



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

**47.5 +/- 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 47.5 +/- Acres Located in Calhoun County, Georgia.

Part of the Curtis B. Adams Estate in Calhoun County, this parcel, dedicated entirely to agricultural use, presents a golden opportunity for those seeking to add acreage to their farming operation. Whether you're expanding your existing farm, starting a new venture, or looking for a strategic addition to your agricultural portfolio, this auction offers a focused opportunity for ag-centric endeavors. Browse and bid today!

Bidding for this property will open on January 10<sup>th</sup>, 2024, at 10:00 am and continue to January 24<sup>th</sup>, 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](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.

Mark Manley CAI, AARE, MPPA  
President / Broker





**Auction Date and Time:** Wednesday, January 24<sup>th</sup>, 2024, at 2:00 PM

**Open House Dates and Times:** Drive by at any time or to schedule a viewing appointment, please contact Wiregrass Auction Group at (229)- 890-2437.

**For More Information Contact:** Mark Manley  
Wiregrass Auction Group, Inc.  
(229) 890-2437 – Office  
(229) 891-1377 – Cell  
Mark@BidWiregrass.com

## Property Information

**Property Addresses:** Wildemeade Road Leary, Georgia

**Auction Date:** Wednesday, January 24<sup>th</sup>, 2024, at 2:00 PM

**Property Size:** 47.5 +/- Acres

**Assessor's Parcel Numbers:** Calhoun County Tax Parcel 0049 021

**Property Taxes:** Calhoun County 2023 Ad Valorem Taxes \$555.74

**NOTE:** *The above reference tax amount is reflective of the property being enrolled in the Agricultural Conservation Use Valuation Assessment Tax Covenant. The current enrollment ends December 31, 2027.*

### Important Selling Features:

- 47.50 +/- Acres
- Located on Wildemeade Rd
- Convenient to Albany
- Row Crop Opportunity
- Excellent Soil Types
- Established Crop Bases

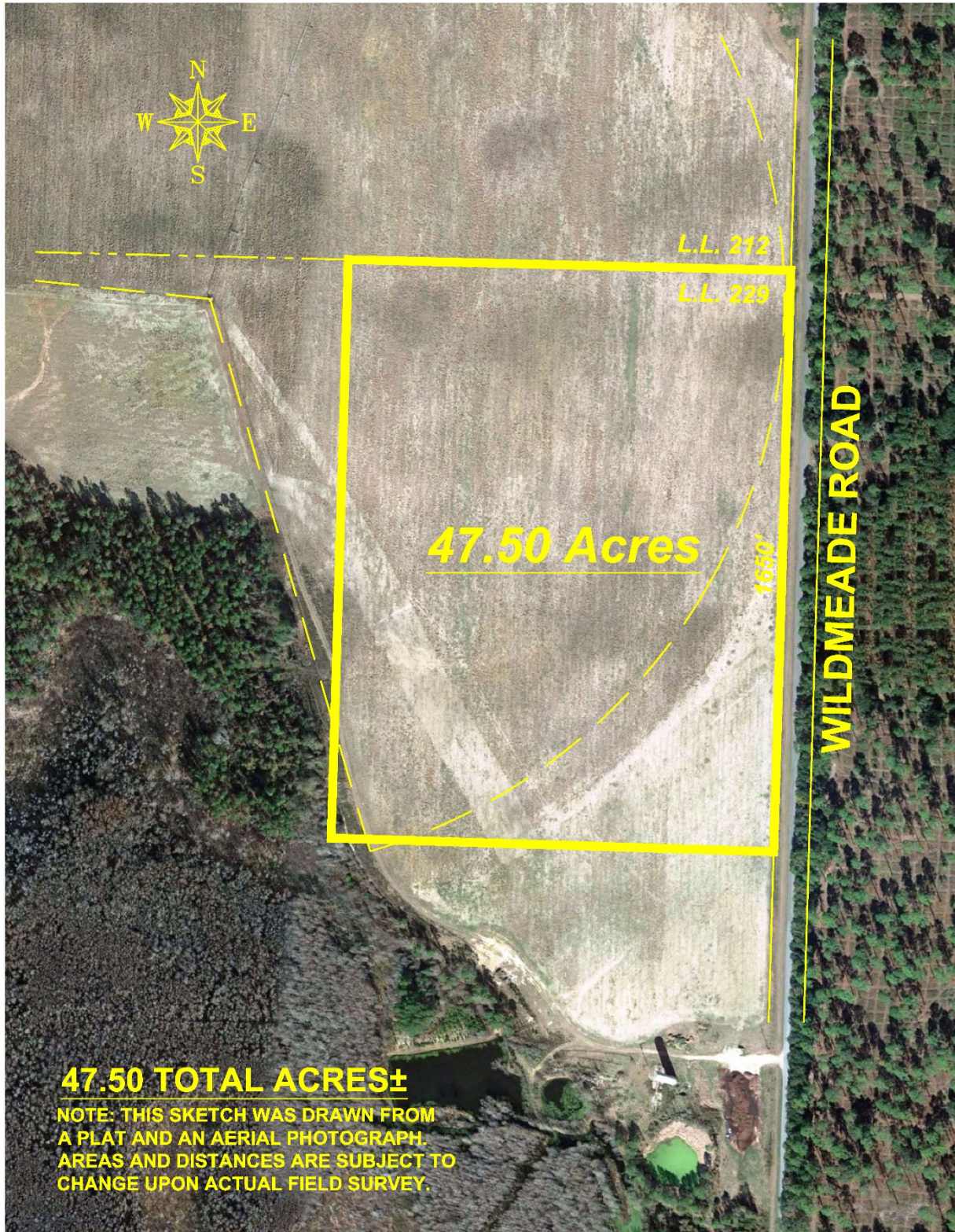
**GPS Coordinates:** 31°31'10.93"N 84°30'41.39"W

