



**RESIDENTIAL INVESTMENT REAL ESTATE  
OPPORTUNITY**

Country Charm with Endless  
Potential

542 Woodall Road, Upson County Discover the potential of 542 Woodall Road, a serene retreat nestled on 3.26 acres in the northwest corner of Upson County. Just 10 minutes from Thomaston, this home offers the peace of country living with easy access to town. Inside, you'll find original hardwood floors, a cozy wood-burning fireplace, and spacious rooms filled with natural light.

While the property could benefit from some updates, it's a fantastic opportunity to create your dream home. With mature landscaping and an unfinished bonus room, this home is ready for your personal touch

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, the online Auction of this Residential Investment Real estate Opportunity in Thomaston, Georgia.

542 Woodall Road, Upson County Discover the potential of 542 Woodall Road, a serene retreat nestled on 3.26 acres in the northwest corner of Upson County. Just 10 minutes from Thomaston, this home offers the peace of country living with easy access to town. Inside, you'll find original hardwood floors, a cozy wood-burning fireplace, and spacious rooms filled with natural light. While the property could benefit from some updates, it's a fantastic opportunity to create your dream home. With mature landscaping and an unfinished bonus room, this home is ready for your personal touch.

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](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 L. Manley*

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



# AUCTION INFORMATION



 Auction Date and Time:

Tuesday, September 18, 2024 at 2 pm

 By Appointment Only Showing Available:

Friday, September 6, 2024, at 3 pm

Tuesday, September 17, 2024 at 3pm

 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 Address:** 542 Woodall Road, Thomaston, Georgia 30286












**Auction Date:** Tuesday, September 18, 2024, at 2 pm

**Property Size:** 3.26 Acres

**Assessor's Parcel Numbers:** Upson County 012 022

**Property Taxes:** Upson County 2023 - \$2200.19

## Important Selling Features:

-  Great Fixer Upper on 3.26+/- Acres
-  Quiet Country Living
-  Original Hardwood Floors
-  Spacious Upstairs Living Area
-  Unfinished Bonus Room Over Garage
-  Large Rear Deck
-  Wood-Burning Fireplace
-  Approximately 2,516 Sq. Ft.
-  Two-Car Garage
-  Mature Landscaping with Room for a Garden
-  Basement

