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120 +/- Acres

This 120-acre property in Early County, Georgia, offers a compelling mix of productive farmland, recreational opportunities, and investment potential. Conveniently located just north of US Hwy 84 near Jakin, Georgia, this property is accessible and versatile. Divided into three distinct tracts, it provides excellent opportunities for agricultural investors and recreational buyers. The land features premium soil types, including Tifton Loamy Sand (TfB) and Norfolk Loamy Sand (NoA), ensuring high productivity for cultivation while retaining value for recreational purposes.

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Online Only  
Auction

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**March 4, 2025, at  
2 pm**

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Final Contract to  
Include a 10%  
Buyer's Premium

# TABLE OF CONTENTS

Introduction	3
Auction Information	4
Property Information	5
Aerial Map	6
Farm Service Agency Report	7-11
Soil Map	12-14
Tax Card: Parcel 0101-016	15
Tax Map: Parcel 0101-016	16
Tax Bill: Parcel 0101-016	17
CUVA: Parcel 0101-16	18-21
Deed: Parcel 0101-16	22-24
Tax Card: Parcel 0117-024	25
Tax Map: Parcel 0117-024	26
Tax Bill: Parcel 0117-024	27
CUVA: Parcel 0117-024	28-31
Deed: Parcel 0117-024	32-34
Conclusion	35



# INTRODUCTION

Dear Perspective Bidders,

This 120-acre property in Early County, Georgia, offers a compelling mix of productive farmland, recreational opportunities, and investment potential. Conveniently located just north of US Hwy 84 near Jakin, Georgia, this property is accessible and versatile. Divided into three distinct tracts, it provides excellent opportunities for agricultural investors and recreational buyers. The land features premium soil types, including Tifton Loamy Sand (TfB) and Norfolk Loamy Sand (NoA), ensuring high productivity for cultivation while retaining value for recreational purposes.

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](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, 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](mailto:Mark@Bidwiregrass.com)

# PROPERTY INFORMATION



**Property Address:** Whitaker Road and Brown Lane, Jakin, Georgia

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

**Property Size:** 120 +/- Acres

**Assessor's Parcel Numbers:** Early County Tax Parcels 0117 024 and 0101 016

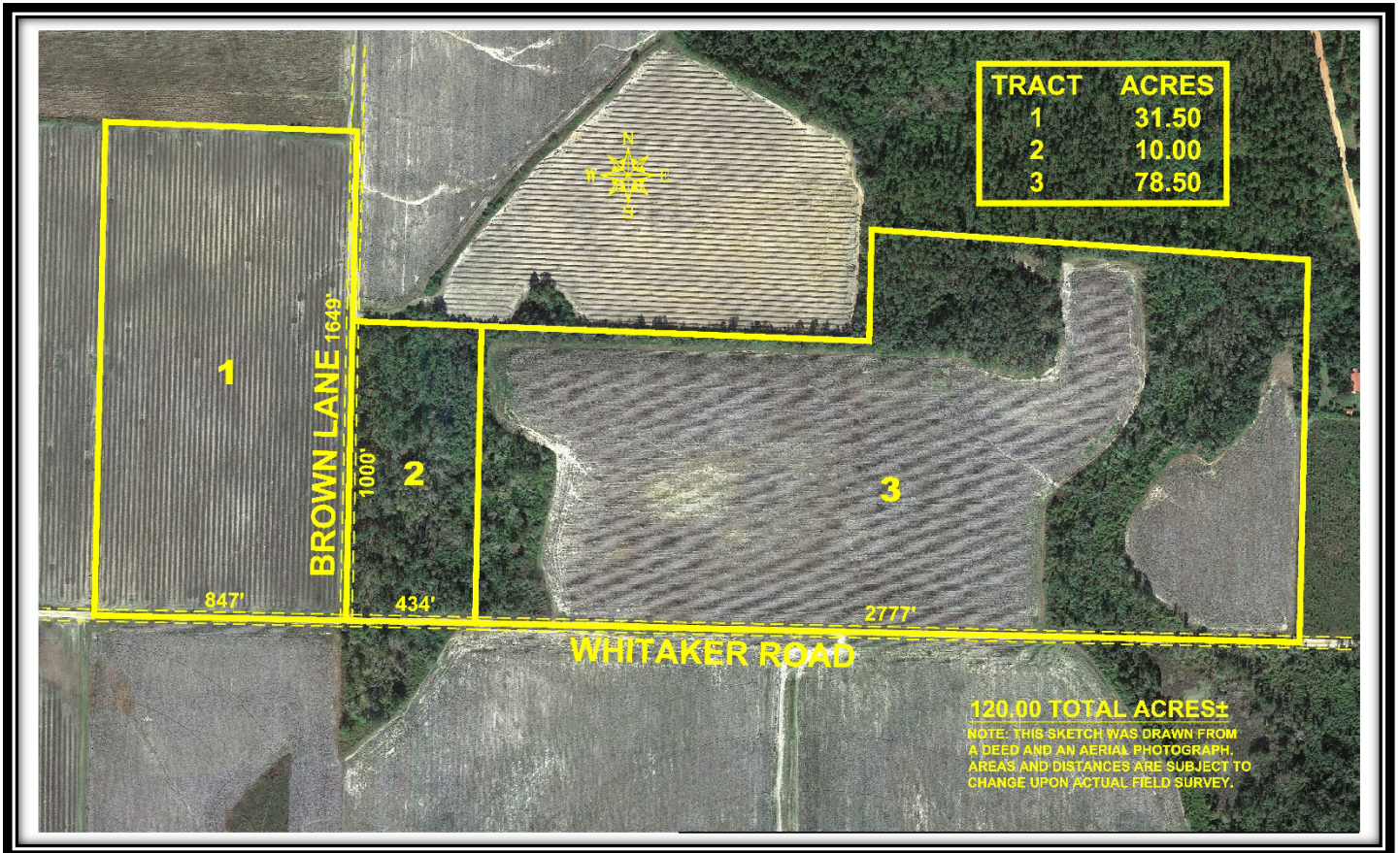
**Baker County 2024 Tax:** Parcel 0117 024 - \$445.08 and Parcel 0101 016 - \$772.28

