



WIREGRASS AUCTION GROUP
— ACCELERATED REAL ESTATE MARKETING —

**THE MARGARET MAY RAGIN ESTATE
12+/- ACRE DEVELOPMENT PROPERTY
THOMAS COUNTY, GEORGIA**

TUESDAY, JUNE 25, 2024

AT 2:00PM



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 The Margaret Ragin Estate, 12 +/- acres Development Property.

Discover an exceptional opportunity with this highly visible development tract, strategically located near the intersection of the US Hwy 84 / Thomasville Bypass and its intersection with US Hwy 319 N. Zoned CG and R3, this versatile property with its frontage on US Hwy 319 N and Dillon Road is perfect for a convenience store / travel center or other commercial / residential ventures. With an impressive average daily traffic count of 10,233, the location guarantees high visibility and accessibility. Thomasville is an amazing town poised for growth in this direction, making this property an ideal investment. Available in multiple parcels or as a whole, this is a prime real estate opportunity you won't want to miss!

Bidding for this property will open on June 11th, 2024, at 10:00 am and continue to June 25, 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 L Manley CAI, AARE, MPPA
President / Broker



Auction Date and Time: Tuesday, June 25, 2024, at 2:00 PM

Open House Dates and Times: Drive by Anytime

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

Property Information

Property Addresses: US Highway 319 North and Dillon Road, Thomasville, GA

Auction Date: Tuesday, June 25, 2024, at 2:00 PM

Property Size: 12 +/- Acres

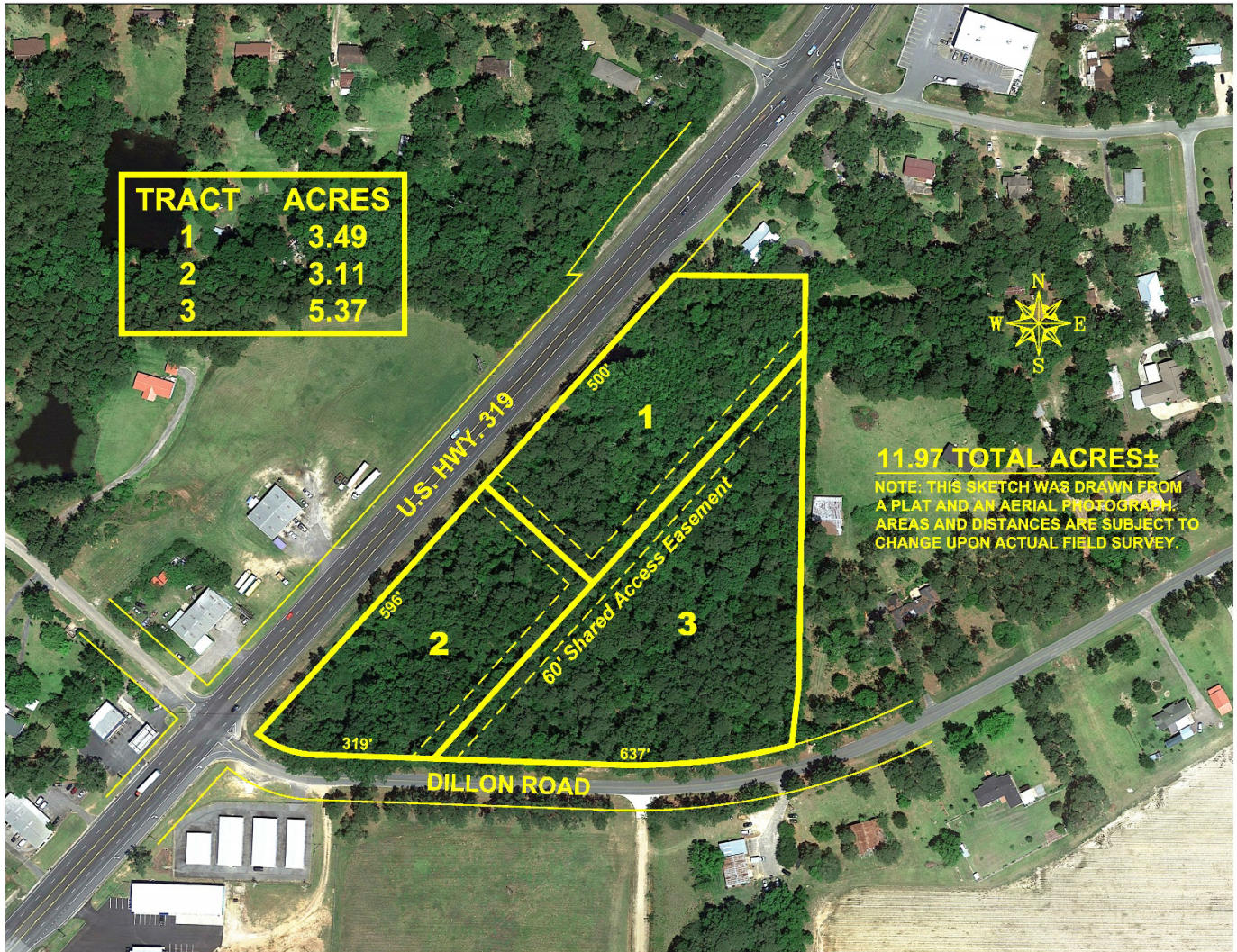
Thomas County Assessor's Parcel Numbers: 045 153