**Google Map Link:** <https://maps.app.goo.gl/k6B9qNgrk3oZV6Ur7>

**Driving Directions:** From Leary, travel north on Bray Street / GA Hwy 55 N for 1.1 miles. Stay straight onto Wildemeade Road and continue for 1.8 +/- miles to the property on the left. **Watch for Auction Signs!**



## Aerial Map





# Tax Card

## Calhoun County, GA

### Summary

Parcel Number 0049 021  
 Location Address WILDMEADE RD  
 Legal Description 47.5 AC/WILDMEADE ROAD  
 (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 47.5  
 Homestead Exemption No (50)  
 Landlot/District 229 / 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	7	2.21
RUR	OPEN LAND	Rural	3	7.28
RUR	OPEN LAND	Rural	5	6.28
RUR	OPEN LAND	Rural	7	0.47
RUR	IRRIGATED	Rural	2	1.6
RUR	IRRIGATED	Rural	3	19.63
RUR	IRRIGATED	Rural	5	10.03

### Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	5	16.31
CUV	Agland 93	7	2.68
CUV	Agland 93	2	1.6
CUV	Agland 93	3	26.91

### 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
11/30/2007	\$0	ADAMS VERA RAY	ADAMS CURTIS B
5/4/1990	\$65,107	FIRST STATE BANK AND TRUST AS TRUSTEE	ADAMS CURTIS B & VERA RAY
	\$0		PERRYMAN R L

