

**PRIME BAKER COUNTY FARMLAND
– AGRICULTURAL, TIMBER, AND
RECREATIONAL OPPORTUNITIES**



365.4 +/- Acres

Explore two exceptional farms for sale at auction in Baker County, Georgia, offering unmatched opportunities for agricultural investment, recreation, and timberland potential. The first property spans 247 acres with road frontage on Hamill Road, Will White Road, and Big Oak Road, featuring highly productive Tifton Loamy Sand soil and abundant game, making it ideal for cultivation and outdoor enthusiasts. The second property encompasses 118.4 acres with convenient access via Hamill Road and Begardus Road, divided into two tracts with fertile Norfolk, Clarendon, and Tifton Loamy Sand soils, ensuring exceptional farming and investment versatility. Don't miss these premier opportunities!

Online Only
Auction

**March 4, 2025,
at 2:00 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 365.4 +/- Acres of Prime Baker County Farmland boasting agricultural, timber, and recreational opportunities. Explore two exceptional farms for sale at auction in Baker County, Georgia, offering unmatched opportunities for agricultural investment, recreation, and timberland potential. The first property spans 247 acres with road frontage on Hamill Road, Will White Road, and Big Oak Road, featuring highly productive Tifton Loamy Sand soil and abundant game, making it ideal for cultivation and outdoor enthusiasts. The second property encompasses 118.4 acres with convenient access via Hamill Road and Begardus Road, divided into two tracts with fertile Norfolk, Clarendon, and Tifton Loamy Sand soils, ensuring exceptional farming and investment versatility. Don't miss these premier opportunities!

Bidding for this property will open on February 18th, 2025, at 10:00 am and continue to March 4th, 2025. 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:

Tuesday, March 4th at 2 pm

 Open House Dates and Times:

Drive by Any Time

 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

FARM SERVICE AGENCY RECORD

USDA Early County, Georgia



Common Land Unit
 Cropland Non-cropland CRP

2025 Crop Year

Farm 5617
 Tract 10663

Welland Determination Identifiers
 • Restricted Use
 ▼ Limited Restrictions
 ■ Exempt from Conservation Compliance Provisions



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data "as is" and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Welland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



Common Land Unit
 Cropland Non-cropland CRP

2025 Crop Year

Farm 5617
 Tract 10664

Wetland Determination Identifiers
 • Restricted Use
 ▼ Limited Restrictions
 ■ Exempt from Conservation Compliance Provisions



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

GEORGIA
EARLY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 5617

Prepared : 1/10/25 3:45 PM CST

Crop Year : 2025

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : [REDACTED]
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
367.11	207.18	226.55	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	226.55	0.00		0.00	0.00	19.37	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	OATS, PNUTS, SUP

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	10.34	0.00	47	
Corn	31.03	0.00	106	0
Peanuts	24.39	0.00	3408	
Seed Cotton	81.74	0.00	2179	
TOTAL	147.50	0.00		

NOTES

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Tract Number : **10663**
Description :
FSA Physical Location : GEORGIA/BAKER
ANSI Physical Location : GEORGIA/BAKER
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : JOHN A BROWN JR ESTATE
Other Producers : [REDACTED]
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
249.82	141.70	155.25	0.00	0.00	0.00	0.00	0.0



Abbreviated 156 Farm Record

Tract 10663 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	155.25	0.00	0.00	0.00	13.55	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	7.07	0.00	47
Corn	21.23	0.00	106
Peanuts	16.69	0.00	3408
Seed Cotton	55.81	0.00	2179
TOTAL	100.80	0.00	

NOTES

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Tract Number : 10664
Description :
FSA Physical Location : GEORGIA/BAKER
ANSI Physical Location : GEORGIA/BAKER
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : JOHN A BROWN JR ESTATE
Other Producers : ██
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
117.29	65.48	71.30	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	71.30	0.00	0.00	0.00	5.82	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	3.27	0.00	47
Corn	9.80	0.00	106
Peanuts	7.70	0.00	3408
Seed Cotton	25.93	0.00	2179
TOTAL	46.70	0.00	

GEORGIA
EARLY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5617
Prepared : 1/10/25 3:45 PM CST
Crop Year : 2025

Tract 10664 Continued ...

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.asc.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-6992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



FARM 1 INFORMATION



Property Address: Hamill Road (CR 119) and Will White Road (CR 86), Leary, Georgia 39862

