



WIREGRASS AUCTION GROUP
— ACCELERATED REAL ESTATE MARKETING —

**81.54 +/- ACRES LOCATED IN
CALHOUN COUNTY, GEORGIA**

***WEDNESDAY, JANUARY
24TH 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 81.54 +/- Acres Located in Calhoun County, Georgia.

Don't miss this opportunity to buy land at a price YOU set by participating in the online auction for the 81.54+/- acres of prime land in Calhoun County along Hwy 55, selling for the Estate of Curtis B. Adams. This auction puts you in control as you determine the price for this great property. Whether you're an investor looking for a strategic addition to your portfolio or looking to expand your farming operation, this is your chance to secure land at a price that suits you. Browse and Bid Today.

Bidding for this property will open on January 10th, 2024 at 10:00 am and continue to January 24th, 2024. 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 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.

Mark Manley



Auction Date and Time:

Wednesday, January 24th, 2024, at 2:00 PM

Open House Dates and Times:

Shown by appointment only. To schedule a viewing appointment, please contact Wiregrass Auction Group at (229)-890-2437.

For More Information Contact:

Mark Manley CAI, AARE, MPPA
Wiregrass Auction Group, Inc.
(229) 890-2437 – Office
(229) 891-1377 – Cell
Mark@BidWiregrass.com

Property Information

Property Addresses: GA Highway 55 in Calhoun County, Georgia

Auction Date: Wednesday, January 24th, 2024, at 2:00 PM

Property Size: 81.54 +/- Acres

Assessor's Parcel Numbers: Calhoun County Tax Parcel 0050 004B

Property Taxes: Calhoun County 2023 Ad Valorem \$831.15

Important Selling Features:

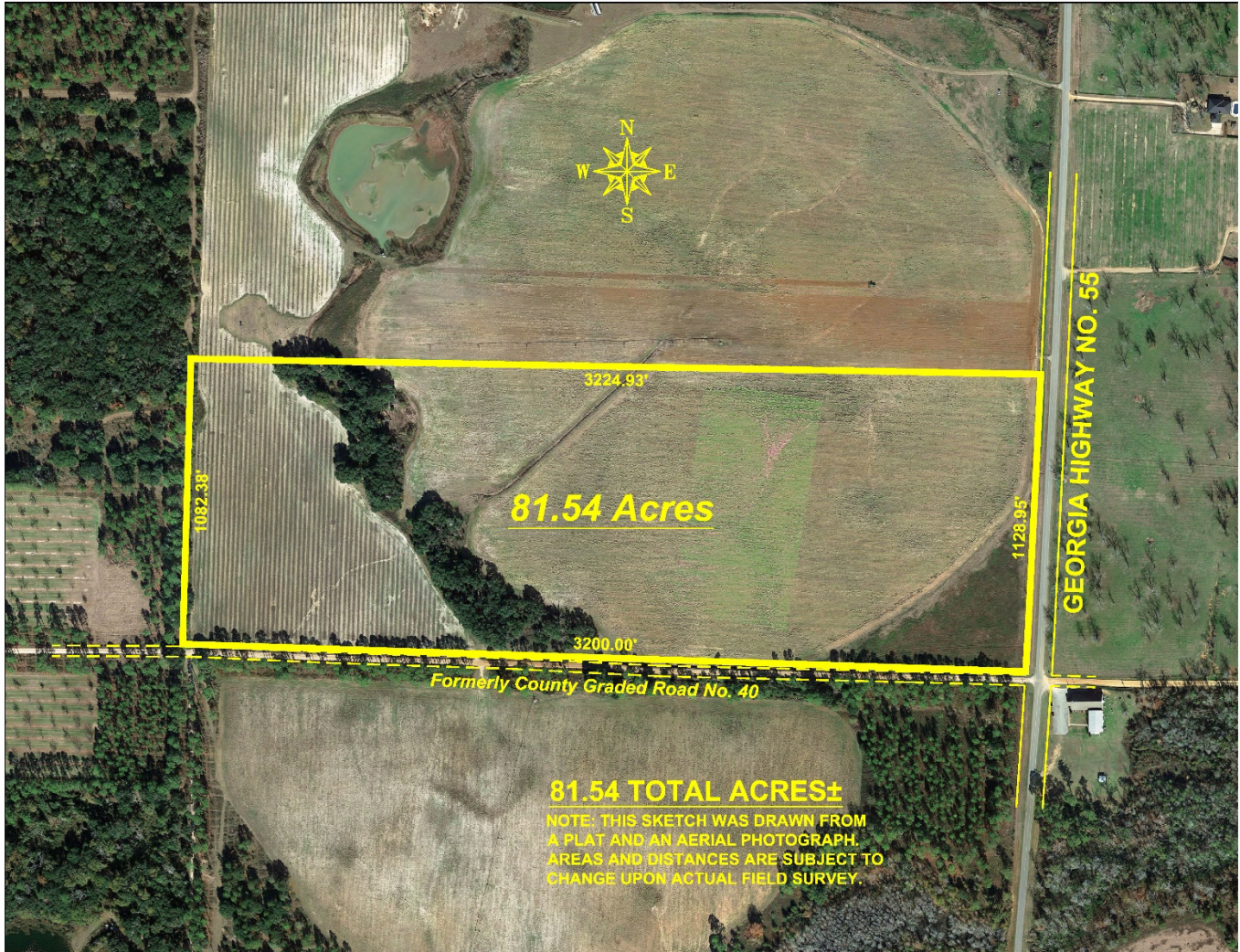
- 81.54 +/- Acres
- Frontage on GA Hwy 55
- Convenient to Albany
- Row Crop Opportunity
- Excellent Soil Types
- Established Crop Bases

