



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

**THE JAMESON ESTATE**  
**1 1.5 +/- ACRES AND HOME IN**  
**THOMAS COUNTY, GEORGIA**



***WEDNESDAY, MAY 1<sup>ST</sup>,***  
***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, online auction of this Home on 11.5+/- acres located in Pavo, Georgia.

The Tim Jameson Estate is a 11.5+/- Acre property located in northern Thomas County, Georgia. Situated on the property is a 3-bedroom, 2-bathroom 24' x 40' Destiny mobile home, along with a 4" deep well. The land is fenced and cross-fenced, providing a quiet country living atmosphere while still being convenient to Thomasville and Moultrie.

Bidding for this property will open on April 17th, 2024, at 10:00 am and continue to May 1<sup>st</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  
Wiregrass Auction Group, INC.  
229-891-1377 (cell)  
229-890-2437 (office)  
mark@bidwiregrass.com



**Auction Date and Time:** Wednesday, May 1, 2024, at 2:00 PM

**Open House Dates and Times:** Monday, April 29, 2024, 3:00 pm – 5:00 pm  
Other times by appointment

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

## Property Information

**Property Addresses:** 658 Hart Road, Pavo, Georgia 31778

**Auction Date:** Wednesday, May 1<sup>st</sup>, 2024, at 2:00 PM

**Property Size:** 11.47 +/- acres

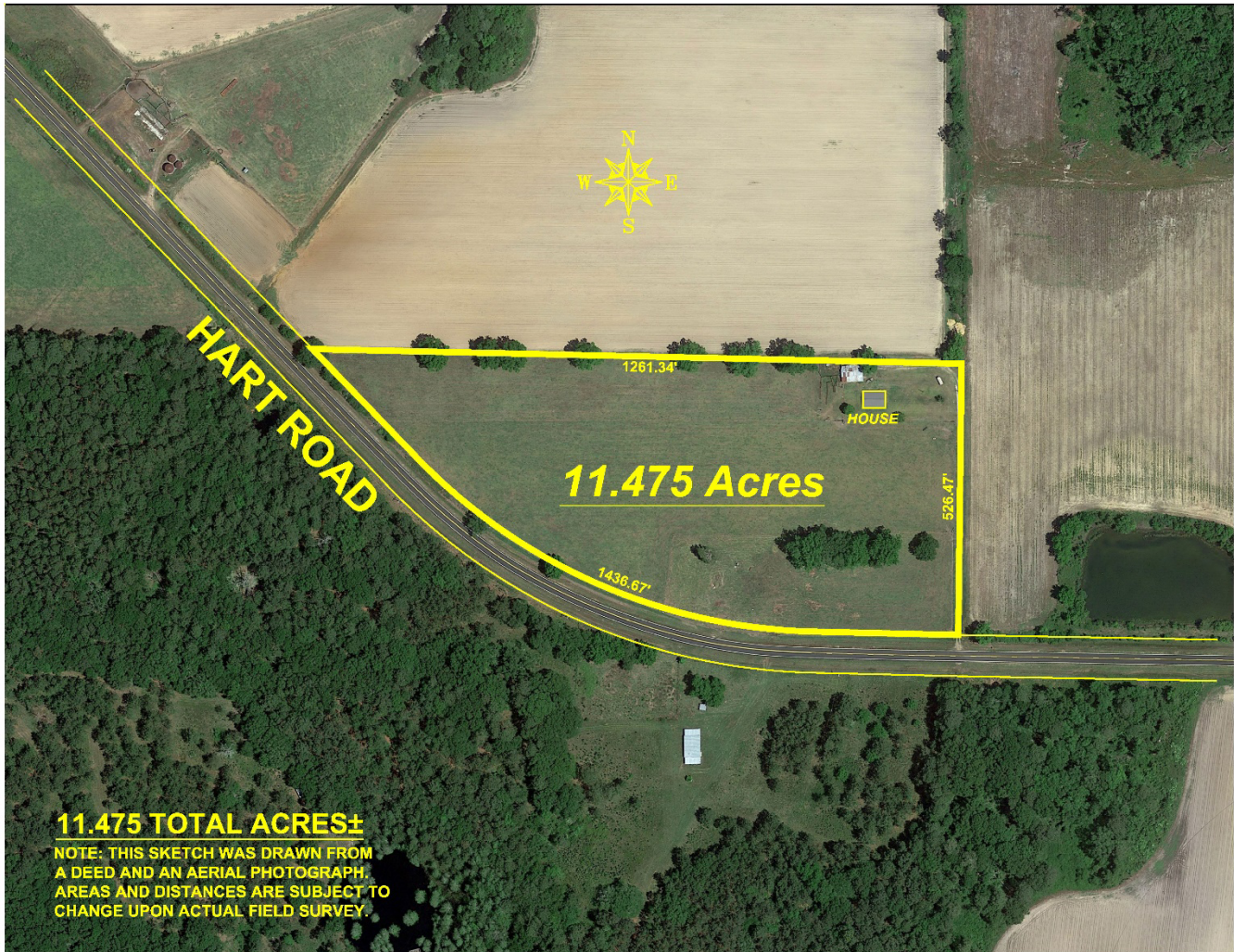
**Assessor's Parcel Numbers:** Thomas County 001 076

