

Go Bid
NOW!

Property Information



*660 +/- Acre Pristine
Timberland & Recreational
Farm in Jasper County,
Georgia*

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

Online Only Auction

***Smith Mill Road
Monticello, Georgia 31064
Tuesday, September 13, 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 this 660 +/- Acre Pristine Timberland and Recreational Farm in Jasper County, Georgia.

Pioneer Farms, Inc. features 660+/- Acres of pristine timberland located on the Ocmulgee River surrounded by the Oconee National Forest. This is your chance to own a beautiful recreational and timberland investment in beautiful Jasper County. This property is located on Smith Mill Road boasting rolling hills of upland plantation pines and natural deer hunting landscape. If you've been waiting for the perfect private getaway, this farm is for you! Check out the timber cruise report for a more detailed timber description. Shown by appointment only. Offered in 7 tracts! Go Bid Now!

Bidding for this property will open on August 30, 2022, at 10:00 am eastern time and continue to September 15, 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.

Cameron Morris
Associate Broker & Auctioneer



Auction Date and Time: Tuesday, September 15, 2022, at 2:00 pm

Open House Dates and Times: Please Call Cameron Morris for a Private Showing

For More Information Contact: Cameron Morris
Weeks Auction Group, Inc.
(229) 890-2437 – Office
(229) 881-7643 – Cell
Cameron@BidWeeks.com

Property Information

Property Address: Smith Mill Road, Monticello, Georgia 31064

Auction Date: Tuesday, September 15, 2022, at 2:00 pm

Property Size: 660 +/- Acres

Important Selling Features:

- 660+/- Total Acres
- Timberland & Recreational Tract
- Offered In 7 Tracts
- Frontage on Ocmulgee River
- Just South of Lake Jackson
- 2019 Destiny Manufactured Home
- 1,493 SF 4BD 2BA
- Solar Electrical System
- 245' 20 GPM Well w/ 1.5HP Pump
- LP Gas & Septic Tank
- Stocked 2.1+/- Acre Pond
- Extensive Road Network
- Outstanding Deer, Turkey & Quail Hunting
- 24' x 60' Equipment Barn
- 26' x 24' Solar Equipment Barn
- Timber Cruise Available
- Minutes from Jackson & Monticello
- Located On Smith Mill Road

Assessor's Parcel Numbers: Jasper – 038 005 001
Jasper – 038 005
Jasper – 038 004

Tax Bill Amount: 038 005 001 – 2021 Tax Amount \$1047.09
038 005 – 2021 Tax Amount \$3,413.48
038 004 – 2021 Tax Amount \$75.69

Tracts 1-3 and 5-7 (Tax Parcel 038 005) ONLY is sold subject to Covenants for an Agricultural Preferential Assessment recorded in Deed Book 708, Page 49. the office of the Clerk of Superior Court, Jasper County, Georgia. This Covenant expires on December 31, 2023.

Property Information

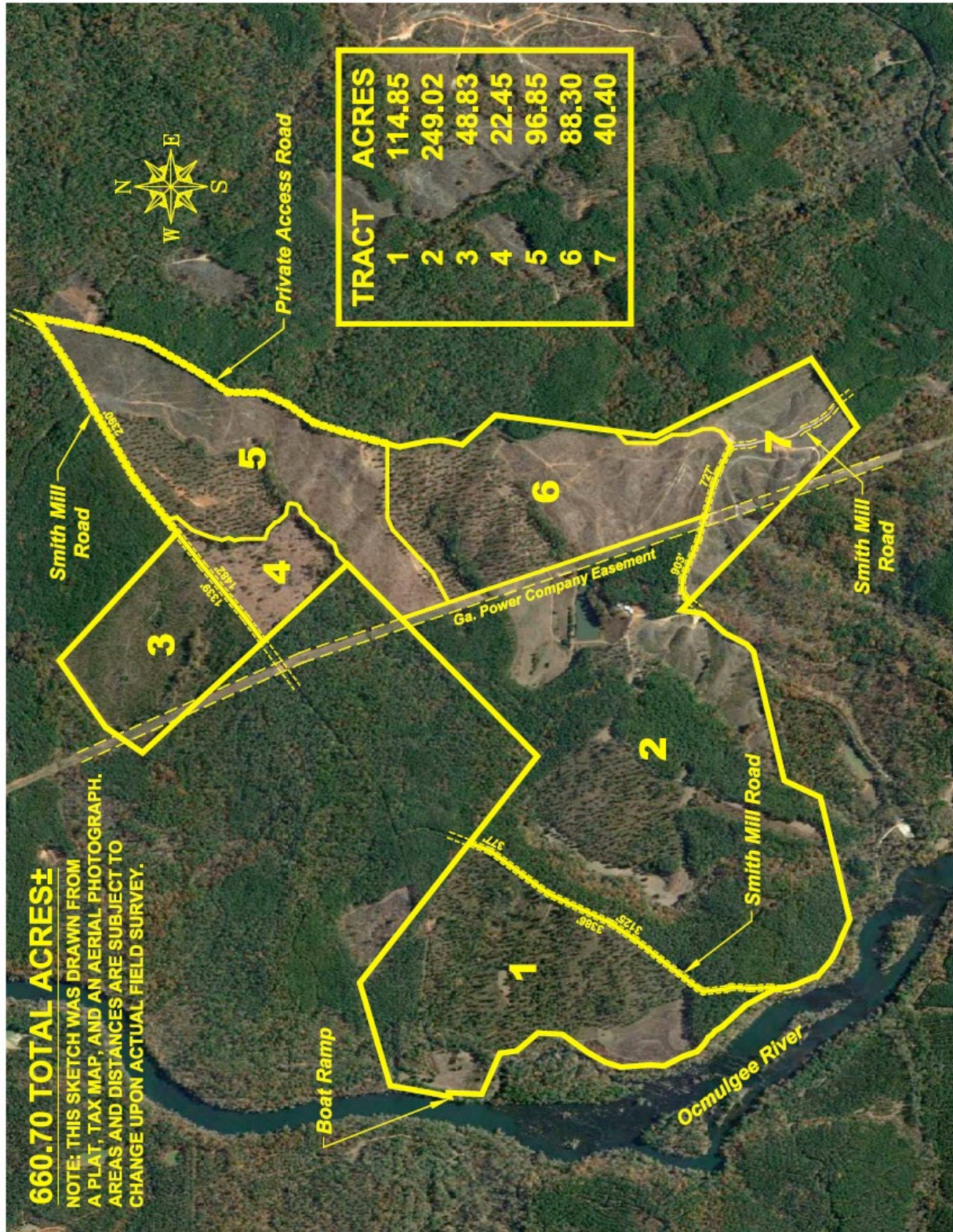
Tract 4 (Tax Parcel 038 004) ONLY: This property is sold subject to Covenants for an Agricultural Preferential Assessment recorded in Deed Book 587, Page 327-328. the office of the Clerk of Superior Court, Jasper County, Georgia. This Covenant expires on December 31, 2022.