Auction Date: Tuesday, March 4, 2025, at 2 pm






Property Size: 247 +/- Acres

Assessor's Parcel Numbers: Baker County Tax Parcel 001300003

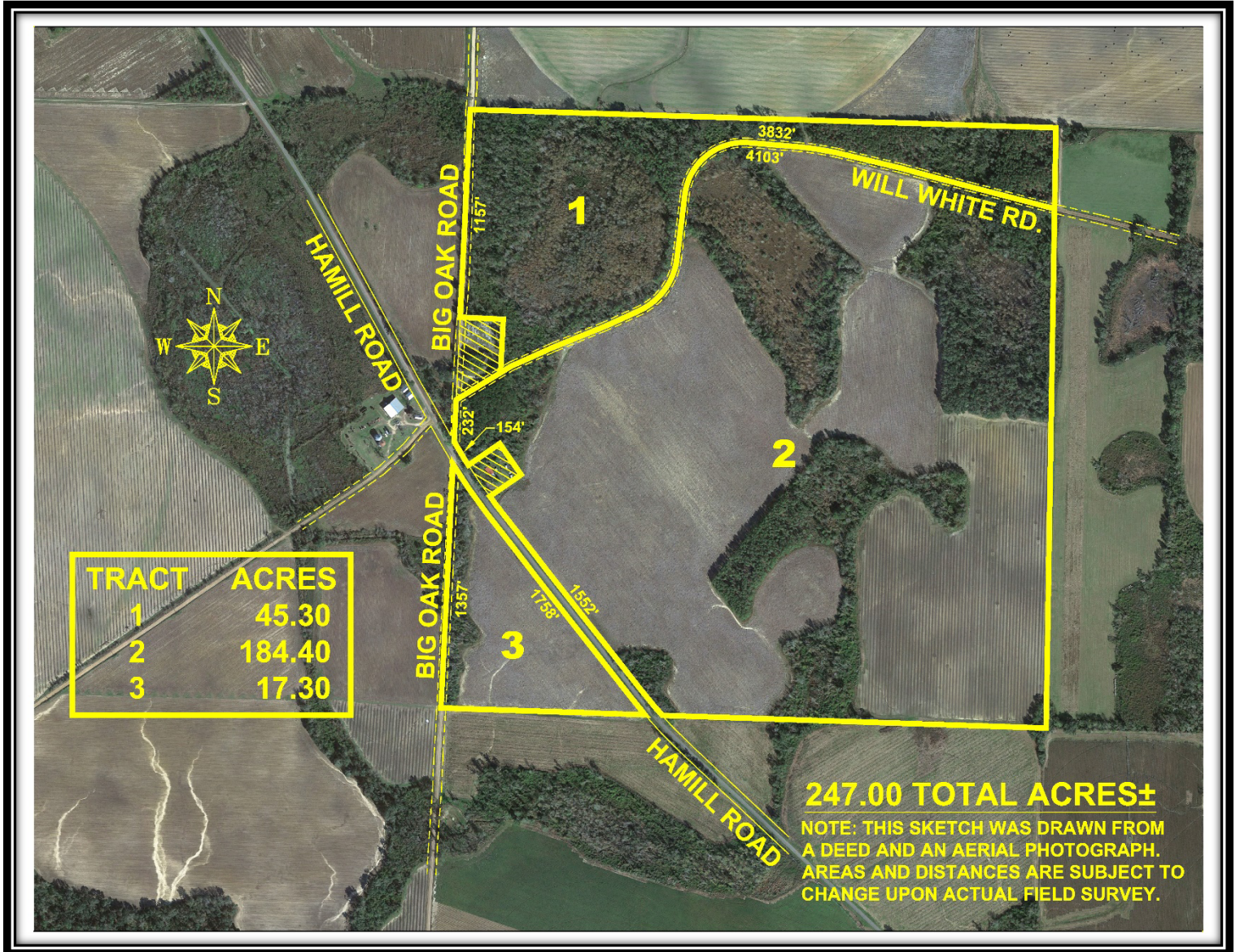
Property Taxes: 2024 Tax Bill - \$2174.83

NOTE: *The above reference tax amount reflects the property being enrolled in the Agricultural Conservation Use Valuation Assessment Tax Covenant. The current enrollment ends December 31, 2033.*

Important Selling Features:

-  **142 +/- Acres of Cultivable Land:** Highly productive Tifton Loamy Sand soil ideal for diverse crops.
-  **Income-Producing Features:** Agricultural land for farming or lease, hunting land lease, and merchantable planted pine timber.
-  **Recreational Appeal:** Abundant game, hunting potential, and waterfowl habitat possibilities.
-  **Strategic Location:** Road frontage on Hamill Road, Will White Road, and Big Oak Road provides convenience and visibility.
-  **Agricultural Preferential Assessment Covenant:** The property is subject to a covenant recorded in Deed Book 169, Pages 445-446, expiring December 31, 2033.

AERIAL MAP




SOIL MAP

Brown Estate - 257 Baker County, Georgia
Georgia, AC +/-




Boundary 1

 All Polygons 242.14 ac


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TfB	Tifton loamy sand, 2 to 5 percent slopes	82.41	34.03	0	65	2e
TfA	Tifton loamy sand, 0 to 2 percent slopes	61.8	25.52	0	66	1
Gr	Grady fine sandy loam	49.13	20.29	0	20	5w
CnA	Clarendon loamy sand, 0 to 2 percent slopes	25.7	10.61	0	64	2w
NoB	Norfolk loamy sand, 2 to 5 percent slopes	16.06	6.63	0	69	2e
NoA	Norfolk loamy sand, 0 to 2 percent slopes	5.91	2.44	0	69	1
GoA	Goldsboro loamy sand, 0 to 2 percent slopes	1.13	0.47	0	61	2w
TOTALS		242.14(*)	100%	-	56.36	2.33

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

 Boundary 1 182.71 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TfB	Tifton loamy sand, 2 to 5 percent slopes	69.49	38.03	0	65	2e
TfA	Tifton loamy sand, 0 to 2 percent slopes	50.74	27.77	0	66	1
Gr	Grady fine sandy loam	30.09	16.47	0	20	5w
NoB	Norfolk loamy sand, 2 to 5 percent slopes	16.06	8.79	0	69	2e
CnA	Clarendon loamy sand, 0 to 2 percent slopes	13.4	7.33	0	64	2w
NoA	Norfolk loamy sand, 0 to 2 percent slopes	1.8	0.99	0	69	1
GoA	Goldsboro loamy sand, 0 to 2 percent slopes	1.13	0.62	0	61	2w
TOTALS		182.71(*)	100%	-	58.16	2.21

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

 Boundary 1 42.76 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Gr	Grady fine sandy loam	19.04	44.52	0	20	5w
CnA	Clarendon loamy sand, 0 to 2 percent slopes	12.3	28.76	0	64	2w
TfB	Tifton loamy sand, 2 to 5 percent slopes	6.13	14.33	0	65	2e
NoA	Norfolk loamy sand, 0 to 2 percent slopes	4.11	9.61	0	69	1
TfA	Tifton loamy sand, 0 to 2 percent slopes	1.18	2.76	0	66	1
TOTALS		42.76(*)	100%	-	45.08	3.21

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 1 16.67 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TfA	Tifton loamy sand, 0 to 2 percent slopes	9.88	59.27	0	66	1
TfB	Tifton loamy sand, 2 to 5 percent slopes	6.79	40.73	0	65	2e
TOTALS		16.67(*)	100%	-	65.59	1.41

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards
Decreased Adaptability and Freedom of Choice Users

Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion
(s) soil limitations within the rooting zone (w) excess of water



TAX CARD

Baker County, GA

Summary

Parcel Number 00130003
Location Address HAMILL RD
Legal Description 247.9 ACS/LD 7 LL 315
(Note: Not to be used on legal documents)
Class V5-Consrv Use
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District County (District 02)
Millage Rate 24.37
Acres 247.9
Homestead Exemption No (50)
Landlot/District 315 / 07

[View Map](#)

Owner

[BROWN JOHN A JR ETAL](#)
 1960 CLAY BROWN RD
 HARTWELL, GA 30643

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	8	14.11
RUR	Open Land	Rural	1	14.1
RUR	Woodland	Rural	3	12.82
RUR	Open Land	Rural	3	10.22
RUR	Woodland	Rural	1	14.45
RUR	Woodland	Rural	2	14.18
RUR	Open Land	Rural	2	131.13
RUR	Woodland	Rural	9	36.89

