



WIREGRASS AUCTION GROUP
— ACCELERATED REAL ESTATE MARKETING —

SOUTHERN MITCHELL COUNTY HOME ON 28.90+/- ACRES

***TUESDAY, MAY 7, 2024,
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, the online auction of this Ranch Style Home on 28.90 +/- Acres with tons of amenities in Southern Mitchell County, Georgia

Welcome to 1791 Big Creek Road, a captivating Southern Mitchell County Ranchette nestled on approximately 28.90 acres. This picturesque property features a spacious 2903 SQFT home with two separate apartments, ideal for accommodating guests or extended family members. Additionally, a charming 384 SQFT detached apartment and a cozy 440 SQFT detached cook house offer delightful spaces for relaxation and entertainment. Outdoor enthusiasts will appreciate the expansive 5500 SQFT covered partially enclosed/covered pole barn, while the 8500 SQFT under-roof workshop provides ample room for various hobbies and projects. Embrace the endless possibilities this versatile property has to offer.

Bidding for this property will open on April 23rd, 2024, at 10:00 am and continue to May 7th, 2024. Bidding will begin closing at 2:00 pm subject to auto extensions. All bidding for this auction 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 properties, the auction process, or if you would like to schedule a private showing of the properties.

Sincerely,
Wiregrass Auction Group, Inc.

Mark L Manley CAI, AARE, MPPA
President



Auction Date and Time:

Tuesday, May 7, 2024, at 2:00 PM

Open House Dates and Times:

Saturday, May 4, 2024, 10:00 am – 3:00 pm

Monday, May 6, 2024, 3:00 pm – 6:00 pm

For More Information Contact:

Wiregrass Auction Group, Inc.

(229) 891-1377 - Cell

(229) 890-2437 - Office

Property One Information

Property Addresses: 1791 Big Creek Road, Meigs, Georgia 31765

Auction Date: Tuesday, May 7, 2024, at 2:00 PM

Property Size: 28.90 +/- Acres

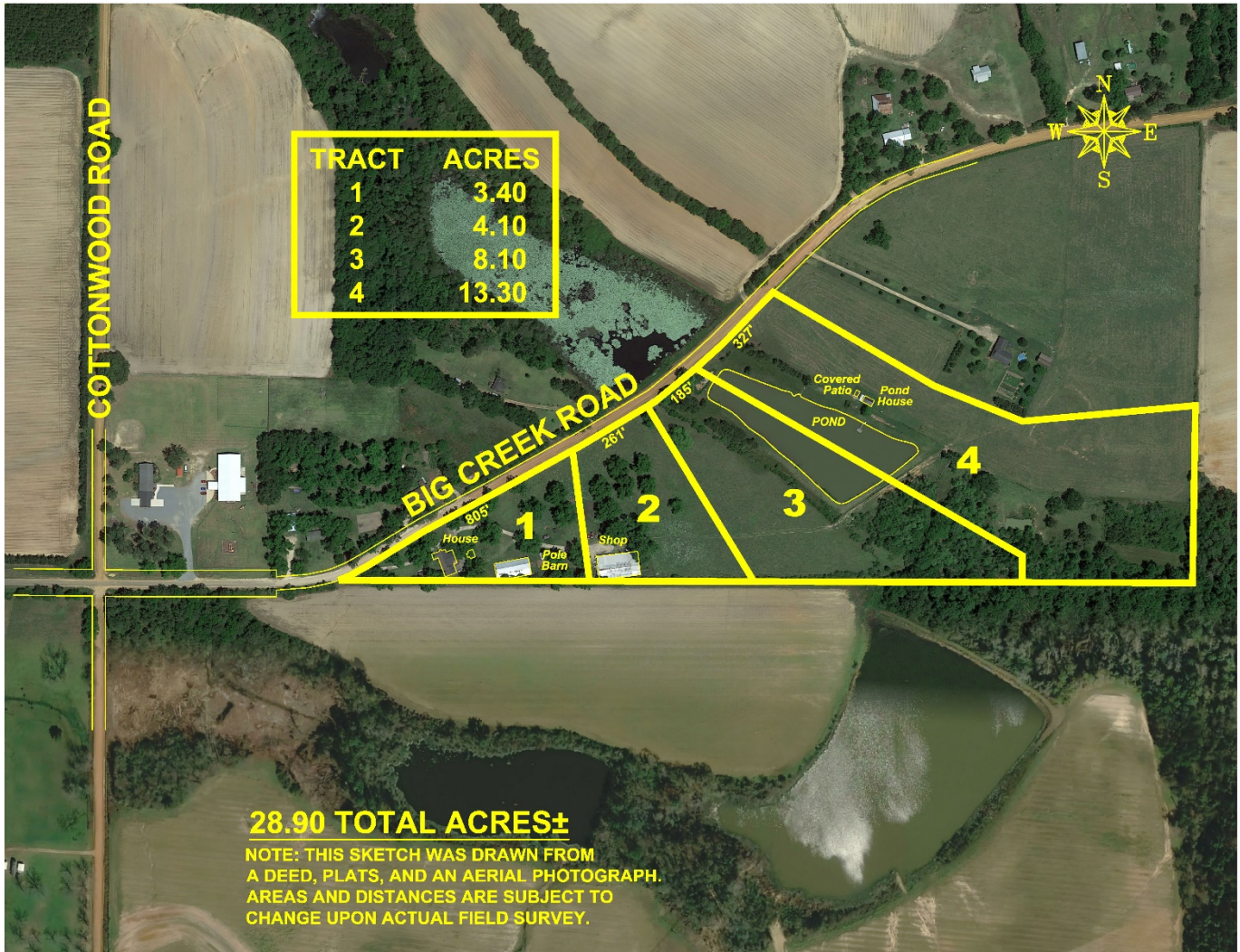
Assessor's Parcel Number: Mitchell County 01380-024-A00

