

Go Bid
NOW!

Property Information

*25 +/- Acre Development
Opportunity*

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

Online Only Auction



Irwinville Highway

Irwinville, Georgia 31760

Tuesday, October 4, 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 25 Acre development opportunity located in Irwin County, Georgia.

This Irwinville, Georgia property has excellent residential development and investment potential. If you're looking for a perfect spot to call home, or a great investment, look no further! Located along State Route 32 in the heart of South Georgia, this property is convenient to Tifton, Ocilla, Fitzgerald, and Ashburn. The property is offered in seven tracts. Bid on single tract, a combination of tracts, or the property as a whole.

Bidding for this property will open on September 20, 2022 at 10:00 am eastern time and continue to October 4, 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.

Tyler DeMott
Auction Coordinator



Auction Date and Time: Tuesday, October 4, 2022, at 2:00 pm

Open House Dates and Times: Drive by at any time or contact
Tyler DeMott for a private showing.

For More Information Contact: Tyler DeMott
Weeks Auction Group, Inc.
(229) 890-2437 – Office
(229) 921-1875 – Cell
Tyler@BidWeeks.com

Property Information

Property Address: Irwinville Highway, Irwinville, Georgia 31760

Auction Date: Tuesday, October 4, 2022 at 2:00 pm

Property Size: 25 +/- Acres

Assessor's Parcel Numbers: Irwin – 0025 0002

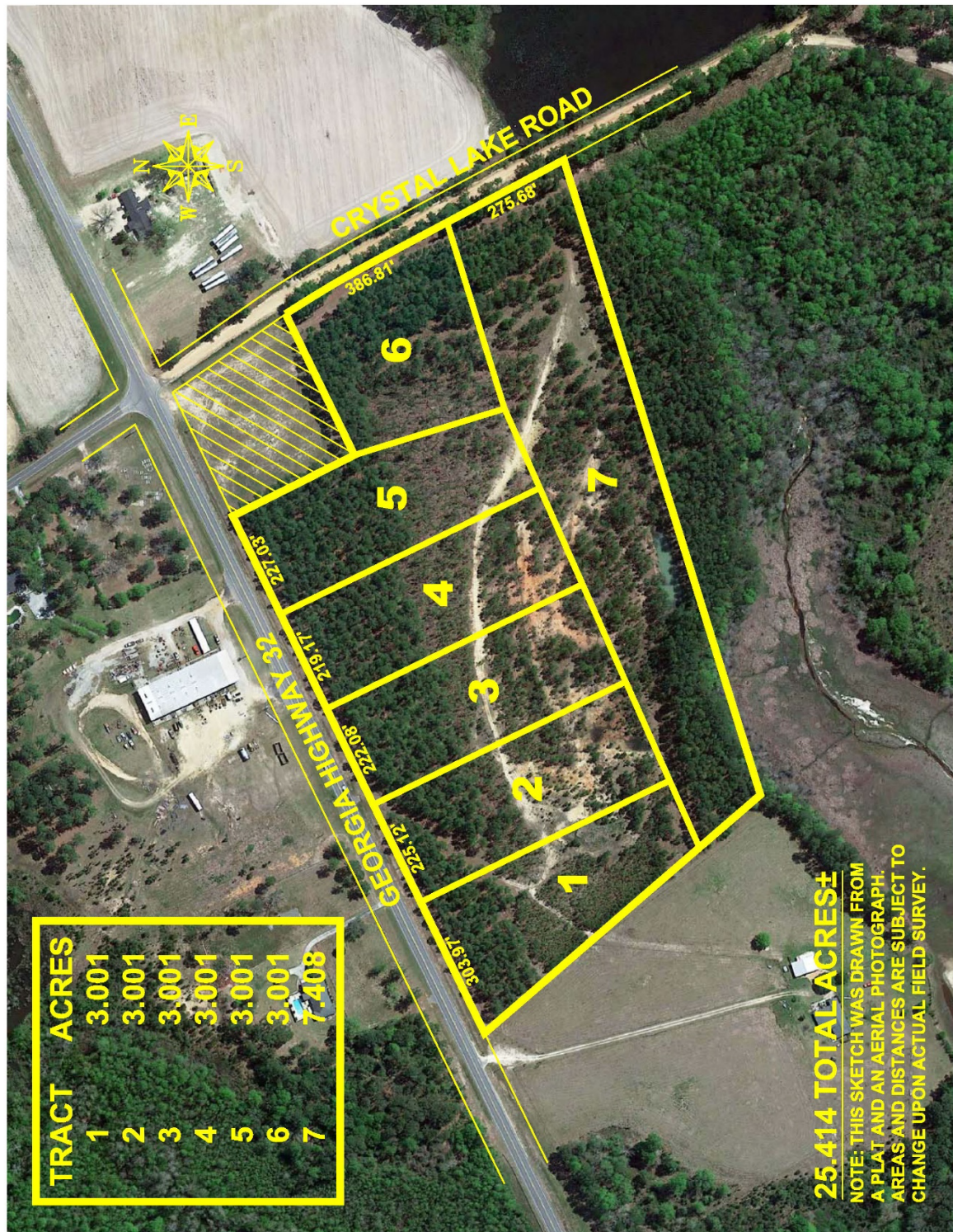
Tax Bill Amount: \$192.25

Driving Directions: From Morehead Country Store in Irwinville, Georgia. Head West on State Route 32 for 1 mile and the property is on your left. ***Watch for Auction Signs!***

Important Selling Features:

- Located in Rural Irwin County
 - 19 Miles from Downtown Tifton
 - 10 Miles to Downtown Fitzgerald
 - 9 Miles to Downtown Ocilla
 - 19 Miles to Downtown Ashburn
- Offered in 7 Tracts
- Zoned R-4 Residential
- Build your dream home here!
- Great Investment Opportunity

Aerial Map



Tax Card Parcel 0025 0002

7/22/22, 2:46 PM

qPublic.net - Irwin County, GA - Report: 0025 0002



Summary

Parcel Number 0025 0002
Location Address IRWINVILLE HWY
Legal Description LAND LOT 21 3RD DIST
(Note: Not to be used on legal documents)
Class R4-Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District COUNTY (District 01)
Millage Rate 29.066
Acres 25.43
Homestead Exemption No (50)
Landlot/District 21 / 3
Water No Water
Sewer No Sewer
Electric No Electricity
