



## Rural Thomas County Living

This charming three-bedroom, three-bathroom brick home is set on five beautiful acres in the quiet countryside of Thomas County, Georgia. Built in 1955, the residence offers approximately 2,472 square feet of heated and cooled living space with solid construction, including plaster interior walls, oak flooring, and a metal roof for long-lasting durability. The property features a spacious and inviting layout with multiple living areas, a functional kitchen, and three full bathrooms. A deep well and a 700+ square foot carport provide convenience, while mature trees and established landscaping create a peaceful setting ideal for relaxation or outdoor activities. Located along Coffee Road, this home combines the benefits of rural living with easy access to Thomasville, Boston, Barwick, and Pavo. Whether you are looking for a primary residence, a country retreat, or a property with room for hobby farming, this estate offers endless possibilities.

Online Only  
Auction

**September 16, 2025,  
at 2 pm**

Final Contract to  
Include a 10%  
Buyer's Premium



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# INTRODUCTION

Dear Perspective Bidders,

Wiregrass Auction Group is pleased to announce the public, online auction of this Home located in Boston, Georgia.

This charming three-bedroom, three-bathroom brick home is set on five beautiful acres in the quiet countryside of Thomas County, Georgia. Built in 1955, the residence offers approximately 2,472 square feet of heated and cooled living space with solid construction, including plaster interior walls, oak flooring, and a metal roof for long-lasting durability. The property features a spacious and inviting layout with multiple living areas, a functional kitchen, and three full bathrooms. A deep well and a 700+ square foot carport provide convenience, while mature trees and established landscaping create a peaceful setting ideal for relaxation or outdoor activities. Located along Coffee Road, this home combines the benefits of rural living with easy access to Thomasville, Boston, Barwick, and Pavo. Whether you are looking for a primary residence, a country retreat, or a property with room for hobby farming, this estate offers endless possibilities.

Bidding for this property will open on September 2<sup>nd</sup>, 2025, at 10:00 am and continue to September 16<sup>th</sup>, 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, September 16, 2025  
at 2 pm

🌿 Open House Dates and Times:

Friday, September 5, 2025, 2 - 5 pm  
Monday, September 15, 2025,  
2 - 5 pm

🌿 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:** 3274 Coffee Road, Boston, Georgia 31626

