



WIREFRASS AUCTION GROUP
— ACCELERATED REAL ESTATE MARKETING —

FEDERAL STYLE HOME IN HISTORIC CUTHBERT, GEORGIA

**53 WEST HARRIS STREET,
CUTHBERT, GEORGIA 39840**

***TUESDAY, FEBRUARY 28,
2023, AT 2:00 PM***



ONLINE ONLY AUCTION

FINAL CONTRACT TO INCLUDE A 10% BUYER'S PREMIUM

Introduction

Dear Prospective Bidders,

Wiregrass Auction Group is pleased to announce the public, Online Only Auction of this Federal Style Home in Historic Cuthbert, Georgia.

Step back in time and own a piece of history with this beautiful Federal style home, located at 53 W. Harris Street in historic Cuthbert, Georgia. Built in 1933, this home boasts original hardwood floors, intricate woodwork and moldings, and a spacious layout perfect for entertaining. With its large windows and natural light, you'll be able to appreciate the home's vintage charm. Not only is the home a historic treasure, it's also conveniently located just a short golf cart ride away from the prestigious Randolph Country Club and perfect for outdoor enthusiasts. Randolph county offers fabulous hunting opportunities, and this home would make an ideal second home for a family that enjoys the great outdoors. Don't miss this opportunity to own a piece of Cuthbert's history and make it your own. Join our online only auction and bid on this stunning Federal style home today!

Bidding for this property will open on February 14, 2022, at 10:00 am and continue to February 28, 2022. Bidding will begin closing at 2:00 pm subject to auto extensions. All bidding for this property will be conducted on the Wiregrass Auction Group online bidding platform at 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 questions 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, February 28, 2023, at 2:00 PM

Open House Dates and Times: Friday, February 17 from 2:00 – 5:00 PM
Monday, February 27 from 2:00 – 5:00 PM

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

Property Information

Property Address: 53 West Harris Street, Cuthbert, Georgia 39840

Auction Date: Tuesday, February 28, 2023, at 2:00 PM

Property Size: 1.45 +/- Acres

Assessor's Parcel Numbers: CU19 028

Tax Bill Amount: City of Cuthbert - \$1,055.52

Randolph County - \$2,263.19

Driving Directions: Traveling on US 82 turn North on Lumpkin Street from Downtown Cuthbert. Travel 0.5 miles. Turn Left on W. Harris Street. Property is on your Left in 350ft. **Watch for Auction Signs.**

