



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

# **THE DAVID POWERS ESTATE**

***WEDNESDAY, AUGUST 28, 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 to the public the online Auction of The David Powers Estate.

Immerse yourself in serene country living with the upcoming estate auction of the David Powers property, nestled at 465 Jacob Gibbs Road, Tifton, Tift County, Georgia. Set for Wednesday, August 28th at 2:00 PM, this property spans approximately 90.3 acres, promising an idyllic rural lifestyle just ten minutes from Interstate 75 and the amenities of Tifton. The estate features a charming 3-bedroom, 1-bath cottage with a cozy fireplace, perched on 1.02 acres. Highlights include a breathtaking 13-acre lake equipped with a 6" recharge well, two 4" deep wells, an established RV site, and lucrative cropland. The property also boasts a wealth of merchantable pine timber, offering both a peaceful retreat and a valuable investment opportunity.

Bidding for this property will open on August 14th, 2024, at 10:00 am and continue to August 28th, 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





**Auction Date and Time:**

Wednesday, August 28th at 2:00 pm

**Open House Dates and Times:**

Friday, August 16th from 2:00 pm – 4:00 pm

Monday, August 26th from 3:00 pm – 5:00 pm

**For More Information Contact:**

Mark Manley CAI, AARE, MPPA

Wiregrass Auction Group, Inc.

(229) 890-2437 – Office

(229) 891-1377 – Cell

Mark@BidWiregrass.com

## Property Information

**Property Addresses:** 465 Jacob Gibbs Road, Tifton, Georgia 31794

**Auction Date:** Wednesday, August 28th at 2:00 pm

**Property Size:** 89.28 +/- Acres and 1.02 +/- Acres

**Assessor's Parcel Numbers:** 89.28 +/- Acres Tift County Parcel 0018 011

1.02 +/- Acres Tift County Parcel 0018 011A

**Property Taxes:** 89.28 +/- Acres - Parcel 0018 011 - \$833.86

In CUVA through 12/31/2028

1.02 +/- Acres – Parcel 0018 011A - \$718.66

### Important Selling Features:

- 90.3 +/- Acres of Quiet Country Living
- 3 Bedroom / 1 Bath Cottage with Fireplace on 1.02 +/- Acres
- Only 10 Minutes from Interstate 75 and Tifton
- 13 +/- Acre Lake with 6" Recharge Well
- (2) 4" Deep Wells
- Established RV Site
- Merchantable Pine Timber
- Cropland



## Aerial Map



## 1.02 +/- Acre Parcel Tax Card – Page 1

### Tift County, GA

#### Summary

Parcel Number 0018011A  
 Location Address 465 JACOB GIBBS RD  
 Legal Description LL 209 JACOB GIBBS RD 1.023 AC  
 (Note: Not to be used on legal documents)  
 Class R4-Residential  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Tax District COUNTY (District 01)  
 Millage Rate 29.658  
 Acres 1.02  
 Homestead Exemption No (S0)  
 Landlot/District 209 / 6

[View Map](#)



#### Owner

[JAMES DAVID \(ESTATE\) POWERS](#)  
 465 JACOB GIBBS ROAD  
 TIFTON, GA 31794

#### Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	1.02

#### Residential Improvement Information

Style 1 Family (Detached)  
 Heated Square Feet 1072  
 Interior Walls Finished  
 Exterior Walls Stucco/Masonry  
 Foundation Slab  
 Attic Square Feet 0  
 Basement Square Feet 0  
 Year Built 1940  
 Roof Type Asphalt Shingle  
 Flooring Type Finished  
 Heating Type Cent Ht./AC/Ht. Prp  
 Number Of Rooms 0  
 Number Of Bedrooms 0  
 Number Of Full Bathrooms 1  
 Number Of Half Bathrooms 0  
 Number Of Plumbing Extras 0  
 Value \$42,490  
 Condition Average  
 Fireplaces/Appliances Fireplace N. V. 1  
 House Address 465 JACOB GIBBS RD

#### Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Site Imp: B	2023	0x0 / 1	0	\$0
xWELL RES/AG	2009	0x0 / 1	0	\$3,000
xSEPTIC TANK	2009	0x0 / 1	0	\$1,500
Shop Building	1979	20x40 / 0	0	\$1,683

#### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/9/2021	2128 093	40 79A	\$85,000	FM - Fair Market Sale (Improved)	PARRISH/JENALEE G.	POWERS, JAMES DAVID
3/28/2016	1845 196	40 79A	\$61,000	FM - Fair Market Sale (Improved)	ROD ENTERPRISES, INC	PARRISH, JENALEE & PIMENTEL, RENE DELFIN
12/16/2009	1506 296	40 79A	\$0	x40 - Disq Imp - Foreclosure/Legal	GIBBS, DERRICK Z	SDM LAND HOLDINGS, LLC
3/18/2009	1464 198	40 79A	\$425,000	x45 - Disq Imp - Multi-Parcel	SDM LAND HOLDINGS, LLC	ROD ENTERPRISES, INC
3/18/2009	1464 193	40 79A	\$650,000	x45 - Disq Imp - Multi-Parcel	DERRICK Z GIBBS TRUST	SDM LAND HOLDINGS, LLC