GPS Coordinates: 31°31'58.84"N 84°29'23.51"W

Google Map Link: <https://maps.app.goo.gl/zxKz8TnmnzNE9A6x6>

Driving Directions: From Leary, travel north on Bray Street/GA Hwy 55 N for 1.1 miles. Turn right to stay on GA Hwy 55 N and continue for 2.7 miles to the property on the left. ***Watch for Auction Signs!***

Aerial Map



Tax Card Parcel

Calhoun County, GA

Summary

Parcel Number 0050 004B
 Location Address HWY 55
 Legal Description 81.539 AC/HIGHWAY 55
 (Note: Not to be used on legal documents)
 Class V5-Consrv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District COUNTY UNINCORPORATED (District 5)
 Millage Rate 34.697
 Acres 81.54
 Homestead Exemption No (50)
 Landlot/District 187 / 3

[View Map](#)

Owner

[BULLNECK CBA, LLC](#)
 C/O DONNA ADAMS
 3864 NASH CREEK DR
 OPELIKA, AL 36804-4857

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	IRRIGATED	Rural	2	3.08
RUR	IRRIGATED	Rural	3	21.02
RUR	IRRIGATED	Rural	5	9.05
RUR	OPEN LAND	Rural	2	4.26
RUR	OPEN LAND	Rural	3	4.78
RUR	OPEN LAND	Rural	5	7.76
RUR	WOODLAND	Rural	2	1.13
RUR	WOODLAND	Rural	6	5.02
RUR	IRRIGATED	Rural	6	2.78
RUR	IRRIGATED	Rural	7	8.01
RUR	OPEN LAND	Rural	6	2.62
RUR	OPEN LAND	Rural	7	12.03

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	7	20.04
CUV	Agland 93	6	5.4
CUV	Agland 93	2	7.34
CUV	Agland 93	3	25.8
CUV	Agland 93	5	16.81
CUV	Timberland 93	3	1.13
CUV	Timberland 93	6	5.02

Accessory/Extra Features Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Fee - Emergency Services	2011	0x0 / 1	0	\$0

Sales

Sale Date	Sale Price	Grantor	Grantee
7/18/2019	\$0	ADAMS CURTIS B	BULLNECK CBA, LLC
8/21/2006	\$0	ADAMS TONY C ETAL	ADAMS CURTIS B

Valuation

2022 Values are Preliminary and subject to change.

	2022	2021	2020	2019
Previous Value	\$148,267	\$148,267	\$148,267	\$148,267
Land Value	\$148,267	\$148,267	\$148,267	\$148,267
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$148,267	\$148,267	\$148,267	\$148,267
10 Year Land Covenant (Agreement Year / Value)	2018 / \$58,969	2018 / \$57,268	2018 / \$55,653	2018 / \$54,070

No data available for the following modules: Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits, Photos, Sketches.

