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## 3,200 SqFt of Warehouse and Office Space

Located at 3148 Palmyra Road in Albany, Georgia, this versatile 3,200 square-foot block building offers a blend of office and warehouse space, perfect for various business needs. The property sits on a 1-acre lot with a fenced parking area, providing secure, ample space for operations. With convenient access to Lido Road and Highway 19, it boasts a prime location for easy logistics and transport. This sale marks the complete liquidation of Irrigation & Associates, celebrating a 40-year legacy in Albany.

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## Online Only Auction

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**November 19,  
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 to the public, the online auction of 3200 Square Foot Block Warehouse with office space on 1 acre +/- with fenced-in back parking area.

Located at 3148 Palmyra Road in Albany, Georgia, this versatile 3,200 square-foot block building offers a blend of office and warehouse space, perfect for various business needs. The property sits on a 1-acre lot with a fenced parking area, providing secure, ample space for operations. With convenient access to Lido Road and Highway 19, it boasts a prime location for easy logistics and transport. This sale marks the complete liquidation of Irrigation & Associates, celebrating a 40-year legacy in Albany. Don't miss the opportunity to own this well-positioned commercial property!

Bidding for this property will open on November 5, 2024, at 10:00 am and continue to November 19, 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.

*Spencer D. Young*

Spencer D. Young, Agent

# AUCTION INFORMATION



🌿 Auction Date and Time:

Tuesday, August 19, 2024 at 2 pm

🌿 Open House Dates and Times:

Friday, November 8, 2024, 10a - 12pm

Monday, November 18, 2024, 3 - 5pm

🌿 For More Information Contact:

Spencer D. Young  
Wiregrass Auction Group, INC.  
(229) 890-2437 – Office  
(229) 225-8625 – Cell  
Spencer@Bidwiregrass.com

# PROPERTY INFORMATION



**Property Address:** 3148 Palmyra Road, Albany, Georgia, 31707

**Auction Date:** Tuesday, November 19, 2024, at 2 pm

**Property Size:** 1.00 +/- Acres

**Assessor's Parcel Numbers:** Lee County 040B 006

**Property Taxes:** Lee County

## **Important Selling Features:**

- 🌿 Versatile 3,200 Sq. Ft. Building - Includes office and warehouse space, adaptable for various business uses.
- 🌿 Prime 1-Acre Lot - Features a fenced parking area, offering security and ample space for business operations.
- 🌿 Strategic Location - Close to Lido Road and Highway 19, providing excellent access for logistics and transport.
- 🌿 Legacy of a 40-Year Business - Complete liquidation of Irrigation & Associates, offering a rare opportunity to acquire a well-established property in Albany.

# AERIAL MAP



# TAX CARD

Lee County, GA

## Assessment Notices

[2024 Assessment Notice \(PDF\)](#)

## Summary

Parcel Number 040B 006  
 Location Address 3148 PALMYRA ROAD  
 Legal Description LL 267 PALMYRA ROAD  
 (Note: Not to be used on legal documents)  
 Tax District COUNTY UNINCORPORATED (District 03)  
 Millage Rate 28.18  
 Acres 1  
 Homestead Exemption No (S0)  
 Landlot/District 269 / 02

[View Map](#)



## Owner

IRRIGATION & ASSOC INC  
 3148 PALMYRA ROAD  
 ALBANY, GA 31707

## Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-Palmyra Road	Acres	0	0	0	1	0

## Commercial Improvement Information

Description Warehouse-Storage-Fair  
 Value \$27,400  
 Actual Year Built 1983  
 Effective Year Built 1983  
 Square Feet 3200  
 Wall Height 10  
 Wall Frames  
 Exterior Wall  
 Roof Cover  
 Interior Walls 10%  
 90%  
 Floor Construction  
 Floor Finish  
 Ceiling Finish 10%  
 90%  
 Lighting  
 Heating  
 Number of Buildings 1

