

Go Bid
NOW!

Property Information



*218 +/- Acre
Webster County Estate
Auction*

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

Online Only Auction

**851 Wills Road
Preston, Georgia 31824
Wednesday, June 15, 2022 at 2:00 PM**



WAG
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 218 +/- Acre tract located in the heart of Webster County.

For many years, the Wills Family have enjoyed this property. We are excited for the opportunity to market this property for a new buyer to enjoy the beauty of this excellent property. This property consists of 200+ acres of highly productive cropland that is not currently enrolled in a conservation agreement, making it the perfect opportunity to expand your farming operation or investment portfolio. Browse and bid today!

Bidding for this property will open on June 1, 2022 at 10:00 a.m. eastern time and continue to June 15, 2022. Bidding will begin closing at 2:00 p.m. 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.

Mark Manley, CAI, AARE, CES
President



Auction Date and Time: Wednesday, June 15, 2022 at 2:00 pm

Open House Dates and Times: Drive by at any time or for a private showing please
Contact Mark Manley.

For More Information Contact: Mark L Manley CAI, AARE, CES
Weeks Auction Group, Inc.
(229) 890-2437 – Office
(229) 891-1377 – Cell
Mark@BidWeeks.com

Property Information

Property Address: 851 Wills Road, Preston, Georgia 31824

Auction Date: Wednesday, June 15, 2022 at 2:00 pm

Property Size: 218 +/- Acres

Assessor's Parcel Numbers: F09 007

Tax Bill Amount: F09 007 - \$5,349.15

Driving Directions: : In Parrott, Georgia at the intersection of US Hwy 520 and Main Street, travel east on Main Street for .5 miles to Preston Road NE / Herbert Majors Road. Turn left onto Preston Road NE / Herbert Majors Road and travel 1.9 miles to E Centerpoint Road. Continue on E Centerpoint Road for 3.8 miles to Wills Road. Turn right onto Wills Road and travel .8 miles to the property on both sides of the road. ***Watch for Auction Signs!***

Important Selling Features:

- 202.76 +/- Acres of Highly Productive Cropland
- Located in the Heart of Webster County Georgia
- Not Currently Enrolled in Any Conservation Covenant

Farm Service Agency Form 156-EZ

Georgia U.S. Department of Agriculture FARM: 110
Webster Farm Service Agency Prepared: 4/28/22 10:39 AM
Report ID: FSA-156EZ Abbreviated 156 Farm Record Crop Year: 2022
Page: 2 of 2
DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
PEANUTS	17.52	3120	0.00
SOYBEANS	25.68	12	0.00
SEED COTTON	6.6	1488	0.00
Total Base Acres:	65.75		

Owners: WILLS, MARION DENNIS
Other Producers: None

Tract Number: 388 Description F9 1A HOME PLACE
FSA Physical Location : Webster, GA ANSI Physical Location: Webster, GA
BIA Range Unit Number:
HEL Status: NHEL: no agricultural commodity planted on undetermined fields
Wetland Status: Tract does not contain a wetland
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
249.94	205.76	207.53	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	207.53	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
GRAIN SORGHUM	23.02	37	0.00
PEANUTS	25.28	3120	0.00
SOYBEANS	37.05	12	0.00
SEED COTTON	9.7	1488	0.00
Total Base Acres:	95.05		

