# 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



(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 <u>www.WeeksAuctionGroup.com</u>. 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

Info@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!* 

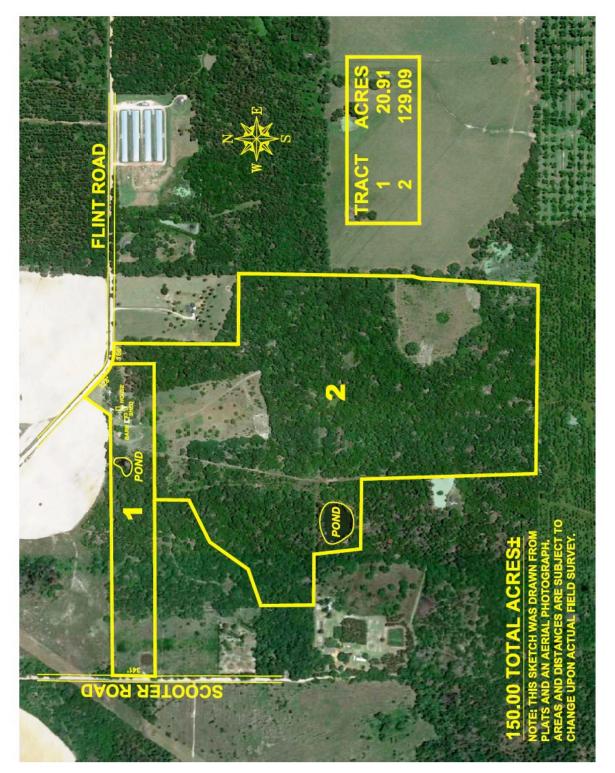
From Albany take US Highway 19 South for 22.1 Miles. Turn left onto Flint Road for 2.7 Miles. The property begins on your right. *Watch for Auction Signs!* 

#### 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

### Output County, GA

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Parcel Number Account/Realk Location Addre Legal Descripti	ess FLINT RD ion FLINT RD							
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View Map								
Dwner <u>SLIMHOG LLC</u> 6469 FLINT RE CAMILLA, GA	5							
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Type Consv Use	Description	Calculation M	fethod	Square Foo 0	stage Front 0			Acres Lots
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Conservation	n Use Rural Land							
Туре	Description			Soil Productiv	rity			res
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Sale Date	Deed Book / Page P	at Book / Page S	iale Price	Reason	Grantor		Grantee	
10/5/2017	117157		\$182,000	Not Fair Market Value	HANCOCK MARGARE	TETHELL	SLIMHOG LU	с
12/31/2008	915 128		\$0	Unqualified • Vacant			HANCOCK	ARGARET ETHELL
11/13/1972	175 175		\$0	Unqualified • Vacant			MITCHELLD	ONALD L & ETAL
				2021	2020		2019	201
Previous	Value			\$205,300	\$205,300		\$205,300	\$205,32
Land Valu	e			\$205,300	\$205,300		\$205,300	\$205,30
+ mprovem	nent Value			\$0	\$0		\$0	\$
+ Accessory	y Value			\$0	\$0		\$0	1
= Current V	/alue			\$205,300	\$205,300		\$205,300	\$205,30
10 Year La	and Covenant (Agreemer	t Year / Value)		2017/\$94,642	2017/\$91,984	201	7/\$89,341	2017/\$86,83

https://qpublic.schneidercorp.com/Application.aspx?AppID=937&LayerID=18309&PageTypeID=4&PageID=8171&KeyValue=00950-001-000

1/2



### Tax Card Parcel – Page 2 00950-001-000

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

From:			
06/07/2019			
Το:			
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

6/7/22, 11:01 AM

Area Sales Report Sale date range:

Last Data Upload: 6/7/2022, 7:22:43 AM

Version 2.3.198

https://qpublic.schneidercorp.com/Application.aspx?ApplD=937&LayerlD=18309&PageTypelD=4&PageID=8171&KeyValue=00950-001-000

2/2



### **Tax Map Parcel** 00950-001-000

### Public.net Mitchell County, GA



Class Code Taxing District COUNTY Acres

Consv Use 129.58

(Note: Not to be used on legal documents)