**Auction Date:** Tuesday, September 16, 2025, at 2 pm

**Property Size:** 5 Acres

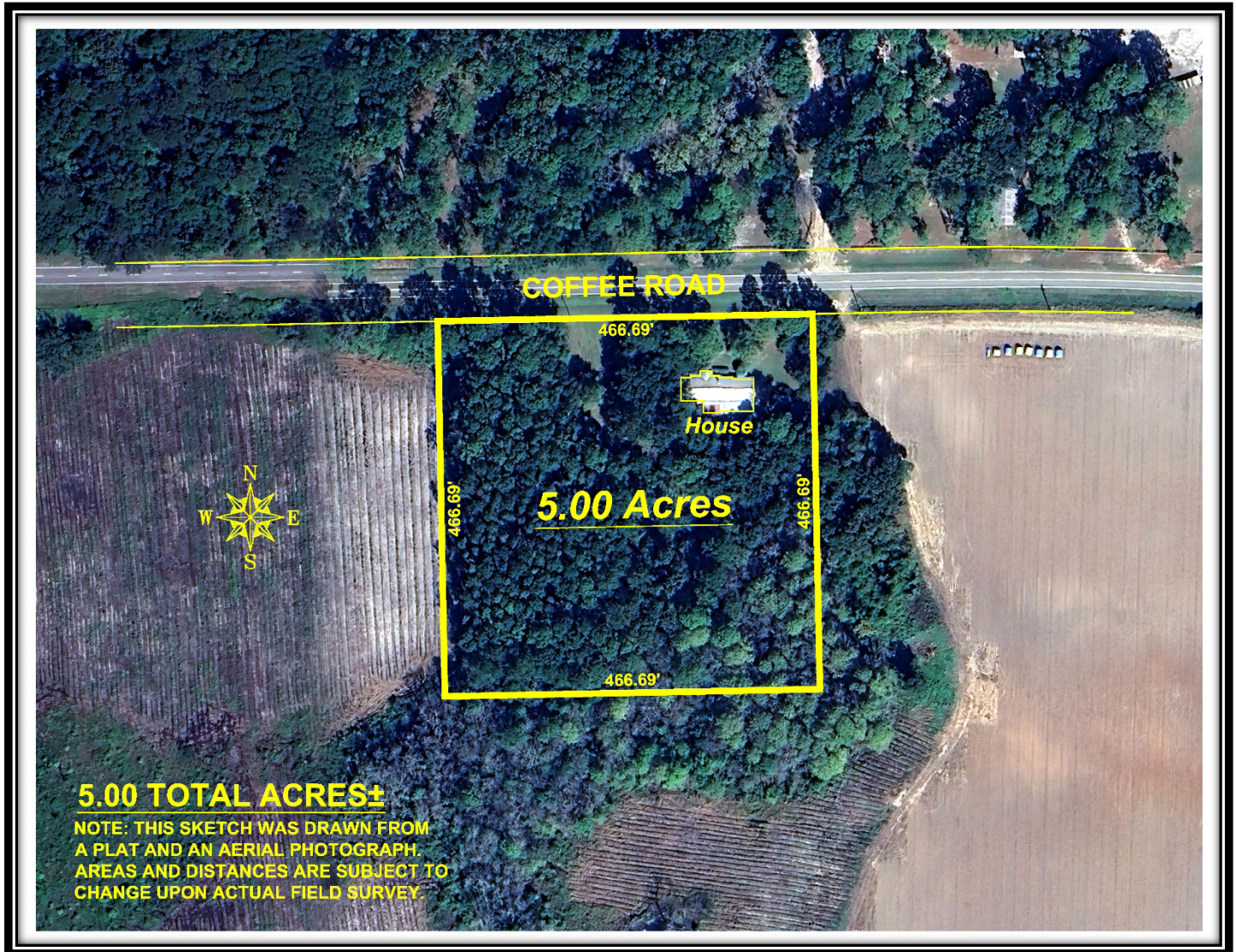
**Assessor's Parcel Numbers:** Thomas County: 015 079

**Property Taxes:** Thomas County 2024: \$ 1,737.64

## Important Selling Features:

- All brick, one-story home with approximately 2,472 square feet
- Three bedrooms and three full bathrooms
- Metal roof for durability and low maintenance
- Deep well providing a private water source
- Five acres of land with mature shade trees and open yard space
- Located in a peaceful rural setting yet convenient to Thomasville, Boston, Barwick, and Pavo
- Additional structures include a tractor shed for equipment storage and brick outdoor cooking area
-

# AERIAL MAP





# TAX CARD

## Thomas County, GA

### Summary

Parcel Number 015 079  
 Location Address 3274 COFFEE RD  
 Legal Description 3274 COFFEE RD / 5 AC  
 (Note: Not to be used on legal documents)  
 Class R4-Residential  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Zoning AG  
 Tax District 04 Fire District 03 (District 04)  
 Millage Rate 20.634  
 Acres 5  
 Neighborhood Rur Par North East (155020)  
 Homestead Exemption No (50)  
 Landlot/District 287 / 13

[View Map](#)



### Owner

McDonald Beverly M  
 P O Box 372  
 Thomasville, GA 31799

The owner above is the owner as of Jan 1, 2024. Look at the Sales section below for most recent owner.

### Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	5

### Residential Improvement Information

Style One Family  
 Heated Square Feet 2472  
 Interior Walls Plaster  
 Exterior Walls Brick Veneer  
 Foundation Conc Wall/Msrry  
 Attic Square Feet 0  
 Basement Square Feet 0  
 Year Built 1955  
 Roof Type Metal Galvanized  
 Flooring Type Oak  
 Heating Type Cen Heat (FA)  
 Number Of Rooms 0  
 Number Of Bedrooms 0  
 Number Of Full Bathrooms 3  
 Number Of Half Bathrooms 0  
 Number Of Plumbing Extras 6  
 Value \$151,708  
 Condition Average  
 Fireplaces/Appliances FP Const 1 sty 1 Box 1  
 House Address 3274 COFFEE RD

### Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Housesite w/Deep Well	1900	1x1 / 1	1	\$7,000
Paving, Concrete	1900	1x1 / 286	1	\$479

### Sales

NOTE: Deed information from sales prior to the 1990's maybe approximate.