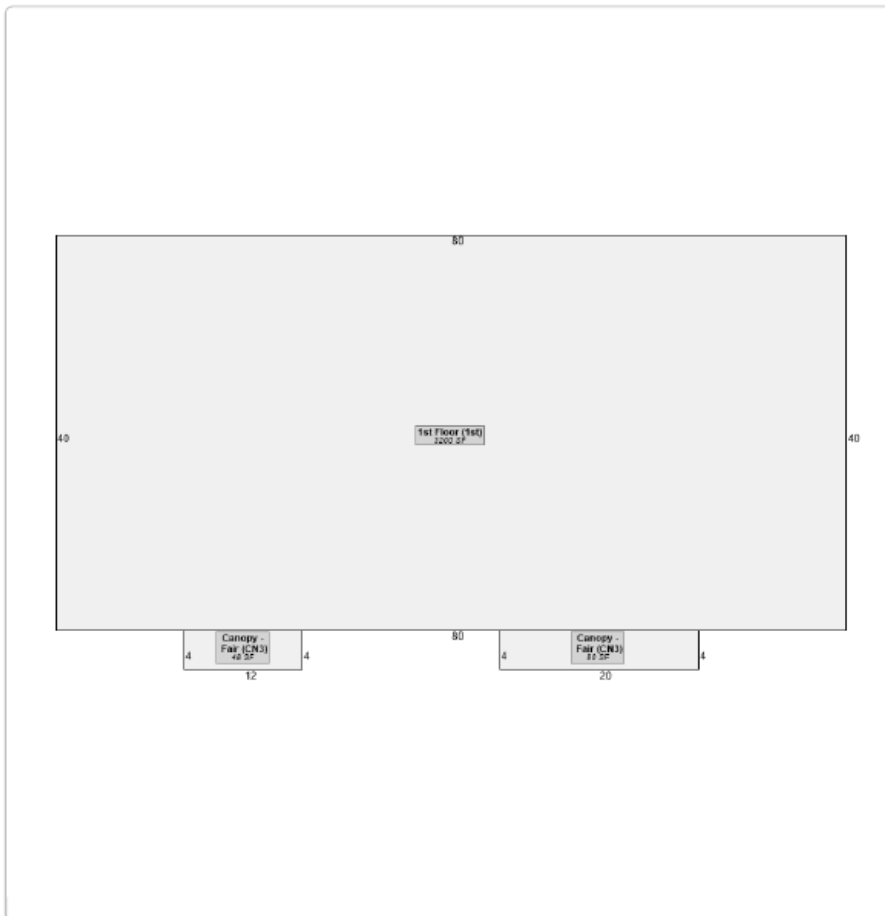
## Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Carport: Pre-Fab No Slab	2004	18x20 / 0	1	\$310
Carport: Pre-Fab No Slab	2004	12x20 / 0	1	\$210
x**REAR PHOTO OF BUILDING	2004	0x0 / 0	0	\$0
Carport: Pre-Fab No Slab	2004	18x20 / 0	1	\$250
Comm. Fence: Chain Link	1983	1x180 / 0	1	\$720
Paving: Concrete	1980	0x0 / 300	1	\$240

## Valuation

	2024	2023	2022	2021	2020
Previous Value	\$79,130	\$79,130	\$79,130	\$97,270	\$97,270
Land Value	\$50,000	\$50,000	\$50,000	\$50,000	\$65,000
+ Improvement Value	\$27,400	\$27,400	\$27,400	\$27,400	\$30,600
+ Accessory Value	\$1,730	\$1,730	\$1,730	\$1,730	\$1,670
= Current Value	\$79,130	\$79,130	\$79,130	\$79,130	\$97,270

## Photos



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

The Lee 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](#)  
 Last Data Upload: 10/22/2024, 7:31:23 PM

