



WIREGRASS AUCTION GROUP
— ACCELERATED REAL ESTATE MARKETING —

**143+/- ACRE INVESTMENT
OPPORTUNITY IN NORTHERN
THOMAS COUNTY, GEORGIA**

***WEDNESDAY, JUNE 19, 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 143+/- Acre Investment Opportunity in Northern Thomas County, Georgia.

This expansive 143-acre property in Northern Thomas County, Georgia, presents an exceptional investment opportunity, featuring 82.34 acres of open land currently being used for highly productive cropland. Adjacent to Riverwind Plantation, its prime location provides significant frontage on US Highway 19, Palmer Road, and Kentucky Road, enhancing its accessibility and development potential. The strategic location and extensive road frontage make it ideal for potential residential or commercial development projects. The property will be offered in seven individual parcels, providing flexibility for buyers, or as a whole for those seeking a larger investment.

Bidding for this property will open on June 5th, 2024, at 10:00 am and continue to June 19th, 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, CES
President / Broker



Auction Date and Time: Wednesday, June 19th, 2024, at 2:00 PM

Open House Dates and Times: Drive by Anytime

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

Property Information

Property Addresses: 00 US Hwy 19N/Palmer Road, Meigs, Georgia 31765

Auction Date: Wednesday, June 19th, 2024, at 2:00 PM

Property Size: 143+/- Acres

Assessor's Parcel Numbers: Thomas County 072 032 and 072 MG 032

2023 Property Taxes:

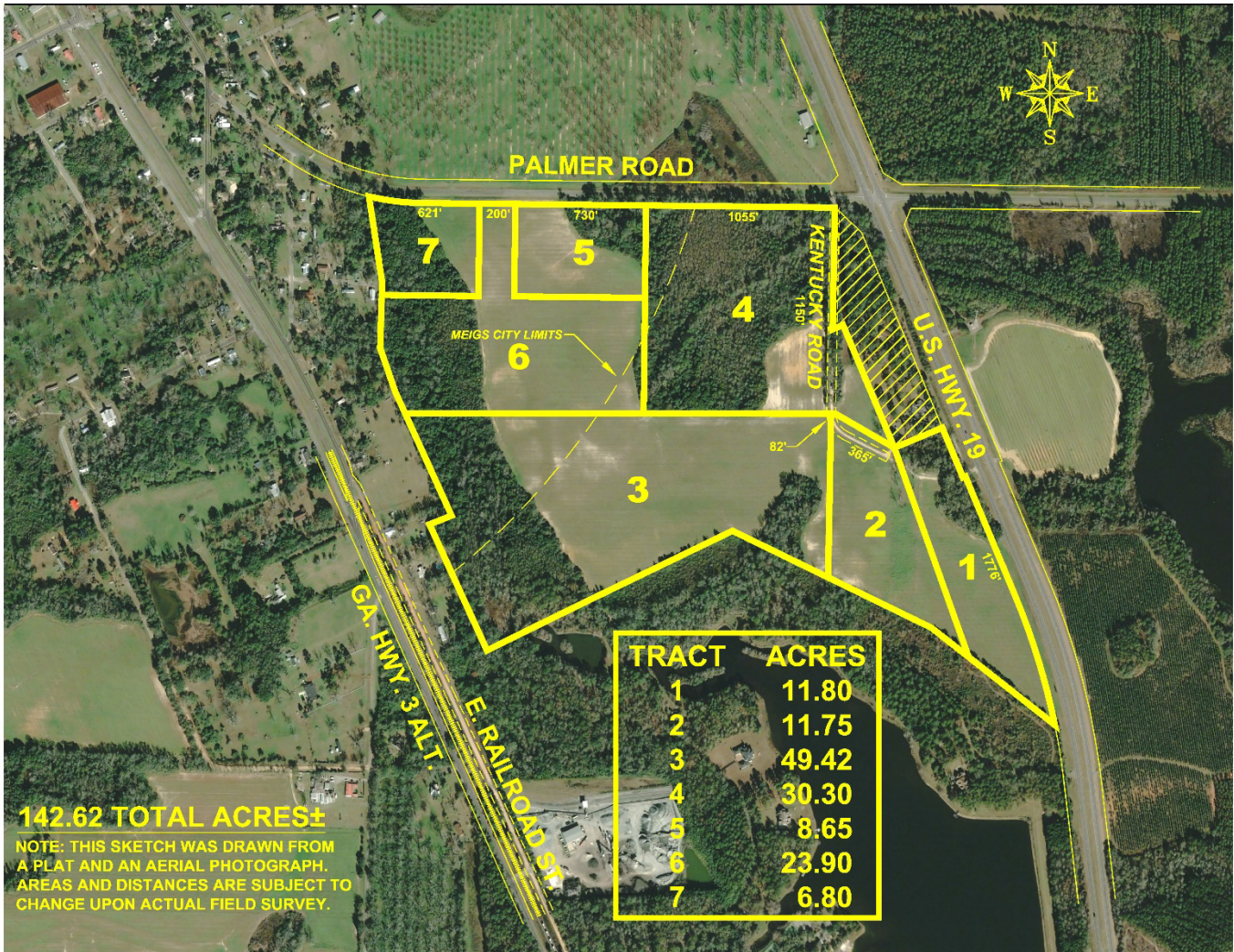
072 032 - \$1,343.83 (Enrolled in CUVA through 12/31/2028)

072 MG 032 - \$334.33 (Enrolled in CUVA through 12/31/2028)

Important Selling Features:

- Great Development Potential
- Fantastic Investment Opportunity
- 82.34 Acres of Highly Productive Cropland
- Frontage on US Hwy 19, Palmer Road, and Kentucky Road
- Adjacent to Riverwind Plantation
- Partially Located in the City of Meigs
- Offered in Seven Parcels
- Offered Divided and as a Whole