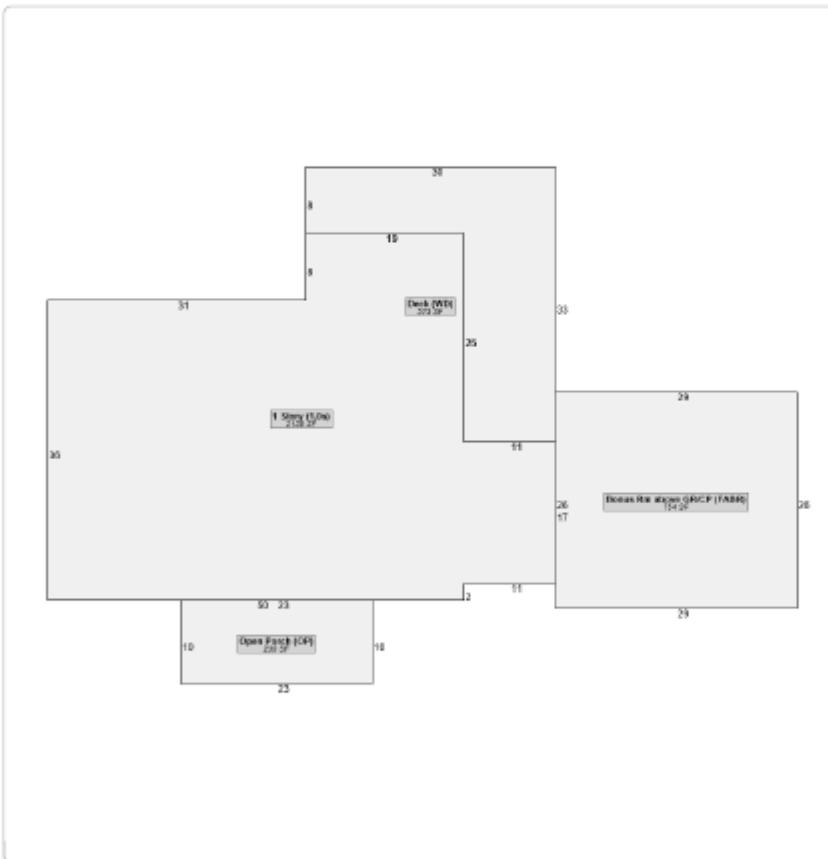
# TAX CARD



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Sketches



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

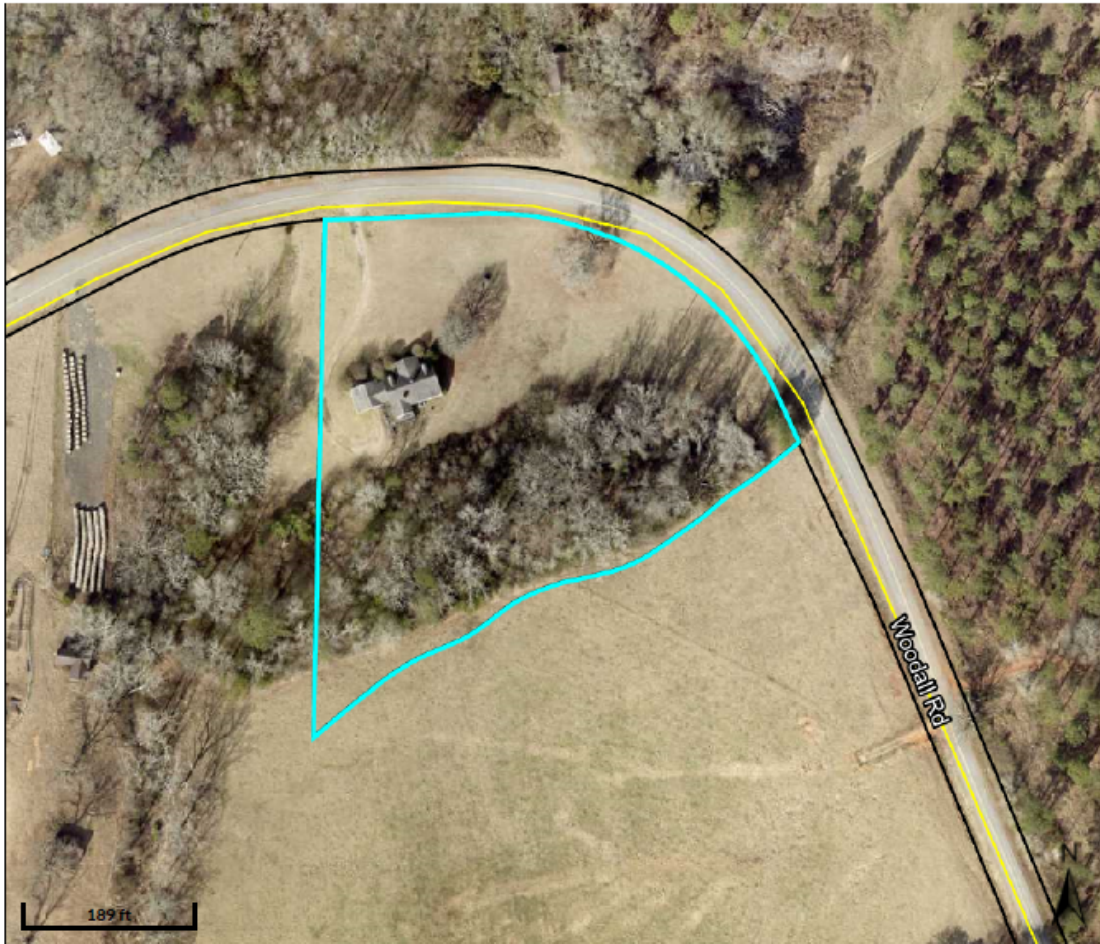


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Last Data Upload: 5/30/2024, 7:19:42 AM



# TAX MAP

**qPublic.net**™ Upson County, GA



**Overview**



**Legend**

- Parcels
- Roads

Parcel ID 012 022  
 Taxing District COUNTY  
 Acres 3.26

Owner Gilbert John Thornton  
 Gilbert Mary Jane Thorton  
 C/o Ellen G Melcher  
 153 Old Cenoy Ln  
 Leesburg, GA 31763  
 Physical Address 542 WOODALL RD  
 Assessed Value Value \$220207

Last 2 Sales			
Date	Price	Reason	Qual
5/1/2020	0	GT	U
4/8/1991	\$45000	FM	Q

(Note: Not to be used on legal documents)

Date created: 5/30/2024  
 Last Data Uploaded: 5/30/2024 7:19:42 AM

Developed by Schneider  
 GEOSPATIAL



# TAX BILL

## 2023 Property Tax Statement

Andy Chastain  
 Upson County Tax Commissioner  
 116 W Main St  
 P.O. Box 409  
 Thomaston, GA 30286  
 (706) 647-8931

GILBERT JOHN THORNTON  
 GILBERT MARY JANE THORTON  
 C/O ELLEN G MELCHER  
 153 OLD CENOY LN  
 LEESBURG, GA 31763

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2023-005721	11/15/2023	\$0.00	\$2,200.19	\$0.00	Paid 10/30/2023

Map: 012 022  
 Location: 542 WOODALL RD  
 Account No: 302R

Printed: 08/18/2024

### RETURN THIS PORTION WITH PAYMENT

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

Andy Chastain  
 Upson County Tax Commissioner  
 116 W Main St  
 P.O. Box 409  
 Thomaston, GA 30286  
 (706) 647-8931



