

An aerial photograph showing a vast expanse of green, irrigated cropland. The land is divided into sections by rows of trees and some buildings in the distance. The sky is blue with scattered white clouds.

**119 +/- ACRES OF  
IRRIGATED CROPLAND IN  
GADSDEN AND DECATUR  
COUNTIES**

## Cross-State Agricultural Investment Opportunity

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This unique property spans the Georgia-Florida state line and offers approximately 119 acres of productive agricultural land. Tract 1 consists of 45.10 Acres with a 3-Tower Valley Center Pivot. Tracts 2 & 3 in Gadsden County, Florida, feature 74.61 acres of high-quality cropland, primarily designated as Cropland Class 1. All tracts are contiguous, providing a rare opportunity to own a single unit of prime farm ground with strong soil productivity. The land is ideal for traditional row crops, specialty crops, or hay production. Additionally, it would make a wonderful country retreat or mini farm. With no residential improvements, this is a clean slate for your agricultural investment or lifestyle property vision. The property will be offered in three tracts via the Wiregrass Auction Group Multi-par bidding platform.

Online Only  
Auction

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**June 10, 2025,  
at 2:00 pm**

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Final Contract to  
Include a 10%  
Buyer's Premium

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# INTRODUCTION

Dear Perspective Bidders,

Wiregrass Auction Group is pleased to announce the public Online Auction of 119 +/- Acres of Irrigated Cropland in Gadsden and Decatur Counties.

This unique property spans the Georgia-Florida state line and offers approximately 119 acres of productive agricultural land. Tract 1 consists of 45.10 Acres with a 3-Tower Valley Center Pivot. Tracts 2 & 3 in Gadsden County, Florida, feature 74.61 acres of high-quality cropland, primarily designated as Cropland Class 1. All tracts are contiguous, providing a rare opportunity to own a single unit of prime farm ground with strong soil productivity. The land is ideal for traditional row crops, specialty crops, or hay production. Additionally, it would make a wonderful country retreat or mini farm. With no residential improvements, this is a clean slate for your agricultural investment or lifestyle property vision. The property will be offered in three tracts via the Wiregrass Auction Group Multi-par bidding platform.

The bidding for this property will open on May 27, 2025, at 10:00 am and continue to June 10, 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, June 10, 2025, at 2 pm

 Open House Dates and Times:

Drive by at Any Time or Private  
Showings Available by Appointment

 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:** Hutchinson Ferry and Hannatown Road, Bainbridge, Georgia