Aerial Map



Farm Service Agency Map

USDA Thomas County, Georgia



Common Land Unit
 Cropland Non-cropland CRP

2024 Crop Year

Farm 4365
Tract 13

Wetland Determination Identifiers
 • Restricted Use
 Limited Restrictions
 Exempt from Conservation Compliance Provisions



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-025 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Farm Service Agency - Form 156

Tract Number : 13
Description : B-2 1-A
FSA Physical Location : GEORGIA/THOMAS
ANSI Physical Location : GEORGIA/THOMAS
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : HARRY EUGENE HICKEY
Other Producers : None
Recon ID : None

GEORGIA
 THOMAS
 Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 4365
 Prepared : 5/13/24 11:18 AM CST
 Crop Year : 2024

Tract Land Data

Tract 13 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
234.43	82.34	82.34	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	82.34	3.40	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	2.04	0.00	60
Corn	3.18	0.00	83
Peanuts	30.92	0.00	3195
Soybeans	0.97	0.00	14
Seed Cotton	42.58	0.00	1925
TOTAL	79.39	0.00	

NOTES

Tax Card - Meigs

Thomas County, GA

Summary

Parcel Number 072 MG 032
Location Address PALMER RD
Legal Description 49 AC/PALMER RD/4B
(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.)
Zoning CITY/MG
Tax District 08 City of Meigs (District 08)
Millage Rate 36.749
Acres 49
Neighborhood Rur Par North West (155022)
Homestead Exemption No (50)
Landlot/District 33 / 17

[View Map](#)



Owner

[Hickey Gene](#)
 31281 GA Hwy 3
 Meigs, GA 31765

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	Open Land	Rural	3	26.54
RUR	Woodlands	Rural	2	9.15
RUR	Woodlands	Rural	7	13.31

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	3	26.54
CUV	Timberland 93	2	9.15
CUV	Timberland 93	7	13.31

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
10/31/1988	245 627		\$150,000	Land Unimproved		HICKEY GENE

Valuation

	2023	2022	2021	2020	2019
Previous Value	\$155,987	\$135,064	\$135,064	\$135,064	\$159,740
Land Value	\$155,987	\$155,987	\$135,064	\$135,064	\$135,064
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$155,987	\$155,987	\$135,064	\$135,064	\$135,064
10 Year Land Covenant (Agreement Year / Value)	2019 / \$38,430	2019 / \$37,317	2019 / \$36,239	2019 / \$35,211	2019 / \$34,208

2023 values are tentative.

Photos



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

Tax Card – Thomas

Thomas County, GA

Summary

Parcel Number 072 032
 Location Address N US HWY 19
 Legal Description 96.01 AC / U S HWY 19
 Class V5-Consrv Use
 Zoning AG
 Tax District 04 Fire District 03 (District 04)
 Millage Rate 20.145
 Acres 96.01
 Neighborhood Rur Par North West (155022)
 Homestead Exemption No (50)
 Landlot/District 33 / 17

[View Map](#)



Owner

[Hickey Gene](#)
 31281 GA Hwy 3
 Meigs, GA 31765

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	Open Land	Rural	3	35.83
RUR	Open Land	Rural	4	18.98
RUR	Woodlands	Rural	2	22.26
RUR	Woodlands	Rural	7	18.94

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	3	35.83
CUV	Agland 93	4	18.98
CUV	Timberland 93	2	22.26
CUV	Timberland 93	7	18.94

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
10/31/1988	245 627		\$150,000	Qualify this sale		HICKEY GENE

There are other parcels involved in one or more of the above sales:
[Deed Book/Page: 245,627 - Parcel: 072,032 B](#)

Valuation


	2023	2022	2021	2020	2019
Previous Value	\$314,958	\$272,849	\$272,849	\$272,849	\$272,720
Land Value	\$314,958	\$314,958	\$272,849	\$272,849	\$272,849
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$314,958	\$314,958	\$272,849	\$272,849	\$272,849
10 Year Land Covenant (Agreement Year / Value)	2019 / \$76,006	2019 / \$73,808	2019 / \$71,688	2019 / \$69,644	2019 / \$67,654

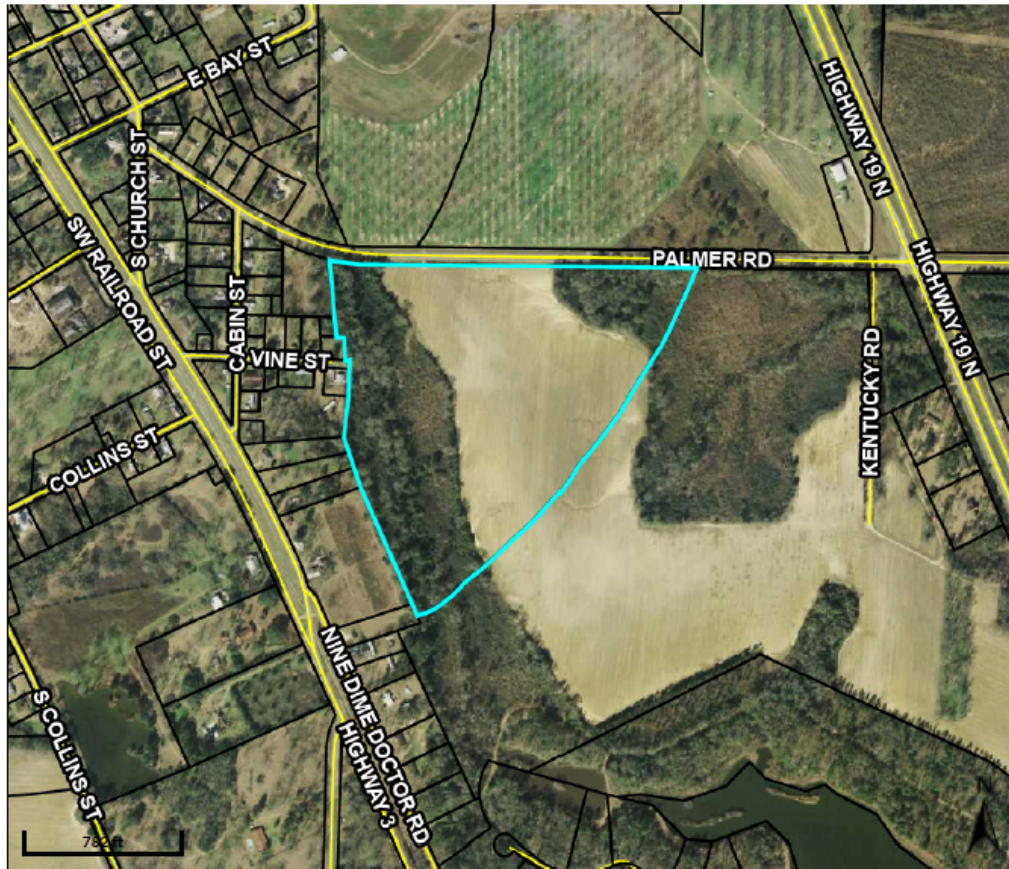
2023 values are tentative.

