

Go Bid
NOW!

Property Information



*Turnkey Grain Storage
Facility*

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

Online Only Auction



25 Arnett Mill Road

Tifton, Georgia 31764

Thursday, June 23, 2022, at 2:00 pm



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 Southland Grain, LLC in Tifton, Georgia.

This grain storage facility is comprised of 3.73 +/- acres consisting of 250,000+ bushel grain storage, 100,000 LB. underground scale, 42,000 square feet of asphalt/concrete paving with an extensive infrastructure renovation taking place in 2013-2014. **DON'T MISS THIS OPPORTUNITY FOR A TURNKEY INVESTMENT.**

Bidding for this property will open on June 9, 2022 at 10:00 am eastern time and continue to June 23, 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.

Hunter Whiddon
Auction Coordinator



Auction Date and Time: Thursday, June 23, 2022, at 2:00 pm

Open House Dates and Times: Please Call Hunter Whiddon for a Private Showing

For More Information Contact: Hunter Whiddon
Weeks Auction Group, Inc.
(229) 890-2437 – Office
(229) 921-1385 – Cell
Hunter@BidWeeks.com

Property Information

Property Address: 25 Arnett Mill Road, Tifton, Georgia 31764

Auction Date: Thursday, June 23, 2022 at 2:00 pm

Property Size: 3.73 +/- Acres

Assessor's Parcel Numbers: 0071 041

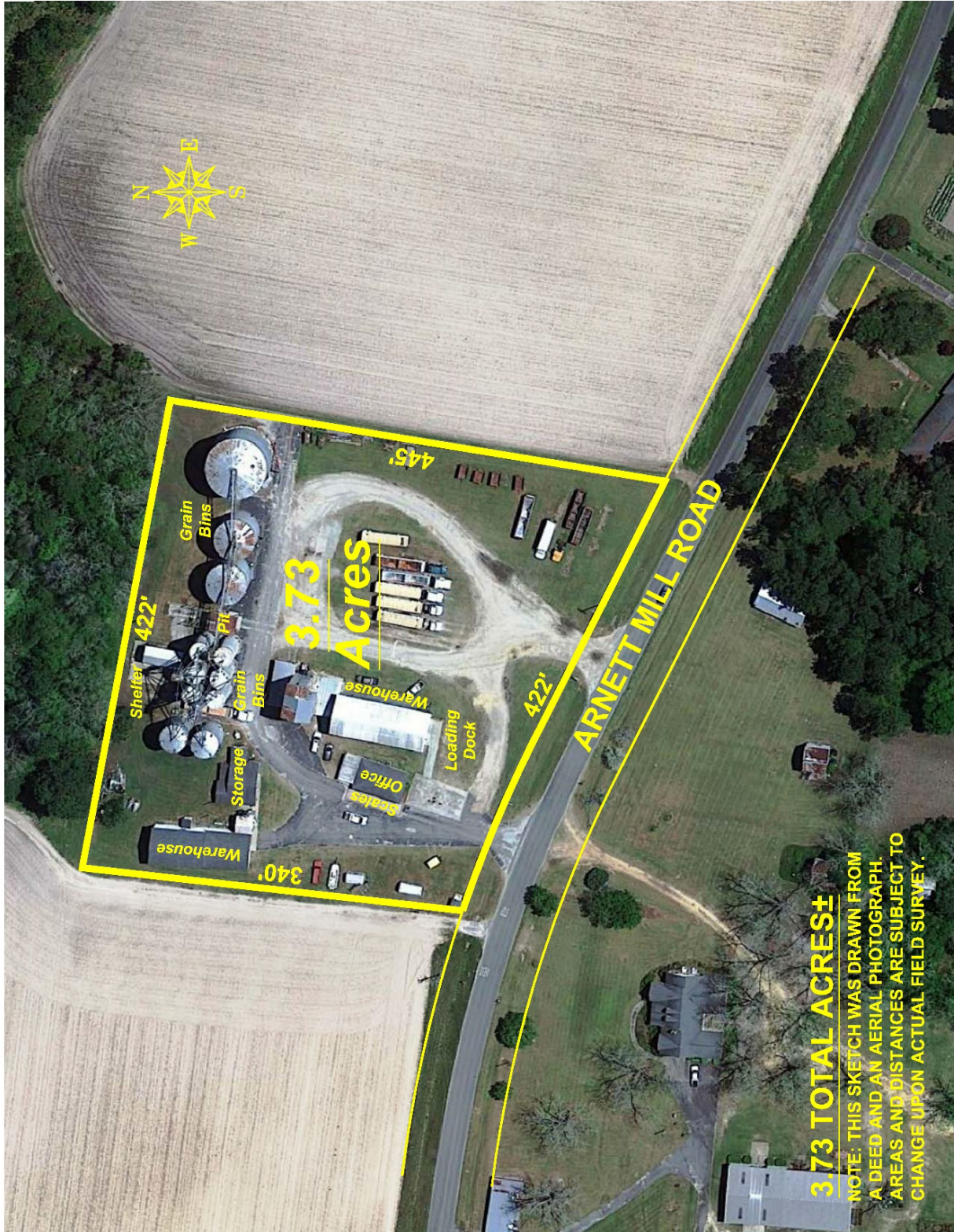
Tax Bill Amount: \$2,165.84

Driving Directions: From downtown Tifton at the intersection of Main Street and U.S 82/U. S 319 head east for 1.4 miles and turn left onto U.S 319 N. In ½ mile turn left onto Arnett Mill Road. The property will be on your right. ***"Watch for Auction Signs!"***

Important Selling Features:

- 3.73 Acres
- 6 Detached Buildings
 - Office/Warehouse – 9,101 Sq. Ft.
 - 1,593 Sq. Ft of Canopies/Loading Dock Area
- 11 Grain Bins
 - 250,000 Bushel Storage Capacity
- Total Gross Building Area (GBA) of 33,629 Sq. Ft.
- Renovations in 2013-2014
- 42,000 Sq. Ft. of Asphalt/Concrete Paving
- 100,000 LB. Underground Scale
- 1500' of 6' Fence
- Public Utilities
- Private 4" Well
- Septic Tank

Aerial Map



Site Map

FLOORPLAN SKETCH

Borrower: Southland Grain, LLC
 Property Address: 25 Arnett Road
 City: Tifton State: GA Zip: 31794