Property Taxes: Mitchell County 2022 Taxes \$3,976.67 – In CUVA through 12/31/2027

Important Selling Features:

- 2903 SQFT home, with 2 separate apartments
- 28.80+/- acres
- 384 SQFT detached apartment
- 440 SQFT detached cook house
- 5500 SQFT Covered Partially Enclosed/ Covered Pole Barn
- 8500 SQFT Under Roof Workshop – 4500 SQFT enclosed

Aerial Map



Tax Card – Page 1

Mitchell County, GA

Summary

Parcel Number 01380-024-A00
 Account/Realkey 6041
 Location Address 1791 BIG CREEK RD
 Legal Description 1791 BIG CREEK RD
 (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 (District 01)
 Millage Rate 34.792
 Acres 27.97
 Homestead Exemption No (50)
 Landlot/District 139 / 10
 Water N/A
 Sewer N/A
 Electric N/A
 Gas N/A
 Topography 001
 Drainage N/A
 Road Class 005
 Parcel Road Access 003
 Subdivision



[View Map](#)

Owner

MILLER BARBARA ELVA
 1415 GA HWY 111
 MOULTRIE, GA 31768

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Consrv Use			0	0	0	0	0

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	2	2
RUR	Open Land	Rural	1	0.02
RUR	Open Land	Rural	2	15.44
RUR	Open Land	Rural	8	6.29
RUR	Woodland	Rural	2	0.04
RUR	Woodland	Rural	8	4.18

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	1	0.02
CUV	Agland 93	2	15.44
CUV	Agland 93	8	6.29
CUV	Timberland 93	2	0.04
CUV	Timberland 93	8	4.18

Residential Improvement Information

Style One Family
 Heated Square Feet 2903
 Interior Walls Sheetrock/Panel
 Exterior Walls Vinyl Siding
 Foundation Concrete Wall or Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1969
 Roof Type Asphalt Shingles
 Flooring Type Carpet/Tile
 Heating Type Central Heat & Air
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 3
 Number Of Half Bathrooms 0

Tax Card – Page 2

Number Of Plumbing Extras	6
Value	\$217,200
Condition	Average
Fireplaces\Appliances	Const 1 sty 1 Box 1
Style	One Family
Heated Square Feet	384
Interior Walls	Sheetrock
Exterior Walls	Hardy Plank
Foundation	Slab Perimeter Footing
Attic Square Feet	0
Basement Square Feet	0
Year Built	2009
Roof Type	Asphalt Shingles
Flooring Type	Carpet/Tile
Heating Type	Central Heat & Air
Number Of Rooms	0
Number Of Bedrooms	0
Number Of Full Bathrooms	1
Number Of Half Bathrooms	0
Number Of Plumbing Extras	0
Value	\$40,400
Condition	Average

