



319 Madison Street, Clarkesville

Online Only  
Auction

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Don't miss the opportunity to bid on a versatile 3,061± square foot multi-purpose building located in Clarkesville, Georgia! Situated on a 0.26± acre lot, this property is zoned CB and features a paved parking lot—perfect for a variety of uses. Join us at the auction and make this prime location yours!

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**October 29, 2024,  
at 2 pm**

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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 3,061 +/- SqFt Multi-Purpose Building in Clarkesville, Georgia.

Don't miss the opportunity to bid on a versatile 3,061± square foot multi-purpose building located in Clarkesville, Georgia! Situated on a 0.26± acre lot, this property is zoned CB and features a paved parking lot—perfect for a variety of uses. Join us at the auction and make this prime location yours!

Bidding for this property will open on October 15th, 2024, at 10:00 am and continue to October 29th, 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, October 29, 2024 at 2 pm

 Open House Dates and Times:

Friday, October 18, 2024, 2pm-5pm

 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](mailto:Mark@Bidwiregrass.com)



# PROPERTY INFORMATION



**Property Address:** 319 Madison Street, Clarkesville, Georgia 30523

**Auction Date:** Tuesday, October 29, 2024, at 2PM

**Property Size:** 0.26 Acres

**Assessor's Parcel Numbers:** Habersham County - 069A078

**Property Taxes:** Habersham County 2023 - \$1,074.50

## Important Selling Features:

- 🌿 3,061+/- Square Feet Multi-Purpose Building on 0.26 +/- Acre Lot
- 🌿 New Roof – Recently installed, offering long-term durability and peace of mind.
- 🌿 Zoned CB – Ideal for commercial and business use.
  
- 🌿 Paved Parking with a convenient covered side entrance for easy access.
  
- 🌿 Main Level: Two entrances, five spacious offices, two half baths, and a fully equipped kitchen.
  
- 🌿 Upstairs: Two additional entrances, four more offices, three half baths, and another full kitchen.

# TAX CARD

## Habersham County, GA

### Summary

**Parcel Number** 069A078  
**Location Address** 319 MADISON ST  
**Legal Description** 10-19 PB 54-257 1065-512  
(Note: Not to be used on legal documents)  
**Property Class** E-Exempt  
(Note: This is for tax purposes only. Not to be used for zoning.)  
**Tax District** 02-Clarksville  
**Millage Rate** 25.955  
**Acres** 0.26  
**Neighborhood** EAST CLARKESVILLE

[View Map](#)

### Owners

**Current Owner**  
 CLARKESVILLE BAPTIST CHURCH INC  
 PO BOX 667  
 CLARKESVILLE, GA 30523

### Land

Class	Land Use	Acres	Frontage	Depth	Zoning	Value
E6	0700	0	38	110	CB	\$8,010
E6	0700	0	50	75	CB	\$8,880

### Commercial Information

**Style** OFFICE  
**Heated Square Feet** 3061  
**Actual Year Built** 1966  
**Effective Year Built** 1988  
**Value** \$124,810  
**House Address** 000319 MADISON ST  
**Air Conditioning Type** Central  
**Exterior Walls** Concrete Block  
**Exterior Walls** Precast Panel  
**Fireplace** None  
**Foundation** Spread Footing  
**Heating Fuel** Gas  
**Heating Type** Forced Air - Ducted  
**Interior Floor Cover** Asphalt Tile  
**Interior Floor Cover** Carpet  
**Interior Wall Construction** Plywood Panel  
**Interior Wall Construction** Drywall/Sheetrock  
**Roofing Cover** Asphalt or Composition Shingle  
**Roofing Structure** Wood Truss  
**Sub Floor System** Slab on Grade-Residential/Commercial