**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, 2030.*

## Important Selling Features:

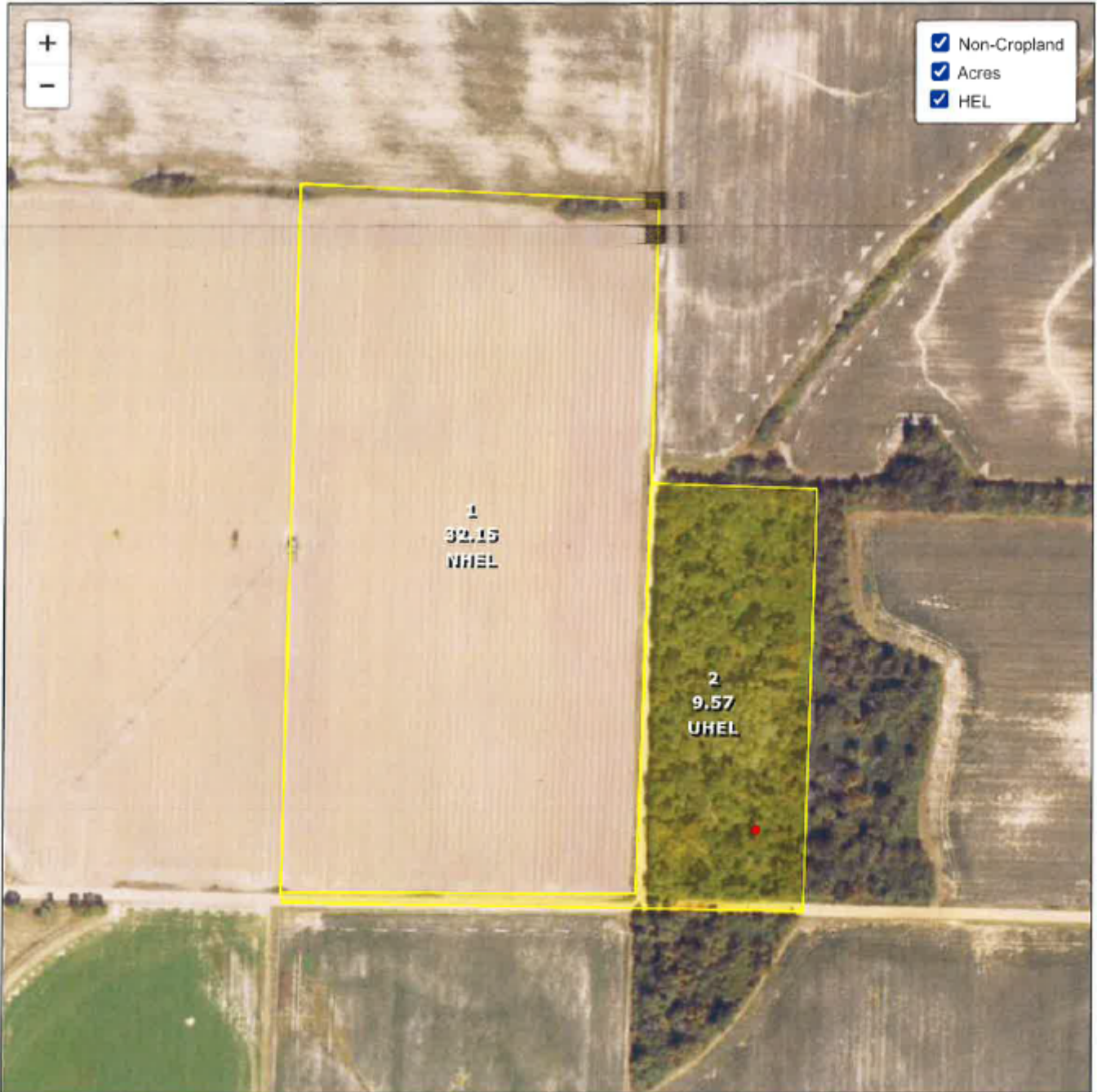
- 🌱 **Premium Soil Types:** Fertile Tifton Loamy Sand (TfB) and Norfolk Loamy Sand (NoA) soils ensure strong agricultural productivity.
- 🌱 **Recreational Appeal:** Ample wooded areas make this property ideal for hunting and other outdoor activities.
- 🌱 **Accessibility:** Located just north of US Hwy 84, near Jakin, Georgia, offering convenience and ease of access.
- 🌱 **Investment Quality:** While this tract has no planted pines, its agricultural and recreational features align with high investment value.
- 🌱 **Flexible Options:** Divided into three tracts, catering to a variety of buyer interests and needs.
- 🌱 **Agricultural Preferential Assessment Covenant:** The property is subject to covenants recorded in Deed Book 376, ensuring it is preserved for agricultural use through December 31, 2030.

