



WIREGRASS AUCTION GROUP
— ACCELERATED REAL ESTATE MARKETING —

**0.45 +/- ACRES ON US
HWY 19 N**

***TUESDAY, MAY 7TH, 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 highly visible land tract in Mitchell County, Georgia.

Welcome to 2190 Big Creek Road, a lot located at the corner of US Highway 19 and Big Creek Road. This .45-acre parcel offers unparalleled potential for a variety of opportunities. Situated in a highly visible and easily accessible location, this lot presents an exceptional investment opportunity. Don't miss the chance to make your mark on this promising piece of real estate.

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 property will be conducted on the Wiregrass Auction Group online bidding platform at www.WiregrassAuctionGroup.com. Prior to placing any bids, please read this Property Information Package along with the Bidding Terms and Conditions, and the Sample Purchase contract. All documents can be found online under the "Documents" tab.

Please do not hesitate to contact me if you have any questions about the property, the auction process, or if you would like to schedule a private showing of the property.

Sincerely,
Wiregrass Auction Group, Inc

Mark Manley CAI, AARE, MPPA
President



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

Open House Dates and Times: Drive by anytime

For More Information Contact: Wiregrass Auction Group, Inc.
(229) 890-2437 – Office

Property Information

Property Addresses: 2190 Big Creek Road, Meigs, Georgia 31765

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

Property Size: 0.45 +/- Acres

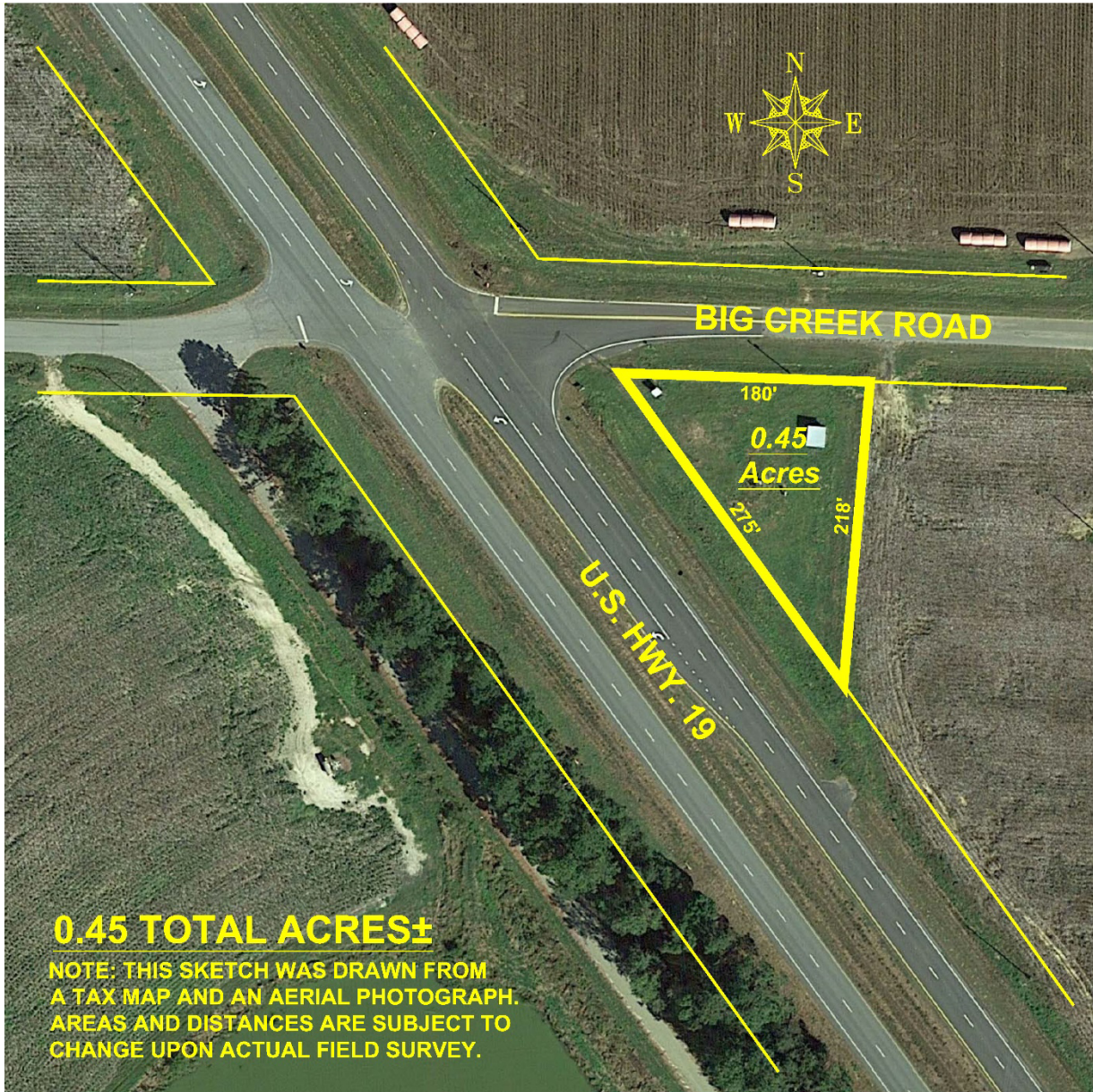
Assessor's Parcel Numbers: Mitchell County 01210-029-000