### Accessory Information

Description	Year Built	Dimensions/Units	Value
ASP PAVING	1966	0x0 / 4080	\$730

### Sales

Sale Date	Sale Price	Instrument Type	Deed Book	Deed Page	Reason	Vacant/Improved	Grantor	Grantee
09/05/2014	\$106,700	WD	01065	0512	K	Improved	THE LITTLE SCHOOL INC	CLARKESVILLE BAPTIST CHURCH INC
12/12/2006	\$170,000	WD	00785	0095	J	Improved	BEASLEY JANE	THE LITTLE SCHOOL, INC
01/12/2005	\$100,000	WD	00729	0090	J	Improved	THE LITTLE SCHOOL, INC	BEASLEY JANE
10/03/2003	\$0	QC	00629	0588	A	Improved	THE LITTLE SCHOOL, INC	THE LITTLE SCHOOL, INC
03/20/2003	\$0	QC	00629	0589	A	Improved	GREENE DAVID SCOTT &	THE LITTLE SCHOOL, INC
06/04/2002	\$0	QC	00550	0011	E	Improved	THE LITTLE SCHOOL, INC	GREENE DAVID SCOTT &

### Valuation

	2023	2022	2021	2020	2019
Previous Value	\$128,010	\$117,880	\$105,970	\$105,970	\$105,970
Land Value	\$16,890	\$16,890	\$11,260	\$11,260	\$11,260
+ Building Value	\$124,810	\$111,120	\$106,620	\$94,710	\$94,710
+ Accessory Value	\$730	\$0	\$0	\$0	\$0
= Fair Market Value	\$142,430	\$128,010	\$117,880	\$105,970	\$105,970






No data available for the following modules: Online Appeal, Residential Information, Mobile Homes.

[User Privacy Policy](#) [GDPR Privacy Notice](#)  
 Last Data Upload: 6/2/2024, 3:15:56 AM



# TAX MAP

 Habersham County, GA



Overview



Legend

-  Parcels
-  Roads
-  Flood Map

Parcel ID	069A078	Alternate ID	3485390	Owner Address	CLARKESVILLE BAPTIST CHURCH INC
Sec/Twp/Rng	n/a	Class	E		PO BOX 667
Property Address	319 MADISON ST	Acreeage	0.26		CLARKESVILLE GA 30523
	02				
District	02				
Brief Tax Description	10-19 PB 54-257 1065-512				
	<i>(Note: Not to be used on legal documents)</i>				

Flood Map Disclaimer: The data shown is provided as a reference only and does not imply accuracy with regard to horizontal or vertical location. This data is not to be employed to determine any base flood elevations for National Flood Insurance.

FEMA provides access to the National Flood Hazard Layer (NFHL) through web mapping services. The NFHL is a computer database that contains FEMA's flood hazard map data. The simplest way for you to access the flood hazard data, including the NFHL is through [FEMA's Map Service Center \(MSC\)](#). If you want to explore the current digital effective flood hazard data in a map, the best tool to use is the [NFHL Viewer](#). From the NFHL Viewer, you may view, download, and print flood maps for your location

Date created: 6/2/2024  
Last Data Uploaded: 6/2/2024 3:15:56 AM

Developed by  Schneider  
GEOSPATIAL



# DEED

Return To:  
Winslow H. Verdery, Jr.  
P. O. Box 1556  
Cornelia, GA 30531  
Office File #: 14-036

Habersham County, Georgia  
Local Estate Transfer Tax  
PAID 9106.70  
DATE 9-10-14  
David C. Wall  
Clerk of Superior Court  
068-804-00 2120

HABERSHAM COUNTY  
CLERK OF COURT

2014 SEP 10 PM 2:31

1005-51253  
Book Page Recorded  
David C Wall

## LIMITED WARRANTY DEED

STATE OF GEORGIA,  
COUNTY OF HABERSHAM

THIS INDENTURE, made this 5<sup>th</sup> day of September in the Year of Our Lord Two Thousand Fourteen between **THE LITTLE SCHOOL, INC., a Georgia corporation**, of the first part, and **CLARKESVILLE BAPTIST CHURCH, Inc., a Georgia corporation**, of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten Dollars and Other Good and Valuable Considerations, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said parties of the second part, its successors and assigns, all that tract or parcel of land as follows:

**ALL THAT TRACT or parcel of land lying and being in Land Lot 19 of the 10<sup>th</sup> Land District of Habersham County, Georgia, and being in the City of Clarkesville, Georgia, containing 0.27 of an acre, more or less, on a plat of survey prepared for The Little School, Inc., by Jeff Weshner, RLS, under date of September 6, 2012, recorded in the office of the Clerk of Superior Court of Habersham County, Georgia, in Plat Book 66, Page 109, to which plat and the record thereof is hereby incorporated herein for a more full and complete description.**

**NOTE: This Limited Warranty Deed is being executed and delivered after notice given and vote taken by the Board of Trustees in compliance with the By-Laws of The Little School, Inc.**

TO HAVE AND TO HOLD the said tract or parcel of land, 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 the said parties of the second part, their heirs and assigns, forever, in Fee Simple.

AND THE SAID party of the first part, for its successors, executors and administrators, will warrant and forever defend the right and title to the above

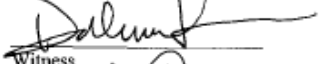
Page 1 of 2

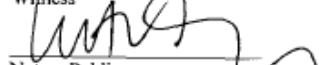
\_\_\_\_\_  
J. S.                      F. S.

described property unto the said party of the second part, its successors and assigns, against the claims of all persons owning, holding or claiming by, through or under the said party of the first part.

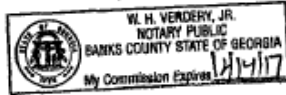
IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and affixed its seal, the day and year above written.

Signed, sealed, and delivered  
before me on the date above.

  
\_\_\_\_\_  
Witness

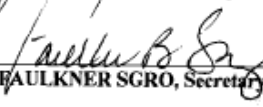
  
\_\_\_\_\_  
Notary Public

My commission expires:  
(Seal Affixed)



THE LITTLE SCHOOL, INC.