**Property Taxes:** 2024 Thomas County \$300.63

### Important Selling Features:

- 11.5 +/- Acres on Hart Road
- 3 Bedroom / 2 Bath 24' X 40' Destiny Mobile Home
- 4" Deep Well
- Fenced and Cross Fenced
- Quiet Country Living
- Convenient to Thomasville and Moultrie

## Aerial Map



# Tax Card – Page 1

## Thomas County, GA

### Summary

**Parcel Number** 001 076  
**Location Address** 658 HART RD  
**Legal Description** 11.47 AC/ 658 & 988 HART RD  
(Note: Not to be used on legal documents)  
**Class** A4-Agricultural  
(Note: This is for tax purposes only. Not to be used for zoning.)  
**Zoning** AG  
**Tax District** 04 Fire District 03 (District 04)  
**Millage Rate** 20.145  
**Acres** 11.47  
**Neighborhood** Rur Par North East (155020)  
**Homestead Exemption** Yes (51)  
**Landlot/District** 347 / 13



[View Map](#)

### Owner

Jamison Tim E  
 658 Hart Rd  
 Pavo, GA 31778

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

### Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	11.47

### Mobile Homes

Style	Manufacturer	Model	Year Built	Width Length	Serial Number	Condition	Value
Mobile Homes	DESTINY	OMNI	1994	24 x 40	O37293 A/B	Average	\$11,891

### Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Barn, Low Cost	1995	30x20 / 0	1	\$1,020
Housesite w/Deep Well	1900	1x1 / 1	1	\$7,000
Garage - Detached	1900	21x21 / 0	1	\$2,555

### Permits

Permit Date	Permit Number	Type
11/11/2020		Homestead Update

### Sales

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

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/18/1994	415 184	7V 598	\$10,000	Land Unimproved	LEE WILLODENE H	JAMISON TIME

### Valuation

	2023	2022	2021	2020	2019
Previous Value	\$85,776	\$76,969	\$76,453	\$76,339	\$76,476
Land Value	\$64,013	\$64,013	\$55,664	\$55,664	\$55,664
+ Improvement Value	\$11,891	\$11,188	\$10,834	\$10,318	\$10,204
+ Accessory Value	\$10,575	\$10,575	\$10,471	\$10,471	\$10,471
= Current Value	\$86,479	\$85,776	\$76,969	\$76,453	\$76,339

2023 values are tentative.

## Tax Card – Page 2



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

The Thomas 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 2021 Certified Values. All other data is subject to change.

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[Last Data Upload: 1/3/2024, 6:30:05 PM](#)

[Contact Us](#)

Developed by  
 Schneider  
GEOSPATIAL

# Tax Map



 **qPublic.net**™ Thomas County, GA



Overview



Legend

-  Parcels
-  Roads

Parcel ID	001076	Owner	Jamison Tim E	Last 2 Sales			
Class Code	Agricultural		658 Hart Rd	Date	Price	Reason	Qual
Taxing District	04 Fire District 03		Pavo, GA 31778	1/18/1994	\$10000	LM	Q
Acres	11.47	Physical Address	658 HART RD	n/a	0	n/a	n/a
		Assessed Value	Value \$86479				