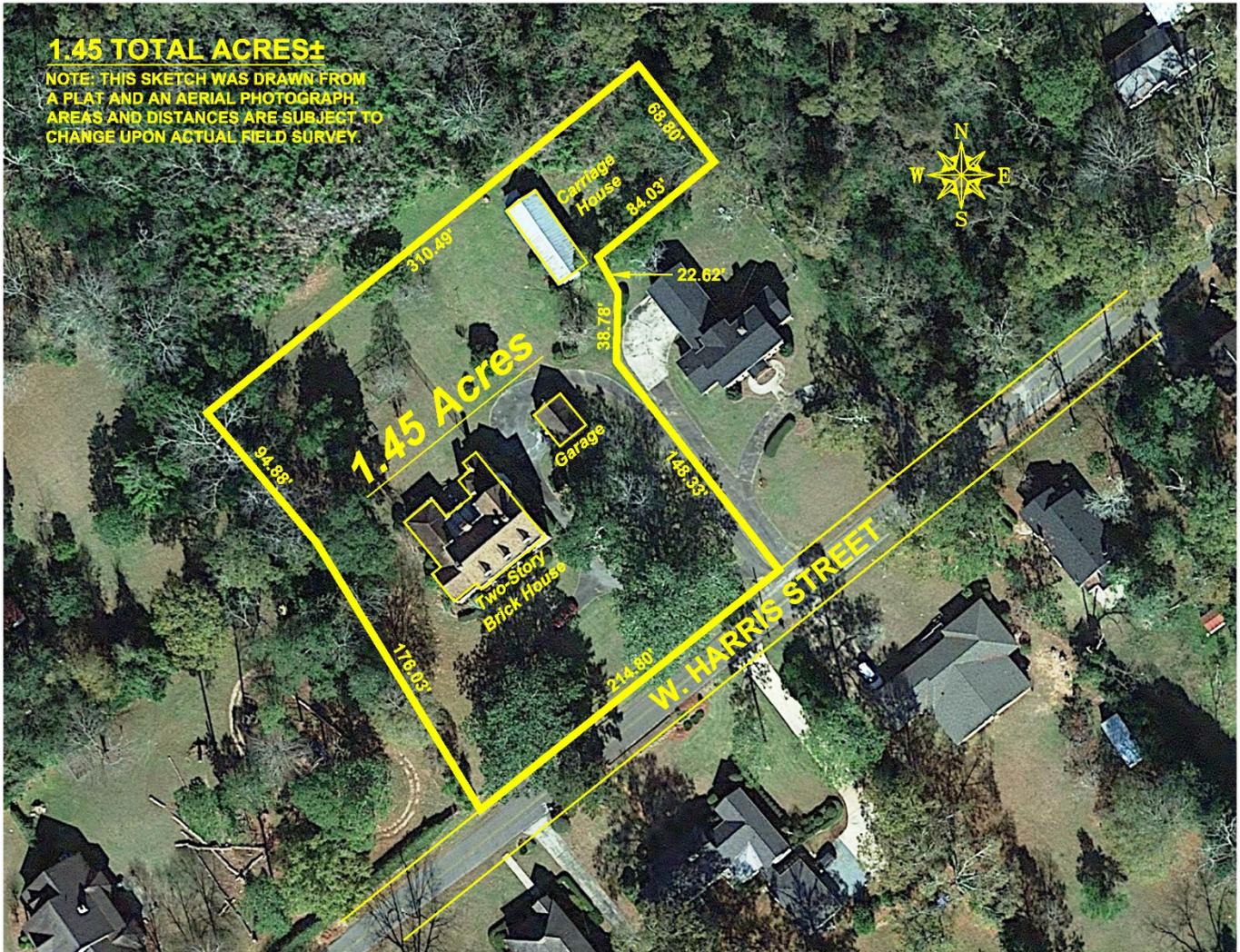


Property Information

Important Selling Features:

- Federal Style Home Built in 1933
- 1.45 Acres in the Heart of Historic Cuthbert, Georgia
- Exceptionally Maintained
- Gorgeous Hardwood Floors Throughout
- 4077 Heated Sq Ft
- Upstairs Features
 - 3 Bedrooms
 - Sunroom
 - 2 Full Baths
- Downstairs Features:
 - Formal Living Room,
 - Library/Office,
 - Formal Dining Room,
 - Sitting Room
 - Master Suite with His / Her Closet
 - Breakfast Nook
 - Spacious Kitchen
 - Screened Porch
- Formal Entryway
- Basement
- Floored Attic for Excess Storage
- Carriage House
- Detached Garage
- Fenced Rear Yard and Patio Space for Outdoor Entertaining
- 4 Fireplaces
- Ornate Millwork

Aerial Map



Tax Card Parcel – Page 1

 Randolph County, GA

Summary

Parcel Number CU19 028
 Location Address 53 W HARRIS ST
 Legal Description 1995 NNS-306 HARRIS ST 1993 CC5-289
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning
 Tax District CUTHBERT (District 01)
 Millage Rate 47.437
 Acres 1.5
 Neighborhood N/A
 Homestead Exemption Yes (L1)
 Landlot/District 193 / 9
 Water Public
 Sewer Public Sewer
 Electric Electricity
 Gas Pipe Gas
 Topography Level
 Drainage Poor
 Road Class City
 Parcel Road Access Paved



[View Map](#)