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
UTILITY BUILDING, UNFINISHED	2016	0x0 / 0	0	\$800
DET OPEN PORCH	2016	20x30 / 0	0	\$6,400
FIRE FEE-IMP RES/AG	2016	0x0 / 0	1	\$0
FIRE FEE-IMP RES/AG	2016	0x0 / 0	1	\$0
FIRE FEE-VACANT RES/AG	2016	0x0 / 0	1	\$0
COOK HOUSE	2000	20x22 / 0	1	\$3,175
AG FARM SHOP	2000	30x100 / 0	1	\$30,881
BARN, LOW COST	2000	30x36 / 0	1	\$4,500
IMPLEMENT SHED, ROOF ONLY	2000	30x64 / 0	1	\$3,000
UTILITY BUILDING, UNFINISHED	1900	8x12 / 0	1	\$200
UTILITY BUILDING, UNFINISHED	1900	6x22 / 0	1	\$400
L806	1900	0x0 / 1	0	\$2,500

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/26/2008	880 1	19 44	\$0	Unqualified - Vacant		COLLINS FAYE G
12/1/2004	742 305	12 56	\$0	Unqualified - Improved		MILLER BARBARA ELVA

Valuation

	2023	2022	2021	2020	2019	2018
Previous Value	\$345,656	\$330,556	\$330,556	\$330,556	\$330,556	\$298,785
Land Value	\$99,500	\$99,500	\$99,500	\$99,500	\$99,500	\$99,500
+ Improvement Value	\$257,600	\$194,300	\$179,200	\$179,200	\$179,200	\$179,200
+ Accessory Value	\$51,856	\$51,856	\$51,856	\$51,856	\$51,856	\$51,856
= Current Value	\$408,956	\$345,656	\$330,556	\$330,556	\$330,556	\$330,556
10 Year Land Covenant (Agreement Year / Value)	2018 / \$20,436	2018 / \$19,851	2018 / \$19,292	2018 / \$18,748	2018 / \$18,220	2018 / \$17,691

Tax Card – Page 3

Area Sales Report

Sale date range:

From: 02/03/2021 To: 02/03/2024

Sales by Area

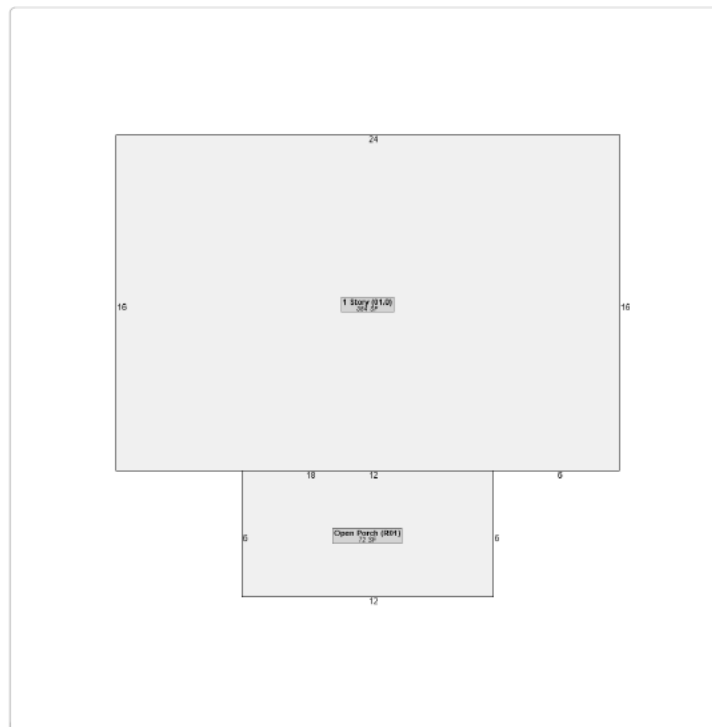
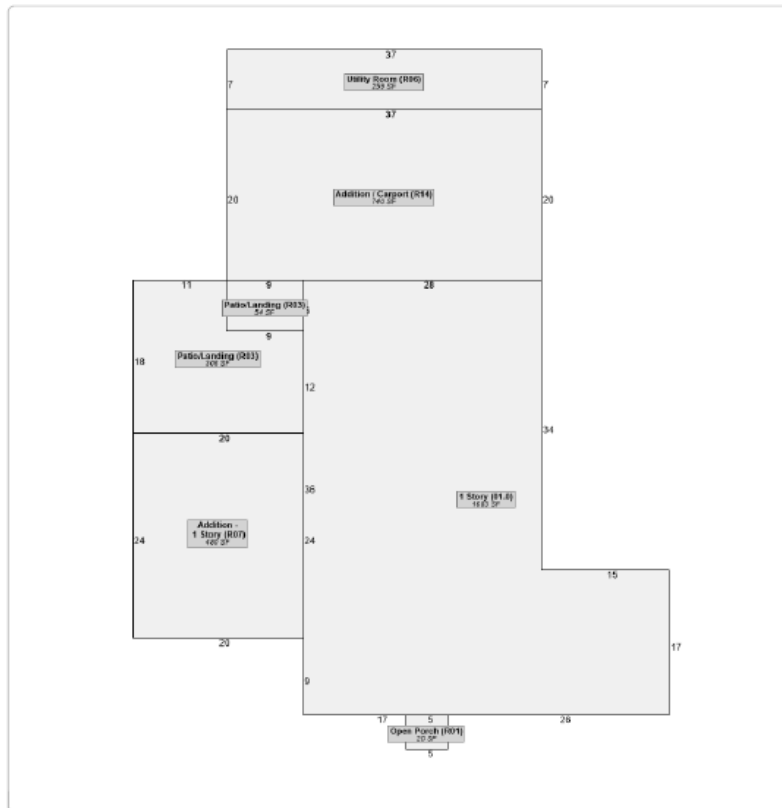
1500 Feet Sales by Distance

