



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

**COUNTRY HOME**  
**ON 8.5 +/- ACRES LOCATED IN**  
**THOMAS COUNTY, GEORGIA**  
***TUESDAY, NOVEMBER 28<sup>TH</sup>,***  
***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 8.5 acres in Thomas County, Georgia.

Discover the charm of country living with all the conveniences of Thomasville in this upcoming online auction featuring a wonderful Country Home nestled on 8.5 acres in Thomas County, Georgia. This idyllic property will be offered in two distinct tracts: the first includes the southern home on 4 acres, and the second offers an additional 4.5 acres of land. Whether you're a homebuyer seeking a tranquil rural retreat or an investor with an eye for potential, this auction presents an incredible opportunity to own a slice of Southern paradise. Don't miss your chance to bid and make this Country Home yours!

Bidding for this property will open on November 14th, 2023, at 10:00 am and continue to November 28th, 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.

Ethan Vick AMM  
Chief Operating Officer





**Auction Date and Time:** Tuesday, November 28th, 2023, at 2:00 PM

**Open House Dates and Times:** By Appointment Only

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

## Property Information

**Property Addresses:** 687 County Farm Rd, Thomasville, GA 31757

**Auction Date:** Tuesday, November 28th, 2023, at 2:00 PM

**Property Size:** 8.5 +/- Acres

**Assessor's Parcel Numbers:** 036 096 Thomas County

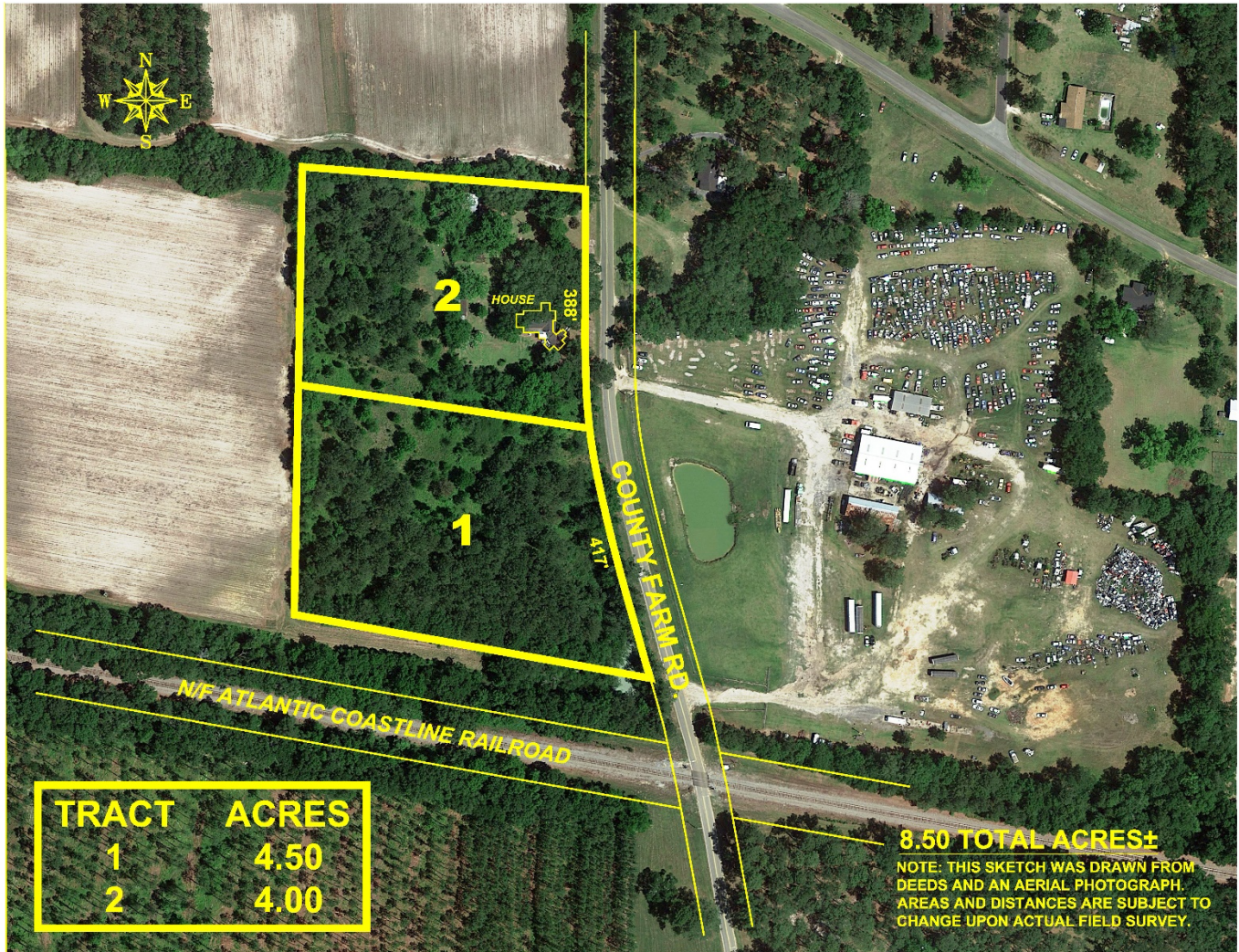
**Property Taxes:** Thomas County 2023: \$898.82