Owners: WILLS, MARION DENNIS
Other Producers: None

Farm Service Agency Form 159-EZ Map

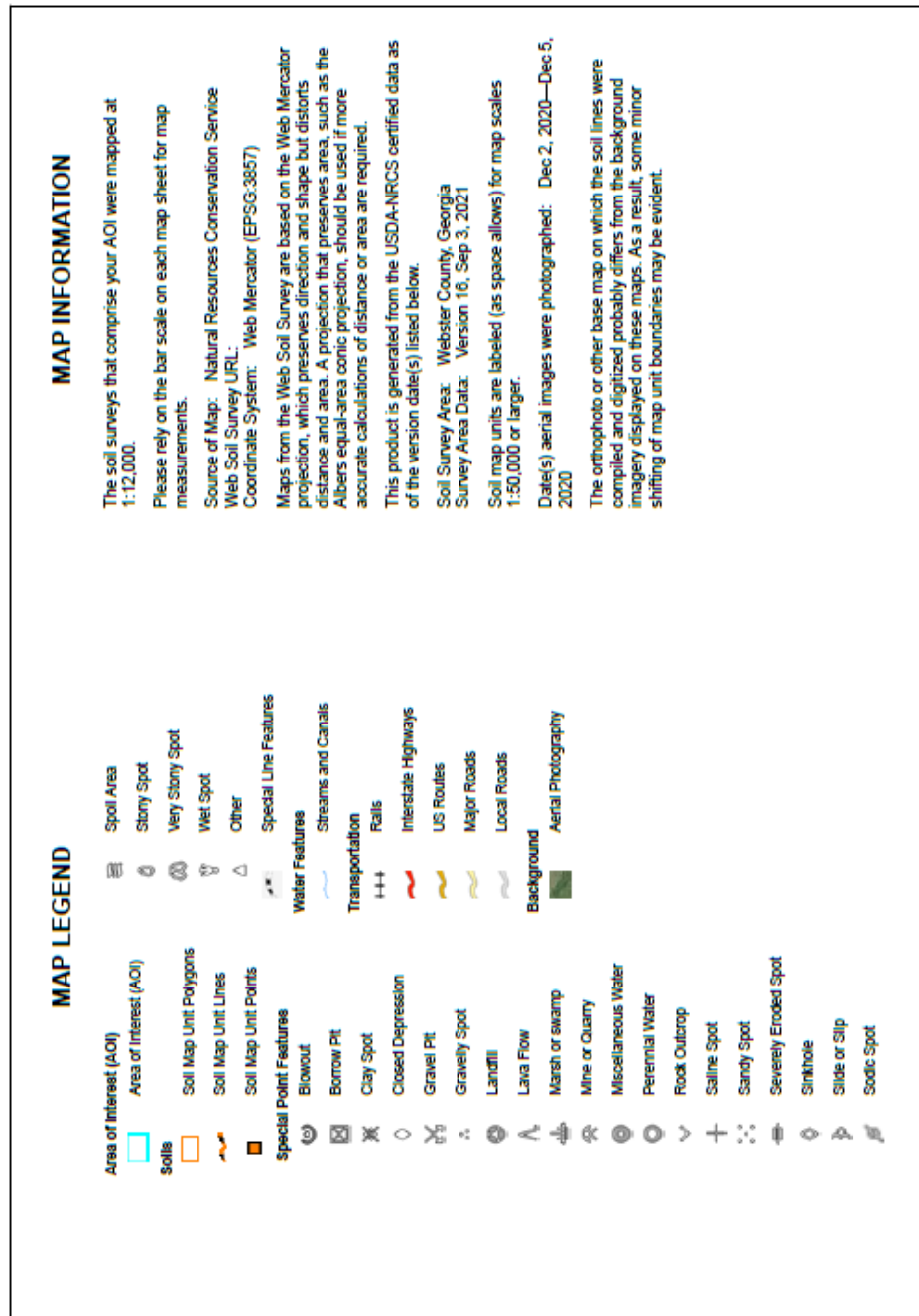


Soil Map – Page 1



Soil Map – Page 2

Soil Map—Webster County, Georgia



5/8/2022
Page 2 of 3

Web Soil Survey
National Cooperative Soil Survey

USDA
Natural Resources
Conservation Service

Soil Map – Page 3


Soil Map—Webster County, Georgia

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BeB	Benevolence loamy sand, 0 to 5 percent slopes	0.7	0.3%
FeB	Faceville sandy loam, 2 to 5 percent slopes	2.3	1.0%
FeC	Faceville sandy loam, 5 to 8 percent slopes	2.1	0.9%
LmB	Lucy loamy sand, 0 to 5 percent slopes	23.1	10.1%
OeA	Orangeburg loamy sand, 0 to 2 percent slopes	72.0	31.5%
OeB	Orangeburg loamy sand, 2 to 5 percent slopes	57.5	25.2%
ReA	Red Bay loamy sand, 0 to 2 percent slopes	64.9	28.4%
ReB	Red Bay loamy sand, 2 to 5 percent slopes	5.1	2.2%
RsC2	Red Bay sandy loam, 5 to 8 percent slopes, eroded	1.0	0.5%
Totals for Area of Interest		228.7	100.0%

