

Go Bid
NOW!

Property Information

*150 +/- Acre Sportsman's
Paradise and Beautiful
Home Located in Mitchell
County, Georgia*

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

Online Only Auction



**6469 Flint Road
Camilla, Georgia 31730**

Tuesday, September 20, 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 present this beautiful 150+/- Acre Sportman's Paradise and Beautiful Home Located in Mitchell County, Georgia.

This 150+/- Acre property is a unique opportunity to own a custom 2,539+/- SF newly renovated home with hunting and fishing right out the back door! With mixed hardwoods and secluded road network, this farm is a deer hunters dream! The 1.4+/- acre pond makes for great duck hunting and fishing! This property is located on Flint Road just off US Highway 19. Bid on a single tract or its entirety!

Bidding for this property will open on September 6, 2022, at 10:00 am eastern time and continue to September 20, 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 20, 2022, at 2:00 pm

Open House Dates and Times: Monday, September 12, 2022, from 2:00 pm – 4:00 pm

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: 6469 Flint Road, Camilla, Georgia 31730

Auction Date: Tuesday, September 20, 2022, at 2:00 pm

Property Size: 150 +/- Acres

Assessor's Parcel Numbers: Mitchell – 00950-001-000
Mitchell – 00950-003-000

Tax Bill Amount: \$3,470.88

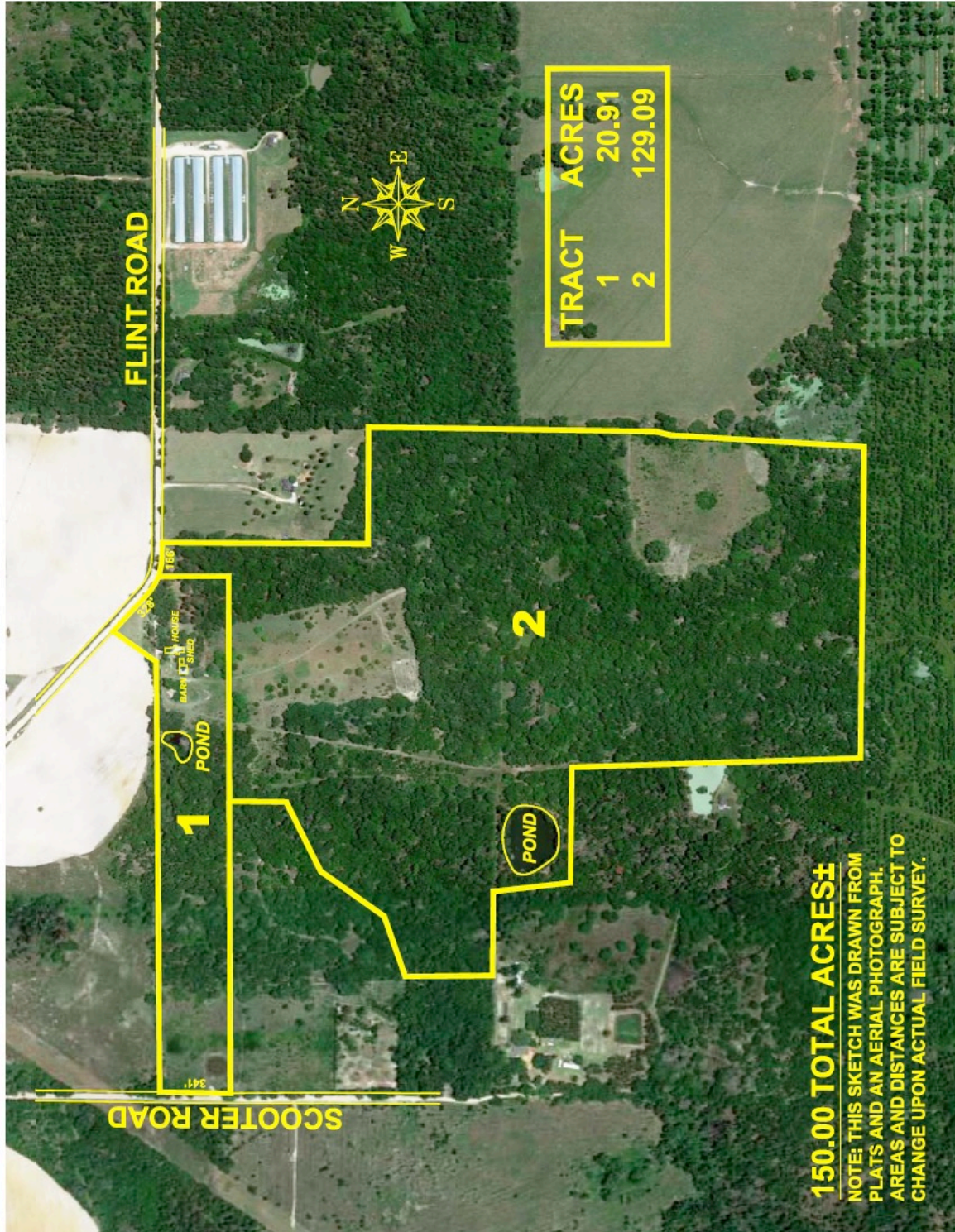
Driving Directions: From Camilla take E Oakland Avenue East to US Highway 19. Proceed straight onto GA Highway 112 N (Sylvester Road) for 4.8 Miles. Turn Left on Flint Road for 1.4 Miles. The property begins on your left. ***Watch for Auction Signs!***