### Important Selling Features:


- Country Farmhouse on 8.5+/- Acres
- Convenient to Thomasville
- Offered in Two Tracts
- Spacious Country Living
- 3 Bedroom / 2 Bath
- Metal Barn and Other Improvements



## Aerial Map



## Tax Card – Page 1

 **qPublic.net™** Thomas County, GA

### Summary

Parcel Number 036 096  
 Location Address 687 COUNTY FARM RD  
 Legal Description 10 AC COUNTY FARM RD  
 (Note: Not to be used on legal documents)  
 Class A4-Agricultural  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Zoning AG  
 Tax District 03 Fire District 02 (District 03)  
 Millage Rate 25.104  
 Acres 10  
 Neighborhood Rur Par Central (155019)  
 Homestead Exemption Yes (54)  
 Landlot/District 144 / 13

[View Map](#)



### Owner

[Debbie Joan G](#)  
 687 County Farm Road  
 Thomasville, GA 31757

The owner above is the owner as of Jan 1, 2023. Look at the Sales section below for most recent owner.

### Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	10

### Residential Improvement Information

Style One Family  
 Heated Square Feet 2238  
 Interior Walls Pine  
 Exterior Walls Asbestos Siding  
 Foundation Piers  
 Attic Square Feet 0  
 Basement Square Feet 0  
 Year Built 1931  
 Roof Type Shingle Asphalt  
 Flooring Type Pine  
 Heating Type No Heating  
 Number Of Rooms 6  
 Number Of Bedrooms 0  
 Number Of Full Bathrooms 2  
 Number Of Half Bathrooms 0  
 Number Of Plumbing Extras 3  
 Value \$92,600  
 Condition Average  
 Fireplaces/Appliances FP No Value Fireplace 1  
 House Address 687 COUNTY FARM RD

### Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Canopy, Average	1990	65x20 / 0	0	\$1,716
Utility Bldg, Finished	1900	14x12 / 168	1	\$1,220
Housesite w/Deep Well	1900	1x1 / 1	1	\$7,000

### Permits

Permit Date	Permit Number	Type
06/02/2015	INH	Homestead Update
10/21/2011	217-11	ROOF
04/24/2002	123	RECHECK/COMPLETION



## Tax Card - Page 2

### Sales

**NOTE: Deed information from sales prior to the 1990's maybe approximate.**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/1/2011	1703 16		\$0	Gift	Dekle Haskell H	Dekle Haskell H &
6/1/2011	1703 16		\$0	WROS/ Name Change	Dekle Haskell H &	Dekle Joan G
9/9/1992	365 157		\$30,000	Fair Market Value		DEKLE HASKELL H

There are other parcels involved in one or more of the above sales:

[Deed Book/Page: 1703 16 - Parcel: 003 032023](#)  
[Deed Book/Page: 1703 16 - Parcel: 003 032023](#)  
[Deed Book/Page: 1703 16 - Parcel: 003 032023](#)  
[Deed Book/Page: 1703 16 - Parcel: 003 032023](#)  
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[Deed Book/Page: 1703 16 - Parcel: 003 032023](#)  
[Deed Book/Page: 1703 16 - Parcel: 003 032023](#)