Tax Card Parcel – Page 1

F09 007

 **qPublic.net™** Webster County, GA

Summary

Parcel Number F09 007
 Location Address 851 WILLS RD
 Legal Description 049-010 LD 18 LL 118
 (Note: Not to be used on legal documents)
 Class A5-Agricultural
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning
 Tax District Webster County (District 01)
 Millage Rate 26.067
 Acres 246.5
 Neighborhood Webster County (00001)
 Homestead Exemption Yes (S1)
 Landlot/District N/A / 18

[View Map](#)



Owner

WILLS DENNIS & O R
 81 GATLIN BLUFF
 THOMASVILLE, GA 31757

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Openland	Rural	3	227.5
RUR	Woodland	Rural	3	19

Residential Improvement Information

Style One Family
 Heated Square Feet 2331
 Interior Walls Sheetrock
 Exterior Walls Alum/Vinyl Siding
 Foundation Slab
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1957
 Roof Type Asphalt Shingles
 Flooring Type Carpet/Tile
 Heating Type Central Heat/AC
 Number Of Rooms 6
 Number Of Bedrooms 3
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 6
 Value \$80,200
 Condition Average
 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Pole Shed	2006	20x40 / 0	0	\$600
Utility Bldg	2006	16x20 / 0	0	\$400
Grain Storage Bin	2006	0x0 / 0	0	\$1,500
Shop or Machinery Bldg, Prefab	1992	20x30 / 0	0	\$2,500
Pole Shed	1992	10x30 / 0	0	\$320
Shop or Machinery Bldg	1960	24x48 / 1152	1	\$6,200
Site Improvement W/S	1900	1x0 / 1	1	\$3,000
Pole Shed	1900	30x70 / 1	1	\$600
Grain Storage Bin	1900	2x0 / 2	1	\$750

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/23/1995	78 412		\$0	Gift	WILLS MARION	WILLS DENNIS & O R

Tax Card Parcel – Page 2

F09 007

Valuation

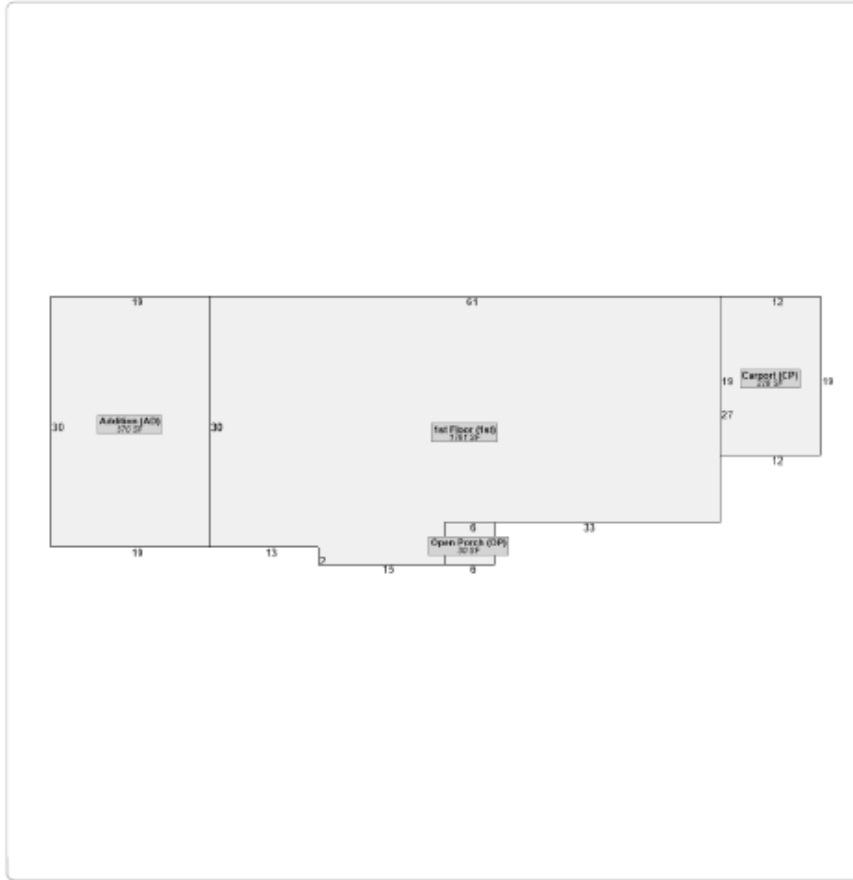
	2021	2020	2019	2018	2017
Previous Value	\$510,170	\$510,170	\$510,170	\$510,170	\$510,170
Land Value	\$414,100	\$414,100	\$414,100	\$414,100	\$414,100
+ Improvement Value	\$80,200	\$80,200	\$80,200	\$80,200	\$80,200
+ Accessory Value	\$15,870	\$15,870	\$15,870	\$15,870	\$15,870
= Current Value	\$510,170	\$510,170	\$510,170	\$510,170	\$510,170
10 Year Land Covenant (Agreement Year / Value)					2008 / \$179,910