Driving Directions:

From **Jackson** take E. 3rd Street East for 0.7 Miles. Turn Left at Jackson Bottle Shop and continue on Highway 16 East for 3.7 Miles. At the Intersection of Higgins Road and Highway 16 continue straight. Proceed on Highway 16 for 5.7 miles crossing the Ocmulgee River into Jasper County. Turn right onto County Road 141 South for 1.7 Miles. The property begins on your left and continues along Smith Mill Road. **Watch for Auction Signs!**

From **Monticello** take Highway 16 West 7.7 Miles towards Jackson. Turn left onto County Road 141 South for 1.7 Miles. The property begins on your left and continues along Smith Mill Road. **Watch for Auction Signs!**

Ariel Map



Solar System Details – Page 1

Attachment A – Program Addendum

PROGRAM NAME: Rural Energy for America Program

Type of Grant (mark one):

- Renewable Energy System (RES)
 Energy Efficiency Improvement (EEI)
 Energy Audit
 Renewable Energy Development Assistance

AUTHORITY: 7 U.S.C. 8107

APPLICABLE PROGRAM REGULATIONS: 7 CFR part 4280, subpart B

APPLICABLE FEDERAL REGISTER NOTICE: [INSERT REFERENCE]

The grantee certifies that it is in compliance with and will continue to comply with all applicable laws, regulations, Executive Orders and other generally applicable requirements, including those contained in 7 CFR part 4280 and 2 CFR part 200 in effect on the date of grant approval and the approved Letter of Conditions and the Notice of Solicitation of Applications published in the Federal Register August 14, 2018 apply to the project and disbursement of any grant funds.

ADDITIONAL PROGRAMMATIC AWARD PROVISIONS:

RBS and the Recipient agree to the following additional provisions:

Section II, Paragraph A.1.a. is retained and the following language is added:

Accounting records shall be in accordance with generally accepted accounting principles (GAAP) and contain information pertaining to grant awards and authorizations, obligations, unobligated balances, assets, liabilities, outlays, income, and interest. Accounting principles that are generally required by commercial agricultural lenders may be used in lieu of GAAP for Recipients that are agriculture producers.

Section II, Paragraph A.1.c. is retained and the following language is added:

For Renewable Energy System and Energy Efficiency Improvements grants with total project costs of \$200,000 and greater, grant funds will be disbursed in accordance with the appropriate construction and inspection requirements in 7 CFR 4280.117(f) and 7 CFR 4280.123(h)(5), as applicable. Unless required by third parties providing cost sharing payments on a pro-rata basis with other matching funds, grant funds will be disbursed after all other matching funds have been expended.

For Renewable Energy System and Energy Efficiency Improvements grants with total project costs of less than \$200,000, grant funds will be disbursed in accordance with the appropriate construction and inspection requirements in 7 CFR 4280.118(c) and (d), or 7 CFR 4280.119(c) and (d), as applicable.

Solar System Details – Page 2

Section II, Paragraph A.2. is retained and the following language is added:

In addition, you must list any real property and equipment purchases made with project funds in the tables below. Finally, you must provide status reports on any real property in which we retain an interest, in accordance with 2 CFR § 200.329.

Real property acquired or improved with Award Funds. (Provide the legal description and/or address of where the real property or other property described in block below is located. Use continuation sheets as necessary.)		
N/A		
Other property (e.g. equipment) acquired with Award Funds. (Describe each item, estimated useful life, and the value of equipment. Use continuation sheets as necessary.)		
Item	Estimated Useful Life	Value
Design & Installation (Soft Costs)		\$ 14,000.00
Total Federal Assistance Funds Used		\$ 13,725.00

Should actual project costs for the grant be lower than projected in Block 11, in part I, General Award Information, the final amount of the grant will be adjusted to remain at the percentage identified in Block 12 of the final Total Project Costs. Block 12 does not apply to Energy Audit and Renewable Energy Development Assistance grants. However, the recipient of an energy audit under the Energy Audit grant must pay at least 25 percent of the cost of the energy audit, which shall be retained by the Recipient for the cost of the audit. This must be documented in the required semiannual reports.

For Renewable Energy System grants and Energy Efficiency Improvement grants. The proposed renewable energy system or energy efficiency improvements shall be constructed and/or installed in accordance with any energy audit or energy assessment recommendations, engineering recommendations, technical reports, or other applicable information provided by the Recipient and approved by RBS. The Recipient will own, operate, and provide for continued maintenance on the Project.

Section II, Paragraph A.3.c. is added with the following language:

c. Renewable Energy System and Energy Efficiency Improvement Grants. The Recipient will provide a detailed project funding and expense summary and a summary of the project’s installation/construction process, including recommendations for development of similar projects by future applicants to the program.

Solar System Details – Page 3

The Recipient will provide outcome project performance reports as follows:

1. Renewable Energy System Report. Three total annual reports are due for renewable energy systems. The first report is due at completion of the first full calendar year following the year in which the project was completed. The remaining reports are required on subsequent calendar years. The report will provide the following details:
 - i. Type of technology;
 - ii. The actual annual amount of energy generated in British Thermal Units, kilowatt-hours, or similar energy equivalents;
 - iii. Annual income for systems that are selling energy, if applicable, and/or energy savings of the renewable energy system;
 - iv. A summary of the cost of operations and maintenance;
 - v. A description of any associated major maintenance or operational problems;
 - vi. Recommendations for development of future similar projects; and
 - vii. Actual number of jobs, if any, created or saved as a direct result of the renewable energy system project for which Rural Energy for America Program funding was used.
2. Energy Efficiency Improvement Report. Two total annual reports are due for energy efficiency improvement projects. The first report is due at completion of the first full calendar year following the year in which the project was completed. The remaining reports are required on subsequent calendar years. The report will provide the following details, including calculations and any assumptions:
 - i. The actual amount of energy saved annually as determined by the difference between:
 - (A) The annual amount of energy used by the project with the project in place; and
 - (B) The annual average amount of energy used in the period prior to application submittal as reported in the Energy Assessment or Energy Audit submitted with the application; and

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- ii. Actual number of jobs, if any, created or saved as a direct result of the energy efficiency improvement project for which Rural Energy for America Program funding was used.
3. Energy Audit and Renewable Energy Development Assistance Recipients will provide the following:
- i. Semiannual project performance reports with the following information:
 - (A) Discuss the number of Energy Audits performed, number of recipients assisted and the type of assistance provided for renewable energy development assistance in the comparison of actual accomplishments to the objectives established for that period.
 - (B) Include a list of recipients, each recipient's location, and each recipient's North American Industry Classification System code.
 - (C) Objectives and timetable established for the next reporting period.
 - ii. Final project performance report that includes the following:
 - (A) Energy Audit Report. This will be a comprehensive project performance report describing:
 - (1) The number of audits conducted.
 - (2) A list of recipients with each recipient's North American Industry Classification System code.
 - (3) The location of each recipient.
 - (4) The cost of each audit and documentation showing that the recipient of the energy audit provided 25 percent of the cost of the audit.
 - (5) The expected energy saved for each audit conducted.
 - (B) Renewable Energy Development Assistance Report. This will be a comprehensive project performance report describing:

Solar System Details – Page 5

- (1) The number of recipients assisted and the type of assistance provided.
- (2) A list of recipients with each recipient's North American Industry Classification System code.
- (3) The location of each recipient.
- (4) The expected renewable energy that would be generated if the projects were implemented.

iii. Outcome project performance reports as follows:

(A) One year after submittal of the final performance report, provide a final status report as follows:

- (1) The Recipient will provide RBS a status report identifying the number of energy audit projects that proceeded with one or all of the Recipient's recommendations from the finding in the energy audit as well as the amount of energy saved for each project.
- (2) The Recipient will provide the RBS a status report identifying the number of renewable energy projects that proceeded with one or all of the Recipient's recommendations from technical assistance provided or from findings on the renewable energy site assessment as well as the amount of renewable energy generated for each project, as applicable.

