



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

**RANCH STYLE HOME**  
**DEVON DRIVE, ALBANY, GEORGIA-**  
**ESTATE OF JACK AND WILHELMINA HALL**

***TUESDAY, FEBRUARY 20, 2024***  
***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 Ranch Style Home on Devon Drive, Albany, Georgia – Estate of Jack and Wilhelmina Hall.

Experience Southern charm with our exclusive online auction featuring a sprawling Ranch Style home on Devon Drive in Albany, Georgia. This estate, spanning over 3000 sq feet, offers the perfect blend of spacious living and convenience. Nestled on a generous corner lot, the property boasts a detached 2-car garage, providing ample space for your vehicles and storage needs. Enjoy the fenced-in yard, providing a private oasis for relaxation and entertainment. Don't miss this unique opportunity to bid on a home that embodies comfort, style, and the cherished memories of the esteemed Jack and Wilhelmina Hall. Browse and Bid Today!

Bidding for this property will open on February 6th, 2024, at 10:00 am and continue to February 20th, 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.

Ethan Vick, AMM  
Chief Operating Officer





**Auction Date and Time:** Tuesday, February 20<sup>th</sup>, 2024, at 2:00 PM

**Open House Dates and Times:** Monday, February 12<sup>th</sup>, 2024, 2pm-5pm  
Monday, February 19<sup>th</sup>, 2024, 3pm-6pm

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

## Property Information

**Property Address:** 2308 Devon Drive, Albany, Georgia 31721

**Auction Date:** Tuesday, February 20<sup>th</sup>, 2024, at 2:00 PM

**Assessor's Parcel Numbers:** Dougherty County 00356-00009-001

**Property Taxes:** Dougherty County 2023 Property Tax \$2402.18

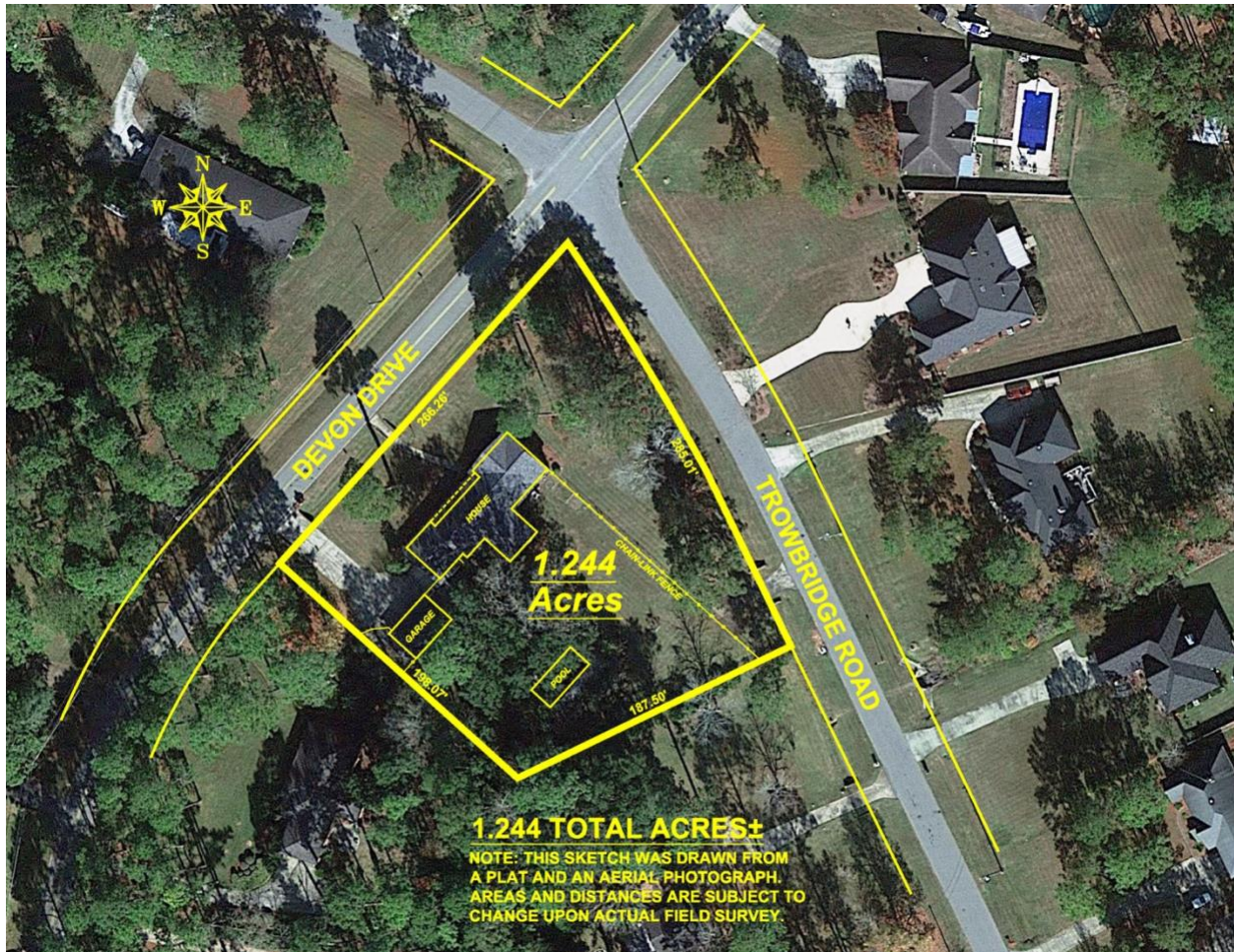
**Google Map Link:** <https://maps.app.goo.gl/Xg5MbjwDm6ouuJsL7v>

### Important Selling Features:

- Ranch Style Home
- Large Corner Lot
- 3138+/- Sq Ft (Tax Assessor)
- Double Sided Fireplace
- Fenced Back Yard
- 3 Bedroom / 3 Full Bath
- Storage Shed and Other Improvements
- In-Ground Pool that Needs Restoring



