



WIREFRASS AUCTION GROUP
— ACCELERATED REAL ESTATE MARKETING —

16.82+/- EQUESTRIAN PROPERTY AND HOME IN HENRY COUNTY, GEORGIA

**602 MOCCASIN GAP ROAD,
JACKSON, GEORGIA 30233**

***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 16.82 +/- Equestrian Property and Home in Henry County, Georgia.

Attention all equestrian enthusiasts! Wiregrass Auction Group, Inc. is pleased to offer this 16.8 +/- acre equestrian property located at 602 Moccasin Gap Road, Jackson, Georgia. This property boasts a three bedroom, two bath home with approximately 1,872 +/- sq. ft. of living space, featuring a large kitchen/den combo with fireplace, single car garage, and covered back porch. Set your price today.

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:

Saturday, April 22, 10:00 am – 12:00 pm

Saturday, April 29, 10:00 am – 12:00 pm

Call Mark Manley to Schedule a Private Showing

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: 602 Moccasin Gap Road, Jackson, Georgia 30233

Auction Date: Tuesday, May 2, 2023, at 2:00 PM

Property Size: 16.8 +/- Acres

Assessor's Parcel Numbers: Henry County, Georgia Tax Parcel 179-011019000

Henry County Tax Bill Amount: \$3,369.57

Important Selling Features:

- 16.8 +/- Acre Equestrian Property
- Three Bedroom / Two Bath Home
- Approximately 1,872 +/- Sq. Ft.
- Large Kitchen / Den Combo with Fireplace
- Single Car Garage
- Covered Back Porch
- Partially Finished Basement with Roll Up Door
- 40 ft. X 50 ft. Masonry Horse Barn
 - 6 Stalls
 - Tack Room
 - Feed Room
 - Wash Area
- 30 ft. X 40 ft. Pole Barn
- Two Fenced Paddocks
- Riding Area
- 6" Deep Well
- **Please Inspect Prior to Bidding**

Aerial Map



Tax Card Parcel

 **qPublic.net**™ Henry County, GA

Summary

Parcel ID 179-01019000
Location Address 602 MOCCASIN GAP RD
Millage Group 0001 (County/UnIncorp)
Property Usage 2017 CONSERVA (2017)
Total Acres 16.8
Landlot / District 246 / 8
Subdivision
Lot/Block
Plat Book
Plat Page

Exemptions: SV

Owners

LIPSKY JOSEPH R III & ETAL
C/O ASHLEY WILSON
1118 ROBERTS QUARTERS RD
CONCORD, GA 30206

Valuation

	2022	2021	2020
+ Building Value	\$179,700	\$158,700	\$146,400
+ OB/Misc	\$14,000	\$14,200	\$14,400
+ Land Value	\$201,600	\$173,000	\$163,000
= Total Assessment	\$395,300	\$345,900	\$323,800

Exemptions: SV

Assessment Notices 2022

[2022 Assessment Notice \(PDF\)](#)

Land Information

Land Use	Number of Units	Unit Type
CONSMRKT2017 (002017)	15.8	ACRES
SMALL AC IMP (000180)	1	ACRES

Buildings

Building # 1
ConstructionType SGL FAM
Actual Year Built 1975
Effective Area 2,711
Heated Area 1,872
Bedrooms 3
Baths 2
Wall Height 0

Building # 2
ConstructionType POOL HOUSE
Actual Year Built 1986
Effective Area 392
Heated Area 392
Bedrooms 0
Baths 1
Wall Height 0

Miscellaneous Data

Description	Length	Width	Units	Year Built
POOL-RES-VINYL-AVE	19	38	722	1986
B-21	30	40	1,200	1986
B-44	0	0	2,139	1990

Tax Card Parcel – Page 2

Sales Information

Sale Date	Deed Book/Page	Sale Price	Instrument	Reason	Grantor	Grantee
7/3/2012	12646-270	\$0	ADMINISTRATIVE DEED	D OF ASSNT	LIPSKY JOSEPH R III & ETAL	LIPSKY JOSEPH R III & ETAL
10/27/2010	11908-343	\$0	DEED OF ASSENT	D OF ASSNT	SPRINGER KAREN M	LIPSKY JOSEPH R III & ETAL
3/1/1989	1042-7	\$0	QUIT CLAIM	QUITCLAIM	SPRINGER WM W & KARE	SPRINGER KAREN M
3/1/1979	371-5	\$24,100	WARRANTY DEED		CHAPPELL JAMES P JR	SPRINGER WW & KAREN
8/1/1973	186-296	\$0	QUIT CLAIM			CHAPPELL JAMES P JR

