

Go Bid  
**NOW!**

# *Property Information*

*Grady County Equestrian  
Estate: Dogtrot Home and  
Horse barn on 12.83 acres*



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

**181 H P Cook Road  
Cairo, Georgia 39828  
Tuesday, December 13, 2022, at 2:00 pm**

*Online Only Auction*



(229) 890-2437  
[www.WiregrassAuctionGroup.com](http://www.WiregrassAuctionGroup.com)

## Introduction

Dear Prospective Bidders,

Wiregrass Auction Group is pleased to announce the public, online auction of this Turnkey Equestrian Estate on 12.83 acres in southern Grady County, Georgia.

This equestrian dream property is nestled down a dirt road in the midst of South Georgia pines on a 12.83 acre working horse farm showcasing a dog trot house, 5 stall stable, fenced pasture, workshop, among many other features. Settle into country living or escape from the city with this beautiful Grady County property. It is 14 miles from Cairo, Georgia, 27 miles from Thomasville, Georgia and 25 miles from Tallahassee, Florida. This turnkey property and 1870 sq ft home will make a great farm to work your horses, relocate your growing family, or get away for the weekend and settle into the ease of South Georgia country life.

Bidding for this property will open on November 29, 2022, at 10:00 am eastern time and continue to December 13, 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 Wiregrass Auction Group online bidding platform at [www.WiregrassAuctionGroup.com](http://www.WiregrassAuctionGroup.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,  
Wiregrass Auction Group, Inc.

Mark Manley, CAI, AARE, MPPA  
President



**Auction Date and Time:** Tuesday, December 13, 2022, at 2:00 pm

**Open House Dates and Times:** Saturday, December 3, 2022, from 11:00 am – 1:00 pm  
Monday, December 12, 2022, from 3:00 pm – 5:00 pm

**For More Information Contact:** Mark Manley  
Wiregrass Auction Group, Inc.  
(229) 890-2437 – Office  
(229) 891-1377 – Cell  
Mark@BidWiregrass.com

## Property Information

**Property Address:** 181 H P Cook Road, Cairo, Georgia 39828

**Auction Date:** Tuesday, December 13, 2022, at 2:00 pm

**Property Size:** 12.83 +/- Acres

**Assessor's Parcel Numbers:** Grady - 00280020

**Tax Bill Amount:** \$1,829.29 – This property is in a Conservative Use Tax Covenant (CUVA) through December 31, 2028.

### Important Selling Features:

- 3 beds, 2 bath, 1870 SQ FT home on 12.83 acres
- Solar power 5 stall horse barn, with water, tack /feed room, wash rack, 36x36 pole barn, fenced pasture
- Turnkey Horse Farm.
- Spacious tobacco barn converted to workshop

**Driving Directions:** In Cairo at the Intersection of S. Broad Street and 4<sup>th</sup> Avenue / GA Hwy 111 S, travel south on GA Hwy 111 for 13.6 miles to Calvary. Turn left onto 1<sup>st</sup> Avenue / Mayfield Road and travel 1.4 miles to Herring Road on the right. Turn right onto Herring Road and travel 250 +/- feet then bear left onto H P Cook Road. Travel 2/10 miles to the property on the left. **Watch for Auction Signs!**

## Aerial Map



## Tax Card Parcel – Page 1 Grady - 00280020

 Grady County, GA

### Summary

Parcel Number 00280020  
 Location Address 181 H P COOK RD  
 Legal Description LL 369 370  
 (Note: Not to be used on legal documents)  
 Class V5-Consrv Use  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Tax District COUNTY (District 03)  
 Millage Rate 27.45  
 Acres 34.22  
 Homestead Exemption Yes (51)  
 Landlot/District N/A / 19

[View Map](#)

### Owner

YATES THERESA M  
 181 H P COOK ROAD  
 CAIRO, GA 39828

### Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Openland	Rural	5	2
RUR	Openland	Rural	5	10
RUR	Woodland	Rural	4	18
RUR	Woodland	Rural	3	4.22

### Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	5	10
CUV	Timberland 93	4	18
CUV	Timberland 93	3	4.22

### Residential Improvement Information

Style One Family  
 Heated Square Feet 1870  
 Interior Walls PINE  
 Exterior Walls COMP/HARDYB SIDING  
 Foundation Other  
 Attic Square Feet 0  
 Basement Square Feet 0  
 Year Built 1929  
 Roof Type GALVANIZED METAL  
 Flooring Type PINE  
 Heating Type CENTHEAT&AIR COND  
 Number Of Rooms 0  
 Number Of Bedrooms 3  
 Number Of Full Bathrooms 2  
 Number Of Half Bathrooms 0  
 Number Of Plumbing Extras 3  
 Value \$106,215  
 Condition Average  
 Fireplaces/Appliances Const 1 sty 1 Box 1  
 House Address 181 H P COOK

### Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
POLE BARN EXCELLENT	2019	24x30 / 0	1	\$8,859
POLE BARN EXCELLENT	2019	36x36 / 0	1	\$15,089
POLE BARN EXCELLENT	2019	38x40 / 0	1	\$17,696
BARN LOW COST	2019	45x20 / 0	1	\$6,070
WELL	1900	0x0 / 0	1	\$3,000
SEPTIC TANK	1900	0x0 / 0	1	\$2,000

## Tax Card Parcel – Page 2 Grady - 00280020

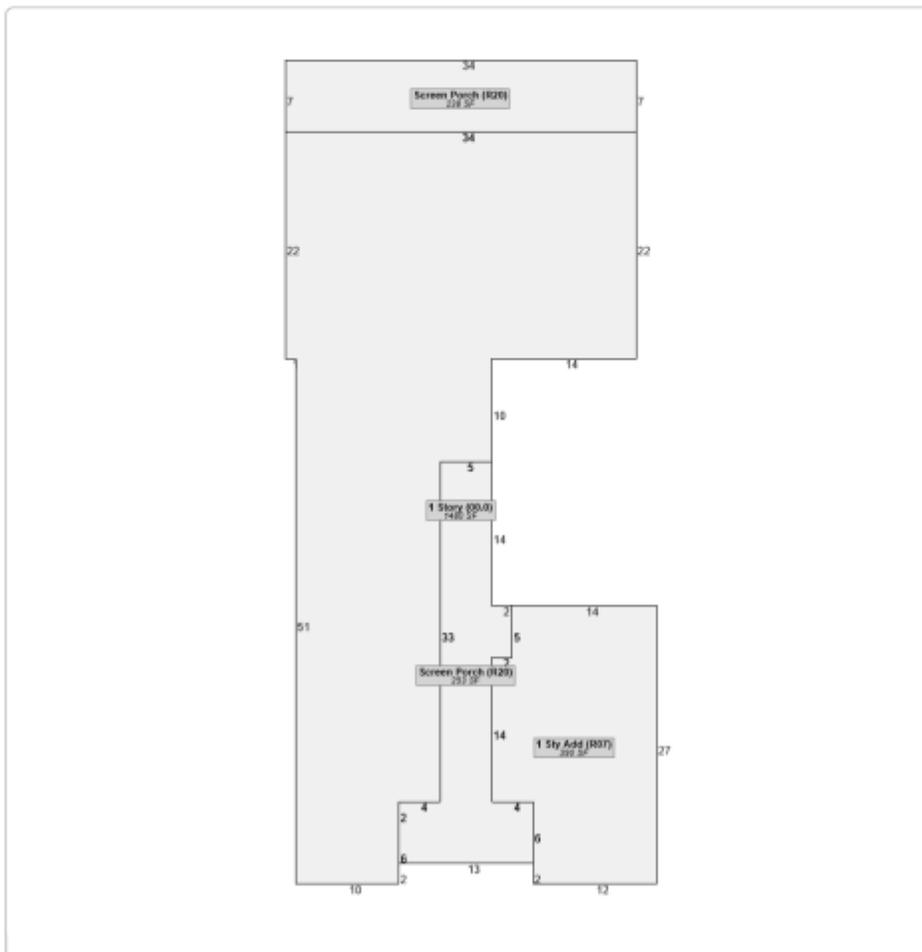
### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/5/2018	839 757	20 152	\$0	Unqualified - Improved	SCHROEDER WAYNE L REVOCABLE TRUST	YATES M THERESA
8/15/2012	745 310	20 152	\$0	Unqualified - Improved	SCHROEDER WAYNE L	SCHROEDER WAYNE L REVOCABLE TRUST
7/3/1986	237 177		\$0	Unqualified - Vacant		SCHROEDER WAYNE L