Photos



Sketches

Tax Card Parcel – Page 3
F09 007



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

The Webster 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](#)

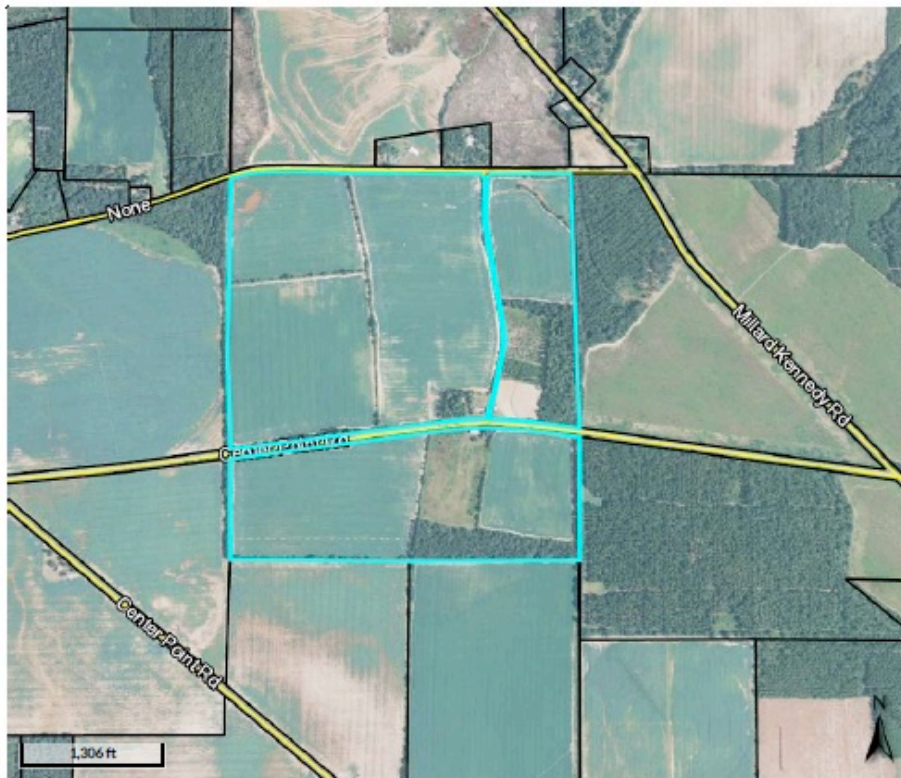
Last Data Upload: 3/15/2022, 6:54:01 AM

Developed by
 **Schneider**
GEOSPATIAL

Version 2.3.179

Tax Map Parcel F09 007

qPublic.net™ Webster County, GA



Overview



Legend

- ☐ Parcels
- ☐ Roads
- ☐ City Labels

Parcel ID	F09 007	Owner	WILLS DENNIS & O R	Last 2 Sales			
Class Code	Agricultural		81 GATLIN BLUFF	Date	Price	Reason	Qual
Taxing District	Webster County		THOMASVILLE, GA 31757	8/23/1995	0	GT	U
Acres	246.5	Physical Address	851 WILLS RD	n/a	0	n/a	n/a
		Assessed Value	Value \$510170				

(Note: Not to be used on legal documents)

