

FARRINGTON SUBDIVISION INVESTMENT



1.52 Acre Residential Lot

Discover the perfect canvas for your dream home on this prime 1.52 +/- acre residential lot in the sought-after Farrington Subdivision, Monroe County.

Nestled in a rapidly developing neighborhood, this property offers the ideal blend of tranquility and convenience, with easy access to both Macon and Forsyth via US Hwy 41.

Online Only
Auction

**September 18,
2024, at 2 pm**

Final Contract to
Include a 10%
Buyer's Premium

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INTRODUCTION

Dear Perspective Bidders,

Wiregrass Auction Group is pleased to announce the public, online auction of the Farrington Subdivision Investment – 1.52 Acres Residential Lot.

Discover the perfect canvas for your dream home on this prime 1.52 +/- acre residential lot in the sought-after Farrington Subdivision, Monroe County. Nestled in a rapidly developing neighborhood, this property offers the ideal blend of tranquility and convenience, with easy access to both Macon and Forsyth via US Hwy 41.

Bidding for this property will open on September 4, 2024, at 10:00 am and continue to September 18, 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

Mark L. Manley, CAI, AARE, MPPA
President/ Broker

AUCTION INFORMATION



- Auction Date and Time:

Wednesday, September 18, 2024 at 2 pm

- Open House Dates and Times:

Drive by only, anytime

- For More Information Contact:

William Billingsley
Wiregrass Auction Group, INC.
(229) 890-2437 – Office
(229) 201-0769 – Cell
William@Bidwiregrass.com

PROPERTY INFORMATION

Property Address: 108 Cotswold Drive, Forsyth, GA 31029

Auction Date: Wednesday, September 18, 2024, at 2 pm

Property Size: 1.52 Acres

Assessor's Parcel Numbers: Monroe County 081C034

Property Taxes: Monroe County 2023 \$339.00

Important Selling Features:

- Prime 1.52 +/- acre Residential Lot in the Developing Farrington Subdivision
- Conveniently Located Near US Hwy 41, Between Macon and Forsyth
- Excellent Investment Opportunity in a Growing Neighborhood



TAX CARD



Summary

Parcel Number 081C034
Location Address 108 COTSWOLD DR
Legal Description LL 48 LD 13 LOT 34 FARRINGTON
 (Note: Not to be used on legal documents)
Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District COUNTY (District 01)
Millage Rate 27.074
Acres 1.52
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)

Owner

[BLIZZARD JUDY T](#)
 98 COTSWOLD DRIVE
 FORSYTH, GA 31029

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	FARRINGTON	Lot	66,211	0	0	1.52	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/14/2020	1993 1	2981-84	\$0	DEED OF GIFT	BLIZZARD CHARLES MICHAEL	BLIZZARD JUDY T
12/29/2017	1831 141	2981-84	\$0	VACANT FAIR MARKET	CORNERSTONE BAPTIST CHURCH OF	BLIZZARD CHARLES MICHAEL
12/13/2016	1768 94	2981-84	\$0	DEED OF GIFT	NEISLER JEFF	CORNERSTONE BAPTIST CHURCH OF MACON INC
10/31/2011	1478 180	29 81	\$170,000	MULTIPLE PARCELS	CERTUSBANK NA	NEISLER JEFF
10/31/2011	1478 171	29 81	\$0	MULTIPLE PARCELS	ATLANTIC SOUTHERN BANK	CERTUSBANK NA
11/4/2010	1427 287	29 81	\$0	MULTIPLE PARCELS	MULTI-PROP SERVICES INC	ATLANTIC SOUTHERN BANK
5/30/2005	1058 248		\$2,100	PART INTEREST	GOLDWIRE WILLIAM S	MULTI-PROP SERVICES INC
5/26/2005	1050 135		\$626,200	SOLD FOR DEVELOPMENT PURPOSES	OLMSTEAD CLIFF	MULTI-PROP SERVICES INC

Valuation

	2022	2021	2020
Land Value	\$30,000	\$30,000	\$30,000
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$30,000	\$30,000	\$30,000