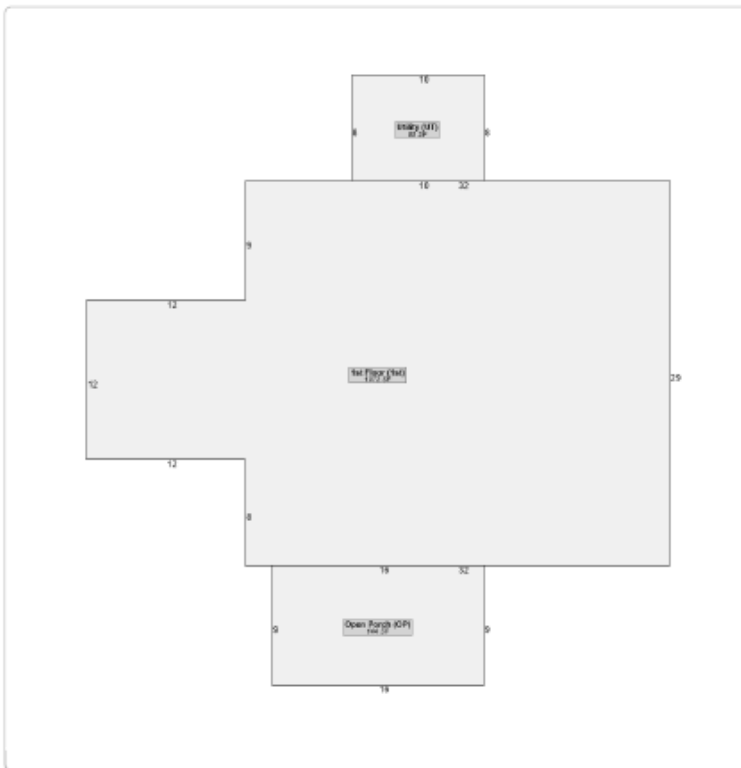
#### Valuation

	2023	2022	2021	2020	2019	2018
Previous Value	\$55,263	\$55,263	\$55,263	\$55,263	\$55,263	\$55,263
Land Value	\$6,590	\$6,590	\$6,590	\$6,590	\$6,590	\$6,590
+ Improvement Value	\$42,490	\$42,490	\$42,490	\$42,490	\$42,490	\$42,490
+ Accessory Value	\$6,183	\$6,183	\$6,183	\$6,183	\$6,183	\$6,183
= Current Value	\$55,263	\$55,263	\$55,263	\$55,263	\$55,263	\$55,263

## 1.02 +/- Acre Parcel Tax Card – Page 2



Sketches



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

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Last Data Upload: 3/29/2024, 5:47:32 PM





# 89.28 +/- Acre Parcel Tax Card – Page 1

## Tift County, GA

### Summary

Parcel Number 0018 011  
 Location Address JACOB GIBBS RD  
 Legal Description LL 209 JACOB GIBBS RD 89.279 AC  
 (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 29.658  
 Acres 89.28  
 Homestead Exemption No (50)  
 Landlot/District 209 / 6

[View Map](#)



### Owner

JAMES DAVID (ESTATE) POWERS  
 2413 GOFF STREET  
 TIFTON, GA 31794

### Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	2	30.15
RUR	Open Land	Rural	4	1.67
RUR	Open Land	Rural	8	0.53
RUR	Ponds	Rural	3	12.5
RUR	Woodlands	Rural	2	9.15
RUR	Woodlands	Rural	3	4.5
RUR	Woodlands	Rural	5	17.89
RUR	Woodlands	Rural	6	5.29
RUR	Woodlands	Rural	8	7.6

### Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	2	30.15
CUV	Agland 93	4	1.67
CUV	Agland 93	8	0.53
CUV	Agland 93	9	12.5
CUV	Timberland 93	2	9.15
CUV	Timberland 93	3	4.5
CUV	Timberland 93	5	17.89
CUV	Timberland 93	6	5.29
CUV	Timberland 93	8	7.6

### Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Lean-To: No Slab	2018	7x8 / 0	2	\$378
Storage Building	2018	6x8 / 0	0	\$462
Dock: Swim/Platform-3 AV	2018	0x0 / 187	0	\$1,503
Patio	2018	14x23 / 0	0	\$753

### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/28/2018	1951 301	40 788	\$440,000	x4L - Disq Imp - Additional Interest	SDM LAND HOLDINGS LLC	POWERS, JAMES DAVID
12/16/2009	1506 296	40 788	\$0	x4O - Disq Imp - Foreclosure/Legal	GIBBS, DERRECK Z	SDM LAND HOLDINGS, LLC
3/18/2009	1464 193	40 788	\$650,000	x4S - Disq Imp - Multi-Parcel	DERRECK Z GIBBS TRUST	SDM LAND HOLDINGS, LLC
12/31/2003	1140 316		\$0	x4E - Disq Imp - Relative / Affiliate	GIBBS, LEROY FAMILY TRUST	DERRECK Z GIBBS TRUST
1/3/1999	781 68		\$0	x4H - Disq Imp - Estate Sale	GIBBS, LEROY	GIBBS, LEROY FAMILY TRUST
2/4/1963	14 38		\$0	x4E - Disq Imp - Relative / Affiliate	GIBBS, CHARLES S	GIBBS, LEROY

### Valuation

	2023	2022	2021	2020	2019	2018
Previous Value	\$183,897	\$183,897	\$183,897	\$183,897	\$180,801	\$180,801
Land Value	\$180,801	\$180,801	\$180,801	\$180,801	\$180,801	\$180,801
+ Improvement Value	\$0	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$3,096	\$3,096	\$3,096	\$3,096	\$3,096	\$0
= Current Value	\$183,897	\$183,897	\$183,897	\$183,897	\$183,897	\$180,801
10 Year Land Covenant (Agreement Year / Value)	2014 / \$67,194	2014 / \$65,271	2014 / \$63,403	2014 / \$61,587	2014 / \$59,851	2014 / \$58,149

## 89.28 +/- Acre Parcel Tax Card – Page 2

### Photos



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

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# 1.02 +/- Acre Parcel Tax Map

 Tift County, GA



Parcel ID	0018 011A	Owner	JAMES DAVID (ESTATE) POWERS	Last 2 Sales			
Class Code	Residential		465 JACOB GIBBS ROAD	Date	Price	Reason	Qual
Taxing District	COUNTY		TIFTON, GA 31794	2/9/2021	\$85000	FM	Q
Acres	1.02	Physical Address	465 JACOB GIBBS RD	3/28/2016	\$61000	FM	Q
		Assessed Value	Value \$55263				

(Note: Not to be used on legal documents)

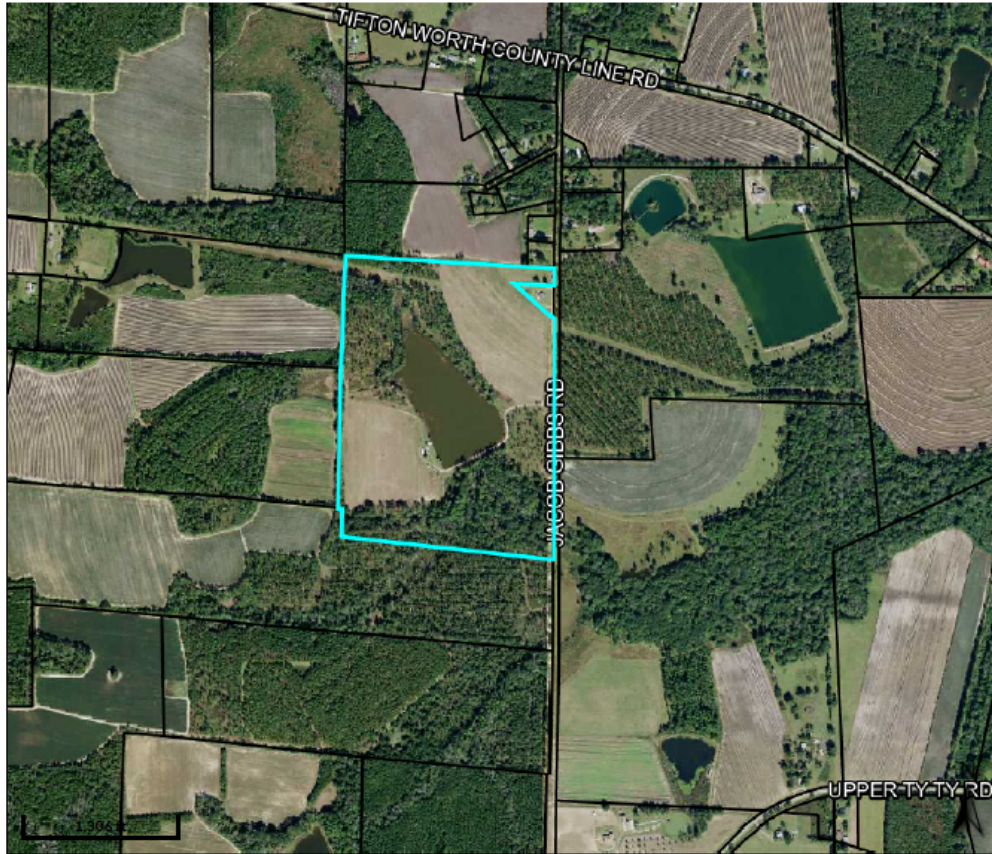
Date created: 3/29/2024  
 Last Data Uploaded: 3/29/2024 5:47:32 PM