Map



Generate Owner List by Radius

The Property Address option is unavailable for Henry County

Distance:

100

Feet

Use Address From:

☒ Owner ☐ Property

Select export file format:

Address labels (5160)

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Download

☒ Show All Owners

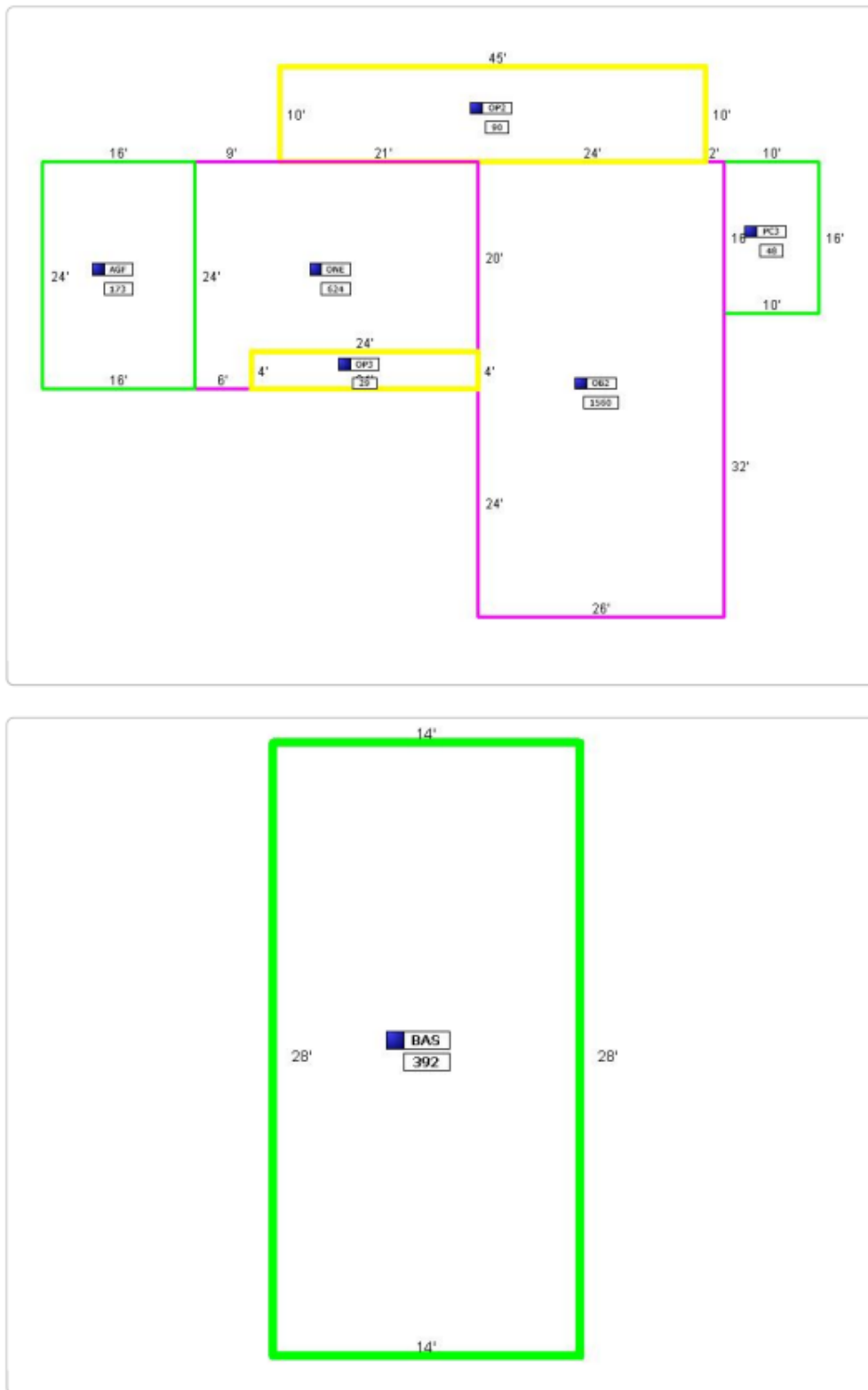
☐ Show Parcel ID on Label

Skip Labels

0

Sketches

Tax Card Parcel – Page 3



Tax Map

 **qPublic.net**™ Henry County, GA



Parcel ID	179-01019000	Class	A	Owner	LIPSKY JOSEPH R III & ETAL	Land Value:	\$201,600	Last 2 Sales		
Property Address	602 MOCCASIN GAP RD	Acreage	16.8	Address	C/O ASHLEY WILSON	Building Value:	\$179,700	Date	Price	Reason Qual
District	County/UnIncorp				1118 ROBERTS QUARTERS RD	Misc Value:	\$14,000	7/3/2012	\$0	D OF ASSNT U
					CONCORD GA 30206	Total Value:	\$395,300	10/27/2010	\$0	D OF ASSNT U

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

Date created: 8/24/2022

Last Data Uploaded: 8/24/2022 2:18:12 AM

Developed by  **Schneider**
GEOSPATIAL

Tax Bill 2022

2022 Property Tax Statement

Michael Harris
Henry County Tax Commissioner
140 Henry Parkway
McDonough, GA 30253

Phone: (770) 288-8180
Fax: (770) 288-8190

LIPSKY JOSEPH R III & ETAL
C/O ASHLEY WILSON
1118 ROBERTS QUARTERS RD
concord, GA 30206

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2022-47929	11/16/2022	\$3,661.59	\$0.00	\$0.00	\$3,661.59


Map: 179-01019000
Location: 602 MOCCASIN GAP RD

Printed: 03/23/2023

Interest will be applied monthly after the due date. A 5% penalty will be applied every 120 days from the due date. (20% maximum) Payment Good Through date applies to Current Year Interest only. Bills are mailed to the Jan 1 owner. If you have sold this property, please return the bill along with a Settlement Statement within 90 days from the due date. (Ga Code Section 48-3-3). We accept US postmark only as proof of mailing. Questions regarding Payments: 770-288-8180 opt 3. Questions regarding Value: 770-288-7999 opt 1.