By:  (SEAL)  
JESSICA STRIBLING, Chair

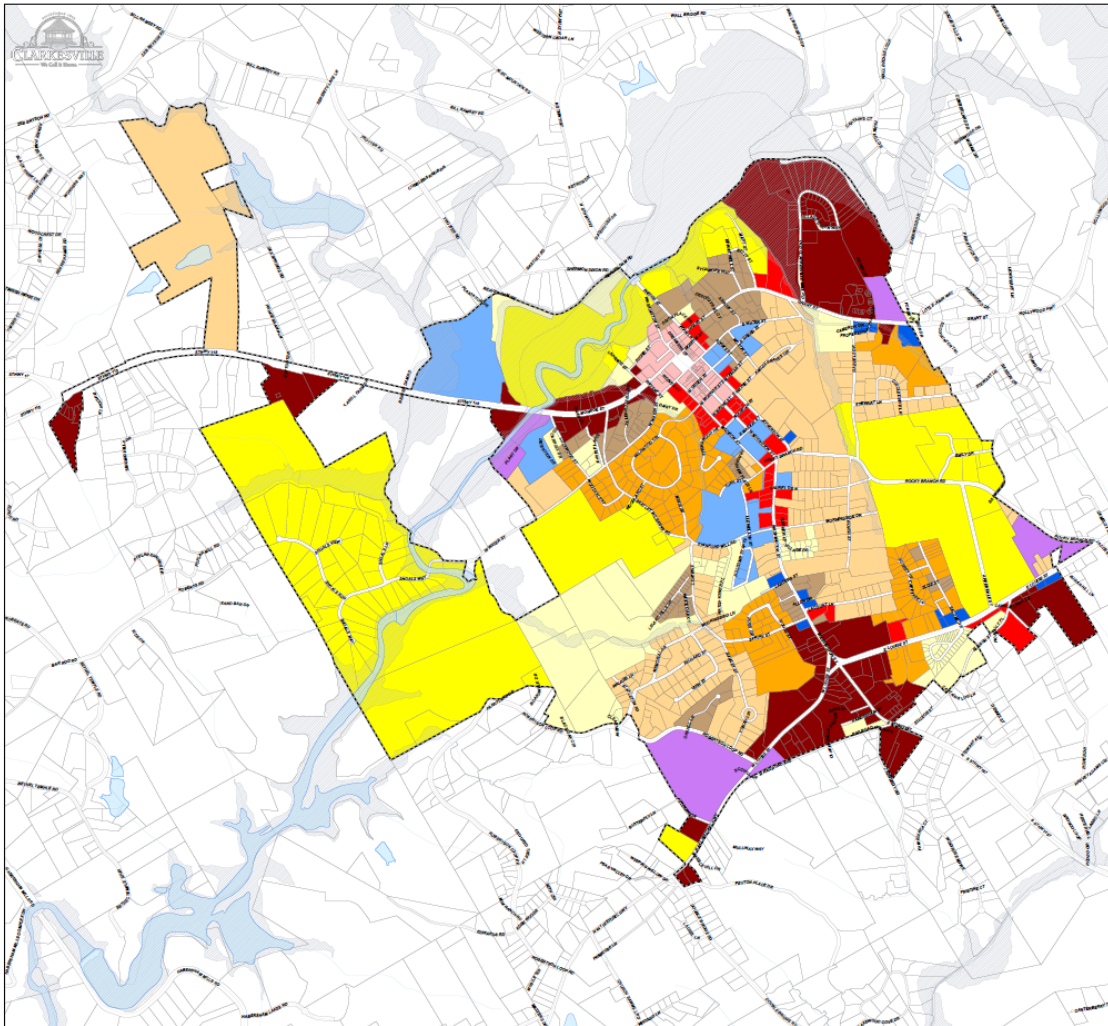
By:  (SEAL)  
FAULKNER SGRO, Secretary



   
J.S. F.S.



# ZONING MAP



## Official Zoning Map of the City of Clarkesville

### Legend

- R-1 Single-Family Residential (10,000 Square Feet Lot Minimum)
- R-2 Single-Family Residential (7,500 Square Feet Lot Minimum)
- R-3 Single-Family Residential (5,000 Square Feet Lot Minimum)
- R-4 Single-Family Residential (3,000 Square Feet Lot Minimum)
- R-5 Mobile Home Residential
- RC Residential Center
- RD Residential Medium Density
- RS Residential Single-Family
- R-1.5 Single-Family Residential
- R-1.5 Light Industrial Residential

- Flood Plains**
- 100 Year Flood Plain (FEMA 100)
  - 500 Year Flood Plain (FEMA 500)
  - 100 Year Flood Plain (FEMA 100)
  - Lake
  - Stream
  - Lake or Pond
  - River
  - Interstate or US Route

This is to certify that this is the Official Zoning Map referred to in Article IV of the Zoning Ordinance, City of Clarkesville, Georgia

Date of Adoption: February 6, 2013  
Amended Through: February 5, 2024

Bernie Aycock, Mayor  
Julia Poole, City Clerk

Note: This map is compiled from Habersham County Tax Maps and information supplied by the City of Clarkesville. It is to be used for zoning purposes only. Georgia Mountains RC assumes no responsibility for the accuracy of information contained herein.