# AERIAL MAP



# FARM SERVICE AGENCY REPORT

USDA Early County, Georgia



**Common Land Unit**  
 [Yellow Box] Cropland [Green Box] Non-cropland [Brown Box] CRP

2024 Crop Year

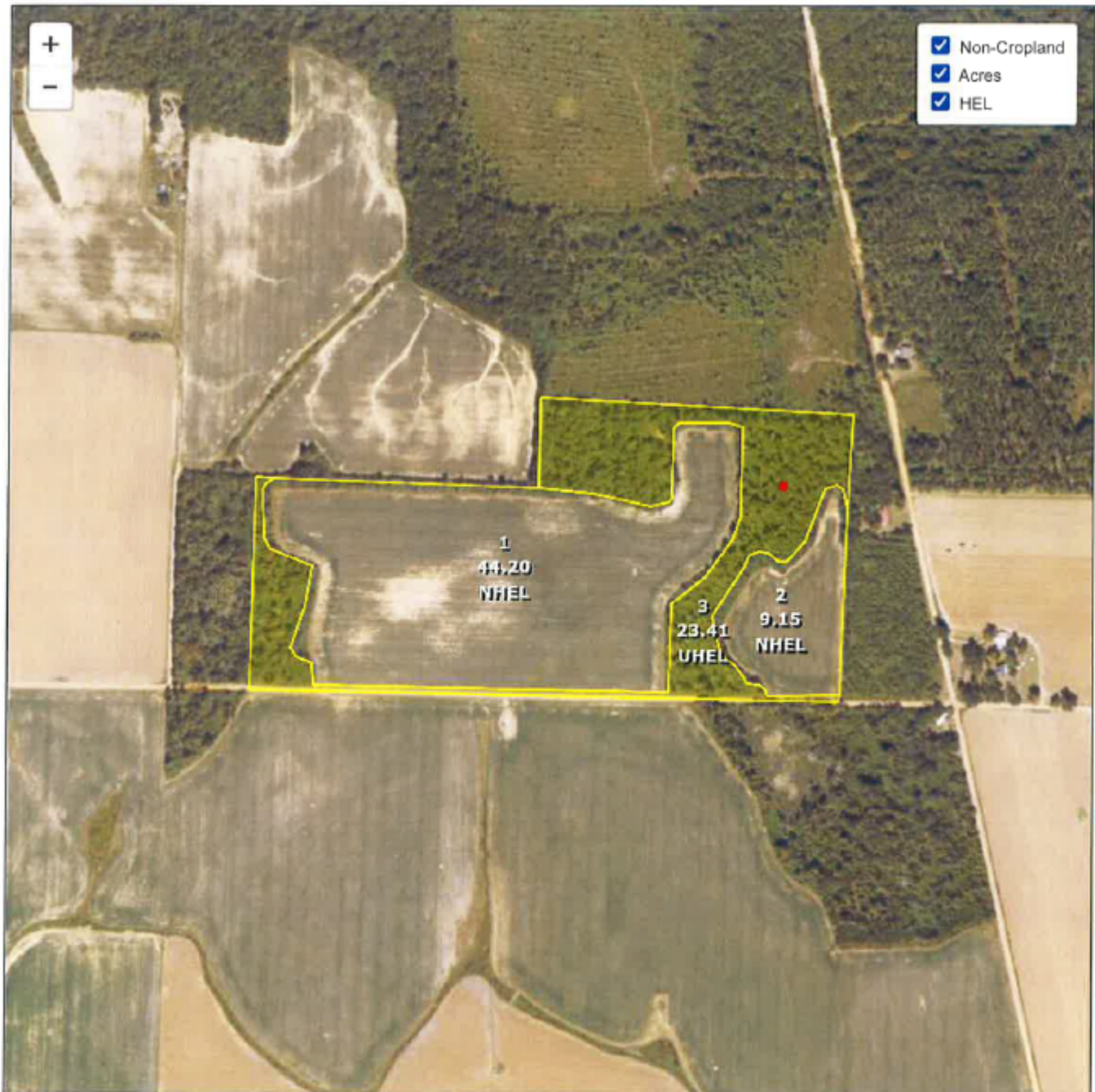
**Wetland Determination Identifiers**

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions



Farm 216  
Tract 991

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).



- Non-Cropland
- Acres
- HEL

**Common Land Unit**

- Cropland
- Non-cropland
- CRP

2024 Crop Year

Farm 216  
Tract 992

**Wetland Determination Identifiers**

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions



Tract 2 of 2

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



FARM : 216  
Prepared : 1/8/25 9:52 AM CST  
Crop Year : 2025

See Page 3 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

Operator Name : ██████████  
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
118,48	85,50	85,50	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	85,50	0,00		0,00	0,00	0,00	0,00	

**Crop Election Choice**

ARC Individual	ARC County	Price Loss Coverage
None	None	WHEAT, PNUTS, SOYBN, SUP

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	16,30	0,00	39	
Peanuts	13,43	0,00	3441	
Soybeans	4,08	0,00	46	
Seed Cotton	18,69	0,00	1987	
<b>TOTAL</b>	<b>52,50</b>	<b>0,00</b>		

**NOTES**

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Tract Number : 991  
Description : E13/2A  
FSA Physical Location : GEORGIA/EARLY  
ANSI Physical Location : GEORGIA/EARLY  
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, DAVEY BROWN, DANA STORY  
Other Producers : ██████████  
Recon ID : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
41,72	32,15	32,15	0,00	0,00	0,00	0,00	0,0

GEORGIA  
EARLY  
Form: FSA-156EZ



FARM : 216  
Prepared : 1/8/25 9:52 AM CST  
Crop Year : 2025

Abbreviated 156 Farm Record

Tract 991 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	32.15	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	5.98	0.00	39
Peanuts	4.93	0.00	3441
Soybeans	1.50	0.00	46
Seed Cotton	6.69	0.00	1987
<b>TOTAL</b>	<b>19.10</b>	<b>0.00</b>	

NOTES

**Tract Number** : 992  
**Description** : E13/2B  
**FSA Physical Location** : GEORGIA/EARLY  
**ANSI Physical Location** : GEORGIA/EARLY  
**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** : DANA STORY, DAVEY BROWN, JOHN A BROWN JR  
**Other Producers** : XXXXXXXXXX  
**Recon ID** : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
76.76	53.35	53.35	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	53.35	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	10.32	0.00	39
Peanuts	8.50	0.00	3441
Soybeans	2.58	0.00	46
Seed Cotton	12.00	0.00	1987
<b>TOTAL</b>	<b>33.40</b>	<b>0.00</b>	

GEORGIA  
EARLY  
Form: FSA-156EZ



FARM : 216  
Prepared : 1/8/25 9:52 AM CST  
Crop Year : 2025

Tract 992 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](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) 632-9992. 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](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.*



# SOIL MAP

Brown Estate - 120 +/- Acres Early County, Georgia  
Early County, Georgia, 120 AC +/-



Boundary

📏 All Polygons 104.38 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TfB	Tifton loamy sand, 2 to 5 percent slopes	39.83	38.16	0	65	2e
NoA	Norfolk loamy sand, 0 to 2 percent slopes	26.34	25.23	0	69	1
NoB	Norfolk loamy sand, 2 to 5 percent slopes	11.4	10.92	0	69	2e
CaB2	Carnegie sandy loam, 3 to 5 percent slopes, moderately eroded	10.56	10.12	0	55	3e
CnA	Clarendon loamy sand, 0 to 2 percent slopes	4.6	4.41	0	63	2w
NeC2	Nankin-Esto sandy loams, 5 to 8 percent slopes, eroded	4.42	4.23	0	64	4e
GoA	Goldsboro loamy sand, 0 to 2 percent slopes	3.6	3.45	0	61	2w
NeB	Nankin-Esto sandy loams, 2 to 5 percent slopes	3.13	3.0	0	68	2e
TfA	Tifton loamy sand, 0 to 2 percent slopes	0.49	0.47	0	66	1
Gr	Grady loam, 0 to 2 percent slopes, frequently ponded	0.01	0.01	0	19	5w
TOTALS		104.38(*)	100%	-	65.26	1.93

(\*) 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 31.74 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
NoA	Norfolk loamy sand, 0 to 2 percent slopes	26.34	82.99	0	69	1
NoB	Norfolk loamy sand, 2 to 5 percent slopes	4.89	15.41	0	69	2e
GoA	Goldsboro loamy sand, 0 to 2 percent slopes	0.51	1.61	0	61	2w
TOTALS		31.74(*)	100%	-	68.87	1.17

(\*) 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 72.64 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TfB	Tifton loamy sand, 2 to 5 percent slopes	39.83	54.83	0	65	2e
CaB2	Carnegie sandy loam, 3 to 5 percent slopes, moderately eroded	10.56	14.54	0	55	3e
NoB	Norfolk loamy sand, 2 to 5 percent slopes	6.51	8.96	0	69	2e
CnA	Clarendon loamy sand, 0 to 2 percent slopes	4.6	6.33	0	63	2w
NeC2	Nankin-Esto sandy loams, 5 to 8 percent slopes, eroded	4.42	6.08	0	64	4e
NeB	Nankin-Esto sandy loams, 2 to 5 percent slopes	3.13	4.31	0	68	2e
GoA	Goldsboro loamy sand, 0 to 2 percent slopes	3.09	4.25	0	61	2w
TfA	Tifton loamy sand, 0 to 2 percent slopes	0.49	0.67	0	66	1
Gr	Grady loam, 0 to 2 percent slopes, frequently ponded	0.01	0.01	0	19	5w