Developed by  Schneider  
 GEOSPATIAL



# 89.28 +/- Acre Parcel Tax Map

 Tift County, GA



Overview



Legend

-  Parcels
-  Roads
-  Corporate Limits

Parcel ID	0018 011	Owner	JAMES DAVID (ESTATE) POWERS	Last 2 Sales			
Class Code	Consv Use		2413 GOFF STREET	Date	Price	Reason	Qual
Taxing District	COUNTY		TIFTON, GA 31794	2/28/2018	\$440000	4L	U
Acres	89.28	Physical Address	JACOB GIBBS RD	12/16/2009	0	40	U
		Assessed Value	Value \$183897				

(Note: Not to be used on legal documents)

Date created: 3/29/2024  
 Last Data Uploaded: 3/29/2024 5:47:32 PM

Developed by  Schneider  
 GEOSPATIAL

## 1.02 +/- Acre Parcel Tax Bill

### 2023 Property Tax Statement

Chad Alexander  
Tift County Tax Commissioner  
225 N. Tift Ave, Room 106  
P.O. Box 930  
Tifton, GA 31793  
(229) 386-7820

POWERS JAMES DAVID  
465 JACOB GIBBS ROAD  
TIFTON, GA 31794

**RETURN THIS PORTION WITH PAYMENT**  
(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2023-015754	11/15/2023	\$718.66	\$0.00	\$0.00	<b>\$718.66</b>

Map: 0018 011A

Payment Good through: 04/15/2024  
Printed: 03/29/2024


Location: 465 JACOB GIBBS RD  
Account No: 18358R

#### IMPORTANT NOTICES

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional 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 these exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption no 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:

Tift County Tax Assessor  
225 Tift Ave #110, Tifton, GA 31794  
(229) 386-7840

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 no later than April 1st in order to have an opportunity to have this value lowered for next years' taxes. Information on filing a return can be obtained at the location and phone number above.

<p>Chad Alexander Tift County Tax Commissioner 225 N. Tift Ave, Room 106 P.O. Box 930 Tifton, GA 31793 (229) 386-7820</p>		<p><b>Tax Payer:</b> POWERS JAMES DAVID <b>Map Code:</b> 0018 011A Property <b>Description:</b> 465 JACOB GIBBS RD <b>Location:</b> 465 JACOB GIBBS RD <b>Bill No:</b> 2023-015754 <b>District:</b> 01</p>						
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	\$55,263	\$22,105	\$0	\$22,105	11.853000	\$262.01	\$0.00	\$262.01
SCHOOL M&O	\$55,263	\$22,105	\$0	\$22,105	16.501000	\$364.75	\$0.00	\$364.75
SPEC SERV	\$55,263	\$22,105	\$0	\$22,105	1.304000	\$28.82	\$0.00	\$28.82
<b>TOTALS</b>					<b>29.658000</b>	<b>\$655.58</b>	<b>\$0.00</b>	<b>\$655.58</b>
<p><b>IMPORTANT MESSAGE - PLEASE READ</b> Property owners who have a mortgage shall be responsible for sending bill information to their lending agencies. This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by Governor and the House of Representatives and the Georgia State Senate.</p> <p>If you have questions about the valuation of your property, please direct them to the Board of Assessors at (229) 386-7840. If you have questions about your tax bill, please direct them to the Tax Commissioner's Office at (229) 386-7820.</p>						<p><b>Current Due</b> \$655.58 <b>Penalty</b> \$32.77 <b>Interest</b> \$30.31 <b>Other Fees</b> \$0.00 <b>Previous Payments</b> \$0.00 <b>Back Taxes</b> \$0.00</p>	<p><b>Total Due</b> <b>\$718.66</b></p>	

## 89.28 +/- Acre Parcel Tax Bill

### 2023 Property Tax Statement

Chad Alexander  
Tift County Tax Commissioner  
225 N. Tift Ave, Room 106  
P.O. Box 930  
Tifton, GA 31793  
(229) 386-7820

POWERS JAMES DAVID  
2413 GOFF STREET  
TIFTON, GA 31794

#### RETURN THIS PORTION WITH PAYMENT

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

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2023-015753	11/15/2023	\$914.11	\$0.00	\$0.00	<b>\$914.11</b>

Map: 0018 011  
Location: JACOB GIBBS RD  
Account No: 7455R


Payment Good through: 04/15/2024  
Printed: 03/29/2024

#### IMPORTANT NOTICES

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional 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 these exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption no 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:

Tift County Tax Assessor  
225 Tift Ave #110, Tifton, GA 31794  
(229) 386-7840

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 no later than April 1st in order to have an opportunity to have this value lowered for next years' taxes. Information on filing a return can be obtained at the location and phone number above.