### Valuation

	2023	2022	2021	2020	2019
Previous Value	\$145,065	\$118,746	\$119,096	\$119,096	\$118,141
Land Value	\$69,000	\$69,000	\$60,000	\$60,000	\$60,000
+ Improvement Value	\$92,600	\$66,572	\$49,290	\$49,640	\$49,640
+ Accessory Value	\$9,936	\$9,493	\$9,456	\$9,456	\$9,456
= Current Value	\$171,536	\$145,065	\$118,746	\$119,096	\$119,096

2023 values are tentative.

### Photos



### Sketches



# Tax Map

**qPublic.net**™ Thomas County, GA



**Overview**



**Legend**

- Parcels
- Roads

Parcel ID	036 096	Owner	Dekle Joan G	Last 2 Sales			
Class Code	Agricultural		687 County Farm Road	Date	Price	Reason	Qual
Taxing District	03 Fire District 02		Thomasville, GA 31757	6/1/2011	0	18	U
Acres	10.0	Physical Address	687 COUNTY FARM RD	6/1/2011	0	23	U
		Assessed Value	Value \$171536				

(Note: Not to be used on legal documents)

Date created: 6/15/2023  
 Last Data Uploaded: 6/15/2023 9:46:08 AM

Developed by Schneider  
 GEOSPATIAL

## 2022 Tax Bill

### 2023 Property Tax Statement

Alicia Hester  
Thomas County Tax Commissioner  
P.O. Box 2175  
Thomasville, GA 31799

DEKLE JOAN G  
845 S HARRISON ST  
PAPILLION, NE 68046

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2023-6263	11/15/2023	\$0.00	\$898.82	\$0.00	Paid 10/09/2023

Map: 00360-00000-096-000


Printed: 11/09/2023

Location: 687 COUNTY FARM RD

Account No: 187890 010

### RETURN THIS PORTION WITH PAYMENT

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

Alicia Hester Thomas County Tax Commissioner P.O. Box 2175 Thomasville, GA 31799				Tax Payer: DEKLE JOAN G Map Code: 00360-00000-096-000 Real Description: 10 AC COUNTY FARM RD Location: 687 COUNTY FARM RD Bill No: 2023-6263					
Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
0.00	0.00	10.0000	\$171,536.00	11/15/2023	08/30/2023				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
COUNTY		\$0	\$68,614	\$4,000	\$64,614	0.005356	\$427.74	-\$178.08	\$249.66
EMER SER		\$0	\$68,614	\$0	\$68,614	0.001366	\$69.14	\$0.00	\$69.14
FIRE 2		\$0	\$68,614	\$0	\$68,614	0.002280	\$115.40	\$0.00	\$115.40
SCHOOL		\$0	\$68,614	\$10,000	\$58,614	0.011440	\$464.62	\$0.00	\$464.62
<b>TOTALS</b>					<b>0.020442</b>	<b>\$1,076.90</b>	<b>-\$178.08</b>	<b>\$898.82</b>	
State Law requires all tax bills to be mailed to the owner of record on January 1st. If property has been sold, please contact our office.									
This bill is not sent to your mortgage company. If you have an escrow account, please forward a copy of this bill to your mortgage company. We encourage you to pay by mail or on our website. If your bill is not paid on time, interest, fifa, penalty and additional costs will accrue on unpaid balance on the 16th of every month.						<b>Current Due</b>		\$898.82	
						<b>Penalty</b>		\$0.00	
						<b>Interest</b>		\$0.00	
						<b>Other Fees</b>		\$0.00	
						<b>Previous Payments</b>		\$898.82	
						<b>Back Taxes</b>		\$0.00	
						<b>Total Due</b>		<b>\$0.00</b>	
						<b>Paid Date</b>		10/09/2023	
Tax Commissioner's Office 229-225-4136 For eligibility requirements regarding exemption or questions about your value, contact the Tax Assessor's office at 229-225-4133									

