



WIREGRASS AUCTION GROUP
— ACCELERATED REAL ESTATE MARKETING —

THREE BEDROOM TWO BATH HOME ON LAKE SINCLAIR

**306 BIG OCONEE ROAD,
SPARTA, GEORGIA 31087**

***TUESDAY, MAY 2, 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 auction of this stunning fully furnished Lake Sinclair home, located on a 1.34 +/- Acre double lot.

This property boasts a spacious living area with a cozy fireplace and gas logs, perfect for those chilly evenings. The master bedroom is equipped with an on-suite master bath that features a walk-in shower, sunken tub, and walk-in closet. Other notable features of this home include a laundry room with a washer and dryer, a large 12 ft. X 56 ft. front porch, Hardee Board siding, and a masonry foundation. The property also includes a paved driveway and parking pad, as well as a DuroMax SP120000EH Dual Fuel Generator with a Zombie Box Noise Control System, providing peace of mind in any weather. In addition, there are two 10 ft. X 12 ft. storage buildings, a 26 ft. X 32 ft. boat dock with two electric boat lifts, a 16 ft. X 20 ft. sun/swim deck, a sea wall, and an irrigated lawn, making this home a complete lakeside oasis. Don't miss your chance to own this incredible property at a price you set!

Bidding for this property will open on April 18, 2023, at 10:00 am and continue to May 2, 2023. 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, May 2, 2023, at 2:00 PM

Open House Dates and Times: Friday, April 21, 1:00 pm – 4:00 pm

Friday, April 28, 1:00 pm – 4:00 pm

Private showings are available through a real estate agent of your choice or limited private showings are available by calling Mark Manley.

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

Property Information

Property Address: 306 Big Oconee Road, Sparta, Georgia 31087

Auction Date: Tuesday, May 2, 2023, at 11:00 AM

Property Size: 1.34 +/- Acre Double Lot

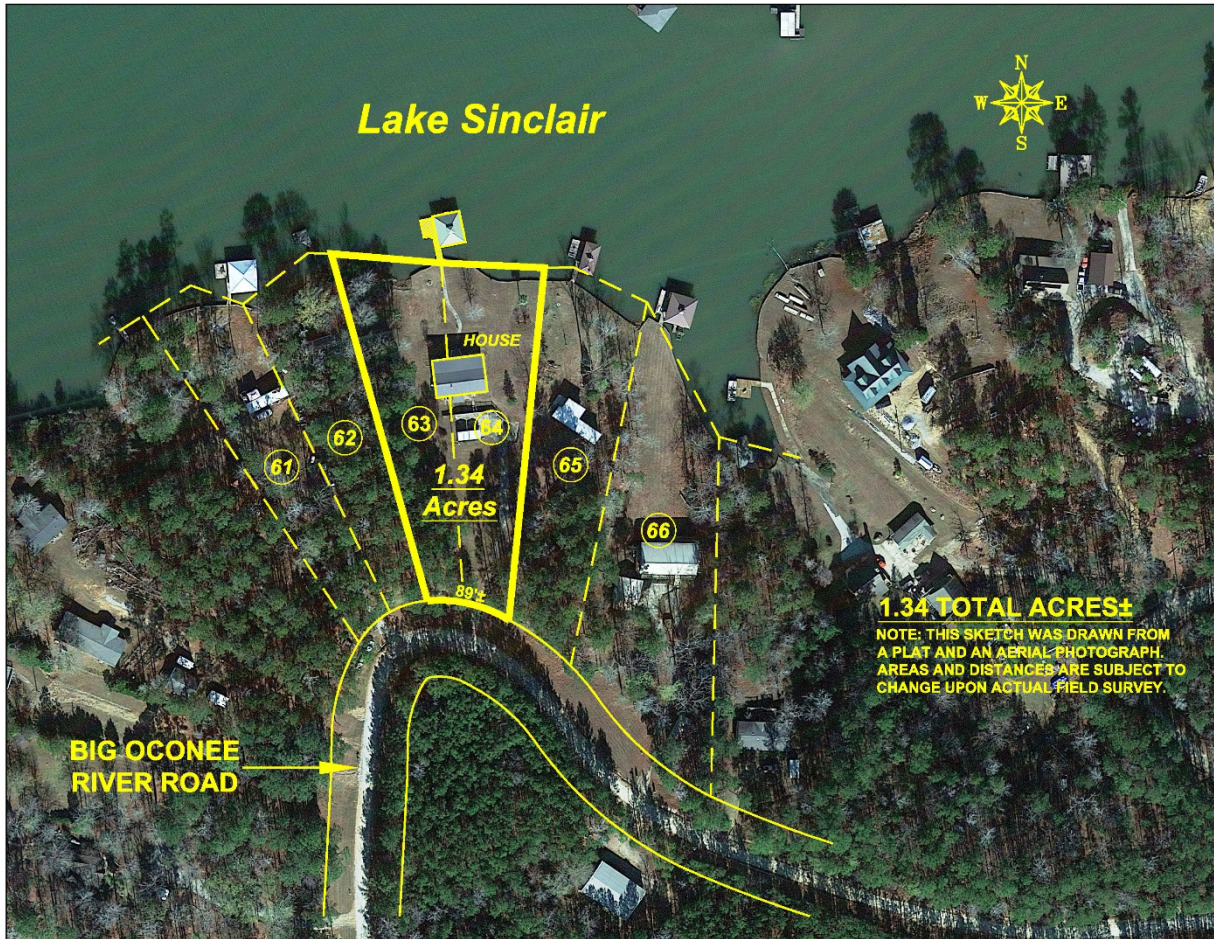
Assessor's Parcel Numbers: Hancock County Tax Parcel 006C 132

