



**WIREGRASS AUCTION GROUP**  
— ACCELERATED REAL ESTATE MARKETING —

**9,990 SQFT OFFICE SPACE IN  
DOWNTOWN CAIRO, GEORGIA**

**17 1ST AVE NE  
CAIRO, GEORGIA 39828**

***TUESDAY, AUGUST 1, 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 9,990 SQFT Office Space in Downtown Cairo, Georgia.

Welcome to 17 First Ave Northeast, an impressive office building located in Cairo, Georgia. This expansive property spans an impressive 9,990 square feet and is situated on a generous .67-acre lot. With its unique layout divided into four separate spaces, this office building offers tremendous potential for your business endeavors. Featuring 26 offices, 3 conference rooms, 3 reception spaces, 2-3 stall bathrooms, 4 half baths, 1 full bath, 6 storage rooms, 1 kitchen, 1 kitchenette, and a dedicated fire room, this property caters to your diverse needs. Don't miss the chance to make this exceptional office building your business's new home. Schedule a viewing today and envision the possibilities for your company to thrive in this dynamic space.

Bidding for this property will open on July 18, 2023, at 10:00 am and continue to August 1, 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](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 do not hesitate to contact me if you have any questions about the property, the auction process, or if you would like to schedule a private showing of the property.

Sincerely,  
Wiregrass Auction Group, Inc.

Spencer Young



**Auction Date and Time:** Tuesday, August 1, 2023, at 2:00 PM

**Open House Dates and Times:** Wednesday, July 26<sup>th</sup> from 4 PM - 6 PM  
Monday, July 31<sup>st</sup> from 4 PM - 6 PM

**For More Information Contact:** Spencer Young  
Wiregrass Auction Group, Inc.  
(229) 890-2437 – Office  
(229) 225-8625 – Cell  
Spencer@BidWiregrass.com