### Valuation

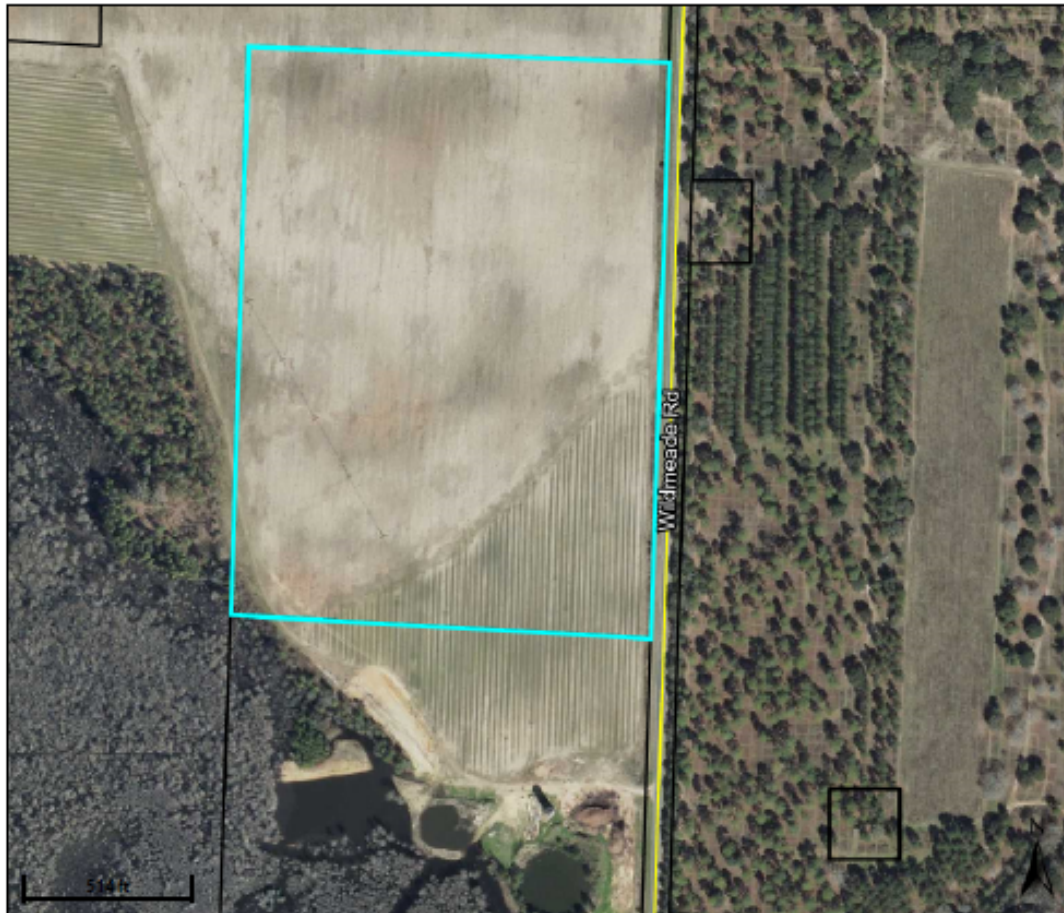
2022 Values are Preliminary and subject to change.

	2022	2021	2020	2019
Previous Value	\$104,222	\$104,222	\$104,222	\$104,222
Land Value	\$104,222	\$104,222	\$104,222	\$104,222
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$104,222	\$104,222	\$104,222	\$104,222
10 Year Land Covenant (Agreement Year / Value)	2018 / \$39,421	2018 / \$38,285	2018 / \$37,198	2018 / \$36,138

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

## Tax Map



 Calhoun County, GA



### Overview



### Legend

-  Parcels
-  Roads

Parcel ID	0049 021	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	47.5	Physical Address	OPELIKA, AL 368044857	11/30/2007	0	UV	U	
		Assessed Value	WILDMEADE RD					
			Value \$104222					

(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 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*
2023-378	12/20/2023	\$555.74	\$0.00	\$0.00	\$555.74

Map: 00490-00000-021-000  
Location: WILDMEADE RD  
Account No: 094500 010

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

#### RETURN THIS PORTION WITH PAYMENT

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

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

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



Tax Payer: BULLNECK CBA, LLC C/O DONNA ADAMS  
Map Code: 00490-00000-021-000 Real  
Description: 47.5 AC/WILDMEADE ROAD  
Location: WILDMEADE RD  
Bill No: 2023-378

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
0.00	0.00	47.5000	\$104,222.00	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	\$41,689	\$25,455	\$16,234	0.015290	\$280.59	-\$32.37	\$248.22
SCHOOL		\$0	\$41,689	\$25,455	\$16,234	0.018943	\$307.52	\$0.00	\$307.52
<b>TOTALS</b>						<b>0.034233</b>	<b>\$588.11</b>	<b>-\$32.37</b>	<b>\$555.74</b>

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.

Current Due	\$555.74
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$0.00
Back Taxes	\$0.00
<b>Total Due</b>	<b>\$555.74</b>

#### 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 11<sup>th</sup> DAY OF Dec  
2017 AT 11:50 AM RECORDED IN  
 BOOK 2017 FOLIO 480-481  
11<sup>th</sup> DAY OF Dec 2017  
*Karen F. Taylor, C.C.C.*  
 KAREN F. TAYLOR, C.C.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  3663 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 WILDMEADE RD		City, State, Zip of Property: LEARY, GA 39862	Covenant Acres 47.50 Total Acres 47.50
District 3	Land Lot 229	Sublot & Block 161 229	Recorded Deed Book/Page 161 229
List types of storage and processing buildings:			

### 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

Signature of Taxpayer or Taxpayers Authorized Representative  
 (Please have additional taxpayers sign on reverse side of application)

Sworn to and subscribed before me this 11 day of December 2017

*Mark A. Nicholson*  
 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 0049 021	TAX DISTRICT 5	TAXPAYER ACCOUNT NUMBER 1231	YEAR COVENANT: 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:  Date: 12-11-2017

*[Signature]*  
 Board of Tax Assessors

Date: 12-11-2017


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.