Thomas County Property Taxes: \$737.45

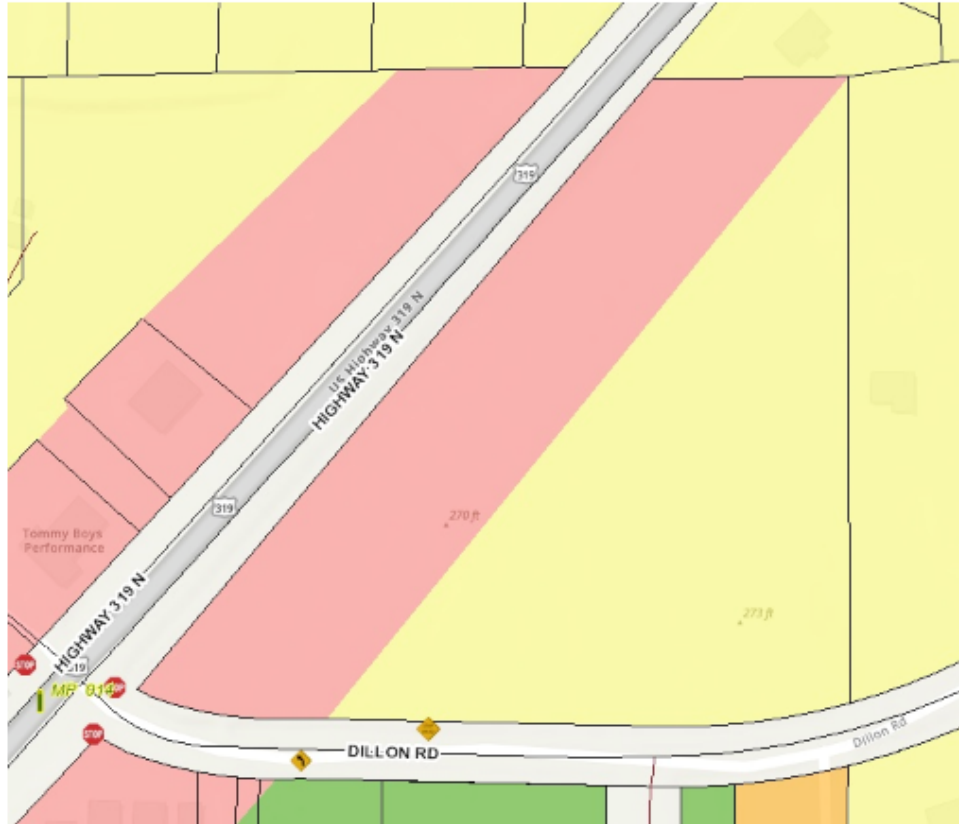
Important Selling Features:

- Highly Visible Corner Development Tract
- Currently Zoned CG (Commercial General) and R3 (Residential)
- Average Daily Traffic Count – 10,233
- Over 1000' Frontage on US Hwy 319 N
- Nearly 1000' Frontage on Dillon Road
- Offered in Multiple Parcels and as a Whole

