

Go Bid  
**NOW!**

# *Property Information*

*78 +/- Acres in Grady  
County, Georgia*

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

*Online Only Auction*



**3369 Springhill Road  
Whigham, Georgia 39897  
Tuesday, June 28, 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 Ranch Style Home located on 78 +/- Acres in the heart of Grady County.

This property features 78 +/- Acres with a Ranch Style Home. From the Pond to the Pasture this property has something for everyone. Located in the heart of South Georgia this property is the perfect "Getaway" Retreat or permanent home. Offered divided and as a whole.

Bidding for this property will open on June 14 at 10:00 am eastern time and continue to June 28, 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.

Forrest Horne  
Auction Coordinator





**Auction Date and Time:** Tuesday, June 28, 2022 at 2:00 pm

**Open House Dates and Times:** Please Contact Forrest Horne for a Private Inspection

**For More Information Contact:** Forrest Horne  
Weeks Auction Group, Inc.  
(229) 890-2437 – Office  
(229) 225-6854 – Cell  
Forrest@BidWeeks.com

## Property Information

**Property Address:** 3369 Springhill Road, Whigham, Georgia 39897

**Auction Date:** Tuesday, June 28, 2022 at 2:00 pm

**Property Size:** 78 +/- Acres

**Assessor's Parcel Numbers:** 00050019

**Tax Bill Amount:** \$2607.55

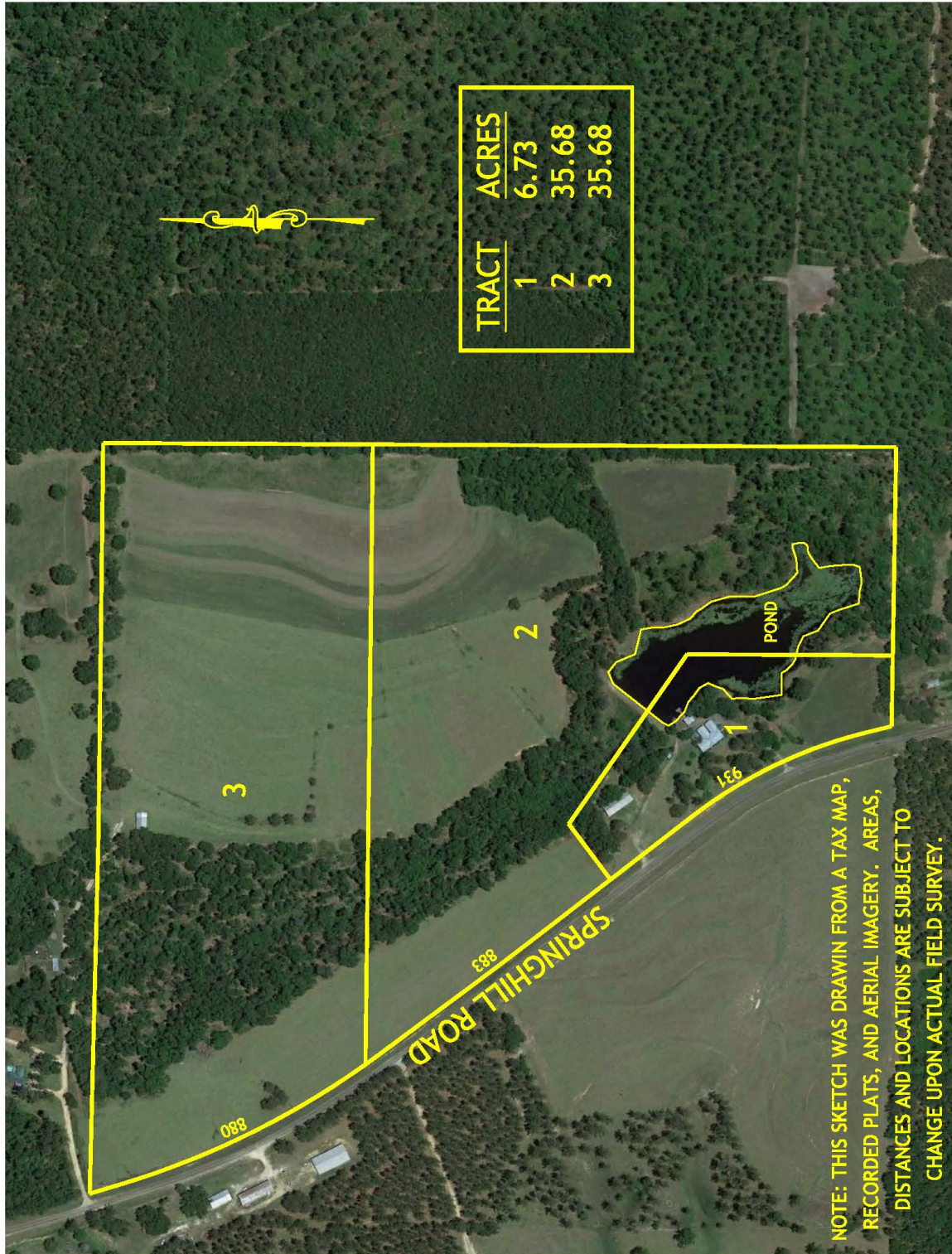
**Driving Directions:** From Whigham, Travel North on Old 179 N. 3.6 miles to a Left on Union Springs Road. Travel Union Springs Road 0.9 miles to a Right on Spring Hill Road. Travel Spring Hill Road 0.9 miles to property on Right. ***"Watch for Auction Signs!"***