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/20/2015	1952 253	1 407	\$0	Gift	Matthews Anna B estate	McDonald Beverly M
2/1/1990	271 002		\$59,500	Qualify this sale		FORESTER BEVERLY M

### Valuation

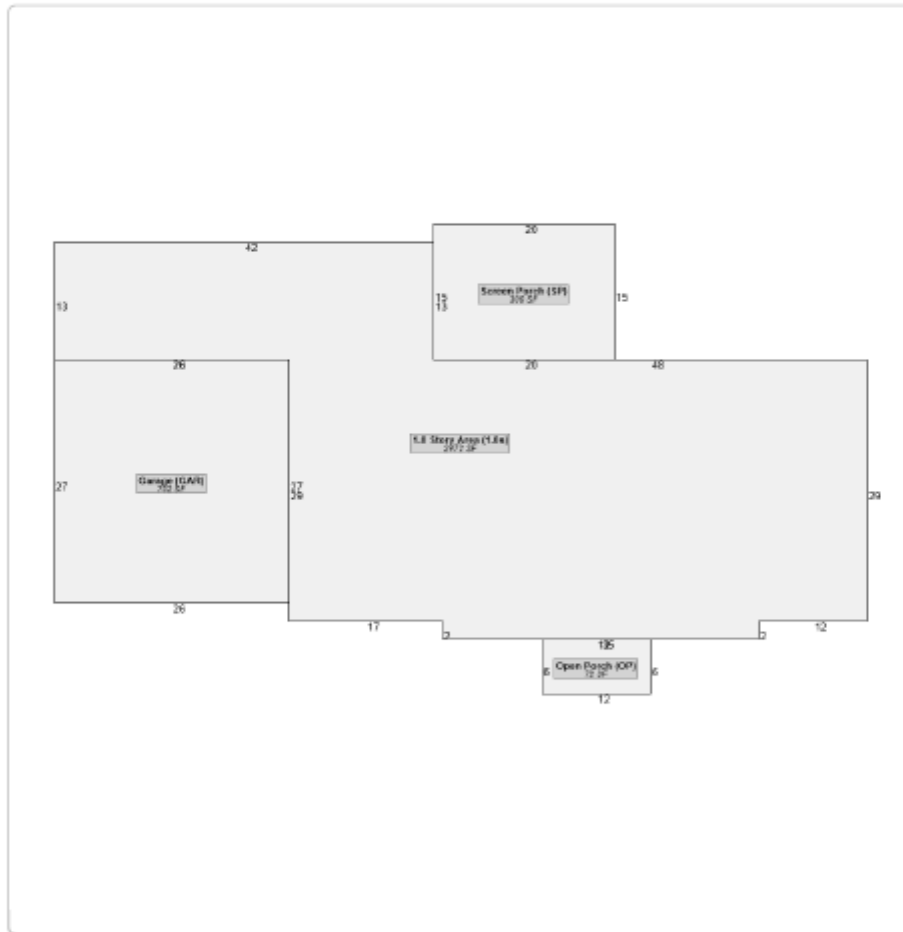
	2025	2024	2023	2022	2021
Previous Value	\$210,530	\$154,697	\$142,799	\$123,280	\$124,001
Land Value	\$57,500	\$57,500	\$46,000	\$46,000	\$40,000
+ Improvement Value	\$151,708	\$145,565	\$101,358	\$89,460	\$75,951
+ Accessory Value	\$7,479	\$7,465	\$7,339	\$7,339	\$7,329
= Current Value	\$216,687	\$210,530	\$154,697	\$142,799	\$123,280

2024 values are tentative.