From Albany take US Highway 19 South for 22.1 Miles. Turn left onto Flint Road for 2.7 Miles. The property begins on your right. ***Watch for Auction Signs!***

Important Selling Features:

- 150+/- Total Acres
- Offered In 2 Tracts
- Beautiful 2,539 +/- SF Home
- 4 Bedroom 4 Bathroom (Open Floorplan)
- Completely Updated
- Sportsman's Paradise
- 2,400 +/- SF Steel Barn (30'x30' Enclosed) (30'x20' + 30'x30' Open)
- 1.4 +/- Acre Pond
- Multiple Food Plots
- Frontage on Flint Road
- Extensive Interior Road Network
- Exceptional Deer and Turkey Habitat

Aerial Map



Tax Card Parcel – Page 1

00950-001-000

6/7/22, 11:01 AM

qPublic.net - Mitchell County, GA - Report: 00950-001-000



Summary

Parcel Number 00950-001-000
 Account/Realkey 3552
 Location Address FLINT RD
 Legal Description FLINT RD
 Class V5-Consrv Use
 Tax District COUNTY (District 01)
 Millage Rate 36.424
 Acres 129.58
 Homestead Exemption No (50)
 Landlot/District 346 / 9
 Water N/A
 Sewer N/A
 Electric N/A
 Gas N/A
 Topography 001
 Drainage N/A
 Road Class 005
 Parcel Road Access 003
 Subdivision

[View Map](#)

Owner

[SLIMHOG LLC](#)
 6469 FLINT RD
 CAMILLA, GA 31730

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Consrv Use			0	0	0	0	0

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	2	15
RUR	Woodland	Rural	3	91.67
RUR	Woodland	Rural	2	22.91

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	2	15
CUV	Timberland 93	2	22.91
CUV	Timberland 93	3	91.67

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FIRE FEE-VACANT RES/AG	2016	0x0 / 0	1	\$0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/5/2017	1171 157		\$182,000	Not Fair Market Value	HANCOCK MARGARET ETHELL	SLIMHOG LLC
12/31/2008	915 128		\$0	Unqualified • Vacant		HANCOCK MARGARET ETHELL
11/13/1972	175 175		\$0	Unqualified • Vacant		MITCHELL DONALD L & ETAL

Valuation

	2021	2020	2019	2018
Previous Value	\$205,300	\$205,300	\$205,300	\$205,329
Land Value	\$205,300	\$205,300	\$205,300	\$205,300
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$205,300	\$205,300	\$205,300	\$205,300
10 Year Land Covenant (Agreement Year / Value)	2017 / \$94,642	2017 / \$91,984	2017 / \$89,341	2017 / \$86,813

Tax Card Parcel – Page 2

00950-001-000

6/7/22, 11:01 AM

qPublic.net - Mitchell County, GA - Report: 00950-001-000

Area Sales Report

Sale date range:

From:

06/07/2019

To:

06/07/2022

Sales by Area

1500

Feet

Sales by Distance

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

Mitchell County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

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

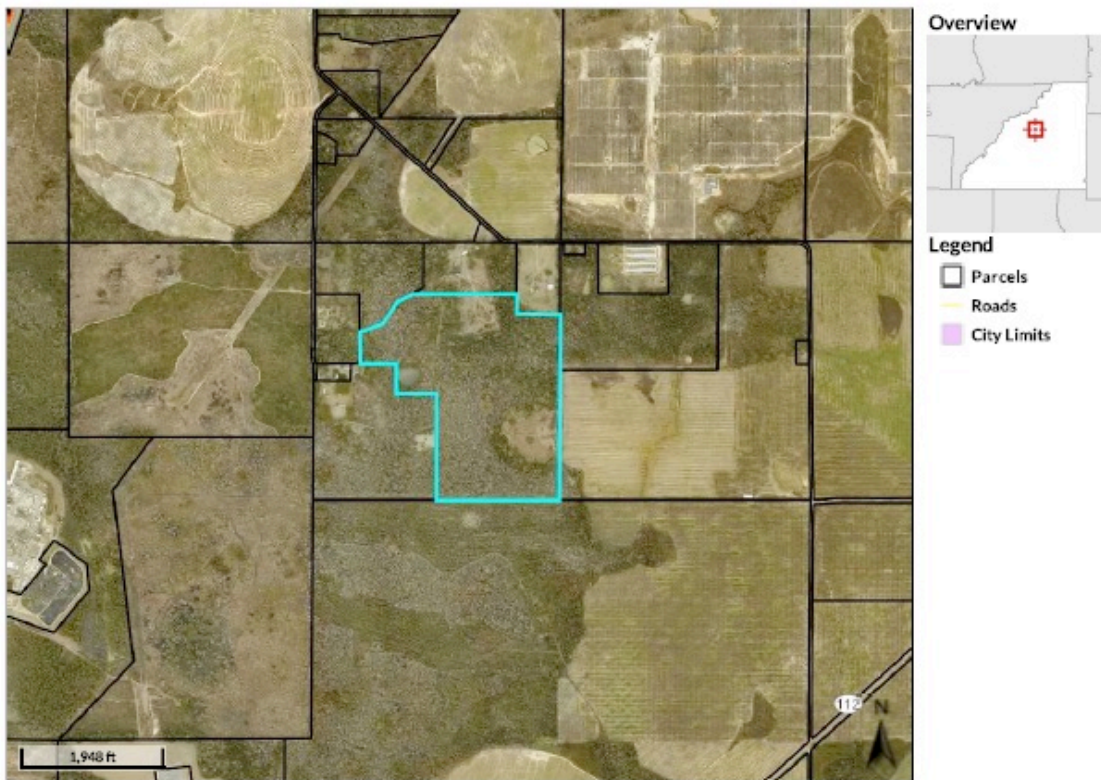
[Last Data Upload: 6/7/2022, 7:22:43 AM](#)

Developed by
 Schneider
GEOSPATIAL

Version 2.3.198

Tax Map Parcel
00950-001-000

qPublic.net™ Mitchell County, GA



Parcel ID	00950-001-000	Owner	SLIMHOG LLC	Last 2 Sales			
Class Code	Consv Use		6469 FL\INTRD	Date	Price	Reason	Qual
Taxing District	COUNTY	Physical Address	CAMILLA, GA 31730	10/5/2017	\$182000	NM	U
Acres	129.58	Assessed Value	Value \$205300	12/31/2008	0	UV	U

(Note: Not to be used on legal documents)

Date created: 6/7/2022
 Last Data Uploaded: 6/7/2022 7:22:43 AM

Developed by  **Schneider**
 GEOSPATIAL

Property Tax Bill 2021 00950-001-000

2021 Property Tax Statement

Brian K. Brock
Mitchell Tax Commissioner
PO Box 373
11 West Broad Street
Camilla, GA 31730
229-336-2010


SLIMHOG LLC
6469 FLINT RD
camilla, GA 31730

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2021-9741	12/20/2021	\$0.00	\$1357.12	\$0.00	Paid 12/08/2021