Tax Bill Amount: 2022 Tax Amount \$2,896.00


Important Selling Features:

- Fully Furnished 3 Bedroom Two Bath Lake Home with Approximately 1512 Sq. Ft.
- Located on 1.34 +/- Acre Double Lot
- Large Open Living Area with Fireplace and Gas Logs
- Master Bedroom with On-Suite Master Bath featuring:
 - Walk In Shower
 - Sunken Tub
 - Walk in Closet
- Laundry Room with Washer and Dryer
- Large 12 ft. X 56 ft. Front Porch
- Hardee Board Siding
- Masonry Foundation
- Paved Driveway and Parking Pad
- DuroMax SP120000EH Dual Fuel Generator with Zombie Box Noise Control System
- (2) 10 ft. X 12 ft. Storage Buildings
- 26 ft. X 32 ft. Boat Dock with Two Electric Boat Lifts
- 16 ft. X 20 ft. Sun / Swim Deck
- Sea Wall
- Irrigated Lawn

Aerial Map



Tax Card Parcel

 **qPublic.net™** Hancock County, GA

Summary

Parcel Number 006C 132
 Location Address 306 BIG OCONEE RIVER RD
 Legal Description CV 10 LT 63 & 64
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District County (District 01)
 Millage Rate 31.955
 Acres 1.34
 Homestead Exemption Yes (S4)
 Landlot/District N/A

[View Map](#)



Owner

PRESSNALL WAYNE G
 306 BIG OCONEE RIVER RD
 SPARTA, GA 31087

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	CHICKASAW VILLAGE	Lot	0	0	0	1.34	1

Residential Improvement Information

Style One Family
 Heated Square Feet 1512
 Interior Walls Sheetrock
 Exterior Walls Hardi Board
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 2005
 Roof Type Metal
 Flooring Type Carpet/Tile
 Heating Type Central Heat/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 \$89,100
 Condition Average
 House Address 306 BIG OCONEE RIVER RD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Utility Bldg	2008	10x10 / 0	0	\$500
Paving (Concrete)	2008	1x2700 / 0	0	\$5,670
Boat House-D No Walls	2003	28x28 / 0	0	\$13,406
Boat Dock-D	1997	1x348 / 0	1	\$4,176
Sea Walls-D	1997	1x120 / 120	1	\$2,880