## Property Information

**Property Address:** 17 1st Ave NE, Cairo, Georgia 39828

**Auction Date:** Tuesday, August 1, 2023, at 2:00 PM

**Property Size:** 9,990 SQFT Office Space on 0.67 Acres

**Assessor's Parcel Numbers:** Grady County - C0200092

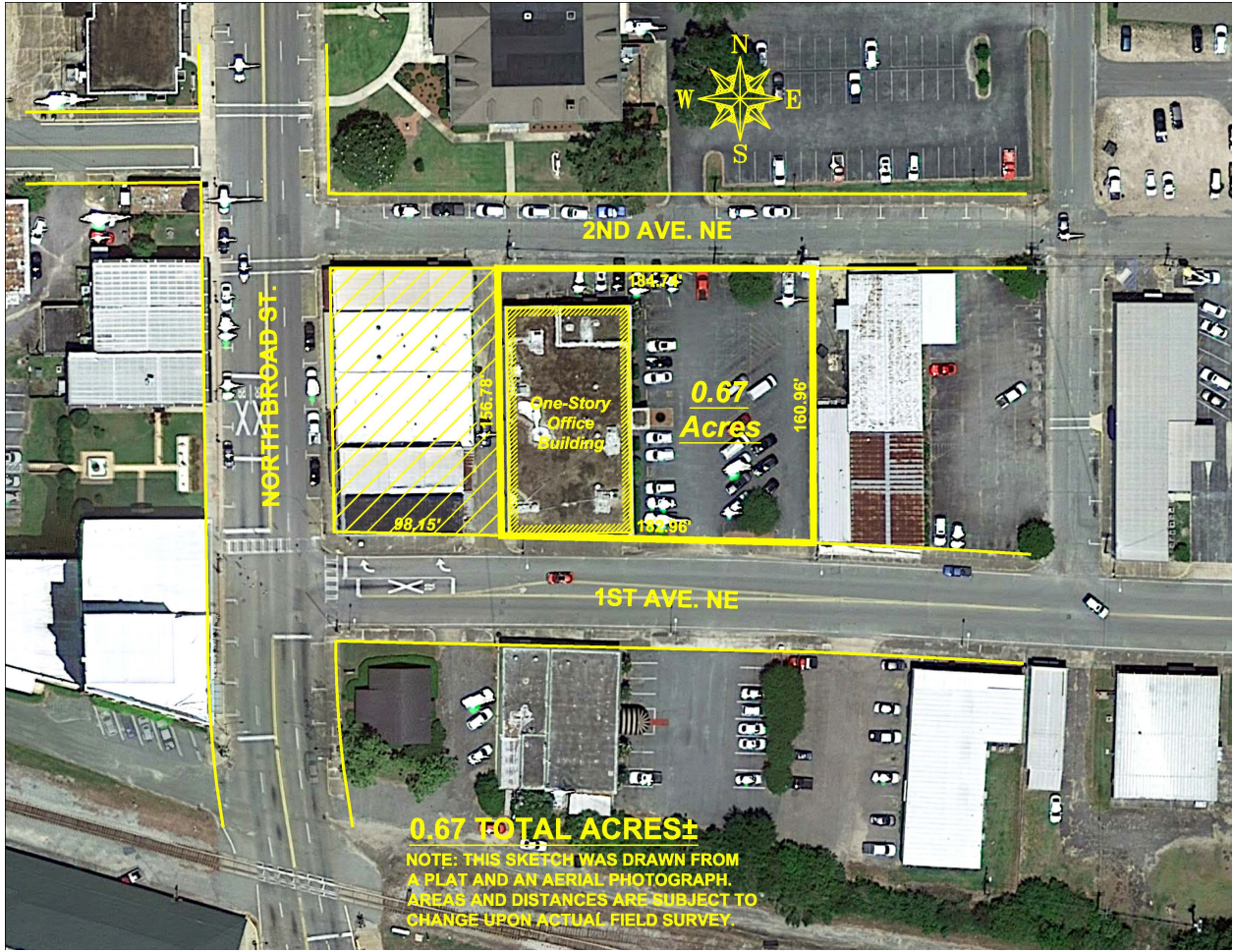
**Tax Bill Amount:** \$5,724.76

### Important Selling Features:

- 9,990 SQFT Office Space in Downtown Cairo, across the street from Grady County Courthouse. Great for an investor or large company looking for additional space. Sits on .67 Acres with, 42 Parking Spaces,
  - 26 Offices
  - 3 Conference Rooms
  - 3 Reception Spaces
  - 2 – 3 Stall Bathrooms
  - 4 – Half Baths
  - 1 – Full Bath
  - 6 Storage Rooms
  - 1 Kitchen
  - 1 Kitchenette
  - 1 Safe Room
  - Rural Zone Investor Tax Credits
- 9 Residential Lots in city limits of Cairo, GA.
- Personal Property from home and office, including desks, chairs, Home Furnishings, Collector Items.



## Aerial Map



# Tax Card Parcel - Page 1

 Grady County, GA

### Summary

Parcel Number C0200092  
 Location Address 17 1ST AVE NE  
 Legal Description N/A  
 Class C3-Commercial  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Tax District CAIRO (District 01)  
 Millage Rate 35.83  
 Acres 0.69  
 Homestead Exemption No (S0)  
 Landlot/District 21 / 18

[View Map](#)

### Owner

CHASWILL INC  
 (RODDENBERY)  
 P O BOX 743  
 CAIRO, GA 39828

### Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	FF-COM: 275.00	Front Feet	0	189	159	0.69	0

### Commercial Improvement Information

Description Office-AV  
 Value \$313,074  
 Actual Year Built 1950  
 Effective Year Built 1964  
 Square Feet 9210  
 Wall Height 14  
 Wall Frames  
 Exterior Wall  
 Roof Cover  
 Interior Walls 50%  
 50%  
 Floor Construction 50%  
 50%  
 Floor Finish  
 Ceiling Finish 50%  
 50%  
 Lighting  
 Heating  
 Number of Buildings 1

### Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Comm. Paving-Asphalt	2000	0x0 / 21540	1	\$5,089

### Sales

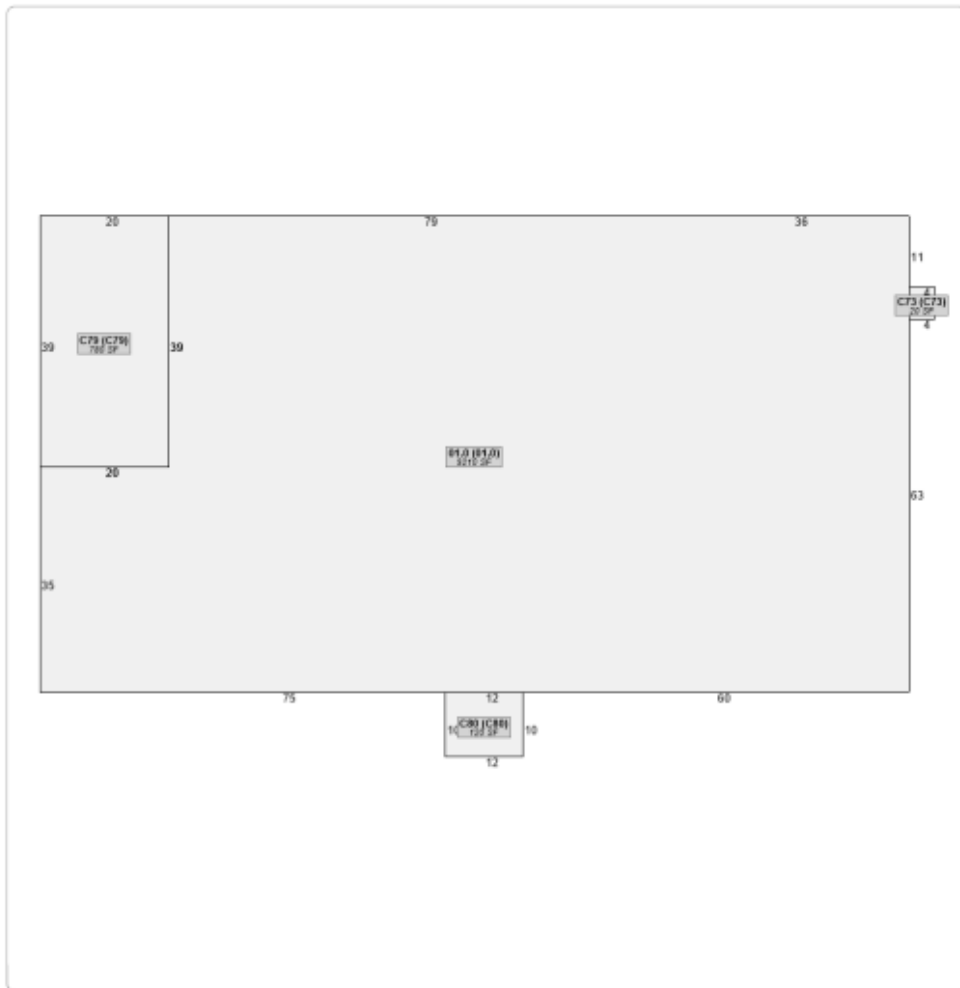
Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/2/1996	397 227	32 8	\$235,000	Unqualified - Improved		CHASWILL INC
7/31/1935	38 403		\$0	Unqualified Sale	RODDENBERY CO INC W B	RODDENBERY W B CO INC

### Valuation

	2022	2021	2020	2019	2018
Previous Value	\$371,697	\$371,697	\$371,697	\$371,697	\$371,697
Land Value	\$53,534	\$53,534	\$53,534	\$53,534	\$53,534
+ Improvement Value	\$313,074	\$313,074	\$313,074	\$313,074	\$313,074
+ Accessory Value	\$5,089	\$5,089	\$5,089	\$5,089	\$5,089
= Current Value	\$371,697	\$371,697	\$371,697	\$371,697	\$371,697