**Auction Date:** Tuesday, June 10, 2025, at 2 pm

**Property Size:** 119 +/- Acres

**Assessor's Parcel Numbers:**

Decatur County, GA: 00370040A00

Gadsden County, FL: 1-32-4N-4W-0000-00322-0300

**Property Taxes:**

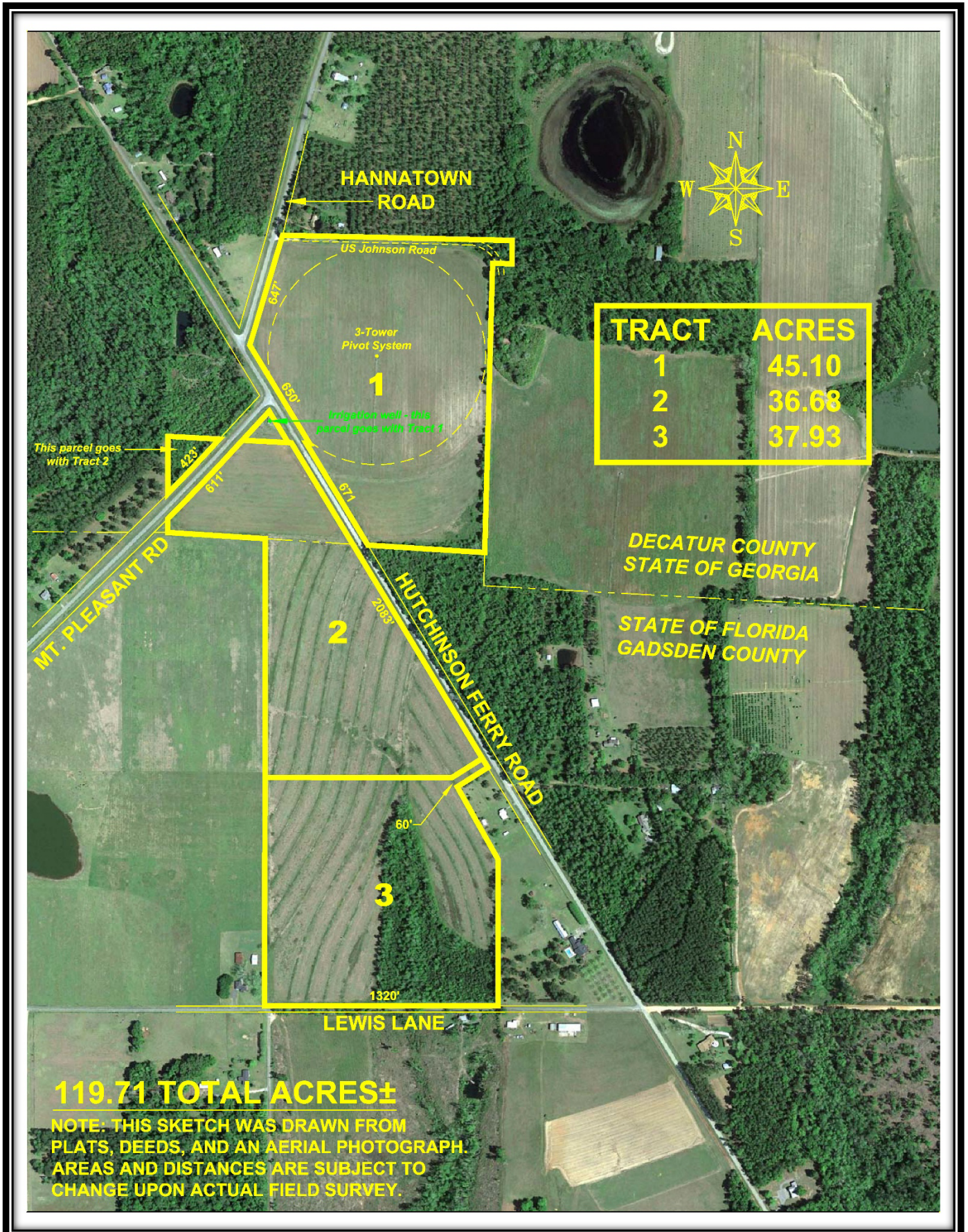
Decatur County, GA 2024: \$1,708.82

Gadsden County, FL 2024: \$366.41

**Important Selling Features:**

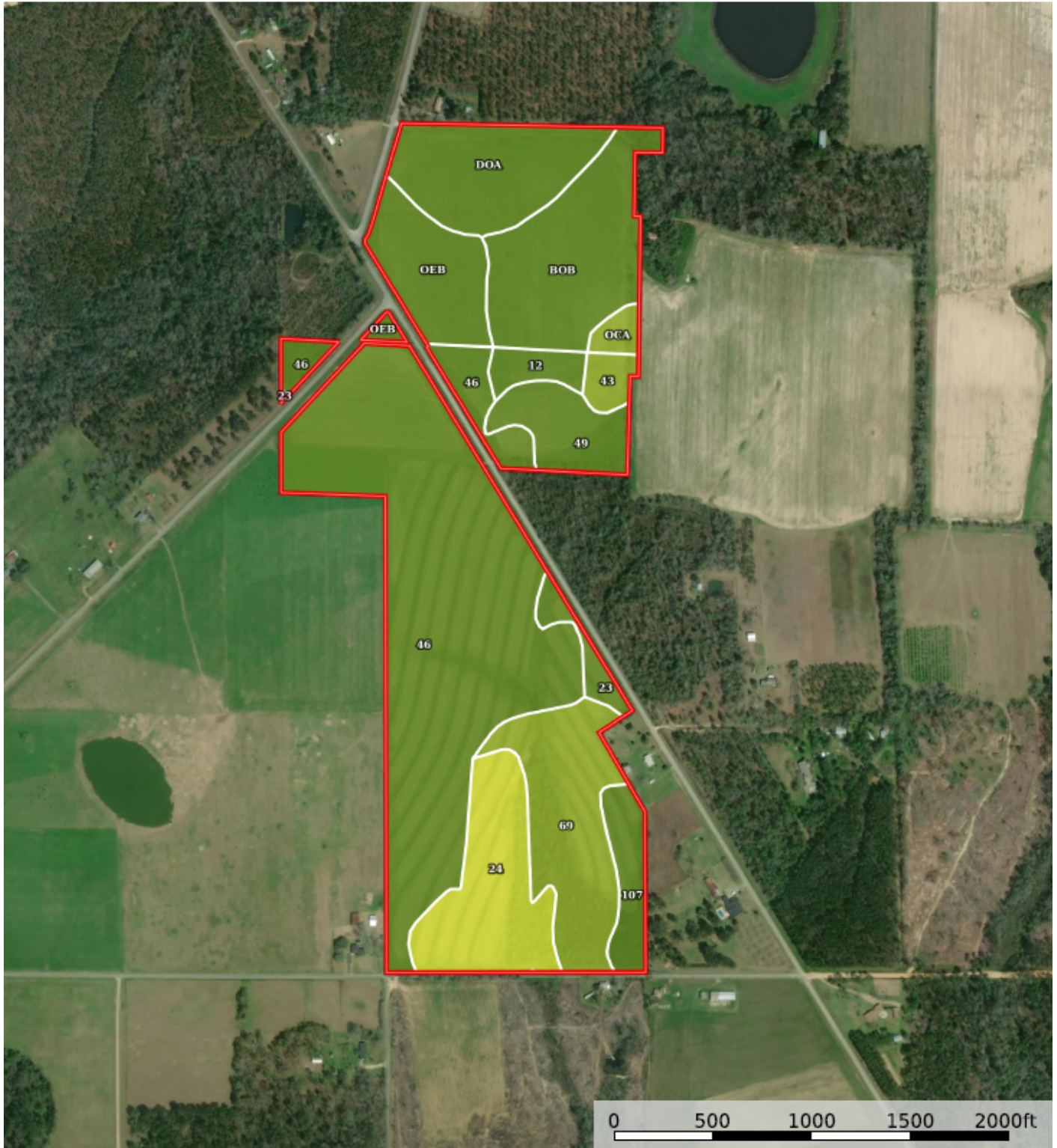
- 🌱 119± Acres Total – Prime Agricultural Land
- 🌱 Located on the Georgia-Florida Line
- 🌱 Productive Irrigated Cropland with Class 1 and 2 Soils
- 🌱 3 Tower Valley Pivot Irrigation System (Tract 1)
- 🌱 12" Irrigation Well with John Deere Power Unit and Amarillo Gear Head (Tract 1)
- 🌱 Underground Irrigation Piping (Tracts 2 & 3)

# AERIAL MAP



# SOIL MAP

Crazy Heifer Farms, LLC  
Georgia, AC +/-



Boundary

|  All Polygons 122.48 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
46	Orangeburg loamy sand, 2 to 5 percent slopes	49.66	40.55	0	69	2e
BoB	Bonneau loamy sand, 0 to 5 percent slopes	14.06	11.48	0	43	2s
69	Lucy-Bonifay-Orangeburg complex, 5 to 8 percent slopes	12.87	10.51	0	36	3s
24	Fuquay-Bonifay complex, 5 to 15 percent slopes	11.49	9.38	0	32	4s
DoA	Dothan loamy sand, 0 to 2 percent slopes	10.61	8.66	0	61	2e
OeB	Orangeburg loamy sand, 2 to 5 percent slopes	8.02	6.55	0	69	2e
49	Orangeburg-Norfolk complex, 2 to 5 percent slopes	5.37	4.38	0	42	2e
107	Fuquay-Bonifay complex, 0 to 5 percent slopes	3.68	3.0	0	32	2s
12	Bonneau-Leafield-Norfolk complex, 0 to 5 percent slopes	2.07	1.69	0	42	2s
23	Fuquay-Lucy-Orangeburg complex, 0 to 5 percent slopes	1.91	1.56	0	34	2s
43	Ocilla sand, 0 to 5 percent slopes	1.6	1.31	0	43	3w
OcA	Ocilla loamy fine sand, 0 to 2 percent slopes	1.14	0.93	0	60	3w
TOTALS		122.48(*)	100%	-	54.67	2.32

(\*) 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 45.47 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
BoB	Bonneau loamy sand, 0 to 5 percent slopes	14.06	30.93	0	43	2s
DoA	Dothan loamy sand, 0 to 2 percent slopes	10.61	23.34	0	61	2e
OeB	Orangeburg loamy sand, 2 to 5 percent slopes	7.6	16.72	0	69	2e
49	Orangeburg-Norfolk complex, 2 to 5 percent slopes	5.37	11.81	0	42	2e
46	Orangeburg loamy sand, 2 to 5 percent slopes	3.02	6.64	0	69	2e
12	Bonneau-Leafield-Norfolk complex, 0 to 5 percent slopes	2.07	4.55	0	42	2s
43	Ocilla sand, 0 to 5 percent slopes	1.6	3.52	0	43	3w
OcA	Ocilla loamy fine sand, 0 to 2 percent slopes	1.14	2.51	0	60	3w
TOTALS		45.47(*)	100%	-	53.55	2.06