## Aerial Map



# Tax Card Parcel – Page 1

## Dougherty County, GA

### Summary

**Parcel Number** 00356/00009/001  
**Location Address** 2308 DEVON DR  
**Legal Description** LOT 7 FAIRFIELD S/D SEC "B"  
*(Note: Not to be used on legal documents)*  
**Class** R3-Residential  
*(Note: This is for tax purposes only. Not to be used for zoning.)*  
**Tax District** 01 CITY OF ALBANY (District 01)  
**Millage Rate** 43.354  
**Acres** 0  
**Homestead Exemption** Yes (S1)  
**Landlot/District** N/A

[View Map](#)



### Owner

HALL WILHELMINA D  
 2308 DEVON DR  
 ALBANY, GA 31721

### Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	Res-Fairfield	Lot	0	0	0	0	1

### Residential Improvement Information

**Style** One Family  
**Heated Square Feet** 3138  
**Interior Walls** Sheetrock  
**Exterior Walls** Br Veneer  
**Foundation** Conc Wall/Masonry  
**Attic Square Feet** 0  
**Basement Square Feet** 0  
**Year Built** 1962  
**Roof Type** Asphalt Shingle  
**Flooring Type** Carpet  
**Heating Type** Cent Heat/AC  
**Number Of Rooms** 4  
**Number Of Bedrooms** 4  
**Number Of Full Bathrooms** 2  
**Number Of Half Bathrooms** 1  
**Number Of Plumbing Extras** 5  
**Value** \$120,500  
**Condition** Average  
**Fireplaces/Appliances** Pre-fab 1 sty 1 Box 1

### Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
UTL/GAR AV	2006	21x33 / 0	0	\$9,300
UTL/GAR BA	1985	0x0 / 748	1	\$4,700
POOL RES C	1971	0x0 / 510	1	\$7,600
POOL CONCR	1971	0x0 / 786	1	\$1,800

### Permits

Permit Date	Permit Number	Type	Description
04/05/2002	37421	01-ADDITION/RES	



## Tax Card Parcel – Page 2

### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/18/2016	4321 1	1 A71	\$0	15 LOVE & AFFECTION/GIFT	WINKFIELD DENISE HALL	HALL WILHELMINA D
5/17/2016	4320 350	1 A71	\$0	17 ESTATE SALE	HALL JACK FINLEY	HALL WILHELMINA D & WINKFIELD DENISE HAL
10/31/1994	1439 299		\$137,000	Fair Market - Improved	REYNOLDS JR MARION & BARBARA J	HALL JACK FINLEY & WILHELMINA D
8/13/1993	1313 23		\$0	15 LOVE & AFFECTION/GIFT	REYNOLDS MARION JR	REYNOLDS BARBARA J
8/9/1993	1313 12		\$0	15 LOVE & AFFECTION/GIFT	REYMOLDS BARBARA J	REYNOLDS MARION JR
8/18/1988	940 232		\$0	Unqualified	REYNOLDS MARION	REYNOLDS BARBARA