Owner

MCCRARY FAYE H
 925 DOUTHIT FERRY RD
 ROOM 120
 CARTERSVILLE, GA 30120

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	CU151	Acres	65,340	0	0	1.5	0

Residential Improvement Information

Style One Family
 Heated Square Feet 4077
 Interior Walls Plaster
 Exterior Walls Masonry (brick)
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1900
 Roof Type Slate
 Flooring Type Carpet/Hardwood
 Heating Type Central Heat/AC
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 4
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 9
 Value \$173,972
 Condition Average
 Fireplaces/Appliances Const 2 sty 1 Box 3
 House Address 53 W HARRIS ST

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Detached Garage	1900	22x20 / 0	1	\$6,930

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/17/1995	NNS 306		\$70,000	Kin		MCCRARY, FAYE H.
4/26/1993	CC5 289		\$50,000	Kin		WALTER MCCRARY
6/13/1991	OO4 257		\$47,500	Kin		MCCRARY, FAY H

Tax Card Parcel – Page 2

Valuation

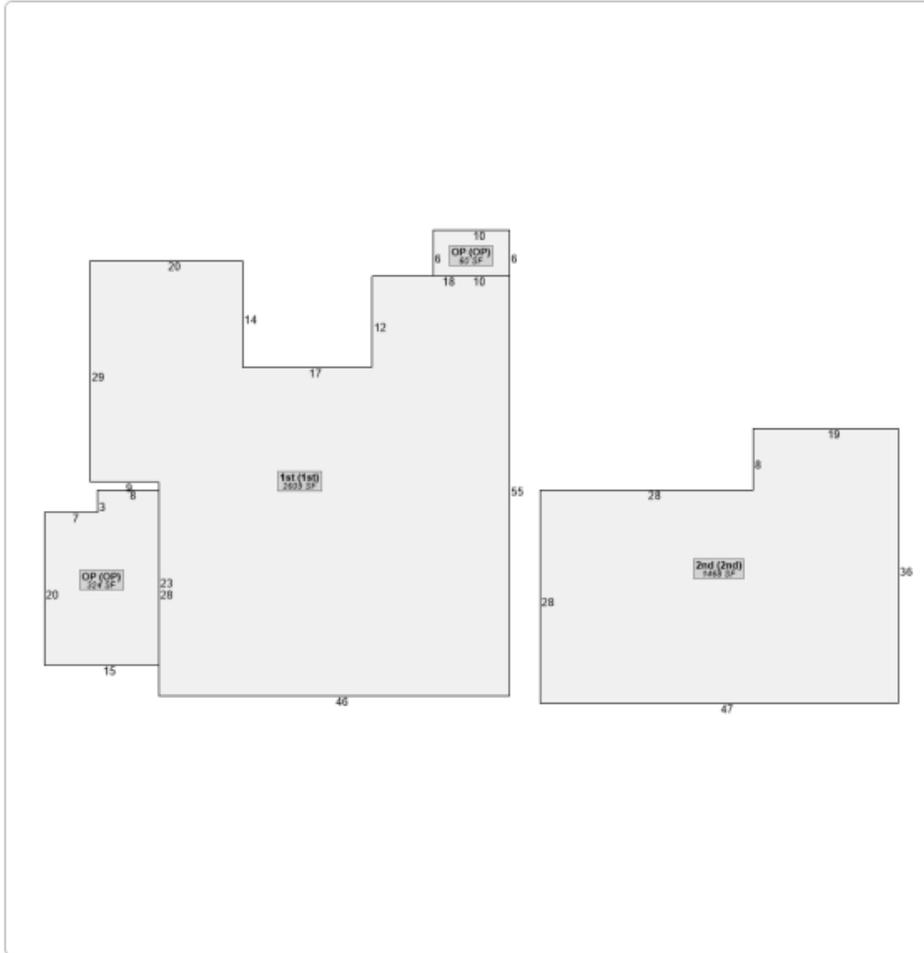
	2021	2020	2019	2018
Previous Value	\$193,502	\$193,502	\$193,502	\$193,502
Land Value	\$12,600	\$12,600	\$12,600	\$12,600
+ Improvement Value	\$173,972	\$173,972	\$173,972	\$173,972
+ Accessory Value	\$6,930	\$6,930	\$6,930	\$6,930
= Current Value	\$193,502	\$193,502	\$193,502	\$193,502

Photos



Sketches

Tax Card Parcel – Page 3



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

The Randolph 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 last certified tax roll. All other data is subject to change.

