



3 Bedroom Brick Home Minutes from Macon

Online Only
Auction

Located less than five miles from downtown Macon, this brick home at 3581 Mogul Road presents a unique opportunity for those with a vision. With over 1,000 square feet of living space, this three-bedroom, two-bathroom house has solid bones and is primed for a transformative renovation. While the property has experienced fire damage, it offers a blank canvas for first-time homebuyers eager for a project or investors looking to capitalize on its potential.

**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 to the public this Prime Fixer-Upper Auction: 3 Bedroom Brick Home Minutes from Macon.

Located less than five miles from downtown Macon, this brick home at 3581 Mogul Road presents a unique opportunity for those with a vision. With over 1,000 square feet of living space, this three-bedroom, two-bathroom house has solid bones and is primed for a transformative renovation. While the property has experienced fire damage, it offers a blank canvas for first-time homebuyers eager for a project or investors looking to capitalize on its potential. The 0.19-acre yard, already fenced for privacy, is manageable and versatile, offering space for outdoor enhancements. Whether you're aiming to create a cozy home or add value to your investment portfolio, this property is ready for a new chapter.

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
-  By Appointment Only Showing available: Friday, September 6th at 12 noon and Tuesday, September 17th at 12 noon
-  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: 3581 Mogul Road, Macon, GA 31217






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

Property Size: 0.19 Acres

Assessor's Parcel Numbers: Bibb County V072-0057

Property Taxes: Bibb County 2023 \$412.65

Important Selling Features:

-  Convenient Location – Less than 5 miles from downtown Macon
-  Three Bedrooms, Two Baths – Over 1,000 sq. ft. of living space
-  Brick Construction – Solid and durable exterior
-  Fenced Yard – 0.19-acre lot offering privacy and security
-  Great Investment Opportunity – Ideal for first-time buyers or investors

TAX CARD

Bibb County, GA

Assessment Notice

Summary

Parcel Number V072-0057
 Location Address 3581 MOGUL RD
 Legal Description KINGS PARK SD
 Class R3-Residential
 Zoning R-1
 Tax District MACON-BIBB (District 11)
 Millage Rate 33
 Acres 0.19
 Neighborhood Bernd-Kings Park (011011)
 Homestead Exemption No [50]
 Landlot/District N/A

[View Map](#)



Owner

JACKSON SAMUEL M
 C/O JOANN JACKSON
 P O BOX 624
 GRAY, GA 31032

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	Res-Kings Park	Lot	0	80	101	0.19	1

Residential Improvement Information

Style One Family
 Heated Square Feet 1050
 Interior Walls Finished
 Exterior Walls Vinyl Siding
 Foundation Crawl/Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1970
 Roof Type Asphalt Shingles
 Flooring Type Finished
 Heating Type Cent HI/AC-HI Pmp
 Number Of Rooms 0
 Number Of Bedrooms 3
 Number Of Full Bathrooms 0
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 0
 Value \$35,620
 Condition Fair
 House Address 3581 MOGUL RD

Permits

Permit Date	Permit Number	Type	Description
09/09/2020		Electrical	install 200 amp panel & carbon monoxide - smoke detectors

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/4/2020	10631 91	46 66	\$0	Love & Affection	JACKSON JOANN G	JACKSON SAMUEL M
11/19/2012	8868 1	46 66	\$0	Quit-Claim Deed	JACKSON JOANN GORDON	JACKSON JOANN G
2/29/2012	8682 333	46 66	\$0	Quit-Claim Deed	GORDON EVELYN J & JOANN G JACKSON	WASHINGTON CLARA E
2/15/2012	8674 13	46 66	\$0	Quit-Claim Deed	JACKSON JOANN GORDON	GORDON EVELYN J

Valuation

	2023	2022	2021	2020
Previous Value	\$38,005	\$27,335	\$18,222	\$18,222
Land Value	\$5,000	\$6,039	\$4,227	\$2,113
+ Improvement Value	\$35,620	\$31,966	\$23,108	\$16,109
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$40,620	\$38,005	\$27,335	\$18,222