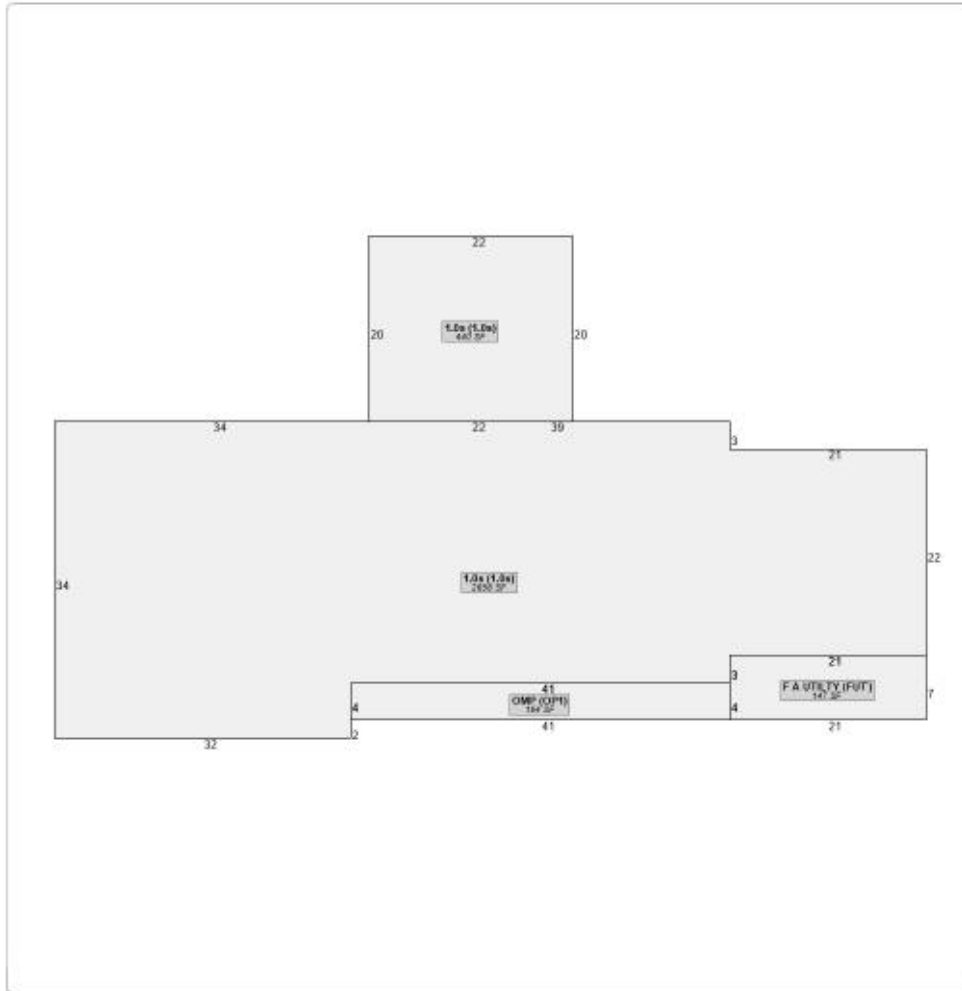
### Valuation

	2022	2021	2020	2019	2018
Previous Value	\$178,900	\$178,900	\$178,900	\$178,900	\$178,900
Fair Market Land Value	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000
+ Fair Market Improvement Value	\$120,500	\$120,500	\$120,500	\$120,500	\$120,500
+ Fair Market Accessory Value	\$23,400	\$23,400	\$23,400	\$23,400	\$23,400
= Fair Market Value	\$178,900	\$178,900	\$178,900	\$178,900	\$178,900
Assessed Land Value	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000
+ Assessed Improvement Value	\$48,200	\$48,200	\$48,200	\$48,200	\$48,200
+ Assessed Accessory Value	\$9,360	\$9,360	\$9,360	\$9,360	\$9,360
= Assessed Value (40% FMV)	\$71,560	\$71,560	\$71,560	\$71,560	\$71,560

### Photos



## Tax card Parcel – Page 3



No data available for the following modules: Online Appeal, Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes.

The Dougherty 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](#)  
 Last Data Upload: 10/18/2023, 2:20:06 AM

Contact Us

Developed by  
 Schneider  
 GEOSPATIAL



## Tax Map Parcel

 **qPublic.net**™ Dougherty County, GA



### Overview



### Legend

-  Parcels
-  Roads

Parcel ID	00356/00009/001	Owner	HALL WILHELMINA D	Last 2 Sales			
Class Code	Residential		2308 DEVON DR	Date	Price	Reason	Qual
Taxing District	01 CITY OF ALBANY		ALBANY, GA 31721	5/18/2016	15	U	
Acres	n/a	Physical Address	2308 DEVON DR	5/17/2016	17	U	
		Fair Market Value	Value \$178900				
		Land Value					
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 10/18/2023  
Last Data Uploaded: 10/18/2023 2:20:06 AM

Developed by  **Schneider**  
GEOSPATIAL

## 2023 Tax Bill

### 2023 Property Tax Statement

DOUGHERTY COUNTY TAX DEPT.  
240 PINE AVE STE 100, PO BOX 1827  
ALBANY, GA 31702-1827  
**(229) 431-3208**

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2023-15207	12/20/2023	\$0.00	\$2402.18	\$0.00	Paid 12/08/2023

Map: 00356/00009/001  
Location: 2308 DEVON DR

Printed: 01/11/2024

HALL WILHELMINA D  
2308 DEVON DR  
ALBANY, GA 31721

**IMPORTANT NOTICES:**

\* All Homestead Exemptions and Tax Return Filings must be filed no later than April 1st of the following taxable year to receive the exemption or value adjustment in future years.


\* Homeowners age 62 and older may qualify for an additional exemption. To determine your eligibility, you must apply in our office and meet certain criteria.

\* If you feel your property value is incorrect, you may file a tax return by April 1st with the Board of Tax Assessors requesting a reduction in value for the following year.

\* For more information, call the Dougherty County Tax Assessors at (229) 431-2130

**RETURN THIS PORTION WITH PAYMENT**

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

DOUGHERTY COUNTY TAX DEPT. 240 PINE AVE STE 100, PO BOX 1827 ALBANY, GA 31702-1827 <b>(229) 431-3208</b>						<b>Tax Payer:</b> HALL WILHELMINA D <b>Map Code:</b> 00356/00009/001    Real <b>Description:</b> 2308 DEVON DR <b>Location:</b> 2308 DEVON DR <b>Bill No:</b> 2023-15207 <b>District:</b> 001			
Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
143,900.00	35,000.00	0.0000	\$178,900.00	12/20/2023			S1		
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
ALBANY STRB	\$178,900	\$71,560	\$2,000	\$69,560	-7.644000	\$0.00	-\$531.72	-\$531.72	
CITY OF ALBANY	\$178,900	\$71,560	\$2,000	\$69,560	17.172000	\$1,194.48	\$0.00	\$1,194.48	
DOUGHERTY COUNTY	\$178,900	\$71,560	\$2,000	\$69,560	22.702000	\$1,579.15	\$0.00	\$1,579.15	
HTRG ALBANY	\$178,900	\$18,000	\$0	\$18,000	0.000000	\$0.00	-\$171.50	-\$171.50	
HTRG COUNTY	\$178,900	\$18,000	\$0	\$18,000	0.000000	\$0.00	-\$343.24	-\$343.24	
HTRG SCHOOL	\$178,900	\$18,000	\$0	\$18,000	0.000000	\$0.00	-\$323.87	-\$323.87	
SALES TAX ROLLBACK	\$178,900	\$71,560	\$2,000	\$69,560	-3.633000	\$0.00	-\$252.71	-\$252.71	
SCHOOL M&O	\$178,900	\$71,560	\$2,000	\$69,560	17.993000	\$1,251.59	\$0.00	\$1,251.59	
STATE TAX	\$178,900	\$71,560	\$2,000	\$69,560	0.000000	\$0.00	\$0.00	\$0.00	
<b>TOTALS</b>					<b>46.590000</b>	<b>\$4,025.22</b>	<b>-\$1,623.04</b>	<b>\$2,402.18</b>	

## Deed

WHEN RECORDED, RETURN TO:  
Walter H. Burt, III  
Attorney at Law  
511 Pine Avenue  
Albany, GA 31701

DOCH 003162  
FILED IN OFFICE  
5/26/2016 04:21 PM  
BK:4321 PG:1-2  
EVONNE S. MULL  
CLERK OF COURT  
DOUGHERTY COUNTY  
*E. S. Mull*  
REAL ESTATE TRANSFER TAX  
PAID: \$0.00

PT-61 047-2016-000995

---

### QUIT-CLAIM DEED

STATE OF MARYLAND.