## CUVA- Page Two

CURRENT USE ASSESSMENT QUESTIONNAIRE – PT283A		0049 021
<p><b>ALL APPLICANTS</b>, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.</p>		
<p>Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)</p>	<p>Relationship (complete only if application is for a family farm entity)</p>	<p>Percent Interest owned in property in <u>this application only</u></p> <p>Counties where you own interest in property under other covenants and total acres in other conservation use covenants</p> <p>Each owner's percent interest owned and number of acres owned by each under other covenants</p>
Name / Relationship	County	Total Acres      % Interest / No of Acres
<p><b>Check Appropriate Ownership Type:</b></p> <p><input checked="" type="checkbox"/> One or more natural or naturalized citizens.</p> <p><input type="checkbox"/> An estate of which the devisees or heirs are one or more natural or naturalized citizens.</p> <p><input type="checkbox"/> A trust of which the beneficiaries are one or more natural or naturalized citizens.</p> <p><input type="checkbox"/> A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.))</p> <p><input type="checkbox"/> Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)</p> <p><input type="checkbox"/> Bona fide club organized for pleasure, recreation, and other non-profitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)</p>		
<p><b>Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.</b></p> <p><input checked="" type="checkbox"/> Raising, harvesting, or storing crops % _____</p> <p><input type="checkbox"/> Feeding, breeding, or managing livestock or poultry % _____</p> <p><input type="checkbox"/> Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____</p> <p><input type="checkbox"/> Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % _____ (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2) )</p> <p><input type="checkbox"/> Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apiarian products % _____</p> <p><input type="checkbox"/> Other _____</p>		
<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Are there any deed restrictions on this property? If yes, please list the restrictions.</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Does the current zoning on this property allow agricultural use? If no, please explain.</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is there any type business operated on this property? If yes please indicate business name &amp; type of business.</p>		
<p>* If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.          * Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:          (1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber. (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)          * The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.</p>		
<p><b>APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY</b></p>		
<p>I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.          Sworn to and subscribed before me          This ___ day of _____</p>		
Notary Public _____	Taxpayer's Authorized Signature _____ Date Filed _____	Approved by: Board of Tax Assessors _____ Date Approved _____



## Farm Service Agency

GEORGIA CALHOUN Form: FSA-156EZ	 <b>United States Department of Agriculture</b> Farm Service Agency	<b>FARM : 2236</b> Prepared : 9/19/23 11:05 AM CST Crop Year : 2023
<b>Abbreviated 156 Farm Record</b>		

**Tract Number** : 1966

**Description** :

**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

**Other Producers** : GERALD CHAPMAN, JOHN ADAM MCLENDON, LARRY BRACK DEBARY JR, ROBERT BRAZEL, DEBI MCLENDON BAUGHMAN, JULIE R MCLENDON, PEYTON H COOK III, MARTIN L MCLENDON, HALEY LAUREN MCLENDON

**Recon ID** : 13-037-2019-3

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
54.36	52.53	52.53	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	52.53	8.27	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	48.28	0.00	141
Grain Sorghum	0.05	0.00	36
Peanuts	6.13	0.00	3884
Seed Cotton	5.31	0.00	1987
<b>TOTAL</b>	<b>59.77</b>	<b>0.00</b>	