(Note: Not to be used on legal documents)

Date created: 1/3/2024  
Last Data Uploaded: 1/3/2024 6:30:05 PM

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GEOSPATIAL



## 2024 Mobile Home Tax Bill

### 2024 Mobile Home Statement

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

JAMISON TIM E  
658 HART RD  
PAVO, GA 31778


Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2024-1886	04/01/2024	\$0.00	\$0.00	\$0.00	\$0.00

Map: 00010-00000-076-000-001  
Location: 658 HART RD  
Account No: 411250 001

Printed: 03/19/2024

#### RETURN THIS PORTION WITH PAYMENT

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

Alicia Hester Thomas County Tax Commissioner P.O. Box 2175 Thomasville, GA 31799						Tax Payer: JAMISON TIM E Map Code: 00010-00000-076-000-001 Mobile Home Location: 658 HART RD Bill No: 2024-1886			
Year / Size	Class	Depr %	Manufacturer	Model	Mobile Home Park Street				
1994 / 24x40	09	1	DESTINY	OMNI	658 HART RD				
Manufacturer ID #1	Georgia Title #1	Manufacturer ID #2	Georgia Title #2						
O37293 A/B									
M.H. Value	Air Cond.	Porches	Added Rooms	Decks	Fireplace				
\$11,122.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				
Utility Blg	Carport	Skirting	Other Addn Value	Fair Market Value	Assessment				
\$0.00	\$0.00	\$265.00	\$505.00	\$11,890.00	\$4,756.00				
					Entity	Millage Rate	Net Tax		
					TOTALS	0.000	\$0.00		
<b>HOMESTEAD</b>									
You may be eligible for a homestead exemption if you own this mobile home, the land this mobile home occupies, and if you occupy this mobile home as your principal residence. A homestead exemption may lower your tax liability. For further information, contact your local county tax office.									
<b>APPEALS</b> The taxable value listed for your property has been determined by the County Board of Tax Assessors. You have a right to dispute or appeal this value within 45 days of the date of this assessment. To file an appeal you should contact the Tax Assessor's Office for further instructions. PLEASE NOTE: The appeal process is only a review of a value which is believed to be higher than the actual fair market value for the manufactured home. The last day to appeal is April 1st.									
						Current Due	\$0.00		
						Penalty	\$0.00		
						Interest	\$0.00		
						Other Fees	\$0.00		
						Previous Payments	\$0.00		
						Back Taxes	\$0.00		
						<b>Total Due</b>	<b>\$0.00</b>		

## 2023 Real Estate Tax Bill

### 2023 Property Tax Statement

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

JAMISON TIM E  
658 HART RD  
PAVO, GA 31778


Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2023-12000	11/15/2023	\$0.00	\$300.63	\$0.00	Paid 09/29/2023

Map: 00010-00000-076-000  
Location: 658 HART RD  
Account No: 360000 010

Printed: 04/01/2024

### RETURN THIS PORTION WITH PAYMENT

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

<p>Alicia Hester Thomas County Tax Commissioner P.O. Box 2175 Thomasville, GA 31799</p>				<p><b>Tax Payer:</b> JAMISON TIM E <b>Map Code:</b> 00010-00000-076-000 Real <b>Description:</b> 11.47 AC/ 658 &amp; 988 HART <b>Location:</b> 658 HART RD <b>Bill No:</b> 2023-12000</p>				
Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
0.00	0.00	11.4700	\$86,479.00	11/15/2023	08/30/2023			
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Credit	Net Tax	
COUNTY		\$0	\$34,591	\$2,000	\$32,591	0.005356	-\$89.82	\$78.15
EMER SER		\$0	\$34,591	\$0	\$34,591	0.001366	\$0.00	\$22.66
FIRE 3		\$0	\$34,591	\$0	\$34,591	0.001983	\$0.00	\$32.90
SCHOOL		\$0	\$34,591	\$2,000	\$32,591	0.011440	\$0.00	\$166.92
HTRG		\$0	\$0	\$0	\$0	0.000000	-\$362.61	\$0.00
<b>TOTALS</b>						<b>0.020145</b>	<b>-\$452.43</b>	<b>\$300.63</b>
<p>State Law requires all tax bills to be mailed to the owner of record on January 1st. If property has been sold, please contact our office.</p> <p>This bill is not sent to your mortgage company. If you have an escrow account, please forward a copy of this bill to your mortgage company. We encourage you to pay by mail or on our website. If your bill is not paid on time, interest, fifa, penalty and additional costs will accrue on unpaid balance on the 16th of every month.</p> <p>Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition, certain elderly persons are entitled to additional homestead exemptions. Applications must be filed by April 1st.</p> <p>Tax Commissioner's Office 229-225-4136 For eligibility requirements regarding exemption or questions about your value, contact the Tax Assessor's office at 229-225-4133</p>								
						<p><b>Current Due</b> \$300.63 <b>Penalty</b> \$0.00 <b>Interest</b> \$0.00 <b>Other Fees</b> \$0.00 <b>Previous Payments</b> \$300.63 <b>Back Taxes</b> \$0.00 <b>Total Due</b> <b>\$0.00</b> <b>Paid Date</b> 09/29/2023</p>		