The information presented on this web site represents current data from a working file which is updated on a continuous basis. The information herein presented is believed reliable, but its accuracy cannot be guaranteed. All information presented is subject to change. No warranty written, expressed or implied is provided for the data herein, or its use.

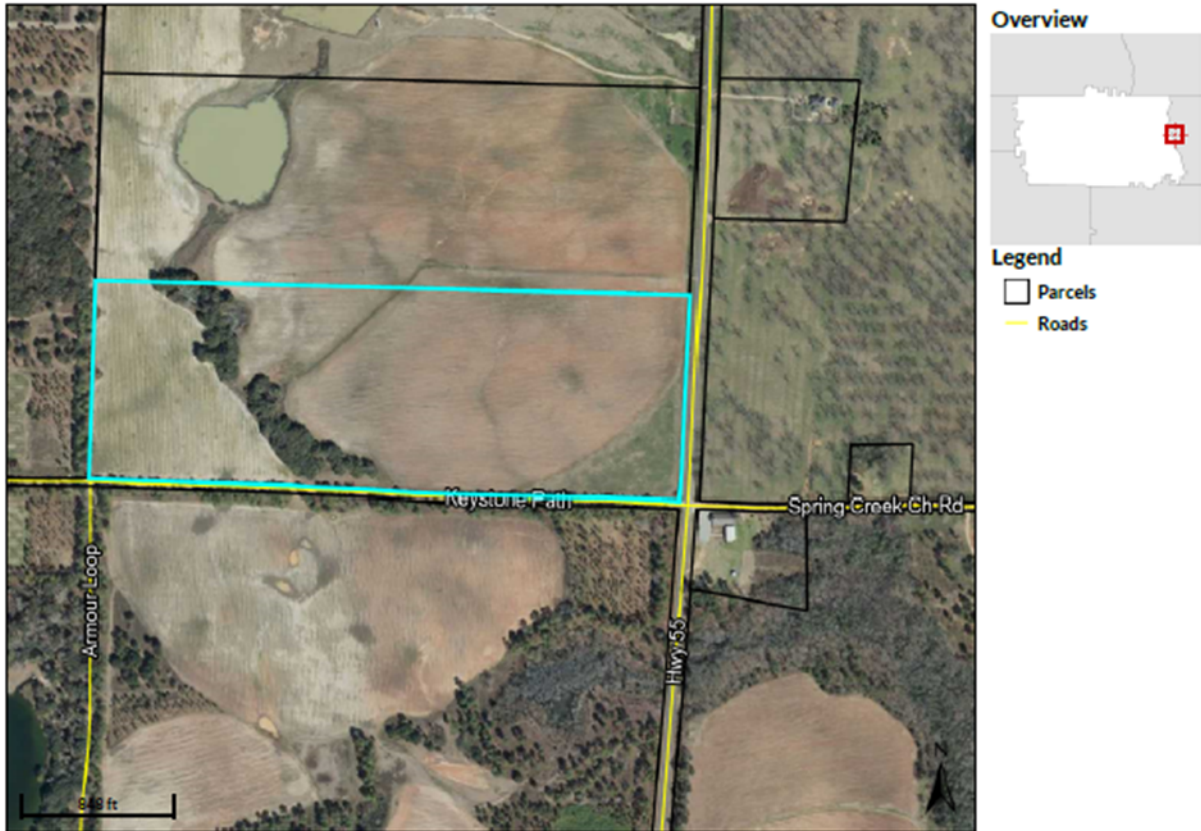
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 7/11/2023, 4:10:35 PM

[Contact Us](#)

Developed by


Tax Map Parcel

 Calhoun County, GA



Parcel ID	0050 0048	Owner	BULLNECK CBA, LLC	Last 2 Sales			
Class Code	Consv Use		C/O DONNA ADAMS	Date	Price	Reason	Qual
Taxing District	COUNTY UNINCORPORATED		3864 NASH CREEK DR	7/18/2019	0	UV	U
Acres	81.54		OPELIKA, AL 368044857	8/21/2006	0	UV	U
		Physical Address	HWY 55				
		Assessed Value	Value \$148267				

(Note: Not to be used on legal documents)

Parcel lines are intended for taxation purposes only. These maps are NOT surveys. They are intended for use by trained County personnel in the valuation of property for taxation purposes. As such, these maps should not be relied upon to determine either a property's legal boundaries or its ownership. Calhoun County, Georgia, its staff and representatives, make no claims either written or implied as to the accuracy or unintended use of any information contained herein. USE AT YOUR OWN RISK.