Chad Alexander Tift County Tax Commissioner 225 N. Tift Ave, Room 106 P.O. Box 930 Tifton, GA 31793 (229) 386-7820				<b>Tax Payer:</b> POWERS JAMES DAVID <b>Map Code:</b> 0018 011 Property <b>Description:</b> JACOB GIBBS RD <b>Location:</b> JACOB GIBBS RD <b>Bill No:</b> 2023-015753 <b>District:</b> 01				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	\$183,897	\$73,559	\$45,443	\$28,116	11.853000	\$333.26	\$0.00	\$333.26
SCHOOL M&O	\$183,897	\$73,559	\$45,443	\$28,116	16.501000	\$463.94	\$0.00	\$463.94
SPEC SERV	\$183,897	\$73,559	\$45,443	\$28,116	1.304000	\$36.66	\$0.00	\$36.66
<b>TOTALS</b>					<b>29.658000</b>	<b>\$833.86</b>	<b>\$0.00</b>	<b>\$833.86</b>
<b>IMPORTANT MESSAGE - PLEASE READ</b>								
Property owners who have a mortgage shall be responsible for sending bill information to their lending agencies. This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by Governor and the House of Representatives and the Georgia State Senate.								
If you have questions about the valuation of your property, please direct them to the Board of Assessors at (229) 386-7840. If you have questions about your tax bill, please direct them to the Tax Commissioner's Office at (229) 386-7820.								
						<b>Current Due</b>	<b>\$833.86</b>	
						<b>Penalty</b>	<b>\$41.69</b>	
						<b>Interest</b>	<b>\$38.56</b>	
						<b>Other Fees</b>	<b>\$0.00</b>	
						<b>Previous Payments</b>	<b>\$0.00</b>	
						<b>Back Taxes</b>	<b>\$0.00</b>	
						<b>Total Due</b>	<b>\$914.11</b>	



## 1.02 +/- Acre Parcel Deed- Page 1

<p><b>Please return to:</b> Ponder Solomon Law Group, PC 816 Tift Avenue North Tifton, GA 31794 (229) 384-9535</p>	<p style="text-align: center;"><b>BOOK 2128 PG. 093</b></p> <p>Tift Co. Ga. Real Estate Transfer Tax Paid \$ <u>85.00</u> Date: <u>2-12-21</u> Tax # <u>137-2021-00246</u> <i>[Signature]</i> Clerk of Superior Court <b>WARRANTY DEED</b></p>	<p style="text-align: center;">21 FEB 12 PM 11:23 FILED TIFT SUPERIOR COU</p> <p>State of Georgia Tift County Superior Court Clerk's Office Filed and recorded in this office this <u>12<sup>th</sup></u> day of <u>Feb</u> 2021 Time: <u>11:23 AM</u> <i>[Signature]</i> Clerk of Superior Court</p>
<b>GEORGIA, TIFT COUNTY</b>		
<p>THIS INDENTURE made this 9<sup>th</sup> day of February 2021 by and between <b>Jenalee Parrish n/k/a Jenalee Parrish Pimentel and Rene Delfino Pimentel</b> as Grantors, and <b>James David Powers</b>, as Grantee as: (The words "Grantor" and "Grantee" shall include their heirs and successors and assigns, where there the context requires or permits and shall include the singular and plural, and the masculine, feminine, and neuter, as the context requires.)</p>		
<b>WITNESSETH:</b>		
<p>That Grantor, for and in consideration of sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has bargained, sold, and does by these presents, bargain, sell, remise, release, and forever QUITCLAIM to Grantee all the right, title, interest, claim, or demand which the Grantor has or may have in and to the following described Property to wit:</p>		
<b>"SEE EXHIBIT A"</b>		
<p>TO HAVE AND TO HOLD with rights of survivorship, as defined above, by Grantees and by the heirs and assigns of the survivor of Grantees, absolutely and in fee simple forever.</p>		
<p>And Grantor, for Grantor and for the successors and assigns of Grantor, will warrant, and forever defend the right and title to the premises unto Grantees, and unto the heirs and assigns of the survivor of Grantees, against the claims of all persons whomsoever and all entities whatsoever by virtue of these presents.</p>		
<p>IN WITNESS WHEREOF, Grantor have hereunto signed her name and affixed her seal on the 9<sup>th</sup> day of February 2021.</p>		
<p><i>[Signature]</i> <b>Jenalee Parrish n/k/a Jenalee Parrish Pimentel</b></p>		
<p>Signed, sealed, and delivered this 9<sup>th</sup> day of February 2021 in the presence of: <i>[Signature]</i> Robert BT Witness</p>		
<p><i>[Signature]</i> Notary Public My Commission Expires: <i>[Signature]</i></p>		<p><i>[Signature]</i> <b>Rene Delfino Pimentel</b></p>
<p>Signed, sealed, and delivered this 9<sup>th</sup> day of February 2021 in the presence of: <i>[Signature]</i> Witness</p>		
<p><i>[Signature]</i> Notary Public My Commission Expires: <i>[Signature]</i></p>		<p><i>[Signature]</i></p>
Page 1 of 2		

## 1.02 +/- Acre Parcel Deed – Page 2

Please return to:

Pandey Solomos Law Group, PC  
816 Tift Avenue North  
Tifton, GA 31794  
(229) 386-6535

BOOK 2128 PG. 094

### EXHIBIT "A"

All that certain tract or parcel of land lying and being in Land Lot 209 of the Sixth Land District of Tift County, Georgia, containing 1.023 acres, more or less, and more particularly described according to that plat of survey entitled "Survey for Alan Parrish" prepared by Hampton & Associates Surveying Co., on October 10, 2008, said plat being recorded in Plat Book 40, Page 79-A, in the Office of the Clerk of Tift Superior Court, said plat and description thereon being by reference incorporated herein.