Map: 00950-00000-001-000
Location: FLINT RD
Account No: 487050 010

RETURN THIS PORTION WITH PAYMENT

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

<p>Brian K. Brock Mitchell Tax Commissioner PO Box 373 11 West Broad Street Camilla, GA 31730 229-336-2010</p>		<p>Tax Payer: SLIMHOG LLC Map Code: 00950-00000-001-000 Real Description: FLINT RD Location: FLINT RD Bill No: 2021-9741</p>																																													
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Building Value</th> <th>Land Value</th> <th>Acres</th> <th>Fair Market Value</th> <th>Due Date</th> <th>Billing Date</th> <th>Payment Good through</th> <th>Exemptions</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">0.00</td> <td style="text-align: center;">0.00</td> <td style="text-align: center;">129.5800</td> <td style="text-align: center;">\$205,300.00</td> <td style="text-align: center;">12/20/2021</td> <td style="text-align: center;">10/11/2021</td> <td></td> <td></td> </tr> </tbody> </table>			Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	0.00	0.00	129.5800	\$205,300.00	12/20/2021	10/11/2021																															
Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions																																								
0.00	0.00	129.5800	\$205,300.00	12/20/2021	10/11/2021																																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Entity</th> <th>Adjusted FMV</th> <th>Net Assessment</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Millage Rate</th> <th>Gross Tax</th> <th>Credit</th> <th>Net Tax</th> </tr> </thead> <tbody> <tr> <td>COUNTY</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$82,120</td> <td style="text-align: center;">\$44,263</td> <td style="text-align: center;">\$37,857</td> <td style="text-align: center;">0.018706</td> <td style="text-align: center;">\$708.15</td> <td style="text-align: center;">\$0.00</td> <td style="text-align: center;">\$708.15</td> </tr> <tr> <td>FIRE</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$2</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$2</td> <td style="text-align: center;">20.000000</td> <td style="text-align: center;">\$40.00</td> <td style="text-align: center;">\$0.00</td> <td style="text-align: center;">\$40.00</td> </tr> <tr> <td>SCHOOL</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$82,120</td> <td style="text-align: center;">\$44,263</td> <td style="text-align: center;">\$37,857</td> <td style="text-align: center;">0.016086</td> <td style="text-align: center;">\$742.30</td> <td style="text-align: center;">-\$133.33</td> <td style="text-align: center;">\$608.97</td> </tr> <tr> <td>TOTALS</td> <td></td> <td></td> <td></td> <td></td> <td style="text-align: center;">0.034792</td> <td style="text-align: center;">\$1,490.45</td> <td style="text-align: center;">-\$133.33</td> <td style="text-align: center;">\$1,357.12</td> </tr> </tbody> </table>			Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	COUNTY	\$0	\$82,120	\$44,263	\$37,857	0.018706	\$708.15	\$0.00	\$708.15	FIRE	\$0	\$2	\$0	\$2	20.000000	\$40.00	\$0.00	\$40.00	SCHOOL	\$0	\$82,120	\$44,263	\$37,857	0.016086	\$742.30	-\$133.33	\$608.97	TOTALS					0.034792	\$1,490.45	-\$133.33	\$1,357.12
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax																																							
COUNTY	\$0	\$82,120	\$44,263	\$37,857	0.018706	\$708.15	\$0.00	\$708.15																																							
FIRE	\$0	\$2	\$0	\$2	20.000000	\$40.00	\$0.00	\$40.00																																							
SCHOOL	\$0	\$82,120	\$44,263	\$37,857	0.016086	\$742.30	-\$133.33	\$608.97																																							
TOTALS					0.034792	\$1,490.45	-\$133.33	\$1,357.12																																							
<p>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 now receiving the benefit of the exemption, you must apply for the exemption not 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 the office of the County Tax Office at PO Box 373 11 West Broad Street, Camilla, GA 31730 or 229-336-2010. 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 not later than April 1st 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 PO Box 373 11 West Broad Street, Camilla, GA 31730 or 229-336-2010.</p>																																															
<table> <tr> <td>Current Due</td> <td style="text-align: right;">\$1,357.12</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;">\$1,357.12</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;">\$0.00</td> </tr> <tr> <td>Paid Date</td> <td style="text-align: right;">12/08/2021</td> </tr> </table>			Current Due	\$1,357.12	Penalty	\$0.00	Interest	\$0.00	Other Fees	\$0.00	Previous Payments	\$1,357.12	Back Taxes	\$0.00	Total Due	\$0.00	Paid Date	12/08/2021																													
Current Due	\$1,357.12																																														
Penalty	\$0.00																																														
Interest	\$0.00																																														
Other Fees	\$0.00																																														
Previous Payments	\$1,357.12																																														
Back Taxes	\$0.00																																														
Total Due	\$0.00																																														
Paid Date	12/08/2021																																														
<p>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.</p>																																															

Tax Bill 2021 00950-001-A00

2021 Property Tax Statement

Brian K. Brock
Mitchell Tax Commissioner
PO Box 373
11 West Broad Street
Camilla, GA 31730
229-336-2010

SLIMHOG LLC
6469 FLINT RD
camilla, GA 31730


Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2021-9743	12/20/2021	\$0.00	\$22.27	\$0.00	Paid 12/08/2021

Map: 00950-00000-001-A00
Location:
Account No: 487150 010

RETURN THIS PORTION WITH PAYMENT

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

Brian K. Brock
Mitchell Tax Commissioner
PO Box 373
11 West Broad Street
Camilla, GA 31730
229-336-2010



Tax Payer: SLIMHOG LLC
Map Code: 00950-00000-001-A00 Real
Description:
Location:
Bill No: 2021-9743

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions			
0.00	0.00	0.9100	\$1,600.00	12/20/2021	10/11/2021					
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax		
COUNTY		\$0	\$640	\$0	\$640	0.018706	\$11.97	\$0.00	\$11.97	
FIRE		\$0	\$0	\$0	\$0	20.000000	\$0.00	\$0.00	\$0.00	
SCHOOL		\$0	\$640	\$0	\$640	0.016086	\$12.55	-\$2.25	\$10.30	
TOTALS						0.034792	\$24.52	-\$2.25	\$22.27	

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 now receiving the benefit of the exemption, you must apply for the exemption not 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 the office of the County Tax Office at PO Box 373 11 West Broad Street, Camilla, GA 31730 or 229-336-2010. 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 not later than April 1st 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 PO Box 373 11 West Broad Street, Camilla, GA 31730 or 229-336-2010.