Photos



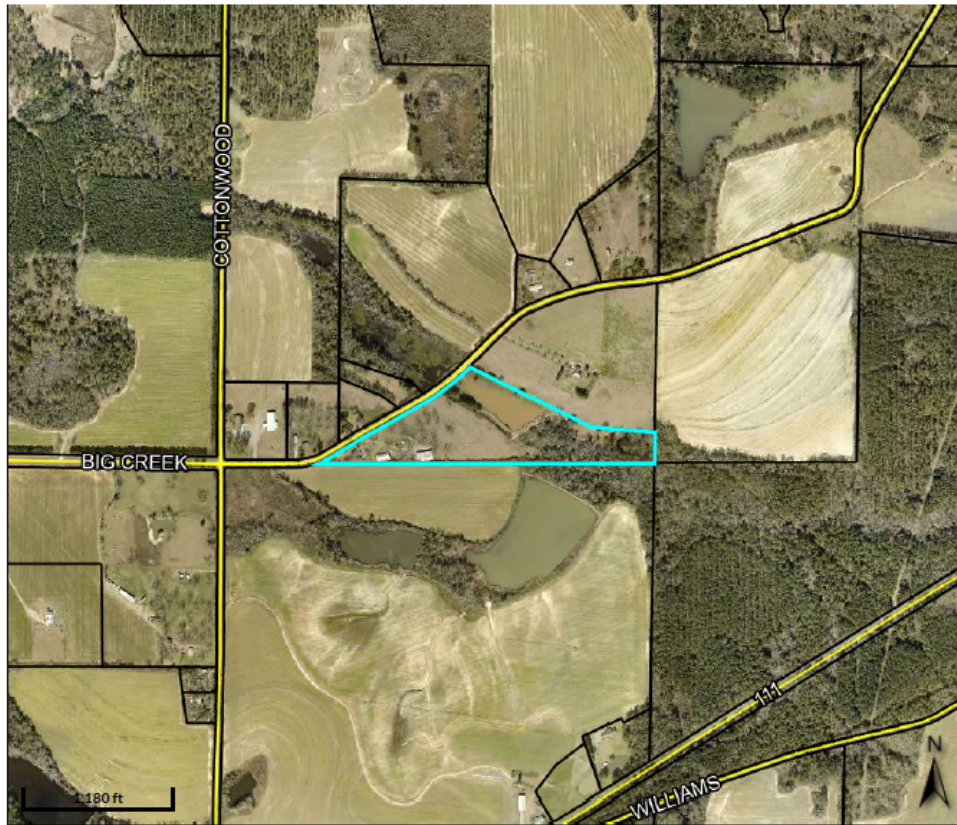
Sketches

Tax Card – Page 4



Tax Map




 **qPublic.net**™ Mitchell County, GA



Overview



Legend

-  Parcels
-  Roads
-  City Limits

Parcel ID	01380-024-A00	Owner	MILLER BARBARA ELVA	Last 2 Sales			
Class Code	Consv Use		1415 GA HWY 111	Date	Price	Reason	Qual
Taxing District	COUNTY		MOULTRIE, GA 31768	2/26/2008	0	UV	U
Acres	27.97	Physical Address	1791 BIG CREEK RD	12/1/2004	0	UI	U
		Assessed Value	Value \$408956				

(Note: Not to be used on legal documents)

Date created: 3/25/2024

Last Data Uploaded: 3/25/2024 3:14:28 PM

Developed by  Schneider
GEOSPATIAL

2023 Tax Bill

2023 Property Tax Statement

Brian K. Brock
Mitchell Tax Commissioner
PO BOX 373
5201 US HWY 19 S.
Camilla, GA 31730
229-336-2010

MILLER BARBARA ELVA
1415 GA HWY 111
MOULTRIE, GA 31768


Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2023-7281	01/22/2024	\$0.00	\$3,976.67	\$0.00	Paid 12/06/2023

Map: 01380-00000-024-A00
Location: 1791 BIG CREEK RD
Account No: 364050 010

Printed: 03/25/2024

RETURN THIS PORTION WITH PAYMENT

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

Brian K. Brock Mitchell Tax Commissioner PO Box 373 5201 US HWY 19 S. Camilla, GA 31730 229-336-2010				Tax Payer: MILLER BARBARA ELVA Map Code: 01380-00000-024-A00 Real Description: 1791 BIG CREEK RD Location: 1791 BIG CREEK RD Bill No: 2023-7281				
Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
0.00	0.00	27.9700	\$408,956.00	01/22/2024	10/31/2023			
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Credit	Net Tax	
COUNTY		\$0	\$163,582	\$30,226	\$133,356	0.018000	\$0.00	\$2,076.41