### Important Selling Features:

- 78 +/- Acres
- Ranch Style Home.
- Pond & Pasture.
- Offered in Tracts
- Beautiful Rolling South Georgia Property.



## Aerial Map



## Floorplan



## Tax Card Parcel – Page 1

### 00050019



#### Summary

**Parcel Number** 00050019  
**Location Address** 3369 SPRING HILL RD  
**Legal Description** N/A  
**Class** V5-Consrv Use  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**Tax District** COUNTY (District 03)  
**Millage Rate** 27.45  
**Acres** 130.2  
**Homestead Exemption** Yes (S4)  
**Landlot/District** 107 / 16

[View Map](#)

#### Owner

KNIGHT LORIE ELAINE  
 1200 15TH AVE NW  
 CAIRO, GA 39828

#### Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodland	Rural	3	5
RUR	Woodland	Rural	4	22.2
RUR	Woodland	Rural	5	20
RUR	Openland	Rural	5	18
RUR	Openland	Rural	4	32
RUR	Pasture	Rural	3	5
RUR	Woodland	Rural	3	28

#### Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	4	35.44
CUV	Agland 93	5	30.89
CUV	Timberland 93	6	29.89
CUV	Timberland 93	2	24.15
CUV	Timberland 93	1	4.88
CUV	Timberland 93	2	4.95

#### Residential Improvement Information

**Style** One Family  
**Heated Square Feet** 1912  
**Interior Walls** PANEL  
**Exterior Walls** BRICK VENEER  
**Foundation** Slab  
**Attic Square Feet** 0  
**Basement Square Feet** 0  
**Year Built** 1971  
**Roof Type** ASPHALT SHINGLE  
**Flooring Type** CARPET-TILE/CONC  
**Heating Type** CENTHEAT&AIR COND  
**Number Of Rooms** 0  
**Number Of Bedrooms** 0  
**Number Of Full Bathrooms** 1  
**Number Of Half Bathrooms** 1  
**Number Of Plumbing Extras** 2  
**Value** \$103,719  
**Condition** Average  
**Fireplaces/Appiances** Const 1 sty 1 Box 1

**Style** One Family  
**Heated Square Feet** 1600  
**Interior Walls** SHEETROCK  
**Exterior Walls** WOOD SIDING  
**Foundation** Other  
**Attic Square Feet** 0  
**Basement Square Feet** 0  
**Year Built** 0  
**Roof Type** ASPHALT SHINGLE  
**Flooring Type** TILE SHEET VINYL  
**Heating Type** CENTHEAT&AIR COND  
**Number Of Rooms** 0  
**Number Of Bedrooms** 0



## Tax Card Parcel – Page 2

### 00050019

Number Of Full Bathrooms 2  
 Number Of Half Bathrooms 0  
 Number Of Plumbing Extras 3  
 Value \$20,240  
 Condition Average  
 Fireplaces/Appliances Const 1 sty 1 Box 1

#### Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
HAY BARN OR POLE SHED	2014	12x32 / 0	1	\$1,046
IMPLEMENT SHED ROOF ONLY	2000	28x30 / 0	1	\$522
IMPLEMENT SHED ROOF ONLY	1980	80x32 / 0	1	\$3,748
IMPLEMENT SHED ROOF ONLY	1900	38x38 / 0	1	\$1,500
IMPLEMENT SHED ROOF ONLY	1900	38x38 / 0	1	\$1,000
SEPTIC TANK	1900	0x0 / 0	2	\$4,000
WELL	1900	0x0 / 0	1	\$3,000
STORAGE BUILDING	1900	0x0 / 0	1	\$250