Photos



Tax Map - Meigs



 **qPublic.net**™ Thomas County, GA



Overview



Legend

-  Parcels
-  Roads

Parcel ID	072 MG 032	Owner	Hickey Gene	Last 2 Sales			
Class Code	Consv Use		31281 GA Hwy 3	Date	Price	Reason	Qual
Taxing District	08 City of Meigs		Meigs, GA 31765	10/31/1988	\$150000	LM	Q
Acres	49.0	Physical Address	PALMER RD	n/a	0	n/a	n/a
		Assessed Value	Value \$155987				


(Note: Not to be used on legal documents)

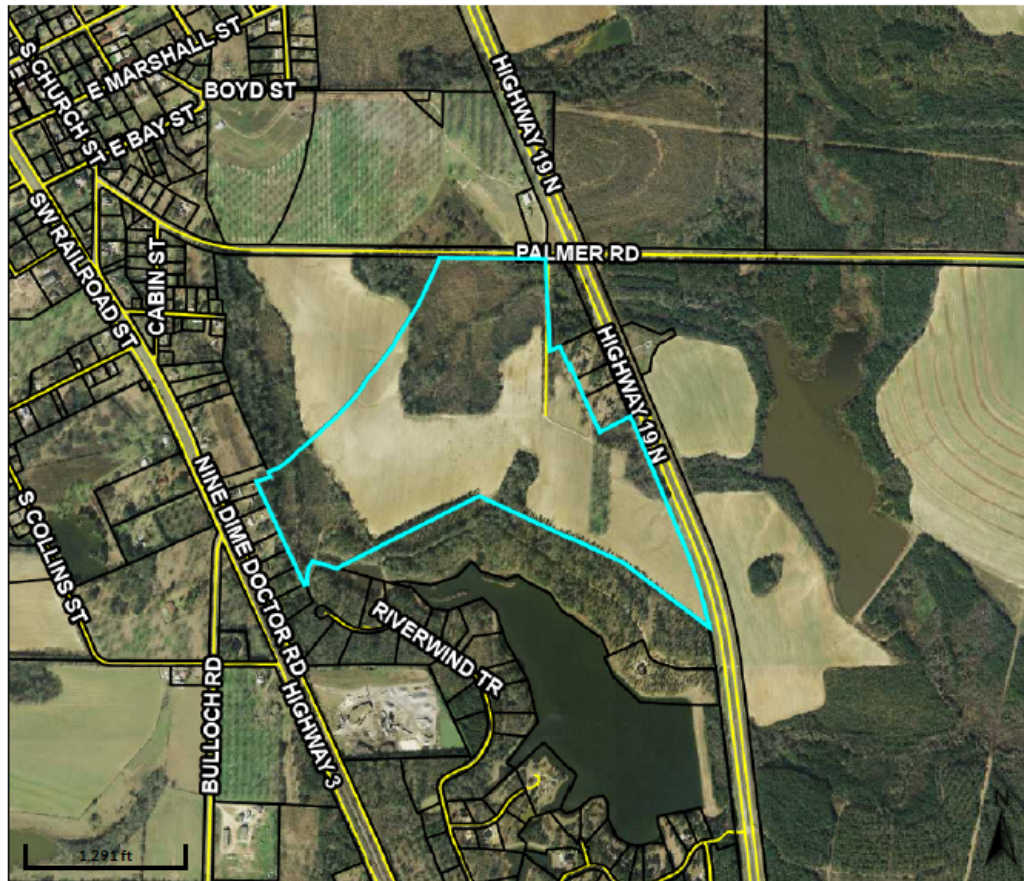
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Last Data Uploaded: 3/13/2024 6:35:53 PM

Developed by  Schneider
GEOSPATIAL

Tax Map - Thomas



 **qPublic.net**™ Thomas County, GA



Overview



Legend

-  Parcels
-  Roads

Parcel ID	072 032	Owner	Hickey Gene	Last 2 Sales			
Class Code	Consv Use		31281 GA Hwy 3	Date	Price	Reason	Qual
Taxing District	04 Fire District 03		Meigs, GA 31765	10/31/1988	\$150000	NQ	U
Acres	96.01	Physical Address	N US HWY 19	n/a	0	n/a	n/a
		Assessed Value	Value \$314958				

(Note: Not to be used on legal documents)