FIRE		\$0	\$8	\$0	\$8	20.000000	\$0.00	\$160.00
SCHOOL		\$0	\$163,582	\$30,226	\$133,356	0.015086	-\$459.01	\$1,740.26
HTRG		\$0	\$0	\$0	\$0	0.000000	-\$595.55	\$0.00
TOTALS					0.033086	-\$1,054.56	\$3,976.67	
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 PO Box 373 5201 US Highway 19 S, Camilla, GA 31730 or 229-336-2010. 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 PO Box 373 5201 US Highway 19 S, Camilla, GA 31730 or 229-336-2010.							Current Due \$3,976.67 Penalty \$0.00 Interest \$0.00 Other Fees \$0.00 Previous Payments \$3,976.67 Back Taxes \$0.00 Total Due \$0.00 Paid Date 12/06/2023	
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.								

Deed

FILED IN OFFICE
MITCHELL COUNTY, GEORGIA
04 DEC 10 AM 11:46
ADAYNA B. BROOME
CLERK OF SUPERIOR COURT

BOOK 742 PAGE 305

RETURN TO:
LEHMAN & CAULEY, LLP
P. O. BOX 156
CAIRO, GA 39828-0156

THOMAS COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID 0
DATE 12-6-04
DAVID HUTCHINGS, JR.
CLERK OF SUPERIOR COURT

DEED OF ASSENT

10:06 A.M.
Filed & Recorded 12-6-20 04
David Hutchings, Jr. CLK

STATE OF GEORGIA:
COUNTY OF MITCHELL:

The undersigned, BARBARA ELVA MILLER, the duly qualified Executrix of the Last Will and Testament of MARTIN L. MILLER, deceased, late of said County, does hereby assent to the devise made by Item Four of the Last Will and Testament of the said MARTIN L. MILLER, deceased, the same being recorded in Will Book 15, Pages 172-77, in the office of Probate Court of said State and County, which item of said Will conveying the real property reads as follows:

ITEM FOUR.