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/30/2017	506 471	7 063	\$265,000	Fair Market Value	GARY BEVERLY A & JAMES A	PRESSNALL WAYNE G
9/15/2008	370 280	7 063	\$279,000	Includes Other Parc	STIDHAM MITCHELL	GARY BEVERLY A & JAMES A
7/26/2002	200 293	7 063	\$107,500	Fair Market Value	MACHEN BENNY J & ETA	STIDHAM MITCHELL

Tax Card Parcel – Page 2

Valuation

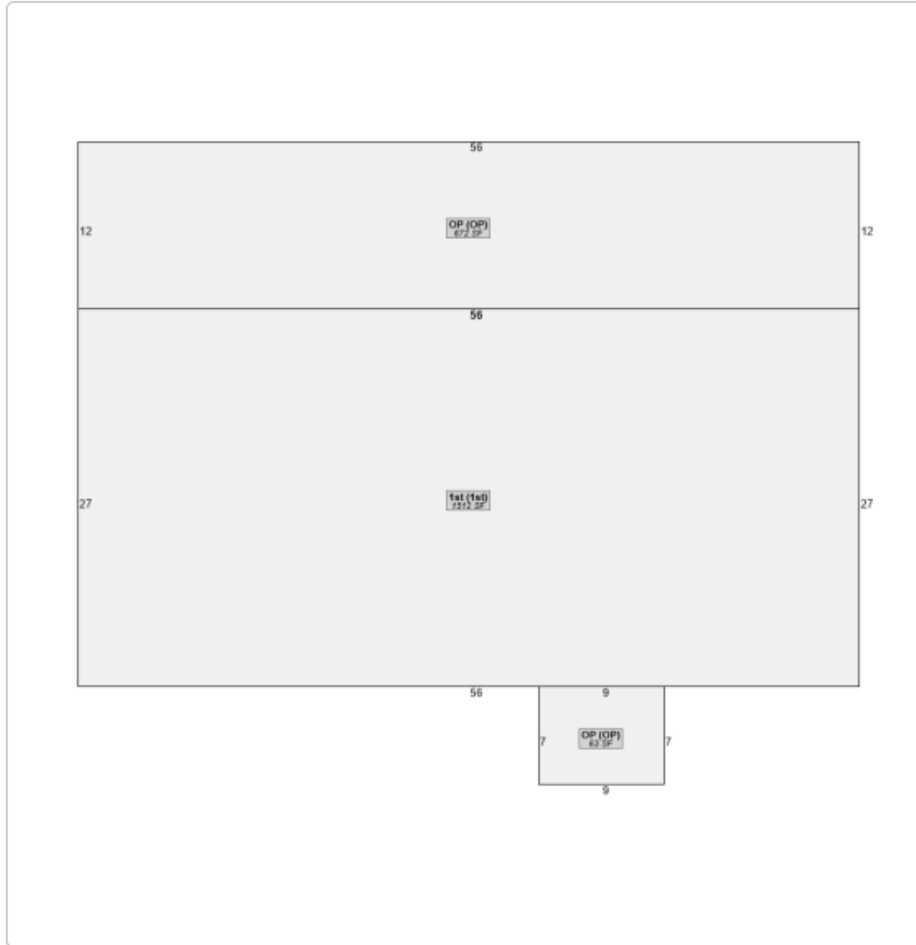
	2022	2021	2020	2019	2018
Previous Value	\$243,732	\$243,732	\$243,732	\$243,732	\$243,732
Land Value	\$128,000	\$128,000	\$128,000	\$128,000	\$128,000
+ Improvement Value	\$89,100	\$89,100	\$89,100	\$89,100	\$89,100
+ Accessory Value	\$26,632	\$26,632	\$26,632	\$26,632	\$26,632
▪ Current Value	\$243,732	\$243,732	\$243,732	\$243,732	\$243,732