(\*) 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 75.47 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
46	Orangeburg loamy sand, 2 to 5 percent slopes	45.56	60.37	0	69	2e
69	Lucy-Bonifay-Orangeburg complex, 5 to 8 percent slopes	12.87	17.05	0	36	3s

24	Fuquay-Bonifay complex, 5 to 15 percent slopes	11.49	15.22	0	32	4s
107	Fuquay-Bonifay complex, 0 to 5 percent slopes	3.68	4.88	0	32	2s
23	Fuquay-Lucy-Orangeburg complex, 0 to 5 percent slopes	1.87	2.48	0	34	2s
TOTALS		75.47(*)	100%	-	55.07	2.48

(\*) 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 1.12 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
46	Orangeburg loamy sand, 2 to 5 percent slopes	1.08	96.43	0	69	2e
23	Fuquay-Lucy-Orangeburg complex, 0 to 5 percent slopes	0.04	3.57	0	34	2s
TOTALS		1.12(*)	100%	-	67.75	2.0

(\*) 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 0.42 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
OeB	Orangeburg loamy sand, 2 to 5 percent slopes	0.42	100	0	69	2e
TOTALS		0.42(*)	100%	-	69.0	2

(\*) 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

# FIELD SERVICE AGENCY REPORT

GEORGIA  
DECATUR  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 5500  
Prepared : 4/23/25 1:36 PM CST  
Crop Year : 2025

See Page 2 for non-discriminatory Statements.

Operator Name : CRAZY HEIFER FARMS LLC  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : 2023-12-039-0001527  
ARCPLC G/I/F Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
118.66	102.38	102.38	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	102.38	0.00		0.00	0.00	0.00	0.00	

### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	WHEAT, OATS, CORN, SORGH

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	9.50	0.00	31	
Oats	8.40	0.00	43	
Corn	15.80	0.00	68	
Grain Sorghum	0.10	0.00	39	
<b>TOTAL</b>	<b>33.80</b>	<b>0.00</b>		

### NOTES

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Tract Number : 7641

Description : 12  
FSA Physical Location : FLORIDA/GADSDEN  
ANSI Physical Location : FLORIDA/GADSDEN  
BIA Unit Range Number :  
HEL Status : HEL field on tract.Conservation system being actively applied  
Wetland Status : Tract does not contain a wetland  
WL Violations : None  
Owners : CRAZY HEIFER FARMS LLC  
Other Producers : MURRAY FARMS  
Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
118.66	102.38	102.38	0.00	0.00	0.00	0.00	0.0

GEORGIA  
DECATUR  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5500  
Prepared : 4/23/25 1:36 PM CST  
Crop Year : 2025

Tract 7641 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	102.38	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	9.50	0.00	31
Oats	8.40	0.00	43
Corn	15.80	0.00	68
Grain Sorghum	0.10	0.00	39
<b>TOTAL</b>	<b>33.80</b>	<b>0.00</b>	

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, 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) 877-6339. 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 [How to File a Program Discrimination Complaint](#) 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) Email: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.

# FIELD SERVICE AGENCY MAP



Decatur County  
Georgia

Farm: 5500

Tract: 7641

Long/Lat: -84.664° 30.7°

2025 Program Year

Tract Cropland: 102.38 Acres



CLU	Acres	HEL	Crop
5	10.41	UHEL	NC
9	12.28	UHEL	
10	8.54	HEL	
11	41.72	HEL	
13	1.22	UHEL	NC
15	4.65	UHEL	NC
16	39.84	NHEL	

**Wetland Determination Identifiers**

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

**Legend:**

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

**Date Exported: 12/19/2024**

If same for ALL fields  
 Producer Share:   
 Irrigation Practice: ☐ NI ☐ IRR ☐

\*Only use crop block (to the right) if reported crop(s) match ALL grouped values listed by each crop name in the block. Follow **2-CP Par.26A** regarding entries that are required on the map such as Crop Name, Acres Planted, Planting Dates, Area Planted, IRR/NI Status, Producer Share(s), Planting Pattern, etc.

**UPCN**

PEANUTS[(RUN)](NP)

CORN[(YEL)](GR)

WHEAT[(SRW)](GR)

USDA/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 the NAIP imagery. The producer accepts the data "as is" and assumes all risks associated with its use. The USDA Farm Service Agency 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 NRCS.

# WATER PERMIT



**GEORGIA**  
DEPARTMENT OF NATURAL RESOURCES

## ENVIRONMENTAL PROTECTION DIVISION

### PERMIT FOR FARM USE OF GROUNDWATER AND/OR SURFACE WATER

Permit Number: A91-043-0273  
Original Issue Date: April 17, 1994  
Transfer/Update Effective: October 13, 2022

Permit Holder's Name      CRAZY HEIFER FARMS LLC  
& Address:                    124 LAZY CREEK RUN  
   TALLAHASSEE, FL 32304

OCHLOCKONEE BASIN  
DECATUR COUNTY  
APALACHICOLA RIVER WATERSHED

In accordance with the original application dated July 1, 1991, and last transfer or update request dated August 10, 2022 and the statements and supporting data therein or attached thereto or submitted in support thereof (all of which are filed with the Georgia Environmental Protection Division (EPD) and are hereby made a part of this Permit), this Permit is effective from the revision effective date. This Permit is subject to revocation if water use has not commenced within two years of the date of Permit issuance per the Georgia Water Stewardship Act (O.C.G.A. § 12-5-31 et seq. and O.C.G.A. § 12-5-105 et seq.), both as amended. Permitted use may be suspended for the following:

- Non-compliance with any of the provisions of the Groundwater Use Act (O.C.G.A. § 12-5-90 et seq.) and/or Georgia Water Quality Control Act (O.C.G.A. § 12-5-20 et seq.), both as amended, or any of the Rules and Regulations promulgated pursuant thereto;
- Misrepresentation made with the above-mentioned application or statements and supporting data therein or attached thereto;
- Non-compliance with any condition of the Letter of Concurrence(s) thereto;
- Non-compliance with any condition contained within the General Conditions for Water Use, Compliance Conditions for Water Use Under This Permit, and Other Special Conditions.