Section II.A.10. is retained and the following language is added:

Renewable Energy System and Energy Efficiency Improvement grants are a "conducted program." Recipients will **not** be required to provide data for a Civil Rights Compliance Review.

Section II, Paragraph A.12 is retained with the following language added:

The following Special Conditions apply to your award:

[INSERT SPECIAL CONDITIONS OR N/A]

N/A

Solar System Details – Page 6

Section II, Paragraph A.13. is added with the following language:

Cost Sharing. You must comply with the requirements of 2 CFR § 200.306. Additionally, matching funds, if required by us or voluntarily provided by you, must be available at the same time award funds are expected to be spent and expenditures of matching funds will be pro-rated or spent in advance of award funds.

Section II.B.1. is retained and the following language is added:

Grant funds not expended within 2 years from the date this Agreement is executed will be cancelled by RBS. Prior to the actual cancellation, RBS will notify the Recipient, in writing, of the intent to cancel the remaining grant funds.

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Attachment B – Approved Work Plan and Budget. (The work plan must have time, scope, and outcome entries for each task.)

Project Description:

This Rural Development investment will be used for the purchase and installation of a 5.9 kW solar array on property belonging to Pioneer Farms, Inc. This project will generate 8914 kWh per year, which is enough electricity to power one home. This project will produce electric to operate a rural workshop used for the maintenance of wood chipping equipment, in an area where it is cost-prohibitive to run electric. The project will also include a battery storage system. The purpose of this funding program is to assist farmers, ranchers, and rural small businesses in developing renewable energy systems, and in making energy-efficiency improvements to their operations.

Project Location:

Rural Jones County, GA

JASPER

REAP Grant Information – Page 1

Exhibit 8(b)

**UNITED STATES DEPARTMENT OF AGRICULTURE
RURAL DEVELOPMENT
RURAL BUSINESS-COOPERATIVE SERVICE FINANCIAL ASSISTANCE AGREEMENT**

This Agreement, which includes Attachments A and B, for the Project and Amount described below (the "Project Description") and for the Program identified below, is between the Recipient (you) and the United States of America acting through the Rural Business-Cooperative Service (RBS or we).

Type of Award (mark one): Program and CFDA Number (mark one):

- | | |
|---|--|
| <input type="checkbox"/> Cooperative Agreement
<input checked="" type="checkbox"/> Grant | <input checked="" type="checkbox"/> Rural Energy for America Program (REAP) – 10.868
<input type="checkbox"/> Rural Economic Development Grant (REDG) – 10.854
<input type="checkbox"/> Rural Business Development Grant (RBDG) – 10.351
<input type="checkbox"/> Rural Microenterprise Assistance Program (RMAP) – 10.870
<input type="checkbox"/> Agricultural Marketing Resource Center – 10.352
<input type="checkbox"/> Appropriate Technology Transfer for Rural Areas – 10.782
<input type="checkbox"/> Delta Health Care Services (DHCS) – 10.874
<input type="checkbox"/> Federal-State Research on Cooperatives – 10.350
<input type="checkbox"/> Rural Cooperative Development Grant (RCDG) – 10.771
<input type="checkbox"/> Rural Development Cooperative Agreement (No CFDA)
<input type="checkbox"/> Socially-Disadvantaged Groups Grant (SDGG) – 10.871
<input type="checkbox"/> Value Added Producer Grant (VAPG) – 10.352
<input type="checkbox"/> Other |
|---|--|

I. GENERAL AWARD INFORMATION

1. Recipient Name & Address: Pioneer Farms, Inc. 625 Brisbaine Manor Johns Creek GA 30022	2. DUNS Number: 116984216	3. SAM CAGE Code: 891E8
	4. Case Number: 10-060-582016063	
5. Federal Award Identification Number (FAIN): RO108895 60548	6. Award Date: 05/14/2019	
7. Performance Start Date: 05/09/2019	8. Performance End Date: 01/31/2025	
9. Amount of Federal Funds Obligated for this Action, and Total Amount of Federal Funds Obligated: \$ 13,725.00	10. Amount of Matching/Other Funds (if applicable): \$ 41,175.00	
11. Total Project Cost (Budget Approved Amount): \$ 54,900.00	12. Award as Percentage of Total Project Cost: 25.00%	
13. Indirect Cost Rate (if applicable):	14. Does this award involve Research & Development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
15. Recipient Contact (Name, Title, Contact Info): Keith A. O'Daniel President (770) 315-6644 keithodaniel@gmail.com	16. Agency Contact (Name, Title, Contact Info): Joseph J Anderson Business & Cooperatives Specialist (706) 552-2560 joseph.anderson@usda.gov	

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II. RESPONSIBILITIES

A. Recipient. The Recipient shall remain in compliance with all applicable laws, regulations, Executive Orders, and other generally applicable requirements for the duration of the Agreement including 2 CFR parts 200, 400, 415, 416, 417, 418, 421, and 422. The most commonly-referenced provisions are identified below.

1. Financial and Program Management. You must follow the financial and performance management requirements in 2 CFR §§ 200.300-.309.