### Valuation

	2021	2020	2019	2018	2017
Previous Value	\$167,907	\$83,743	\$84,601	\$84,601	\$81,701
Land Value	\$57,793	\$57,793	\$57,793	\$59,551	\$59,551
+ Improvement Value	\$106,215	\$57,400	\$20,950	\$20,050	\$20,050
+ Accessory Value	\$41,813	\$52,714	\$5,000	\$5,000	\$5,000
= Current Value	<b>\$205,821</b>	<b>\$167,907</b>	<b>\$83,743</b>	<b>\$84,601</b>	<b>\$84,601</b>
10 Year Land Covenant (Agreement Year / Value)	2019 / \$20,597	2019 / \$20,021	2019 / \$19,445		

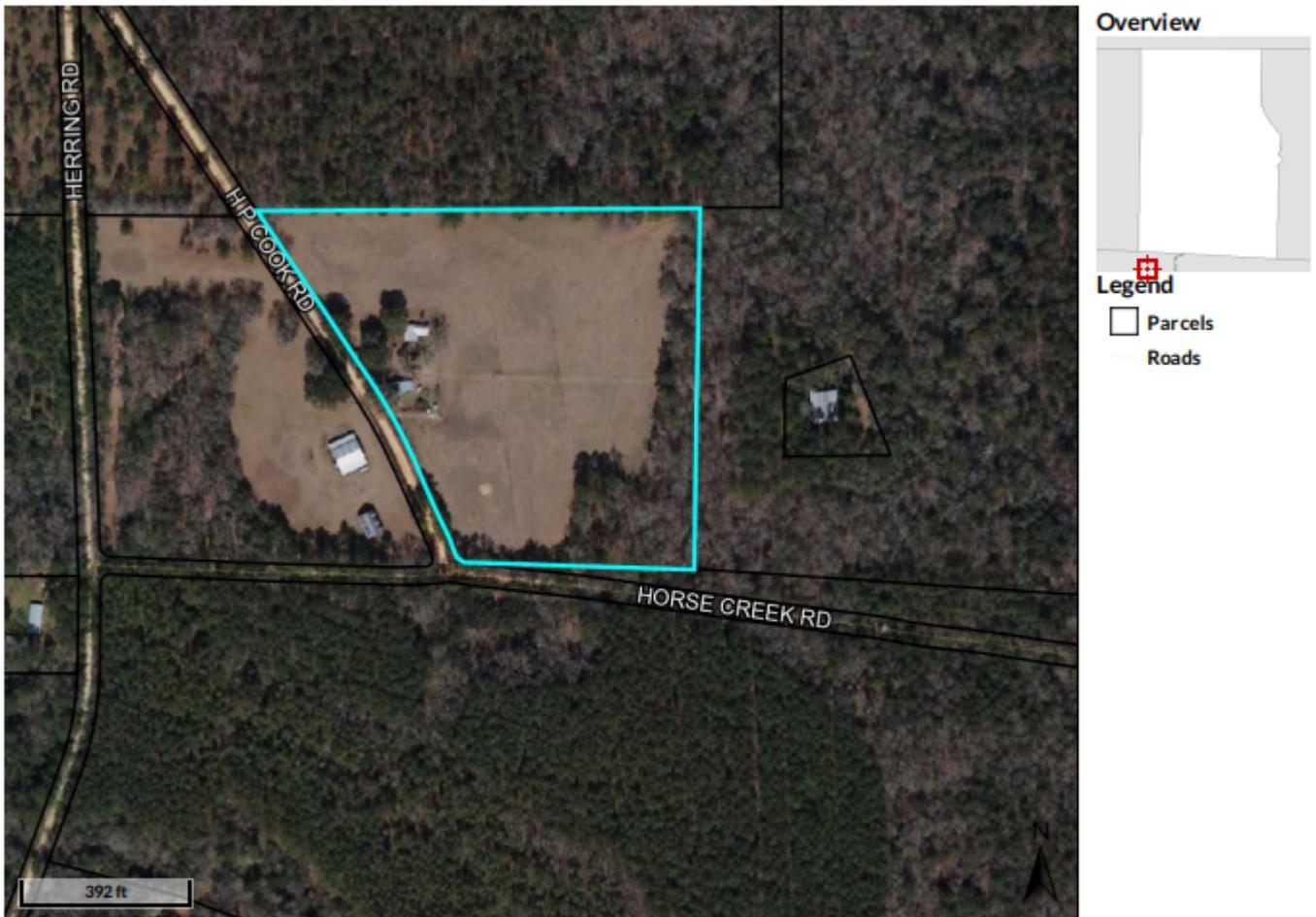
### Sketches



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

## Tax Map Parcel Grady - 00280020

 **qPublic.net**™ Grady County, GA



<b>Parcel ID</b>	00280020	<b>Owner</b>	YATES THERESA M	<b>Last 2 Sales</b>			
<b>Class Code</b>	Consv Use		181 HP COOK ROAD	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	COUNTY		CAIRO, GA 39828	10/5/2018	0	UI	U
<b>Acres</b>	12.83	<b>Physical Address</b>	181 HP COOK RD	8/15/2012	0	UI	U
		<b>Assessed Value</b>	Value \$205821				

*(Note: Not to be used on legal documents)*

Date created: 10/24/2022  
Last Data Uploaded: 10/24/2022 6:08:50 AM

Developed by  Schneider  
GEOSPATIAL

## Property Tax Bill 2022

### Owner

YATES THERESA M  