## Legal Description – Page 1

WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF THOMAS

THIS INDENTURE, made the 18th day of January in the year one thousand nine hundred ninety-three, between WILLODENE H. LEE of the County of Thomas and State of Georgia, as party of the first part, hereinafter called "Grantor", and TIM E. JAMISON as part 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 Ten Dollars (\$10.00) and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to-wit:

ALL THAT TRACT OR PARCEL OF LAND situate, lying and being in Land Lot No. 347 of the 13th Land District of Thomas County, Georgia, containing 11.475 acres, more or less and being more particularly described as follows:

COMMENCE at a concrete marker located at the southwest corner of Land Lot No. 347 and run thence south 89 degrees 31 minutes 58 seconds east 2,545.66 feet to an iron pin; thence north 00 degrees 09 minutes 45 seconds east 1,736.02 feet to an iron pin located on the north margin of the Hart Road which is the point and place of beginning of said property. FROM SAID POINT OF BEGINNING run thence north 89 degrees 12 minutes 45 seconds west along the north margin of the Hart Road 281.98 feet to an iron pin; run thence in a northwesterly direction along the curvature of the northeasterly margin of the Hart Road with a chord bearing of north 66 degrees 49 minutes 25 seconds west a distance along said chord of 842.50 (a distance of 864.33 feet along the arc of said curve) to a point marked by an iron pin; thence north 44 degrees 26 minutes 04 seconds west along the northeasterly margin of the Hart Road 290.36 feet to an iron pin; thence south 89 degrees 15 minutes 32 seconds east 1,261.34 feet to an iron pin; thence south 00 degrees 09 minutes 45 seconds west 526.47 feet to an iron pin and the point of beginning of said property.

The above described property is conveyed subject to a Life Estate in the house and one (1) acres of land around the house known as the former Jim Wheeler Homeplace which is described in a Warranty Deed from

THOMAS COUNTY, GEORGIA  
REAL ESTATE TRANSFER TAX  
PAID 10.00  
DATE 1-18-94  
DAS & HUTCHINGS, JR.  
CLERK OF SUPERIOR COURT

Filed & Recorded 18 19 94  
David Hutchings, Jr. CSC

BOOK 415 PAGE 184

## Legal Description – Page 2

Paul W. Bryan, Jr. to Leroy Hunt dated January 17, 1989 and recorded in Deed Book 248, page 178 of the Public Records of Thomas County, Georgia, and by reference thereto same is incorporated herein and made a part hereof. The above described property is also convey subject to the indebtedness described in the Deed to Secure Debt dated June 25, 1993, from Willodene H. Lee to Barwick Banking Company and recorded in deed book 389, page 178 in the office of the Clerk of Superior Court of Thomas County Georgia.

TO HAVE AND TO HOLD the tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

Grantee shall pay all ad valorem taxes assessed against the above-described property for the current year and all future years.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

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

Willodene H. Lee (SEAL)  
Willodene H. Lee

Signed, sealed and delivered  
in the presence of:

John B. Whitaker  
Unofficial Witness

Elaine D. Robinson  
Notary Public  
Attach Notary Seal  
Commission Expires: 1-17-98

2

BOOK 415 PAGE 185

***Go Bid Now!***



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