- a. **Financial Management.** You must maintain a financial management system in compliance with 2 CFR § 200.302.
- b. **Internal Controls.** You must maintain internal controls in compliance with 2 CFR § 200.303.
- c. **Payments.** You must comply with the payment requirements described in 2 CFR § 200.305. Payment must be requested by using the SF-270, “Request for Advance or Reimbursement” or SF-271, “Request for Reimbursement for Construction Programs” (as applicable). Receipts, hourly wage rate, personnel payroll records, or other documentation must be provided upon request from RBS if the request is for an advance; otherwise, the documentation must be provided at the time of the request. Requests for payment must be sent to the Agency contact listed in Section I.16.
- d. **Revisions of the Work Plan and Budget.** You must complete all elements of the Work Plan in Attachment B in accordance with that Attachment and must use project funds only for the purposes and activities specified in Attachment B - Approved Work Plan and Budget. The Recipient must further complete the outcomes shown for each Work Plan items within the time and scope constraints shown in Attachment B. You must report any changes and request prior approvals in accordance with 2 CFR § 200.308.
- e. **Period of Performance.** You may only incur costs chargeable to the award in accordance with 2 CFR § 200.309.
- f. **Bonding.** You must maintain your fidelity bond coverage in the amount of N/A for the Period of Performance of the award. (See 2 CFR § 200.304.)
- g. **Program Income.** You must comply with the requirements of 2 CFR § 200.307. Additionally, if program income is earned during the period of performance, you may use it in accordance with 2 CFR § 200.307(e)(2), provided that you inform us in writing of your intent prior to the award date. However, if you earn program income in excess of what can be used under 2 CFR § 200.307(e)(2) or if you earn unanticipated program income, you must comply with 2 CFR § 200.307(e)(1). Costs incidental to the generation of program income may be deducted from gross income to determine program income, provided these costs have not been charged to the award.

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2. **Procurement and Property Standards.** You must follow the procurement standards requirements in 2 CFR §§ 200.310-.326.
3. **Performance and Financial Monitoring and Reporting.** You must follow the requirements in 2 CFR Part 170, including Appendix A, and 2 CFR §§ 200.327-.329, and submit reports as outlined below. Unless otherwise directed in the addendum to this Agreement, the reports are due as indicated below.
 - a. **Form SF-425, “Financial Status Report.”** Reports are due 30 calendar days after the reporting period ends. A final report is due within 90 days after the Performance End Date specified in Section I.8. of this Agreement or at the completion of your project, whichever date is sooner. Your reporting periods are below (mark one):
 - Semi-Annually: January 1 – June 30 and July 1 – December 31
 - Semi-Annually: April 1 – September 30 and October 1 – March 31
 - Quarterly: January 1 – March 31, April 1 – June 30, July 1 – September 30, October 1 – December 31
 - b. **Performance Reports.** Reports are due 30 calendar days after the reporting period ends. A final report is due within 90 days after the Performance End Date specified in Section I.8. of this Agreement or at the completion of your project, whichever date is sooner. Your reporting periods are below (mark one):
 - Semi-Annually: January 1 – June 30 and July 1 – December 31
 - Semi-Annually: April 1 – September 30 and October 1 – March 31
 - Quarterly: January 1 – March 31, April 1 – June 30, July 1 – September 30, October 1 – December 31
4. **Subrecipient Monitoring and Management.** You must monitor and manage any subrecipients in accordance with 2 CFR §§ 200.330-.332.
5. **Record Retention and Access.** You must retain records related to this work performed under this Agreement and allow access to them in accordance with 2 CFR §§ 200.333-.337.
6. **Closeout.** You must comply with the closeout requirements in 2 CFR § 200.343.
7. **Post-Closeout Adjustments and Continuing Responsibilities.** You must continue to comply with the requirements in 2 CFR § 200.344 even after the Period of Performance for this Agreement has ended.

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8. **Cost Principles.** You must comply with the provisions in 2 CFR Part 200, most of which are contained in Subpart E.
 9. **Audits.** You must comply with the provisions in 2 CFR Part 200, Subpart F.
 10. **Civil Rights Compliance.** Unless otherwise provided in the addendum, you must comply with Executive Order 12898, Executive Order 13166- Limited English Proficient, the Americans with Disabilities Act of 1990, Title VI of the Civil Rights Act of 1964, and Section 504 of the Rehabilitation Act of 1973 as applicable. Your compliance, shall include collection and maintenance of data on race, sex, and national origin of your membership, ownership, and employees. These data must be available to us for Civil Rights Compliance Reviews. Unless otherwise provided in Attachment A, you must submit to a post-award compliance review conducted after the final disbursement of grant funds have occurred.
 11. **Universal Identifier and Central Contractor Registration.** You must comply with 2 CFR Part 25, including Appendix A. Note that the Central Contractor Registration is now available through the System for Award Management at www.sam.gov.
 12. **Special Conditions.** You must comply with any special conditions identified in Attachment A – Program Addendum.
- B. Rural Business-Cooperative Service (RBS).** RBS shall remain in compliance with all applicable laws, regulations, Executive Orders, and other generally applicable requirements for the duration of the Agreement. The most commonly-referenced provisions are identified below.
1. **Payments.** We will advance or reimburse funds up to the Award Amount identified in Section I.9 upon the Recipient's proper request according to Section II.A.1.c.
 2. **Monitoring and Enforcement.** We will monitor the project to ensure that you are in compliance with the terms of the award. If we find that you are not in compliance, we will enforce the terms of this Agreement using the provisions of 2 CFR §§ 200.338-.342.
- C. Both Parties.** The Recipient and RBS agree to the following:
1. **Invalid Clauses.** The invalidity of any one or more phrases, clauses, sentences, paragraphs, or provisions of this Agreement shall not affect the remaining portions of the Agreement.
 2. **Conflict between this Agreement and Other Applicable Regulations or Laws.** If there is a conflict between this Agreement and the applicable Program Regulation, the applicable Program Regulation shall prevail. If there is a conflict

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between this Agreement and another law or regulation, RBS shall seek a legal opinion to determine which provision applies.

3. **Dates.** When the date fixed for the performance of an act under this Agreement is on a weekend or Federal holiday, then the performance by the close of business on the next Federal work day shall have the same force and effect as if made performed or exercised on the specified date.

The signatories below certify that they have authority to enter into this Agreement.

Approved by an Authorized Representative of the Recipient:

Keith A. O'Daniel

Name (Please Print)

President

Title (Please Print)

Keith A. O'Daniel

Signature

05/09/2019

Date

Approved by the United States of America, Rural Business-Cooperative Service by:

Name (Please Print)

Title (Please Print)

Signature

Date

Attachment A – Program Addendum
Attachment B – Approved Work Plan and Budget

Tax Card Parcel 038 005 001

5/18/22, 10:28 AM

qPublic.net - Jasper County, GA - Report: 038 005 001



Summary

Parcel Number 038 005 001
Location Address SMITH MILL RD
Legal Description 3.50AC
(Note: Not to be used on legal documents)
Tax District UNINCORPORATED (District 01)
Millage Rate 31.429
Acres 3.5
Homestead Exemption No (50)
Landlot/District N/A / 17

[View Map](#)



Owner

[PIONEER FARMS INC](#)
 625 BRISBANE MANOR
 ALPHARETTA, 30022

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	3.5

Mobile Homes

Style	Manufacturer	Model	Year Built	Width Length	Serial Number	Condition	Value
Mobile Homes	DESTINY	583-02	2019	56 x 27	DJSH09575GAB	Average	\$47,490

