



WIREFRASS AUCTION GROUP
— ACCELERATED REAL ESTATE MARKETING —

**BRICK RANCH STYLE HOME ON 2.14
ACRES IN LOWNDES COUNTY
GEORGIA**

**6077 VICKERS DRIVE,
HAHIRA, GEORGIA 31632**

TUESDAY, MARCH 7, 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 Brick Ranch Style Home on 2.14 Acres in Lowndes County, Georgia.

We are excited to bring another great property to auction. 6077 Vickers Drive is a brick ranch style home with more than 2,100 Sq Ft under roof. This property is located off Shiloh Road in one of Lowndes County's most desirable locations. This beautiful property has 2.14+/- Acres, three outdoor storage buildings, an equipment canopy, and covered carport attached to the house. Buy this home at a price you set at auction by registering and bidding today!

Bidding for this property will open on February 21, 2022, at 10:00 am and continue to March 7, 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.

Ethan Vick
Chief Operations Officer
Auction Coordinator



Auction Date and Time: Tuesday, March 7, 2023, at 2:00 PM

Open House Dates and Times: Tuesday March 1 from 3:30 PM – 5:30 PM
Monday, March 6 from 4:00 PM – 6:00 PM

For More Information Contact: Ethan Vick
Wiregrass Auction Group, Inc.
(229) 890-2437 – Office
(229) 225-8660 – Cell
Ethan@BidWiregrass.com

Property Information

Property Address: 6077 Vickers Drive, Hahira, Georgia 31632

Auction Date: Tuesday, March 7, 2023, at 2:00 PM

Property Size: 2.14 +/- Acres

Assessor's Parcel Numbers: Lowndes 0033 123 and Lowndes 003 124

Tax Bill Amount: Parcel 0033123 = \$966.26 and Parcel 0033124 = \$94.29

Important Selling Features:

- 2.14+/- Total Acres
- 1,756 Sq Ft Home with 400 Sq Ft Built-In Carport
- Brick Ranch Style Home Built in 1969 with 3 Bedrooms, 2 Bathrooms, Living Room and Formal Dining Room
- 4 Outdoor Storage Spaces including 25'x20' Metal Building with Roll-Up Door, 20'x20' Metal Building with Roll-Up Door, 11'x21' Utility Building, and 20'x25' Equipment Canopy
- Located Just Off Shiloh Road
- Convenient to I-75
- Westside Elementary School District
- Multiple Mature Citrus Trees

Aerial Map



Tax Card Parcel 0033 123 – Page 1

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Summary

Parcel Number 0033 123
 Location Address 6077 VICKERS DR
 Legal Description LL 101 & 130 LD 12
 (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 02-Lowndes County (District 02)
 Millage Rate 26.952
 Acres 1.15
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Homestead Application

[Apply for Homestead Exemption](#)

Owner

[VICKERS RICKY D](#)
 3003 OLD THOMASVILLE ROAD
 DIXIE, GA 31629

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	1.15

Residential Improvement Information

Style One Family
 Heated Square Feet 1756
 Interior Walls Sheetrock / Panel
 Exterior Walls Brick Veneer
 Foundation Concrete Wall or Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1969
 Roof Type Galvanized Metal
 Flooring Type Carpet Tile
 Heating Type CH AC
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 3
 Value \$64,678
 Condition Average
 House Address 6077 VICKERS

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
xD5 Storage building	2014	20x20 / 0	0	\$3,752
x84 Utility building unfinishe	2014	11x21 / 0	0	\$1,109
xD5 Storage building	2014	25x20 / 0	0	\$4,690
x08 Canopy low cost	2014	20x25 / 0	0	\$375
xJ4 Well res/ag	1900	0x0 / 1	0	\$3,000
xJ5 Septic system	1900	0x0 / 1	0	\$2,000

Permits

Permit Date	Permit Number	Type	Description
06/17/2014	2014003011		SLAB

Tax Card Parcel 0033 123 – Page 2

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/16/2021	6819 177		\$0	QC-Quit Claim	VICKERS MICHAEL KIM	VICKERS RICKY D
9/16/2020	6706 792		\$0	ESTATE DEED	VICKERS RAYMOND ESTATE OF	VICKERS RICKY D & VICKERS MICHAEL KIM
	156 402		\$0	Non-Market		VICKERS, RAYMOND