## Legal Description

TRACT I: ALL THAT TRACT OR PARCEL OF LAND situate, lying and being in Land Lot No. 144 of the 13<sup>th</sup> Land District of Thomas County, Georgia and containing 20 acres, more or less, particularly described as follows: Bounded on the south by the right-of-way of the Atlantic Coast Line Railroad Co.; on the east by the right-of-way of the paved public road known as the County Farm Road (said road leading from the Boston-Thomasville Highway to the Thomas County Public Works Camp); on the north and west by the lands now or formerly of H. D. Burton. Said property is the same as that described in that certain deed from Guy S. Jones to C. L. Dekle dated August 17, 1929 and of record in Deed Book 4-Q, Page 227, of the Deed Records of said county, and being the land whereon the said C. L. Dekle now or formerly resides.

EXCEPTED FROM THE ABOVE DESCRIBED PROPERTY is that property sold by C. L. Dekle to H. Harold Burton and George W. Burton by deed dated July 22, 1974 and recorded in Deed Book 82, Page 20 of the Deed Records of Thomas County, Georgia, and subject to the easement contained in said deed from C. L. Dekle to H. Harold Burton and George W. Burton referred to above.



## Less and Except Deed

**WARRANTY DEED** Feeder's Print Shop—Thomasville, Ga.

THIS INDENTURE, made the 22nd Day of July In the year of our Lord One Thousand Nine Hundred and Seventy-Four (1974) between

C. L. Dekle

of the County of Thomas and State of Georgia

Of the First Part, and

H. Harold Burton and George W. Burton

Of the County of Thomas and State of Georgia

of the Second Part, Witnesseth: That the said party of the First Part, for and in consideration of the sum of Ten Dollars (\$10.00) and Other Valuable Considerations-----Dollars in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do es grant, bargain, sell, alien, convey and confirm unto the party of the Second Part, their heirs and assigns, all the following described property to-wit:

Beginning at a point on the Atlantic Coast Line Railroad where the original west line of lot # 114 crosses said railroad and running thence north twelve and ten hundredths (12.10) chains to a pine; thence east seven and 96/100 (7.96) chains; to a stake; thence south thirteen and 5/100 (13.5) chains to above said railroad; thence westerly along said railroad to the starting point, containing ten (10) acres more or less, and being in the 13th District, Thomas County, Georgia. This being the land sold to James McKinnon November 9th., 1930 by K. W. McKinnon and recorded in Book KK 551.

ALSO INCLUDED, is a strip of land described as follows: Begin at the Southeast corner of the above described tract of land and run thence in an easterly direction along the northerly margin of the Seaboard Coast Line Railroad to the right of way of the County Farm Road; thence in a northerly direction along the margin of the County Farm Road for a distance of 33 1/3 yards to a point; thence in a Westerly direction and parallel with the right of way of the Seaboard Coast Line Railroad back to the boundary of the 10 acre tract conveyed hereinabove; thence in a Southerly direction for a distance of 33 1/3 yards back to the POINT AND PLACE OF BEGINNING. It is the intention by the conveyance of this last tract of land to provide a permanent way of ingress and egress to the first above described tract of land.

*Thomas*  
Date 5.50 22 July 1974  
*W.A. Watt, Jr.*  
Clerk of Superior Court *md*

To have and Hold the said above granted and described property, with all and singular, the rights, members and appurtenances thereunto appertaining to the only proper use, benefit and behoof of the said party of the Second Part, their heirs, executors, administrators and assigns, in Fee Simple; and the said party of the first part, the said bargained property above described, unto the said party of the Second Part, their heirs, executors, administrators and assigns, against the said party of the First Part, his heirs, executors, administrators and assigns, and against all and every other person or persons, shall and will and does hereby warrant and forever defend, by virtue of these presents.

In Witness Whereof the said party of the First Part has hereunto set his hand and affixed his seal and delivered these presents the day and year first above written.

Signed, sealed and delivered in the presence of

us in the County of Thomas

State of Georgia

*Martha B. Martin* (L. S.) *md*  
\_\_\_\_\_  
(L. S.)  
\_\_\_\_\_  
(L. S.)