Date created: 3/15/2022
 Last Data Uploaded: 3/15/2022 6:54:01 AM

Developed by **Schneider**
 GEOSPATIAL

Property Tax Bill 2021 F09 007

2021 AD VALOREM TAX NOTICE FOR THE COUNTY OF WEBSTER

MARJORIE R HINE
 WEBSTER CO TAX COMM
 P O BOX 73
 PRESTON GA 31824

BILL NUMB. 2021 2097
 ACCT NUMB. 838800 010
 TAXPAYER WILLS DENNIS & O R
 MAP NUMBER F 9 7
 LEGAL DESC 049-010 LD 18 LL 118
 LOCATION 851 WILLS RD
 CURRENT YEAR TAXES NO TAX DUE

If paying by check or money order,
 please include your tax bill number.

PAYMENT DUE NO TAX DUE
 ON OR BEFORE DECEMBER 20, 2021

246.50 acres

WILLS DENNIS & O R
 81 GATLIN BLUFF
 THOMASVILLE GA 31757

2097FT

MARJORIE R HINE
 WEBSTER CO TAX COMM
 P O BOX 73
 PRESTON GA 31824

2021
 CO. FT.
 2097

Please return this portion of your bill with your payment

2021 AD VALOREM TAX NOTICE FOR THE COUNTY OF WEBSTER

YEAR	BILL NUM	ACCOUNT NUMBER	DE	LOCATION/DESCRIPTION	MAP/PARCEL	FAIR MARKET VALUE
2021	002097	838800 010	1	049-010 LD 18 LL 118	F 9 7	510,170
TAXING ENTITY	ASSESSMENT	EXEMPTION	TAXABLE VALUE	MILLAGE RATE	CREDITS	TAXES DUE
COUNTY	204068	2000	202068	.0090000	388.37	1,818.61
SCHOOL	204068	2000	202068	.0169590		3,426.87
SCHOOL BD	204068		204068	.0005080		103.67
TOTAL TAX						5,349.15
PAYMENTS						-5,349.15

THIS YEAR TAX NO TAX DUE

WILLS DENNIS & O R
 81 GATLIN BLUFF
 THOMASVILLE GA 31757

TOTAL TAX DUE NO TAX DUE
 CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY

PAYMENT MUST BE MADE ON OR BEFORE
DECEMBER 20, 2021
 YOUR CANCELLED CHECK IS YOUR RECEIPT

MARJORIE R HINE
 WEBSTER CO TAX COMM
 P O BOX 73
 PRESTON GA 31824

-----PLEASE READ, THIS IS AN IMPORTANT PART OF YOUR TAX BILL-----
 Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead authorized for all homeowners, certain elderly persons are entitled to additional homestead 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 the exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than 4/01/2022 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 the office of the County Tax Office at 8330 HAMILTON ST 225-828-3690. If you feel that your property has been assessed too high a value for tax purposes by the Board of Tax Assessors, you should file a tax return reducing the value not later than 4/01/2022 in order to have an opportunity to have this value lowered for next year's taxes. Information on filing a return can be obtained from the County Tax Office at 8330 HAMILTON ST and/or 225-828-3690.
LOCAL OPTION SALES TAX CREDIT:
 The General Assembly reenacted the Local Option Sales Tax Act and another part of your bill shows the dollar amount of reduction of local property taxes which you have received. The law now requires the following additional information to be provided to each taxpayer:

LOCAL TAX LEVY	10.922
Mill rate required to produce local budget	
Reduction in mill rate due to rollback to taxpayers	1.922
of sales tax proceeds this previous year	
Actual mill rate set by local officials	9.000

Timber Cruise Information

The following Timber Cruise is provided for informational purposes only and the values reflected are estimates of the timber and are not guaranteed by either the sellers or Weeks Auction Group.

Tract 1 – 3 represent tracts 1 – 3 on the 529 Acre Tract which are subject to the current timber contract. The volume and values are an estimate of the timber that will be remaining after the sold timber is removed.

Tract 4 represents tract 4 on the 529 Acre Tract and is NOT subject to a timber lease.

Tracts 5 represents tract 5 on the 218 Acre Tract and is NOT subject to a timber lease.

The “Homeplace” area is NOT included in the Auction.