CAMILLA, GA 31730 Physical Address FLINTRD Assessed Value Value \$205300

Price Reason Qua 10/5/2017 \$182000 NM U 12/31/2008 0 UV U

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

(229) 890-2437

Info@BidWeeks.com



### Property Tax Bill 2021 00950-001-000

#### 2021 Property Tax Statement

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

SLIMHOG LLC 6469 FLINT RD camilla, GA 31730

#### Current Prior Back Bill No. \*Total Due\* Due Date Payment Taxes Due Paid 2021-9741 12/20/2021 \$0.00 \$1357.12 \$0.00 12/08/2021 Map: 00950-00000-001-000

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

Brian K. Brock Mitchell Tax Comm PO Box 373 11 West Broad Stre Camilla, GA 31730 229-336-2010	et		(	A OB C SOF	Map Descr Lo	Payer: SLIM O Code: 00950 iption: FLINI cation: FLINI Sill No: 2021-	-00000-001-0 " RD " RD	00 Real	
Building Value	Land Value	Acres	Fair Marke	t Value D	ie Date	Billing Date	Paymen throu		Exemptions
0.00	0.00	129.5800	\$205,30	0.00 12	20/2021	10/11/2021			
Entit	ty	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
TOTA	LS					0.034792	\$1,490.45	-\$133.33	\$1,357.12

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.

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.

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



### **Tax Bill 2021** 00950-001-A00

#### 2021 Property Tax Statement

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

SLIMHOG LLC 6469 FLINT RD camilla, GA 31730

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

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

Brian K. Brock Mitchell Tax Commir PO Box 373 11 West Broad Stree Camilla, GA 31730 229-336-2010			and the second sec	P C S OF C	dap Code: scription: Location:	SLIMHOG LLC 00950-00000-0 2021-9743		Real	
Building Value	Land Value	Acres	Fair Market Valu	e Due Date	Billing I		ment Goo hrough	d Exe	mptions
0.00	0.00	0.9100	\$1,600.00	12/20/2021	10/11/20	021			
Entit	ty	Adjustee FMV	d 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		\$	i0 \$0	\$0	\$0	20.000000	\$0.00	\$0.00	\$0.00
SCHOOL		\$	0 \$640	\$0	\$640	0.016086	\$12.55	-\$2.25	\$10.30
тота	LS					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.

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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



### Tax Card Parcel – Page 1 00950-003-000

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

### Output County, GA

Summary									
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Landlot/District	355/9								
Water	N/A								
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Electric	N/A								
Gas Topography	N/A 001								
Drainage	N/A								
Road Class	005								
Parce Road Access	003								
Subdivision									
View Map									
Owner									
SLIMHOG LLC									
6469 FLINT RD									
CAMILLA, GA 31730									
and									
Туре	Description	Cacu	ation Method	S	quare Footage	Frontage	Depth	Acres	Lots
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### 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	Forclosure Sale	HANCOCK MARGARET ETHELL	AGF[RST FARM CRED]T 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:	1
06/07/2022	J
	1

Salles by A	Area
1500	
Feet	~
Sales by I	Distanc

#### No data available for the following modules: Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebil 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. All data is subject to change User Privacy Policy GDPR Privacy Notice.

Last Data Upload: 6/7/2022, 7:22:43 AM



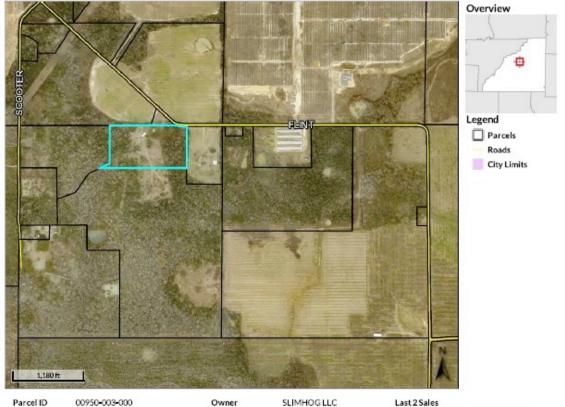
Developed by

https://qpublic.schneidercorp.com/Application.aspx?AppID=937&LayerID=18309&PageTypeID=4&PageID=8171&KeyValue=00950-003-000