Aerial Map
















Zoning Map

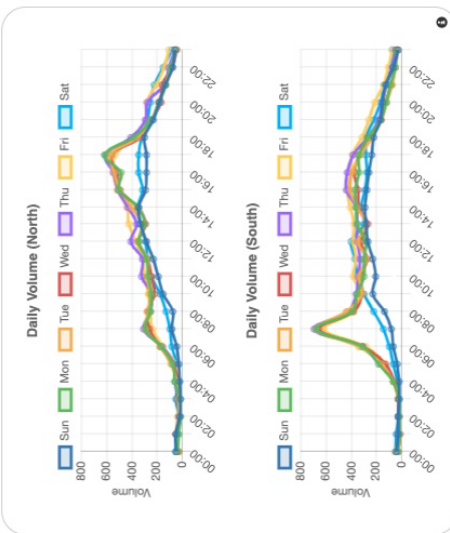


- AG = Agricultural
- CG = General Commercial
- CL = Limited Commercial
- CU = Conditional Use
- I = Industrial
- MHP = Manufactured Home Residential
- R1 = Residential Single Family (1 unit/acre)
- R2 = Residential Single Family (2 units/acre)
- R3 = Residential Single Family Mixed Use
- R4 = Residential Single Family Attached
- R87 = Residential Single Family Detached Low Density Subdivision
- RM11 = Residential Multi-Family

GDOT TRAFFIC COUNT INFORMATION

Vehicle Classification 2024

1. Motorcycles 2-axle, 2 or 3 wheels.		0.27%
2. Passenger cars 2-axles. Can have 1- or 2-axle trailers.		64.71%
3. Pickups, panels, vans 2-axle, 4-tire single units. Can have 1- or 2-axle trailers.		24.63%
4. Buses 2- or 3-axle, full length.		0.07%
5. Single-unit trucks 2-axle, 6-tire, (dual rear tires), single-unit trucks.		2.57%
6. Single-unit trucks 3-axle, single-unit trucks.		0.63%
7. Single-unit trucks 4 or more axle, single-unit trucks.		0.00%
8. Single-trailer trucks 3- or 4-axle, single-trailer trucks.		2.88%
9. Single-trailer trucks 5-axle, single-trailer trucks.		3.91%
10. Single-trailer trucks 6 or more axle, single-trailer trucks.		0.11%
11. Multi-trailer trucks 5 or less axle, multi-trailer trucks.		0.07%
12. Multi-trailer trucks 6-axle, multi-trailer trucks.		0.07%
13. Multi-trailer trucks 7 or more axle, multi-trailer trucks.		0.01%



7-day Average Traffic Count
10,233


Weekly Traffic Count
71,631

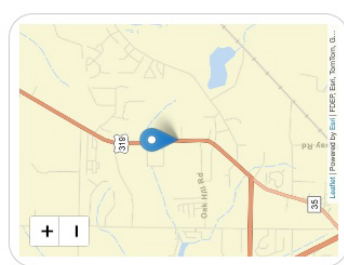
Weekday Average Traffic Count
11,129

000002750074 - 275-0074 - SR38BU btwn SR3 GAVFLA Pkwy & SR35 North Bypass
City: Thomasville County: Thomas
Route number: 00000319
LHS section: 2751003500
Functional class: 3U - Principal Arterial - Other (Urban)
Coordinates: 30.88482, -83.33151