THIS INDENTURE made the 18 day of May, 2016 between DENISE HALL WINKFIELD of the State of Maryland, as Party of the First Part, hereinafter called "GRANTOR", and WILHELMINA D. HALL, as Party of the Second Part, hereinafter called "GRANTEE", (the words "GRANTOR" and "GRANTEE" to include their respective heirs, personal representatives, successors and assigns where the context requires or permits).

WITNESSETH: That GRANTOR, for and in consideration of LOVE AND AFFECTION for my mother does by these presents bargain, remise, release and forever quit claim to the said GRANTEE all the right, title, interest, claim, or demand which the said GRANTOR has or may have had in and to the following described property:

All that tract or parcel of land lying and being in Dougherty County, Georgia and being all of Lot 7 of Fairfield Subdivision, Section "B", according to a map or plat of said subdivision as same is recorded in Plat Book 2, Page 275 (Plat Cabinet 1, Slide A-71), in the Office of the Clerk of Superior Court of Dougherty County, Georgia

It is the purpose of this Quit-Claim Deed to convey all of the interest of Grantor in the above described property by virtue of the Will of Grantor's father, Jack Finley Hall, deceased, and Deed of Assent from his Executor.

with all rights, members, and appurtenances to the said premises in anyway appertaining or belonging.



Deed- Page 2

QUIT-CLAIM DEED  
PAGE TWO

TO HAVE AND TO HOLD the said described premises unto the said GRANTEE so that neither the said GRANTOR, nor any person or persons claiming under the said GRANTOR shall at any time claim or demand any right, title, or interest to the above described premises or its appurtenances.

IN WITNESS WHEREOF, the GRANTOR has signed and sealed this deed on the day and year above written.

*Denise Hall Winkfield* (Seal)  
DENISE HALL WINKFIELD

Signed, sealed and delivered  
in the presence of:

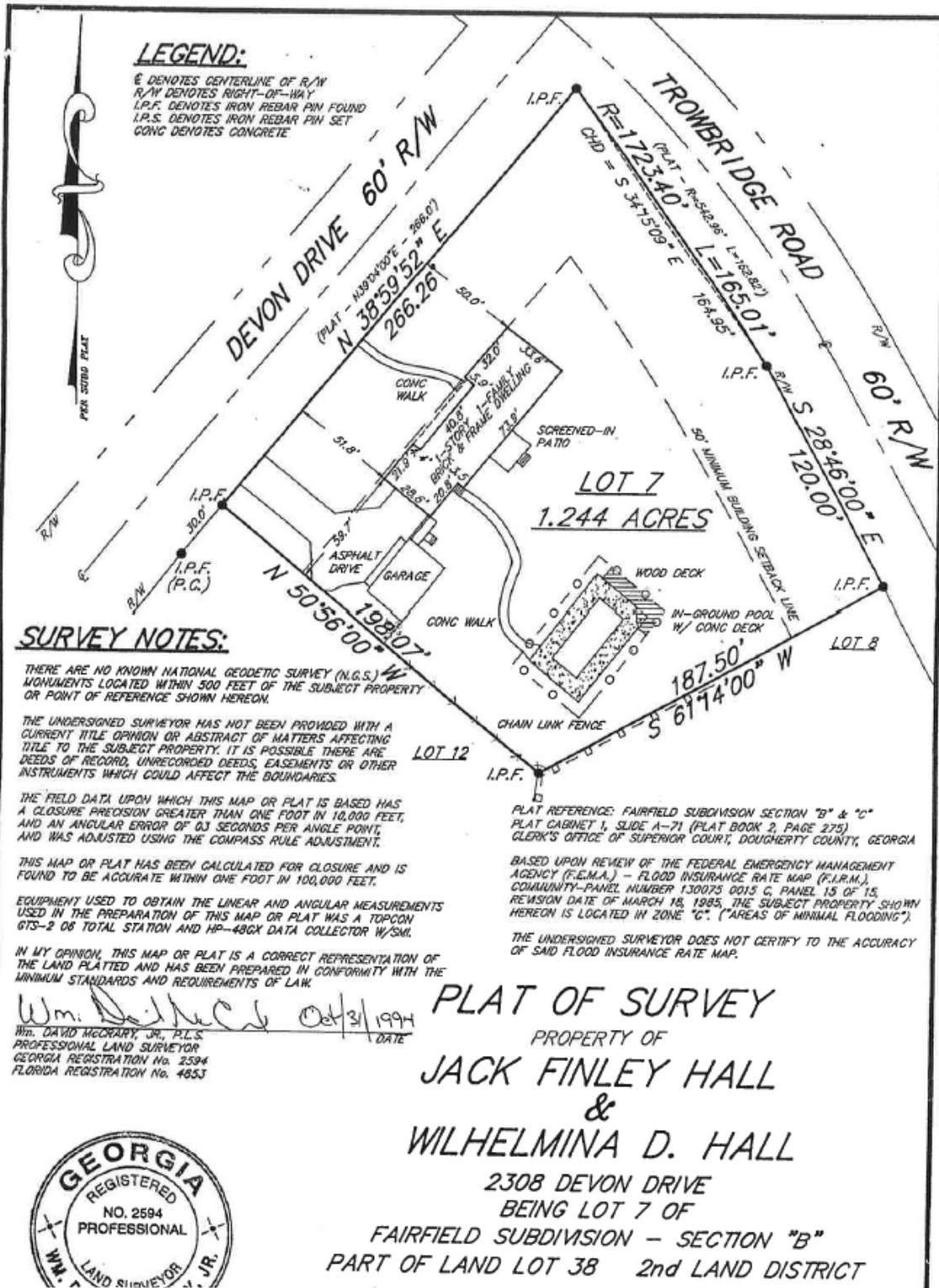
*Juditha Merritt*  
Unofficial Witness

*Linda A. Rhodes*  
Notary Public

My Commission Expires 8-2-2018




**Plat**



## Seller's Property Disclosure- Page 1

**SELLER'S PROPERTY DISCLOSURE STATEMENT**  
**EXHIBIT " A "**



2023 Printing

This Seller's Property Disclosure Statement ("Statement") is an exhibit to the Purchase and Sale Agreement with an Offer Date of \_\_\_\_\_ for the Property (known as or located at: 2308 Devon Drive  
Albany, Georgia, 31721). This Statement is intended to make it easier for Seller to fulfill Seller's legal duty to disclose hidden defects in the Property of which Seller is aware. Seller is obligated to disclose such defects even when the Property is being sold "as-is."

**A. INSTRUCTIONS TO SELLER IN COMPLETING THIS STATEMENT.**  
In completing this Statement, Seller agrees to:

- (1) answer all questions in reference to the Property and the improvements thereon;
- (2) answer all questions fully, accurately and to the actual knowledge and belief of all Sellers;
- (3) provide additional explanations to all "yes" answers in the corresponding Explanation section below each group of questions (including providing to Buyer any additional documentation in Seller's possession), unless the "yes" answer is self-evident;
- (4) promptly revise the Statement if there are any material changes in the answers to any of the questions prior to closing and provide a copy of the same to the Buyer and any Broker involved in the transaction.

**B. HOW THIS STATEMENT SHOULD BE USED BY BUYER.** Caveat emptor or "buyer beware" is the law in Georgia. Buyer should conduct a thorough inspection of the Property. If Seller has not occupied the Property recently, Seller's knowledge of the Property's condition may be limited. Buyer is expected to use reasonable care to inspect the Property and confirm that is suitable for Buyer's purposes. If an inspection of the Property reveals problems or areas of concern that would cause a reasonable Buyer to investigate further, Buyer should investigate further. A "yes" or "no" answer to a question means "yes" or "no" to the actual knowledge and belief of all Sellers of the Property.

**C. SELLER DISCLOSURES.**

1. GENERAL:	YES	NO
(a) What year was the main residential dwelling constructed? <u>1962</u>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Is the Property vacant? If yes, how long has it been since the Property has been occupied? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Is the Property or any portion thereof leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Has the Property been designated as historic or in a historic district where permission must be received to make modifications and additions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>EXPLANATION:</b> _____ _____		
<b>2. COVENANTS, FEES, and ASSESSMENTS:</b>		
(a) Is the Property subject to a recorded Declaration of Covenants, Conditions, and Restrictions ("CC&Rs") or other similar restrictions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Is the Property part of a condominium or community in which there is a community association? <b>IF YES, SELLER TO COMPLETE AND PROVIDE BUYER WITH A "COMMUNITY ASSOCIATION DISCLOSURE EXHIBIT" GAR F322.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>EXPLANATION:</b> _____ _____		
<b>3. LEAD-BASED PAINT:</b>		
(a) Was any part of the residential dwelling on the Property or any painted component, fixture, or material used therein constructed or manufacture prior to 1978? <b>IF YES, THE "LEAD-BASED PAINT EXHIBIT" GAR F316 MUST BE EXECUTED BY THE PARTIES AND THE "LEAD-BASED PAINT PAMPHLET" GAR CB04 MUST BE PROVIDED TO THE BUYER.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

THIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH George Rosso IS INVOLVED AS A REAL ESTATE LICENSEE. UNAUTHORIZED USE OF THE FORM MAY RESULT IN LEGAL SANCTIONS BEING BROUGHT AGAINST THE USER AND SHOULD BE REPORTED TO THE GEORGIA ASSOCIATION OF REALTORS® AT (770) 451-1831.  
Copyright© 2023 by Georgia Association of REALTORS® F301, Seller's Property Disclosure Statement Exhibit, Page 1 of 7, 01/01/23



## Seller's Property Disclosure- Page 2

4. STRUCTURAL ITEMS, ADDITIONS AND ALTERATIONS:	YES	NO
(a) Has there been any settling, movement, cracking or breakage of the foundations or structural supports of the improvements?		X
(b) Have any structural reinforcements or supports been added?		X
(c) Have there been any additions, structural changes, or any other major alterations to the original improvements or Property, including without limitation pools, carports or storage buildings?	X	
(d) Has any work been done where a required building permit was not obtained?	X	
(e) Are there violations of building codes, housing codes, or zoning regulations (not otherwise grandfathered)?		X
(f) Have any notices alleging such violations been received?		X
(g) Is any portion of the main dwelling a mobile, modular or manufactured home?		X
(h) Was any dwelling or portion thereof (excluding mobile, modular and manufactured dwelling) moved to the site from another location?		X
<b>EXPLANATION:</b>		
5. SYSTEMS and COMPONENTS:	YES	NO
(a) Has any part of the HVAC system(s) been replaced during Seller's ownership?	X	
(b) Date of last HVAC system(s) service: _____		
(c) Is any heated and cooled portion of the main dwelling not served by a central heating and cooling system?		X
(d) Is any portion of the heating and cooling system in need of repair or replacement?		X
(e) Does any dwelling or garage have aluminum wiring other than in the primary service line?	<i>Don't know</i>	
(f) Are any fireplaces decorative only or in need of repair?		X
(g) Have there been any reports of damaging moisture behind exterior walls constructed of synthetic stucco?		X
(h) Are any systems/components subject to a lease or rental payment plan (i.e. HVAC, security system, appliances, alternate energy source systems, etc.)?		X
<b>EXPLANATION:</b>		
6. SEWER/PLUMBING RELATED ITEMS:	YES	NO
(a) Approximate age of water heater(s): _____ years		
(b) What is the drinking water source: <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> well		
(c) If the drinking water is from a well, give the date of last service: _____		
(d) If the drinking water is from a well, has there ever been a test the results of which indicate that the water is not safe to drink? If yes, date of testing: _____		
(e) What is the sewer system: <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> septic tank		
(f) If the Property is served by a septic system, how many bedrooms was the septic system approved for by local government authorities? _____		
(g) Is the main dwelling served by a sewage pump?		
(h) Has any septic tank or cesspool on Property ever been professionally serviced? If yes, give the date of last service: _____		
(i) Are there any leaks, backups, or other similar problems with any portion of the plumbing, water, or sewage systems or damage therefrom?		X
(j) Is there presently any polybutylene plumbing, other than the primary service line?		X
(k) Has there ever been any damage from a frozen water line, spigot, or fixture?		X
<b>EXPLANATION:</b>		