Property Taxes: Mitchell County 2022 Taxes \$52.17

Important Selling Features:

- 0.45 +/- Acres
- Well, Septic, and Electric in place
- Highly Visible on US Hwy 19

Aerial Map



Tax Card – Page 1

Mitchell County, GA

Summary

Parcel Number 01210-029-000
Account/Realkey 5114
Location Address 2190 BIG CREEK RD
Legal Description 2190 BIG CREEK RD
(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 COUNTY (District 01)
Millage Rate 34.792
Acres 0.45
Homestead Exemption No (S0)
Landlot/District 180 / 10
Water N/A
Sewer N/A
Electric N/A
Gas N/A
Topography 001
Drainage N/A
Road Class 002
Parcel Road Access 001
Subdivision

[View Map](#)

Owner

MILLER RANDALL
 1791 BIG CREEK RD
 MEIGS, GA 31765

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential			0	0	0	0	0

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	0.45

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FIRE FEE-VACANT RES/AG	2016	0x0 / 0	1	\$0
UTILITY BUILDING, UNFINISHED	1900	0x0 / 0	1	\$100

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/21/2019	1230 127		\$18,329	Not Fair Market Value	WEST TONY	MILLER RANDALL
1/13/2017	1149 261		\$4,000	Family Sale	SANDERS TERRY A	WEST TONY
3/10/2016	1124 345		\$3,500	Arm's Length Transaction-SB346	SANDERS BRIAN A	SANDERS TERRY A
8/17/2011	993 291		\$0	Unqualified - Improved		SANDERS BRIAN A
9/1/2007	867 2		\$0	Unqualified - Improved	SPENCE MARGIE D	SPENCE EDWIN EUGENE
4/16/1997	460 277		\$0	Unqualified - Improved	SPENCE CHRISTOPHER	SPENCE MARGIE D

Valuation

	2023	2022	2021	2020	2019	2018
Previous Value	\$920	\$920	\$4,616	\$4,616	\$4,616	\$3,500
Land Value	\$820	\$820	\$820	\$820	\$820	\$820
+ Improvement Value	\$0	\$0	\$0	\$3,696	\$3,696	\$3,696
+ Accessory Value	\$100	\$100	\$100	\$100	\$100	\$100
= Current Value	\$920	\$920	\$920	\$4,616	\$4,616	\$4,616

Tax Card – Page 2

3/25/24, 3:49 PM

qPublic.net - Mitchell County, GA - Report: 01210-029-000

Area Sales Report

Sale date range:

From: To:


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

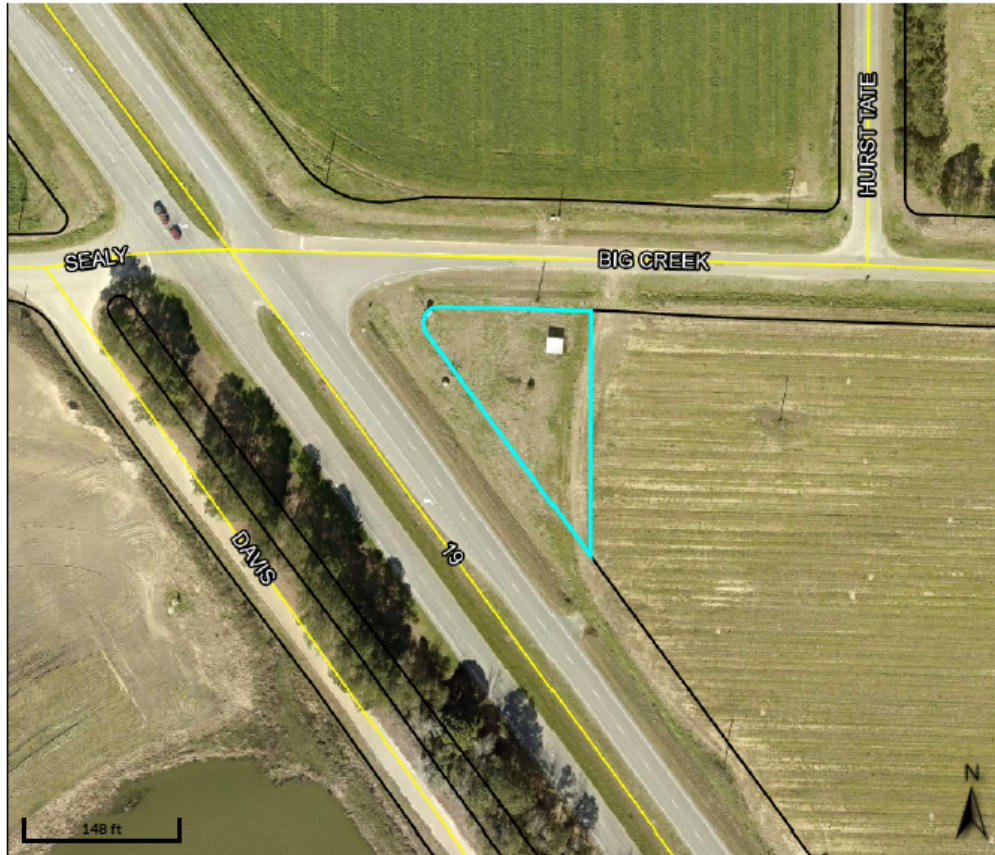
Mitchell County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 3/25/2024, 3:14:28 PM](#)