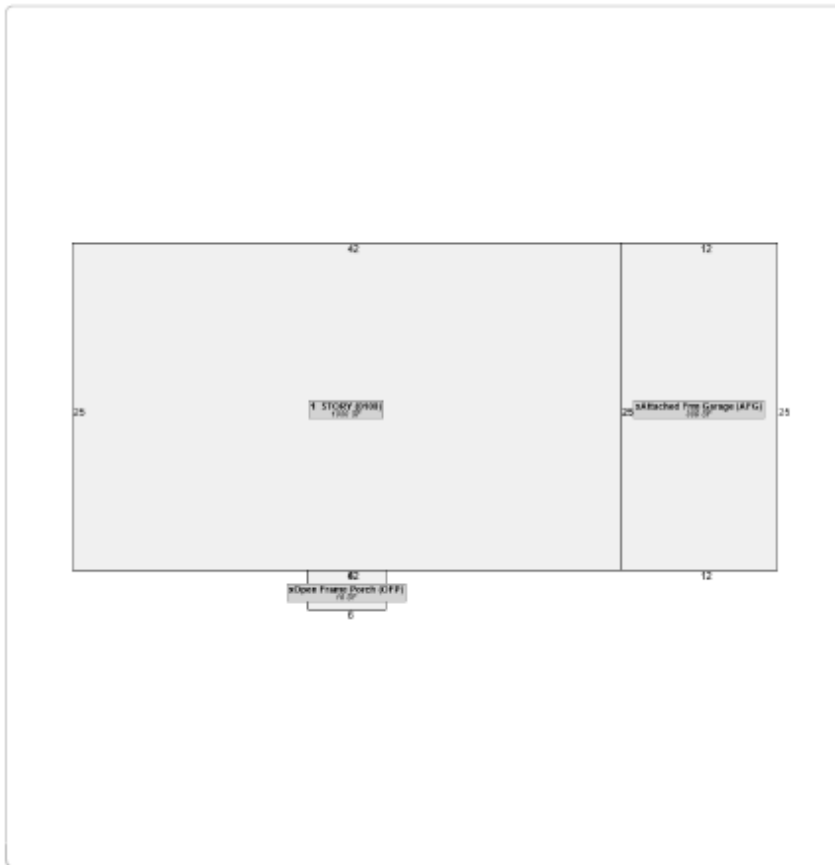
Previous Year Valuation

Year	Value
2019	\$18,222
2018	\$18,222
2017	\$29,524

Photos



Sketches



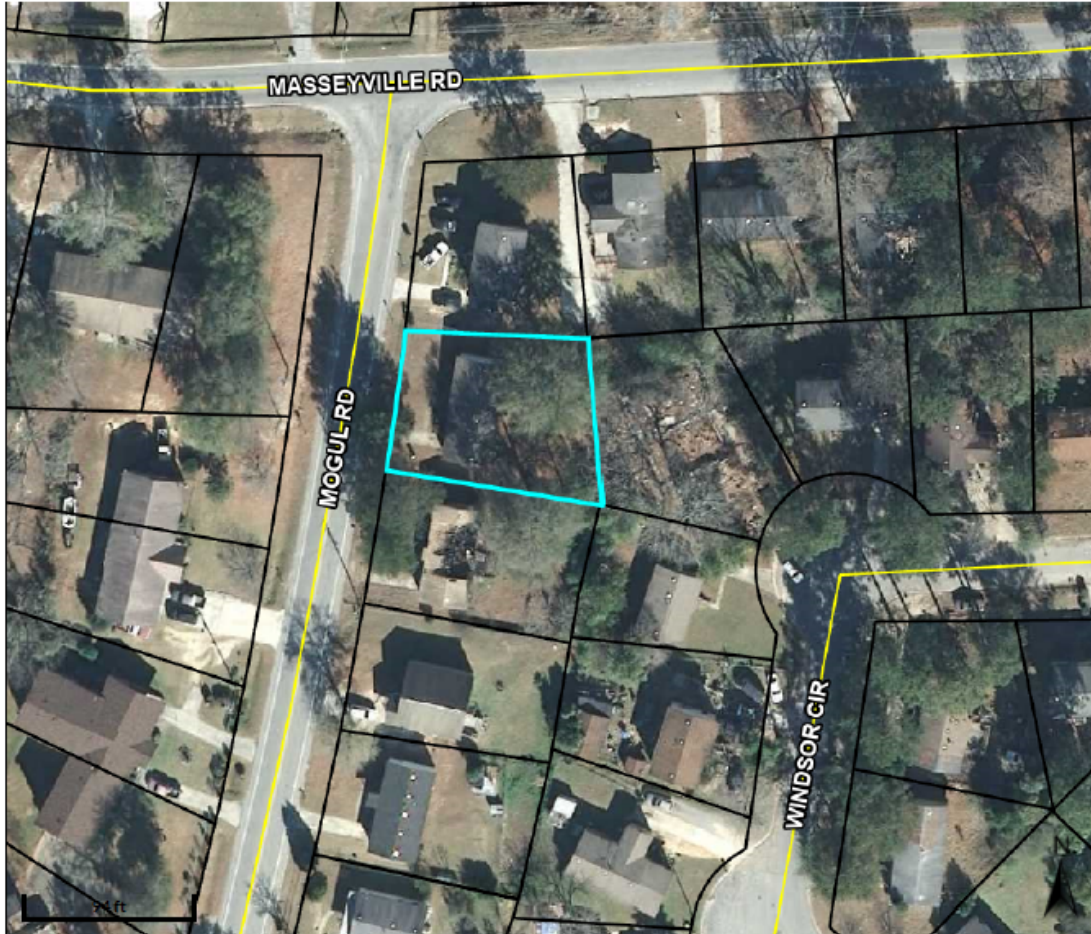
No data available for the following modules: Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes.