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 Hancock 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](#)

Last Data Upload: 12/7/2022, 5:41:44 PM

Developed by


Version 2.3.233



Tax Map

 **qPublic.net™** Hancock County, GA



Overview

Legend

-  Parcels
-  Roads

Parcel ID	006C 132	Owner	PRESSNALL WAYNE G	Last 2 Sales			
Class Code	Residential		306 BIG OCONEE RIVER RD	Date	Price	Reason	Qual
Taxing District	County		SPARTA, GA 31087	6/30/2017	\$265000	FM	Q
Acres	1.34	Physical Address	306 BIG OCONEE RIVER RD	9/15/2008	\$279000	OT	U
		Assessed Value	Value \$243732				

(Note: Not to be used on legal documents)

Date created: 12/7/2022
Last Data Uploaded: 12/7/2022 5:41:44 PM

Developed by  **Schneider**
GEOSPATIAL

Tax Bill 2022

VIRGINIA G KENDRICK
HANCOCK COUNTY TAX COMMISSIONER
9031 East Broad Street

SPARTA, GA 31087-1177
(706)444-5148

PRESSNALL WAYNE G

306 BIG OCONEE RIVER RD
SPARTA GA 31087

IMPORTANT NOTICES

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional 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 these exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption NOT LATER THAN MARCH 1 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:

HANCOCK COUNTY TAX ASSESSOR
9031 EAST BROAD STREET
SPARTA, GEORGIA 31087
(706)444-5721

If you feel that your property has been assessed incorrectly for tax purposes by the BOARD OF TAX ASSESSORS, you should file a tax return reducing the value not later than APRIL 1 in order to have the opportunity to have this value lowered for the next years' taxes. Information on filing a return can be obtained from the county TAX ASSESSOR at the above location.

AD VALOREM TAX NOTICE FOR REAL AND PERSONAL PROPERTY

2022				
Bill Number	Map Number	Property Description		
2022 008616	006C 132	CW 10 LT 63 & 64		
Fair Market Value	Assessed Value	Homestead Code	Tax District	Property Account
243,732	97,493	S4	01	1631R22
Tax Entity	Exemption	Net Assessment	Tax Rate	Tax Amount
COUNTY SCHOOL	4,000 10,000	93,493 87,493	17.685 14.202	1,653.42 1,242.58
SALES TAX CREDIT SAVINGS 100.97				Total Taxes 2,896.00
				Interest 1%
				Late Fees
				10% Penalty
				Back Taxes 2,896.00
				Payments Rcvd
<p>If you have delinquent taxes, please contact the tax commissioner office for payoff amount. Our contact information is: Hancock Co Tax Commissioner 9031 East Broad Street Sparta, GA 31087-1870</p>				TOTAL DUE PAID 12/10/2022
				DATE DUE 12/20/2022

PRESSNALL WAYNE G

306 BIG OCONEE RIVER RD
SPARTA GA 31087

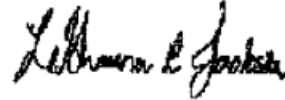
Please place the bill number on your check	2022 008616
Account Number	1631R22
Amount Due	PAID 12/10/2022
AMOUNTS VALID THROUGH	04/20/2023
DATE DUE	12/20/2022
Please make check or Money Order Payable to: HANCOCK COUNTY TAX COMMISSIONER	
If a receipt is desired, please furnish a stamped, self-addressed envelope with your payment.	
Please note: If taxes are to be paid by your mortgage company, send them this portion.	