Date created: 7/11/2023

Last Data Uploaded: 7/11/2023 4:10:35 PM

Developed by  Schneider
GEO SPATIAL

2023 Tax Bill

2023 Property Tax Statement

DENISE VARNUM TC
CALHOUN COUNTY
P.O. BOX 111
MORGAN, GA 39866

BULLNECK CBA, LLC C/O DONNA ADAMS
3864 NASH CREEK DR
OPELIKA, AL 368044857

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2023-379	12/20/2023	\$831.15	\$0.00	\$0.00	\$831.15

Map: 00500-00000-004-B00

Payment Good through: 12/20/2023
Printed: 09/18/2023


Location: HWY 55

Account No: 094750 010

If paying by check or money order, please include your tax bill number.

RETURN THIS PORTION WITH PAYMENT

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

DENISE VARNUM TC CALHOUN COUNTY P.O. BOX 111 MORGAN, GA 39866				Tax Payer: BULLNECK CBA, LLC C/O DONNA ADAMS Map Code: 00500-00000-004-B00 Real Description: 81.539 AC/HIGHWAY 55 Location: HWY 55 Bill No: 2023-379																		
Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions															
0.00	0.00	81.5400	\$148,267.00	12/20/2023	08/30/2023	12/20/2023																
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax														
COUNTY		\$0	\$59,307	\$35,028	\$24,279	0.015290	\$419.64	-\$48.41	\$371.23													
SCHOOL		\$0	\$59,307	\$35,028	\$24,279	0.018943	\$459.92	\$0.00	\$459.92													
TOTALS						0.034233	\$879.56	-\$48.41	\$831.15													
Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead authorized for all homeowners, certain elderly persons are entitled to additional homestead 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 the exemptions and are now receiving the benefit of the exemption, you must apply for the exemption not later than April 1st in 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 the office of the County Tax Office at 31 COURT ST, MORGAN, GA 39866 or 229-849-2970. If you feel that your property has been assigned too high a value for tax purposes by the Board of Tax Assessors, you should file a tax return reducing the value not later than April 1st in order to have an opportunity to have this value lowered for next year's taxes. Information on filing a return can be obtained from the County Tax Office at 31 COURT ST, MORGAN, GA 39866 or 229-849-2970.							<table> <tr> <td>Current Due</td> <td>\$831.15</td> </tr> <tr> <td>Penalty</td> <td>\$0.00</td> </tr> <tr> <td>Interest</td> <td>\$0.00</td> </tr> <tr> <td>Other Fees</td> <td>\$0.00</td> </tr> <tr> <td>Previous Payments</td> <td>\$0.00</td> </tr> <tr> <td>Back Taxes</td> <td>\$0.00</td> </tr> <tr> <td>Total Due</td> <td>\$831.15</td> </tr> </table>		Current Due	\$831.15	Penalty	\$0.00	Interest	\$0.00	Other Fees	\$0.00	Previous Payments	\$0.00	Back Taxes	\$0.00	Total Due	\$831.15
Current Due	\$831.15																					
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Other Fees	\$0.00																					
Previous Payments	\$0.00																					
Back Taxes	\$0.00																					
Total Due	\$831.15																					
LOCAL OPTION SALES TAX CREDIT: The General Assembly reenacted the Local Option Sales Tax Act and another part of your bill shows the dollar amount of reduction of local property taxes which you have received. The law now requires the following additional information to be provided to each taxpayer.																						

CUVA

GEORGIA, CALHOUN COUNTY
CLERKS OFFICE SUPERIOR COURT
FILED 11th DAY OF Dec.
2017 AT 11:50 AM RECORDED IN
BOOK 200 FOLIO 482-483
11th DAY OF Dec. 2017
Linda D. Taylor CLERK
KAREN F. TAYLOR, C.S.C.