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
2004 Well/Septic:04	2019	0x0 / 1	0	\$2,400
AP8 POLE SHED WD 2 SIDES OPEN	2019	30x50 / 0	0	\$11,200
RC3 CARPORT MTL PRE-FAB LC	2019	0x0 / 0	0	\$500
RS1 FRAME,MTL-BLOCK UTIL	2019	0x0 / 0	0	\$2,000
RS1 FRAME,MTL-BLOCK UTIL	2019	15x24 / 0	0	\$2,900
AP5 POLE SHED MTL 4 SIDES OPEN	2019	20x24 / 0	0	\$1,200

Permits

Permit Date	Permit Number	Type	Description
09/18/2019		MOBILE HOME	

Sales

Sale Date	Deed Book / Page	Flat Book / Page	Sale Price	Reason	Grantor	Grantee
6/14/1994	147 201	2 255	\$411,500	DELETED CODE		PIONEER FARMS INC

Valuation

	2022	2021	2020	2019	2018
Previous Value	\$83,290	\$80,490	\$13,500	\$13,500	\$10,600
Land Value	\$20,700	\$14,000	\$14,000	\$13,500	\$13,500
+ Improvement Value	\$47,490	\$49,090	\$46,290	\$0	\$0
+ Accessory Value	\$20,200	\$20,200	\$20,200	\$0	\$0
= Current Value	\$88,390	\$83,290	\$80,490	\$13,500	\$13,500

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

The Jasper 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 2022 preliminary tax roll. All other data is subject to change.
[User Privacy Policy](#)
[GDPR Privacy Notice](#)



Last Data Upload: 5/18/2022, 5:13:54 AM

Version 2.3.194

Tax Card Parcel 038 004

5/18/22, 10:29 AM

qPublic.net - Jasper County, GA - Report: 038 004



Summary

Parcel Number 038 004
Location Address SMITH MILL RD & 141
Legal Description DB941/194
(Note: Not to be used on legal documents)
Tax District UNINCORPORATED (District 01)
Millage Rate 31.429
Acres 10
Homestead Exemption No (50)
Landlot/District 108 / 17

[View Map](#)

Owner

[PIONEER FARMS, INC](#)
 625 BRISBAINE MANOR
 ALPHARETTA, GA 30022

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	10

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CLUV	Timberland 93	4	10

Sales

Sale Date	Deed Book / Page	Plot Book / Page	Sale Price	Reason	Grantor	Grantee
2/17/2017	941 194		\$37,000	Adjoining Land	THE CAROLYN PAYNE FAMILY LIMIT	PIONEER FARMS, INC
11/6/2015	900 192		\$0	Quit Claim	PAYNE ALTA MITCHAM	THE CAROLYN PAYNE FAMILY LIMITED PARTNER
4/3/2007	625 307		\$0	Other Transactions	PAYNE CAROLYN F	THE CAROLYN PAYNE FAMILY LIMITED PARTNER

Valuation

	2022	2021	2020	2019	2018
Previous Value	\$45,000	\$45,000	\$43,000	\$37,000	\$35,100
Land Value	\$73,000	\$45,000	\$45,000	\$43,000	\$37,000
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$73,000	\$45,000	\$45,000	\$43,000	\$37,000
10 Year Land Covenant (Agreement Year / Value)	2013 / \$6,200	2013 / \$6,020	2013 / \$5,850	2013 / \$5,680	2013 / \$5,520

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

The Jasper 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 2022 preliminary tax roll. All other data is subject to change.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Developed by


Last Data Upload: 5/18/2022, 5:13:54 AM

Version 2.3.194

Tax Card Parcel – Page 1

038 005

5/18/22, 10:31 AM

qPublic.net - Jasper County, GA - Report: 038 005



Summary

Parcel Number 038 005
Location Address SMITH MILL RD
Legal Description 147-201/2-255 621.67AC/TRACTS A&B LL132 LD17
(Note: Not to be used on legal documents)
Tax District UNINCORPORATED (District 01)
Millage Rate 31.429
Acres 618.17
Homestead Exemption No (50)
Landlot/District N/A / 17

[View Map](#)



Owner

PIONEER FARMS, INC.
 625 BRISBANE MANOR
 ALPHARETTA, GA 30022

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	6	3.37
RUR	Woodlands	Rural	7	0.76
RUR	Woodlands	Rural	7	1.24
RUR	Woodlands	Rural	8	3.64
RUR	Woodlands	Rural	4	3.37
RUR	Woodlands	Rural	7	11.01
RUR	Woodlands	Rural	7	2.25
RUR	Woodlands	Rural	8	0.66
RUR	Woodlands	Rural	8	5.12
RUR	Woodlands	Rural	8	10.24
RUR	Woodlands	Rural	9	3.64
RUR	Woodlands	Rural	5	1.05
RUR	Woodlands	Rural	5	1.06
RUR	Open Land	Rural	8	41.52
RUR	Open Land	Rural	9	1.65
RUR	Woodlands	Rural	6	4.52
RUR	Ponds	Rural	2	2.52
RUR	Open Land	Rural	2	0.36
RUR	Open Land	Rural	7	0.86
RUR	Open Land	Rural	3	1.26
RUR	Woodlands	Rural	5	24.69
RUR	Woodlands	Rural	7	7.97
RUR	Woodlands	Rural	3	15.64
RUR	Woodlands	Rural	7	42.7
RUR	Woodlands	Rural	8	17.87
RUR	Woodlands	Rural	3	2.2
RUR	Woodlands	Rural	3	28.39
RUR	Woodlands	Rural	3	3.96
RUR	Woodlands	Rural	6	5.5
RUR	Woodlands	Rural	6	26.43
RUR	Woodlands	Rural	7	12.76
RUR	Woodlands	Rural	7	29.72
RUR	Woodlands	Rural	5	8.6
RUR	Woodlands	Rural	5	2.25
RUR	Woodlands	Rural	5	7.79
RUR	Woodlands	Rural	8	187.65
RUR	Woodlands	Rural	8	38.86
RUR	Woodlands	Rural	7	35.87
RUR	Ponds	Rural	2	0.86
RUR	Woodlands	Rural	1	12.96
RUR	Woodlands	Rural	6	3.2
RUR	Woodlands	Rural	6	2.2

Tax Card Parcel – Page 2

038 005

5/18/22, 10:31 AM

qPublic.net - Jasper County, GA - Report: 038 005

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
PRS1-PIER-STATIONARY - WOOD	2019	6x12 / 0	0	\$1,100
PRS1-PIER-STATIONARY - WOOD	2019	10x12 / 0	0	\$1,800

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/14/1994	147 201	2 255	\$411,500	DELETED CODE		PIONEER FARMS INC

Valuation

	2022	2021	2020	2019	2018
Previous Value	\$920,500	\$920,500	\$917,600	\$917,600	\$917,600
Land Value	\$1,040,700	\$917,600	\$917,600	\$917,600	\$917,600
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$2,900	\$2,900	\$2,900	\$0	\$0
= Current Value	\$1,043,600	\$920,500	\$920,500	\$917,600	\$917,600
10 Year Forest Land Covenant (Agreement Year / Value)	2009 / \$253,203	2009 / \$253,203	2009 / \$253,203	2009 / \$253,203	2009 / \$253,203