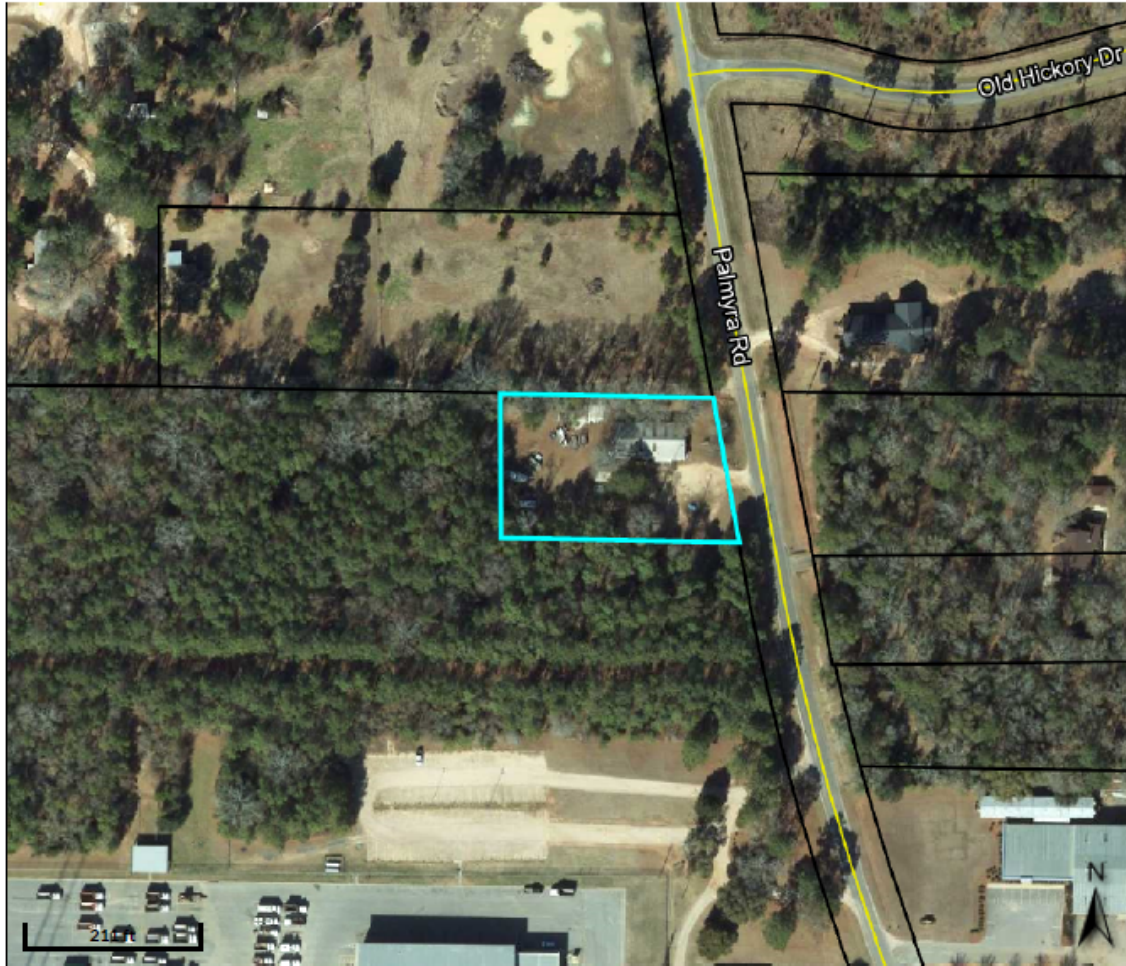
Contact Us

Developed by  
 SCHNEIDER  
 GEOSPATIAL



# TAX MAP

 **qPublic.net**™ Lee County, GA



Overview



Legend

-  Parcels
-  Roads

Parcel ID	040B 006	Owner	IRRIGATION & ASSOC INC	Last 2 Sales			
Class Code	Commercial		3148 PALMYRA ROAD	Date	Price	Reason	Qual
Taxing District	COUNTY UNINCORPORATED		ALBANY, GA 31707	n/a	0	n/a	n/a
Acres	1.0	Physical Address	3148 PALMYRA ROAD	n/a	0	n/a	n/a
		Assessed Value	\$79130				

(Note: Not to be used on legal documents)

Date created: 10/23/2024  
 Last Data Uploaded: 10/22/2024 7:31:23 PM

Developed by  **SCHNEIDER**  
 GEOSPATIAL

# TAX BILL

## 2024 Property Tax Statement

Wendy David  
Lee County Tax Commissioner  
100 Starksville Avenue North  
Leesburg, GA 31763

IRRIGATION & ASSOC INC  
3148 PALMYRA ROAD  
ALBANY, GA 31707

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2024-9817	12/20/2024	\$953.35	\$0.00	\$0.00	\$953.35

Map: 040B 006

Payment Good through: 12/20/2024  
Printed: 10/23/2024

Location: 3148 PALMYRA ROAD  
Account No: 6492

### RETURN THIS PORTION WITH PAYMENT

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

Wendy David  
Lee County Tax Commissioner  
100 Starksville Avenue North  
Leesburg, GA 31763



**Tax Payer:** IRRIGATION & ASSOC INC  
**Map Code:** 040B 006 Real  
**Description:** LL 267 PALMYRA ROAD  
**Location:** 3148 PALMYRA ROAD  
**Bill No:** 2024-9817