Timber Cruise – Page 1

KENNEDY FOREST SERVICES, INC.
386 ROGERS RD. PRESTON, GEORGIA 31824 (229)938-8250

May 23, 2022

Ronnie Wills
81 Gatlin Bluff
Thomasville, Georgia 31757

RE: Timber/Tree values per tract.

Ronnie:

Find listed below the timber/tree values for tracts one (1) thru five (5). The Homeplace is also listed. Attached is the Value Sheet for each tract.

<u>TRACT</u>	<u>VALUE</u>	<u>TIMBERED ACRES</u>	<u>PER ACRE VALUE</u>
1	\$ 65,182.70	103	\$ 632.84
2	\$ 52,557.30	80	\$ 656.97
3	\$ 75,421.30	124	\$ 608.24
4	\$115,341.20	85	\$1,356.96
5	\$ 3,822.00	9	\$ 424.67
Homeplace	\$ 17,612.85	15	\$1,174.19

Should you have any questions or need additional information, please let me know.

Sincerely,



Steve Kennedy
Georgia Registered Forester
License Number 1699

Enclosures

Timber Cruise – Page 2

KENNEDY FOREST SERVICES, INC.

VALUE SHEET

DATE: 5-20-22
 TRACT: 1 - WILLS ESTATE

SPECIES	TONS	RATE	VALUE
PINE PULPWOOD	52.1	\$12.00	\$ 625.20
PINE CHIP-N-SAW	192.7	\$35.00	\$ 6,744.50
HARDWOOD PULPWOOD	2,012.0	\$10.00	\$20,120.00
PALLET WOOD			
YELLOW PINE ST	312.0	\$45.00	\$14,040.00
SPRUCE PINE ST			
POPLAR ST	133.7	\$35.00	\$ 4,679.50
GUM ST	202.8	\$30.00	\$ 6,084.00
RED OAK ST	284.3	\$35.00	\$ 9,950.50
WHITE OAK ST	7.4	\$35.00	\$ 259.00
SOFT HDWD ST	100.1	\$25.00	\$ 2,502.50
HARD HDWD ST	7.1	\$25.00	\$ 177.50
ASH ST			
CYPRESS ST			
CLEAT WOOD			
MISC HDWD ST			
TOTAL HARDWOOD ST			\$23,653.00
TOTAL TIMBER VALUE FOR ALL PRODUCTS.....			\$65,182.70

Conversions:
 Pine Cords 2.7 tons/cord
 Hardwood Cords 2.8 tons/cord
 Pine BDFT 7.5 tons/MBF
 Hardwood BDFT 8.0 tons/MBF

Cord volumes calculated using "Form Class Volume Tables" by Charles O. Minor
 Louisiana Bulletin No. 445.

Pine sawtimber volumes calculated using "Scribner log rule Form Class 78".
 Hardwood sawtimber volumes calculated using "Doyle log rule Form Class 78".

Timber Cruise – Page 3

KENNEDY FOREST SERVICES, INC.

VALUE SHEET

DATE: 5-20-22
 TRACT: 2 - WILLS ESTATE

SPECIES	TONS	RATE	VALUE
PINE PULPWOOD	53.9	\$12.00	\$ 646.80
PINE CHIP-N-SAW	245.0	\$35.00	\$ 8,575.00
HARDWOOD PULPWOOD	1,102.2	\$10.00	\$11,022.00
PALLET WOOD			
YELLOW PINE ST	285.0	\$45.00	\$12,825.00
SPRUCE PINE ST			
POPLAR ST	96.4	\$35.00	\$ 3,374.00
GUM ST	231.9	\$30.00	\$ 6,957.00
RED OAK ST	153.7	\$35.00	\$ 5,379.50
WHITE OAK ST	62.3	\$35.00	\$ 2,180.50
SOFT HDWD ST	50.8	\$25.00	\$ 1,270.00
HARD HDWD ST	13.1	\$25.00	\$ 327.50
ASH ST			
CYPRESS ST			
CLEAT WOOD			
MISC HDWD ST			
TOTAL HARDWOOD ST			\$19,488.50
TOTAL TIMBER VALUE FOR ALL PRODUCTS.....			\$52,557.30

Conversions:
 Pine Cords 2.7 tons/cord
 Hardwood Cords 2.8 tons/cord
 Pine BDFT 7.5 tons/MBF
 Hardwood BDFT 8.0 tons/MBF

Cord volumes calculated using "Form Class Volume Tables" by Charles O. Minor
 Louisiana Bulletin No. 445.

