of such house or structure must be submitted to and approved by Rose Land, L.P., its successors or assigns, prior to commencing construction. Once construction begins it shall proceed with due diligence and haste so that the house or other improvements are completed in accordance with the approved plans within a reasonable time. In no event shall the construction of a house not be completed within twelve (12) months from the date construction commenced. All other improvements shall be completed within six (6) months from when construction began. Time is of the essence.

8.

Patios, decks and docks shall not be constructed within twenty (20) feet of the side lot lines and shall not extend beyond 0 feet from the highwater mark, inlets may be dug into the property not closer than twenty (20) feet from the side lot line. The foregoing notwithstanding, docks may be constructed within inlets but shall not extend beyond the highwater mark unless otherwise permitted.

9.

These covenants may be enforced by any neighboring property owner injured by a violation hereof, or by Rose Land, L.P. Failure by Rose Land, L.P. to enforce any covenant on any give occasion, shall in no way preclude said company from thereafter enforcing said covenant on any other occasion.

Recorded: 5/21/07  
Nancy C. Smith  
Deputy Clerk





***Go Bid Now!***





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