[Contact Us](#)

Developed by
**Schneider**
GEOSPATIAL

Tax Map

 **qPublic.net™** Mitchell County, GA



Overview



Legend

-  Parcels
-  Roads
-  City Limits

Parcel ID	01210-029-000	Owner	MILLER RANDALL	Last 2 Sales			
Class Code	Residential		1791 BIG CREEK RD	Date	Price	Reason	Qual
Taxing District	COUNTY		MEIGS, GA 31765	8/21/2019	\$18329	NM	U
Acres	0.45	Physical Address	2190 BIG CREEK RD	1/13/2017	\$4000	FS	U
		Assessed Value	Value \$920				

(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 RANDALL
1791 BIG CREEK RD
meigs, GA 31765


Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2023-7299	01/22/2024	\$0.00	\$52.17	\$0.00	Paid 01/26/2024

Map: 01210-00000-029-000
Location: 2190 BIG CREEK RD
Account No: 364950 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 RANDALL Map Code: 01210-00000-029-000 Real Description: 2190 BIG CREEK RD Location: 2190 BIG CREEK RD Bill No: 2023-7299					
Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
0.00	0.00	0.4500	\$920.00	01/22/2024	10/31/2023				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
COUNTY		\$0	\$368	\$0	\$368	0.018000	\$6.62	\$0.00	\$6.62
FIRE		\$0	\$2	\$0	\$2	20.000000	\$40.00	\$0.00	\$40.00
SCHOOL		\$0	\$368	\$0	\$368	0.015086	\$6.82	-\$1.27	\$5.55
TOTALS						0.033086	\$53.44	-\$1.27	\$52.17
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 \$52.17 Penalty \$0.00 Interest \$0.00 Other Fees \$0.00 Previous Payments \$52.17 Back Taxes \$0.00 Total Due \$0.00 Paid Date 01/26/2024			
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 – Page 1

FILED IN OFFICE
MITCHELL COUNTY, GEORGIA
2019 AUG 27 AM 10: 21
ADAMTA B. BRIDGE
CLERK OF SUPERIOR COURT

BOOK **1230** PAGE **0127**

Return to: Randall E. Chew
P. O. Box 664
Pelham, GA 31779

WARRANTY DEED

STATE OF GEORGIA,
COUNTY OF MITCHELL

Mitchell County, Georgia
Real Estate Transfer Tax
Paid \$ _____
Date 8/27/19
Adamta B. Bridge
Clerk of Superior Court

THIS INDENTURE, made the 27th day of August, 2019, between **JUDY WEST and SHERI MARCINOWSKI, Co-Administrators of the Estate of Daryl Anthony West**, as party or parties of the first part, hereinafter called Grantor, and **RANDALL MILLER of MILLER PLUMBING & ELECTRICAL, INC.**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of Ten (\$10.00) Dollars 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,

Deed – Page 2

BOOK 1230 PAGE 0128

All that tract or parcel of land lying and being in Land Lot 180 of the 10th Land District of Mitchell County, Georgia, being located at the southeast intersection of Big Creek Road with U.S. Highway 19 (GA 300), being triangular in shape, measuring approximately 58 yards on the east boundary line, 44 yards on the north boundary line and 75 yards on the south boundary line, containing 0.45 acre, more or less, and being designated as Parcel 121 – 29, Tax Assessor's Office of Mitchell County, Georgia.

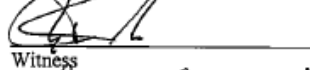
Being bounded on the east by property of Kathy Jean West, on the north by Big Creek Road, on the southwest by U.S. Highway 19 (GA 300), the address being 2190 Big Creek Road, Meigs, Georgia.

TO HAVE AND TO HOLD the said 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.

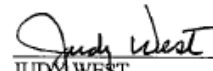
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of all persons whomsoever.

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

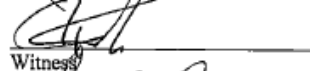
Signed, sealed and delivered
in the presence of


Witness


Notary Public

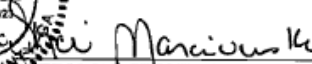
 (LS)
JUDY WEST
Co-Administrator of the Estate of
Daryl Anthony West, deceased

Signed, sealed and delivered
in the presence of


Witness


Notary Public



 (LS)
SHERI MARCINOWSKI
Co-Administrator of the Estate of
Daryl Anthony West, deceased



Go Bid Now!



www.WiregrassAuctionGroup.com