PT283A Rev. 2/15

APPLICATION AND QUESTIONNAIRE FOR CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

To the Board of Tax Assessors of Calhoun County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors
ADAMS CURTIS B

Owner's mailing address 3683 HWY 234		City, State, Zip LEARY, GA 398622241	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 0 HWY 55		City, State, Zip of Property: LEARY, GA 39862	Covenant Acres 81.54 Total Acres 81.54
District 3	Land Lot 187	Sublot & Block 153 201	Recorded Deed Book/Page 153 201
List types of storage and processing buildings: 1			

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Curtis B. Adams
Signature of Taxpayer or Taxpayers Authorized Representative

Date Application Filed _____

Sworn and subscribed before me this 11 day of December 2017
Mark A. Strickland Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY			
MAP & PARCEL NUMBER	TAX DISTRICT	TAXPAYER ACCOUNT NUMBER	YEAR COVENANT:
0050 004B	5	1281	Begin: Jan 1, 2018 Ends: Dec 31, 2027
If transferred from Preferential Agricultural Assessment, provide date of transfer:	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____		If applicable, covenant is a continuation for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____
	Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____
Approved: <input checked="" type="checkbox"/> Date: <u>12-11-2017</u>	<u>[Signature]</u> Board of Tax Assessors		Date: <u>12-11-2017</u>
Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.			

Farm Service Agency

GEORGIA CALHOUN Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 2236 Prepared : 9/19/23 11:05 AM CST Crop Year : 2023
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Tract Number : 669	
Description	: L4
FSA Physical Location	: GEORGIA/CALHOUN
ANSI Physical Location	: GEORGIA/CALHOUN
BIA Unit Range Number	:
HEL Status	: NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	: Tract contains a wetland or farmed wetland
WL Violations	: None
Owners	: CURTIS B ADAMS, MMTM, BARBARA ADAMS RAINES
Other Producers	: LARRY BRACK DEBARY JR, GERALD CHAPMAN, JOHN ADAM MCLENDON, ROBERT BRAZEL, DEBI MCLENDON BAUGHMAN, PEYTON H COOK III, JULIE R MCLENDON, MARTIN L MCLENDON, HALEY LAUREN MCLENDON
Recon ID	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
251.12	221.32	221.32	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	221.32	4.30	0.00	0.00	0.00	0.00

Tract 669 Continued ...

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	191.51	0.00	141
Grain Sorghum	0.14	0.00	36
Peanuts	17.92	0.00	3884
Seed Cotton	15.53	0.00	1987
TOTAL	225.10	0.00	

Farm Service Agency Map

USDA United States Department of Agriculture 2021 NAIP

Calhoun County Georgia

Farm: 2236 Tract: 669
Long/Lat: -84.495° 31.536°

2023 Program Year
Date Exported: 6/30/2023

Tract Cropland: 221.32 Acres



CLU	Acres	HEL	Crop
1	44.29	NHEL	
2	5.79	NHEL	
3	65.52	NHEL	
4	18.27	NHEL	
5	46.63	NHEL	
6	1.85	UH/EL	NC
7	12.58	NHEL	
8	5.19	NHEL	
9	17.74	NHEL	
10	5.31	NHEL	
11	27.95	UH/EL	NC

- ___ CORN (YEL) (GR)
- ___ PEANUTS (RUN) (NP)
- ___ COTTON (UP)
- ___ SOYBEANS (COM) (GR)
- ___ WHEAT (SRW) (GR)
- ___ GRAIN SORGHUM (GR)

Wetland Determination Identifiers
 ● Restricted Use
 ● Limited Restrictions
 ● Exempt from Conservation Compliance Provisions

Tract Boundary Non-Cropland Cropland CRP

If same for ALL fields
 Producer Share: _____
 Irrigation Practice: NI IRR

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the NAIP imagery. The producer accepts the data "as is" and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