#### Sales

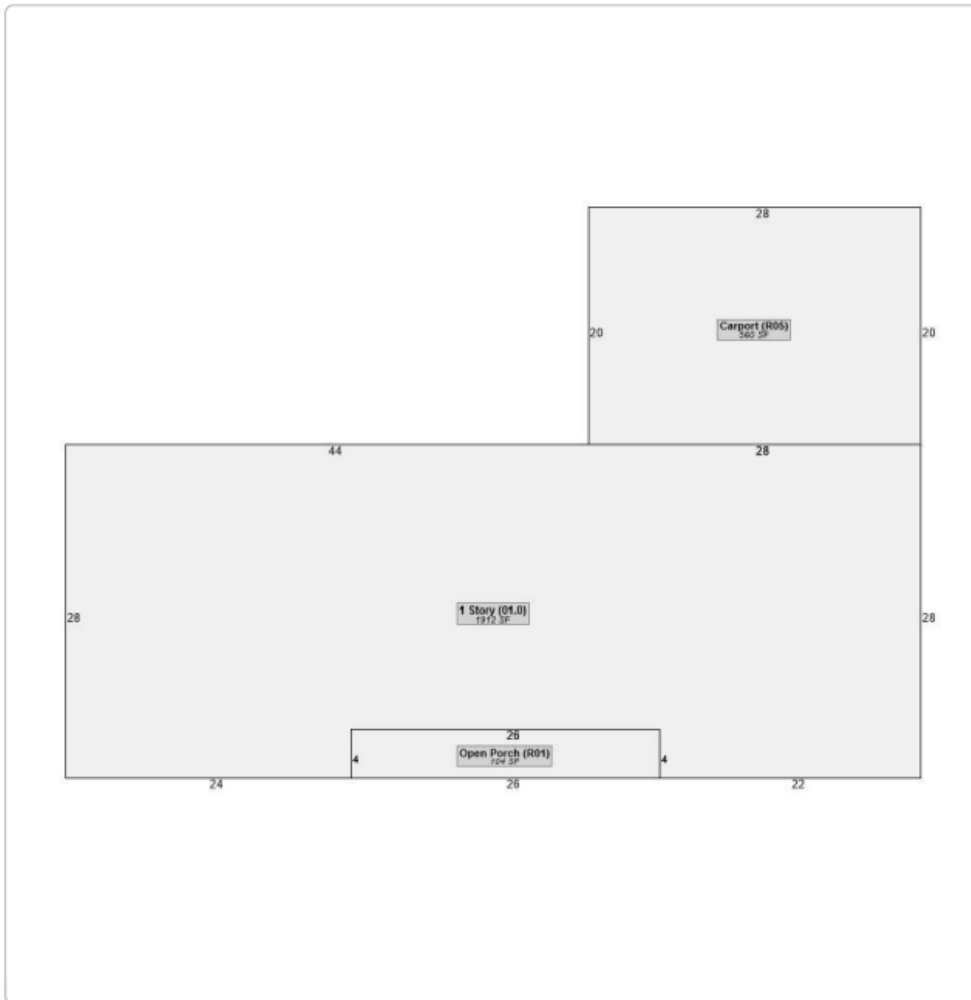
Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/29/2021	898 44	E2021 67	\$0	Unqualified - Improved	KNIGHT BOBBY JOE	KNIGHT LORIE ELAINE
6/1/1967	119 672		\$0	Unqualified Sale		KNIGHT BOBBY JOE

#### Valuation

	2021	2020	2019	2018	2017
Previous Value	\$370,039	\$370,039	\$370,039	\$370,039	\$349,003
Land Value	\$231,014	\$231,014	\$231,014	\$231,014	\$231,014
+ Improvement Value	\$123,959	\$123,959	\$123,959	\$123,959	\$123,959
+ Accessory Value	\$15,066	\$15,066	\$15,066	\$15,066	\$15,066
= Current Value	\$370,039	\$370,039	\$370,039	\$370,039	\$370,039
10 Year Land Covenant (Agreement Year / Value)	2012 / \$88,606	2012 / \$86,091	2012 / \$83,612	2012 / \$81,265	2012 / \$78,950