## Seller's Property Disclosure- Page 3

<b>7. ROOFS, GUTTERS, and DOWNSPOUTS:</b>		<b>YES</b>	<b>NO</b>
(a) Approximate age of roof on main dwelling: <u>3</u> years.			
(b) Has any part of the roof been repaired during Seller's ownership?		<input checked="" type="checkbox"/>	
(c) Are there any roof leaks or other problems with the roof, roof flashing, gutters, or downspouts?			<input checked="" type="checkbox"/>
<b>EXPLANATION:</b> <u>Replaced</u>			
<b>8. FLOODING, DRAINING, MOISTURE, and SPRINGS:</b>		<b>YES</b>	<b>NO</b>
(a) Is there now or has there been any water intrusion in the basement, crawl space or other parts of any dwelling or garage or damage therefrom?			<input checked="" type="checkbox"/>
(b) Have any repairs been made to control water intrusion in the basement, crawl space, or other parts of any dwelling or garage?			<input checked="" type="checkbox"/>
(c) Is any part of the Property or any improvements thereon presently located in a Special Flood Hazard Area?			<input checked="" type="checkbox"/>
(d) Has there ever been any flooding?			<input checked="" type="checkbox"/>
(e) Are there any streams that do not flow year round or underground springs?			<input checked="" type="checkbox"/>
(f) Are there any dams, retention ponds, storm water detention basins, or other similar facilities?			<input checked="" type="checkbox"/>
<b>EXPLANATION:</b>			
<b>9. SOIL AND BOUNDARIES:</b>		<b>YES</b>	<b>NO</b>
(a) Are there any landfills (other than foundation backfill), graves, burial pits, caves, mine shafts, trash dumps or wells (in use or abandoned)?			<input checked="" type="checkbox"/>
(b) Is there now or has there ever been any visible soil settlement or movement?			<input checked="" type="checkbox"/>
(c) Are there presently any encroachments, unrecorded easements or boundary line disputes with a neighboring property owner?			<input checked="" type="checkbox"/>
(d) Do any of the improvements encroach onto a neighboring property?			<input checked="" type="checkbox"/>
(e) Is there a shared driveway, alleyway, or private road servicing the Property?			<input checked="" type="checkbox"/>
<b>EXPLANATION:</b>			
<b>10. TERMITES, DRY ROT, PESTS, and WOOD DESTROYING ORGANISMS:</b>		<b>YES</b>	<b>NO</b>
(a) Are you aware of any wildlife accessing the attic or other interior portions of the residence?			<input checked="" type="checkbox"/>
(b) Is there any damage or hazardous condition resulting from such wildlife intrusion; from insects (such as termites, bees and ants); or by fungi or dry rot?			<input checked="" type="checkbox"/>
(c) Is there presently a bond, warranty or service contract for termites or other wood destroying organisms by a licensed pest control company?		<input checked="" type="checkbox"/>	
If yes, what is the cost to transfer? \$ _____ What is the annual cost? _____			
If yes, company name/contact: <u>ADAMS</u>			
Coverage: <input type="checkbox"/> re-treatment and repair <input type="checkbox"/> re-treatment <input type="checkbox"/> periodic inspections only			
Expiration Date _____ Renewal Date _____			
<b>EXPLANATION:</b>			

## Seller's Property Disclosure- Page 4

<b>11. ENVIRONMENTAL, HEALTH, and SAFETY CONCERNS:</b>	<b>YES</b>	<b>NO</b>
(a) Are there any underground tanks or toxic or hazardous substances such as asbestos?		<input checked="" type="checkbox"/>
(b) Has Methamphetamine ("Meth") ever been produced on the Property?		<input checked="" type="checkbox"/>
(c) Have there ever been adverse test results for radon, lead, mold or any other potentially toxic or environmentally hazardous substances?		<input checked="" type="checkbox"/>
<b>EXPLANATION:</b>		
<b>12. LITIGATION and INSURANCE:</b>	<b>YES</b>	<b>NO</b>
(a) Is there now or has there been any litigation therein alleging negligent construction or defective building products?		<input checked="" type="checkbox"/>
(b) Has there been any award or payment of money in lieu of repairs for defective building products or poor construction?		<input checked="" type="checkbox"/>
(c) Has any release been signed regarding defective products or poor construction that would limit a future owner from making any claims?		<input checked="" type="checkbox"/>
(d) During Seller's ownership have there been any insurance claims for more than 10% of the value of the Property?	<input checked="" type="checkbox"/>	
(e) Is the Property subject to a threatened or pending condemnation action?		<input checked="" type="checkbox"/>
(f) How many insurance claims have been filed during Seller's ownership? _____		<input checked="" type="checkbox"/>
<b>EXPLANATION:</b> <u>Roof lightning strike window in garage</u>		
<b>13. OTHER HIDDEN DEFECTS:</b>	<b>YES</b>	<b>NO</b>
(a) Are there any other hidden defects that have not otherwise been disclosed?		<input checked="" type="checkbox"/>
<b>EXPLANATION:</b>		
<b>14. AGRICULTURAL DISCLOSURE:</b>	<b>YES</b>	<b>NO</b>
(a) Is the Property within, partially within, or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry use?		<input checked="" type="checkbox"/>
(b) Is the Property receiving preferential tax treatment as an agricultural property?		<input checked="" type="checkbox"/>
<p>It is the policy of this state and this community to conserve, protect, and encourage the development and improvement of farm and forest land for the production of food, fiber, and other products, and also for its natural and environmental value. This notice is to inform prospective property owners or other persons or entities leasing or acquiring an interest in real property that property in which they are about to acquire an interest lies within, partially within, or adjacent to an area zoned, used, or identified for farm and forest activities and that farm and forest activities occur in the area. Such farm and forest activities may include intensive operations that cause discomfort and inconveniences that involve, but are not limited to, noises, odors, fumes, dust, smoke, insects, operations of machinery during any 24-hour period, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides, and pesticides. One or more of these inconveniences may occur as the result of farm or forest activities which are in conformance with existing laws and regulations and accepted customs and standards.</p>		