Soil Map

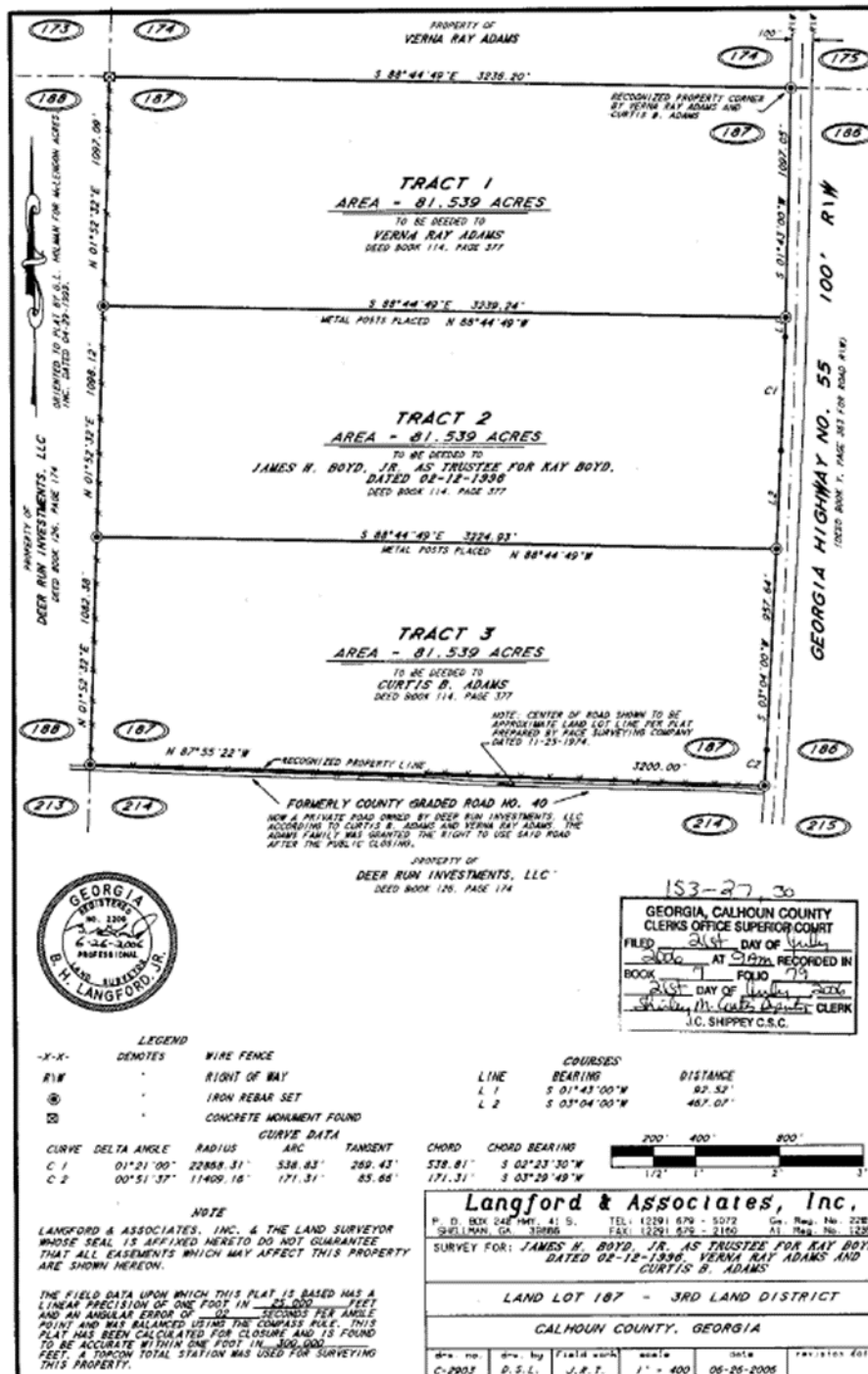
Soil Map—Calhoun and Early Counties, Georgia



Legal Description

A tract of land in Lot of Land No. 187 in the Third Land District of Calhoun County, Georgia, described as follows, to-wit: BEGIN at the point which is the Southeast corner of Lot of Land No. 187, marked by an Iron Rebar Set, and from this point of beginning run thence N 87° 55' 22" W along a fence 3200.00 feet to the Southwest corner of Lot No.187, marked by an Iron Rebar Set; run thence N 01° 52' 32" E 1082.38 feet along a fence to a point marked by an Iron Rebar Set; run thence S 88° 44' 48" E 3224.93 feet to a point marked by an Iron Rebar Set; run thence S 03° 04' 00" W 957.64 feet along curve of right of way of Georgia Highway No. 45 the distance of 171.31 feet (chord bearing of S 03° 29' 49" W a chord distance of 171.31) to a Point of Beginning. Said tract is fully delineated as tract 3, containing 81.539 acres, on plat of survey by B. H. Langford, Jr., Georgia Registered Land Surveyor No. 2209, dated June 26, 2006, which plat is recorded in Plat Book 7, page 79 in the Office of Clerk of Superior Court Calhoun County, Georgia, to which plat and the record thereof reference is hereby made.

Plat



Go Bid Now!



www.WiregrassAuctionGroup.com