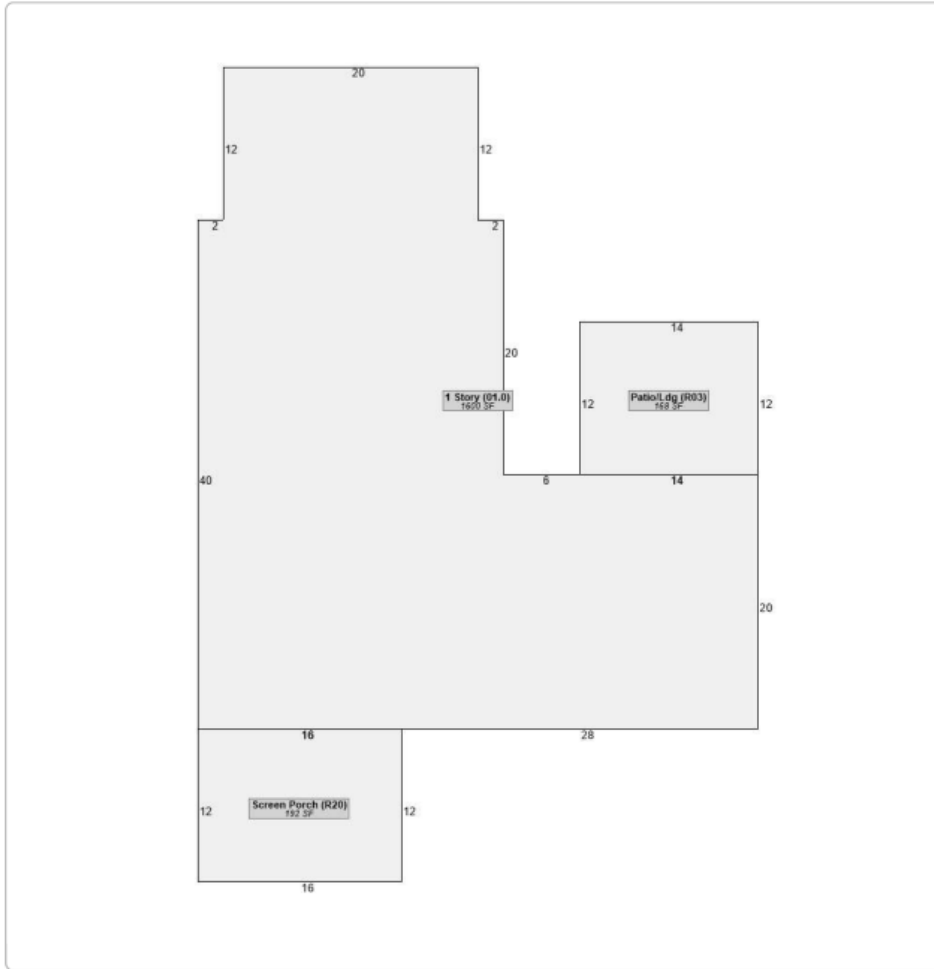
#### Sketches

**Tax Card Parcel – Page 3**  
**00050019**



## Tax Card Parcel – Page 4

### 00050019



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

The Grady 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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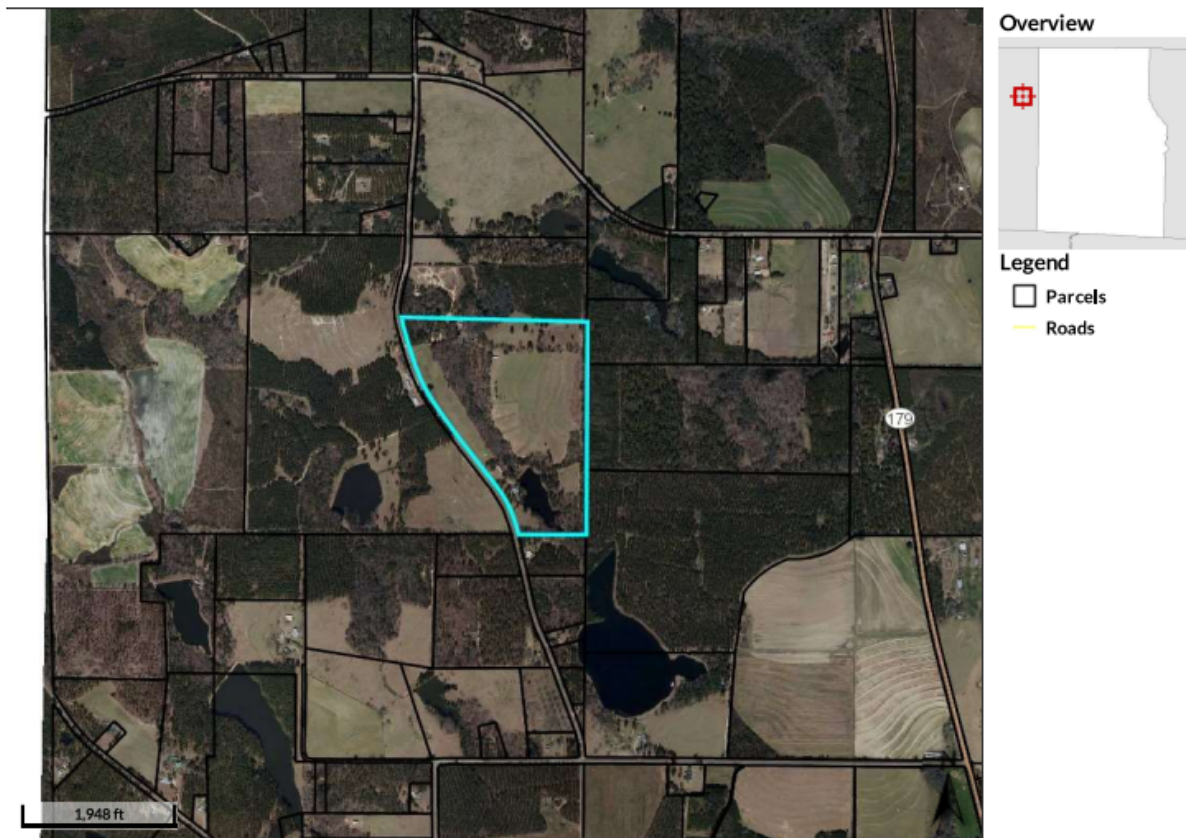
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Version 2.3.194