PAYMENTS ARE ACCEPTED PRIOR TO DUE DATE.
PAYMENT DROP BOXES AVAILABLE AT BOTH LOCATIONS.
You can pay your taxes online and for additional information visit our website @ www.HenryCountyTax.com.

RETURN THIS PORTION WITH PAYMENT

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

Michael Harris Henry County Tax Commissioner 140 Henry Parkway McDonough, GA 30253 Phone: (770) 288-8180 Fax: (770) 288-8190				Tax Payer: LIPSKY JOSEPH R III & ETAL Map Code: 179-01019000 Real Description: LLot: 246 LDist: 8 Location: 602 MOCCASIN GAP RD Bill No: 2022-47929 District: 001	
---	--	--	--	--	--

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Exemptions
193,700.00	201,600.00	16.8000	\$395,300.00	11/16/2022		SV

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
HENRY COUNTY TAX	\$395,300	\$158,120	\$71,320	\$86,800	12.235000	\$1,062.00	\$0.00	\$1,062.00
COUNTY SCHOOL M&O	\$395,300	\$158,120	\$71,320	\$86,800	20.000000	\$1,736.00	\$0.00	\$1,736.00
COUNTY SCHOOL BOND	\$395,300	\$158,120	\$71,320	\$86,800	3.628000	\$314.91	\$0.00	\$314.91
COUNTY WATER 770-957-6659	\$395,300	\$158,120	\$71,320	\$86,800	2.000000	\$173.60	\$0.00	\$173.60
UNINCORP SSD	\$395,300	\$158,120	\$71,320	\$86,800	0.318000	\$27.60	\$0.00	\$27.60
POLICE SSD	\$395,300	\$158,120	\$71,320	\$86,800	1.904000	\$165.27	\$0.00	\$165.27
FIRE PROTECTION SSD	\$395,300	\$158,120	\$71,320	\$86,800	1.211000	\$105.11	\$0.00	\$105.11
RECREATION SSD	\$395,300	\$158,120	\$71,320	\$86,800	0.601000	\$52.17	\$0.00	\$52.17
COUNTY SALES TAX CREDIT	\$395,300	\$158,120	\$71,320	\$86,800	-3.536000	\$0.00	-\$306.92	-\$306.92
STORMWATER 770 288-7246	\$395,300	\$0	\$0	\$0	0.000000	\$39.83	\$0.00	\$39.83
TOTALS					38.361000	\$3,676.49	-\$306.92	\$3,369.57