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	8	14.11
CUV	Agland 93	1	14.1
CUV	Agland 93	3	10.22
CUV	Agland 93	2	137.73
CUV	Timberland 93	2	14.18
CUV	Timberland 93	9	39.59
CUV	Timberland 93	1	14.45
CUV	Timberland 93	3	12.82

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/12/2023	168 355		\$0	Estate Sale/Deed of Assent	BROWN MARGIE ESTATE	BROWN JOHN A JR ETAL

Valuation

	2023	2022	2021	2020	2019
Previous Value	\$582,711	\$582,711	\$582,711	\$582,711	\$582,711
Land Value	\$582,711	\$582,711	\$582,711	\$582,711	\$582,711
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$582,711	\$582,711	\$582,711	\$582,711	\$582,711
10 Year Land Covenant (Agreement Year / Value)	2014 / \$224,578	2014 / \$218,179	2014 / \$211,988	2014 / \$205,998	2014 / \$200,173

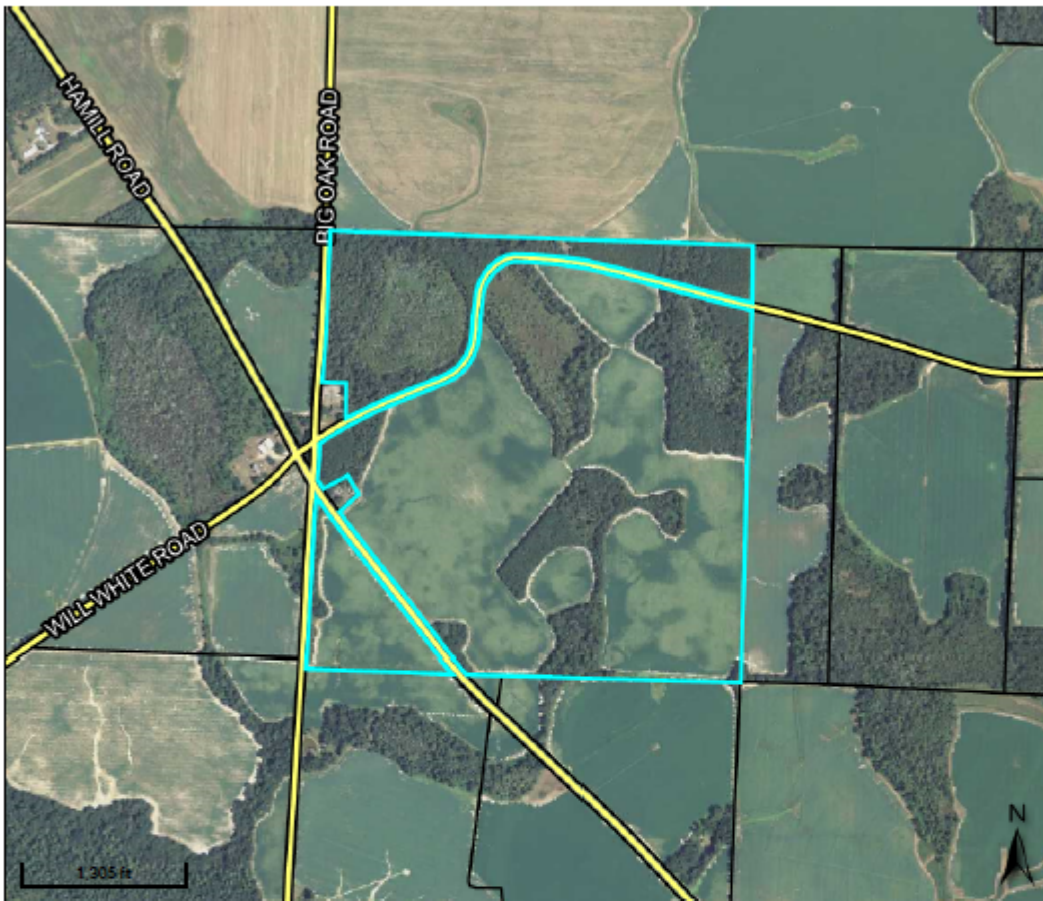
No data available for the following modules: Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.




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TAX MAP

 Baker County, GA



- Legend**
-  Parcels
 -  Roads
 -  City Labels

Parcel ID	00130003	Owner	BROWN JOHN A JR ETAL	Last 2 Sales			
Class Code	Consv Use		1960 CLAY BROWN RD	Date	Price	Reason	Qual
Taxing District	County		HARTWELL, GA 30643	10/12/2023	0	ES	U
Acres	247.9	Physical Address	HAMILL RD	n/a	0	n/a	n/a
		Assessed Value	Value \$582711				

(Note: Not to be used on legal documents)

Parcel lines are intended for taxation purposes only. These maps are NOT surveys. They are intended for use by trained County personnel in the the valuation of property for taxation purposes. As such, these maps should not be relied upon to determine either a property's legal boundaries or its ownership. Baker County, Georgia, its staff and representatives, make no claims either written or implied as to the accuracy or unintended use of any information contained herein. **USE AT YOUR OWN RISK.**

Date created: 6/7/2024
Last Data Uploaded: 6/7/2024 12:02:42 AM

Developed by  Schneider GEOSPATIAL

TAX BILL

2024 Property Tax Statement

Jessica Craft
Baker Tax Commissioner
167 Baker Place
Newton, GA 39870
229-734-3010

BROWN JOHN A JR ETAL
1960 CLAY BROWN RD
HARTWELL, GA 30643

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2024-263	12/20/2024	\$0.00	\$2,174.83	\$0.00	Paid 01/03/2025


Map: 00130-00000-003-000
Location: HAMILL RD
Account No: 078900 010

Printed: 01/14/2025

If paying by check or money order, please include your tax bill number.