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

The Jasper 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 2022 preliminary tax roll. All other data is subject to change.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Developed by


Last Data Upload: 5/18/2022, 5:13:54 AM

Version 2.3.194

Tax Map Parcel
038 005 001

qPublic.net™ Jasper County, GA



Overview

Legend

- Parcels
- Roads

Parcel ID	038 005 001	Owner	PIONEER FARMS INC	Last 2 Sales			
Class Code	Agricultural		625 BRISBANE MANOR	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		ALPHARETTA, 30022	6/14/1994	\$411500	DC	U
Acres	3.5	Physical Address	SMITH MILL RD	n/a	0	n/a	n/a
		Assessed Value	Value \$83290				

(Note: Not to be used on legal documents)

Date created: 5/18/2022
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 GEOSPATIAL

**Tax Map Parcel
 038 004**

qPublic.net™ Jasper County, GA



Parcel ID	038 004	Owner	PIONEER FARMS, INC	Last 2 Sales			
Class Code	Consv Use		625 BRISBAINE MANOR	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		ALPHARETTA, GA 30022	2/17/2017	\$37000	AD	U
Acres	10	Physical Address	SMITH MILL RD & 141	11/6/2015	0	QC	U
		Assessed Value	Value \$45000				

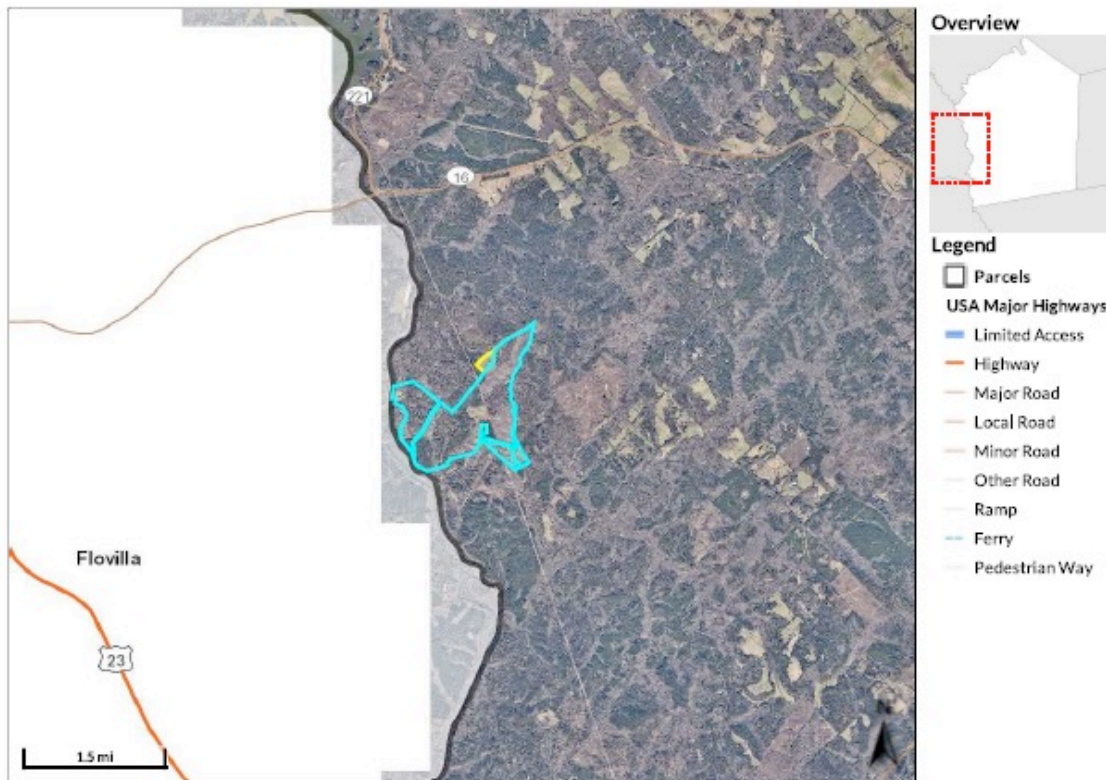
(Note: Not to be used on legal documents)

Date created: 5/18/2022
 Last Data Uploaded: 5/18/2022 5:13:54 AM

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Tax Map Parcel 038 005

 **qPublic.net**™ Jasper County, GA



Parcel ID	038 005	Owner	PIONEER FARMS, INC	Last 2 Sales			
Class Code	n/a		625 BRISBANE MANOR	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		ALPHARETTA, GA 30022	6/14/1994	\$411500	DC	U
Acres	618.17	Physical Address	SMITH MILL RD	n/a	0	n/a	n/a
		Assessed Value	Value \$920500				

(Note: Not to be used on legal documents)

Date created: 5/18/2022
Last Data Uploaded: 5/18/2022 5:13:54 AM

Developed by  **Schneider**
GEO SPATIAL

Property Tax Bill 038 005 001

2021 Property Tax Statement

Angela Walsh
Jasper County Tax Commissioner
126 W Greene St, Suite 125
Monticello, GA 31064-1176
(706) 468-4902


PIONEER FARMS INC
625 BRISBANE MANOR
ALPHARETTA, GA 30022

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2021-8920	12/20/2021	\$0.00	\$1047.09	\$0.00	Paid 09/28/2021

Map: 00380-00000-005-001
Location: SMITH MILL RD
Account No: 446000 010

Please Note: If the amount shown is not paid in full by the final due date penalty and interest will be imposed. OCG 48-2-40, OCG48-2-44

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

Angela Walsh Jasper County Tax Commissioner 126 W Greene St, Suite 125 Monticello, GA 31064-1176 (706) 468-4902				Tax Payer: PIONEER FARMS INC Map Code: 00380-00000-005-001 Real Description: 3.50AC Location: SMITH MILL RD Bill No: 2021-8920					
Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
0.00	0.00	3.5000	\$83,290.00	12/20/2021	08/02/2021				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
COUNTY		\$0	\$33,316	\$0	\$33,316	0.013820	\$512.67	-\$52.24	\$460.43
CURBSIDE		\$0	\$0	\$0	\$0	151.310000	\$0.00	\$0.00	\$0.00
FIRE DIST		\$0	\$0	\$0	\$0	28.630000	\$0.00	\$0.00	\$0.00
HOSPITAL		\$0	\$33,316	\$0	\$33,316	0.000771	\$25.69	\$0.00	\$25.69
SCHOOL		\$0	\$33,316	\$0	\$33,316	0.016838	\$560.97	\$0.00	\$560.97
TOTALS					0.031429	\$1,099.33	-\$52.24	\$1,047.09	
State law requires all bills be sent to the January 1 owner. If this property has been sold, please forward this bill to the new owner and contact this office. If your mortgage company is responsible for paying this tax, please forward them a copy of this bill.						Current Due Penalty Interest Other Fees Previous Payments Back Taxes Total Due Paid Date	\$1,047.09 \$0.00 \$0.00 \$0.00 \$1,047.09 \$0.00 \$0.00 09/28/2021		