Current Due	\$22.27
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$22.27
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	12/08/2021

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.

Tax Card Parcel – Page 1

00950-003-000

6/7/22, 11:04 AM

qPublic.net - Mitchell County, GA - Report: 00950-003-000



Summary

Parcel Number 00950-003-000
 Account/Realkey 3554
 Location Address 6469 FLINT RD
 Legal Description 6469 FLINT RD
 Class A/Agricultural
 Tax District COUNTY (District 01)
 Millage Rate 36.424
 Acres 20
 Homestead Exemption No (50)
 Landlot/District 355 / 9
 Water N/A
 Sewer N/A
 Electric N/A
 Gas N/A
 Topography 001
 Drainage N/A
 Road Class 005
 Parcel Road Access 003
 Subdivision



[View Map](#)

Owner

[SLIMHOG LLC](#)
 6469 FLINT RD
 CAMILLA, GA 31730

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Agricultural			0	0	0	0	0

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	20

Residential Improvement Information

Style One Family
 Heated Square Feet 2360
 Interior Walls Panel
 Exterior Walls Aluminum Siding
 Foundation Slab Perimeter Footing
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1948
 Roof Type Galvanized Metal
 Flooring Type Carpet/Tile
 Heating Type Central Heat & Air
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 3
 Value \$106,600
 Condition Average
 Fireplaces/Appliances Const 1 sty 1 Box 1
 House Address 6469 FLINT RD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FIRE FEE-VACANT RES/AG	2016	0x0 / 0	1	\$0
FIRE FEE-IMP RES/AG	2016	0x0 / 0	1	\$0
UTILITY BUILDING, UNFINISHED	1900	11x20 / 0	5	\$500
BARN, LOW COST	1900	20x25 / 0	1	\$0

Tax Card Parcel – Page 2 00950-003-000

6/7/22, 11:04 AM

qPublic.net - Mitchell County, GA - Report: 00950-003-000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/22/2018	1194 111	33 58	\$73,000	Bank Sale	FEDERAL NATIONAL MORTGAGE ASSOCIATION	SLIMHOG LLC
7/5/2016	1139 10	33 58	\$0	Government Sale	AGFIRST FARM CREDIT BANK	FEDERAL NATIONAL MORTGAGE ASSOCIATION
7/5/2016	1137 126	33 58	\$0	Foreclosure Sale	HANCOCK MARGARET ETHELL	AGFIRST FARM CREDIT BANK
12/31/2008	915 128		\$0	Unqualified - Improved		HANCOCK MARGARET ETHELL
9/22/1965	136 326		\$0	Unqualified - Improved		WEST EARL

Valuation

	2021	2020	2019	2018
Previous Value	\$143,100	\$73,000	\$143,100	\$131,360
Land Value	\$36,000	\$36,000	\$18,368	\$36,000
+ Improvement Value	\$106,600	\$106,600	\$54,377	\$106,600
+ Accessory Value	\$500	\$500	\$255	\$500
= Current Value	\$143,100	\$143,100	\$73,000	\$143,100

Area Sales Report

Sale date range:

From:

06/07/2019

To:

06/07/2022

Sales by Area

1500

Feet

Sales by Distance

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

Mitchell County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

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

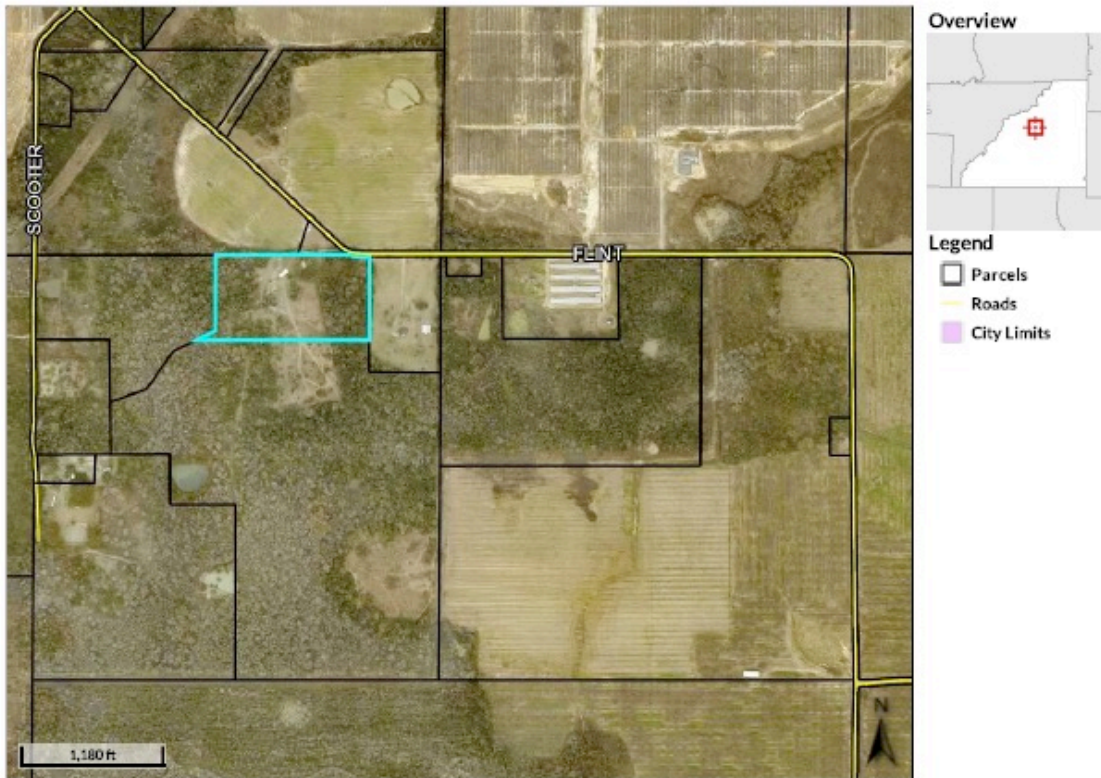
[Last Data Upload: 6/7/2022, 7:22:43 AM](#)

Developed by
 Schneider
GEOSPATIAL

Version 2.3.198

Tax Map Parcel
00950-003-000

qPublic.net™ Mitchell County, GA



Parcel ID	00950-003-000	Owner	SLIMHOG LLC	Last 2 Sales			
Class Code	Agricultural		6469 FLINTRD	Date	Price	Reason	Qual
Taxing District	COUNTY		CAMILLA, GA 31730	6/22/2018	\$73000	BS	U
Acres	20	Physical Address	6469 FLINTRD	7/5/2016	0	GV	U
		Assessed Value	Value \$143100				

(Note: Not to be used on legal documents)

Date created: 6/7/2022
 Last Data Uploaded: 6/7/2022 7:22:43 AM

Developed by Schneider
 GEOSPATIAL

Tax Bill 2021 00950-003-000

2021 Property Tax Statement

Brian K. Brock
Mitchell Tax Commissioner
PO Box 373
11 West Broad Street
Camilla, GA 31730
229-336-2010

SLIMHOG LLC
6469 FLINT RD
camilla, GA 31730

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2021-9742	12/20/2021	\$0.00	\$2091.49	\$0.00	Paid 12/08/2021

Map: 00950-00000-003-000
Location: 6469 FLINT RD
Account No: 487100 010

RETURN THIS PORTION WITH PAYMENT

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

Brian K. Brock
Mitchell Tax Commissioner
PO Box 373
11 West Broad Street
Camilla, GA 31730
229-336-2010



Tax Payer: SLIMHOG LLC
Map Code: 00950-00000-003-000 Real
Description: 6469 FLINT RD
Location: 6469 FLINT RD
Bill No: 2021-9742

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
0.00	0.00	20.0000	\$143,100.00	12/20/2021	10/11/2021				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
COUNTY		\$0	\$57,240	\$0	\$57,240	0.018706	\$1,070.73	\$0.00	\$1,070.73
FIRE		\$0	\$5	\$0	\$5	20.000000	\$100.00	\$0.00	\$100.00
SCHOOL		\$0	\$57,240	\$0	\$57,240	0.016086	\$1,122.36	-\$201.60	\$920.76
TOTALS					0.034792	\$2,293.09	-\$201.60	\$2,091.49	

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 now receiving the benefit of the exemption, you must apply for the exemption not 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 the office of the County Tax Office at PO Box 373 11 West Broad Street, Camilla, GA 31730 or 229-336-2010. 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 not later than April 1st 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 PO Box 373 11 West Broad Street, Camilla, GA 31730 or 229-336-2010.

Current Due	\$2,091.49
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$2,091.49
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	12/08/2021

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.