In accordance with the Provisions of the Groundwater Use Act, (O.C.G.A. § 12-5-90 et seq.) as amended, and the Rules and Regulations for Groundwater Use, Chapter 391-3-2, and in accordance with the Provisions of the Georgia Water Quality Control Act, (O.C.G.A. § 12-5-20 et seq.) as amended, and the Rules and Regulations for Water Quality Control, Chapter 391-3-6, and using the tier agricultural conservation management practices associated with the Georgia Regional Water Development and Conservation Plans, promulgated pursuant thereto, this Permit is issued to withdraw, obtain, or utilize groundwater and/or surface water as follows:



Director  
Environmental Protection Division



# DECATUR COUNTY TAX CARD

Decatur County, GA

O.C.G.A. 48-5-264.1 NOTICE

You are hereby notified that pursuant to O.C.G.A. 48-5-264.1 (a), representatives of the Decatur County Tax Assessor's Office, with proper I.D. may enter upon your property during normal business hours, for the purpose of collecting accurate data or any verifications thereof due to permits issued, Returns filed, Revaluations (partial or whole). Neighborhood reviews, sale price verification, land covenants, land splits, 3 year reviews and Appeal reviews. This includes all residential properties, manufactured homes, agricultural, commercial and industrial properties. Should you have any questions, please contact our office.

## Summary

Parcel Number 00370040A00  
 Location Address 503 443 LL 441 LD 21  
 Legal Description (Note: Not to be used on legal documents)  
 Class A5-Agricultural  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Tax District County (District 04)  
 Millage Rate 29.098  
 Acres 34.02  
 Homestead Exemption No (50)  
 Landlot/District 441 / 21

## Owner

CRAZY HEIFER FARMS LLC  
 124 LAZY CIRCLE RUN  
 TALLAHASSEE, FL 32304

## Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open-Irrig.	Rural	5	0.05
RUR	Open-Irrig.	Rural	4	21.5
RUR	Open-Irrig.	Rural	2	12.47

## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/2/2022	503 443	C125 36	\$0	Unqualified - Vacant	STEWART SUBER LLC	CRAZY HEIFER FARMS LLC
7/12/2022	501 53	C125 36	\$180,075	Land Market - Vacant	STEWART SUBER LLC	CRAZY HEIFER LLC
12/31/2013	367 433	C125 36	\$0	Unqualified - Vacant	MAXWELL & SUBER COMPANY INC	STEWART SUBER LLC
1/27/1992	216 265		\$37,800	Land Market - Vacant	DOWNS CLYDE C & MARY IALINE	MAXWELL & SUBER COMPANY INC
12/16/1969	D9 355		\$0	Unqualified - Vacant		DOWNS CLYDE C & MARY IALINE

## Valuation

	2024	2023	2022	2021	2020
Previous Value	\$144,009	\$144,009	\$134,513	\$134,513	\$134,513
Land Value	\$144,009	\$144,009	\$144,009	\$134,513	\$134,513
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$144,009	\$144,009	\$144,009	\$134,513	\$134,513

## Area Sales Report

Sale date range:

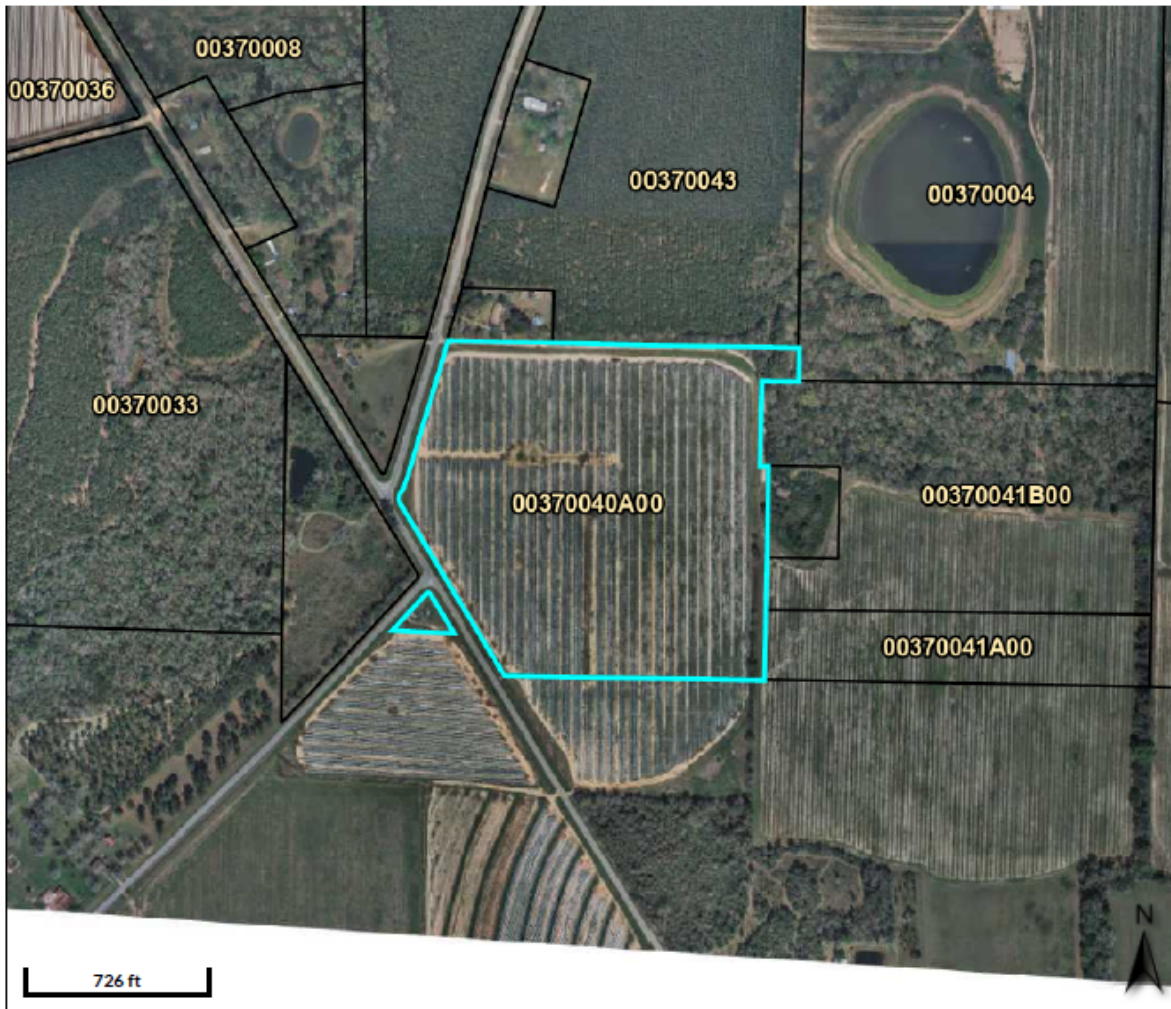
From: 04/07/2022 To: 04/07/2025

Distance: 1500 Feet

No data available for the following modules: Land, Conservation Use Rural Land, Forest Land Protection Act, Residential Improvement Information, Commercial Improvement Information, Mobile