181 H P COOK ROAD  
CAIRO, GA 39828

### Total Billing Amount

Columns	Taxing Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
	STATE TAX	\$167,605.00	\$67,042.00	\$2,000.00	\$61,472.00	0.000			\$0.00
	COUNTY TAX	\$167,605.00	\$67,042.00	\$2,000.00	\$61,472.00	20.644	\$1,269.03		\$1,068.57
	SALES TAX CREDIT				\$61,472.00	-3.261		(\$200.46)	
	SCHOOL TAX	\$167,605.00	\$67,042.00	\$2,000.00	\$61,472.00	13.400	\$823.72		\$823.72
	<b>TOTALS</b>					<b>30.783</b>	<b>\$2,092.75</b>	<b>(\$200.46)</b>	<b>\$1,892.29</b>

### Payment Information

Columns	Current Due	Current Due Date	Penalty	Interest	Other Fees	Previous Payment	Back Taxes	Total Due
	1892.29	12/27/2022	\$0.00	\$0.00	\$0.00	\$1,892.29	\$0.00	\$0.00

## Legal Description

All that tract or parcel of land located in Land Lot 370 of the 19<sup>th</sup> Land District, Grady, County, Georgia, containing 12.83 acres more or less, and more particularly described as Tract 1 on that plat of survey for Theresa M. Yates prepared by Collins Land Surveying, LLC, dated June 25, 2021, recorded in Plat Book E2021, Page 65, Grady County Records, which plat and the reference thereof are hereby incorporated in this description.