[User Privacy Policy](#) [GDPR Privacy Notice](#)
Last Data Upload: 5/11/2024, 1:59:32 AM



TAX MAP



 **qPublic.net**™ Bibb County, GA



Overview



Legend

-  Parcels
-  Roads

Parcel ID	V0720057	Owner	JACKSON SAMUEL M	Last 2 Sales			
Class Code	Residential		C/O JOANN JACKSON	Date	Price	Reason	Qual
Taxing District	MACON-BIBB		P O BOX 624	8/4/2020	0	LA	U
	BIBB		GRAY, GA 31032	11/19/2012	0	QD	U
Acres	0.19	Physical Address	3581 MOGUL RD				
		Assessed Value	Value \$40620				

(Note: Not to be used on legal documents)

Date created: 5/30/2024
 Last Data Uploaded: 5/11/2024 1:59:32 AM

Developed by  Schneider
 GEOSPATIAL

TAX BILL

2023 Property Tax Statement

Samuel Wade McCord
 Macon-Bibb County Tax Commissioner
 P.O. Box 4724
 Macon, Georgia 31208-4724
 Phone: (478) 621-6500

JACKSON SAMUEL M
 C/O JOANN JACKSON
 P O BOX 624
 gray, GA 31032

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*
2023-30786	11/15/2023	\$492.73	\$0.00	\$1,035.17	\$1,527.90

Map: V072-0057

Payment Good through: 08/19/2024

Printed: 08/19/2024

Location: 3581 MOGUL RD

PLEASE BE ADVISED BACK TAXES INCLUDE ANY PAST DUE SOLID WASTE AND PROPERTY TAXES DUE FOR THIS ACCOUNT. 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. If you are eligible for one of these exemptions and are not now receiving the benefit, you must apply for the exemption no later than April 1st in order to received the exemption in future years. For more information on property values contact the Tax Assessors' Office at 478-621-6701. Tax returns should be filed with the Tax Assessors' Office no later than April 1st.

Samuel Wade McCord
 Macon-Bibb County Tax Commissioner
 P.O. Box 4724
 Macon, Georgia 31208-4724
 Phone: (478) 621-6500



Tax Payer: JACKSON SAMUEL M
 Map Code: V072-0057 Real
 Description: KINGS PARK SD
 Location: 3581 MOGUL RD
 Bill No: 2023-30786
 District: 011

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
35,620.00	5,000.00	0.1900	\$40,620.00	11/15/2023		08/19/2024		
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	\$40,620	\$16,248	\$0	\$16,248	24.448000	\$397.23	\$0.00	\$397.23
SALES TAX ROLLBACK	\$40,620	\$16,248	\$0	\$16,248	-13.725000	\$0.00	-\$223.00	-\$223.00
SCHOOL M&O	\$40,620	\$16,248	\$0	\$16,248	14.674000	\$238.42	\$0.00	\$238.42
TOTALS					25.397000	\$635.65	-\$223.00	\$412.65

If your bill is not paid on time, interest, fifa, penalty and additional costs will accrue on unpaid balance. We encourage you to pay your bill by mail or on our website at www.maconbibbtax.us If your bill is to be paid by a mortgage company, send the top portion of this statement to them.
 PLEASE BE ADVISED BACK TAXES INCLUDE ANY PAST DUE SOLID WASTE AND PROPERTY TAXES DUE FOR THIS ACCOUNT.