RETURN THIS PORTION WITH PAYMENT

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

Jessica Craft Baker Tax Commissioner 167 Baker Place Newton, GA 39870 229-734-3010				Tax Payer: BROWN JOHN A JR ETAL Map Code: 00130-00000-003-000 Real Description: 247.9 ACS/LD 7 LL 315 Location: HAMILL RD Bill No: 2024-263				
Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
0.00	0.00	247.9000	\$562,335.00	12/20/2024	09/03/2024			
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY	\$0	\$224,934	\$136,820	\$88,114	0.011017	\$1,114.99	-\$144.24	\$970.75
SCHOOL	\$0	\$224,934	\$136,820	\$88,114	0.013665	\$1,204.08	\$0.00	\$1,204.08
TOTALS					0.024682	\$2,319.07	-\$144.24	\$2,174.83
Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead authorized for all homeowners, certain elderly persons are entitled to additional homestead 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 the exemptions and are 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. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact the office of the County Tax Office at 167 Baker Place, Newton, GA 39870 or 229-734-3010. If you feel that your property has been assigned too high a value for tax purposes by the Board of Tax Assessors, you should file a tax return reducing the value not later than April 1st in order to have an opportunity to have this value lowered for next year's taxes. Information on filing a return can be obtained from the County Tax Office at 167 Baker Place 9, Newton, GA 39870 or 229-734-3010.						Current Due \$2,174.83 Penalty \$0.00 Interest \$0.00 Other Fees \$0.00 Previous Payments \$2,174.83 Back Taxes \$0.00 Total Due \$0.00 Paid Date 01/03/2025		
LOCAL OPTION SALES TAX CREDIT: The General Assembly reenacted the Local Option Sales Tax Act and another part of your bill shows the dollar amount of reduction of local property taxes which you have received. The law now requires the following additional information to be provided to each taxpayer.								

PT61 # _____ Deed Doc: COVE
Recorded 04/18/2024 09:35AM

STEPHANIE KEY
 Clerk Superior Court, BAKER COUNTY SUPERIOR COUR
 Bk **00169** Pg **0445-0446**

PT283A Rev. 2/15

APPLICATION AND QUESTIONNAIRE FOR CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

To the Board of Tax Assessors of Baker County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

BROWN JOHN A JR ETAL

Owner's mailing address 1960 CLAY BROWN RD		City, State, Zip HARTWELL, GA 30643		Number of acres included in this application (+) Agricultural Land: <u>142</u> Timber Land: <u>15.2</u> Woodlands <u>90.7</u> Covenant Acres 247.90 Total Acres 247.90	
Property location (Street, Route, Hwy, etc.) 0 HAMILL RD		City, State, Zip of Property: <u>Newton GA 39870</u>			
District 07	Land Lot 315	Sublot & Block	Recorded Deed Book/Page 168 355	List types of storage and processing buildings: <u>None</u>	

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and the uses shown on the table above for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable to the above.

Signature of Taxpayer or Taxpayer's Authorized Representative: John A. Brown, Jr.
 My Commission Expires 3/26/2024
 Baker County
 January 07, 2028 Date Application Filed

Signature of Taxpayer or Taxpayer's Authorized Representative (Please have additional taxpayers sign on reverse side of application): Delores Dan
 Sworn to and subscribed before me this 26 day of March 2024
 Notary Public

If denied, Georgia law, O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 00130003	TAX DISTRICT 02	TAXPAYER ACCOUNT NUMBER 370	YEAR COVENANT: Begin: Jan 1, 2024 Ends: Dec 31, 2033
If transferred from Preferential Agricultural Assessment, provide date of transfer:	If applicable, covenant is a renewal for tax year: Begin: Jan 1, ____ Ends: Dec 31, ____		If applicable, covenant is a continuation for tax year: Begin: Jan 1, ____ Ends: Dec 31, ____
	Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number:

Approved: Date: 4/9/2024
 Board of Tax Assessors: Bernady Berrin Date: 4/9/2024

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-308.

CURRENT USE ASSESSMENT QUESTIONNAIRE -- PT283A 00130003

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in this application only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants	
Name / Relationship			County	Total Acres	% Interest / No of Acres
JOHN A. BROWN Jr.		33 1/3	Early	118	33 1/3 / 39.33
Davey Brown		33 1/3	Early	118	33 1/3 / 39.33
Dana B. Story		33 1/3	Early	118	33 1/3 / 39.33

Check Appropriate Ownership Type:

- One or more natural or naturalized citizens.
- An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- A trust of which the beneficiaries are one or more natural or naturalized citizens.
- A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.))
- Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)
- Bona fide club organized for pleasure, recreation, and other non-profitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- Raising, harvesting, or storing crops % 53
- Feeding, breeding, or managing livestock or poultry % _____
- Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % 5 planted pines
- Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % 40 (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apian products % _____
- Other _____

- Yes No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- Yes No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.
- Yes No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- Yes No Are there any deed restrictions on this property? If yes, please list the restrictions.
- Yes No Does the current zoning on this property allow agricultural use? If no, please explain.
- Yes No Is there any type business operated on this property? If yes please indicate business name & type of business.

* If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.
 * Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:
 (1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber, (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)
 * The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me
 This ___ day of _____, _____

Taxpayer's Authorized Signature _____ Approved by: Board of Tax Assessors _____

Notary Public _____ Date Filed _____ Date Approved _____

DEED

Return Recorded Document to:
Bereic Law Office, P.C.
P.O. Box 786
Lavonia, GA 30553

eFiled & eRecorded
DATE: 11/6/2023
TIME: 11:39 AM
DEED BOOK: 00168
PAGE: 00355 - 00356
RECORDING FEES: \$25.00
PARTICIPANT ID: 6280826108
CLERK: Stephanie Key
Baker County, GA
PT61: 004-2023-000130

NO TITLE SEARCH PERFORMED OR CERTIFICATION GIVEN

EXECUTOR'S DEED

STATE OF GEORGIA

COUNTY OF HART

THIS INDENTURE, made this day of October 12, 2023, between **John Arthur Brown, Jr.**, as **Executor of the Estate of Margie Brown**, both Executor and Estate being of Hart County, State of Georgia, as party of the first part, hereinafter called Grantor, and **John Arthur Brown, Jr.**, of Hart County, State of Georgia, **Dana Jane Brown Story**, of Hamilton County, Tennessee, and **Davey Brown** of Laurens County, State of Georgia, as party of the second part, each being of equal 1/3 interest as tenants in common, hereinafter called Grantee (the words "Grantor(s)" and "Grantee(s)" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH, that the party of the first part, by virtue of the power and authority vested in him by said Will (which has been duly probated in solemn form and recorded in said county), in consideration of the sum of *One Dollars & Other Good and Valuable Consideration*, to him in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and he hereby does grant, bargain, sell and convey unto the party of the second part, his heirs and assigns, the following described property, to-wit:

TRACT I.