## CUVA – Page 1

Deed Doc: COVE  
**Filed for Record and Recorded**  
**06/21/2019 04:27PM**

PT61#  
**DEBBIE KINES**  
 Clerk Superior Court, GRADY County, Ga  
 Blk **00851** Pg **0074-0075**

PT283A Rev. 2/15

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

To the Board of Tax Assessors of Grady 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 Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

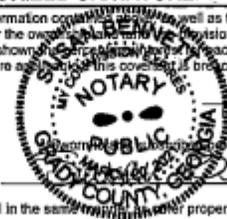
YATES THERSEA M

Owner's mailing address 181 H P COOK ROAD		City, State, Zip CAIRO, GA 39828	Number of acres included in this application. Agricultural Land: <u>10.00</u> Timber Land: <u>22.22</u>
Property location (Street, Route, Hwy, etc.) 181 H P COOK RD		City, State, Zip of Property	Covenant Acres 34.22 <u>32.22</u> Total Acres <u>34.22</u>
District 19	Land Lot	Sublot & Block	Recorded Deed Book/Page 839 757
List types of storage and processing buildings:			

#### AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained herein, 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 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 this application to 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.

*Theresa Yates*  
 Signature of Taxpayer or Taxpayer's Authorized Representative



3-19-19  
 Date Application Filed

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

19 day of March 2019  
 Notary Public

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 are made pursuant to O.C.G.A. § 48-5-311.

#### FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER	TAX DISTRICT	TAXPAYER ACCOUNT NUMBER	YEAR COVENANT:
00280020	03	2009	Begin: Jan 1, 2019 Ends: Dec 31, 2028
If transferred from Preferential Agricultural Assessment, provide date of transfer:	If applicable, covenant is a renewal for tax year: Begin: Jan 1, ____ Ends: Dec 31, ____		If applicable, covenant is a continuation for tax year: Begin: Jan 1, ____ Ends: Dec 31, ____
	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: <input checked="" type="checkbox"/> Date: <u>5/6/19</u>	<i>Julian Roub</i> Board of Tax Assessors		Date: <u>5/6/19</u>
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.			

## CUVA – Page 2

CURRENT USE ASSESSMENT QUESTIONNAIRE – PT283A 00280020				
<p>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.</p> <p style="text-align: right;"><b>BRADY COUNTY</b> 00851 Pg 0075</p>				
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 application 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 conservation use covenants	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
<p><b>Check Appropriate Ownership Type:</b></p> <p><input checked="" type="checkbox"/> One or more natural or naturalized citizens.</p> <p><input type="checkbox"/> An estate of which the devisees or heirs are one or more natural or naturalized citizens.</p> <p><input type="checkbox"/> A trust of which the beneficiaries are one or more natural or naturalized citizens.</p> <p><input type="checkbox"/> 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.)</p> <p><input type="checkbox"/> Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)</p> <p><input type="checkbox"/> Bona fide club organized for pleasure, recreation, and other non-profitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)</p>				
<p><b>Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.</b></p> <p><input checked="" type="checkbox"/> Raising, harvesting, or storing crops % _____</p> <p><input checked="" type="checkbox"/> Feeding, breeding, or managing livestock or poultry % _____</p> <p><input type="checkbox"/> Producing plants, trees, fowl, or animals (Including the production of fish or wildlife) % _____</p> <p><input type="checkbox"/> 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))</p> <p><input type="checkbox"/> Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apian products % _____</p> <p><input type="checkbox"/> Other _____</p>				
<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.)</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Are there any deed restrictions on this property? If yes, please list the restrictions.</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Does the current zoning on this property allow agricultural use? If no, please explain.</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is there any type business operated on this property? If yes please indicate business name &amp; type of business.</p>				
<p>* 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 1085, 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.</p>				
<p><b>APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY</b></p>				
<p>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.</p> <p>Sworn to and subscribed before me</p> <p>This ___ day of _____ Taxpayer's Authorized Signature Approved by: Board of Tax Assessors</p> <p>Notary Public Date Filed Date Approved</p>				

**Plat**

Plat Doc: PLAT  
 Recorded 07/13/2021  
 09:39AM

DEBBIE KINES  
 Clerk Superior Court, GRADY  
 County, Ga.  
 Bk E2021 Pg 0065  
 Penalty: \$0.00  
 Interest: \$0.00  
 Participants: 1850467934



**COLLINS LAND SURVEYING, LLC**  
 231 5th St SE  
 CALICO, GA 30008  
 PHONE: (229) 378-5279  
 EMAIL: clls@wagbidstream.net