Date created: 3/13/2024

Last Data Uploaded: 3/13/2024 6:35:53 PM

Developed by  Schneider
GEOSPATIAL

2023 Tax Bill - Meigs

2023 Property Tax Statement

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

HICKEY GENE
31281 GA HWY 3
meigs, GA 31765


Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2023-10649	11/15/2023	\$0.00	\$334.33	\$0.00	Paid 11/15/2023

Map: 00720-000MG-032-000
Location: PALMER RD
Account No: 319470 010

Printed: 05/19/2024

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: HICKEY GENE Map Code: 00720-000MG-032-000 Real Description: 49 AC/PALMER RD/4B Location: PALMER RD Bill No: 2023-10649</p>					
Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
0.00	0.00	49.0000	\$155,987.00	11/15/2023	08/30/2023				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
COUNTY	\$0	\$62,395	\$47,023	\$15,372	0.006960	\$149.36	-\$42.37	\$106.99	
EMER SER	\$0	\$62,395	\$47,023	\$15,372	0.001366	\$21.00	\$0.00	\$21.00	
FIRE 3	\$0	\$62,395	\$47,023	\$15,372	0.001983	\$30.48	\$0.00	\$30.48	
SCHOOL	\$0	\$62,395	\$47,023	\$15,372	0.011440	\$175.86	\$0.00	\$175.86	
TOTALS					0.021749	\$376.70	-\$42.37	\$334.33	
<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	\$334.33		
						Penalty	\$0.00		
						Interest	\$0.00		
						Other Fees	\$0.00		
						Previous Payments	\$334.33		
						Back Taxes	\$0.00		
						Total Due	\$0.00		
						Paid Date	11/15/2023		

2023 Tax Bill - Thomas

2023 Property Tax Statement

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

HICKEY HARRY EUGENE
31281 GA HWY 3
meigs, GA 31765


Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2023-10658	11/15/2023	\$0.00	\$1,343.83	\$0.00	Paid 11/15/2023

Map: 00720-00000-006-000
Location: 2540 PALMER RD
Account No: 319740 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: HICKEY HARRY EUGENE Map Code: 00720-00000-006-000 Real Description: 156 AC PALMER & GA 3 4B-5 Location: 2540 PALMER RD Bill No: 2023-10658</p>					
Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
0.00	0.00	156.0000	\$543,489.00	11/15/2023	08/30/2023				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
COUNTY		\$0	\$217,395	\$150,687	\$66,708	0.005356	\$541.14	-\$183.85	\$357.29
EMER SER		\$0	\$217,395	\$150,687	\$66,708	0.001366	\$91.12	\$0.00	\$91.12
FIRE 3		\$0	\$217,395	\$150,687	\$66,708	0.001983	\$132.28	\$0.00	\$132.28
SCHOOL		\$0	\$217,395	\$150,687	\$66,708	0.011440	\$763.14	\$0.00	\$763.14
TOTALS					0.020145	\$1,527.68	-\$183.85	\$1,343.83	
<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, fina, 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	\$1,343.83		
						Penalty	\$0.00		
						Interest	\$0.00		
						Other Fees	\$0.00		
						Previous Payments	\$1,343.83		
						Back Taxes	\$0.00		
						Total Due	\$0.00		
						Paid Date	11/15/2023		

Original Deed – Page 1

WARRANTY DEED

THIS INDENTURE, made this 11th day of November, 1988 between REX B. MARTIN, of Leon County, Georgia, of the first part, and GENE HICKEY, of Thomas County, Georgia, of the second part.

WITNESSETH: DAVID HUTCHINGS
CLERK

That the said party of first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations, 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 party of the second part, his heirs and assigns, all the following described property, to-wit:

All that tract or parcel of land situate, lying and being in Land Lots 33, 34, and 48 of the 17th Land District of Thomas County, Georgia, and being 238.10 acres, more or less, as shown by that plat recorded in Plat Book 5, Page 211, Thomas County records, and being further described as follows:

Commence at the northeast corner of Land Lot 48 and run thence south 00 degrees 24 minutes 55 seconds west a distance of 516.53 feet to a point; run thence south 50 degrees 31 minutes 08 seconds west along the run of a branch a distance of 296.01 feet to a point; continue thence south 29 degrees 20 minutes west a distance of 230.53 feet along the run of a branch to a point; run thence south 00 degrees 23 minutes 54 seconds west a distance of 20 feet to a point; run thence south 81 degrees 36 minutes 43 seconds west a distance of 1056 feet to the northeasterly margin of the right-of-way of the Seaboard Coastline Railroad; run thence north 23 degrees 57 minutes 54 seconds west along the northeasterly margin of the right-of-way of the Seaboard Coastline Railroad a distance of 418.13 feet to a point; run thence north 88 degrees 35 minutes 10 seconds east a distance of 1,000 feet to a point; run thence north 24 degrees 07 minutes 35 seconds west a distance of 776 feet to a point, which point is in Land Lot 33; run thence north 88 degrees 24 minutes 24 seconds west a distance of 435.95 feet to a point; run thence south 88 degrees 35 minutes 38 seconds west a distance of 571.78 feet to a point on the northeasterly margin of the right-of-way of the Seaboard Coastline Railroad; run thence north 23 degrees 59 minutes 08 seconds west along the northeasterly margin of the right-of-way of Seaboard Coastline Railroad a distance of 1,108.70 feet to a point; run thence north 69 degrees 04 minutes 22 seconds east a distance of 290.40 feet to a point; run thence north 23 degrees 59 minutes 08 seconds west a distance of 300 feet to point; run thence north 69 degrees 04 minutes 22 seconds east a distance of 132.60 feet to a point; run thence north 23 degrees 59 minutes 08 seconds west a distance of 761.50 feet to a point; run thence north 18 degrees 30 minutes 55 seconds west a distance of 256.30 feet to a point; run thence north 02 degrees 23 minutes east a distance of 363.78 feet to a point; run thence north 08 degrees 14 minutes 41 seconds west a distance of 485.62 feet to a point on the southerly margin of the right-of-way of Palmer Road; run thence south 82 degrees 51 minutes 56 seconds east along the southerly margin of the right-of-way of Palmer Road a distance of 309.79 feet to a point; run thence south 88 degrees 51 minutes 19 seconds east along the southerly margin of the right-of-way of Palmer Road a distance of 2,300.12 feet to a point, which point is in Land Lot 34; run thence south 55 degrees 29 minutes 53 seconds east along the right-of-way of the