# DECATUR COUNTY TAX MAP


 Decatur County, GA



Overview



Legend

 Parcels

Parcel ID	00370040A00	Owner	CRAZY HEIFER FARMS LLC	Last 2 Sales			
Class Code	Agricultural		124 LAZY CIRCLE RUN	Date	Price	Reason	Qual
Taxing District	County		TALLAHASSEE, FL 32304	9/2/2022	0	UV	U
Acres	34.02	Physical Address	n/a	7/12/2022	\$180075	LM	Q
		Assessed Value	Value \$144009				

(Note: Not to be used on legal documents)

Date created: 4/7/2025

Last Data Uploaded: 4/7/2025 5:12:52 PM

Developed by  SCHNEIDER  
GEOSPATIAL

# DECATUR COUNTY TAX BILL

## 2024 Property Tax Statement

Mark Harrell - mharrell@decaturcountyga.com  
 DECATUR COUNTY TAX COMMISSIONER  
 PO Box 246  
 Bainbridge GA 39818

CRAZY HEIFER FARMS LLC  
 124 LAZY CIRCLE RUN  
 TALLAHASSEE, FL 32304


Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2024-4401	12/20/2024	\$1,870.44	\$0.00	\$0.00	<b>\$1,870.44</b>

Map: 00370040A00  
 Account No: 2968

Printed: 04/30/2025

### RETURN THIS PORTION WITH PAYMENT

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

Mark Harrell DECATUR COUNTY TAX COMMISSIONER PO Box 246 Bainbridge GA 39818  mharrell@decaturcountyga.com Phone: (229)248-3021 Fax: (229)248-3747				Tax Payer: CRAZY HEIFER FARMS LLC Map Code: 00370040A00 Real  Bill No: 2024-4401 District: 04	
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Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
-1.00	144,010.00	34.0200	\$144,009.00	12/20/2024			

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE	\$144,009	\$57,604	\$0	\$57,604	0.000000	\$0.00	\$0.00	\$0.00
COUNTY	\$144,009	\$57,604	\$0	\$57,604	8.910000	\$513.25	\$0.00	\$513.25
SCHOOL	\$144,009	\$57,604	\$0	\$57,604	14.115000	\$813.08	\$0.00	\$813.08
RECREATION AUTH	\$144,009	\$57,604	\$0	\$57,604	1.250000	\$72.01	\$0.00	\$72.01
DEV AUTH	\$144,009	\$57,604	\$0	\$57,604	0.250000	\$14.40	\$0.00	\$14.40
FIRE	\$144,009	\$57,604	\$0	\$57,604	1.500000	\$86.41	\$0.00	\$86.41
LIBRARY	\$144,009	\$57,604	\$0	\$57,604	0.450000	\$25.92	\$0.00	\$25.92
HOSPITAL	\$144,009	\$57,604	\$0	\$57,604	1.330000	\$76.61	\$0.00	\$76.61
ECON BOND	\$144,009	\$57,604	\$0	\$57,604	1.000000	\$57.60	\$0.00	\$57.60
UNINC SERVICES	\$144,009	\$57,604	\$0	\$57,604	0.860000	\$49.54	\$0.00	\$49.54
<b>TOTALS</b>					<b>29.665000</b>	<b>\$1,708.82</b>	<b>\$0.00</b>	<b>\$1,708.82</b>

** If a bill is paid by mail and a receipt is desired, please include a stamped self-addressed envelope  ** If paid after the due date, please call our office for the full amount due  ** THIS BILL MAY BE PAID ONLINE AT: <a href="https://decaturcountytax.com">https://decaturcountytax.com</a>	<b>Current Due</b> \$1,708.82 <b>Penalty</b> \$85.44 <b>Interest</b> \$76.18 <b>Other Fees</b> \$0.00 <b>Previous Payments</b> \$0.00 <b>Back Taxes</b> \$0.00 <b>Total Due</b> <b>\$1,870.44</b>
---	---

[illegible]

# DECATUR COUNTY LEGAL DESCRIPTION

FILED IN OFFICE  
2022 Jul 18 AM 11:18  
CECILIA WILLIS  
CLERK OF SUPERIOR COURT  
DECATUR COUNTY, GEORGIA  
2022-5442

Recorded 07/18/2022 11:18AM  
Georgia Transfer Tax Paid : \$180.10  
CECILIA WILLIS  
Clerk Superior Court, DECATUR County, Ga.  
Bk: 00501 Pg: 0053-0055

Deed Doc: WD

Prepared by and return to:  
Benjamin B. Bush  
Ausley & McMullen, P.A.  
123 S. Calhoun Street  
Tallahassee, FL 32301

Parcel Identification Number: 00370040A00

## LIMITED WARRANTY DEED

STATE OF FLORIDA,  
COUNTY OF LEON.

THIS INDENTURE made this 12<sup>th</sup> day of July, in the year of our Lord Two Thousand and Twenty-Two between STEWART SUBER, LLC, a Florida limited liability company, as Grantor, and CRAZY HEIFER, LLC, a Florida limited liability company, as Grantee (the word "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits),

### WITNESSETH:

That the said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND  
BY REFERENCE MADE A PART HEREOF

SUBJECT TO easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, and the heirs, executors, administrators, successors and assigns of Grantee forever in FEE SIMPLE.

AND THE SAID Grantor warrants and will forever defend the right and title to the above

described property unto the said Grantee and the heirs and assigns of Grantee against the claims of all persons owning, holding, or claiming by, through or under Grantor.

IN WITNESS WHEREOF, the said Grantor has hereto set hand and affixed seal, and delivered these presents the day and year first above written.

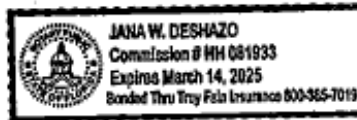
STEWART SUBER, LLC,  
a Florida limited liability company

By: [Signature] (SEAL)  
Lyman Stewart Suber  
Its: Sole Member

Signed, sealed and delivered  
On this 12 day of July, 2022  
In the presence of:

[Signature]  
Unofficial Witness

[Signature]  
Notary Public (SEAL)  
Date commission expires:



### EXHIBIT "A"

That portion of The Downs (State Line) Farm, being 33.80 acres, more or less (or 34.02 acres on the tax rolls), in the County of Decatur, State of Georgia: Decatur County, Georgia, Parcel Number 00370-040-A00, being all of that certain tract or parcel of land lying, situate and being in Lot of Land No. 441 in the 21st Land District of Decatur County, Georgia; containing 34.55 acres, and being more particularly described as beginning at the intersection of the center line of the Mt. Pleasant-Faceville Road with the center line of Georgia State Road No. 379-A, and from said point of beginning running thence South 31 degrees 20 minutes East along the center line of said Georgia State Road No. 379-A a distance of 321.7 feet to the center line of Georgia State Road S-379 thence South 43 degrees 09 minutes West along the center line of said Georgia State Road S-379 a distance of 326.5 feet to the Florida State Line according to the ORR-Whitner survey of said line, thence South 87 degrees 29 minutes East along said Florida State Line according to said survey of said line a distance of 1451.41 feet, thence North 01 degrees 30 minutes East 1056.7 feet, thence South 86 degrees 56 minutes East 105 feet, thence North 01 degrees 30 minutes East 126 feet, thence North 88 degrees 30 minutes West 1339.04 feet to the center line of the Mt. Pleasant-Faceville Road, thence South 16 degrees 42 minutes West along the center line of said Mt. Pleasant-Faceville Road a distance of 662.65 feet to the center line of Georgia State Road No. 379-A and the point of beginning.