### Sketches

## Tax Card Parcel – Page 2



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

The Grady 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](#)

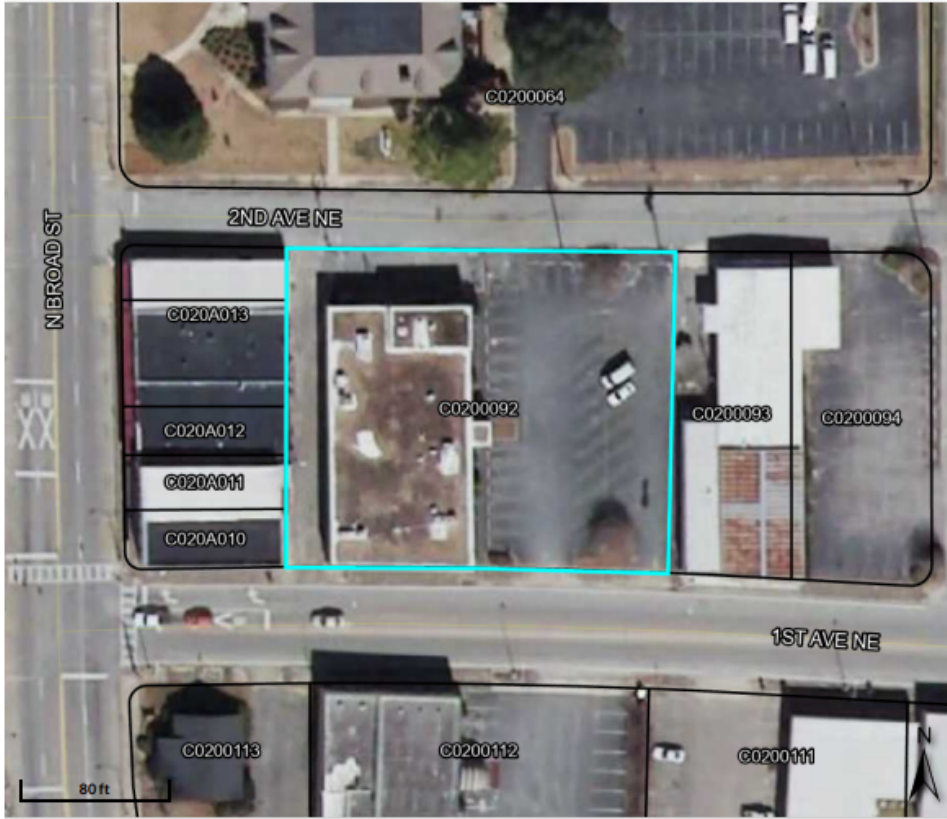
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 Schneider  
GEO SPATIAL

Version 3.1.10

# Tax Map Parcel



 **qPublic.net™** Grady County, GA



**Overview**



**Legend**

-  Parcels
-  Roads

<b>Parcel ID</b>	C0200092	<b>Owner</b>	CHASWILL INC (RODDENBERY)	<b>Last 2 Sales</b>			
<b>Class Code</b>	Commercial		P O BOX 743	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	CAIRO		CAIRO, GA 39828	12/2/1996	\$235000	UI	U
<b>Acres</b>	0.69			7/31/1935	0	UK	U
		<b>Physical Address</b>	17 1ST AVE NE				
		<b>Assessed Value</b>	Value \$371697				

(Note: Not to be used on legal documents)

Date created: 5/26/2023  
Last Data Uploaded: 5/25/2023 9:07:26 PM

Developed by 



## Tax Bill 2022

 Grady County, GA Tax Commissioner

### Parcel Information

Tax Year 2022  
 Bill Number 2227  
 Account Number 95875  
 Tax District 01  
 Parcel Number C20-92  
 Building Value \$318,163.00  
 Land Value \$53,534.00  
 Acres 0.6900  
 Fair Market Value \$371,697.00  
 Brief Legal Description  
 Situs Address 17 1ST AVE NE