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

The Monroe County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

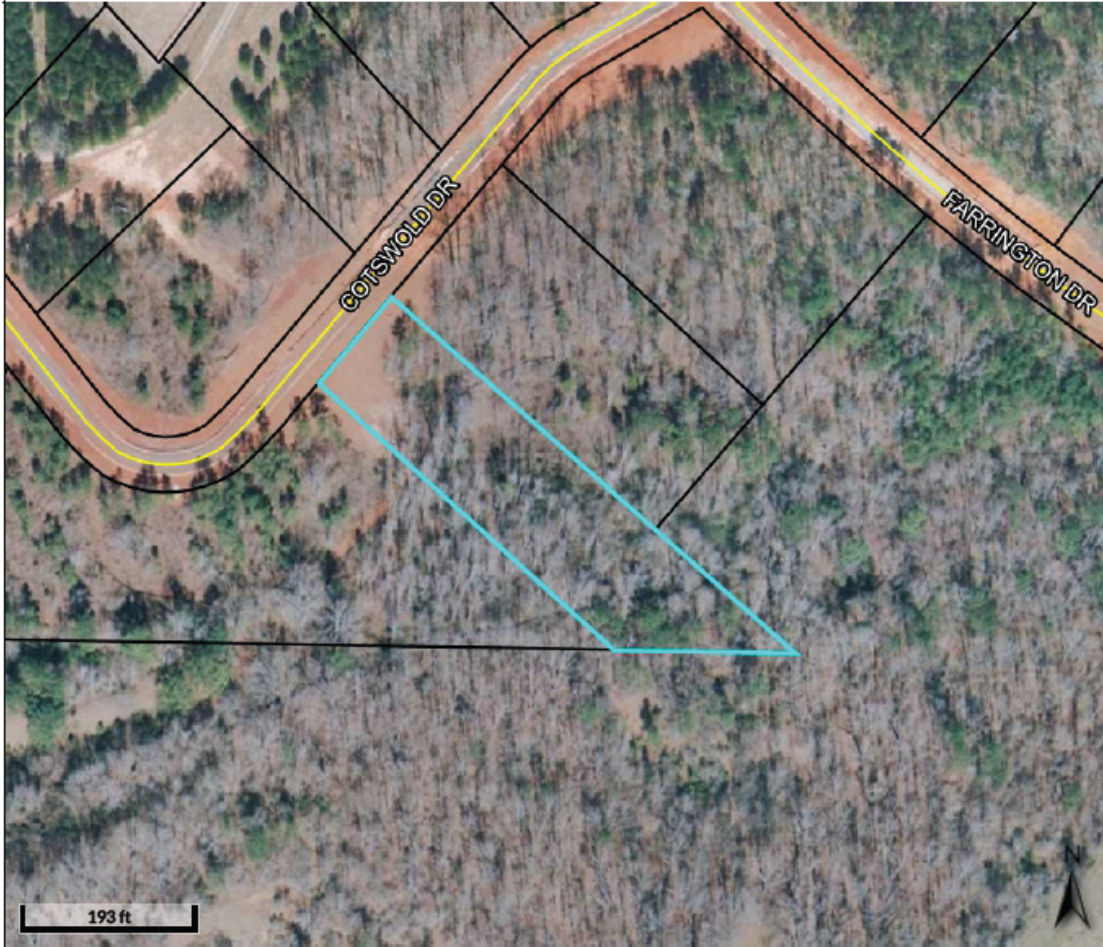
Developed by

Last Data Upload: 2/13/2023, 8:21:30 AM

Version 2.3.246

TAX MAP

 **qPublic.net**TM Monroe County, GA



Overview



Legend

-  Parcels
-  Roads

Parcel ID 081C034
 Class Code Residential
 Taxing District COUNTY
 Acres 1.52

Owner BLIZZARD JUDYT
 98 COTSWOLD DRIVE
 FORSYTH, GA 31029
 Physical Address 108 COTSWOLD DR
 Assessed Value Value \$30000

Last 2 Sales			
Date	Price	Reason	Qual
5/14/2020	0	GF	U
12/29/2017	0	LM	Q

(Note: Not to be used on legal documents)

Date created: 2/13/2023
 Last Data Uploaded: 2/13/2023 8:21:30 AM

Developed by  Schneider
 GEOSPATIAL

TAX BILL

2023 Property Tax Statement

Lori Andrews
 Monroe County Tax Commissioner
 P.O. Box 357
 Forsyth, GA 31029
 landrews@monroecoga.org

BLIZZARD JUDY T
 98 COTSWOLD DRIVE
 FORSYTH, GA 31029

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*
2023-21168	12/01/2023	\$0.00	\$338.59	\$0.00	Paid 10/05/2023

Map: 081C034
 Location: 108 COTSWOLD DR

Printed: 01/18/2024

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 not later than April 1st in order to receive the exemption in future years. Tax returns should be filed with the Tax Assessor's Office no later than April 1st.