If my wife, BARBARA ELVA MILLER, should survive me by thirty (30) days or more, I give, devise and bequeath all my property both real and personal to her in fee simple.

The real property that is the subject matter of this devise is described as follows:

Mitchell County, Georgia
Real Estate Transfer Tax
Paid \$ _____
Date 12-6-04
DAVID HUTCHINGS, JR.
Clerk of Superior Court

TRACT 1: All my undivided one-half (1/2) interest in and to that tract or parcel of land together with all improvements located thereon, containing 46.38 acres, lying and being in Land Lot 139 of Land District 10, Mitchell County, Georgia, said tract being more particularly described as follows: Begin at the southeast corner of Land Lot 139 and run thence north 02 degrees west along the east lot line of Land Lot 139 20.69 chains to a point in the centerline of a public road intersecting said lot line, thence along the centerline of said road south 81 degrees west 6 chains, thence continuing along the centerline of said road south 71 degrees west 6 chains, thence continuing along said road south 62 degrees west 4.78 chains, thence continuing along said road south 41 degrees west 11 chains, thence continuing along said road south 57 degrees west 17.50 chains to the south lot line of Land Lot 139, thence north 88 degrees east along said lot line 38.46 chains to the point of beginning.

Said tract or parcel being more particularly shown on a plat of survey dated September 19, 1940, recorded in plac book 12, page 56, Mitchell County records and is bounded now or formerly as follows: north by lands of

1152 220

Deed- Page Two

BOOK 742 PAGE 306

Lloyd Alligood and W. E. Alligood, east by lands of Holland, south by lands of Pilcher and Hambleton.

Said tract being the same property conveyed to the Grantor herein by deed from Vernice McCracken Alligood, et. al., dated December 10, 1976 and recorded in deed book 196, page 513, Mitchell County records.

TRACT 2: All my undivided one-half (1/2) interest in and to that tract or parcel of land together with all improvements located thereon, containing 17.39 acres, more or less, lying and being in Land Lots 9 and 10 of Land District 17, Thomas County, Georgia, said tract being more particularly described as follows: Begin at the intersection of the east right-of-way margin of Carter Street and the Thomas-Mitchell County Line and run east along the Thomas-Mitchell County Line the distance of 990 feet, more or less, to a point on the right-of-way of the Seaboard Coastline Railroad, thence run in a southeasterly direction along the right-of-way of the Seaboard Coastline Railroad the distance of 566 feet, more or less, to the corner of a tract known as the Carter-Boswell Tract, thence run southwesterly along said Carter-Boswell Tract the distance of 1,039 feet, more or less, to a point on the east right-of-way margin of Carter Street, thence run northwesterly along the east right-of-way margin of Carter Street the distance of 929 feet, more or less, to the point of beginning.

This is the same property as that conveyed in two separate tracts by deed dated February 22, 1912 from Lew Wilkes to D. Z. O'Steen, as recorded on May 3, 1921, in Book 3-U, Page 558, Thomas County records, and by deed dated February 22, 1912 from J. W. Wilkes to D. Z. O'Steen, as recorded on May 3, 1921, in Book 3-U, Page 558, Thomas County records.

LESS AND EXCEPTING a strip of land containing 1.019 acres conveyed by a Rural Post Road Right of Way Deed dated December 4, 1958 from W. H. O'Steen to Thomas County, Georgia, as recorded on December 23, 1958, in Book 8-S, page 416, Thomas County records.

This property is subject to a Right-of-Way Easement dated February 10, 1926 from W. H. O'Steen, Birdie O'Steen, and Mrs. D. Z. O'Steen to South Georgia Power Company, as recorded on February 12, 1926 in Book 4-G, Page 202, Thomas County records, a Right of Way Easement dated April 1, 1926 from W. H. O'Steen, Birdie O'Steen and Mrs. D. Z. O'Steen to South Georgia Power Company, as recorded on April 16, 1926 in Book 4-G, Page 398, Thomas County records, and an easement dated February 12, 1963 from Birdie O'Steen to Georgia Power Company, as recorded on February 22, 1963 in Book 4, Page 570, Thomas County records.

This assent is made under the provisions of Official Code of Georgia Section 53-2-108, to pass title to BARBARA ELVA MILLER in and to the above-described property.

The debts of said estate have been paid.