Valuation

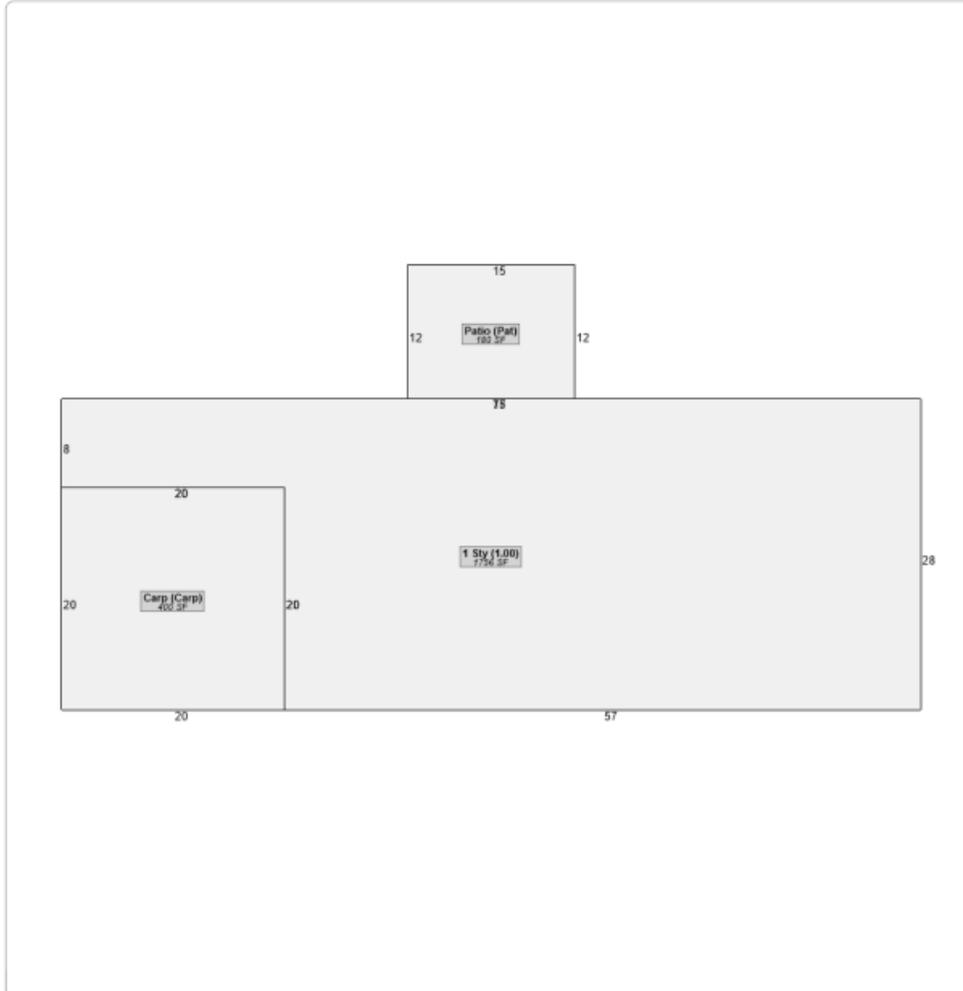
	2022	2021	2020	2019	2018
Previous Value	\$86,647	\$86,596	\$86,596	\$85,831	\$85,831
Land Value	\$7,043	\$7,043	\$6,992	\$6,992	\$6,227
+ Improvement Value	\$64,678	\$64,678	\$64,678	\$64,678	\$64,678
+ Accessory Value	\$14,926	\$14,926	\$14,926	\$14,926	\$14,926
= Current Value	\$86,647	\$86,647	\$86,596	\$86,596	\$85,831

Photos



Sketches

Tax Card Parcel 0033 123 – Page 3



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

The Lowndes County Board of Assessors 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. Sales information is updated each month. All other data is subject to change.

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Version 2.3.236

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 Schneider
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Tax Card Parcel 0033 124

 Lowndes County, GA

Summary

Parcel Number 0033 124
 Location Address LL 101 LD 12
 Legal Description (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 02-Lowndes County (District 02)
 Millage Rate 26.952
 Acres 1.39
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)

Homestead Application

[Apply for Homestead Exemption](#)

Owner

[VICKERS RICKY D](#)
 3003 OLD THOMASVILLE ROAD
 DIXIE, GA 31629

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	1.39

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/16/2021	6819 177		\$0	QC-Quit Claim	VICKERS MICHAEL KIM	VICKERS RICKY D
9/16/2020	6706 792		\$0	ESTATE DEED	VICKERS RAYMOND ESTATE OF	VICKERS RICKY D & VICKERS MICHAEL KIM
4/16/1973	348 150		\$2,000	Non-Market		VICKERS, RAYMOND

Valuation

	2022	2021	2020	2019	2018
Previous Value	\$8,456	\$8,394	\$8,394	\$7,439	\$7,439
Land Value	\$8,456	\$8,456	\$8,394	\$8,394	\$7,439
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$8,456	\$8,456	\$8,394	\$8,394	\$7,439

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.