**Tax Payer:** GILBERT JOHN THORNTON  
 GILBERT MARY JANE THORTON  
**Map Code:** 012 022 Property  
**Description:** WOODALL RD  
**Location:** 542 WOODALL RD  
**Bill No:** 2023-005721  
**District:** 01

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY	\$212,209	\$84,884	\$0	\$84,884	6.450000	\$547.50	\$0.00	\$547.50
JOINT PROJ	\$212,209	\$84,884	\$0	\$84,884	2.710000	\$230.04	\$0.00	\$230.04
SCHOOL M&O	\$212,209	\$84,884	\$0	\$84,884	14.010000	\$1,189.22	\$0.00	\$1,189.22
UNIC SERVS	\$212,209	\$84,884	\$0	\$84,884	2.750000	\$233.43	\$0.00	\$233.43
<b>TOTALS</b>					<b>25.920000</b>	<b>\$2,200.19</b>	<b>\$0.00</b>	<b>\$2,200.19</b>

Current Due	\$2,200.19
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$2,200.19
Back Taxes	\$0.00
<b>Total Due</b>	<b>\$0.00</b>
Paid Date	10/30/2023

# DEED

84260

This Deed has been prepared  
without benefit of abstract  
or certificate of title.

LAW OFFICES  
DAVID B. DUNAWAY  
212 West Main Street  
P.O. Drawer 471  
Thomaston, Georgia 30286



Deed Doc: ESTD

Recorded 05/11/2020 12:50PM

Georgia Transfer Tax Paid : \$0.00

TERESA HARPER

Clerk Superior Court, UPSON County, Ga.

Bk 01642 Pg 0162-0163

PTL 1:145-2020-000478

## EXECUTOR'S DEED OF ASSENT

GEORGIA, UPSON COUNTY:

THIS INDENTURE, made and entered into this 1st day of May, 2020, by and between JOHN THORNTON GILBERT, AS EXECUTOR OF THE LAST WILL AND TESTAMENT OF BERLE EUGENE GILBERT A/K/A B. E. GILBERT, late of Upson County, Georgia, deceased as party of the first part, and MARY JANE THORNTON GILBERT, individually, of Upson County, Georgia, as party of the second part;

WITNESSETH:

THAT, WHEREAS, THE LAST WILL AND TESTAMENT OF BERLE EUGENE GILBERT was duly probated in solemn form in the Office of the Probate Court of Upson County, Georgia, and Letters Testamentary issued thereon.

WHEREAS, under the terms of said Will, party of the second part was devised the entire estate of the said Berle Eugene Gilbert, deceased, which said estate included the within described tract of land;

NOW, THEREFORE, for the purpose of specifically assenting to the bequest and devise of said estate, by the terms of the LAST WILL AND TESTAMENT OF BERLE EUGENE GILBERT, the party of the first part does hereby transfer and convey unto party of the second part all of his right, title and interest as Executor in and to the following described real estate in fee simple absolute, to-wit:

**All of a one-half undivided interest in and to:**

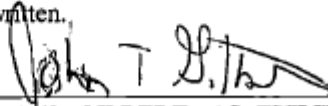
**All of 3.26 acres situate, lying and being in Lot No. 158 of the 15<sup>th</sup> Land District of Upson County, Georgia, described and being the identical real estate conveyed to B. E. Gilbert and John T. Gilbert by Warranty Deed of L. T. Woodall, III, dated April 2, 1991, and of record in Deed Book 383, Page 240, Clerk's Office, Superior Court of Upson County, Georgia, which said deed is incorporated herein in aid of this description.**

**Said property is conveyed and accepted subject to all easements, restriction and rights of way affecting subject property.**

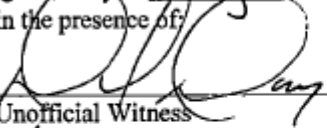


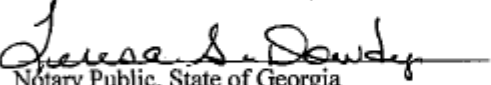
TO HAVE AND TO HOLD the same with all the rights, members and appurtenances thereunto belonging or in any wise appertaining to the said MARY JANE THORNTON GILBERT, individually, party of the second part, in fee simple, for her own proper use, benefit and behoof in as full and ample a manner as the same was possessed or enjoyed by the said BERLE EUGENE GILBERT A/K/A B. E. GILBERT, deceased in his lifetime.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and affixed his seal, on the day and year first above written.

  
\_\_\_\_\_(SEAL)  
JOHN T. GILBERT, AS EXECUTOR U/W OF  
BERLE EUGENE GILBERT, deceased

Signed, sealed and delivered on the  
8th day of May, 2020,  
in the presence of:

  
\_\_\_\_\_  
Unofficial Witness

  
\_\_\_\_\_  
Notary Public, State of Georgia  
My commission expires: 6-1-2021



# GO BID NOW!



For more information, please visit

[WiregrassAuctionGroup.com](http://WiregrassAuctionGroup.com)