Current Due	\$412.65
Penalty	\$41.26
Interest	\$38.82
Other Fees	\$0.00
Previous Payments	\$0.00
Back Taxes	\$1,035.17
Total Due	\$1,527.90

DEED

Type: GEORGIA LAND RECORDS
Recorded: 8/10/2020 12:17:00 PM
Fee Amt: \$25.00 Page 1 of 4
Bibb County Superior Court
Erica Woodford Clerk

Participant ID(s): 0889578769,
6368376236

BK 10631 PG 91 - 94

For official use by Clerk's office only

Return to:

MARTIN SNOW, LLP
BLAIR K. CLEVELAND
240 Third Street
Macon, Georgia 31201

**DEED PREPARATION ONLY
NO TITLE EXAMINATION
PERFORMED**

STATE OF GEORGIA)
)
COUNTY OF BIBB)

QUIT CLAIM DEED

THIS INDENTURE, made as of this 4th day of August, 2020, by and between **Joann G. Jackson**, of the first part, and **Samuel M. Jackson**, of the second part;

WITNESSETH:

First party/parties, for and in consideration of Love and Affection and other valuable consideration, receipt whereof is hereby acknowledged, does hereby remise, convey and forever quit claim unto second party, his heirs and assigns, the following described property, to-wit:

All those tracts or parcels of land situate, lying and being in Bibb County, Georgia, as more fully described in Exhibit "A" attached hereto and incorporated herein by reference.

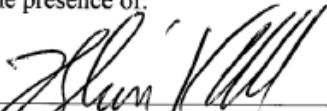
The above described property is conveyed subject to any and all matters appearing of record.

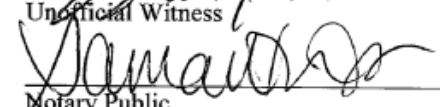
TO HAVE AND TO HOLD the said described premises unto the said Grantee, his heirs and assigns, so that neither the said Grantor nor his heirs, successors and assigns, nor any other person or persons claiming under him shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, first party/parties has/have caused these presents to be executed, under seal, the day and year first above written.

Signed, sealed and delivered
in the presence of:

JOANN G. JACKSON



Unofficial Witness


Notary Public



Joann G. Jackson (SEAL)

(Notarial Seal)



THIS INSTRUMENT WAS PREPARED BY BLAIR K. CLEVELAND, MARTIN SNOW, LLP, 240 Third Street, Macon, Georgia 31201. Title to the land described herein has not been examined by us and no warranty or representation is made and no opinion (either express or implied) is given, as to the marketability or condition of the title to the subject property, the quantity of lands included herein, the location of the boundaries thereof, or the existence of liens, unpaid taxes, or encumbrances.

EXHIBIT A

All that tract or parcel of land situate, lying and being in the City of Macon, **Bibb County, Georgia**, being known and designated as all of **Lot 218, Section 2, Kings Park Subdivision**, according to a plat of record in **Plat Book 46, Folio 66**, Clerk's Office of Bibb Superior Court. Said lot has such size, shape, metes, bounds and dimensions as shown on said plat, which plat by this reference made a part hereof. There is a dwelling located on said described property known under the present system of numbering as 3581 Mogul Road, Macon, Bibb County, Georgia.

This is the same property conveyed to grantor herein by Warranty Deed dated July 31, 1970 from Eastern Home Builders, Inc. and recorded on August 4, 1970 in Deed Book 1097, Page 516, Clerk's Office, Bibb Superior Court. The above described property is conveyed subject to restrictive covenants applicable to said property which are of record in said Clerk's Office.

This is the same property as described in Deed dated January 9, 2001 and recorded in Book 4824, Page 1, Clerk's Office, Bibb Superior Court.

Go BID Now!



For more information, please visit

WiregrassAuctionGroup.com