Being more particularly described by recent survey as follows:

All that certain Lot, tract or parcel of land situate, lying and being in Land Lot 441 of the 21<sup>st</sup> Land District of Decatur County, Georgia, containing 33.8 acres and 0.5 acres for a total of **34.3 acres of land**, as shown on that certain Map or Plat of Survey prepared by R.G. Matthews, Surveyor, (No. 2217) dated July 5, 2022, and recorded on July 11, 2022 in Plat Book C125, Page 36, in the Office of the Clerk of the Superior Court of Decatur County, Georgia, which Plat is incorporated herein and made a part hereto by specific reference for a more detailed and accurate description hereof.

# GADSDEN COUNTY TAX CARD

## Gadsden County, FL

### Parcel Summary

**Parcel ID** 1-32-4N-4W-0000-00322-0300  
**Location** HUTCHINSON FERRY RD  
**Addr** QUINCY, FL 32352  
**Brief Tax Description\*** OR 919 P 1888; OR 786 P 538 OR 388 P 622 DOWNS TRACT ROAD S-379 NORTH: BEGIN 2640 FT NORTH OF THE SWC OD SECTION 32-4N-4W AND RUN S 86 DEG 28' E 1242.3 FT; N 01 DEG 30' E 576.3 FT TO GA-LINE THEN N 87 DEG 29' W 1451.41 FT TO CENTER OF RD S-379; S 43 DEG 09' W 521.3 FT; S 148.8 FT; S 86 DEG 28' E 552.56 FT TO THE P.O.B., ALSO, BEGIN AT THE SWC OF FRACTIONAL SECTION 32-4N-4W AND RUN N 2,541 FT TO NWC OF SAID SECTION; THEN N 99 FT; S 86 DEG 28' E TO RD S-379-A; SE/LY ALONG RD TO N LINE OF SECT. 32, CONTINUE TO WHERE RD INTERSECTS THE EAST BNDRY OF THE WEST HALF OF THE SW 1/4; THEN S TO THE SEC OF THE WEST HALF OF SW 1/4; WEST 1,320 FT M/L TO THE P.O.B. LESS AND EXCEPT THE SMALL LOTS RETAINED BY MR C C DOWNS IN OR BOOK 388 P 622.  
 (Note: \*The Description above is not to be used on legal documents.)  
**Property Use** CROPLAND CLASS 1 (5100)  
**Sec/Twp/Rng** 32/4N/4W  
**Tax District** COUNTY (District 007)  
**Millage Rate** 14.4864  
**Acreage** 88.03  
**Homestead** N



[View Map](#)

### Owner Information

CRAZY HEIFER FARMS, LLC  
 124 LAZY CREEK RUN  
 TALLAHASSEE, FL 32304

### Homestead Application

### Application for Ag Land

### Valuation

	2025 Working	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Improvement Value	\$0	\$0	\$0	\$0
+ Land Value	\$434,300	\$421,650	\$421,650	\$211,912
Land Agricultural Value	\$25,430	\$25,430	\$25,430	\$24,900
Agricultural (Market) Value	\$434,300	\$421,650	\$421,650	\$211,246
= Just Market Value	\$434,300	\$421,650	\$421,650	\$211,912
= Total Assessed Value	\$25,430	\$25,430	\$25,430	\$25,484
- Exempt Value	\$0	\$0	\$0	\$0
= Taxable Value	\$25,430	\$25,430	\$25,430	\$25,484
Save Our Homes or AGL Amount	\$0	\$0	\$0	\$82

\*Just Market Value\* description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

### Land Information

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
WET/HARDWOOD (5900)	8.89	Acres	AG USE	0	0
ORANGE C1 (651015)	75.45	651015-AC	AG USE	0	0

### Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/12/2022	\$442,800	Warranty Deed	212	1888	01 - Qualified	Improved	STEWART SUBER LLC	CRAZY HEIFER FARMS, LLC
12/31/2013	\$100	Warranty Deed	786	538	11 - Unqualified	Vacant	MAXWELL AND SUBER COMPANY	STEWART SUBER LLC
1/27/1992	\$97,200	Warranty Deed	388	622	NA - Unqualified	Vacant	CLYDE C DOWNS	MAXWELL & SUBER CO

### Photos



No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Sketches, Extra Features.