Homeowners are entitled to homestead exemptions only on their actual place of permanent residence. Only one homestead is allowed for one immediate family group. Please notify us of any changes which could affect your homestead exemption such as, changes to Warranty Deed, age, death, disability or change of residence. You must file by April 1, 2022 for the 2022 tax year. If you are 62 years of age on or before Jan 1, 2022, and currently receive homestead exemption, you may qualify for additional exemptions for 2022. Contact our office @ 770 288-7999 opt 2 for details. Information is also available on Disability and Disabled Veterans exemptions. Forms may be found on our website.	Current Due \$3,369.57 Penalty \$168.48 Interest \$123.54 Other Fees \$0.00 Previous Payments \$0.00 Back Taxes \$0.00 Total Due \$3,661.59
--	---

Legal Description - Page 1

Doc ID: 013284030003 Type: ESTD
Recorded: 11/01/2010 at 11:49:40 AM
Fee Amt: \$14.00 Page 1 of 3
Transfer Tax: \$0.00
Henry, GA Clerk of Superior Court
Barbara Harrison Clerk of Court
BK **11908** PG **343-345**

SWB FILE NO. 10-0331
Type Policy: None

Return to: SMITH, WELCH & BRITTAIN, LLP
ATTORNEYS AT LAW
P.O. Box 10
McDonough, GA 30253

DEED ONLY

DEED OF ASSENT

GEORGIA, HENRY COUNTY. PT-61 075-20 10 - 9063

THIS INDENTURE, made this the 27th day of October, 2010, between
LEIGH L. BOND, as EXECUTRIX OF THE LAST WILL AND TESTAMENT OF KAREN
MURRY SPRINGER A/K/A KAREN M. SPRINGER late of Henry County, Georgia, deceased,
hereinafter called Grantor, and JOSEPH R. LIPSKY III, LEIGH L. BOND, STEPHEN DONALD
LIPSKY and WILLIAM BRADLEY SPRINGER of Henry County, Georgia,
hereinafter called Grantee, witnesseth that:

The Grantor does hereby grant and convey unto the Grantee the following described tract or
parcel of land:

All that tract or parcel of land lying and being in Land Lot 246 of the 8th Land District of Henry
County, Georgia, and being more particularly described on Exhibit "A" attached hereto and
incorporated herein by reference.

**NOTE: SCRIVENER DRAFTED DEED ONLY AND AT THE REQUEST OF
THE PARTIES, DID NOT PERFORM A TITLE SEARCH AND**

{Client: 10-0331 Matter: Doc: 00626871.DOC}

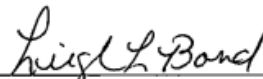
Legal Description – Page 2

THEREFORE DOES NOT WARRANT IN ANY MANNER WHATSOEVER THE CHAIN OF TITLE, INCLUDING BUT NOT LIMITED TO THE FOLLOWING, TO-WIT: THE RECORD TITLE HOLDER, LIENS, JUDGMENTS, EASEMENTS, ENCROACHMENTS OR RIGHTS OF PERSONS IN POSSESSION THEREOF.


TO HAVE AND TO HOLD the above described land and appurtenances unto the said JOSEPH R. LIPSKY III, LEIGH L. BOND, STEPHEN DONALD LIPSKY and WILLIAM BRADLEY SPRINGER the Grantee herein, in as full and ample a manner as the same was possessed and enjoyed by the said KAREN MURRY SPRINGER a/k/a KARAEN M. SPRINGER in her lifetime.