TERRANCE M. COLLINS  
 LAND SURVEYOR  
 GA. REG. #3394

**PLAT OF SURVEY PREPARED FOR:**  
 THERESA M. YATES

LAND LOT: 370	SCALE: 1" = 200'
LAND DISTRICT: 18TH	FILE NAME: DROOZEH02B
COUNTY: GRADY	DRAWING NAME: DROOZEH02B-28-19-351,370
CITY: N/A	SURVEYED BY: TMC
STATE: GA	DRAWN BY: TMC
SUBDIVISION: N/A	CHECKED BY: TMC
SURVEY DATE: 5-3-2021	DRAWING DATE: 6-25-2021

**SURVEYOR'S NOTES**

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNERS' DEED REFERENCES WERE PROVIDED BY COLLINS LAND SURVEYING, LLC, AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
- THE TERM "CERTIFICATION" AS USED IN RULE "180-6-.06(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O. C. G. A. 43-15-216) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR INDEMNITY, OTHER EXPRESSED OR IMPLIED.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-8-87, IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
- BEARINGS ON THIS MAP OR PLAT ARE BASED ON THAT PLAT OF SURVEY RECORDED IN PLAT BOOK E2021 PAGE 6 IN THE CLERK OF SUPERIOR COURT OFFICE GRADY COUNTY, GA
- THIS IS A SUBDIVISION SURVEY OF THAT PROPERTY RECORDED IN DEED BOOK 839 PAGE 757 IN THE CLERK OF SUPERIOR COURT OFFICE IN GRADY COUNTY, GA
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 78841 FEET
- THIS MAP OR PLAT HAS A CALCULATED CLOSURE OF 1 FOOT IN 348903
- A CEMAX ROBOTIC TOTAL STATION WAS USED TO PERFORM THIS SURVEY
- ORIGINAL PARCEL: 34.78 ACRES  
 TRACT 1: 12.83 ACRES  
 REMAINING ACRES: 21.95 ACRES

**GRADY COUNTY HEALTH DEPARTMENT**

SITE INSPECTED AND APPROVED FOR THE INSTALLATION OF INDIVIDUAL WATER SUPPLY AND/OR SEWER MANAGEMENT SYSTEMS. PLAT PLANS MUST BE SUBMITTED AND APPROVED AND APPROPRIATE FEES BE OBTAINED PRIOR TO ANY CONSTRUCTION. FINAL APPROVAL WILL BE GIVE ONLY IF THE GRADY COUNTY HEALTH DEPARTMENT'S PROCEDURES AND REGULATIONS ARE FOLLOWED.

*[Signature]* 7/13/21  
 ENVIRONMENTAL HEALTH SPECIALIST DATE

**EXEMPT PLAT BUILDING LOTS APPROVED ALL LOTS FIVE OR MORE ACRES**

THIS PLAT IS EXEMPT FROM THE LAND DEVELOPMENT REGULATIONS OF GRADY COUNTY. THE LOTS SHOWN ON THIS PLAT HAVE BEEN INSPECTED BY THE BOARD OF HEALTH FOR ON SITE POTABLE WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS AND ARE APPROVED AS BUILDING LOTS.

*[Signature]* 7/8/2021  
 OWNER DATE

*[Signature]* 7/6/21  
 GRADY COUNTY BOARD OF COMMISSIONERS CHAIRMAN DATE



30' STRIP IS PART OF REMAINING ACRES AS ACCESS TO PUBLIC ROAD. REMAINING ACRES DOES NOT CREATE A NON CONFORMING LOT.

3/8" IR (BENT)  
 ROUSE CREEK RD. CR # 234 (1 LANE DEED)

LETILA PALLETT DAVIS MADRWOOD  
 DEED BOOK 728 PAGE 189  
 4-28-2011

RECEIVED  
 JUN 25 2021

***Go Bid Now!***



**[www.WiregrassAuctionGroup.com](http://www.WiregrassAuctionGroup.com)**