Gas Tank Gas
Topography Level
Drainage Good
Road Class County
Parcel Road Access Paved

[View Map](#)

Owner

[ROSS OF GEORGIA INC](#)
P O BOX 7326
TIFTON, GA 31793

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	6	25.43

Valuation

	2021	2020
Previous Value	\$15,258	\$15,258
Land Value	\$15,258	\$15,258
+ Improvement Value	\$0	\$0
+ Accessory Value	\$0	\$0
= Current Value	\$15,258	\$15,258

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/9/1988	105 532	10 247	\$0	Gift		ROSS OF GEORGIA, INC

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

<https://qpublic.schneidercorp.com/Application.aspx?AppID=763&LayerID=11799&PageTypeID=4&PageID=5593&Q=615852940&KeyValue=0025+++0002>

1/2

Tax Map Parcel 0025 0002

qPublic.net™ Irwin County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	0025 0002	Owner	ROSS OF GEORGIA INC	Last 2 Sales			
Class Code	Residential		P O BOX 7326	Date	Price	Reason	Qual
Taxing District	COUNTY		TIFTON, GA 31793	9/9/1988	0	GI	U
Acres	25.43	Physical Address	IRWINVILLE HWY	n/a	0	n/a	n/a
		Assessed Value	Value \$15258				

(Note: Not to be used on legal documents)

Date created: 7/22/2022
 Last Data Uploaded: 7/22/2022 7:34:52 AM

Developed by  **Schneider**
 GEOSPATIAL

Property Tax Bill 2021

2021 Property Tax Statement

LINDSEY R MCMAHAN
IRWIN COUNTY TC
202 S. IRWIN AVE
OCILLA, GA 31774

ROSS OF GEORGIA INC
P O BOX 7326
TIFTON, GA 31793

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2021-4978	12/20/2021	\$0.00	\$192.25	\$0.00	Paid 09/28/2021

Map: 00250-00000-002-000
Location: IRWINVILLE HWY
Account No: 497800 010

If paying by check or money order, please include your tax bill number.

RETURN THIS PORTION WITH PAYMENT

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

LINDSEY R MCMAHAN
IRWIN COUNTY TC
202 S. IRWIN AVE
OCILLA, GA 31774



Tax Payer: ROSS OF GEORGIA INC
Map Code: 00250-00000-002-000 Real
Description: LAND LOT 21 3RD DIST
Location: IRWINVILLE HWY
Bill No: 2021-4978

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
0.00	0.00	25.4300	\$15,258.00	12/20/2021	09/08/2021			
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY	\$0	\$6,103	\$0	\$6,103	0.014868	\$102.46	-\$11.72	\$90.74
IND AUTH	\$0	\$6,103	\$0	\$6,103	0.000950	\$5.80	\$0.00	\$5.80
SCHOOL	\$0	\$6,103	\$0	\$6,103	0.015682	\$95.71	\$0.00	\$95.71
TOTALS					0.031500	\$203.97	-\$11.72	\$192.25

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 ADDRESS or PHONE. 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 ADDRESS or PHONE.