TOTALS		72.64(*)	100%	-	63.68	2.26
--------	--	----------	------	---	-------	------

(\*) 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

## Parcel 0101 016

Early County, GA

### Summary

Parcel Number 0101 016  
 Location Address  
 Legal Description LL 235-26TH LD 76.10 ACRES  
 (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 UNINCORPORATED (District 01)  
 Millage Rate 27.599  
 Acres 76.1  
 Homestead Exemption No (50)  
 Landlot/District 235 / 26

[View Map](#)

### Owner

[BROWN JOHN ARTHUR JR ETAL](#)  
 1960 CLAY BROWN RD  
 HARTWELL, GA 30643-4670

### Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	3	16
RUR	Woodlands	Rural	4	3
RUR	Woodlands	Rural	9	4
RUR	Irrigated Open	Rural	2	48.1
RUR	Irrigated Open	Rural	6	5

### Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	2	48.1
CUV	Agland 93	6	5
CUV	Timberland 93	3	16
CUV	Timberland 93	4	3
CUV	Timberland 93	9	4

### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/24/2003	255 486		\$0	Non-Market	BROWN MARGIE L	BROWN JOHN ARTHUR JR ETAL
1/11/2001	235 313		\$0	Non-Market	BROWN JOHN A SR	BROWN MARGIE L

### Valuation

	2023	2022	2021	2020	2019	2018
Previous Value	\$187,242	\$187,242	\$187,242	\$183,877	\$183,877	\$183,877
Land Value	\$187,242	\$187,242	\$187,242	\$187,242	\$183,877	\$183,877
+ Improvement Value	\$0	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0	\$0
= Current Value	\$187,242	\$187,242	\$187,242	\$187,242	\$183,877	\$183,877
10 Year Land Covenant (Agreement Year / Value)	2021 / \$69,628	2021 / \$67,650	2021 / \$65,720	2011 / \$62,872	2011 / \$61,041	2011 / \$59,264

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

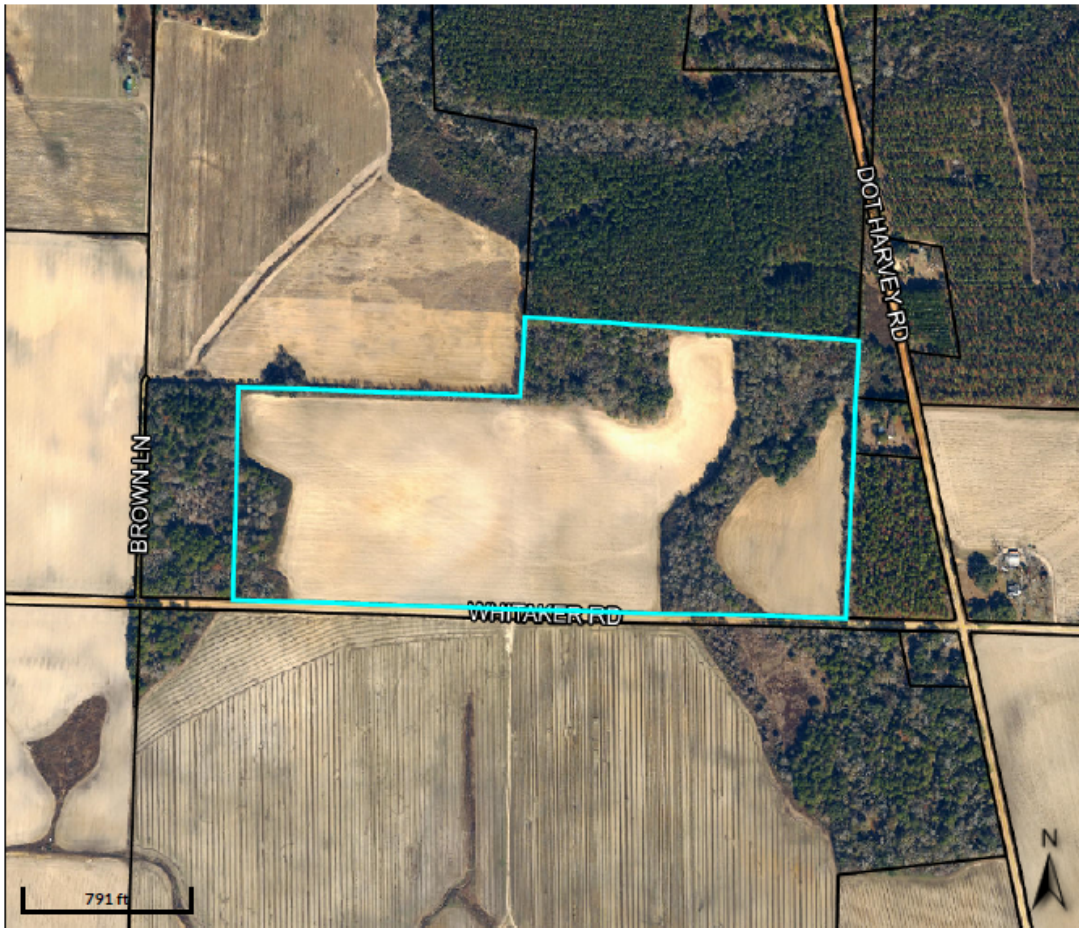
[User Privacy Policy](#) [GDPR Privacy Notice](#)  
 Last Data Upload: 6/7/2024, 11:59:28 AM



# TAX MAP

## Parcel 0101 016



 Early County, GA



### Overview



### Legend

-  Parcels
-  Roads

Parcel ID	0101 016	Owner	BROWN JOHN ARTHUR JR ETAL	Last 2 Sales			
Class Code	Consv Use		1960 CLAY BROWN RD	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		HARTWELL, GA 306434670	11/24/2003	0	NM	U
Acres	76.1	Physical Address	n/a	1/11/2001	0	NM	U
		Assessed Value	Value \$187242				

(Note: Not to be used on legal documents)

Date created: 6/7/2024  
 Last Data Uploaded: 6/7/2024 11:59:28 AM

Developed by  Schneider  
 GEOSPATIAL



# TAX BILL

## Parcel 0101 016

### 2024 Property Tax Statement

Ann Harrell  
Early County Tax Commissioner  
111 Court Square, Suite E  
Blakely, GA 39823-2662  
(229) 723-4024

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

#### 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*
2024-000731	12/20/2024	\$0.00	\$772.28	\$0.00	Paid 12/16/2024

Map: 0101 016

Printed: 01/22/2025

Location: 1960 CLAY BROWN RD

Account No: 2530R

#### IMPORTANT NOTICES

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 for the exemption. If you are eligible for one of these exemptions and are not 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:

Early County Tax Assessor  
117 River Street, Blakely GA 31723  
(229) 723-3088

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 between January 1st and April 1st ONLY in order to have an opportunity to have this value lowered for next years' taxes. Information on filing a return can be obtained from the Tax Assessor at the above location and phone number.