7-day 85th %ile Speed 2024
62.7 mph

7-day Average Speed 2024
56.8 mph

Site Data 



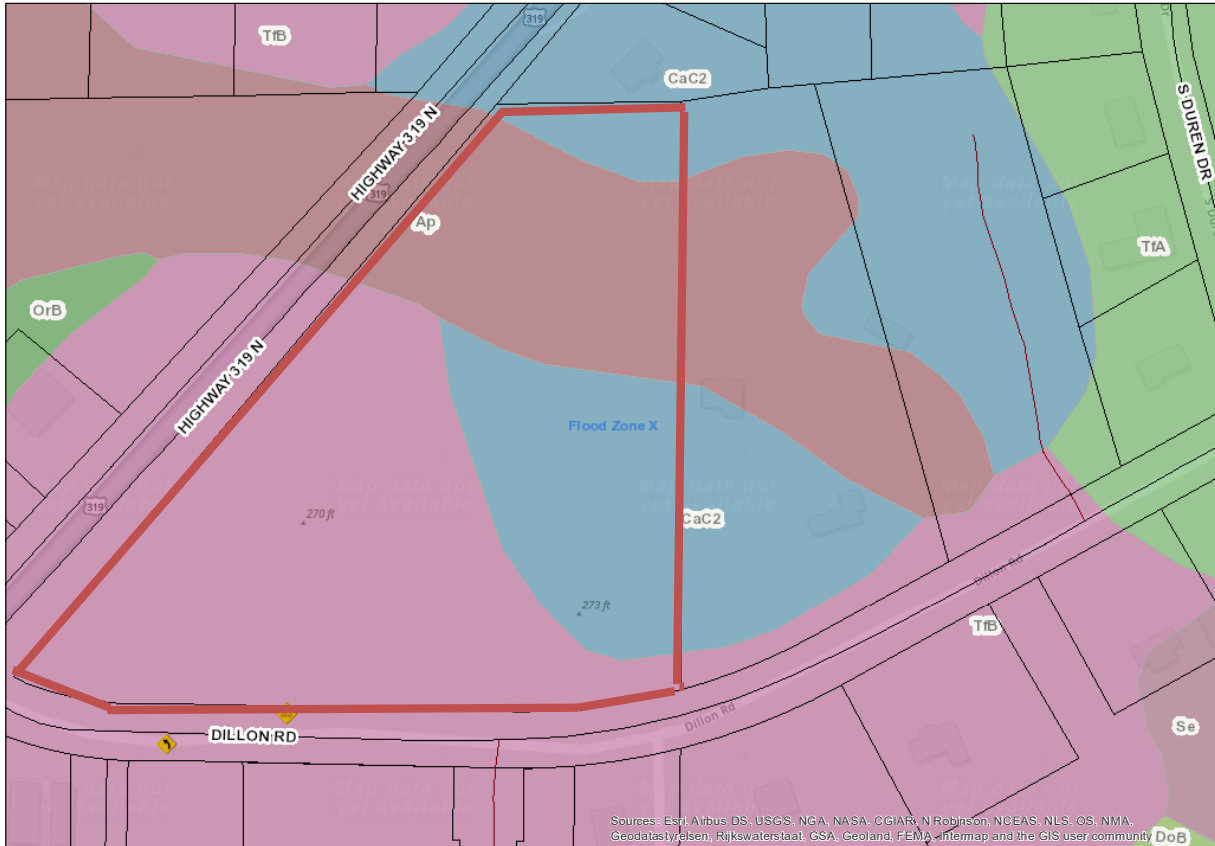
Traffic Statistics by Direction

Direction	Weekday average total traffic	7-day average traffic	Weekly traffic total
North	5,553	5,124	35,869
South	5,577	5,109	35,762

Annual Statistics

Data Item	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Actual	
											Actual	Actual
AAADT	8,920	8,970	9,150	9,290	9,080	9,110	9,510	9,060	9,570	9,730	0.103	0.103
K-Factor	0.102	0.102	0.099	0.097	0.101	0.104	0.102	0.107	0.101	0.103	0.610	0.610
D-Factor	0.600	0.600	0.600	0.500	0.550	0.560	0.590	0.600	0.570	0.610	12,000	12,300
Future AADT	-	-	-	10,800	11,400	11,500	12,000	12,000	12,100	12,300		

SOIL MAP



Thomas County, GA - CMAP

Thomas County cannot be liable for the misuse or misrepresentation of this data. Users should carefully consider the nature of these data and information before using them for decisions that concern personal or public safety or the conduct of business that involves substantial monetary or operational consequences.



WETLANDS MAP



Ragin Estate Wetlands Map



May 13, 2024

- Wetlands**
- Estuarine and Marine Deepwater
 - Freshwater Emergent Wetland
 - Lake
 - Estuarine and Marine Wetland
 - Freshwater Forested/Shrub Wetland
 - Other
 - Freshwater Pond
 - Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
 This page was produced by the NWI mapper

Tax Card – Page 1

Thomas County, GA

Summary

Parcel Number 045 153
 Location Address N U S HWY 319
 Legal Description US 319 / 12.56 ACRES
 (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 R3
 Tax District 03 Fire District 02 (District 03)
 Millage Rate 20.442
 Acres 12.56
 Neighborhood Rur Par Central (155019)
 Homestead Exemption No (50)
 Landlot/District 103 / 13

[View Map](#)

Owner

Ragin Margaret M
 P O Box 246
 Thomasville, GA 31799

The owner above is the owner as of Jan 1, 2024. Look at the Sales section below for most recent owner.