Legal Description – Page 1

Property Description: Tract(s) _____, _____ +/- Acres, 6469 Flint Road, Camilla, GA 31730

All those tracts of land lying and being situated in Land Lots 346 and 355 of the 9th Land District, Mitchell County, Georgia, and containing _____ +/- acres as approximately depicted on the “Auction Sketch” attached to this contract as Exhibit “A2”, and being all or a portion of those tracts of land being more particularly described as follows:

Tract 1 (20.91 +/- acres) as depicted on the Auction Sketch consisting of two potentially combined tax parcels:

Parcel ID – 00950-001-A00 – 0.91 +/- acres – As shown on that plat of survey by Larry W. Grogan, Georgia Registered Surveyor, dated September 25, 1981, and recorded in Plat Book 16, Page 70, Mitchell County, Georgia land records as depicted in Exhibit “A3”, and this being a portion of the same tract acquired by Slim Hog, LLC conveyed to it by Randall D. Hancock and Joyce H. Etheridge, as Co-Executors under the Last Will and Testament of Margaret Ethell Hancock by a Executor’s Deed Under Power dated October 5, 2017, recorded in Deed Book 1171, Page 57, and by a Quit Claim Deed dated the same date recorded in Deed Book 1171, Page 62, in the Office of the Clerk of the Superior Court of Mitchell County, all of which is incorporated herein by reference. (Note 1: Portions of said tract as shown on said survey lie within Flint Rd, and any such portions shall not be conveyed.)

Parcel ID – 00950-003-000 – 20 +/- acres – As shown as Tract 1 on Plat of Survey dated November 19-20, 2004, by Leroy R. Hall, Georgia Registered Land Surveyor No. 2504, prepared for James R. Hancock and Margaret Ethell Hancock, and recorded in Plat Book 33, Page 58, in the Office of the Clerk of the Superior Court of Mitchell County, Georgia, and this being the same tract acquired by Slim Hog, LLC conveyed to it by Fannie Mae (a/k/a Federal National Mortgage Association) by a Special Warranty Deed dated June 20, 2018, recorded in Deed Book 1194, Page 111, in the Office of the Clerk of the Superior Court of Mitchell County, Georgia, all of which is incorporated herein by reference. (Note: Mitchell County Tax Assessor has incorrectly depicted the boundaries on its tax maps.)

Tract 2 (129.09 +/- acres) as depicted on the Auction Sketch:

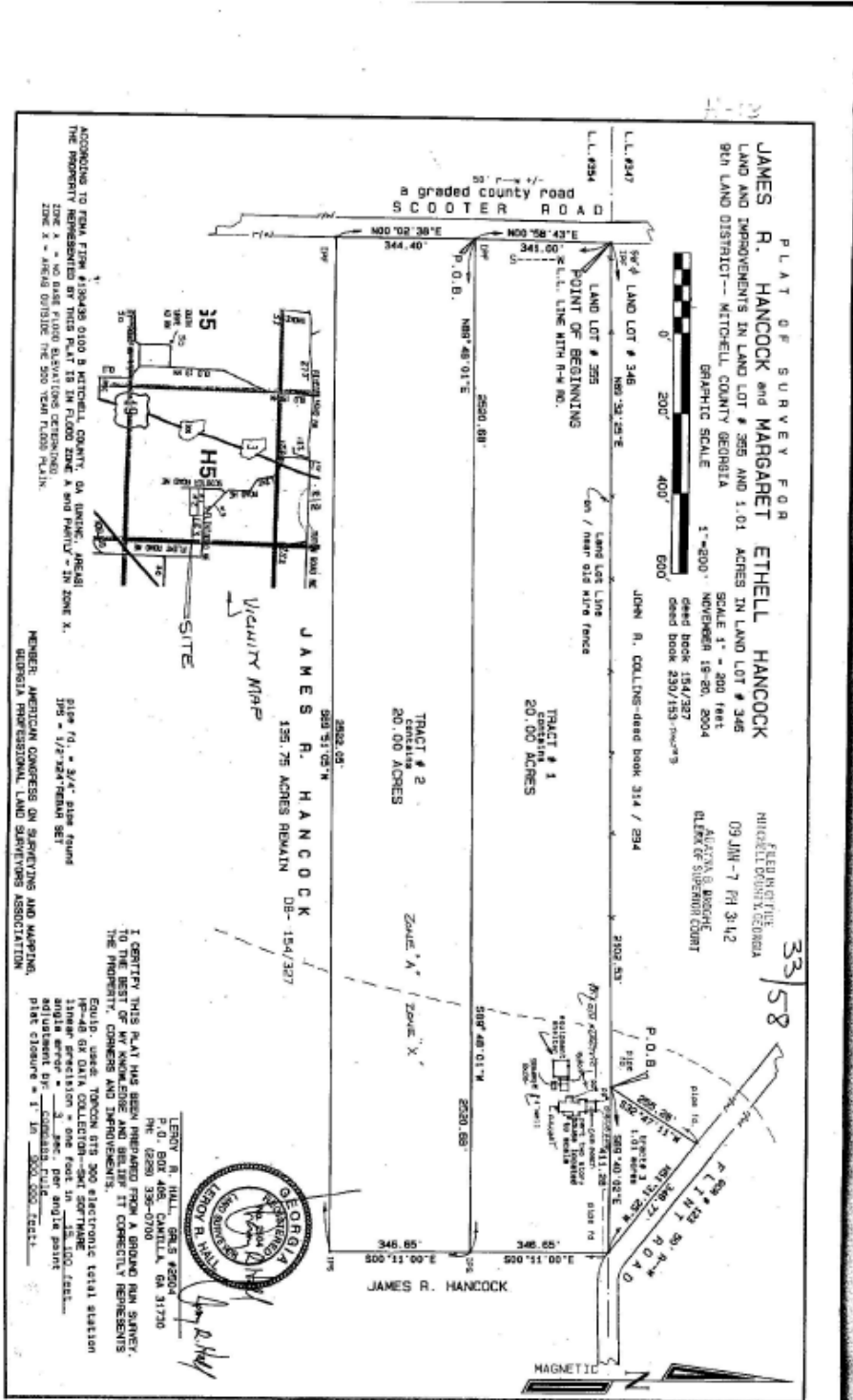
Parcel ID – 00950-001-000 – 129.09 +/- acres – As shown as Tract 2 and Tract 3 on that certain boundary retracement survey for Travis V. Hancock, Randall D. Hancock, Joyce H. Etheridge & Charlotte H. Uselding, with survey date of March 16, 2016, and plat date of April 15, 2016, prepared by Larry W. Grogan, Georgia Registered Land Surveyor No. 1649, and this being a portion of the same tract acquired by Slim Hog, LLC conveyed to it by Randall D. Hancock and Joyce H. Etheridge, as Co-Executors under the Last Will and Testament of Margaret Ethell Hancock by a Executor’s Deed Under Power dated October 5, 2017, recorded in Deed Book 1171, Page 57, and by a Quit Claim Deed dated the same date recorded in Deed Book 1171, Page 62, in the Office of the Clerk of the