All that tract or parcel of land situate, lying, and being in the Seventh Land District of Baker County, Georgia, and being the east half of Land Lot Number 354, containing 125 acres, more or less.

DERIVATION FOR TRACT I: This being the same property conveyed by Assent to Devise from the Estate of L. D. Lawrence by Executor Joe W. Lawrence to Margie L. Brown on June 1, 1972, as recorded July 11, 1972 at Book 60, Pages 550-551, Baker County Superior Court.

Subject to covenants, conditions, restrictions, and easements of record.

TRACT II.

All that tract or parcel of land situate, lying and being in the Seventh Land District of Baker County, Georgia, and being all of Lot of Land Number 315, containing 250 acres, more or less, LESS AND EXCEPT the two acres in the shape of a square, situated on the west line of said lot at the intersection of the Arlington and Newton public road, being the two acres on which the Bethany Church now stands, said tract

of land containing in all 248 acres, more or less, after the exception of the two acres above mentioned.

DERIVATION FOR TRACT II: This being the same property conveyed by Assent to Devise from the Estate of L. D. Lawrence by Executor Joe W. Lawrence to Margie L. Brown on June 1, 1972, as recorded July 11, 1972 at Book 60, Pages 550-551, Baker County Superior Court.¹

Subject to covenants, conditions, restrictions, and easements of record.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

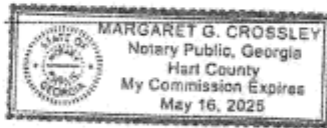
IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

John A. Brown, Jr. - Executor (Seal)
John Arthur Brown, Jr.,
As Executor of Estate of Margie Brown

[Signature]
Unofficial Witness

Margaret G. Crossley
Notary Public
My Commission Expires:
(Seal)



¹ [FOR CLARITY TO HIGHLIGHT FOR FUTURE TITLE EXAMINERS AN APPARENT ERROR IN THE CHAIN OF TITLE: TRACT II, described above, when conveyed in 1972 to Margie Brown from the Estate of L. D. Lawrence, did not contain the one acre, more or less, conveyed from L. D. Lawrence to Lamar Cloud on September 24, 1968, as recorded at Book 55 Page 187; it being the opinion of George Ligon, esq., the attorney preparing this Executor's Deed on November 1, 2023, that the description of Tract II when conveyed to Margie Brown should have included a *Less and Except for BOTH* the Church cut-out and the cut-out for Lamar Cloud; this acre presently being owned by Herman Cloud and bearing Tax Parcel #00130002. No certification of title is given].

FARM 2 INFORMATION



Property Address: Hamill Road (CR 119) and Begardus Road (CR 35), Leary, Georgia 39862 (8gCR+G47 Damascus, Georgia)

Auction Date: Tuesday, March 4, 2025, at 2 pm

Property Size: 118.4 +/- Acres

Assessor's Parcel Numbers: Baker County Tax Parcel 00050020

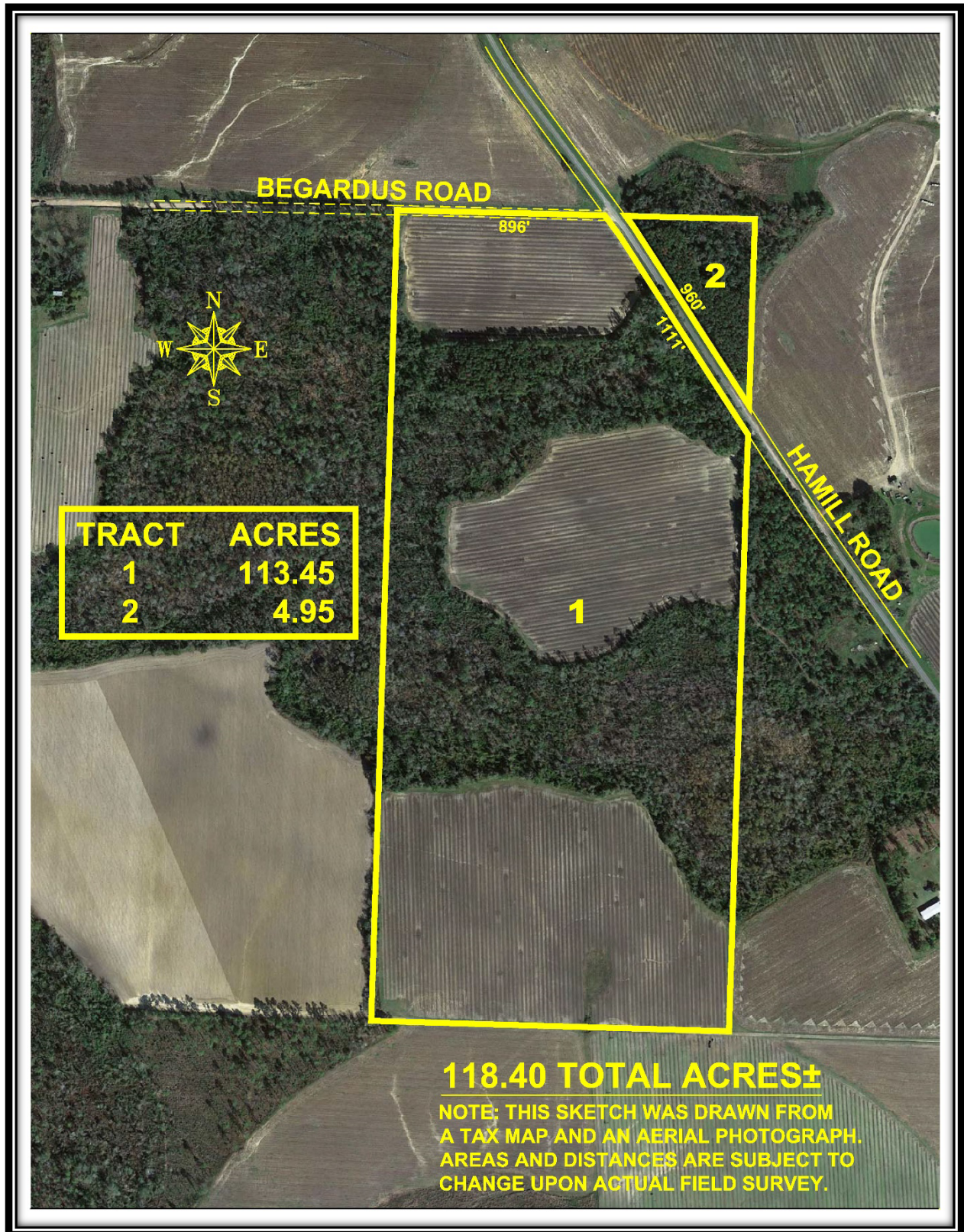
Property Taxes: Baker County 2024 Tax Bill - \$1,082.36