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	12.56

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
5/31/1972	65 152	9N 219	\$0	Qualify this sale		RAGIN MARGARET M

Valuation

	2023	2022	2021	2020	2019
Previous Value	\$90,188	\$78,425	\$78,425	\$78,425	\$78,425
Land Value	\$90,188	\$90,188	\$78,425	\$78,425	\$78,425
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$90,188	\$90,188	\$78,425	\$78,425	\$78,425


2023 values are tentative.

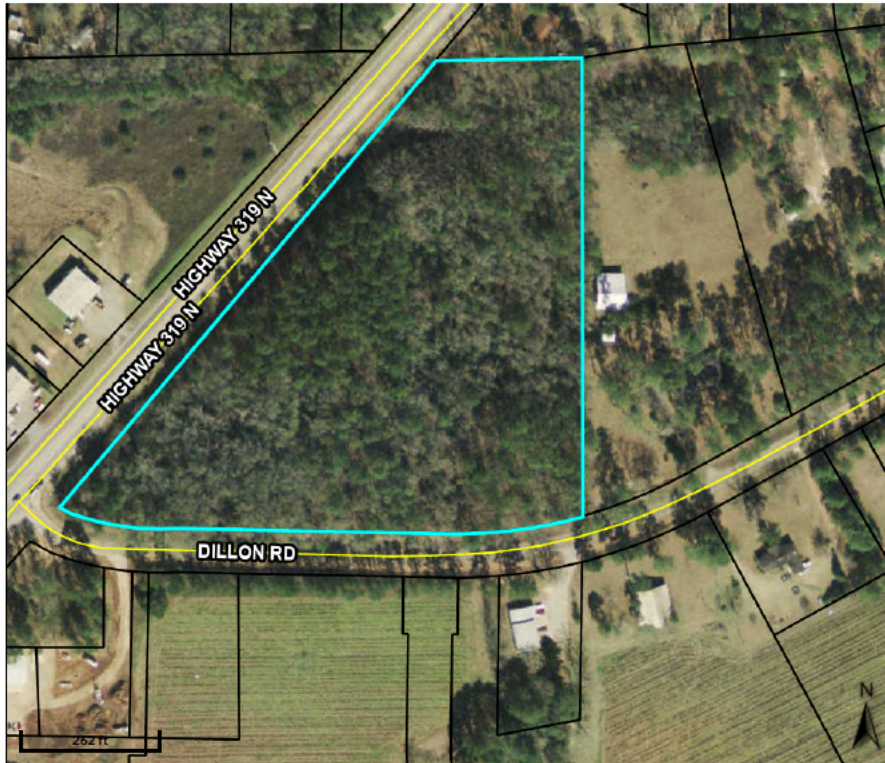
No data available for the following modules: Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

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 Last Data Upload: 2/14/2024, 10:41:04 AM



Tax Map



 Thomas County, GA



Overview



Legend

-  Parcels
-  Roads

Parcel ID	045 153	Owner	Ragin Margaret M	Last 2 Sales			
Class Code	Agricultural		P O Box 246	Date	Price	Reason	Qual
Taxing District	03 Fire District 02		Thomasville, GA 31799	5/31/1972	0	NQ	U
Acres	12.56	Physical Address	N U S HWY 319	n/a	0	n/a	n/a
		Assessed Value	Value \$90188				

(Note: Not to be used on legal documents)

Date created: 2/14/2024

Last Data Uploaded: 2/14/2024 10:41:04 AM

Developed by  Schneider
GEO SPATIAL

2023 Tax Bill

2023 Property Tax Statement

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

RAGIN MARGARET M
P O BOX 246
THOMASVILLE, GA 31799


Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2023-18440	11/15/2023	\$0.00	\$737.45	\$0.00	Paid 11/14/2023