 Lender: Ameris Bank



Comments: Sketch drawn NOT to scale. Sketch is based on interior/exterior inspection.

AREA CALCULATIONS SUMMARY				
Code	Description	Size	Net Totals	
GBA1	First Floor	1025.0000		
	First Floor	2665.0000		
	First Floor	620.0000		
	First Floor	744.0000		
	First Floor	2685.0000		
	First Floor	144.0000		
	First Floor	1162.6250		
	First Floor	55.2500	9100.8750	
	P/P	Canopy	368.0000	
		Canopy	760.0000	
Canopy		165.0000		
Truck Landing		300.0000	1593.0000	
TOTAL BUILDING (rounded)			9101	

BUILDING AREA BREAKDOWN		
Breakdown		Subtotals
First Floor		
25.00 x	41.00	1025.0000
32.50 x	82.00	2665.0000
20.00 x	31.00	620.0000
24.00 x	31.00	744.0000
5.50 x	8.50	46.7500
30.50 x	86.50	2638.2500
12.00 x	12.00	144.0000
12.50 x	48.25	603.1250
10.75 x	36.00	387.0000
10.00 x	17.25	172.5000
6.50 x	8.50	55.2500
11 Calculations Total (rounded)		9101

Tax Card Parcel – Page 1

0071 041

 **qPublic.net™** Tift County, GA

Summary

Parcel Number 0071 041
Location Address 25 ARNETT MILL RD
Legal Description LL 266 ARNETT MILL RD 3.734 AC
(Note: Not to be used on legal documents)
Class I4-Industrial
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District COUNTY (District 01)
Millage Rate 29.856
Acres 3.73
Homestead Exemption No (50)
Landlot/District 266 / 6

[View Map](#)

Owner

SOUTHLAND GRAIN LLC
 25 ARNETT ROAD
 TIFTON, GA 31794

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	3.73

Commercial Improvement Information

Description OFFICE BLDG
Value \$25,263
Actual Year Built 1968
Effective Year Built 1968
Square Feet 0
Wall Height 10
Wall Frames
Exterior Wall
Roof Cover
Interior Walls
Floor Construction
Floor Finish
Ceiling Finish
Lighting
Heating
Number of Buildings 1

Description INDUSTRIAL-LIGHT MFG
Value \$45,306
Actual Year Built 1945
Effective Year Built 1945
Square Feet 0
Wall Height 18
Wall Frames
Exterior Wall
Roof Cover
Interior Walls
Floor Construction
Floor Finish
Ceiling Finish
Lighting
Heating
Number of Buildings 1

Description WAREHOUSE-STORAGE
Value \$28,107
Actual Year Built 1935
Effective Year Built 1935
Square Feet 0
Wall Height 14
Wall Frames
Exterior Wall
Roof Cover
Interior Walls
Floor Construction
Floor Finish