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

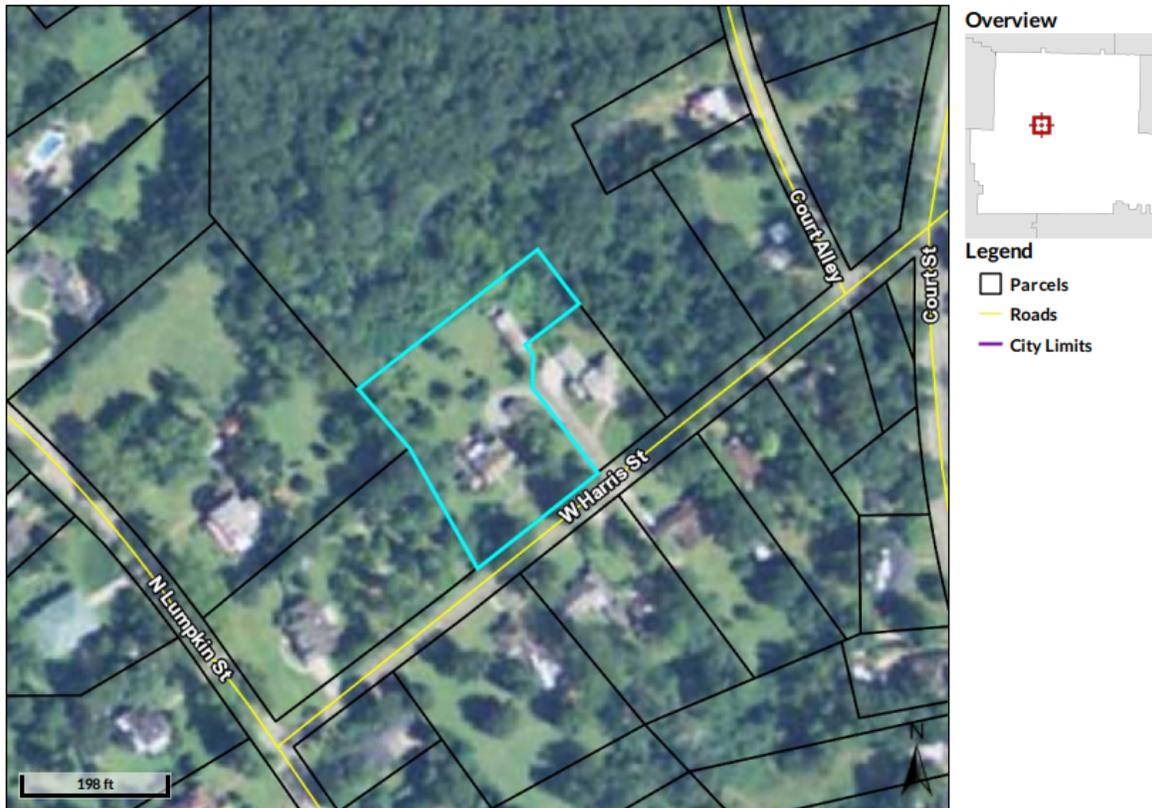
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Developed by
 Schneider
GEOSPATIAL