Map: 00450-00000-153-000
Location: U S HWY 319 N
Account No: 553200 010

Printed: 05/14/2024

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>Tax Payer: RAGIN MARGARET M Map Code: 00450-00000-153-000 Real Description: US 319 / 12.56 ACRES Location: U S HWY 319 N Bill No: 2023-18440</p>					
Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
0.00	0.00	12.5600	\$90,188.00	11/15/2023	08/30/2023				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
COUNTY	\$0	\$36,075	\$0	\$36,075	0.005356	\$292.64	-\$99.42	\$193.22	
EMER SER	\$0	\$36,075	\$0	\$36,075	0.001366	\$49.28	\$0.00	\$49.28	
FIRE 2	\$0	\$36,075	\$0	\$36,075	0.002280	\$82.25	\$0.00	\$82.25	
SCHOOL	\$0	\$36,075	\$0	\$36,075	0.011440	\$412.70	\$0.00	\$412.70	
TOTALS					0.020442	\$836.87	-\$99.42	\$737.45	
<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>									
						Current Due	\$737.45		
						Penalty	\$0.00		
						Interest	\$0.00		
						Other Fees	\$0.00		
						Previous Payments	\$737.45		
						Back Taxes	\$0.00		
						Total Due	\$0.00		
						Paid Date	11/14/2023		

Legal Description

WARRANTY DEED

Deed's Print Shop—Thomasville, Ga.

THIS INDENTURE, made the 3rd Day of June, In the year of our Lord One Thousand Nine Hundred and Seventy-Two (1972), between

VALLIE H. PEACOCK,

of the County of Thomas and State of Georgia,
 Of the First Part, and

MARGARET M. RAGIN,

Of the County of Tuscaloosa and State of Alabama,

of the Second Part, Witnesseth: That the said party of the First Part, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and 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 do es grant, bargain, sell, alien, convey and confirm unto the party of the Second Part, her heirs and assigns, all the following described property to-wit:

All that tract or parcel of land situate, lying and being in original Land Lot Number 103 in the 13th Land District of Thomas County, Georgia, containing 12.56 acres, more or less, and more particularly described as follows:

BEGINNING at an iron pin on the corner formed by the intersection of the northern margin of the Dillon Paved Road with the southeast margin of the Thomasville-Moultrie Paved Highway (U. S. 319) and running thence north 40 degrees 37 minutes east along the southeast margin of the Thomasville-Moultrie Paved Highway (U. S. 319) 1,138.45 feet to a concrete marker; thence north 88 degrees 47 minutes east 263.3 feet to a concrete marker; thence south 0 degrees 44 minutes east 722.10 feet to an iron stake; thence south 5 degrees 13 minutes west 107.8 feet to an iron pin on the northern margin of the Dillon Paved Road; thence westerly along the northern margin of the curvature of said Dillon Paved Road to an iron pin which is located 325.1 feet south 82 degrees 17 minutes west from the last previous point; thence continuing along the northern margin of said Dillon Paved Road north 89 degrees 44 minutes west 681.4 feet to the point of beginning.

The above described property is designated as Tract 1 on a plat of survey prepared by James A. Anderson, Jr., Reg. Surveyor, dated July 28, 1967, a copy of which said plat is recorded in Deed Book 9-N, folio 219, of the Public Records of Thomas County, Georgia, which by reference thereto is incorporated herein and made a part hereof.

Taxes for the year 1972 shall be pro-rated one-half to the Grantor and one-half to the grantees.

To have and Hold the said above granted and described property, with all and singular, the rights, members and appurtenances thereunto appertaining to the only proper use, benefit and behoof of the said party of the Second Part, her heirs, executors, administrators and assigns, in Fee Simple; and the said party of the first part, the said bargained property above described, unto the said party of the Second Part, her heirs, executors, administrators and assigns, against the said party of the First Part, her heirs, executors, administrators and assigns, and against all and every other person or persons, shall and will and does hereby warrant and forever defend, by virtue of these presents.

In Witness Whereof the said party of the First Part has hereunto set her hand and affixed her seal and delivered these presents the day and year first above written. Signed, sealed and delivered in the presence of

us in the County of Thomas,
 State of Georgia:

Charles F. Johnson
Rebekah Morton
 Notary Public.



REBEKAH MORTON
 Notary Public for Georgia
 Residing in Thomas County
 My Commission Expires Sept. 13, 1975

Vallie H. Peacock
 Vallie H. Peacock (L. S.)

..... (L. S.)