Notary Public  
Residing in Thomas County,  
My Commission Expires Oct. 23 1974

VCL 82 FILE 20

Filed July 23, 1974 Recorded July 23, 1974 W. A. Watt, Jr., Clerk

## Original Deed – Page 1

RECORD AND RETURN TO:  
CHARLES E. RAWLINS  
337 E. Jackson Street  
P.O. Box 5  
Thomasville, Georgia 31799

THOMAS COUNTY  
CLERK OF COURT  
DAVID HUTCHINGS JR.  
2011 JUN -3 AM 8:36

THOMAS COUNTY, GEORGIA  
REAL ESTATE TRANSFER TAX  
PAID 0  
DATE 6-3-11  
DAVID HUTCHINGS, JR.  
CLERK OF SUPERIOR COURT  
11-8836

### WARRANTY DEED

THIS INDENTURE, made this the 2<sup>nd</sup> day of June in the year of our Lord Two  
Thousand Eleven between

HASKELL H. DEKLE

of the County of Thomas and State of Georgia,

of the First Part, and

HASKELL H. DEKLE and JOAN G DEKLE,  
As Joint Tenants With Rights of Survivorship,

of the County of Thomas and State of Georgia,

of the Second Part,

WITNESSETH: That the said Party of the First Part, for and in consideration of the sum of Ten Dollars and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Parties of the Second Part, their heirs and assigns, the following described property, to-wit:

**TRACT I:** ALL THAT TRACT OR PARCEL OF LAND situate, lying and being in Land Lot No. 144 of the 13<sup>th</sup> Land District of Thomas County, Georgia and containing 20 acres, more or less, particularly described as follows: Bounded on the south by the right-of-way of the Atlantic Coast Line Railroad Co.; on the east by the right-of-way of the paved public road known as the County Farm Road (said road leading from the Boston-Thomasville Highway to the Thomas County Public Works Camp); on the north and west by the lands now or formerly of H. D. Burton. Said property is the same as that described in that certain deed from Guy S. Jones to C. L. Dekle dated August 17, 1929 and of record in Deed Book 4-Q, Page 227, of the Deed Records of said county, and being the land whereon the said C. L. Dekle now or formerly resides.

EXCEPTED FROM THE ABOVE DESCRIBED PROPERTY is that property sold by C. L. Dekle to H. Harold Burton and George W. Burton by deed dated July 22, 1974 and recorded in Deed Book 82, Page 20 of the Deed Records of Thomas County, Georgia, and subject to the easement contained in said deed from C. L. Dekle to H. Harold Burton

0 1703 016

Original Deed – Page 2

and George W. Burton referred to above.

**TRACT II:** ALL THAT TRACT OR PARCEL OF LAND in the City of Thomasville, Thomas County, Georgia, designated as Lots Nos. 4 and 5, Block C, of Dawson Street Extension Subdivision, according to a plat of said subdivision recorded in Deed Book 4-G, Page 266, of the Deed Records of Thomas County, Georgia, and re-recorded in Deed Book 4-G, Page 601, aforesaid records, and more fully described as follows:

**BEGINNING** at a point on the western margin of Young Street a distance of 600 feet south from a concrete marker at the corner formed by the southern margin of Virginia Street with the western margin of Young Street, and from said point run thence south 12 degrees 30 minutes west along the western margin of Young Street a distance of 50 feet; thence north 77 degrees 30 minutes west a distance of 151 feet; thence north 12 degrees 30 minutes east a distance of 50 feet to the starting point on the western margin of Young Street.

**TO HAVE AND TO HOLD** the said above described premises, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Parties of the Second Part, their heirs and assigns, forever, in Fee Simple.

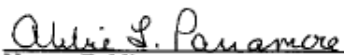
**AND THE SAID Party** of the First Part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said Parties of the Second Part, their heirs and assigns, against the claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the said Party of the First Part has hereunto set his hand and seal, the day and year first above written.

Signed, sealed and delivered in the presence of us in the County of Thomas State of Georgia

 (L.S.)  
HASKELL H. DEKLE

  
Unofficial Witness

  
Notary Public



0 1703 017



***Go Bid Now!***



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