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	\$192.25
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$192.25
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	09/28/2021

Declaration of Covenants, Conditions and Restrictions – Page 1

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

STATE OF GEORGIA
COUNTY OF TIFT

This Declaration of Covenants, Conditions and Restrictions, made and published this 20th day of September, 2022, by **HODNETT RENTALS & PROPERTIES, LLC**, a Georgia limited liability company, (hereinafter "Owner").

WITNESSETH:

WHEREAS, **HODNETT RENTALS & PROPERTIES, LLC**, is the owner of the property described as follows:

All that tract or parcel of land lying and being in Land Lot Number 21 in the 3rd Land District of Irwin County, Georgia, containing 27.43 acres and being bounded as follows: on the North by State Route No. 32; on the East by Dixon Road; on the South by lands of W. L. Patterson, Jr.; and on the West by lands of Wayne Patterson, in part, and by lands of W. L. Patterson, Jr., in part, and being more particularly described on that certain plat of survey prepared by M. Rhett Royal, Registered Surveyor Number 2156, dated September 2, 1988, and recorded in Plat Book 10, page 246, Public Records of Irwin County, Georgia; said plat being made reference to and incorporated herein for a specific description of the above-described property.

LESS AND EXCEPT:

All that tract or parcel of land lying and being in Land Lot Number 21 in the 3rd Land District of Irwin County, Georgia, containing 2.00 acres and being bounded as follows; On the North by State Route No. 32; on the East by Dixon Road; on the South by lands of Ross of Georgia, Inc.; and on the West by lands of Ross of Georgia, Inc., and being more particularly described on that certain plat of survey prepared by M. Rhett Royal, Registered Surveyor Number 2156, dated September 2, 1988, and recorded in Plat Book 10, Page 247, Public Records of Irwin County, Georgia; said plat being made reference to and incorporated herein for a specific description of the above-described property.

WHEREAS, it is to the interest, benefit and advantage of Owner and to each and every person who shall hereafter purchase any portion of the property described

Rigdon & VanOrman, LLC
Attorneys at Law
424 Tift Avenue
P.O. Drawer 7666
Tifton, Georgia 31793
(229) 382-7494

Declaration of Covenants, Conditions and Restrictions – Page 1

above that certain covenants, conditions and restrictions governing and regulating the use and occupancy of the same be established, set forth and declared to be covenants, conditions and restrictions running with the land.

NOW, THEREFORE, for and in consideration of the premises and of the benefits to be derived by Owner and each and every subsequent owner of any portion of the said property, Owner does hereby set up, establish, promulgate and declare the following covenants, conditions and restrictions to apply to all of said property and to all persons owning any portion of such property hereafter; with these covenants, conditions and restrictions to become effective immediately under and through Owner and being effective until twenty years from date at which time the same may be extended or terminated in whole or in part as hereinafter provided:

1. No single wide mobile homes shall be placed on the premises.
2. No multi-family dwellings erected on the premises.
3. No swine or poultry shall be raised for commercial purposes, bred for commercial purposes, or kept for commercial purposes.
4. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty years from the date of this instrument after which time, this instrument shall automatically extend for successive periods of twenty years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change the provisions hereof in whole or in part or to terminate this instrument and its effectiveness.
5. These covenants may be enforced by any lot owner.

IN WITNESS WHEREOF, the undersigned has caused these presents to be properly executed the date and year first above stated.

"Owner"

HODNETT RENTALS & PROPERTIES, LLC
A Georgia limited liability company

By: Josephine O. Hodnett LS
JOSEPHINE HODNETT

Signed, sealed and delivered
This 20th day of September,
2022, in the presence of:

Unofficial Witness

Delphine M. Carter
Notary Public



Rigdon & VanOrman, LLC
Attorneys at Law
424 Tift Avenue
P.O. Drawer 7666
Tifton, Georgia 31793
(229) 382-7494