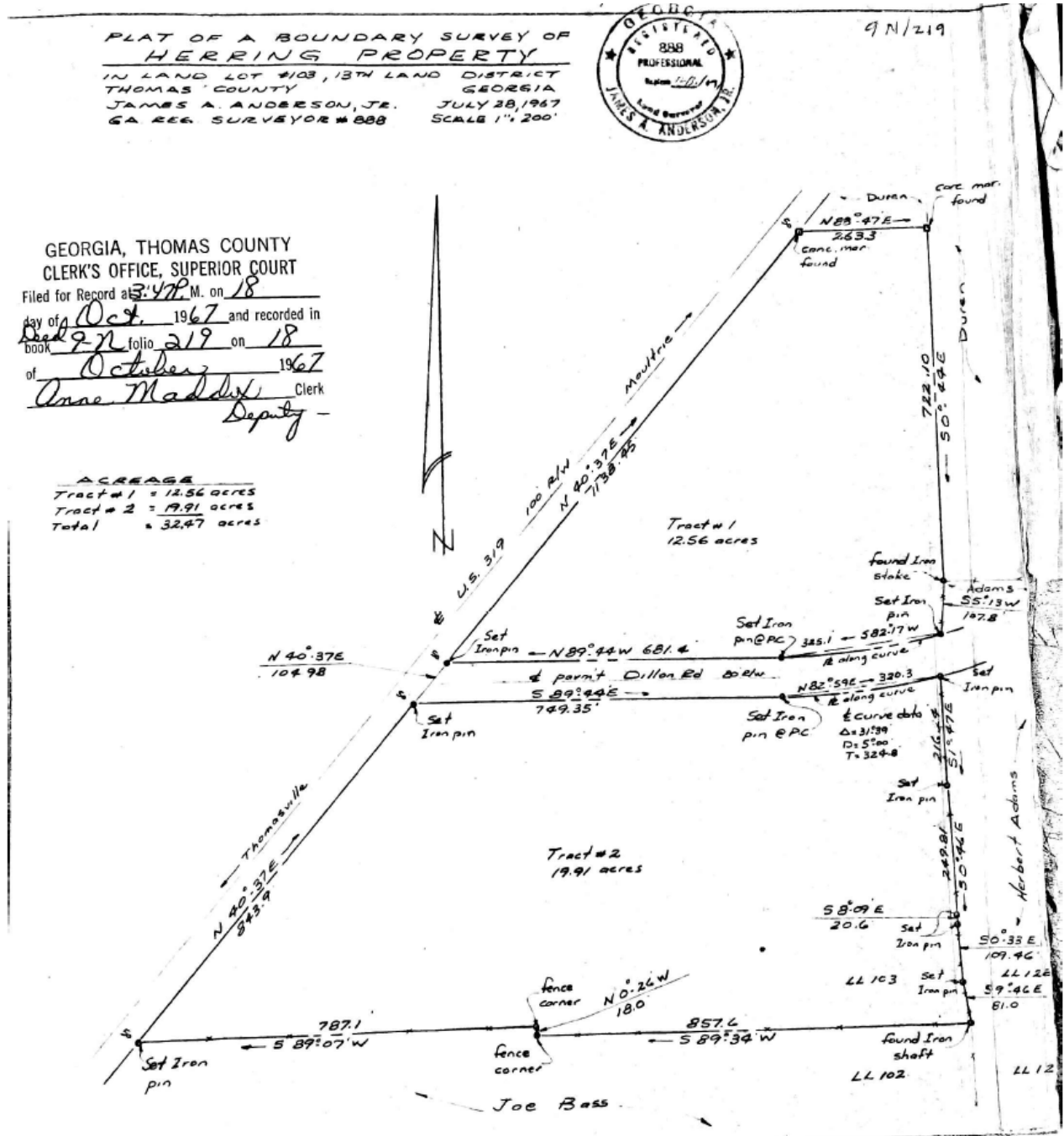
Thomas County, Georgia (L. S.)

Paid \$ 25.00
 Date June 5 1972
 W. A. Watson, Jr. (a.m.)
 Clerk of Superior Court

VCL 65 PAGE 152

Filed June 5 1972 Recorded June 5 1972 W. A. Watson, Jr., C.S.

Plat



Go Bid Now!



www.WiregrassAuctionGroup.com