Lori Andrews
 Monroe County Tax Commissioner
 P.O. Box 357
 Forsyth, GA 31029
 landrews@monroecoga.org



Tax Payer: BLIZZARD JUDY T
 Map Code: 081C034 Real
 Description: LL 48 LD 13 LOT 34 FARRINGTON
 Location: 108 COTSWOLD DR
 Bill No: 2023-21168
 District: 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
0.00	30,000.00	1.5200	\$30,000.00	12/01/2023				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	\$30,000	\$12,000	\$0	\$12,000	15.615000	\$187.38	\$0.00	\$187.38
SALES TAX ROLLBACK	\$30,000	\$12,000	\$0	\$12,000	-3.611000	\$0.00	-\$43.33	-\$43.33
SCHOOL M&O	\$30,000	\$12,000	\$0	\$12,000	16.212000	\$194.54	\$0.00	\$194.54
STATE TAX	\$30,000	\$12,000	\$0	\$12,000	0.000000	\$0.00	\$0.00	\$0.00
TOTALS					28.216000	\$381.92	-\$43.33	\$338.59

IMPORTANT NOTICES

- INTEREST: CHARGED THE DAY AFTER DUE DATE WILL BE PRIME PLUS 3%.
- 5% PENALTY: CHARGED EVERY 120 DAYS PAST ORIGINAL DUE WITH A MAXIMUM OF 20%
- You may now go online to view or pay your property tax bill at <https://monroecountytax.com>.
- If a receipt is desired, please include a stamped self-addressed envelope.

Current Due	\$338.59
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$338.59
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	10/05/2023

DEED

Prepared by:

Thomas D. Lovett,

Attorney for Walter W. Kelley, Trustee

P.O. Box 70879

Albany, GA 31708

QUIT CLAIM DEED

STATE OF GEORGIA
COUNTY OF MONROE

THIS INDENTURE, made this 25th day of January, 2024 between grantor **Judy T. Blizzard** of Monroe County, Georgia (hereafter "*Grantor*") and **Walter W. Kelley, Chapter 7 Trustee in case no. 22-51030-JPS filed by Charles M. Blizzard** (hereafter "*Grantee*"). The words "*Grantor*" and "*Grantees*" includes respective heirs, successors, and assigns wherever the context requires or permits.

WITNESSETH: That the Grantor, for and in consideration of the sum of One Dollar and other valuable consideration, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey, release and forever quit-claim to the Grantee all the right, title, interest, claim or demand the Grantor, has, and may have had in the following described property:

All that tract or parcel of land lying and being in Land Lot No. 48 of the 13th Land District of Monroe County, Georgia, containing 1.52 acres, and being known and designated as Lot 34 Farrington Subdivision, according to that certain plat of survey entitled "Subdivision Farrington Subdivision", prepared by Jesse Collins, Jr., Surveyor, dated April 16, 2007, and recorded in Plat Book 29, Pages 81-84, Clerk's Office, Monroe Superior Court, which plat is by this reference incorporated herein and made a part of this description.

Said property is conveyed subject to the Declaration of Covenants, Easements, and Restrictions for Farrington Subdivision dated January 12, 2007, and recorded in Deed Book 1184, Pages 209-222, aforesaid records; together with the Amendment to the

Declaration of Covenants, Easements, and Restrictions for Farrington Subdivision dated June 18, 2007, and recorded in Deed Book 1222, Pages 232-233, aforesaid records; and any other Amendment(s) thereto.

This property is subject to easements of record in the aforesaid clerk's office, which include, but may not be limited to, easements shown on the above-reference plat of this particular property.

This is the identical property described in that certain Limited Warranty Deed from Cornerstone Baptist Church of Macon, Inc. to Charles Michael Blizzard, dated December 29, 2017, and recorded in Deed Book 1831, Pages 141-142, Clerk's Office, Monroe County, Georgia.

The above-described property is identified as Parcel No. 081C034 and is known as 108 Cotswold Drive according to the present system of numbering houses in Forsyth, Monroe County, Georgia.

TO HAVE AND TO HOLD the said described property to the Grantee, so that neither the Grantor nor any other person or persons claiming under the Grantor shall at any time hereafter, by any way or means, have, claim or demand any right or title to the aforesaid described property, or its appurtenances or any part thereof.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal, the day and year written above.