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
29,130.00	50,000.00	1.0000	\$79,130.00	12/20/2024		12/20/2024		
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	\$79,130	\$31,652	\$0	\$31,652	12.380000	\$507.70	\$115.85	\$391.85
SCHOOL BOND	\$79,130	\$31,652	\$0	\$31,652	0.800000	\$25.32	\$0.00	\$25.32
SCHOOL M&O	\$79,130	\$31,652	\$0	\$31,652	16.940000	\$536.18	\$0.00	\$536.18
<b>TOTALS</b>					<b>26.460000</b>	<b>\$1,069.20</b>	<b>-\$115.85</b>	<b>\$953.35</b>

\*\* If a bill is paid by mail and a receipt is desired, please include a stamped self-addressed envelope  
\*\* If paid after the due date, please call our office for the full amount due  
\*\* THIS BILL MAY BE PAID ONLINE AT: [www.leegatax.com](http://www.leegatax.com)

Current Due	\$953.35
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$0.00
Back Taxes	\$0.00
<b>Total Due</b>	<b>\$953.35</b>

# DEED

00618  
0079

002525

BOOK 618 PAGE 079

Please Return To:  
C. Nathan Davis  
P. O. Box 672  
Albany, GA 31702

✓  
Irrigation Associates  
3148 Palmyra Rd  
Albany Ga. 31707

GEORGIA, LEE COUNTY  
FILED FOR RECORD ON

4-23-02  
THE 4:30 PM BOOK 618 PAGE 79

RECORDED 4-24-02

*Ann E. Nix*  
ANN E. NIX, CLERK,  
S.C.L.C. GA

## QUIT CLAIM DEED

STATE OF GEORGIA, COUNTY OF LEE

THIS INDENTURE, Made the 20th day of September, in the year two thousand one between

WACHOVIA BANK, N.A.  
SUCCESSOR TO  
THE BANK OF MACON COUNTY

of the County of Sumter, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

IRRIGATION AND ASSOCIATES, INC.

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, personal representatives, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has bargained sold and does by the presents bargain, sell, remise, release and forever quit-claim to the said Grantee all the right, title, interest, claim or demand which the said Grantor has or may have had in and to

All that tract or parcel of land lying and being a part of Land Lot 267, Second Land District, Lee County, Georgia, more particularly described as follows:

Starting at the intersection of the south line of Tract "C" of the Subdivision of property of J. R. Weatherbee as per plat recorded in Plat Book "B", Page 14 in the Office of the Clerk of Superior Court of Lee County, Georgia; and the intersection of the west right-of-way line of Palmyra Road; thence run South 10 degrees 01 minute 41 seconds East along the West right-of-way line of Palmyra Road for a distance of 6.50 feet to the northeast corner of Oxford Construction Company property, this being the POINT OF BEGINNING; thence continue South 10 degrees 01 minute 41 seconds East along the West right-of-way line of Palmyra Road for a distance of 150.00 feet to a point; thence run North 88 degrees 44 minutes 26 seconds West for a distance of 293.00 feet to a point; thence run North 10 degrees 01 minute 41 seconds West for a distance of 150.00 feet to a point on the North line of Oxford

QUIT CLAIM DEED, PAGE 1

C. NATHAN DAVIS  
ATTORNEY AT LAW  
P.O. BOX 672  
ALBANY, GA 31702-0072

Construction Company property; thence run South 88 degrees 44 minutes 26 seconds East along the North line of Oxford Construction Company property for a distance of 293.00 feet to the POINT OF BEGINNING. Said tract contains 1.00 acres.

Together with all improvements located thereon, same being one (1) concrete block building containing approximately 3,200 square feet.

This is the same property conveyed to IRRIGATION AND ASSOCIATES, INC. by Warranty Deed recorded at Deed Book 71, Page 608 in the Office of the Clerk of Superior Court, Lee County, Georgia.

with all rights, members and appurtenances to the said premises in anywise appertaining or belonging.

The purpose of this Quit Claim Deed is to release any interest Grantor has to the above property by virtue of Security Deed recorded at Deed Book 71, Page 609 in the Office of the Clerk of Superior Court, Lee County, Georgia.

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

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

WACHOVIA BANK, N.A., SUCCESSOR TO THE BANK OF MACON COUNTY

*Anne Ann*  
INDEPENDENT WITNESS

BY: *Martha...* (SEAL)  
Title: VP

*Doreen E. Coleman*  
NOTARY PUBLIC

ATTEST: *Carlene...* (SEAL)  
Title: A/D

My Commission Expires:  
Notary Public, Sumter County, Georgia  
My Commission Expires October 5, 2004  
w:\docs\4826wb.qcd

(AFFIX CORPORATE SEAL)



# GO BID NOW!



For more information, please visit

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