THOMAS COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$0.00
DATE 11-23-88
DAVID HUTCHINGS

245/627
245/627

For Coconade Martin See 86, 153, 86, 11-25-88
 Filed 11-23-88
 Recorded 11-23-88
 1088
 2011 10/20 A-3-22-16

Original Deed – Page 2

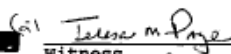
intersection of the southerly margin of Palmer Road with the southwesterly margin of U. S. 19 Bypass a distance of 167.05 feet to a point; run thence south 22 degrees 08 minutes 27 seconds east along the southwesterly margin of the right-of-way of U. S. 19 Bypass a distance of 480.90 feet to a point; run thence south 67 degrees 50 minutes 12 seconds west a distance of 305.96 feet to a point; run thence south 22 degrees 10 minutes 41 seconds east a distance of 742.55 feet to a point; run thence north 67 degrees 51 minutes 33 seconds east a distance of 290.47 feet to a point on the southwesterly margin of the right-of-way of U. S. 19 Bypass; run thence south 22 degrees 08 minutes 27 seconds east along the southwesterly margin of the right-of-way of U. S. 19 Bypass a distance of 299.70 feet to a point; run thence north 67 degrees 51 minutes 33 seconds east along the southwesterly margin of the right-of-way of U. S. 19 Bypass a distance of 15 feet to a point; run thence south 22 degrees 08 minutes 27 seconds east along the southwesterly margin of the right-of-way of U. S. 19 Bypass a distance of 740.71 feet to a point; run thence along the southwesterly margin of the right-of-way of U. S. 19 Bypass an arc distance of 1,017.29 feet to a point; run thence north 89 degrees 48 minutes 46 seconds west a distance of 1,340.31 feet to a point, which is the point of beginning of the tract herein described.

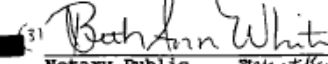
TO HAVE AND TO HOLD the said above granted and described property, with all and singular, the rights, members and appurtenances thereunto appertaining to the only proper use, benefit and behoof of the said party of the second part, his heirs, executors, administrators and assigns, in Fee Simple; and the said party of the first, the said bargained property above described, unto the said party of the second part, his heirs, executors, administrators and assigns, against the said party of the first part, his 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 his hand and affixed her seal, and delivered these presents the day and year first above written.

 (L.S.)
 Rex B. Martin

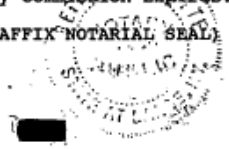
Signed, sealed and delivered by REX B. MARTIN in the presence of us in the County of Fayette and State of Kentucky :

 Witness

 Notary Public State of Kentucky

My Commission Expires: 12-29-90

(AFFIX NOTARIAL SEAL)



245/128

BOOK 628 ✓

CUVA – Meigs

DOCH# 001506
FILED IN OFFICE
3/25/2019 03:48 PM
BK:2208 PG:103-103
RANDA D. WHARTON
CLERK OF SUPERIOR
COURT
THOMAS COUNTY

PT283A Rev. 2/15

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

To the Board of Tax Assessors of Thomas 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				
Hickey Gene				
Owner's mailing address		City, State, Zip		Number of acres included in this application.
31281 GA Hwy 3		Meigs, GA 31765		Agricultural Land: <u>26.54</u> Timber Land: <u>22.46</u>
Property location (Street, Route, Hwy, etc.)		City, State, Zip of Property:		Covenant Acres <u>49.00</u> Total Acres <u>49.00</u>
0 PALMER RD		Meigs, GA 31765		
District	Land Lot	Sublot & Block	Recorded Deed Book/Page	List types of storage and processing buildings:
17	33		245 627	
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.				
Signature of Taxpayer or Taxpayer's Authorized Representative		Date Application Filed		
<u>Harvey Eugene Hickey</u>		3-15-19		
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 <u>15</u> day of <u>March</u> 19		
		<u>Robbie H. Harkins</u> 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 NOTARY PUBLIC, THOMAS COUNTY GA MY COMMISSION EXPIRES <u>2-27-2021</u>				
MAP & PARCEL NUMBER	TAX DISTRICT	TAXPAYER ACCOUNT NUMBER	YEAR COVENANT:	
072 MG 032	08	8220	Begin: Jan 1, 2019 Ends: Dec 31, 2028	
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 8th 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: <u>3/21/19</u>	<u>Scott Rios</u> Board of Tax Assessors		Date: <u>3/21/19</u>	
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 – Thomas

DOCH# 001505
FILED IN OFFICE
3/25/2019 03:48 PM
BK:2208 PG:102-102
RANDA D. WHARTON
CLERK OF SUPERIOR
COURT
THOMAS COUNTY

PT263A Rev. 2/15

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

To the Board of Tax Assessors of Thomas 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 firm 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

Hickey Gene

Owner's mailing address 31281 GA Hwy 3		City, State, Zip Meigs, GA 31765	Number of acres included in this application. Agricultural Land: <u>54.81</u> Timber Land: <u>41.2</u>	
Property location (Street, Route, Hwy, etc.) ON U S HWY 19		City, State, Zip of Property: Meigs, GA 31765	Covenant Acres <u>96.01</u> Total Acres <u>96.01</u>	
District 17	Land Lot 33	Sublot & Block	Recorded Deed Book/Page 245 627	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.