NOTE: *The above reference tax amount is reflective of the property being enrolled in the Agricultural Conservation Use Valuation Assessment Tax Covenant. The current enrollment ends December 31, 2033.*

Important Selling Features:

- 🌿 **Premium Soil Types:** Norfolk Loamy Sand (NoA), Clarendon Loamy Sand (CnA), and Tifton Loamy Sand (TfB) support robust agricultural yields and long-term investment potential.
- 🌿 **Diverse Land Use:** Perfect for farming, hunting, timber production, or a combination of these.
- 🌿 **Recreational Appeal:** The property offers abundant game and is a hunter's paradise.
- 🌿 **Strategic Location:** Accessible via Hamill Road and Begardus Road, providing both convenience and visibility.
- 🌿 **Flexible Investment Options:** Two distinct tracts allow buyers to tailor their purchase to their specific needs.
- 🌿 **Agricultural Preferential Assessment Covenant:** The property is subject to a covenant recorded in Deed Book 169, Pages 447-448, expiring December 31, 2033.

AERIAL MAP



SOIL MAP

Brown Estate - 118 Baker County, Georgia
Baker County, Georgia, AC +/-



Boundary

📁 All Polygons 117.52 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
NoA	Norfolk loamy sand, 0 to 2 percent slopes	53.71	45.7	0	69	1
Gr	Grady fine sandy loam	25.53	21.72	0	20	5w
CnA	Clarendon loamy sand, 0 to 2 percent slopes	20.19	17.18	0	64	2w
TfB	Tifton loamy sand, 2 to 5 percent slopes	18.09	15.39	0	65	2e
TOTALS		117.52(*)	100%	-	56.88	2.19

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

📁 Boundary 113.07 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
NoA	Norfolk loamy sand, 0 to 2 percent slopes	53.71	47.51	0	69	1
Gr	Grady fine sandy loam	24.44	21.62	0	20	5w
CnA	Clarendon loamy sand, 0 to 2 percent slopes	20.19	17.86	0	64	2w
TfB	Tifton loamy sand, 2 to 5 percent slopes	14.73	13.03	0	65	2e
TOTALS		113.07(*)	100%	-	57.0	2.17

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

📁 Boundary 4.45 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TfB	Tifton loamy sand, 2 to 5 percent slopes	3.36	75.34	0	65	2e
Gr	Grady fine sandy loam	1.09	24.44	0	20	5w
TOTALS		4.45(*)	100%	-	53.86	2.73

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend								
Increased Limitations and Hazards								
Decreased Adaptability and Freedom of Choice Users								
Land, Capability	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							
Grazing Cultivation								
(c) climatic limitations (e) susceptibility to erosion								
(s) soil limitations within the rooting zone (w) excess of water								

TAX CARD

Baker County, GA

Summary

Parcel Number 00050020
Location Address HAMELL RD
Legal Description 125 ACS/LD 7 LL 354
(Note: Not to be used on legal documents)
Class V5-Consrv Use
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District County (District 02)
Millage Rate 24.37
Acres 125
Homestead Exemption No (\$0)
Landlot/District 354 / 07

[View Map](#)

Owner

[BROWN JOHN A JR ETAL](#)
 1960 CLAY BROWN RD
 HARTWELL, GA 30643

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodland	Rural	2	3.1
RUR	Woodland	Rural	3	4.99
RUR	Woodland	Rural	1	12.55
RUR	Open Land	Rural	1	6.37
RUR	Open Land	Rural	8	5.11
RUR	Open Land	Rural	2	69.56
RUR	Woodland	Rural	9	23.32

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	2	69.56
CUV	Agland 93	1	6.37
CUV	Agland 93	8	2.21
CUV	Timberland 93	9	23.32
CUV	Timberland 93	2	3.1
CUV	Timberland 93	3	4.99
CUV	Timberland 93	1	12.55

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/12/2023	168 355		\$0	Estate Sale/Deed of Assent	BROWN MARGIE ESTATE	BROWN JOHN A JR ETAL

Valuation

	2023	2022	2021	2020	2019
Previous Value	\$276,176	\$276,176	\$276,176	\$276,176	\$276,176
Land Value	\$276,176	\$276,176	\$276,176	\$276,176	\$276,176
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$276,176	\$276,176	\$276,176	\$276,176	\$276,176
10 Year Land Covenant (Agreement Year / Value)	2014 / \$107,017	2014 / \$103,976	2014 / \$101,025	2014 / \$98,173	2014 / \$95,395