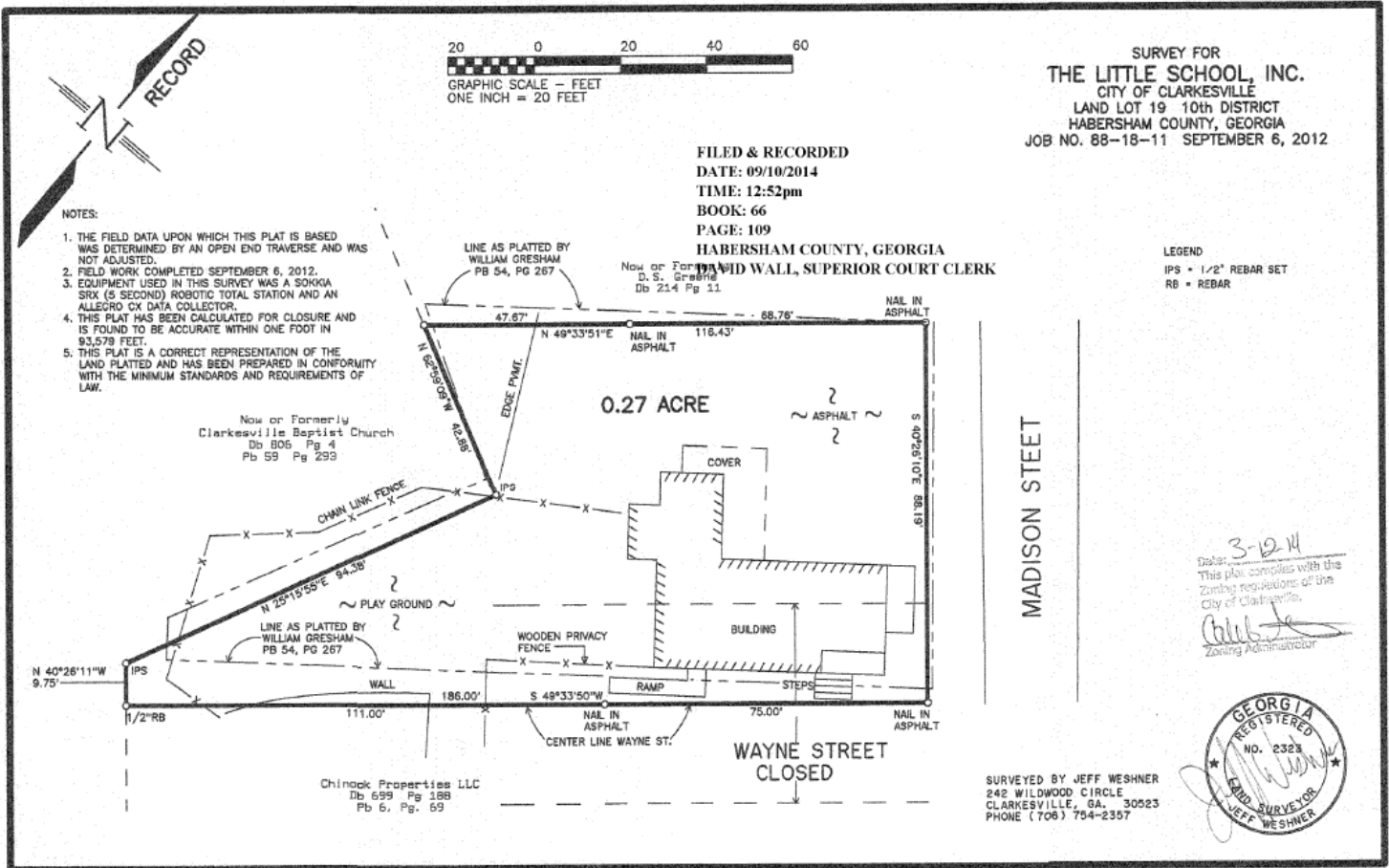


0 500 1,000 2,000 3,000 Feet

Georgia Mountains  
Regional Commission  
Map Prepared By:  
Georgia Mountains Regional Commission  
PO Box 1720  
Gainesville, Georgia 30501  
(770)536-2626  
BYC, January, 2024



# PLAT



# GO BID NOW!



For more information, please visit

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