VIRGINIA G KENDRICK
HANCOCK COUNTY TAX COMMISSIONER
9031 East Broad Street

SPARTA, GA 31087-1177

Legal Description – Page 1

DOC# 001192
FILED IN OFFICE
7/5/2017 11:45 AM
BK:506 PG:471-472
LESHAUNA R JACKSON
CLERK OF SUPERIOR COURT
HANCOCK COUNTY



REAL ESTATE TRANSFER TAX
PAID: \$265.00

PT-61 070 2017 000350

Return Recorded Document to:
Kristine R. Moore Tarrar, LLC
1129 Lake Oconee Parkway
Suite 105
Eatonton, Georgia 31024
File No. 2017-116

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF PUTNAM

THIS INDENTURE made this **30th** day of **June** in the year **2017**, between **James A. Gary and Beverly A. Gary**, as party or parties of the first part, hereinafter called "Grantor" and **Wayne G. Pressnall**, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns, where the contract requires or permits).

WITNESSETH:

That Grantor, for the sum of TEN and 00/100's(\$10.00) Dollars and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are here acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, all of those tracts or parcels of land described as follows:

All that certain tract or parcel of land with improvements thereon situate, lying and being in the 104th District, G.M. of Hancock County, Georgia, containing 1.34 acres, more or less, and being particularly designated as Lots No. 63 and 64 on that certain plat of survey prepared by Julian T. Barnes, R.S., dated June 1980, which is entitled "Chickasaw Village # 10" which plat is recorded in Plat Book 7, page 63, Hancock County records and by this reference is incorporated herein as a part hereof.

For Informational Purposes Only:
TMP#: 006C-132

THIS CONVEYANCE is made subject to the following:

- 1) The taxes for 2017 and all subsequent years not yet due and payable.

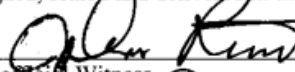
Legal Description – Page 2

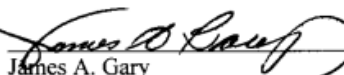
- 2) Restrictive Covenants of record. BK:506 PG:472
- 3) All present visible general utility easements, easements, and rights of way of record, including, but not limited to those created by the Covenants (if applicable) and shown on the existing recorded survey(s).
- 4) All matters disclosed on that survey of record in Plat Book 7, page 63, Hancock County, Georgia records.

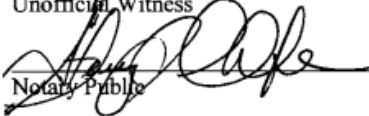
TO HAVE AND TO HOLD the said Property, together with all and singular the rights, members, easements and appurtenances, and all interest of Grantor (if any) in and to alleys, streets, and rights of way adjacent to or abutting the Land to the same being, belonging or in any wise appertaining to the Land, to the only proper use, benefit of Grantee, forever, IN FEE SIMPLE.

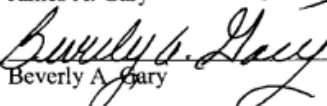
Except as to any claims arising from or with respect to the Permitted Exceptions, Grantor will warrant and forever defend the right and title to the Property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

Signed, sealed and delivered in the presence of:


Unofficial Witness

 [SEAL]
James A. Gary


Notary Public

 [SEAL]
Beverly A. Gary

AFFIX NOTARY SEAL



Joint Well and Driveway Agreement

Page 1

JOINT WELL AND SHARE DRIVEWAY AGREEMENT

STATE OF GEORGIA

COUNTY OF HANCOCK

This agreement, made this 30th day of April, 2002, between the following Parties, to wit: DIANE CHILDRESS and DAVID CHILDRESS, JOHN J. GLOVER and ANN MARIE RIDENOUR AND MERIL MACHEN and BEN MACHEN

WITNESSETH

WHEREAS, John J. Glover and Ann Marie Ridenour are the owners of Lot 65, and Ben and Meril Machen are the owners of Lots 63 and 64, etc. and

WHEREAS, said parties are desirous of sharing a 24 inch bored well and installed pump and piping adequate to supply water to the hereinbefore described property and share driveway upon the following described property, to wit:

All that tract or parcel of land situate, lying and being in the 104th District G.M.D. of Hancock County, Georgia, containing 0.84 acres, more or less, and being particularly designated as Lot No. 65 on that certain plat of survey prepared by Julian T. Barnes, R. S., dated June, 1980, entitled "Chickasaw Village #10", which plat is recorded in Plat Book 7, Page 63, Hancock County records and by this reference incorporated herein and made a part hereof.