Ann Harrell  
Early County Tax Commissioner  
111 Court Square, Suite E  
Blakely, GA 39823-2662  
(229) 723-4024



**Tax Payer:** BROWN JOHN ARTHUR JR ETAL  
**Map Code:** 0101 016 Property  
**Description:** LL 235-26TH LD 76.10 ACRES  
**Location:** 1960 CLAY BROWN RD  
**Bill No:** 2024-000731  
**District:** 01

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY	\$187,242	\$74,897	\$46,224	\$28,673	10.989000	\$315.09	\$0.00	\$315.09
SCHOOL	\$187,242	\$74,897	\$46,224	\$28,673	15.945000	\$457.19	\$0.00	\$457.19
<b>TOTALS</b>					<b>26.934000</b>	<b>\$772.28</b>	<b>\$0.00</b>	<b>\$772.28</b>

#### PAYMENT INSTRUCTIONS

- Please Make Check or Money Order Payable to: Early County Tax Commissioner
- Please write the bill number(s) on your check.
- If a receipt is desired, please include a stamped, self-addressed envelope.
- If taxes are to be paid by a mortgage company, send them this portion only.
- **If you are paying after the due date, please call our office for the full amount due.**
- Interest on unpaid tax bills is applied in compliance with GA Code 48-2-40.
- Penalty on unpaid tax bills is applied in compliance with GA Code 48-2-44.

<b>Current Due</b>	\$772.28
<b>Penalty</b>	\$0.00
<b>Interest</b>	\$0.00
<b>Other Fees</b>	\$0.00
<b>Previous Payments</b>	\$772.28
<b>Back Taxes</b>	\$0.00
<b>Total Due</b>	<b>\$0.00</b>
<b>Paid Date</b>	12/16/2024

# CUVA

## Parcel 0101 016

Recorded 04/15/2021 10:30AM Deed Doc: COVE

GAYLE W. ANDERSON  
 Clerk of Superior Court, Early County, Ga.  
 Bk 00376 Pg 0354-0358

PT283A Rev. 2/15

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

To the Board of Tax Assessors of Early 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 ARTHUR JR ETAL

Owner's mailing address 1960 CLAY BROWN RD		City, State, Zip HARTWELL, GA 306434670	Number of acres included in this application. Agricultural Land: <u>53.10</u> Timber Land: <u>23.00</u> Covenant Acres <u>76.10</u> Total Acres <u>76.10</u>
Property location (Street, Route, Hwy, etc.) 0		City, State, Zip of Property:	
District 26	Land Lot 235	Sublot & Block	Recorded Deed Book/Page 255 486
List types of storage and processing buildings: <u>none</u>			

#### AUTHORIZED SIGNATURE

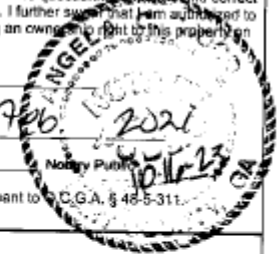
I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions 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 that I have shown the percentage interest 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 if this covenant is breached.

John Arthur Brown Jr.  
 Signature of Taxpayer or Taxpayer's Authorized Representative

02.22.2021  
 Date Application Filed

Signature of Taxpayer or Taxpayer's Authorized Representative  
 (Please have additional taxpayers sign on reverse side of application)

Sworn to and subscribed before me this 22 day of Feb. 2021  
Angela C. Wood  
 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 0101 016	TAX DISTRICT 01	TAXPAYER ACCOUNT NUMBER 2530	YEAR COVENANT: Begin: Jan 1, 2021 Ends: Dec 31, 2030
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, ____  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 applicable, covenant is a continuation for tax year: Begin: Jan 1, ____ Ends: Dec 31, ____  If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number:

Approved:  Date: 3-25-21

Danny Smith  
 Board of Tax Assessors

Date: 3.25.21

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 48-5-306.

**CURRENT USE ASSESSMENT QUESTIONNAIRE – PT283A 0101 016**

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 Arthur Brown Jr.		33 1/3			
Dana Brown Story		33 1/3			
George Davey Brown		33 1/3			

**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) % \_\_\_\_\_
- 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); % \_\_\_\_\_ (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 % 33
- 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.) Carey Cannon
- 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 \_\_\_\_\_

I, the undersigned, do hereby solemnly swear, covenant and agree to all the provisions And qualifications in accordance with O.C.G.A. Section 48-5-7.4, regarding land I own in Early County Georgia located in 26 th Land District, land lot(s) 235/246 map Number 0117 parcel i.d. number 024.

Angie Yao  
Sworn to and subscribed before me  
this 23 day of Feb, 2021  


John Arthur Brown, Jr.  
Authorized Signature

Sworn to and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_,

\_\_\_\_\_  
Authorized Signature

Sworn to and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_,

\_\_\_\_\_  
Authorized Signature

I, the undersigned, do hereby solemnly swear, covenant and agree to all the provisions And qualifications in accordance with O.C.G.A. Section 48-5-7.4, regarding land I own in Early County Georgia located in 26 th Land District, land lot(s) 235/246 map Number 0117 parcel i.d. number 024.

Angie Yao  
Sworn to and subscribed before me  
this 17<sup>th</sup> day of Feb, 2021  
My Commission Expires  
June 13, 2022

Anna B. Story  
Authorized Signature



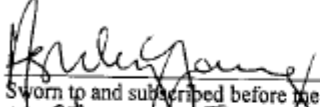
Sworn to and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_,

\_\_\_\_\_  
Authorized Signature

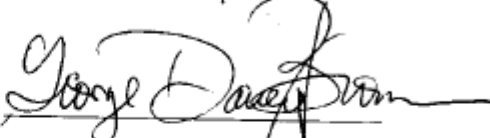
Sworn to and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_,

\_\_\_\_\_  
Authorized Signature

I, the undersigned, do hereby solemnly swear, covenant and agree to all the provisions  
And qualifications in accordance with O.C.G.A. Section 48-5-7.4, regarding land I own  
in Early County Georgia located in 26 th Land District, land lot(s) 235/246 map  
Number 0117 parcel i.d. number 024.

  
Sworn to and subscribed before me  
this 5<sup>th</sup> day of February, 2020



  
Authorized Signature

Sworn to and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_,

\_\_\_\_\_  
Authorized Signature

Sworn to and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_,

\_\_\_\_\_  
Authorized Signature



# DEED

## Parcel 0101 016

156

EARLY COUNTY, GEORGIA  
Real Estate Transfer Tax

Paid \$ 0

Date 11-24-03

*Emily Ann Johnson*  
Dep. Clerk of Superior Court

State of Georgia  
Clerk of Superior Court  
Early County

Filed for record at 3:20 o'clock p.m.