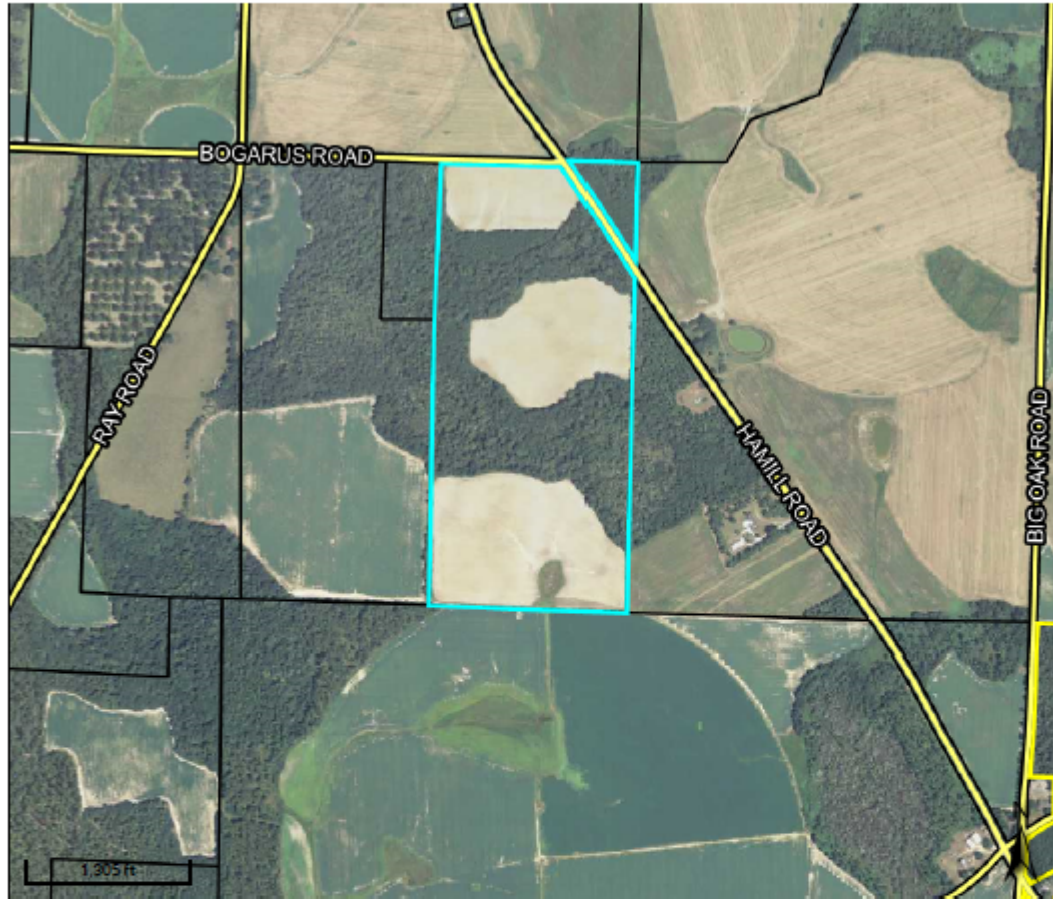
No data available for the following modules: Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

[User Privacy Policy](#) [GDPR Privacy Notice](#)
[Last Data Upload: 6/7/2024, 12:02:42 AM](#)



TAX MAP

qPublic.net™ Baker County, GA



Overview



Legend

- Parcels
- Roads
- City Labels

Parcel ID	00050020	Owner	BROWN JOHN A JR ETAL	Last 2 Sales				
Class Code	Consv Use		1960 CLAY BROWN RD	Date	Price	Reason	Qual	
Taxing District	County		HARTWELL, GA 30643	10/12/2023	0	ES	U	
Acres	125.0	Physical Address	HAMILL RD	n/a	0	n/a	n/a	
		Assessed Value	Value \$276176					

(Note: Not to be used on legal documents)

Parcel lines are intended for taxation purposes only. These maps are NOT surveys. They are intended for use by trained County personnel in the the valuation of property for taxation purposes. As such, these maps should not be relied upon to determine either a property's legal boundaries or its ownership. Baker County, Georgia, its staff and representatives, make no claims either written or implied as to the accuracy or unintended use of any information contained herein. USE AT YOUR OWN RISK.

Date created: 6/7/2024
Last Data Uploaded: 6/7/2024 12:02:42 AM

Developed by  Schneider
GEOSPATIAL

TAX BILL

2024 Property Tax Statement

Jessica Craft
Baker Tax Commissioner
167 Baker Place
Newton, GA 39870
229-734-3010

BROWN JOHN A JR ETAL
1960 CLAY BROWN RD
HARTWELL, GA 30643

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2024-262	12/20/2024	\$0.00	\$1,082.36	\$0.00	Paid 01/03/2025


Map: 00050-00000-020-000
Location: HAMILL RD
Account No: 078600 010

Printed: 01/14/2025

If paying by check or money order, please include your tax bill number.

RETURN THIS PORTION WITH PAYMENT

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

Jessica Craft Baker Tax Commissioner 167 Baker Place Newton, GA 39870 229-734-3010				Tax Payer: BROWN JOHN A JR ETAL Map Code: 00050-00000-020-000 Real Description: 125 ACS/LD 7 LL 354 Location: HAMILL RD Bill No: 2024-262					
Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
0.00	0.00	125.0000	\$281,834.00	12/20/2024	09/03/2024				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
COUNTY		\$0	\$112,734	\$68,882	\$43,852	0.0111017	\$554.91	-\$71.79	\$483.12
SCHOOL		\$0	\$112,734	\$68,882	\$43,852	0.013665	\$599.24	\$0.00	\$599.24
TOTALS					0.024682	\$1,154.15	-\$71.79	\$1,082.36	
Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead authorized for all homeowners, certain elderly persons are entitled to additional homestead 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 the exemptions and are 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. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact the office of the County Tax Office at 167 Baker Place, Newton, GA 39870 or 229-734-3010. If you feel that your property has been assigned too high a value for tax purposes by the Board of Tax Assessors, you should file a tax return reducing the value not later than April 1st in order to have an opportunity to have this value lowered for next year's taxes. Information on filing a return can be obtained from the County Tax Office at 167 Baker Place 9, Newton, GA 39870 or 229-734-3010.						Current Due \$1,082.36 Penalty \$0.00 Interest \$0.00 Other Fees \$0.00 Previous Payments \$1,082.36 Back Taxes \$0.00 Total Due \$0.00 Paid Date 01/03/2025			
LOCAL OPTION SALES TAX CREDIT: The General Assembly reenacted the Local Option Sales Tax Act and another part of your bill shows the dollar amount of reduction of local property taxes which you have received. The law now requires the following additional information to be provided to each taxpayer.									

CUVA

PT61 # _____ Deed Doc: COVE
Recorded 04/18/2024 09:35AM

STEPHANIE KEY
 Clerk Superior Court, BAKER COUNTY SUPERIOR COUR
 Bk **00169** Pg **0447-0448**

PT283A Rev. 2/15

APPLICATION AND QUESTIONNAIRE FOR CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

To the Board of Tax Assessors of Baker County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

BROWN JOHN A JR ETAL

Owner's mailing address 1960 CLAY BROWN RD	City, State, Zip HARTWELL, GA 30643	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 0 HAMILL RD	City, State, Zip of Property:	Covenant Acres 125.00 Total Acres 125.00

District 07	Land Lot 354	Sublot & Block	Recorded Deed Book/Page 168 355	List types of storage and processing buildings:
----------------	-----------------	----------------	------------------------------------	---

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property is the property of the undersigned and that the undersigned is the owner of the property described herein. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I am the owner(s) of the property described herein. I am also aware that certain penalties apply to the individuals having an ownership right to this property on the back of this application form.