Tax Card Parcel – Page 2 0071 041

Ceiling Finish
Lighting
Heating
Number of Buildings 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
CLF3 CHAIN LINK FENCE 8' LF	1900	1x1500 / 0	0	\$13,367
PC2 CONC PAVING 4-6 INCHES	1900	0x0 / 672	0	\$1,742
PA1 ASPHALT PAVING 4-6 INCH	1900	0x0 / 40000	0	\$38,600
RS1 FRAME,MTL- UTILITY	1900	6x9 / 0	0	\$190
AX1 PREFAB STEEL BLDG	1900	0x0 / 48	0	\$153
AX1 PREFAB STEEL BLDG	1900	0x0 / 1106	0	\$3,525
LT1 LEAN TO	1900	0x0 / 160	0	\$225
AX1 PREFAB STEEL BLDG	1900	12x12 / 0	0	\$459
SEPTIC TANK	1900	0x0 / 1	0	\$1,500
WELL RES/AG	1900	0x0 / 1	0	\$3,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/20/2007	1376 48	8 230	\$120,000	4B - Disq Imp - Govt/Public Utility	TIFT CO ECONOMIC DEVELOP	SOUTHLAND GRAIN, LLC
6/14/1999	762 104	8 230	\$240,000	4O - Disq Imp - Foreclosure/Legal	BARFIELD INDUSTRIES INC	TIFT CO ECONOMIC DEVELOP

Valuation

	2021	2020	2019	2018	2017
Previous Value	\$181,357	\$181,357	\$181,357	\$181,357	\$181,357
Land Value	\$19,920	\$19,920	\$19,920	\$19,920	\$19,920
+ Improvement Value	\$98,676	\$98,676	\$98,676	\$98,676	\$98,676
+ Accessory Value	\$62,761	\$62,761	\$62,761	\$62,761	\$62,761
= Current Value	\$181,357	\$181,357	\$181,357	\$181,357	\$181,357

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

The Tift 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: 5/6/2022, 5:47:53 PM

Developed by
 Schneider
GEOSPATIAL

Version 2.3.193

**Tax Map Parcel
 0071 041**

qPublic.net™ Tift County, GA



Overview



Legend

- Parcels
- Roads
- Corporate Limits

Parcel ID	0071 041	Owner	SOUTHLAND GRAIN LLC	Last 2 Sales			
Class Code	Industrial		25 ARNETT ROAD	Date	Price	Reason	Qual
Taxing District	COUNTY		TIFTON, GA 31794	9/20/2007	\$120000	4B	U
Acres	3.73	Physical Address	25 ARNETT MILL RD	6/14/1999	\$240000	4O	U
		Assessed Value	Value \$181357				

(Note: Not to be used on legal documents)

Date created: 5/7/2022
 Last Data Uploaded: 5/6/2022 5:47:53 PM

Developed by  **Schneider**
 GEOSPATIAL

Property Tax Bill 2021

2021 Property Tax Statement

Chad Alexander
Tift County Tax Commissioner
225 N. Tift Ave, Room 106
P.O. Box 930
Tifton, GA 31793
(229) 386-7820

SOUTHLAND GRAIN LLC
25 ARNETT ROAD
TIFTON, GA 31794

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*
2021-017998	11/15/2021	\$0.00	\$2165.84	\$0.00	Paid 09/23/2021


Map: 0071 041
Location: 25 ARNETT MILL RD
Account No: 14112R

IMPORTANT NOTICES

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional 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 these exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption no later than April 1st 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:

Tift County Tax Assessor
225 Tift Ave #110, Tifton, GA 31794
(229) 386-7840

If you feel that your property has been assigned too high a value for tax purposes by the Board of Tax Assessors, you should file a tax return reducing the value no later than April 1st in order to have an opportunity to have this value lowered for next years' taxes. Information on filing a return can be obtained at the location and phone number above.