1152 240


Deed-Page Three

BOOK 742 PAGE 307
Given under my hand and seal, the 1st day of December, 2004.

Barbara Elva Miller (Seal)
BARBARA ELVA MILLER, Executrix of the
Last Will and Testament of MARTIN L.
MILLER, Deceased

Signed, sealed and delivered
in the presence of:

Amanda L. Kiner
(unofficial witness)

Sharon J. Robinson
Notary Public
My Commission Expires 8/31/08


Z:\doc\DEEDS\millerml.doc.wpd

1152 241

Ag Land Covenant

Pb

FILED IN OFFICE
MITCHELL COUNTY GEORGIA

2018 FEB 23 PM 3:45

ADAYNA BEEBROUHE
CLERK OF SUPERIOR COURT

BOOK 1181 PAGE 019

PT263A Rev. 2/15

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

To the Board of Tax Assessors of Mitchell 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.

MILLER BARBARA ELVA

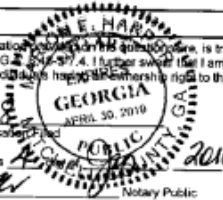
Owner's mailing address 1791 BIG CREEK RD		City, State, Zip MEIGS, GA 31765	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____ Covenant Acres 27.97 Total Acres 27.97
Property location (Street, Route, Hwy, etc.) 1791 BIG CREEK RD		City, State, Zip of Property:	
District 10	Land Lot 139	Sublot & Block	Recorded Deed Book/Page 880 1
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 contained in 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 ownership rights 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.

Barbara Elva Miller
Signature of Taxpayer or Taxpayer's Authorized Representative

1-4-18
Date Application Filed



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

Martin E. Hager
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 01380024A00	TAX DISTRICT 01	TAXPAYER ACCOUNT NUMBER 6041	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 5th 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: 2/6/18
Gann Smith
Board of Tax Assessors

Date: 2/6/18

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

Pd

FILED IN OFFICE
MITCHELL COUNTY GEORGIA
2018 FEB 23 PM 3:45
ADAYNA DEBROOME
CLERK OF SUPERIOR COURT

BOOK 1181 PAGE 019

PT283A Rev. 2/15

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

To the Board of Tax Assessors of Mitchell 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.

MILLER BARBARA ELVA

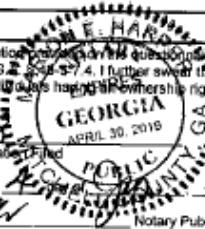
Owner's mailing address 1791 BIG CREEK RD		City, State, Zip MEIGS, GA 31765	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 1791 BIG CREEK RD		City, State, Zip of Property:	Covenant Acres 27.97 Total Acres 27.97
District 10	Land Lot 139	Sublot & Block	Recorded Deed Book/Page 880 1
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.

Barbara Elva Miller
Signature of Taxpayer or Taxpayer's Authorized Representative

1-4-18
Date Application Filed



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

Sworn to and subscribed before me this
Martin E. Harper
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

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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: 2/6/18	<i>James Smith</i> Board of Tax Assessors		Date: 2/6/18
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 2

CURRENT USE ASSESSMENT QUESTIONNAIRE – PT283A					
<p>ALL APPLICANTS, 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 this application only</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>	
			<p>BOOK 1181 PAGE 020</p>		
<p>Name / Relationship</p>			<p>County</p>	<p>Total Acres</p>	<p>% Interest / No of Acres</p>
<p><i>Barbara B Miller</i></p>					<p><i>100</i></p>
<p>Check Appropriate Ownership Type:</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>Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.</p> <p><input type="checkbox"/> Raising, harvesting, or storing crops % <i>29</i></p> <p><input type="checkbox"/> Feeding, breeding, or managing livestock or poultry % <i>64</i></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 apian products % _____</p> <p><input type="checkbox"/> Other _____</p>					
<p>Yes <input checked="" 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 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 & type of business.</p>					
<p><small>* 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.</small></p>					
<p>APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY</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.</p>					
<p>Sworn to and subscribed before me This ___ day of _____, _____</p>		<p>Taxpayer's Authorized Signature _____</p>		<p>Approved by: Board of Tax Assessors _____</p>	
<p>Notary Public _____</p>		<p>Date Filed _____</p>		<p>Date Approved _____</p>	

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