Property Tax Bill 2021 038 004

2021 Property Tax Statement

Angela Walsh
Jasper County Tax Commissioner
126 W Greene St, Suite 125
Monticello, GA 31064-1176
(706) 468-4902

PIONEER FARMS, INC
625 BRISBAINE MANOR
ALPHARETTA, GA 30022


Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2021-8921	12/20/2021	\$0.00	\$75.69	\$0.00	Paid 09/28/2021

Map: 00380-00000-004-000
Location: SMITH MILL RD & 141
Account No: 446050 010

Please Note: If the amount shown is not paid in full by the final due date penalty and interest will be imposed. OCG 48-2-40, OCG48-2-44

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Angela Walsh Jasper County Tax Commissioner 126 W Greene St, Suite 125 Monticello, GA 31064-1176 (706) 468-4902				Tax Payer: PIONEER FARMS, INC Map Code: 00380-00000-004-000 Real Description: DB941/194 Location: SMITH MILL RD & 141 Bill No: 2021-8921						
Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions			
0.00	0.00	10.0000	\$45,000.00	12/20/2021	08/02/2021					
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax		
COUNTY	\$0	\$18,000	\$15,592	\$2,408	0.013820	\$37.06	-\$3.78	\$33.28		
CURBSIDE	\$0	\$0	\$0	\$0	151.310000	\$0.00	\$0.00	\$0.00		
FIRE DIST	\$0	\$0	\$0	\$0	28.630000	\$0.00	\$0.00	\$0.00		
HOSPITAL	\$0	\$18,000	\$15,592	\$2,408	0.000771	\$1.86	\$0.00	\$1.86		
SCHOOL	\$0	\$18,000	\$15,592	\$2,408	0.016838	\$40.55	\$0.00	\$40.55		
TOTALS						0.031429	\$79.47	-\$3.78	\$75.69	
State law requires all bills be sent to the January 1 owner. If this property has been sold, please forward this bill to the new owner and contact this office. If your mortgage company is responsible for paying this tax, please forward them a copy of this bill.						Current Due		\$75.69		
						Penalty		\$0.00		
						Interest		\$0.00		
						Other Fees		\$0.00		
						Previous Payments		\$75.69		
						Back Taxes		\$0.00		
						Total Due		\$0.00		
						Paid Date		09/28/2021		

Property Tax Bill 2021 038 005

2021 Property Tax Statement

Angela Walsh
Jasper County Tax Commissioner
126 W Greene St, Suite 125
Monticello, GA 31064-1176
(706) 468-4902

PIONEER FARMS, INC
625 BRISBANE MANOR
ALPHARETTA, GA 30022


Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2021-8922	12/20/2021	\$0.00	\$3413.48	\$0.00	Paid 09/28/2021

Map: 00380-00000-005-000
Location: SMITH MILL RD
Account No: 446100 010

Please Note: If the amount shown is not paid in full by the final due date penalty and interest will be imposed. OCG 48-2-40, OCG48-2-44

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Angela Walsh Jasper County Tax Commissioner 126 W Greene St, Suite 125 Monticello, GA 31064-1176 (706) 468-4902				Tax Payer: PIONEER FARMS, INC Map Code: 00380-00000-005-000 Real Description: 147-201/2-255 621.67AC/T Location: SMITH MILL RD Bill No: 2021-8922					
Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
0.00	0.00	618.1700	\$920,500.00	12/20/2021	08/02/2021				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
COUNTY	\$0	\$368,200	\$259,591	\$108,609	0.013820	\$1,671.28	-\$170.30	\$1,500.98	
CURBSIDE	\$0	\$0	\$0	\$0	151.310000	\$0.00	\$0.00	\$0.00	
FIRE DIST	\$0	\$0	\$0	\$0	28.630000	\$0.00	\$0.00	\$0.00	
HOSPITAL	\$0	\$368,200	\$259,591	\$108,609	0.000771	\$83.74	\$0.00	\$83.74	
SCHOOL	\$0	\$368,200	\$259,591	\$108,609	0.016838	\$1,828.76	\$0.00	\$1,828.76	
TOTALS					0.031429	\$3,583.78	-\$170.30	\$3,413.48	
State law requires all bills be sent to the January 1 owner. If this property has been sold, please forward this bill to the new owner and contact this office. If your mortgage company is responsible for paying this tax, please forward them a copy of this bill.						Current Due	\$3,413.48		
						Penalty	\$0.00		
						Interest	\$0.00		
						Other Fees	\$0.00		
						Previous Payments	\$3,413.48		
						Back Taxes	\$0.00		
						Total Due	\$0.00		
						Paid Date	09/28/2021		

CUVA – Page 1
038 004

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FILED RECORDED June 4, 2018
 at 3:05 P.M. in Deed Book 987 p 327-328
George Yette, Rep.
 Superior Court, Jasper County, GA

PT285A Rev. 2/16

**APPLICATION AND QUESTIONNAIRE FOR CURRENT USE
 ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY**

To the Board of Tax Assessors of Jasper County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Estates and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors.

PIONEER FARMS, INC

Owner's mailing address 625 BRISBAINE MANOR	City, State, Zip ALPHARETTA, GA 30022	Number of acres included in this application. Agricultural Land: <u>00.00</u> Timber Land: <u>10.00</u> Covenant Acres: 10.00 Total Acres: 10.00
Property location (Street, Route, Hwy, etc.) O SMITH MILL RD & 141	City, State, Zip of Property:	
District 17	Land Lot 108	Sublot & Block 941 194
Recorded Deed Book/Page 941 194	List types of storage and processing buildings:	

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Signature of Taxpayer or Taxpayer's Authorized Representative
Wanda Champion
 Date Applied for: 5/11/18

Sworn to and subscribed before me this 11th day of May, 2018
 Notary Public
Wanda Champion
 My Commission Expires: 12/31/2018

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 038 004	TAX DISTRICT 01	TAXPAYER ACCOUNT NUMBER 2959	YEAR COVENANT ENDS Begin: Jan 1, 2013 Ends: Dec 31, 2022
If transferred from Preferential Agricultural Assessment, provide date of transfer:	If applicable, covenant is renewed for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____	If applicable, covenant is a continuation for tax year: Begin: Jan 1, 2013 Ends: Dec 31, 2022	
Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number:	

Approved: _____ Date: 5/21/18
 Wanda Champion
 County Board of Tax Assessors

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

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CUVA – Page 2

038 004

CURRENT USE ASSESSMENT QUESTIONNAIRE – PT283A 038 004				
ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.				
Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if applicant is for a family farm entity)	Percent interest owned in property in this application only	Counties where you own interest in property under other covenants and total acres in other covenants use	Each owner's percent interest owned and number of acres owned by each under other covenants
Name / Relationship	County	Total Acres	% Interest / No of Acres	
KEITH A. ODANIEL, Brother	50	JASPER	635	317.50
DEBORAH O. CANTRELL, SISTER	50	JASPER	635	317.50

Check Appropriate Ownership Type:

One or more natural or naturalized citizens.