### Owner

CHASWILL INC  
 (RODDENBERY)  
 P O BOX 743  
 CAIRO, GA 39828

### Total Billing Amount

Taxing Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	\$371,697.00	\$148,680.00	\$0.00	\$148,680.00	0.000			\$0.00
COUNTY TAX	\$371,697.00	\$148,680.00	\$0.00	\$148,680.00	20.644	\$3,069.35		\$2,584.50
SALES TAX CREDIT				\$148,680.00	-3.261		(\$484.85)	
SCHOOL TAX	\$371,697.00	\$148,680.00	\$0.00	\$148,680.00	13.400	\$1,992.31		\$1,992.31
CAIRO CITY TAX	\$371,697.00	\$148,680.00	\$0.00	\$148,680.00	13.951	\$2,074.23		\$1,147.95
CAIRO SALES TAX CREDIT	\$371,697.00	\$148,680.00	\$0.00	\$148,680.00	-6.230		(\$926.28)	\$0.00
<b>TOTALS</b>					<b>38.504</b>	<b>\$7,135.89</b>	<b>(\$1,411.13)</b>	<b>\$5,724.76</b>

### Payment Information

Current Due	Current Due Date	Penalty	Interest	Other Fees	Previous Payment	Back Taxes	Total Due
5724.76	12/27/2022	\$0.00	\$0.00	\$0.00	\$5,724.76	\$0.00	\$0.00

No data available for the following modules: Mobile Home Information.

The Grady County Tax Commissioner 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.

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Last Data Upload: 6/15/2023, 12:00:39 AM

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Version 3.1.14

## Legal Description – Page 1

GRADY COUNTY GEORGIA  
CLERK OF SUPERIOR COURT  
96 DEC -2 PM 4: 06  
ANNE LIT H. ALRED  
CLERK OF SUPERIOR COURT

2227

**WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF GRADY:

THIS INDENTURE, made and entered into the 2<sup>nd</sup> day of December, in the year of our Lord, One Thousand Nine Hundred and Ninety-Six, between W.B. RODDENBERY COMPANY, INC., of the one part, and CHASWILL, INC., a Georgia corporation, of the other part.

WITNESSETH: That the party of the first part, for and in consideration of TEN DOLLARS & OTHER VALUABLE CONSIDERATION, in hand paid, the receipt whereof is hereby acknowledged, hath granted, sold and conveyed unto the said CHASWILL, INC., a Georgia corporation, and its successors and assigns, all the tract or parcel of land situated, lying and being in the county of Grady as follows:

All that tract or parcel of land lying and being in the City of Cairo, Grady County, Georgia, being more particularly described as follows: To find the point of beginning commence at the intersection of the East right-of-way margin of North Broad Street with the North right-of-way margin of First Avenue Northeast, and run thence along the north right-of-way margin of said First Avenue Northeast South 89 degrees 37 minutes 03 seconds East 98.15 feet to the East right-of-way margin of a twenty (20) foot city alley and the point of beginning of the tract herein conveyed. From said point of beginning run along the East right-of-way margin of said city alley North 00 degrees 50 minutes 43 seconds West 156.78 feet to a point on the South right-of-way margin on Second Avenue Northeast; run thence along the South right-of-way margin of said Second Avenue Northeast, South 89 degrees 59 minutes 32 seconds East 184.74 feet to the Northwest corner of property owned by Messenger Publishing Company, Inc.; run thence along the west property line of said Messenger Publishing Company, Inc. South 00 degrees 10 minutes 19 seconds East 160.96 feet to a point on the north right-of-way margin of First Avenue Northeast; run thence along the north right-of-way of said First Avenue Northeast, North 88 degrees 40 minutes 34 seconds West 182.96 feet to the point of beginning of the tract herein conveyed.