## Seller's Property Disclosure- Page 5

**D. FIXTURES CHECKLIST**

**Directions on HOW TO USE:** It is often unclear what constitutes a fixture which remains with the Property versus personal property which does not remain with the Property. To avoid disputes, Seller shall have the right to remove all items on the checklist below that are left blank. THE ITEMS ON THE CHECKLIST BELOW THAT ARE CHECKED OR MARKED SHALL REMAIN WITH THE PROPERTY. All items remaining with Property shall include remotes and/or all accessories necessary for use. Unless otherwise indicated, if an item is left blank, the Seller may remove all of that item from the Property. For example, if "Refrigerator" is left blank, Seller may remove all Refrigerators on the Property. This checklist is intended to supersede the common law of fixtures with regard to the items below. The common law of fixtures shall apply to all items not on this checklist. Seller shall remove all items left blank below prior to closing or the transfer of possession, whichever is later. Seller shall lose the right to remove those items not timely removed but shall remain liable for the cost of Buyer having to dispose of such items provided that Buyer disposes of them within 30 days after Closing. In removing items, Seller shall use reasonable care to prevent and repair damage to the area where the item was removed.

Items identified as remaining with the Property shall mean those specific items as they existed in the Property as of the Offer Date. No such item shall be removed from the Property unless it is broken or destroyed. In the event such item is removed, it shall be replaced with a substantially identical item, if reasonably available. If not reasonably available, it shall be replaced with a substantially similar item of equal quality and value, or better. The same or newer model of the item being replaced in the same color and size and with the same functions or better shall be considered substantially identical. Once the Seller's Property is under contract, the items that may be removed and taken by the Seller, as reflected in this Seller's Property Disclosure Statement, may only be amended with the written consent of the Buyer of the Property. This section entitled "Fixtures Checklist" shall survive Closing.