Pine sawtimber volumes calculated using "Scribner log rule Form Class 76".
 Hardwood sawtimber volumes calculated using "Doyle log rule Form Class 76".

Timber Cruise – Page 4

KENNEDY FOREST SERVICES, INC.

VALUE SHEET

DATE: 5-20-22
 TRACT: 3 - WILLS ESTATE

SPECIES	TONS	RATE	VALUE
PINE PULPWOOD	80.9	\$12.00	\$ 970.80
PINE CHIP-N-SAW	131.2	\$35.00	\$ 4,592.00
HARDWOOD PULPWOOD	1,872.4	\$10.00	\$18,724.00
PALLET WOOD			
YELLOW PINE ST	218.8	\$45.00	\$ 9,846.00
SPRUCE PINE ST			
POPLAR ST	85.3	\$35.00	\$ 2,985.50
GUM ST	402.2	\$30.00	\$12,724.00
RED OAK ST	351.6	\$35.00	\$12,306.00
WHITE OAK ST	255.1	\$35.00	\$ 8,928.50
SOFT HDWD ST	124.5	\$25.00	\$ 3,112.50
HARD HDWD ST	75.6	\$25.00	\$ 1,890.00
ASH ST			
CYPRESS ST			
CLEAT WOOD			
MISC HDWD ST			
TOTAL HARDWOOD ST			\$41,288.50
TOTAL TIMBER VALUE FOR ALL PRODUCTS.....			\$75,421.30

Conversions:
 Pine Cords 2.7 tons/cord
 Hardwood Cords 2.8 tons/cord
 Pine BDFT 7.5 tons/MBF
 Hardwood BDFT 8.0 tons/MBF

Cord volumes calculated using "Form Class Volume Tables" by Charles O. Minor
 Louisiana Bulletin No. 445.

Pine sawtimber volumes calculated using "Scribner log rule Form Class 78".
 Hardwood sawtimber volumes calculated using "Doyle log rule Form Class 78".

Timber Cruise – Page 5

KENNEDY FOREST SERVICES, INC.

VALUE SHEET

DATE: 5-20-22
 TRACT: 4 - WILLS ESTATE

SPECIES	TONS	RATE	VALUE
PINE PULPWOOD	790.1	\$12.00	\$ 9,481.20
PINE CHIP-N-SAW	117.3	\$35.00	\$ 4,105.50
HARDWOOD PULPWOOD	1,860.6	\$10.00	\$ 18,606.00
PALLET WOOD			
YELLOW PINE ST	1,269.8	\$45.00	\$ 57,141.00
SPRUCE PINE ST			
POPLAR ST	316.0	\$35.00	\$ 11,060.00
GUM ST	165.4	\$30.00	\$ 4,962.00
RED OAK ST	209.0	\$35.00	\$ 7,315.00
WHITE OAK ST	35.8	\$35.00	\$ 1,253.00
SOFT HDWD ST	40.3	\$25.00	\$ 1,007.50
HARD HDWD ST	16.4	\$25.00	\$ 410.00
ASH ST			
CYPRESS ST			
CLEAT WOOD			
MISC HDWD ST			
TOTAL HARDWOOD ST			\$ 26,007.50
TOTAL TIMBER VALUE FOR ALL PRODUCTS.....			\$115,341.20

Conversions:
 Pine Cords 2.7 tons/cord
 Hardwood Cords 2.8 tons/cord
 Pine BDF 7.5 tons/MBF
 Hardwood BDF 8.0 tons/MBF

Cord volumes calculated using "Form Class Volume Tables" by Charles O. Minor
 Louisiana Bulletin No. 445.

Pine sawtimber volumes calculated using "Scribner log rule Form Class 78".
 Hardwood sawtimber volumes calculated using "Doyle log rule Form Class 78".

Timber Cruise – Page 6

KENNEDY FOREST SERVICES, INC.