The Lowndes County Board of Assessors 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. Sales information is updated each month. All other data is subject to change.

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Tax Card Map 0033 123

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Overview



Legend

-  Parcels
-  Roads

Parcel ID	0033 123	Owner	VICKERS RICKY D	Last 2 Sales			
Class Code	Residential		3003 OLD THOMASVILLE ROAD	Date	Price	Reason	Qual
Taxing District	02-Lowndes County		DIXIE, GA 31629	7/16/2021	0	QC	U
	Lowndes County	Physical Address	6077 VICKERS DR	9/16/2020	0	11	U
Acres	1.15	Assessed Value	Value \$86647				

(Note: Not to be used on legal documents)

Date created: 12/27/2022

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Tax Card Map 0033 124

 Lowndes County, GA



Overview



Legend

-  Parcels
-  Roads

Parcel ID	0033 124	Owner	VICKERS RICKY D	Last 2 Sales			
Class Code	Residential		3003 OLD THOMASVILLE ROAD	Date	Price	Reason	Qual
Taxing District	02-Lowndes County		DIXIE, GA 31629	7/16/2021	0	QC	U
	Lowndes County	Physical Address	n/a	9/16/2020	0	11	U
Acres	1.39	Assessed Value	Value \$8456				
<i>(Note: Not to be used on legal documents)</i>							

Date created: 12/27/2022
 Last Data Uploaded: 12/27/2022 8:28:52 AM

Developed by 

Property Tax Bill – 0033 123

Owner Information

VICKERS RICKY D 3003 OLD THOMASVILLE ROAD DIXIE, GA 31629

Payment Information

Status	Paid
Last Payment Date	10/03/2022
Amount Paid	\$966.26

Property Information

Parcel Number	0033 123 ②
District	2 LOWNDES
Acres	1.15
Description	LL 101 & 130 LD 12
Property Address	6077 VICKERS DR
Assessed Value	\$34,659
Appraised Value	\$86,647

Bill Information

Record Type	Property
Tax Year	2022
Bill Number	45760
Account Number	269035818
Due Date	11/15/2022

Taxes

Base Taxes	\$966.26
Penalty	\$0.00
Interest	\$0.00
Total Due	\$0.00

Property Tax Bill – 0033 124

Owner Information

VICKERS RICKY D 3003 OLD THOMASVILLE ROAD DIXIE, GA 31629

Payment Information

Status	Paid
Last Payment Date	10/03/2022
Amount Paid	\$94.29

Property Information

Parcel Number	0033 124 ?
District	2 LOWNDES
Acres	1.39
Description	LL 101 LD 12
Assessed Value	\$3,382
Appraised Value	\$8,456

Bill Information

Record Type	Property
Tax Year	2022
Bill Number	45761
Account Number	269035819
Due Date	11/15/2022

Taxes

Base Taxes	\$94.29
Penalty	\$0.00
Interest	\$0.00
Total Due	\$0.00

Legal Description

Property 1

All that tract or parcel of land situate, lying and being in the 12th Land District of Lowndes County, Georgia, and being a portion of a certain tract in Land Lots numbered 101 and 130 in the said District now or heretofore known in the vicinity as "The old W.H. Wade Farm" which such tract was conveyed by W.H. Wade and Pierce H. Wade to J.C. Cowart, by Warranty Deed, dated October 27, 1049, and appearing of record in Deed Book 6-T at Page 83 in the Office of the Clerk of the Superior Court of Lowndes County, Georgia; the lot or parcel hereby conveyed being, by reference to a map or plat recorded in Plat Record 13 at Page 175, in the Office of the Clerk of the Superior Court of said County, described as follows:

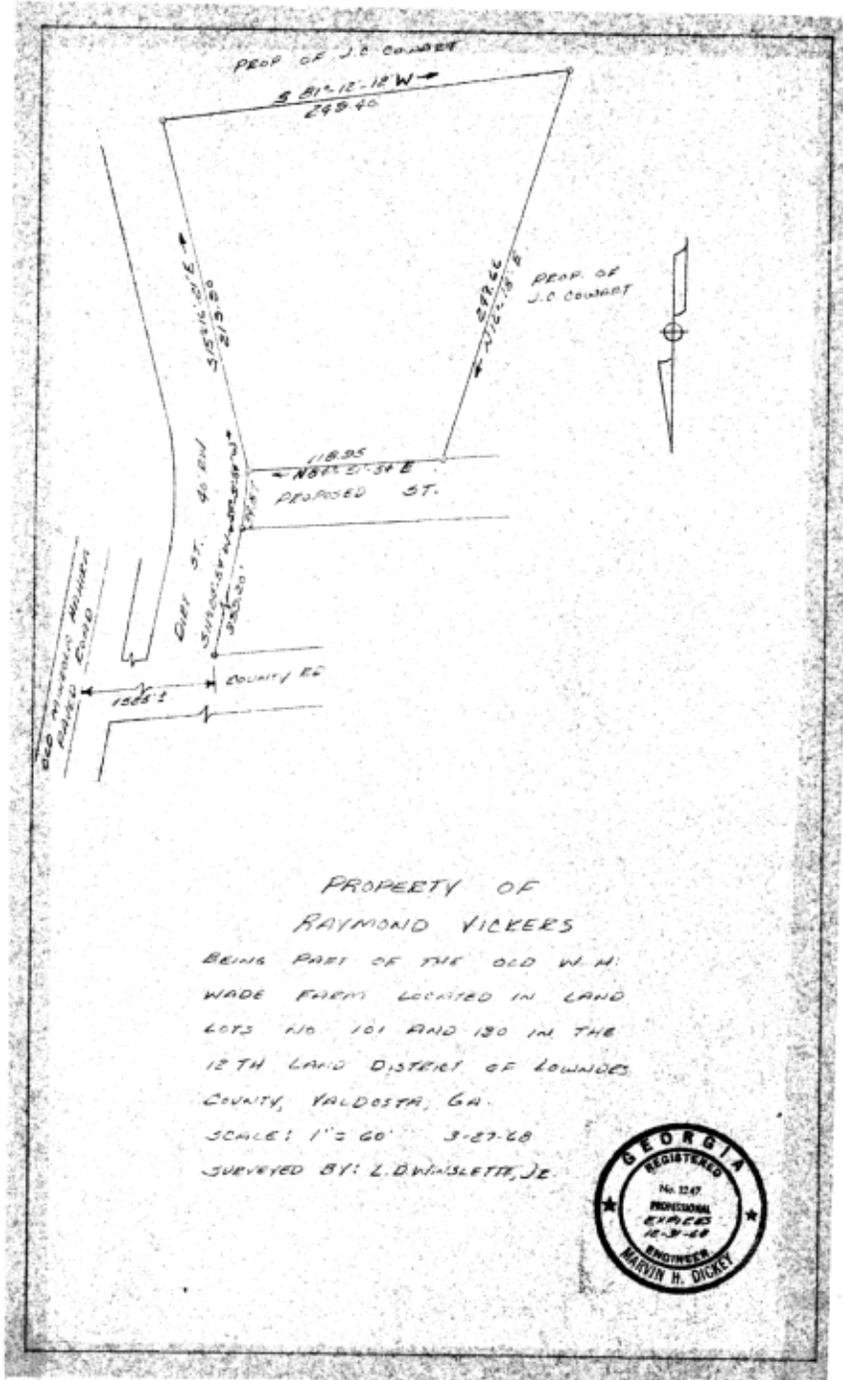
BEGINNING at the point of intersection of the west margin of a certain dirt street which the south margin of a "Proposed Street" as shown upon the said plat (which plat is herein incorporated for all purposes of description) and running thence along the west margin of such dirt street south 15° 16' 21" east a distance of 219.9 feet to a point; thence south 81° 12' 12" west a distance of 249.4 feet to a point; thence north 16° 18' east a distance of 249.66 feet to a point on the south margin of the aforesaid "Proposed Street"; and thence north 84° 51' 54" east, along such south margin, a distance of 118.95 feet to the west margin of the aforesaid dirt street, **THE POINT OF BEGINNING.**