# Farm Service Agency Map

USDA United States Department of Agriculture 2021 NAIP

Calhoun County Georgia

Farm: 2236 Tract: 1966 Long/Lat: -84.514° 31.52°

2023 Program Year Date Exported: 6/30/2023

Tract Cropland: 52.53 Acres



CLU	Acres	HEL	Crop
1	44.93	NHEL	
5	1.83	UHHEL	NC
7	7.6	NHEL	

- \_\_\_ 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 Program

Tract Boundary Non-Cropland Cropland CRP

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

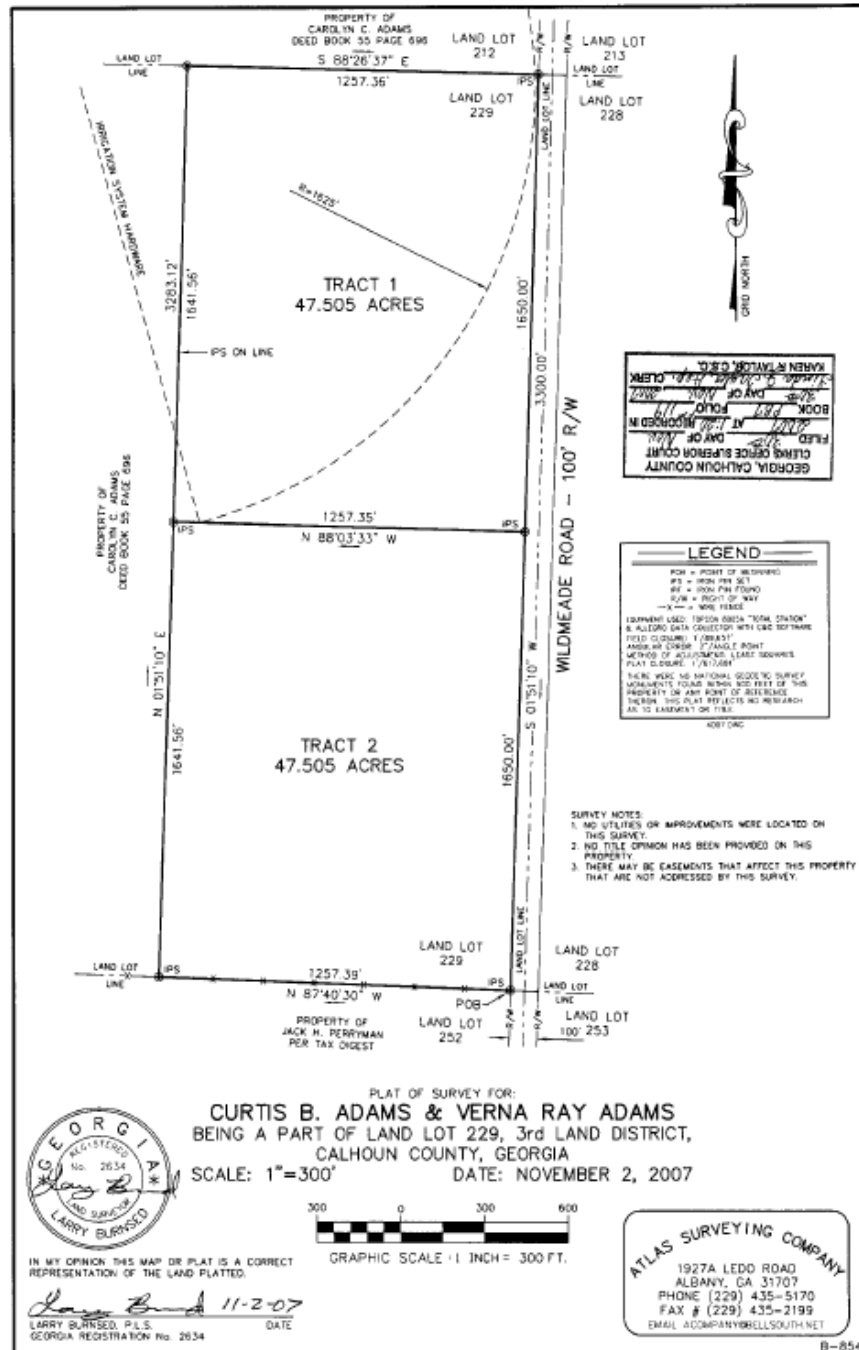
USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its 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.

## Legal Description

A tract of land in Lot of Land No. 229 in the Third Land District of Calhoun County, Georgia, containing 47.505 acres, Described as follows, to-wit: BEGIN at the Northeast Corner of Lot No. 229 and run thence S 01° 51' 10" W 1650.00 feet to a point; run thence N 88° 03' 33" W 1257.35 feet to a point; run thence N 01° 51' 10" E 1641.56 feet to a point; run thence S 88° 26' 37" E 1257.36 feet to the point of beginning. Said tract is fully delineated on plat of survey by Larry Burnsed, Georgia Registered Land Surveyor No. 2634, dated 11-2-07, which plat is recorded in Plat Book 7, page 119 in the Office of Clerk of Superior Court of Calhoun County, Georgia, to which plat and the record thereof reference is hereby made. The described property being Tract No. 1 on said plat.



**Plat**



***Go Bid Now!***



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