Joint Well and Driveway Agreement

Page 2

WHEREAS, the undersigned parties desire to enter in an agreement setting forth the rights and responsibilities of the parties as to said well;

NOW, THEREFORE, for and in the consideration of the mutual promises and Covenants of the parties and benefits flowing thereto, the receipt and sufficiency Whereof is hereby acknowledged by each of sid parties, the parties hereto mutually Covenant and agree;

1.

That the cost of maintenance, repair and replacement of the well and pump therein Shall be paid equally by the undersigned or their successors or assigns in title.

2.

Upon the failure of any or either of the parties, or their successors or assigns, to Pay their equal share of the cost of necessary repairs and/or replacement of said pump or well such party or parties shall not have the right to use water from said well unless and until his or their pro-rata share of such expenses shall have been paid.

3.

Each party to this agreement shall install and pay for the installation and maintenance of a pipe line from the well to his, her or their residence. Each party to this agreement shall install, pay for the installation and maintenance of share driveway to his, her or their residence.

4.

That said well shall constitute a common well and each of the parties shall have The right to use the water therefrom jointly with all other parties hereto for a period of Twenty (20) years from the date of this agreement.

Joint Well and Driveway Agreement

Page 3

5.

The parties hereto agree each to pay equal portions of the electricity bills, when due, for the current used in operation of said well pump.

6.

The parties hereto agree to use water from said well for household uses only and Not for watering lawns or gardens or washing vehicles.

7.

Each of the said parties grant to all of the other parties to this agreement an Easement sufficient in width to run one water pipeline from the well to the residence of Each of the other parties provided said pipeline is run in the most practical space from Well to each of said residences.

8.

No party to this agreement shall damage, destroy, move, alter, or make any changes in the well or pump without the written consent of all of the other parties.

9.

The rights and obligations of this agreement shall be for twenty (20) years and The covenants herein contained shall run with and as appurtenances to the title to all Parties, properties, and this agreement shall be for the benefit of and binding upon the parties hereto and their respective heirs, legal representatives, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be

Joint Well and Driveway Agreement

Page 4

Executed under seal the day and year first above written.

Herein referred to as Sellers of Lot 65

DIANNE CHILDRESS

DAVID CHILDRESS

Executed in the presence of:

Notary Public, Georgia, State at Large

Herein referred to as Purchaser of Lot 65




JOHN J. GLOVER

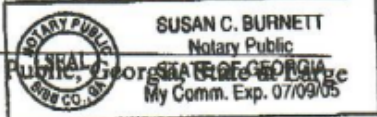
Executed in the presence of:

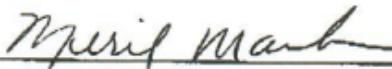
Notary Public, Georgia, State at Large

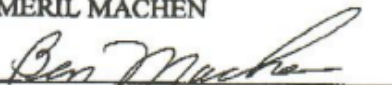
Herein referred to as Purchaser of Lot 65

ANN MARIE RIDENOUR


Executed in the presence of:


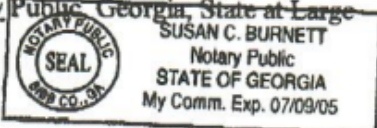

Notary Public, Georgia, State at Large
Herein referred to as Owners Lots 63&64



MERIL MACHEN


BEN MACHEN

Executed in the presence of:


Notary Public, Georgia, State at Large


Go Bid Now!



www.WiregrassAuctionGroup.com