Property 2

All that tract or parcel of land situate, lying and being in Land Lot 101 in the 12th Land District of Lowndes County, Georgia, more particularly described as follows:

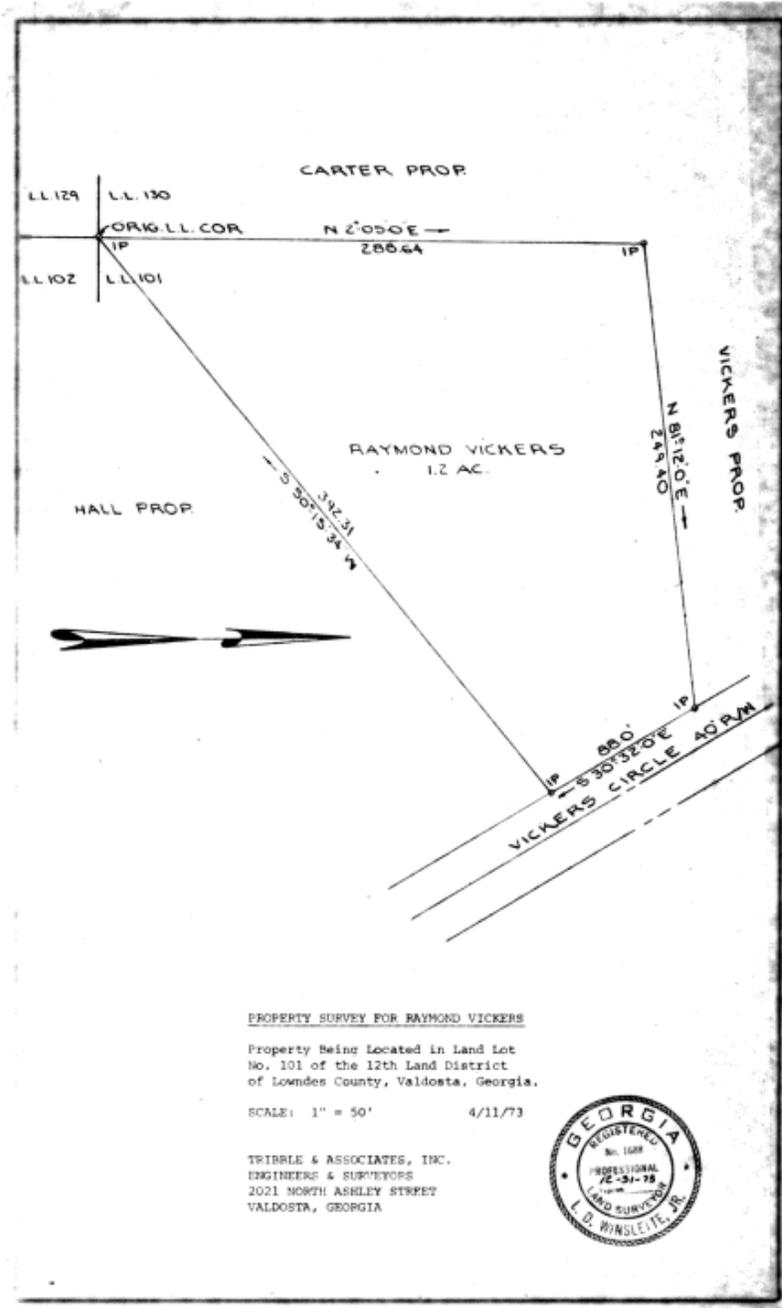
Commencing at an iron pin at point of intersection of Land Lots 101, 102, 129, and 130 and running thence north 2 degrees 05 minutes 0 seconds east 288.64 feet to an iron pin, thence North 81 degrees 12 minutes 0 seconds east 249.40 feet to an iron pin on the west margin of Vickers Circle, thence south 30 degrees 32 minutes 0 seconds east along the west margin of Vickers Circle 88 feet to an iron pin, thence south 50 degrees 15 minutes 34 seconds west 392.31 feet to an iron pin at the corner of intersection of Land Lots 101, 102, 129, and 130 and point of beginning. Reference is made to a map of a survey by Tribble & Associates, Inc. dated 4/11/73 and recorded in Plat Record Book 17, page 235 of Lowndes County, Records.

Plat



Recorded May 6, 1968
 Lewis Dickinson, Clerk

Plat



*Recorded April 16, 1973
 Louise Dickinson, Clerk*

Go Bid Now!



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