November 24 2003

Recorded Nov 24 2003

Book 255 Page \_\_\_\_\_

*Emily Ann Johnson*  
Dep. Clerk

Return Document To: Thomas H. Baxley, Attorney At Law, P. O. Box 670, Blakely, Georgia 39823

### QUIT CLAIM DEED

GEORGIA, EARLY COUNTY:

THIS INDENTURE, made and entered into this 24<sup>th</sup> day of November, 2003, by and between **MARGIE L. BROWN**, as party of the first part, hereinafter called Grantor, and **JOHN ARTHUR BROWN, JR., DANA JANE BROWN STORY and GEORGE DAVEY BROWN**, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their heirs, successors and assigns and the singular and the plural where the context requires or permits),

**WITNESSETH**, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, in hand paid, the receipt whereof is hereby acknowledged, and by these presents does hereby bargain, remise, release and forever quit-claim to the Grantee the following described property, to-wit:

**TRACT 1:** A certain tract or parcel of land in lot of land No. 235 in the 26th District of Early County, Georgia, described as follows: Begin at the center of the south line of said lot No. 235, which center point is 25 chains west of the southeast corner of said lot, and from said beginning point run north 1 degree 30 minutes east 19.40 chains; thence north 88 degrees 30 minutes east 20.876 chains; thence south 1 degree 30 minutes west 19.40 chains to the south line of said lot; thence west along the south line of said lot to point of beginning. Said tract or parcel of land containing 40.5 acres, more or less. ALSO, a tract or parcel of land in lot of land No. 235 in the 26th District of Early County, Georgia, the same being in the southeast corner of said lot, and described as follows: Begin at the southeast corner of said lot No. 235, and run thence north along the east line of said lot 19.40 chains; thence north 88 degrees 30 minutes west 4.124 chains; thence south parallel with the east line of

THOMAS H. BAXLEY  
ATTORNEY AT LAW  
P.O. BOX 670  
2807 MAGNOLIA STREET  
BLAKELY, GEORGIA 39823  
12291 723-3488

said lot a distance of 19.40 chains; thence east along the south line of said lot to the southeast corner thereof, the point of beginning. Said tract or parcel of land containing 8 acres, more or less. Both of the above described tracts of land lying and being in one body, and containing 48.5 acres, more or less, in the aggregate.

Said parcel of land is the same land described in and conveyed by that Warranty Deed from R. D. Hanks to John A. Brown, dated November 10, 1956, and recorded in Deed Book 70, Page 147, Early County, Georgia, Deed Records.

**TRACT II:** All of a thirty (30) acre tract of land off of the following described 40 acre tract, the same being all of said 40 acre tract except 10 acres off the west side thereof conveyed by Doyle R. Wilkerson to E. D. Wambles on October 9, 1948, and said 40 acre tract being in the west half of the south half of lot of land No. 235 in the 26th District of Early County, Georgia, said 40 acre tract being the same lands conveyed to W. V. Miller by The Federal Land Bank of Columbia by deed recorded in Deed Book 46, Page 351, of the Early County Deed Records, and a plat of said tract is or has been of file with The Federal Land Bank, made by R. H. House, attorney, dated January 23, 1922, said 40 acre tract being described as "Tract 2" in said deed to W. V. Miller. Said 30 acre tract of land is bounded on the north by Riley Brown, on the east by R. D. Hanks, on the south by O. B. Minter and on the west by E. D. Wambles.

Said land is the same land described in and conveyed by that Warranty Deed from W. L. Hanks to John A. Brown, dated September 17, 1956, and recorded in Deed Book 70, Page 86, Early County, Georgia, Deed Records.

**TRACT III:** All of the east half of the southeast quarter of lot of land No. 246 in the 26th District of Early County, Georgia, containing 31 ½ acres, more or less.

Also, all of a ten acre strip of land off of the west side of the following described 40 acre tract of land in lot of land No. 235 in the 26th District of Early County, Georgia, the same being in the west half of the south half of said lot, and being "Tract 2" in that deed from the Federal Land Bank of Columbia, to W. V. Miller, recorded in Deed Book 46, Page 351, of the Early County Deed Records. A plat of said 40 acre tract is or has been of file with said Federal Land Bank, the same having been made by R. H. House, attorney, on January 23, 1922.

Said tract of land is the same land described in and conveyed by that Deed of Assent from John Arthur Brown, Jr., as the duly constituted and appointed Executor under the Last Will and Testament of John Arthur Brown, Sr., Deceased, to Margie L. Brown, John Arthur Brown, Jr., Dana Jane Brown Story and George Davey Brown, dated January 11, 2001, and recorded in Deed Book 235, Page 313, Early County, Georgia, Deed Records.

The purpose of this Quit Claim Deed is to release the life estate of Grantor in the above described property.

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

THOMAS H. BAXLEY  
ATTORNEY AT LAW  
P.O. BOX 670  
12837 MAGNOLIA STREET  
LAKELY, GEORGIA 30023  
12291 723-3426

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

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

*Margie L. Brown*

MARGIE L. BROWN

(L.S.)

Signed, sealed and delivered in the presence of:

*Thomas H. Baxley*  
UNOFFICIAL WITNESS

*Frances Martin*  
NOTARY PUBLIC

My commission expires:



THOMAS H. BAXLEY  
ATTORNEY AT LAW  
P.O. BOX 670  
2637 MAGNOLIA STREET  
LAKELY, GEORGIA 39823  
12291 723-3426

FILED AT 3:20pm *Nov 20 03*  
RECORDED 3:20pm *Nov 20 03*  
*Shannon M. White* CLERK



# TAX CARD

## Parcel 0117 024

### Early County, GA

#### Summary

**Parcel Number** 0117 024  
**Location Address**  
**Legal Description** LL 235/246-26TH LD 41.90 ACRES  
(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** UNINCORPORATED (District 01)  
**Millage Rate** 27.599  
**Acres** 41.9  
**Homestead Exemption** No (S0)  
**Landlot/District** 235 / 26

[View Map](#)

#### Owner

[BROWN JOHN ARTHUR JR ETAL](#)  
 1960 CLAY BROWN RD  
 HARTWELL, GA 30643-4670

#### Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	1	6
RUR	Woodlands	Rural	9	4
RUR	Irrigated Open	Rural	2	25.9
RUR	Irrigated Open	Rural	3	6

#### Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	2	25.9
CUV	Agland 93	3	6
CUV	Timberland 93	1	6
CUV	Timberland 93	9	4

#### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/24/2003	255 486		\$0	Old Sale	BROWN MARGIE L	BROWN JOHN ARTHUR JR ETAL
1/11/2001	235 313		\$0	Non-Market	BROWN JOHN ARTHUR SR	BROWN MARGIE L

#### Valuation

	2023	2022	2021	2020	2019	2018
Previous Value	\$118,528	\$118,528	\$118,528	\$116,830	\$116,830	\$116,830
Land Value	\$118,528	\$118,528	\$118,528	\$118,528	\$116,830	\$116,830
+ Improvement Value	\$0	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0	\$0
■ Current Value	\$118,528	\$118,528	\$118,528	\$118,528	\$116,830	\$116,830
10 Year Land Covenant (Agreement Year / Value)	2021 / \$40,128	2021 / \$38,979	2021 / \$37,868	2011 / \$35,927	2011 / \$34,881	2011 / \$33,866