Harry Eugene Hickey
Signature of Taxpayer or Taxpayer's Authorized Representative

3-15-19
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 15 day of March, 2019:
Bobbie H. Idler 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.

NOTARY PUBLIC, THOMAS COUNTY GA

FOR TAX ASSESSORS USE ONLY

MY COMMISSION EXPIRES 2-27-201

MAP & PARCEL NUMBER 072 032	TAX DISTRICT 04	TAXPAYER ACCOUNT NUMBER 8221	YEAR COVENANT: Begin: Jan 1, 2019 Ends: Dec 31, 2028
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: <u>3/21/19</u>	<u>[Signature]</u> Board of Tax Assessors		Date: <u>3/21/19</u>
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.			

Less and Except – 89 +/- Acre Property

WARRANTY DEED

STATE OF GEORGIA, GRADY COUNTY.

THIS INDENTURE, made and entered into the 14 day of July in the year of our Lord, One Thousand Nine Hundred and Eighty-nine between Gene Hickey

of the one part, and Kelstone, Inc.

of the other part.

WITNESSETH: That the party of the first part, for and in consideration of the sum of Ten Dollars and other valuable consideration----- DOLLARS in hand paid, the receipt whereof is hereby acknowledged, hath granted, sold and conveyed unto the said Kelstone, Inc. its heirs and assigns, all the tract or parcel of land situate, lying and being in the county of Grady as follows:

See Exhibit "A" attached

THOMAS COUNTY, GEORGIA
 REAL ESTATE TRANSFER TAX
 PAID... 58.50
 DATE... 8-3-89
 DAVID HUTCHINGS JR.
 Clerk of Superior Court

BY DAVID HUTCHINGS
 CLERK

'89 AUG 3 AM 10 45

RECEIVED
 THOMAS COUNTY
 CLERK OF SUPERIOR COURT

WHICH TRACT or parcel of land the said Gene Hickey

will well and truly warrant and defend from the claim of all persons whatsoever, unto the said Kelstone, Inc.

its heirs and assigns, forever in fee simple.

IN TESTIMONY WHEREOF, The said Gene Hickey

hath hereunto set hand (s) and seal (s) the day and year above written.

Signed, sealed and delivered in the presence of

Susan M. Anderson (Seal)
 Robert C. ... (Seal)
 Gene Hickey (Seal)
 Notary Public for Grady County, Georgia
 My Commission Expires Dec. 8, 1990

EX 256 75 1 28-75

Less and Except – 89 +/- Acre Property (Page 2)

EXHIBIT "A"