<p>Chad Alexander Tift County Tax Commissioner 225 N. Tift Ave, Room 106 P.O. Box 930 Tifton, GA 31793 (229) 386-7820</p>		<p>Tax Payer: SOUTHLAND GRAIN LLC Map Code: 0071 041 Property Description: 25 ARNETT MILL RD Location: 25 ARNETT MILL RD Bill No: 2021-017998 District: 01</p>																																														
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">Entity</th> <th style="width: 15%;">Adjusted FMV</th> <th style="width: 15%;">Net Assessment</th> <th style="width: 10%;">Exemptions</th> <th style="width: 10%;">Taxable Value</th> <th style="width: 10%;">Millage Rate</th> <th style="width: 10%;">Gross Tax</th> <th style="width: 10%;">Credit</th> <th style="width: 10%;">Net Tax</th> </tr> </thead> <tbody> <tr> <td>COUNTY M&O</td> <td>\$181,357</td> <td>\$72,543</td> <td>\$0</td> <td>\$72,543</td> <td>11.923000</td> <td>\$864.93</td> <td>\$0.00</td> <td>\$864.93</td> </tr> <tr> <td>SCHOOL M&O</td> <td>\$181,357</td> <td>\$72,543</td> <td>\$0</td> <td>\$72,543</td> <td>16.598000</td> <td>\$1,204.07</td> <td>\$0.00</td> <td>\$1,204.07</td> </tr> <tr> <td>SPEC SERV</td> <td>\$181,357</td> <td>\$72,543</td> <td>\$0</td> <td>\$72,543</td> <td>1.335000</td> <td>\$96.84</td> <td>\$0.00</td> <td>\$96.84</td> </tr> <tr> <td colspan="6" style="text-align: right;">TOTALS</td> <td>29.856000</td> <td>\$2,165.84</td> <td>\$0.00</td> <td>\$2,165.84</td> </tr> </tbody> </table>			Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	COUNTY M&O	\$181,357	\$72,543	\$0	\$72,543	11.923000	\$864.93	\$0.00	\$864.93	SCHOOL M&O	\$181,357	\$72,543	\$0	\$72,543	16.598000	\$1,204.07	\$0.00	\$1,204.07	SPEC SERV	\$181,357	\$72,543	\$0	\$72,543	1.335000	\$96.84	\$0.00	\$96.84	TOTALS						29.856000	\$2,165.84	\$0.00	\$2,165.84
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<p>IMPORTANT MESSAGE - PLEASE READ Property owners who have a mortgage shall be responsible for sending bill information to their lending agencies. This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by Governor and the House of Representatives and the Georgia State Senate.</p> <p>If you have questions about the valuation of your property, please direct them to the Board of Assessors at (229) 386-7840. If you have questions about your tax bill, please direct them to the Tax Commissioner's Office at (229) 386-7820.</p>			<table style="width: 100%;"> <tr> <td>Current Due</td> <td style="text-align: right;">\$2,165.84</td> </tr> <tr> <td>Penalty</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Interest</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Other Fees</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Previous Payments</td> <td style="text-align: right;">\$2,165.84</td> </tr> <tr> <td>Back Taxes</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Total Due</td> <td style="text-align: right; background-color: yellow;">\$0.00</td> </tr> <tr> <td>Paid Date</td> <td style="text-align: right;">09/23/2021</td> </tr> </table>	Current Due	\$2,165.84	Penalty	\$0.00	Interest	\$0.00	Other Fees	\$0.00	Previous Payments	\$2,165.84	Back Taxes	\$0.00	Total Due	\$0.00	Paid Date	09/23/2021																													
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Legal Description

Tax Parcel Number: 0071 041

Property Description: 3.73 +/- Acres, 25 Arnett Mill Road, Tifton, Georgia 31764

Tract I: All that tract or parcel of land being 2.97 acres of land together with all improvements thereon situate, located in Land Lot Number 266, 6th Land District of Tift County, Georgia described as follows: To obtain a point a point oo beginning, start at the intersection of the centerline of New River Road and the south original line of Land Lot No. 266; thence north 0 degrees 30' east [along the centerline of such road] 675.5 feet; thence south 86 degrees 54' east 591.8 feet to a point on the north margin of a paved road which is the southwest corner of the property herein conveyed; and from such point of beginning north 4 degrees 11' east 338.1 feet; thence south 81 degrees 36' east 422.3 feet thence south 7 degrees 02' west 122 feet; thence north 86 degrees 08' west 114.4 feet; thence south 5 degrees 37' west 281 feet to the north margin of such paved road; thence northwest along the north margin of such paved road 309 feet; more or less, to the point of beginning, as shown upon a plat of survey prepared by E. J. Conoly on May 27, 1972, and recorded in Plat Book 8, page 230, in the office of the clerk of Tift Superior Court.

Tract II: All that tract or parcel of land being 0.764 acres located in Land Lot 266, 6th Land District of Tift County, Georgia, as shown upon that certain plat of survey entitled "Survey for Bowen and Barfield, Inc", prepared by Harold G. Harper, Registered Surveyor, dated March 18, 1983, and recorded in Deed Book 15, page 3, Tift County, Georgia records and being more particularly described as follows: To obtain a point of beginning, commence at the intersection of the centerline of New River Road with the north right of way line of Arnett Mill Road, extended; thence along the north right of way line of said Arnett Mill Road south 67 degrees 39' east 309.10 feet to the point of beginning; thence from said point beginning north 05 degrees 37' east 281.0 feet; thence south 86 degrees 08' east 114.40 feet; thence south 07 degrees 02' west 321.05 feet to the northern right of way line of Arnett Mill Road; thence north 65 degrees 28' west 112.48 feet to the point of beginning.

Go Bid Now!



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