<p><b>Appliances</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Clothes Dryer</li> <li><input checked="" type="checkbox"/> Clothes Washing Machine</li> <li><input checked="" type="checkbox"/> Dishwasher</li> <li><input checked="" type="checkbox"/> Garage Door Opener</li> <li><input checked="" type="checkbox"/> Garbage Disposal</li> <li><input checked="" type="checkbox"/> Ice Maker</li> <li><input checked="" type="checkbox"/> Microwave Oven</li> <li><input checked="" type="checkbox"/> Oven</li> <li><input checked="" type="checkbox"/> Refrigerator w/o Freezer</li> <li><input checked="" type="checkbox"/> Refrigerator/Freezer</li> <li><input type="checkbox"/> Free Standing Freezer</li> <li><input type="checkbox"/> Stove</li> <li><input checked="" type="checkbox"/> Surface Cook Top</li> <li><input type="checkbox"/> Trash Compactor</li> <li><input type="checkbox"/> Vacuum System</li> <li><input type="checkbox"/> Vent Hood</li> <li><input type="checkbox"/> Warming Drawer</li> <li><input type="checkbox"/> Wine Cooler</li> </ul> <p><b>Home Media</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Amplifier</li> <li><input type="checkbox"/> Cable Jacks</li> <li><input type="checkbox"/> Cable Receiver</li> <li><input type="checkbox"/> Cable Remotes</li> <li><input type="checkbox"/> Intercom System</li> <li><input type="checkbox"/> Internet HUB</li> <li><input type="checkbox"/> Internet Wiring</li> <li><input type="checkbox"/> Satellite Dish</li> <li><input type="checkbox"/> Satellite Receiver</li> <li><input type="checkbox"/> Speakers</li> <li><input type="checkbox"/> Speaker Wiring</li> <li><input type="checkbox"/> Switch Plate Covers</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Television (TV)</li> <li><input type="checkbox"/> TV Antenna</li> <li><input type="checkbox"/> TV Mounts/Brackets</li> <li><input type="checkbox"/> TV Wiring</li> </ul> <p><b>Interior Fixtures</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Ceiling Fan</li> <li><input type="checkbox"/> Chandelier</li> <li><input type="checkbox"/> Closet System</li> <li><input type="checkbox"/> Fireplace (FP)</li> <li><input type="checkbox"/> FP Gas Logs</li> <li><input type="checkbox"/> FP Screen/Door</li> <li><input type="checkbox"/> FP Wood Burning Insert</li> <li><input type="checkbox"/> Light Bulbs</li> <li><input checked="" type="checkbox"/> Light Fixtures</li> <li><input checked="" type="checkbox"/> Mirrors</li> <li><input type="checkbox"/> Wall Mirrors</li> <li><input type="checkbox"/> Vanity (hanging) Mirrors</li> <li><input type="checkbox"/> Shelving Unit &amp; System</li> <li><input checked="" type="checkbox"/> Shower Head/Sprayer</li> <li><input type="checkbox"/> Storage Unit/System</li> <li><input type="checkbox"/> Window Blinds (and Hardware)</li> <li><input checked="" type="checkbox"/> Window Shutters (and Hardware)</li> <li><input type="checkbox"/> Window Draperies (and Hardware)</li> <li><input type="checkbox"/> Unused Paint</li> </ul> <p><b>Landscaping / Yard</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Arbor</li> <li><input type="checkbox"/> Awning</li> <li><input type="checkbox"/> Basketball Post and Goal</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Birdhouses</li> <li><input type="checkbox"/> Boat Dock</li> <li><input type="checkbox"/> Fence - Invisible</li> <li><input type="checkbox"/> Dog House</li> <li><input type="checkbox"/> Flag Pole</li> <li><input type="checkbox"/> Gazebo</li> <li><input type="checkbox"/> Irrigation System</li> <li><input type="checkbox"/> Landscaping Lights</li> <li><input checked="" type="checkbox"/> Mailbox</li> <li><input checked="" type="checkbox"/> Out/Storage Building</li> <li><input type="checkbox"/> Porch Swing</li> <li><input type="checkbox"/> Statuary</li> <li><input type="checkbox"/> Stepping Stones</li> <li><input type="checkbox"/> Swing Set</li> <li><input type="checkbox"/> Tree House</li> <li><input type="checkbox"/> Trellis</li> <li><input type="checkbox"/> Weather Vane</li> </ul> <p><b>Recreation</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Aboveground Pool</li> <li><input type="checkbox"/> Gas Grill</li> <li><input type="checkbox"/> Hot Tub</li> <li><input type="checkbox"/> Outdoor Furniture</li> <li><input type="checkbox"/> Outdoor Playhouse</li> <li><input type="checkbox"/> Pool Equipment</li> <li><input type="checkbox"/> Pool Chemicals</li> <li><input type="checkbox"/> Sauna</li> </ul> <p><b>Safety</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Alarm System (Burglar)</li> <li><input checked="" type="checkbox"/> Alarm System (Smoke/Fire)</li> <li><input checked="" type="checkbox"/> Security Camera</li> <li><input checked="" type="checkbox"/> Carbon Monoxide Detector</li> <li><input checked="" type="checkbox"/> Doorbell</li> <li><input checked="" type="checkbox"/> Door &amp; Window Hardware</li> </ul>
		<ul style="list-style-type: none"> <li><input type="checkbox"/> Fire Sprinkler System</li> <li><input type="checkbox"/> Gate</li> <li><input type="checkbox"/> Safe (Built-In)</li> <li><input type="checkbox"/> Smoke Detector</li> <li><input type="checkbox"/> Window Screens</li> </ul> <p><b>Systems</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> A/C Window Unit <i>Garage</i></li> <li><input type="checkbox"/> Air Purifier</li> <li><input type="checkbox"/> Whole House Fan</li> <li><input type="checkbox"/> Attic Ventilator Fan</li> <li><input type="checkbox"/> Ventilator Fan</li> <li><input type="checkbox"/> Car Charging Station</li> <li><input type="checkbox"/> Dehumidifier</li> <li><input type="checkbox"/> Generator</li> <li><input type="checkbox"/> Humidifier</li> <li><input type="checkbox"/> Propane Tank</li> <li><input type="checkbox"/> Propane Fuel in Tank</li> <li><input type="checkbox"/> Fuel Oil Tank</li> <li><input type="checkbox"/> Fuel Oil in Tank</li> <li><input type="checkbox"/> Sewage Pump</li> <li><input type="checkbox"/> Solar Panel</li> <li><input type="checkbox"/> Sump Pump</li> <li><input type="checkbox"/> Thermostat</li> <li><input type="checkbox"/> Water Purification System</li> <li><input type="checkbox"/> Water Softener System</li> <li><input type="checkbox"/> Well Pump</li> </ul> <p><b>Other</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> _____</li> <li><input type="checkbox"/> _____</li> <li><input type="checkbox"/> _____</li> </ul>

**Clarification Regarding Multiple Items.** Items identified above as remaining with Property where Seller is actually taking one or more of such items shall be identified below. For example, if "Refrigerator" is marked as staying with the Property, but Seller is taking the extra refrigerator in the basement, the extra refrigerator and its location shall be described below. This section shall control over any conflicting or inconsistent provisions contained elsewhere herein.

\_\_\_\_\_

\_\_\_\_\_


**Items Needing Repair.** The following items remaining with Property are in need of repair or replacement:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## Seller's Property Disclosure- Page

<b>RECEIPT AND ACKNOWLEDGEMENT BY BUYER</b>	<b>SELLER'S REPRESENTATION REGARDING THIS STATEMENT</b>
Buyer acknowledges receipt of this Seller's Property Disclosure Statement.	Seller represents that the questions in this Statement have been answered to the actual knowledge and belief of all Sellers of the Property
_____ <b>1 Buyer's Signature</b>	 _____ <b>1 Seller's Signature</b>
_____ Print or Type Name	_____ Print or Type Name
_____ Date	_____ Date
_____ <b>2 Buyer's Signature</b>	_____ <b>2 Seller's Signature</b>
_____ Print or Type Name	_____ Print or Type Name
_____ Date	_____ Date
<input type="checkbox"/> <b>Additional Signature Page (F267) is attached.</b>	<input type="checkbox"/> <b>Additional Signature Page (F267) is attached.</b>
<small>Copyright© 2023 by Georgia Association of REALTORS®      F301, Seller's Property Disclosure Statement Exhibit, Page 7 of 7, 01/01/23</small> <small>Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201    www.lwolf.com      Wickfield</small>	



***Go Bid Now!***



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