Signature of Taxpayer or Taxpayer's Authorized Representative: John A. Brown, Jr. Date Application Filed: 3/26/2024



Signature of Taxpayer or Taxpayer's Authorized Representative: Deborah Kay Vernon Sworn to and subscribed before me this 26 day of March 2024. Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 00050020	TAX DISTRICT 02	TAXPAYER ACCOUNT NUMBER 81	YEAR COVENANT: Begin: Jan 1, 2024 Ends: Dec 31, 2033
If transferred from Preferential Agricultural Assessment, provide date of transfer:	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____		If applicable, covenant is a continuation for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____
	Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: Date: 4/9/2024 Deborah Kay Vernon Board of Tax Assessors Date: 4/9/2024

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-308.

CURRENT USE ASSESSMENT QUESTIONNAIRE – PT283A 00050020

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in this application only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants	
Name / Relationship			County	Total Acres	% Interest / No of Acres
John A. Brown Jr.		33 1/3	Early	118	33 1/3 / 39.33
Davey Brown		33 1/3	Early	118	33 1/3 / 39.33
Dana B. Story		33 1/3	Early	118	33 1/3 / 39.33

Check Appropriate Ownership Type:

- One or more natural or naturalized citizens.
- An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- A trust of which the beneficiaries are one or more natural or naturalized citizens.
- A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses, _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.))
- Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)
- Bona fide club organized for pleasure, recreation, and other non-profitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- Raising, harvesting, or storing crops % 67
- Feeding, breeding, or managing livestock or poultry % _____
- Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % 5 planted pines
- Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % 31 (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apian products % _____
- Other _____

- Yes No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- Yes No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.
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- Yes No Are there any deed restrictions on this property? If yes, please list the restrictions.
- Yes No Does the current zoning on this property allow agricultural use? If no, please explain.
- Yes No Is there any type business operated on this property? If yes please indicate business name & type of business.

* If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.
 * Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:
 (1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber, (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)
 * The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me
 This _____ day of _____,

 Taxpayer's Authorized Signature

 Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved

DEED

Return Recorded Document to:
Berec Law Office, P.C.
P.O. Box 786
Lavonia, GA 30553

eFiled & eRecorded
DATE: 11/6/2023
TIME: 11:39 AM
DEED BOOK: 00168
PAGE: 00355 - 00356
RECORDING FEES: \$25.00
PARTICIPANT ID: 6280826104
CLERK: Stephanie Key
Baker County, GA
PT61: 004-2023-000130

NO TITLE SEARCH PERFORMED OR CERTIFICATION GIVEN

EXECUTOR'S DEED

STATE OF GEORGIA

COUNTY OF HART

THIS INDENTURE, made this day of October 12, 2023, between **John Arthur Brown, Jr.**, as **Executor of the Estate of Margie Brown**, both Executor and Estate being of Hart County, State of Georgia, as party of the first part, hereinafter called Grantor, and **John Arthur Brown, Jr.**, of Hart County, State of Georgia, **Dana Jane Brown Story**, of Hamilton County, Tennessee, and **Davey Brown** of Laurens County, State of Georgia, as party of the second part, each being of equal 1/3 interest as tenants in common, hereinafter called Grantee (the words "Grantor(s)" and "Grantee(s)" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH, that the party of the first part, by virtue of the power and authority vested in him by said Will (which has been duly probated in solemn form and recorded in said county), in consideration of the sum of *One Dollars & Other Good and Valuable Consideration*, to him in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and he hereby does grant, bargain, sell and convey unto the party of the second part, his heirs and assigns, the following described property, to-wit:

TRACT I.

All that tract or parcel of land situate, lying, and being in the Seventh Land District of Baker County, Georgia, and being the east half of Land Lot Number 354, containing 125 acres, more or less.

DERIVATION FOR TRACT I: This being the same property conveyed by Assent to Devise from the Estate of L. D. Lawrence by Executor Joe W. Lawrence to Margie L. Brown on June 1, 1972, as recorded July 11, 1972 at Book 60, Pages 550-551, Baker County Superior Court.

Subject to covenants, conditions, restrictions, and easements of record.

TRACT II.

All that tract or parcel of land situate, lying and being in the Seventh Land District of Baker County, Georgia, and being all of Lot of Land Number 315, containing 250 acres, more or less, LESS AND EXCEPT the two acres in the shape of a square, situated on the west line of said lot at the intersection of the Arlington and Newton public road, being the two acres on which the Bethany Church now stands, said tract

of land containing in all 248 acres, more or less, after the exception of the two acres above mentioned.

DERIVATION FOR TRACT II: This being the same property conveyed by Assent to Devise from the Estate of L. D. Lawrence by Executor Joe W. Lawrence to Margie L. Brown on June 1, 1972, as recorded July 11, 1972 at Book 60, Pages 550-551, Baker County Superior Court.¹

Subject to covenants, conditions, restrictions, and easements of record.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

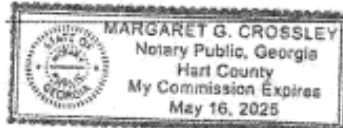
IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

John A. Brown, Jr. - Executor
(Seal)
John Arthur Brown, Jr.,
As Executor of Estate of Margie Brown

[Signature]
Unofficial Witness

Margaret G. Crossley
Notary Public
My Commission Expires:
(Seal)



¹ [FOR CLARITY TO HIGHLIGHT FOR FUTURE TITLE EXAMINERS AN APPARENT ERROR IN THE CHAIN OF TITLE: TRACT II, described above, when conveyed in 1972 to Margie Brown from the Estate of L. D. Lawrence, did not contain the one acre, more or less, conveyed from L. D. Lawrence to Lamar Cloud on September 24, 1968, as recorded at Book 55 Page 187; it being the opinion of George Ligon, esq., the attorney preparing this Executor's Deed on November 1, 2023, that the description of Tract II when conveyed to Margie Brown should have included a *Less and Except for BOTH* the Church cut-out and the cut-out for Lamar Cloud; this acre presently being owned by Herman Cloud and bearing Tax Parcel #00130002. No certification of title is given].

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