VALUE SHEET

DATE: 5-20-22
 TRACT: 5 - WILLS ESTATE

SPECIES	TONS	RATE	VALUE
PINE PULPWOOD			
PINE CHIP-N-SAW			
HARDWOOD PULPWOOD	240.2	\$10.00	\$2,402.00
PALLET WOOD			
YELLOW PINE ST			
SPRUCE PINE ST			
POPLAR ST			
GUM ST			
RED OAK ST	14.0	\$35.00	\$ 490.00
WHITE OAK ST			
SOFT HDWD ST			
HARD HDWD ST	37.2	\$25.00	\$ 930.00
ASH ST			
CYPRESS ST			
CLEAT WOOD			
MISC HDWD ST			
TOTAL HARDWOOD ST			\$1,420.00
TOTAL TIMBER VALUE FOR ALL PRODUCTS.....			\$3,822.00

Conversions:
 Pine Cords 2.7 tons/cord
 Hardwood Cords 2.8 tons/cord
 Pine BDFT 7.5 tons/MBF
 Hardwood BDFT 8.0 tons/MBF

Cord volumes calculated using "Form Class Volume Tables" by Charles O. Minor
 Louisiana Bulletin No. 445.

Pine sawtimber volumes calculated using "Scribner log rule Form Class 78".
 Hardwood sawtimber volumes calculated using "Doyle log rule Form Class 78".

Timber Cruise – Page 7

KENNEDY FOREST SERVICES, INC.

VALUE SHEET

DATE: 5-20-22
TRACT: HOMEPLACE - WILLS ESTATE

<u>SPECIES</u>	<u>TONS</u>	<u>RATE</u>	<u>VALUE</u>
PINE PULPWOOD	351.0	\$12.00	\$ 4,212.00
PINE CHIP-N-SAW	39.2	\$35.00	\$ 1,372.00
HARDWOOD PULPWOOD	101.6	\$10.00	\$ 1,016.00
PALLET WOOD			
YELLOW PINE ST	212.53	\$45.00	\$ 9,563.85
SPRUCE PINE ST			
POPLAR ST			
GUM ST			
RED OAK ST	41.4	\$35.00	\$ 1,449.00
WHITE OAK ST			
SOFT HDWD ST			
HARD HDWD ST			
ASH ST			
CYPRESS ST			
CLEAT WOOD			
MISC HDWD ST			
TOTAL HARDWOOD ST			\$ 1,449.00
TOTAL TIMBER VALUE FOR ALL PRODUCTS.....			\$17,612.85

Conversions:
 Pine Cords 2.7 tons/cord
 Hardwood Cords 2.8 tons/cord
 Pine BDFT 7.5 tons/MBF
 Hardwood BDFT 8.0 tons/MBF

Cord volumes calculated using "Form Class Volume Tables" by Charles O. Minor
 Louisiana Bulletin No. 445.

Pine sawtimber volumes calculated using "Scribner log rule Form Class 78".
 Hardwood sawtimber volumes calculated using "Doyle log rule Form Class 78".

Legal Description

Tax Parcel Number: F09 007

Property Description: Tract(s) _____, 851 Wills Road, Preston, Webster County, GA 31824

A tract of land lying and being situated in Land Lot 18 in the 118th Land District of Webster County, Georgia and being described as tract(s) _____ containing _____ +/- acres according to an engineer's sketch attached to this contract as Exhibit "A2", and being all or a portion of that tract of land being more particularly described as follows:

Tract 1: All that tract or parcel of land with improvements thereon being and lying in Land Lot 118 of the 18th Land District of Webster County, Georgia, and being more particularly described as follows: BEGINNING at the center point of Land Lot 118 and thence running due south to the center line of a public highway which traverses Land Lot 118 from east to west; thence running in an easterly direction along the center line of said public highway to its intersection with a public highway running north; thence running in a generally northerly direction along the center line of said highway to a point on a line running east to west through the center of the land lot; thence running in a westerly direction along a line running east to west through the center of the land lot to the POINT OF BEGINNING.

Less and except a portion of the property containing approximately 20 +/- acres including the Ronnie Dennis Wills home that will be excluded from the auction as depicted by the shaded areas in the attached Engineer's Sketch in Exhibit "A2".

Go Bid Now!



www.WeeksAuctionGroup.com