Legal Description

Tax Parcel Number: 0025 0002

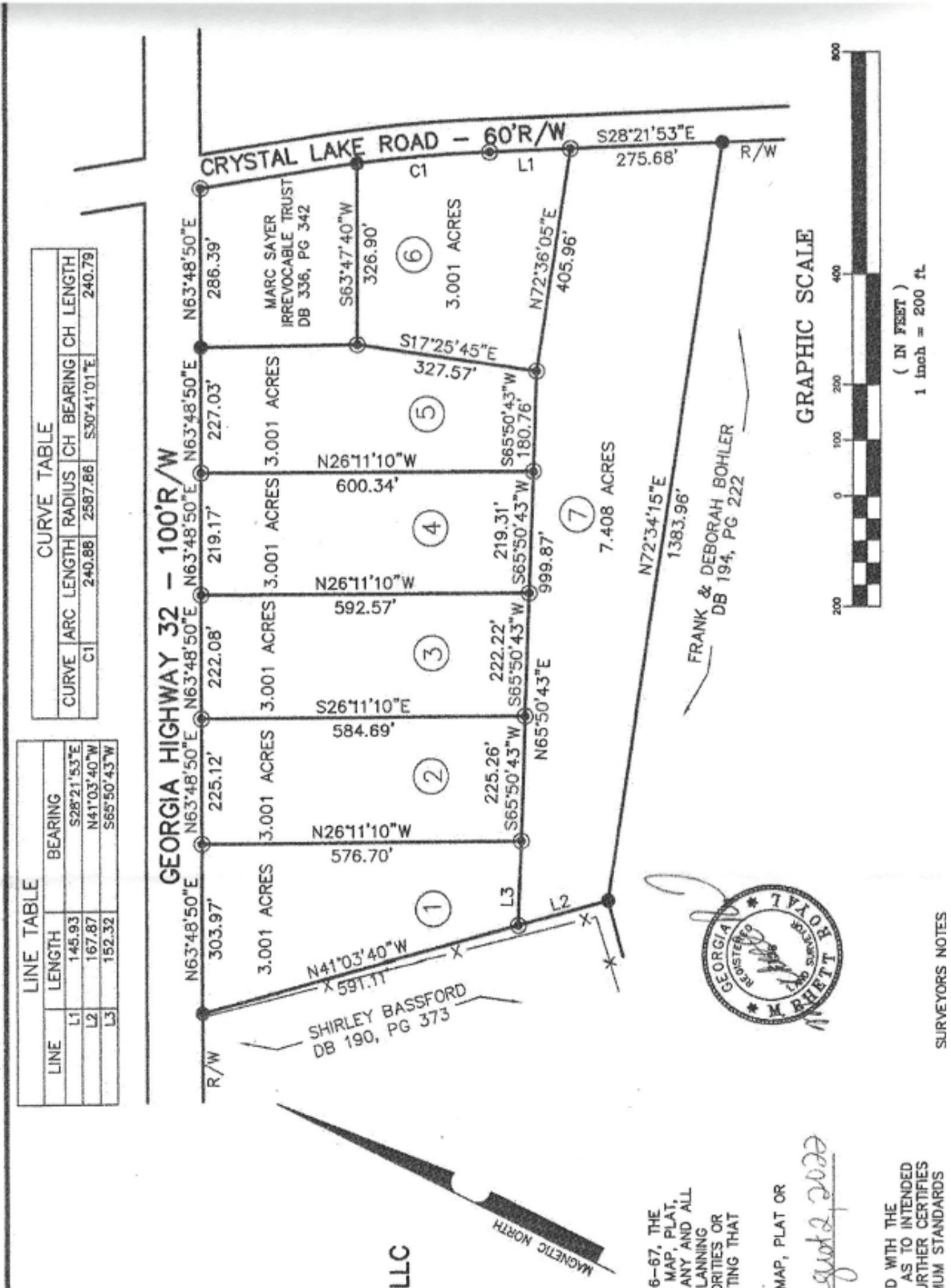
Property Address: Irwinville Hwy, Irwinville, GA 31760

All that tract or parcel of land lying and being in Land Lot Number 21 in the 3rd Land District of Irwin County, Georgia, containing 27.43 acres and being bounded as follows: on the North by State Route No. 32; on the East by Dixon Road; on the South by lands of W. L. Patterson, Jr.; and on the West by lands of Wayne Patterson, in part, and by lands of W. L. Patterson, Jr., in part, and being more particularly described on that certain plat of survey prepared by M. Rhett Royal, Registered Surveyor Number 2156, dated September 2, 1988, and recorded in Plat Book 10, page 246, Public Records of Irwin County, Georgia; said plat being made reference to and incorporated herein for a specific description of the above-described property.

LESS AND EXCEPT:

All that tract or parcel of land lying and being in Land Lot Number 21 in the 3rd Land District of Irwin County, Georgia, containing 2.00 acres and being bounded as follows: On the North by State Route No. 32; on the East by Dixon Road; on the South by lands of Ross of Georgia, Inc.; and on the West by lands of Ross of Georgia, Inc., and being more particularly described on that certain plat of survey prepared by M. Rhett Royal, Registered Surveyor Number 2156, dated September 2, 1988, and recorded in Plat Book 10, Page 247, Public Records of Irwin County, Georgia; said plat being made reference to and incorporated herein for a specific description of the above-described property.

Plat



Go Bid Now!



www.WeeksAuctionGroup.com