Said tract or parcel of land being more particularly described on that plat of survey for Chaswill, Inc. by Wallace Long Hambrick, dated November 1, 1996, and recorded in Plat Book 32, Page 8, Grady County Land Records. Reference to said plat of survey made to incorporate same herein by reference thereto.

WHICH TRACT or parcel of land the said W.B. RODDENBERY COMPANY, INC., will well and truly warrant and defend from the claim of all persons whatsoever, unto the said CHASWILL, INC., its successors and assigns, forever in fee simple.

GRADY COUNTY GEORGIA  
REAL ESTATE TRANSFER TAX  
Paid \$ 235.00  
Date DEC -2 1996  
*Robert W. Perkins*  
Clerk of Superior Court

**RECORDED**  
Book 397 Page 2227

## Legal Description – Page 2

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IN TESTIMONY WHEREOF, the W.B. RODDENBERY COMPANY, INC., hath  
hereunto set its hands and seals the day and year above written.

W.B. RODDENBERY COMPANY, INC.

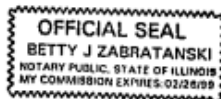
By: Eric A. Blandford (SEAL)  
Title: Secretary

Attest: Don D. Dixon (SEAL)  
Title: Treasurer

Signed, sealed and delivered  
in the presence of:

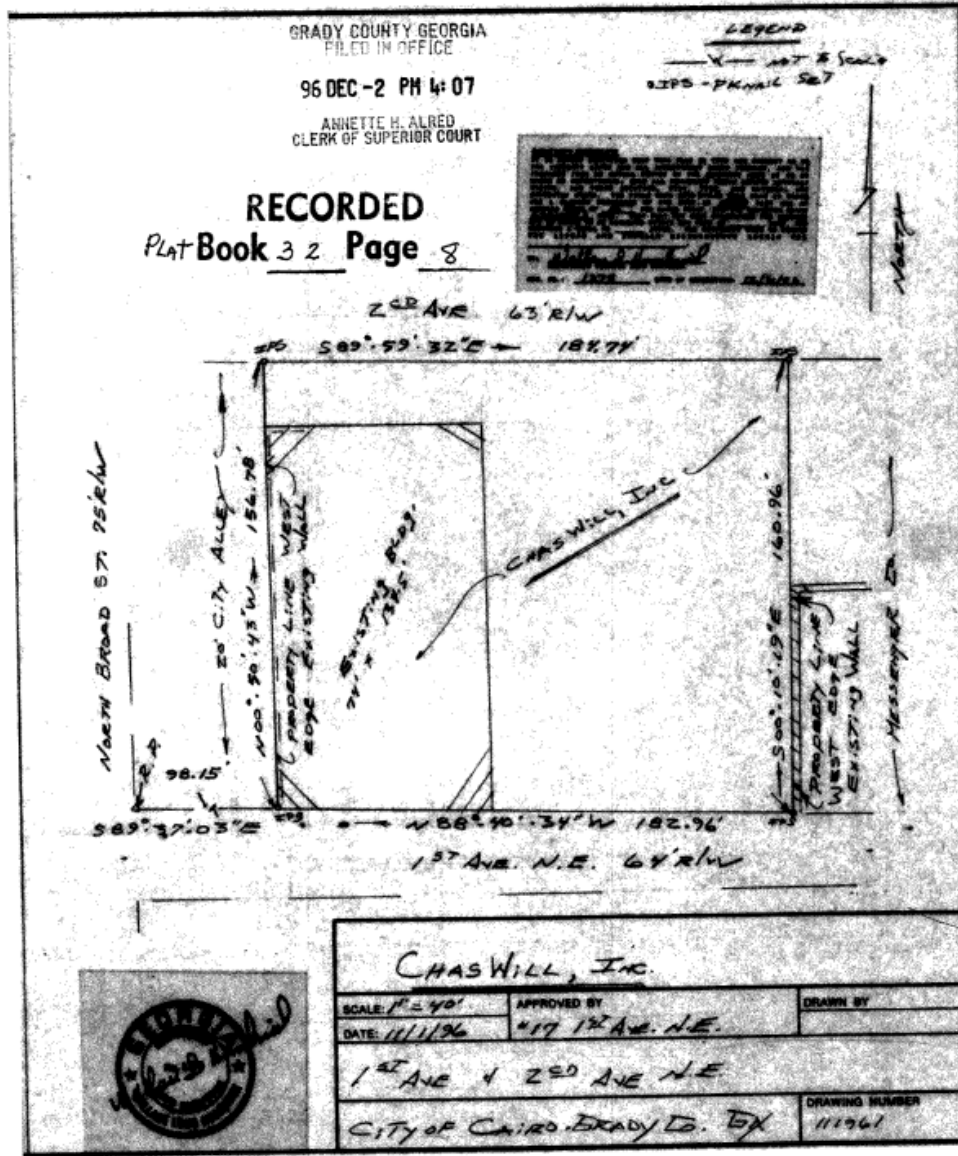
Peggy Benz Witness  
Betty J. Zabratanski