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, 11:59:28 AM



# TAX MAP

## Parcel 0117 024

 qPublic.net™ Early County, GA



### Overview



### Legend

-  Parcels
-  Roads

Parcel ID	0117 024	Owner	BROWN JOHN ARTHUR JR ETAL	Last 2 Sales			
Class Code	Consv Use		1960 CLAY BROWN RD	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		HARTWELL, GA 306434670	11/24/2003	0	OS	U
Acres	41.9	Physical Address	n/a	1/11/2001	0	NM	U
		Assessed Value	Value \$118528				

(Note: Not to be used on legal documents)

Date created: 6/7/2024  
 Last Data Uploaded: 6/7/2024 11:59:28 AM

Developed by  Schneider  
 GEOSPATIAL

# TAX BILL

## Parcel 0117 024

### 2024 Property Tax Statement

Ann Harrell  
Early County Tax Commissioner  
111 Court Square, Suite E  
Blakely, GA 39823-2662  
(229) 723-4024

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

#### 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*
2024-000732	12/20/2024	\$0.00	\$445.08	\$0.00	Paid 12/16/2024

Map: 0117 024

Printed: 01/22/2025

Location: 1960 CLAY BROWN RD

Account No: 3040R

#### IMPORTANT NOTICES

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 for the exemption. If you are eligible for one of these exemptions and are not 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:

Early County Tax Assessor  
117 River Street, Blakely GA 31723  
(229) 723-3088

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 between January 1st and April 1st ONLY in order to have an opportunity to have this value lowered for next years' taxes. Information on filing a return can be obtained from the Tax Assessor at the above location and phone number.

Ann Harrell  
Early County Tax Commissioner  
111 Court Square, Suite E  
Blakely, GA 39823-2662  
(229) 723-4024



**Tax Payer:** BROWN JOHN ARTHUR JR ETAL  
**Map Code:** 0117 024 Property  
**Description:** LL 235/246-26TH LD 41.90 ACRES  
**Location:** 1960 CLAY BROWN RD  
**Bill No:** 2024-000732  
**District:** 01

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY	\$118,528	\$47,411	\$30,886	\$16,525	10.989000	\$181.59	\$0.00	\$181.59
SCHOOL	\$118,528	\$47,411	\$30,886	\$16,525	15.945000	\$263.49	\$0.00	\$263.49
<b>TOTALS</b>					<b>26.934000</b>	<b>\$445.08</b>	<b>\$0.00</b>	<b>\$445.08</b>

#### PAYMENT INSTRUCTIONS

- Please Make Check or Money Order Payable to: Early County Tax Commissioner
- Please write the bill number(s) on your check.
- If a receipt is desired, please include a stamped, self-addressed envelope.
- If taxes are to be paid by a mortgage company, send them this portion only.
- **If you are paying after the due date, please call our office for the full amount due.**
- Interest on unpaid tax bills is applied in compliance with GA Code 48-2-40.
- Penalty on unpaid tax bills is applied in compliance with GA Code 48-2-44.

<b>Current Due</b>	\$445.08
<b>Penalty</b>	\$0.00
<b>Interest</b>	\$0.00
<b>Other Fees</b>	\$0.00
<b>Previous Payments</b>	\$445.08
<b>Back Taxes</b>	\$0.00
<b>Total Due</b>	<b>\$0.00</b>
<b>Paid Date</b>	12/16/2024

## Parcel 0117 024

Recorded 04/15/2021 10:30AM Doc: COVE

GAYLE W. ANDERSON  
Clerk of Superior Court, Early County, Ga.  
Bk 00376 Pg 0359-0363

PT283A Rev. 2/15

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

To the Board of Tax Assessors of Early 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 ARTHUR JR ETAL

Owner's mailing address 1960 CLAY BROWN RD		City, State, Zip HARTWELL, GA 306434670	Number of acres included in this application. Agricultural Land: <u>31.90</u> Timber Land: <u>10.00</u> Covenant Acres <u>41.90</u> Total Acres <u>41.90</u>
Property location (Street, Route, Hwy, etc.) 0		City, State, Zip of Property:	
District 26	Land Lot 235	Sublot & Block	Recorded Deed Book/Page 255 486
List types of storage and processing buildings: <u>none</u>			

#### 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 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 that I have shown the percentage interest for each of the individuals having an ownership interest in the property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Signature of Taxpayer or Taxpayer's Authorized Representative:  
John Arthur Brown Jr.

02.22.2021  
Date Application Filed

Signature of Taxpayer or Taxpayer's Authorized Representative  
(Please have additional taxpayers sign on reverse side of application)

Sworn to and subscribed before me this 22 day of February, 2021



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. § 48-5-7.4.

#### FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 0117 024	TAX DISTRICT 01	TAXPAYER ACCOUNT NUMBER 3040	YEAR COVENANT: Begin: Jan 1, 2021 Ends: Dec 31, 2030
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: <input checked="" type="checkbox"/> Date: <u>3-25-21</u>	<u>Danny Dale</u> Board of Tax Assessors		Date: <u>3.25.21</u>
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 48-5-306.			

**CURRENT USE ASSESSMENT QUESTIONNAIRE – PT283A 0117 024**

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 Arthur Brown Jr.		33 1/3 %			
Dana Brown Story		33 1/3			
George Davey Brown		33 1/3			

**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 % ~~26~~ 67
- Feeding, breeding, or managing livestock or poultry % \_\_\_\_\_
- Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % \_\_\_\_\_
- 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); % \_\_\_\_\_ (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 apianian products % 33
- 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.) Carey Cannon
- 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 \_\_\_\_\_

I, the undersigned, do hereby solemnly swear, covenant and agree to all the provisions And qualifications in accordance with O.C.G.A. Section 48-5-7.4, regarding land I own in Early County Georgia located in 26 th Land District, land lot(s) 235, map Number 0101 parcel i.d. number 016.

Angie Yao  
Sworn to and subscribed before me  
this 17<sup>th</sup> day of Feb, 2021  


John A. Brown Jr.  
Authorized Signature

Sworn to and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_,


\_\_\_\_\_  
Authorized Signature

Sworn to and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_,

\_\_\_\_\_  
Authorized Signature

I, the undersigned, do hereby solemnly swear, covenant and agree to all the provisions And qualifications in accordance with O.C.G.A. Section 48-5-7.4, regarding land I own in Early County Georgia located in 26 th Land District, land lot(s) 235, map Number 0101 parcel i.d. number 016.