This is the same property as Tract 1 contained in that certain Warranty Deed from SDM Land Holdings, LLC to Rod Enterprises, Inc., dated March 18, 2009, recorded March 19, 2009, in Deed Book 1464, Page 198, Clerk's Office, Tift County, Georgia.

## 89.25 +/- Acre Parcel Deed - Page 1

18 MAR 2 AM 8:38:39  
FILED TIFT SUPERIOR C  
VOL. 1951 PG. 301

After Recording Return To:  
Lori M. Turner, LLC  
Attorney at Law  
212 W. 12<sup>th</sup> St.  
P.O. Box 2240  
Tifton, Georgia 31794  
(229) 387-7822

Tift Co., Ga.  
Real Estate Transfer Tax  
Paid \$ 440.00  
Date: 03/01/18  
Tax # 137-2018-271  
Clerk of Superior Court

State of Georgia, Tift County  
Superior Court Clerk's Office  
Filed and Recorded in this  
office this 1st  
day of Mar, 2018  
Time: 8:38am  
Clerk of Superior Court

### WARRANTY DEED

GEORGIA, TIFT COUNTY

*THIS INDENTURE* is made and entered into by and between:

**SDM Land Holdings, LLC**, a Georgia Limited Liability Company of Tift County, Georgia, hereinafter referred to as "grantor",

and

**James David Powers**, of Tift County, Georgia, hereinafter referred to as "grantee".

### WITNESSETH:

That the said grantor, for and in consideration of **TEN AND NO/100 DOLLARS (\$10.00)**, and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said grantee, its successors and assigns, the following described property:

**All that certain tract or parcel of land lying and being in Land Lot 209 of the Sixth Land District of Tift County, Georgia, containing 89.279 acres, more or less, and more particularly described according to that plat of survey entitled "Survey for Alan Parrish" prepared by Hampton & Associates Surveying, Co., on March 02, 2009, said Plat being recorded in Plat Book 40, Page 78-B, in the office of the Clerk of Tift Superior Court. Said plat and the description thereon are incorporated herein by reference thereto.**

Subject to all easements, restrictions and zoning ordinances of record.

Parcel ID #0018-011



## 89.28 +/- Acre Parcel Deed – Page 2

VOL. 1951 PG. 302

*TO HAVE AND TO HOLD* the said bargained premises, together 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 said grantee, its successors and assigns in fee simple.

And the said grantor and its successors and assigns will warrant and forever defend the right and title to the above described property unto the said grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

*IN WITNESS WHEREOF*, the said grantor has hereunto set its hand and seal on this the 28<sup>th</sup> day of February, 2018.

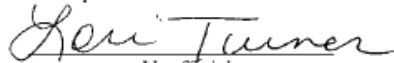
SDM Land Holdings, LLC

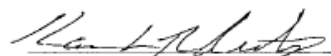
  
\_\_\_\_\_[LS]  
Alan Parrish, Member/Manager

  
\_\_\_\_\_[LS]  
Ricky Tawzer, Member/Manager

"Grantor"

Signed, sealed and delivered  
in the presence:

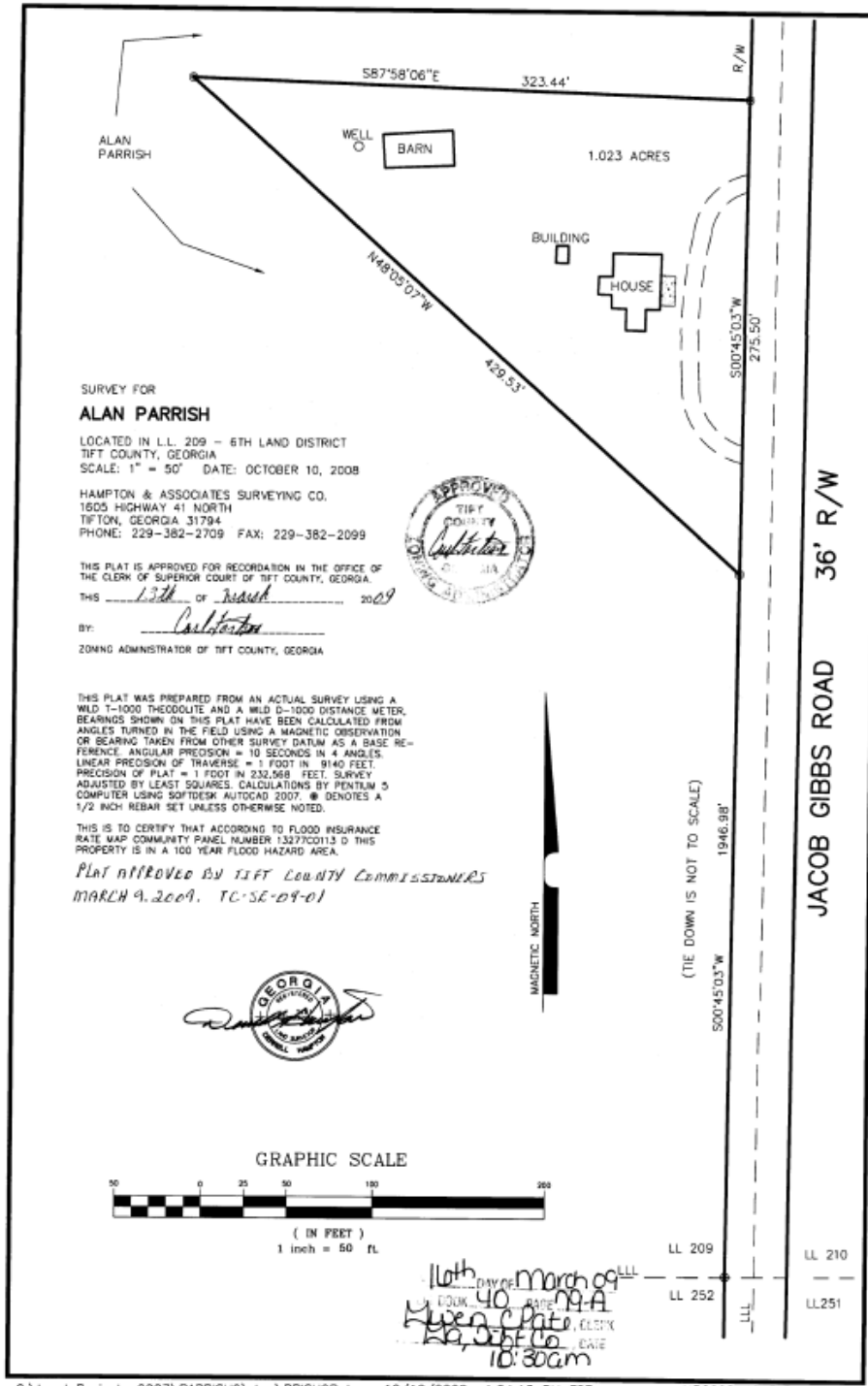
  
\_\_\_\_\_  
First Witness - Unofficial

  
\_\_\_\_\_  
Second Witness - Notary Public  
My Commission Expires:

[Notary Seal]