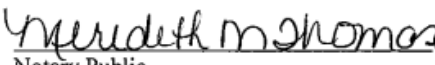
The estate of KAREN MURRY SPRINGER, deceased, has been fully administered, all debts paid and this deed is made as evidence of the assent of the Executrix of the will of said KAREN MURRY SPRINGER, deceased to the passing of the legacy and devise under Item ITEM IV of said Will, which Will was probated in Solemn form in the Probate Court of Henry County, Georgia.

IN WITNESS WHEREOF the Grantor has hereunto set her hand and seal the day and year above written.


LEIGH L. BOND, as Executrix of the
Last Will and Testament of Karen Murry
Springer a/k/a Karen M. Springer, Deceased

Signed, sealed and delivered
in the presence of:


unofficial witness


Notary Public
My Commission expires:

{Client: 10-0331 Matter: Doc: 00626871.DOC}



Legal Description – Page 3

EXHIBIT "A"

All of those tracts or parcels of land lying and being in Land Lot 246 of the 8th District of Henry County, Georgia and being known as Tract One containing 4.93 acres and Tract Two containing 5.97 acres and being more particularly described as follows:

TRACT ONE

All that tract or parcel of land lying and being in Land Lot 246 of the 8th District of Henry County, Georgia, containing 4.93 acres, including house and all outbuildings, and being more particularly described by reference to "Site Plan" survey made for James P. Chappell, Jr., by Kenneth E. Presley Associates, Inc., dated July 17, 1975, as follows:

Beginning at an iron pin on the Northwest side of a County Road at a point which is 640 feet Northeasterly along Northwest side of said road from South line of Land Lot 246, and running from said point of beginning Northeasterly along Northwest side of said road a chord distance of North 17 degrees 03 minutes East 168.4 feet; thence North 1 degree 58 minutes East along West side of said road 160.8 feet; thence North 89 degrees 32 minutes West 682.27 feet; thence South 0 degrees 28 minutes West 322.14 feet to a point which is South 89 degrees 32 minutes East 455 feet from an iron pin on West line of Land Lot 246; thence South 89 degrees 32 minutes East 630 feet to POINT OF BEGINNING.

TRACT TWO

All that tract or parcel of land containing 5.97 acres, lying and being in Land Lot 246 of the 8th District of Henry County, Georgia, and being more particularly described as follows:

BEGINNING at a point on the westerly side of a County Road 969.2 feet northeasterly and northerly along the northwesterly and westerly sides of said public road from the intersection of the northwesterly side of said public road with the south line of said Land Lot 246; thence running north 1 degree 58 minutes east along the westerly side of said public road 100 feet; thence north 89 degrees 32 minutes west 1132 feet to an iron pin on the west line of said Land Lot 246; thence South 1 degree 30 minutes west along said Land Lot line 424 feet to an iron pin; thence south 89 degrees 32 minutes east 455 feet; thence north 0 degrees 28 minutes east 322.14 feet; thence South 89 degrees 32 minutes east 682.27 feet to the THE POINT OF BEGINNING.

TRACT THREE

All that tract or parcel of land lying and being in Land Lot 246 of the 8th District of Henry County, Georgia, containing 5.9 acres, as shown on plat of survey made for J.C. Sturrock, by Joe Rowan, Jr., Henry County surveyor, dated May 30, 1973, revised August 25, 1975, and being more particularly described by reference to said plat as follows:

BEGINNING at an iron pin located on the West right of way line of a Public Road (said Public Road having a right of way of 30 feet), which point is 1069.2 feet North as measured along the West right of way line of said Public road from its intersection with the South line of Land Lot 246, and running thence North 89 degrees 32 minutes West 748.0 feet to a point; thence North 1 degree 58 minutes East 344.0 feet to a point; thence South 89 degrees 32 minutes East 748.0 feet to a point located on the West right of way line of said Public Road; thence South 1 degree 58 minutes West along the west right of way line of said Public Road 344.0 feet to the Point of Beginning.

(Client: 10-0331 Matter: Doc: 00626871.DOC)

Go Bid Now!



www.WiregrassAuctionGroup.com