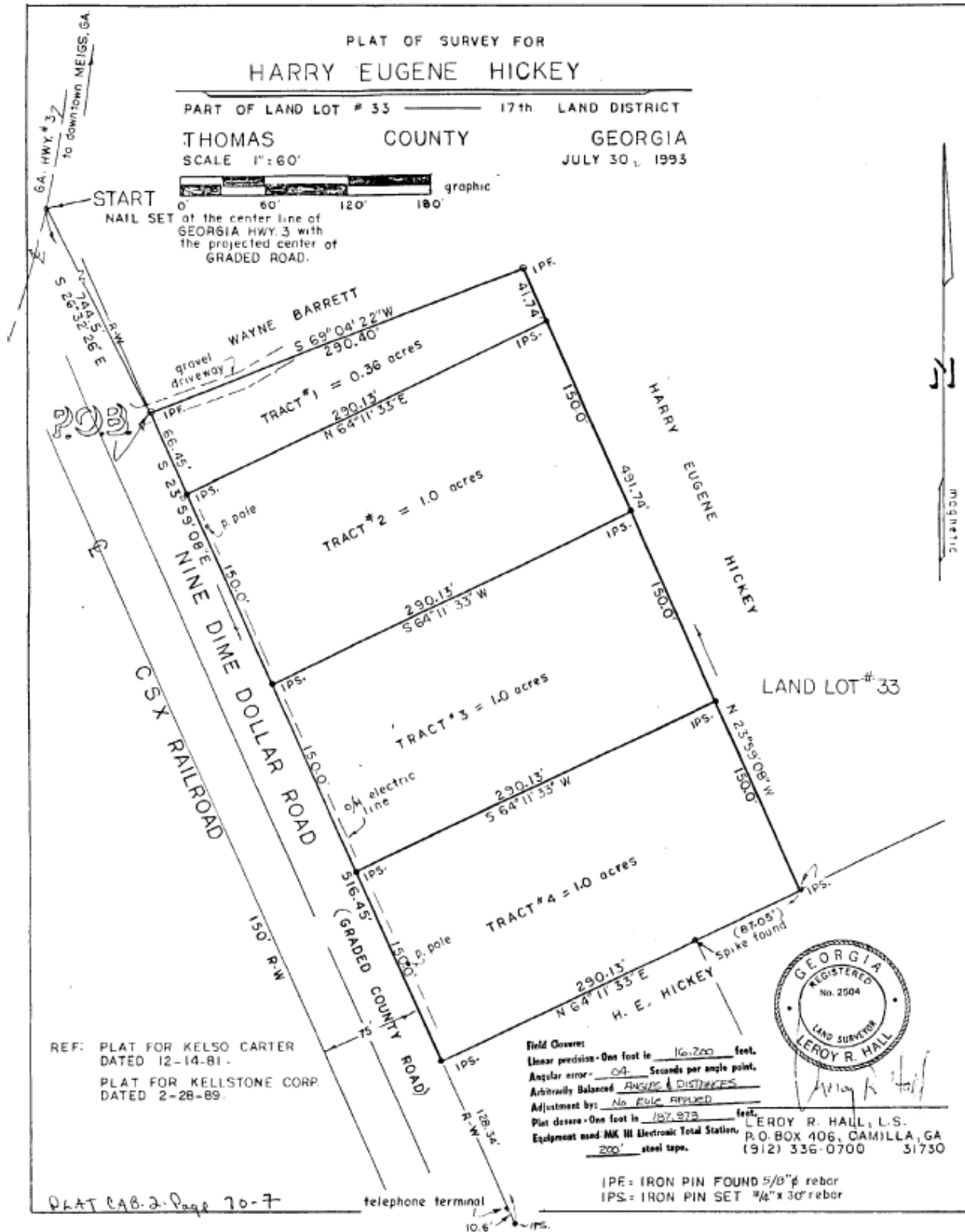
A tract or parcel of land located in Land Lot Numbers 33, 34, 47 and 48 in the 17th Land District of Thomas County, Georgia containing 88.994 acres more or less and more particularly described as follows: to find the Point of Beginning find the common corners of Land Lots 33, 34, 47, and 48 which is the Point of Beginning of the tract herein conveyed. From said Point of Beginning proceed North 89 degrees 46 minutes 46 seconds East a distance of 1340.31 feet to a point located on the Western right of way margin of U. S. Highway 19; thence proceed North 08 degrees 38 minutes 12 seconds West along the said Western right of way margin of U. S. 19 a distance of 281.10 feet to a point located by an iron pin in place; thence proceed North 51 degrees 19 minutes 46 seconds West a distance of 877.15 feet to an iron pin placed; thence proceed North 63 degrees 31 minutes 51 seconds West a distance of 827.89 feet to a point marked by an iron pin placed; thence proceed North 63 degrees 31 minutes 51 seconds West a distance of 408.19 feet to a point marked by an iron pin placed; thence proceed South 64 degrees 44 minutes 06 seconds West a distance of 892.96 feet to a point marked by an iron pin placed; thence proceed South 64 degrees 27 minutes 13 seconds West a distance of 337.84 feet to a point marked by an iron pin placed; thence proceed South 64 degrees 11 minutes 33 seconds West a distance of 374.21 feet to a point marked by an iron pin placed; thence proceed South 25 degrees 48 minutes 27 seconds East a distance of 128.28 feet to a point marked by an iron pin placed; thence proceed South 64 degrees 11 minutes 33 seconds West to a point marked by an iron pin placed, said point being located on the Northeastern right of way of the Seaboard Coastline Railroad right of way; thence proceed South 23 degrees 59 minutes 08 seconds East along said right of way a distance of 463.90 feet to a point marked by a cement marker found; thence proceed North 88 degrees 35 minutes 38 seconds East a distance of 571.78 feet to a point marked by a cement marker found; thence proceed North 88 degrees 24 minutes 24 seconds East a distance of 435.95 feet to a point marked by a cement marker found; thence proceed South 24 degrees 07 minutes 35 seconds East a distance of 776.00 feet to a point marked by a cement marker placed; thence proceed South 88 degrees 35 minutes 10 seconds West a distance of 1000.00 feet to a point located on the Northwestern margin of the Seaboard Coastline Railroad right of way, said point being marked by a three quarter inch iron pin; thence proceed South 23 degrees 57 minutes, 54 seconds East along said right of way a distance of 418.13 feet to a point marked by an iron pin found; thence proceed North 81 degrees 36 seconds 43 minutes East a distance of 1056.00 feet to a point located on a branch; thence proceed in a generally Northeasterly direction along said branch cord lines and distances as follows: North 00 degrees 23 minutes 54 seconds East a distance of 20.00 feet; North 29 degrees 20 minutes East a distance of 230.55 feet to a point; North 50 degrees 31 minutes 08 seconds East a distance of 296.0 feet to a point located on the Eastern original Land Lot Line of Land Lot 48; thence leaving the branch proceed North 00 degrees 24 minutes 55 seconds East along the Land Lot Line to the Point of Beginning of the tract herein conveyed.

Said tract or parcel of land is more particularly delineated on a plat of survey prepared for Kelstone Corporation by E. L. Carter, Georgia Registered land survey number 345 under date of February 28, 1989 and recorded in Plat Book _____, Page _____, Clerk's Office Thomas County Superior Court. Said plat and all delineations thereon are incorporated herein for all necessary purposes.

Subject to a deed to secure debt from Kelstone, Inc. and Gene Hickey to First National Bank of Grady County.

SLH

Less and Except Plat



Will - Page 1

Last Will & Testament
Of
HARRY EUGENE HICKEY

THOMAS COUNTY, GA
PROBATE COURT
FILED IN OFFICE
[Signature]
JUDGE / CLERK

STATE OF GEORGIA
COUNTY OF THOMAS

I, HARRY EUGENE HICKEY, a domiciliary of Thomas County, Georgia, hereby make, publish and declare this my Last Will and Testament, revoking all wills and codicils heretofore made by me.

ITEM I
Family Members

I am married and have two children. My wife's name is Karen Hickey. My children's names are Kenneth Eugene Hickey and Randall Thomas Hickey.

ITEM II
Debts of Estate

I direct my Executor to pay out of the residue of my estate, as soon after my death as my Executor deems feasible, all of my debts, including charitable pledges, whether or not enforceable; the expenses of my last illness, funeral and burial; debts and claims duly allowed against my estate; expenses of administration of my estate; and all estate, inheritance, succession, transfer, legacy and death taxes assessed or imposed with respect to my estate, or any part thereof, whether or not passing under this Will.