## Tax Map Parcel 00050019

**qPublic.net**™ Grady County, GA




<b>Parcel ID</b>	00050019	<b>Owner</b>	KNIGHT LORIE ELAINE			
<b>Class Code</b>	Agricultural		1200 15TH AVE NW			
<b>Taxing District</b>	COUNTY		CAIRO, GA 39828			
<b>Acres</b>	78.08	<b>Physical Address</b>	3369 SPRING HILL RD			
		<b>Assessed Value</b>	Value \$370039			
		<b>Last 2 Sales</b>	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
			10/29/2021	0	UI	U
			6/1/1967	0	UK	U

(Note: Not to be used on legal documents)

Date created: 5/9/2022  
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## Property Tax Bill 2021

 **Grady County, GA Tax Commissioner**

### Parcel Information

Tax Year 2021  
Bill Number 7386  
Account Number 315450  
Tax District 03  
Parcel Number 5-19  
Building Value \$139,025.00  
Land Value \$231,014.00  
Acres 130.2000  
Fair Market Value \$370,039.00  
Brief Legal Description  
Situs Address 3369 SPRING HILL RD

### Owner

KNIGHT BOBBY JOE  
1200 15TH AVE NW  
CAIRO, GA 39828

### Total Billing Amount

Taxing Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	\$370,039.00	\$148,016.00	\$4,000.00	\$34,825.00	0.000			\$0.00
COUNTY TAX	\$370,039.00	\$148,016.00	\$4,000.00	\$87,053.00	20.548	\$1,788.77		\$1,513.33
SALES TAX CREDIT				\$87,053.00	-3.164		(\$275.44)	
SCHOOL TAX	\$370,039.00	\$148,016.00	\$10,000.00	\$81,053.00	13.500	\$1,094.22		\$1,094.22
TOTALS					30.884	\$2,882.99	(\$275.44)	\$2,607.55

### Payment Information

Current Due	Current Due Date	Penalty	Interest	Other Fees	Previous Payment	Back Taxes	Total Due
2607.55	12/20/2021	\$0.00	\$0.00	\$0.00	\$2,607.55	\$0.00	\$0.00

No data available for the following modules: Mobile Home Information.

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## Legal Description

### Legal Description

**Tax Parcel Number: 00050019**

**Property Description: Tract 1, 78.08+/- Acres, 3369 Spring Hill Road, Whigham, Grady County, GA**

All that tract or parcel of land, together with all improvements thereon, lying and being in Land Lot 107 of the 16<sup>th</sup> Land District, Grady County, Georgia, containing 78.08 acres, and being more particularly shown as "Tract 1" on that plat of survey by Carey B. Wetherington, Georgia Professional Land Surveyor, for the Estate of Bobby Joe Knight, said plat being recorded in plat book E2021, page 00767, Grady County records. Referral to said plat of survey is made to incorporate the same herein by reference.

Said tract or parcel of land being a portion of that tract or parcel of land conveyed to Bobby Joe Knight, Sr. by Louis Knight by warranty deed dated June 1, 1967, and recorded in deed book 119, page 672, Grady County records.



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