Version 2.3.184

Tax Map Parcel

 Randolph County, GA



Parcel ID	CU19028	Owner	MCCRARY FAYE H	Last 2 Sales			
Class Code	Residential		925 DOUTHIT FERRY RD	Date	Price	Reason	Qual
Taxing District	CUTHBERT		ROOM 120	1/17/1995	\$70000	10	U
Acres	1.5		CARTERSVILLE, GA 30120	4/26/1993	\$50000	10	U
		Physical Address	53 W HARRIS ST				
		Assessed Value	Value \$193502				

(Note: Not to be used on legal documents)

Date created: 4/6/2022
 Last Data Uploaded: 4/6/2022 6:23:36 PM

Developed by  Schneider GEOSPATIAL

Randolph County Tax Bill 2022

W. BROOKE HIXON
RANDOLPH COUNTY TAX COMMISSIONER
PO BOX 323
CUTHBERT GA 39840

MCCRARY FAYE H
925 DOUTHIT FERRY RD
ROOM 120
CARTERSVILLE GA 30120

IMPORTANT MESSAGES – PLEASE READ

2022 AD VALOREM TAX NOTICE FOR REAL AND PERSONAL PROPERTY				
BILL NUMBER	MAP NUMBER		PROPERTY DESCRIPTION	
2022 003073	C119	028	1995 NWS-306 HARRIS ST 1993 CC	
FAIR MARKET VALUE	ASSESSED VALUE	HOMESTEAD CODE	TAX DISTRICT	PROPERTY ACCOUNT
293,200	117,280	L1	01	3548RM
TAX ENTITY	EXEMPTION	NET ASSESSMENT	TAX RATE	TAX AMOUNT
COUNTY	2,000	115,280	19.436	2,240.58
SCHOOL	115,960	1,320	17.131	22.61
TOTAL TAXES				2,263.19
INTEREST				
LATE FEES				
PENALTY				
BACK TAXES				
PAYMENTS RECEIVED				2,263.19-
TOTAL DUE				PAID 10/28/2022
DATE DUE				12/20/2022

SALES TAX CREDIT SAVINGS 126.69

MCCRARY FAYE H
925 DOUTHIT FERRY RD
ROOM 120
CARTERSVILLE GA 30120

Please address all payments to

W. BROOKE HIXON
RANDOLPH COUNTY TAX COMMISSIONER
PO BOX 323
CUTHBERT GA 39840

Please place this bill number on your check →	2022 003073
ACCOUNT NUMBER	3548RM
AMOUNT DUE	PAID 10/28/2022
AMOUNTS VALID THROUGH	02/20/2023
DUE DATE	12/20/2022
Please make check or Money Order Payable to: RANDOLPH COUNTY TAX COMMISSIONER	
If a receipt is desired, please furnish a stamped, self-addressed envelope with your payment.	
Please Note: If taxes are to be paid by your mortgage company, send them this portion only.	

City of Cuthbert Tax Bill 2022

TAX YEAR-2022 001108-22-R CU19 028
1995 NN5-306 HARRIS ST 1993 CC5-289

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	293,200	GROSS ASSESSMENT	117,280	1,055.52
CITY TAX	1,993.76	EXEMPTION ASSESSMENT		INTEREST
LESS L.O.S.T.	938.24	NET ASSESSMENT	117,280	COLLECTION COSTS
				FIFA CHARGE
TOTAL DUE 01/14/2023	1,055.52			PENALTY
				TOTAL