 (SEAL)
Judy F. Blizzard

Signed, sealed and delivered
in the presence of:

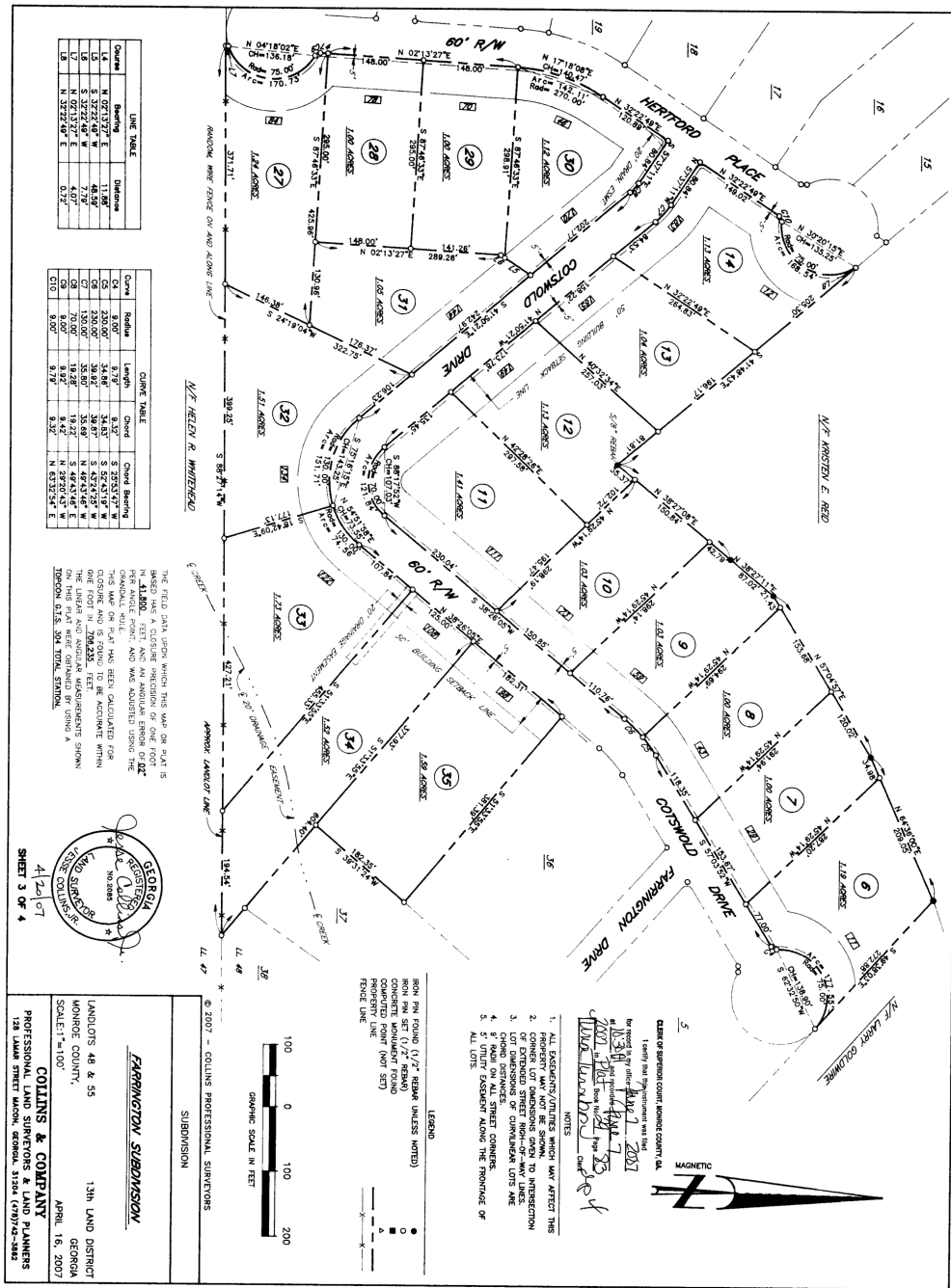

Witness


Notary Public



Official Seal
NOTARY PUBLIC GEORGIA
JOY R WEBSTER
COUNTY OF BIBB
My Commission Expires 10/11/26

PLAT



COVENANTS AND RESTRICTIONS

For Covenant and Restrictions and their amendments, please reference the additional PDF document titled "Declaration of Covenants, Easements, and Restrictions for Farrington Subdivision". All information has been and can be obtained from the following Monroe County Deed Book.

- Covenants and Restrictions
 - Deed Book 1184, pages 209 – 222
- Covenants and Restrictions First Amendment
 - Deed Book 1222, pages 232 – 233
- Covenants and Restrictions Second Amendment
 - Deed Book 1306, pages 054 - 055

GO BID NOW!



For more information, please visit

WiregrassAuctionGroup.com