Angie Yao  
Sworn to and subscribed before me  
this 17<sup>th</sup> day of Feb, 2021  
My Commission Expires  
June 13, 2022

Starna B. Story  
Authorized Signature  


Sworn to and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_,

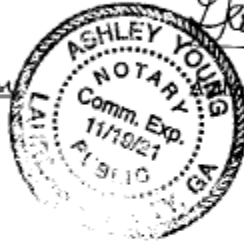
\_\_\_\_\_  
Authorized Signature

Sworn to and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_,

\_\_\_\_\_  
Authorized Signature

I, the undersigned, do hereby solemnly swear, covenant and agree to all the provisions  
And qualifications in accordance with O.C.G.A. Section 48-5-7.4, regarding land I own  
in Early County Georgia located in 26 th Land District, land lot(s) 235, map  
Number 0101 parcel i.d. number 016.

Ashley Young  
Sworn to and subscribed before me  
this 9<sup>th</sup> day of February, 2021



George Dancy Brown  
Authorized Signature

Sworn to and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_,

Authorized Signature

Sworn to and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_,

Authorized Signature



# DEED

## Parcel 0117 024

486

EARLY COUNTY, GEORGIA  
Real Estate Transfer Tax  
Paid \$ 0  
Date 11-24-03  
*Emily Ann Johnson*  
Dep. Clerk of Superior Court

State of Georgia  
Clerk of Superior Court  
Early County  
Filed for record at 3:20 o'clock p.m.  
November 24 20 03  
Recorded Nov 24 20 03  
Book 255 Page \_\_\_\_\_  
*Emily Ann Johnson*  
Dep. Clerk

Return Document To: Thomas H. Baxley, Attorney At Law, P. O. Box 675, Blakely, Georgia 30823

### QUIT CLAIM DEED

GEORGIA, EARLY COUNTY:

THIS INDENTURE, made and entered into this 24<sup>th</sup> day of November, 2003, by and between **MARGIE L. BROWN**, as party of the first part, hereinafter called Grantor, and **JOHN ARTHUR BROWN, JR., DANA JANE BROWN STORY and GEORGE DAVEY BROWN**, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their heirs, successors and assigns and the singular and the plural where the context requires or permits),

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, in hand paid, the receipt whereof is hereby acknowledged, and by these presents does hereby bargain, remise, release and forever quit-claim to the Grantee the following described property, to-wit:

**TRACT 1:** A certain tract or parcel of land in lot of land No. 235 in the 26th District of Early County, Georgia, described as follows: Begin at the center of the south line of said lot No. 235, which center point is 25 chains west of the southeast corner of said lot, and from said beginning point run north 1 degree 30 minutes east 19.40 chains; thence north 88 degrees 30 minutes east 20.876 chains; thence south 1 degree 30 minutes west 19.40 chains to the south line of said lot; thence west along the south line of said lot to point of beginning. Said tract or parcel of land containing 40.5 acres, more or less. ALSO, a tract or parcel of land in lot of land No. 235 in the 26th District of Early County, Georgia, the same being in the southeast corner of said lot, and described as follows: Begin at the southeast corner of said lot No. 235, and run thence north along the east line of said lot 19.40 chains; thence north 88 degrees 30 minutes west 4.124 chains; thence south parallel with the east line of

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ATTORNEY AT LAW  
P.O. BOX 675  
2837 MADRIDIA STREET  
BLAKELY, GEORGIA 30823  
12291 723-0488



said lot a distance of 19.40 chains; thence east along the south line of said lot to the southeast corner thereof, the point of beginning. Said tract or parcel of land containing 8 acres, more or less. Both of the above described tracts of land lying and being in one body, and containing 48.5 acres, more or less, in the aggregate.

Said parcel of land is the same land described in and conveyed by that Warranty Deed from R. D. Hanks to John A. Brown, dated November 10, 1956, and recorded in Deed Book 70, Page 147, Early County, Georgia, Deed Records.

**TRACT II:** All of a thirty (30) acre tract of land off of the following described 40 acre tract, the same being all of said 40 acre tract except 10 acres off the west side thereof conveyed by Doyle R. Wilkerson to E. D. Wambles on October 9, 1948, and said 40 acre tract being in the west half of the south half of lot of land No. 235 in the 26th District of Early County, Georgia, said 40 acre tract being the same lands conveyed to W. V. Miller by The Federal Land Bank of Columbia by deed recorded in Deed Book 46, Page 351, of the Early County Deed Records, and a plat of said tract is or has been of file with The Federal Land Bank, made by R. H. House, attorney, dated January 23, 1922, said 40 acre tract being described as "Tract 2" in said deed to W. V. Miller. Said 30 acre tract of land is bounded on the north by Riley Brown, on the east by R. D. Hanks, on the south by O. B. Minter and on the west by E. D. Wambles.

Said land is the same land described in and conveyed by that Warranty Deed from W. L. Hanks to John A. Brown, dated September 17, 1956, and recorded in Deed Book 70, Page 86, Early County, Georgia, Deed Records.

**TRACT III:** All of the east half of the southeast quarter of lot of land No. 246 in the 26th District of Early County, Georgia, containing 31 ½ acres, more or less.

Also, all of a ten acre strip of land off of the west side of the following described 40 acre tract of land in lot of land No. 235 in the 26th District of Early County, Georgia, the same being in the west half of the south half of said lot, and being "Tract 2" in that deed from the Federal Land Bank of Columbia, to W. V. Miller, recorded in Deed Book 46, Page 351, of the Early County Deed Records. A plat of said 40 acre tract is or has been of file with said Federal Land Bank, the same having been made by R. H. House, attorney, on January 23, 1922.

Said tract of land is the same land described in and conveyed by that Deed of Assent from John Arthur Brown, Jr., as the duly constituted and appointed Executor under the Last Will and Testament of John Arthur Brown, Sr., Deceased, to Margie L. Brown, John Arthur Brown, Jr., Dana Jane Brown Story and George Davey Brown, dated January 11, 2001, and recorded in Deed Book 235, Page 313, Early County, Georgia, Deed Records.

The purpose of this Quit Claim Deed is to release the life estate of Grantor in the above described property.

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

THOMAS H. BAXLEY  
ATTORNEY AT LAW  
P.O. BOX 670  
12837 MAGNOLIA STREET  
LAKELEY, GEORGIA 39823  
(229) 723-3426

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

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

*Margie L. Brown*

MARGIE L. BROWN

(L.S.)

Signed, sealed and delivered in the presence of:

*Thomas H. Baxley*  
UNOFFICIAL WITNESS

*Frances Martin*  
NOTARY PUBLIC

My commission expires:



THOMAS H. BAXLEY  
ATTORNEY AT LAW  
P.O. BOX 670  
2637 MAGNOLIA STREET  
MABLETOWN, GEORGIA 30822  
(229) 723-3426

FILED AT *3:20pm* *Nov 20* *03*  
RECORDED *3:20pm* *Nov 20* *03*  
*Shannon M. White* CLERK

# GO BID NOW!



For more information, please visit

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