PREVIOUS TAXES
T MCCRARY FAYE H
O 925 DOUTHIT FERRY RD
ROOM 120
CARTERSVILLE GA 30120

CK 1164

FROM CITY OF CUTHBERT
P.O. BOX 100
CUTHBERT, GA 39840

TAX COMMISSIONER
DUE IN FULL BY 01/14/2023

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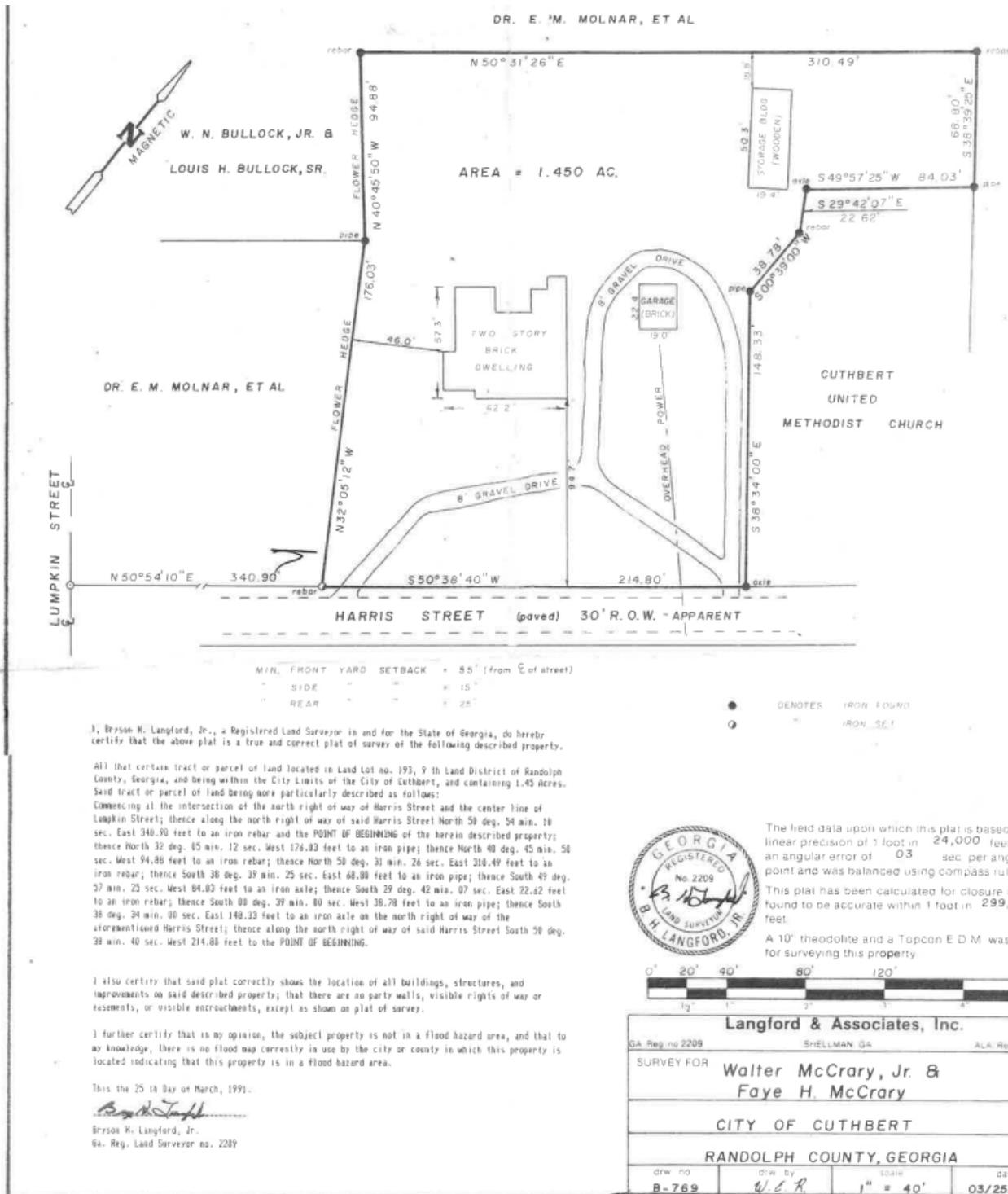
TAX COMMISSIONER
DUE IN FULL BY 01/14/2023