ITEM III
Specific Disposition of Property

All furniture and furnishings, including appliances, rugs, pictures, objects of art, silverware, china, and linens, all personal effects, including books, clothing and jewelry, and all automobiles and boats owned by me at my death, and all insurance thereon, I bequeath to my wife, if she survives me.

ITEM IV
Disposition of Property

I give all of the rest, residue and remainder of my property, real, personal and mixed, of every kind and description, and wherever located, including all benefits payable to my estate as a result of my employment and all lapsed or void legacies or devises, but excluding any property over which I shall have any power of appointment as follows:

(a) I leave all of my real estate, including any interest I have in the corporation known as Kelstone, Inc., subject to a life estate in my residence to my spouse, as follows:

- (1) One-third to my spouse, if she survives me;
- (2) The rest of my interest in any real estate to my sons, per stirpes.

(b) All other property of any kind, I give to my spouse, if she survives me, and if she does not survive me, then to my sons per stirpes.

(c) If neither my wife or children, specifically named above, or any of my issue survive me, all property passing under this Item shall be distributed to those persons who, under the laws of descent and distribution of the State of Georgia in effect at my death, would have been entitled to inherit from me if I had died intestate and without issue.

(d) The Executor of this Will is requested to carry out any specific bequests or directions as to the disposition of any of my personal effects or household contents which may be attached to this Will in my handwriting, whether executed with the formalities of a codicil thereto or

[Handwritten signature]
[Handwritten initials]

Will – Page 2

not, and he/she shall be relieved from any personal liability or responsibility to my estate or to any named legatee in this Will for his/her action in so doing.

ITEM V Executor

(a) I appoint Karen Hickey as Executrix of this Will. Should Karen Hickey not survive me or should it become necessary to appoint an alternate or successor Executor for any reason, then and in any such event, I hereby nominate, constitute and appoint Kenneth Eugene Hickey and Randall Thomas Hickey, as Co-Executors of this my Last Will and Testament. Should either of them decline to serve, or for any reason cannot serve, or having qualified dies, resigns or becomes incapacitated, then the one surviving or qualified and acting shall serve as the Executor of this Will with all of the powers, privileges, rights and immunities granted in this Will to my Co-Executors.

(b) I relieve my Executor from giving bond, making an inventory or appraisal of my estate, and from making returns of their acts and doings to any Court or beneficiary. In the administration of my estate, my Executor shall have the authority, without order or report to any court, to exercise all of the powers which are set forth in O.C.G.A. § 53-12-261 (GCA § 108-1103), as amended or renumbered in the future, which Code section is hereby incorporated in this instrument by reference.

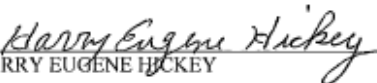
(c) All successor Executors shall have all the powers, authorities and duties granted herein as if originally named Executor, and no successor Executor shall be required to inquire into or audit the acts or actions of the predecessor Executor or to make any claim against such predecessor Executor.

ITEM VI General Terms

(a) References in this Will to "child" or "children" mean lawful blood descendants in the first degree of the parent designated; and references herein to "issue" or "descendants" mean lawful blood descendants in the first, second or any other degree of the ancestor designated; provided always, however, that an adopted child and such adopted child's issue, whether natural or adopted, shall be considered in this Will as lawful blood descendants of the adopting parent or parents and of anyone who is by blood or adoption an ancestor of the adopting parent or of either of the adopting parents. The terms "child" or "children" shall include any child who is born out of wedlock.

(b) A child in gestation at the time of an event who is later born alive shall be deemed to be "in being," "living" or "surviving" at the time of such event.

IN WITNESS WHEREOF, I hereunto set my name and affix my seal to this my LAST WILL AND TESTAMENT this 25th day of September, 2019.

 (Seal)
HARRY EUGENE HICKEY

The foregoing was signed, sealed, published and declared by the Testator, as and for her Last Will and Testament in our presence, and we, at her request and in her presence, and in the presence of each other, believing her to be of sound and disposing mind and memory, hereunto subscribe our names as witnesses the day and year set out below, all of us, including the Testator being present throughout the execution of the Will.

This 25th day of September, 2019.





ADDRESS 337 East Jackson Street, Thomasville,
GA 31792

ADDRESS 337 East Jackson Street, Thomasville,
GA 31792


Will – Page 3

STATE OF GEORGIA,
COUNTY OF THOMAS.

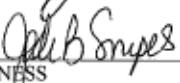
Before me, the undersigned authority, on this day personally appeared HARRY EUGENE HICKEY, KEVIN S. CAULEY and JODI B. SNIPES, known to me to be the testator and the witnesses, respectively, whose names are subscribed to the annexed or foregoing instrument in their respective capacities, and, all of said persons being by me duly sworn, HARRY EUGENE HICKEY, testator, declared to me and to the said witnesses in my presence that said instrument is his last will and testament and that he had willingly made and executed it as his free act and deed for the purposes therein expressed. The witnesses, each on his/her oath, stated to me in the presence and hearing of the testator that the testator had declared to them that the instrument is his last will and testament and that he executed same as such and wanted each of them to sign it as a witness; and upon his/her oath each witness stated further that he/she did sign the same as witness in the presence of the testator and at his request; that he was at that time 14 years of age or over and was of sound mind; and that each of said witnesses was then at least 14 years of age.



HARRY EUGENE HICKEY, TESTATOR



WITNESS



WITNESS

Sworn to and subscribed before me by HARRY EUGENE HICKEY, testator, and sworn to and subscribed before me by KEVIN S. CAULEY and JODI B. SNIPES, witnesses, this 25th day of September, 2019.

(AFFIX SEAL) 
Notary Public, Thomas County, GA
My Commission Expires: 7/24/2020



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