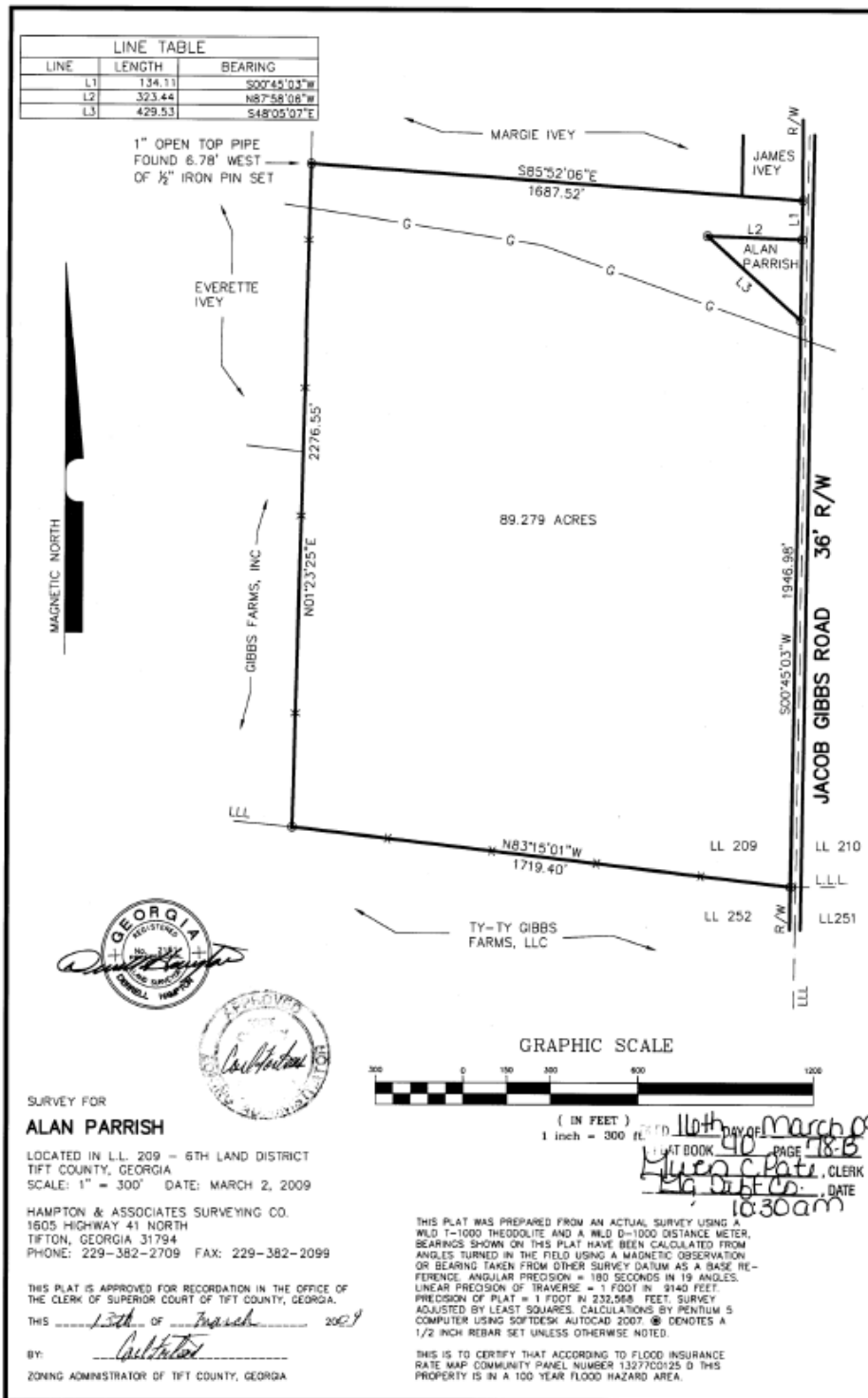


# 1.02 +/- Acre Parcel Plat



C:\Land Projects 2007\PARRISH9\dwg\PRISH9B.dwg 10/10/2008 1:54:13 PM EDT MB2008-1043 BK314-72

## 89.28 +/- Acre Parcel Plat



C:\LANDPROJECTS 2007BACKUP\PARRISH9\dwg\PRISH90.dwg 3/2/2009 2:12:39 PM EST


MB2008-1043 BK314-72

# 89.28 +/- Acre Parcel CUVA – Page 1

'19 SEP 26 PM 4:16:44  
FILED TIFT SUPERIOR CT

BOOK 2040 PG. 265

State of Georgia Tift County  
Superior Court Clerk's Office  
Filed and recorded in this  
office this 26th day of Sept 19.  
Time: 4:16pm

  
Clerk of Superior Court

PT283A Rev. 2/15

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

To the Board of Tax Assessors of Tift 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

POWERS JAMES DAVID

Owner's mailing address 2413 GOFF STREET		City, State, Zip TIFTON, GA 31794	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 0 JACOB GIBBS RD		City, State, Zip of Property:	Covenant Acres 89.28 Total Acres 89.28
District 6	Land Lot 209	Sublot & Block 1951 301	Recorded Deed Book/Page 1951 301
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 interest in 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

6-14-19  
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 14th day of June 2019  


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. § 48-5-306.

### FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER	TAX DISTRICT	TAXPAYER ACCOUNT NUMBER	YEAR COVENANT
0018 011	01	7455	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, 2014, Ends: Dec 31, 2023	
	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: \_\_\_\_\_ Date: \_\_\_\_\_  
Board of Tax Assessors

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.



## 89.28 +/- Acre Parcel CUVA – Page 2

CURRENT USE ASSESSMENT QUESTIONNAIRE – PT283A 0018 011				
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.				
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.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in this application only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants
			<b>BOOK 2040 PG. 266</b>	
Name / Relationship			County	Total Acres
<b>Check Appropriate Ownership Type:</b>				
<input checked="" type="checkbox"/> One or more natural or naturalized citizens. <input type="checkbox"/> An estate of which the devisees or heirs are one or more natural or naturalized citizens. <input type="checkbox"/> A trust of which the beneficiaries are one or more natural or naturalized citizens. <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).) <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.) <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.)				
<b>Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.</b>				
<input checked="" type="checkbox"/> Raising, harvesting, or storing crops % <u>100</u> <input type="checkbox"/> Feeding, breeding, or managing livestock or poultry % _____ <input type="checkbox"/> Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____ <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) ) <input type="checkbox"/> Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apian products % _____ <input type="checkbox"/> Other _____				
<input type="checkbox"/> 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.) <input type="checkbox"/> Yes <input checked="" 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. <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. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Are there any deed restrictions on this property? If yes, please list the restrictions. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Does the current zoning on this property allow agricultural use? If no, please explain. <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.				
* 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.				
<b>APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY</b>				
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. Sworn to and subscribed before me This ____ day of _____				
		Taxpayer's Authorized Signature	Approved by: Board of Tax Assessors	
		Date Filed	Date Approved	
Notary Public				

***Go Bid Now!***



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