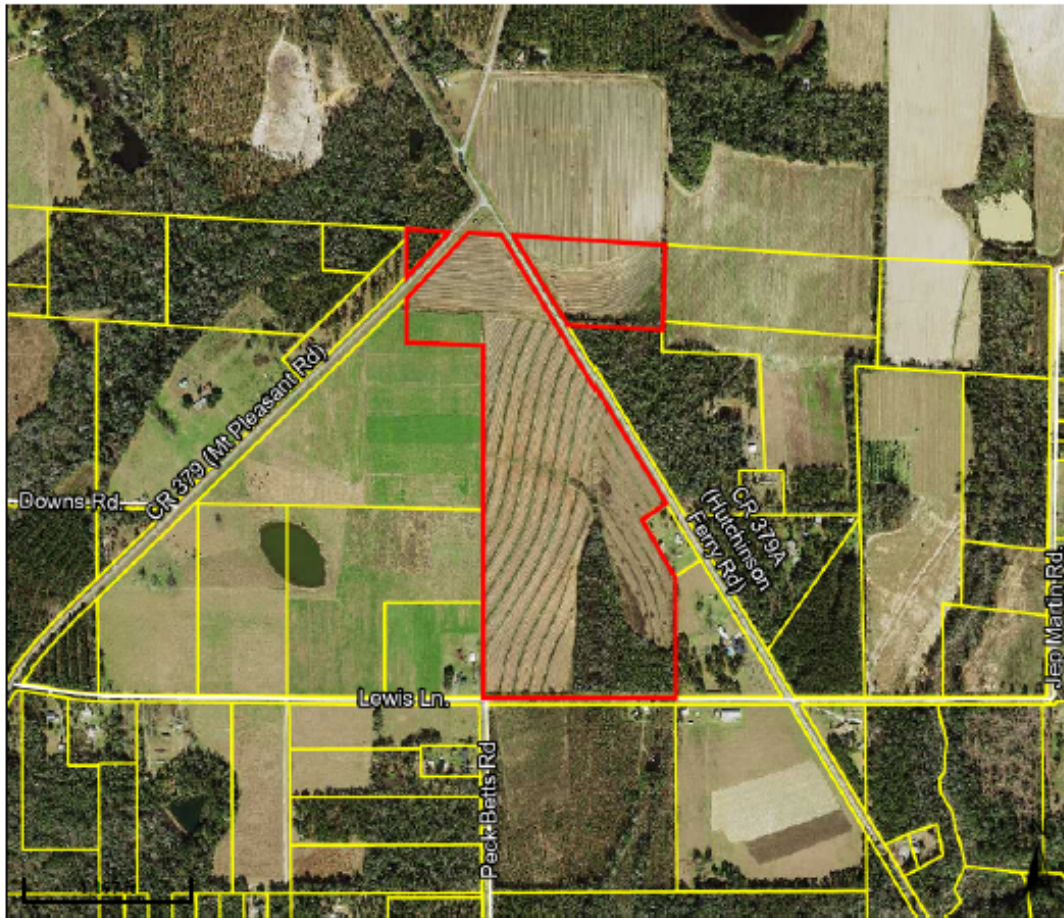
[User Privacy Policy](#) [GDPR Privacy Notice](#)  
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# GADSDEN COUNTY TAX MAP



Gadsden County, FL



Overview



Legend

- Parcels
- Roads (Local)
- Roads (Major)
- Streams and Rivers (Large)

Parcel ID	1-32-4N-4W-0000-00322-0300	Alternate 39 ID	Owner Address	CRAZY HEIFER FARMS, LLC 124 LAZY CREEK RUN TALLAHASSEE, FL 32304	Improvement Value	Just Market Value	\$434,300
Sec/Twp/Rng	32/4N/4W	Class			Land Value	Value	
Property	HUTCHINSON	CLASS 1 (5100)			Land Ag Value	Total Assessed	\$25,430
Address	FERRY RD QUINCY	Acreage	88.03		Ag Market Value	Value Exempt Value Taxable Value	

District COUNTY  
Brief OR 919 P 1888; OR 786 P 538  
Tax Description

(Note: Not to be used on legal documents)

Date created: 4/7/2025

Last Data Uploaded: 4/7/2025 5:54:55 PM

Developed by SCHNEIDER  
GEOSPATIAL

# GADSDEN COUNTY TAX BILL

W. Dale Summerford, CFC  
Gadsden County Tax Collector

## Tax Record - Ad Valorem Taxes and Non-Ad Valorem Assessments

Please Note: The information contained herein does not constitute a title search and should not be relied on as such.

### Account Information

Account Number:  
1324N4W0000003220300  
Mailing Address:  
Crazy Helfer Farms, LLC  
124 Lazy Creek Run  
tallahassee fl 32304

Tax Type:  
Real Estate  
Property Address:  
Hutchinson Ferry Quincy  
Geo ID :  
14N4W320000003220300

Tax Year:  
2024  
Updated:  
4/29/2025 05:36:12 PM

Exemption Detail	Status Code	Millage Code	Escrow Code
n/a	n/a	007	n/a

#### Legal Description:

OR 786 P 538 OR 388 P 622 DOWNS TRACT ROAD S-379 NORTH: BEGIN 2640 FT NORTH OF THE SWC OD SECTION 32-4N-4W AND RUN S 86 DEG 28' E 1242.3 FT; N 01 DEG 30' E 576.3 FT TO GA.-LINE THEN N 87 DEG 29' W 1451.41 FT TO CENTER OF RD S-379; S 43 DEG 09' W 521.3 FT; S 148.8 FT; S 86 DEG 28' E 552.56 FT TO THE P.O.B., ALSO, BEGIN AT THE SWC OF FRACTIONAL SECTION 32-4N-4W AND RUN N 2,541 FT TO NWC OF SAID SECTION; THEN N 99 FT; S 86 DEG 28' E TO RD S-379-A; SE/LY ALONG RD TO N LINE OF SECT. 32, CONTINUE TO WHERE RD INTERSECTS THE EAST BNDRY OF THE WEST HALF OF THE SW 1/4; THEN S TO THE SEC OF THE WEST HALF OF SW 1/4; WEST 1,320 FT M/L TO THE P.O.B. LESS AND EXCEPT THE SMALL LOTS RETAINED BY MR C C DOWNS IN OR BOOK 388 P 622.

### Ad Valorem Taxes

Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
GADSDEN CO BOARD OF CO COMM	9.0000	\$25,430.00	\$0.00	\$25,430.00	\$228.87
SCHOOL-REQUIRED LOCAL EFFORT	3.1390	\$25,430.00	\$0.00	\$25,430.00	\$79.82
SCHOOL-DISCRETIONARY	2.2480	\$25,430.00	\$0.00	\$25,430.00	\$57.17
NW FLORIDA WATER MGT DIST	0.0218	\$25,430.00	\$0.00	\$25,430.00	\$0.55
	Total Millage				Total Taxes
	14.4088				\$366.41

### Bills Due

Account	Folio	Year	If Paid by	Amount Due	Amount Paid
1324N4W0000003220300	100036.0000	2024	5/29/25	\$392.27	\$0.00

### Payment History

Year	Folio	Date Paid	Paid By	Receipt	Amount Paid
No payment history for this bill.					

# GADSDEN COUNTY LEGAL DESCRIPTION

THIS INSTRUMENT PREPARED BY:

Benjamin B. Bush, Esq.  
Ausley & McMullen, P.A.  
123 S. Calhoun Street  
Tallahassee, FL 32301  
Parcel Identification Number: 1-32-4N-4W-0000-00322-0300

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made on this 12<sup>th</sup> day of July, 2022, by **STEWART SUBER, LLC**, a Florida limited liability company, whose mailing address is 5285 Pat Thomas Parkway, Quincy, Florida 32351, as Grantor, to **CRAZY HEIFER FARMS, LLC**, a Florida limited liability company, whose mailing address is 124 Lazy Creek Run, Tallahassee, Florida 32304, as Grantee.