Legal Description

All that certain tract or parcel of land, together with all improvements thereon, situate, lying and being in Lot of Land No. 192 in the 9th Land District of Randolph County, Georgia, being within the City Limits of the City of Cuthbert, Georgia, fronting on and lying north of the northerly margin of the right-of-way of Harris Street in said City, and being more particularly described as lying within a boundary defined as follows: Beginning at the point of intersection of the said northerly margin of the right-of-way of Harris Street with the center line of Lumpkin Street (also known as North Lumpkin Street), run thence easterly along the said northerly margin of the right-of-way of Harris Street a distance of 340.9 feet to the Point of Beginning of the property herein described and conveyed. From said point of beginning run thence North 28 degrees 45 minutes West a distance of 171.5 feet to a point; thence run North 39 degrees West a distance of 94.6 feet to a point; thence run North 54 degrees East a distance of 295 feet to a point, thence run South 38 degrees 34 minutes East a distance of 58 feet to a point, thence run South 48 degrees 46 minutes West a distance of 84.29 feet to a point; thence run South 38 degrees 34 minutes East a distance of 21.87 feet to a point; thence run South 0 degrees 39 minutes West a distance of 38.78 feet to a point; thence run South 38 degrees 34 minutes East a distance of 149.22 feet to the said northerly margin of the right-of-way of Harris Street; thence run Westerly along said northerly margin of the right-of-way of Harris Street a distance of 214.8 feet to the point of beginning.

The above-described property consisting of 1.4 acres, more or less, and the same is more particularly shown and described on that certain map or plat of survey prepared by Kelly Mauldin, bearing date of December 1, 1983 and recorded in Plat Book 6 at page 29 of the Randolph County, Georgia Public Deed Records. Said map or plat of survey by specific reference thereto is fully incorporated herein and made a part of this description.

Plat



Termite Inspection Report



Albany: (229) 435-6257 | Americus: (229) 928-3004 | Bainbridge: (229) 246-2313
Blakely: (229) 723-3265 | Cordele: (229) 273-7775 | Leesburg: (229) 435-4484
Moultrie: (229) 890-5839 | Tifton: (229) 382-2411

www.adams-exterminators.com

Account Information		Service Address	
Account #: 6045 Walter McCrary 100 Allison Cir Cartersville, GA 30120 (229) 310-7692		Walter McCrary 53 W Harris St Cuthbert, GA 39840 229-310-7692	
Service Date	1/25/2023	Work Order No:	1978582
Service(s) Provided		PO No:	
Renewal Inspection		Invoice: \$0.00 Pre-Pay: \$0.00 Total Due this Invoice:	
Technician Comments:		Please Remit Payment to:	
		Adams Exterminators P O Box 3448 Albany, GA 31706-3448	

Observations

Enclosed Slab
Moisture Barrier
Moisture Reading 10 - 19% 13% moisture reading
No visible signs of termite activity
Previous Powder Post Beetles
Previous Termites
Previous Wood Decaying Fungus

Recommendations

None at this time
None at this time

Technician Name Nicholas Harmon	Client Name
Licence No.: SP36556	<small>As per my signature I acknowledge I have received the Labels Required & given electronic consent.</small>

Post Application Statement(s):

- *Do not enter facility for 3 hours after application is applied (Schools/Daycares).
- *Stay off all interior surfaces until applications have dried.
- *No Children/Students present at time of application.
- *Clean surfaces before preparing food.
- *Keep children and pets out of area until dry.
- *Keep pest control devices away from children and pets.
- *For flea treatment, allow 4 hours for area to dry before entering.

Electronic Consent
Georgia Pesticide Use Records
Electronic Communication Acknowledgement Statement

In accordance with state regulations, pest control companies have a responsibility to provide you with a record every time a pesticide product and/or pest system is applied. This record is required to be provided to the property owner, resident or custodian of the property. This record may include post application precautionary information. Licensed and regulated by the Georgia Department of Agriculture, 19 Martin Luther King Jr. Drive, Atlanta, Georgia 30334. (404) 656-3641.

I understand and request that my pesticide use records be provided or made available to me electronically.

GSPCC 14-02 Electronic Communication Acknowledgement Statement

Go Bid Now!



www.WiregrassAuctionGroup.com