### **Tax Map Parcel** 00950-003-000

### Public.net Mitchell County, GA



Parcel ID Class Code Agricultural Taxing District COUNTY Acres

20

(Note: Not to be used on legal documents)

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

6469 FLINT RD CAMILLA, GA 31730 Physical Address 6469 FLINT RD Assessed Value Value \$143100

Date Price Reason Qual 6/22/2018 \$73000 BS U. 7/5/2016 0 GV U

Developed by Schneider

(229) 890-2437



### **Tax Bill 2021** 00950-003-000

Due Date

12/20/2021

Map: 00950-00000-003-000

Location: 6469 FLINT RD Account No: 487100 010

Bill No.

2021-9742

Current

Due

\$0.00

Prior

Payment

\$2091.49

Back

Taxes

\$0.00

\*Total Due\*

Paid

12/08/2021

#### 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

#### 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
	Payment Good

Building Value	Land Value	Acres	Fair Market	Value Du	le Date	Billing Date	throu	ıgh	Exemptions
0.00	0.00	20.0000	\$143,100	.00 12/	20/2021	10/11/2021			
Entit	у	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	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
TOTAL	LS					0.034792	\$2,293.09	-\$201.60	\$2,091.49

#### TOTALS

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.

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.

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			



### 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 9<sup>th</sup> 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



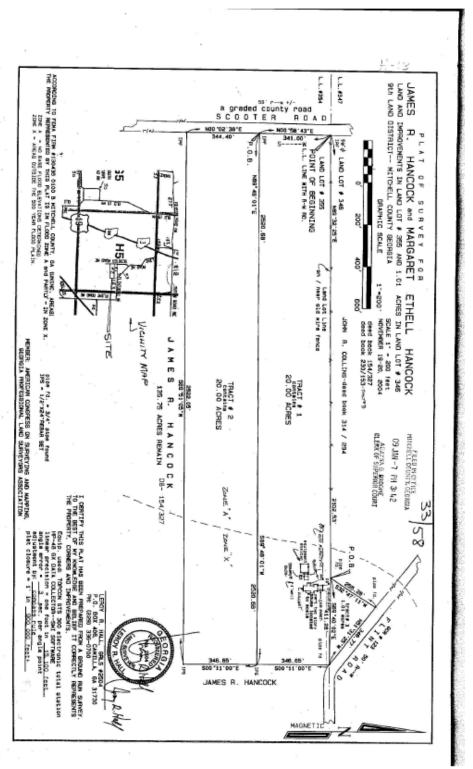
### Legal Description – Page 2

### 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.



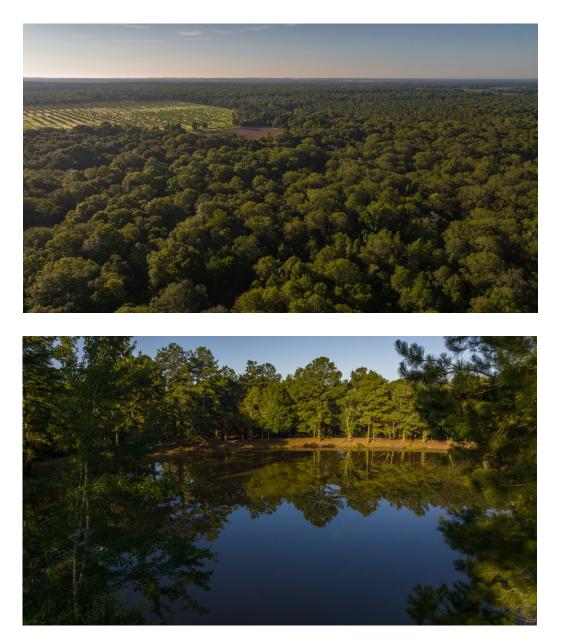
Plat



https://search.gsccca.org/imaging/HTML5Viewer.aspx?id=2223168&key1=33&key2=58&county=101&countyname=M|TCHELL&userid=551647&appi... 1/2



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