**WITNESSETH:**

The Grantor, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00) and other good and valuable consideration in hand paid to the Grantor by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee's successors and assigns forever, Grantor's interest in the property located in GADSDEN County, Florida, more particularly described as follows:

**See attached Exhibit "A"**

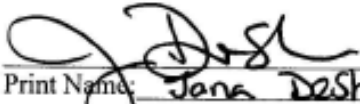
Subject to Ad Valorem Taxes for the year 2022 and subsequent years, zoning or other regulatory laws and ordinances affecting the land, and all easements, rights of way, limitations, reservations, covenants and restrictions of record, if any, which are not hereby reimposed.


And the Grantor does hereby warrant that the property is free from all encumbrances made by Grantor; and that Grantor will warrant and defend the interest in the property hereby conveyed against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal on the day and year first above written.


WITNESSES:

  
Print Name: Jana Deshaio

  
Print Name: Benjamin P. Bush

GRANTOR:

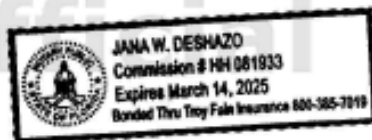
**STEWART SUBER, LLC,**  
a Florida limited liability company

By:   
Lyman Stewart Suber  
Its: Sole Member

STATE OF FLORIDA,  
COUNTY OF LEON.

The foregoing instrument was acknowledged before me by means of (☒) physical presence or  
( ) online notarization this 12 day of July, 2022, by Lyman Stewart Suber, as Sole Member of  
STEWART SUBER, a Florida limited liability company, on behalf of the company.

( ) He/She is personally known to me; or  
(☒) He/She has produced his FL DL as identification.



  
NOTARY PUBLIC  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

## EXHIBIT "A"

### The Property

#### PARCEL 1:

A parcel of land lying in the West one half of the Southwest one quarter of Fractional Section 32, Township 4 North, Range 4 West, Gadsden County, Florida, more particularly described by metes and bounds as follows: BEGIN at an axle (found) marking the Southwest corner of said Fractional Section 32 and run Thence North 00 degrees 22 minutes 47 seconds West along the Western boundary of said Fractional Section 32 a distance of 2640.12 feet to a re-bar (LS3031) on the Northern boundary of said Fractional Section 32; Thence South 86 degrees 49 minutes 49 seconds East along said Northern boundary a distance of 494.50 feet to a re-bar (LS3031) on the Westerly right of way boundary of Hutchinson Ferry Road (County Road No. 379-A - 70 foot right of way); Thence South 31 degrees 39 minutes 43 seconds East along said Westerly right of way boundary a distance of 1473.65 feet to a concrete monument (LS3031) marking the most Northern corner of a 1.38 acre tract of land as described in Official Record Book 409, page 965-967 of the Public Records of said county; Thence South 57 degrees 11 minutes 57 seconds West 204.37 feet to a concrete monument (LS3031) marking the most Western corner of said 1.38 acre tract of land; Thence South 29 degrees 49 minutes 21 seconds East 469.91 feet to a concrete monument (LS3031) marking the most Southern corner of said 1.38 acre tract of land, also point lying on the Eastern boundary of said West one half of the Southwest one quarter; thence South 00 degrees 34 minutes 37 seconds East 827.38 feet to a concrete monument (4 inch by 4 inch - no ID) marking the Southeast corner of said West one half of the Southwest one quarter; thence South 89 degrees 27 minutes 05 seconds West 1320.00 feet to the Point of Beginning; a Southern portion of the above described parcel of land being SUBJECT TO the maintained right of way limits of a county graded roadway known as Lewis Lane.

#### PARCEL 2:

A parcel of land lying in Georgia - Florida Lots 441 and 444, Township 4 North, Range 4 West, Gadsden County, Florida, more particularly described by metes and bounds as follows: Commence at an axle (found) marking the Southwest corner of Fractional Section 32, Township 4 North, Range 4 West of said county and run Thence North 00 degrees 22 minutes 47 seconds West 2640.12 feet to a re-bar (LS3031) on the Southern boundary of said Georgia - Florida Lot 444; Thence South 86 degrees 49 minutes 49 seconds East along said Southern boundary a distance of 579.78 feet to a re-bar (5/8 inch - no ID) on the Easterly right of way boundary of Hutchinson Ferry Road (County Road No. 379-A - 70 foot right of way) for the POINT OF BEGINNING; from said POINT OF BEGINNING thence continue South 86 degrees 49 minutes 49 seconds East 661.18 feet to a re bar (LS3031); Thence North 01 degree 04 minutes 51 seconds East 562.93 feet to a re-bar (5/8 inch - no ID) on the Florida - Georgia State Line; Thence North 87 degrees 29 minutes 00 seconds West along said State Line a distance of 1024.02 feet to a re-bar (LS3031) on said Easterly right of way boundary; Thence South 31 degrees 39 minutes 34 seconds East along said Easterly right of way boundary a distance of 671.10 feet to the POINT OF BEGINNING.

#### PARCEL 3:

A parcel of land lying in Georgia-Florida Lots 441 and 444, Township 4 North, Range 4 West, Gadsden County, Florida, more particularly described by metes and bounds as follows: Commence at an axle (found) marking the Southwest corner of Fractional Section 32, Township 4 North, Range 4 West of said county and run; Thence North 00 degrees 22 minutes 47 seconds West 2640.12 feet to a re-bar (LS3031) on the Southern boundary of said Georgia - Florida Lot 444 for the POINT OF BEGINNING; from said POINT OF BEGINNING thence South 86 degrees 49 minutes 49 seconds East along said Southern

boundary a distance of 494.50 feet to a re-bar (LS3031) on the Westerly right of way boundary of Hutchinson Ferry Road (County Road No. 379-A - 70 foot right of way); Thence North 31 degrees 39 minutes 34 seconds West along said Westerly right of way boundary a distance of 669.93 feet to a re-bar (LS3031) on the Florida - Georgia State Line; Thence North 87 degrees 29 minutes 00 seconds West along said State Line a distance of 276.96 feet to a re-bar (LS3031) on the Easterly right of way boundary of Mt. Pleasant Road (County Road No. 379 - 100 foot right of way); Thence South 42 degrees 15 minutes 19 seconds West along said Easterly right of way boundary a distance of 162.93 feet to a D.O.T. monument marking a point of curve to the right; Thence Southwesterly along said Easterly right of way boundary and said curve with a radius of 11,509.16 feet through a central angle of 02 degrees 13 minutes 59 seconds for an arc distance of 448.56 feet (the chord of said arc being South 43 degrees 22 minutes 18 seconds West 448.53 feet) to a re-bar (LS3031) on the Western boundary of said Georgia - Florida Lot 444; Thence South 00 degrees 20 minutes 22 seconds East 77.86 feet to a re-bar (LS3031) marking the Southwest corner of said Georgia - Florida Lot 444; Thence South 86 degrees 49 minutes 49 seconds East 552.55 feet to the POINT OF BEGINNING.

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