An estate of which the devisees or heirs are one or more natural or naturalized citizens.

A trust of which the beneficiaries are one or more natural or naturalized citizens.

A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. (Including earnings on investments directly related to past or future bona fide conservation uses within this state within the year immediately preceding the year in which eligibility is sought. (Include supporting tax records). provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records).)

Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Bona fide club organized for pleasure, recreation, and other nonprofitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

Raising, harvesting, or storing crops % _____

Feeding, breeding, or managing livestock or poultry % _____

Producing plants, trees, law, or animals (including the production of fish or wildlife) % _____

Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % _____ (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))

Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apian products % _____

Other _____

Yes No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)

Yes No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.

Yes No Are there any restrictive covenants currently affording the property described in this application? If yes, please explain.

Yes No Are there any deed restrictions on this property? If yes, please list the restrictions.

Yes No Does the current zoning on this property allow agricultural use? If no, please explain.

Yes No Is there any type business operated on this property? If yes please indicate business name & type of business.

* If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.
 * Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:
 (1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber, (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)
 * The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me
 This _____ day of _____, _____

Taxpayer's Authorized Signature Approved by: Board of Tax Assessors

Notary Public Date Filed Date Approved

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CUVA
038 005

1064

Filed and recorded Apr. 23, 2009
 at 12:30 P.M. in Deed Book 708 p 49
Shelby Little Dep. Dan Jordan,
 Superior Court, Jasper County, GA

PT-48-5-7.7 (Dec 08)
APPLICATION AND QUESTIONNAIRE
FOR
FOREST LAND CONSERVATION USE PROPERTY

To the Board of Tax Assessors of JASPER County: In accordance with the provisions of O.C.G.A. § 48-5-7.7, I submit this application and the completed questionnaire on the back of this application for consideration of Forest Land Conservation Use value assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner PIONEER FARMS, INC		City, State, Zip ALPHARETTA, GA 30022	Number of acres included in this application 618.17
Owner's mailing address 625 BRISBANE MANOR		City, State, Zip ALPHARETTA, GA 30022	
Property location (Street, Route, Hwy, Land Lot, etc.) SMITH HILL RD			
District(s) 17	Land Lot(s)	Sublot & Block	Recorded Deed Book/Page 147-201

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.7. I further swear that I am authorized to sign this application on behalf of the owner(s) making application. I am aware that certain penalty provisions are applicable if this covenant is breached.

Keith A. O'Daniel Pres. March 16, 2009
 Signature of Taxpayer or Taxpayer's Authorized Representative Date Applicant(s) File

Signature of Taxpayer or Taxpayer's Authorized Representative
 (Please have additional taxpayers sign on reverse side of application)

Sworn to and subscribed before me this 16th day of MARCH, 2009
Maisha S. O'Daniel
 Notary Public, My Commission Expires 11/25/11

If denied, Georgia law O.C.G.A. § 48-5-7.7 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-31.

FOR TAX ASSESSORS USE ONLY

Map(s) and Parcel ID Numbers 038-005	Tax District(s) 01	Taxpayer Account Number(s) 2961	Total Number of Acres 618.17	Covenant: Begin: Jan 1 2009 Ends: Dec 31 2023
			2008 Board of Assessors Fair Market Value 631,600	Covenant # 2009-079-00011
If transferred from Preferential Agricultural Assessment or Conservation Use Assessment, provide date of transfer:	If applicable, covenant is a renewal for tax year: Beginning Jan 1, _____ Ending: Dec 31, _____		If applicable, covenant is a continuation for tax year: Beginning Jan 1, _____ Ending: Dec 31, _____	

Based on the information submitted above, and the information provided on the questionnaire, the Jasper County Board of Tax Assessors has considered such information and has made the following final determination of this application:

Approved: Date **APR 21 2009**
 Board of Tax Assessors Date

Denied: Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. § 48-5-306.

APPLICATION FOR RELEASE OF FOREST LAND CONSERVATION USE ASSESSMENT OF BONA FIDE TIMBERLAND PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.7(v), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me
 This _____ day of _____
 Taxpayer's Authorized Signature _____
 Notary Public Date Filed **49** Approved by: Board of Tax Assessors
 Date Approved _____

Legal Description

Tax Parcel Number: Portion of 038 005, 038 005 001, and 038 004

Property Description: Tract(s) _____, _____ +/- Acres, Smith Mill Road, Monticello, GA 31064

A tract of land lying and being situated in Land Lots 102, 103, 108, 109, 131, 132, 136 and 137 of the 17th Land District, 294th G.M.D., Jasper 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:

Tax Parcel: 038 005 and 038 005 001 (Tracts 1-3 and 5-7)

Property Address: Smith Mill Road, Monticello, Jasper County, GA 31064

All those tracts or parcels of land lying and being in Land Lots 102, 103, 108, 109, 131, 132, 136 and 137 of the 17th Land District, 294th G.M.D., Jasper County, Georgia, containing 638.25 acres, more or less, less and except acreage contained in the rights-of-way for utilities all as shown on the following described survey, and being designated as Tract "A" and Tract "B" on plat of survey prepared by John W. Dye with Gordon-Dye Surveying Service, dated March 8, 1967, recorded in Plat Book 2, page 255, Jasper County, Georgia records, reference to which is hereby made for a more complete and accurate description of the property hereby conveyed. This is the same property conveyed to Lassiter Properties, Inc. by deed dated March 30, 1990, recorded in Deed Book 88, pages 107-110, Jasper County, Georgia Records.

Tax Parcel: 038 004 (Tract 4)

Property Address: Smith Mill Road, Monticello, Jasper County, GA 31064

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE JOHNSON-MALONE DISTRICT OF G.M. JASPER COUNTY, GEORGIA CONTAINING 10 ACRES, MORE OR LESS, KNOWN AS TAX PARCEL 038-004 BOUNDED NOW OR FORMERLY AS FOLLOWS: NORTHWEST BY SMITH MILL ROAD, FORMERLY KNOWN AS GILES FERRY ROAD; SOUTHEAST AND SOUTH BY PIONEER FARMS, INC., AND SOUTHWEST BY THE UNITED STATES FORESTRY SERVICES. THIS IS A PORTION OF THE PROPERTY DEEDED TO CAROLYN PAYNE FAMILY LIMITED PARTNERSHIP BY WARRANTY DEED DATED 4/3/2007 AND RECORDED IN DEED BOOK 625, PAGE 307, JASPER COUNTY, GEORGIA RECORDS AND CONSTITUTES ALL THE PROPERTY OWNED BY GRANTOR ON SMITH MILL ROAD IN JASPER COUNTY, GEORGIA.

NOTE: THE GRANTEE HEREIN DOES HEREBY ASSUME THE TAX CONSERVATION COVENANTS WHICH IS RECORDED IN DEED BOOK 825, PAGES 167-168, JASPER COUNTY, GEORGIA RECORDS.

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