Legal Description – Page 2

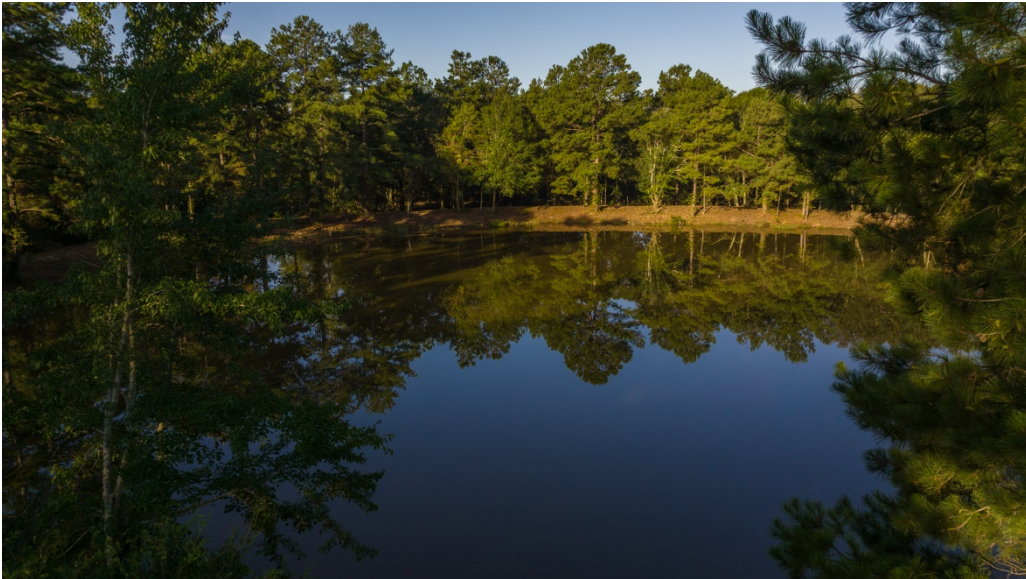
Tax Parcel Numbers: 00950 001 000, 00950 001 A00 and 00950 003 000

Note: As of August 30, 2022, Mitchell County Tax Assessor has incorrectly depicted the boundaries on its tax maps portions of these tracts, and portions of these tracts may extend over on to adjacent tracts or be encroached upon by adjacent tracts according to the tax maps.

Plat



Go Bid Now!



www.WeeksAuctionGroup.com