Betty J. Zabratanski  
Notary Public, Illinois County, Cook  
My Commission Expires: 7/26/99  
(AFFIX SEAL)



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Plat





# R.U.R.A.L ZONE

REVITALIZING UNDERDEVELOPED RURAL AREAS LEGISLATION



## WHAT IS A RURAL ZONE TAX CREDIT?

This initiative by the Georgia Department of Community Affairs (DCA) provides tax credits to individuals and businesses creating jobs and making qualifying investments within historic downtown areas.

The purpose behind the Rural Zone designation is to assist in the revitalization of our community by incentivizing new businesses to come to Downtown Cairo.

By creating new jobs, investing in commercial property, and restoring historic buildings through incentives; downtown entrepreneurs can move forward.

## TAX CREDIT BENEFITS

- Downtown Revitalization
- Investment Stimulation
- Job Creation Opportunities
- Retail Opportunities
- Up to five-year tax credit on jobs created

## JOB TAX CREDIT

\$2,000 credit per new full-time equivalent job

1

## REHABILITATION TAX CREDIT

Equivalent to 30% of qualified rehabilitation costs, not to exceed \$150,000

2

## INVESTMENT TAX CREDIT

Equivalent to 25% of the purchase price, not to exceed \$125,000

3

*Cairo*  
MAIN STREET

## HOW IT WORKS

ARE YOU INTERESTED IN RURAL ZONE TAX CREDITS?

# RURAL ZONE PROCESS

- Contact your CPA
- Identify the property of interest inside the rural zone
- Prove eligibility of acquisition by keeping track of closing documents
- Prove redevelopment by documenting renovations
- Document all jobs created. This is required for this tax credit
- Fill out your rural zone form from the city and submit to the city
- Enjoy your money. It comes as a credit on your tax return.



Contact *Cairo Main Street* for questions or more information on the Rural Zone Process.

### JOB CREATION TAX CREDIT

- Must create 2 full-time equivalent jobs.
- \$2,000 credit per new full-time equivalent job - not to exceed \$40,000 credit per year.
- Eligible businesses include professional services or retail.
- Credit can be taken for 5 years as long as jobs are maintained.

### REHABILITATION TAX CREDIT

- Equivalent to 30% of qualified rehabilitation costs not to exceed \$150,000.
- Credit should be prorated equally in three installments over three taxable years.
- Must create a minimum of two full-time equivalent jobs.

### INVESTMENT TAX CREDIT

- This credit is for purchasing property downtown within the Rural Revitalization Zone.
- Equivalent to 25% of the purchase price not to exceed \$125,000.
- To claim this tax credit the investment property must be within the designated Rural Revitalization Zone and create two full-time equivalent jobs.
- Credit can be claimed over 5 years.

[www.downtowncairoga.com/ruralzone](http://www.downtowncairoga.com/ruralzone)

229.377.1722

***Go Bid Now!***



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