### Photos



## Sketches



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

[User Privacy Policy](#) [GDPR Privacy Notice](#)  
 Last Data Upload: 6/6/2025, 6:11:56 AM



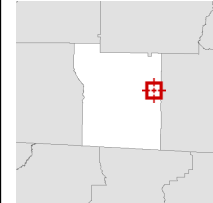


# TAX MAP



 Thomas County, GA



Overview



Legend

-  Parcels
-  Roads

**Parcel ID** 015 079  
**Class Code** Residential  
**Taxing District** 04 Fire District 03  
**Acres** 5.0

**Owner** McDonald Beverly M  
 P O Box 372  
 Thomasville, GA 31799  
**Physical Address** 3274 COFFEE RD  
**Assessed Value** Value \$216687

Last 2 Sales			
Date	Price	Reason	Qual
3/20/2015	0	18	U
2/1/1990	\$59500	NQ	U

(Note: Not to be used on legal documents)

Date created: 6/6/2025  
 Last Data Uploaded: 6/6/2025 6:11:56 AM

Developed by  **SCHNEIDER**  
 GEOSPATIAL

# TAX BILL

## 2024 Property Tax Statement

Alicia Hester  
Thomas County Tax Commissioner  
P.O. Box 2175  
Thomasville, GA 31799

MCDONALD BEVERLY M

P O BOX 372  
THOMASVILLE, GA 31799


Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2024-15173	11/15/2024	\$0.00	\$1,737.64	\$0.00	Paid

Map: 00150079  
Location: 3274 COFFEE RD

Printed: 08/12/2025

### RETURN THIS PORTION WITH PAYMENT

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

<p>Alicia Hester Thomas County Tax Commissioner P.O. Box 2175 Thomasville, GA 31799</p>				<p>Tax Payer: MCDONALD BEVERLY M Map Code: 00150079 Real Description: 3274 COFFEE RD / 5 AC Location: 3274 COFFEE RD Bill No: 2024-15173 District: 04 FIRE DISTRICT 03</p>					
Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
153,030.00	57,500.00	5.0000	\$210,530.00	11/15/2024					
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
COUNTY M&O	\$210,530	\$84,212	\$0	\$84,212	4.835000	\$407.17	\$0.00	\$407.17	
SCHOOL M&O	\$210,530	\$84,212	\$0	\$84,212	12.670000	\$1,066.97	\$0.00	\$1,066.97	
FIRE 3	\$210,530	\$84,212	\$0	\$84,212	1.862000	\$156.80	\$0.00	\$156.80	
EMERGENCY SERVICE FEE	\$210,530	\$84,212	\$0	\$84,212	1.267000	\$106.70	\$0.00	\$106.70	
<b>TOTALS</b>					<b>20.634000</b>	<b>\$1,737.64</b>	<b>\$0.00</b>	<b>\$1,737.64</b>	
<p>State Law requires all tax bills to be mailed to the owner of record on January 1st. If property has been sold, please contact our office.</p> <p>This bill is not sent to your mortgage company. If you have an escrow account, please forward a copy of this bill to your mortgage company. We encourage you to pay by mail or on our website. If your bill is not paid on time, interest, fifa, penalty and additional costs will accrue on unpaid balance on the 16th of every month.</p> <p>Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition, certain elderly persons are entitled to additional homestead exemptions. Applications must be filed by April 1st.</p> <p>Tax Commissioner's Office 229-225-4136 For eligibility requirements regarding exemption or questions about your value, contact the Tax Assessor's office at 229-225-4133</p>									
<b>Current Due</b>						<b>\$1,737.64</b>			
<b>Penalty</b>						<b>\$0.00</b>			
<b>Interest</b>						<b>\$0.00</b>			
<b>Other Fees</b>						<b>\$0.00</b>			
<b>Previous Payments</b>						<b>\$1,737.64</b>			
<b>Back Taxes</b>						<b>\$0.00</b>			
<b>Total Due</b>						<b>\$0.00</b>			



# DEED

RECORD AND RETURN TO:  
WHEELER & CARLTON, LLP  
P. O. Box 1677  
Thomasville, GA 31799

DOC# 001395  
FILED IN OFFICE  
03/20/2015 03:47 PM  
BK#1952 PG:253-255  
DAVID HUTCHINGS, JR.  
CLERK OF SUPERIOR  
COURT  
THOMAS COUNTY  
REAL ESTATE TRANSFER T  
AX  
PAID: \$0.00

PT-61 136-2015-000401

NO TITLE SEARCH PERFORMED

## WARRANTY DEED

GEORGIA, THOMAS COUNTY

THIS INDENTURE, made this 20<sup>th</sup> day of March, 2015 between VICTOR H. MATTHEWS, individually and as Executor of the Estate of ANNA B. MATTHEWS, and DAVID B. MATTHEWS, parties of the first part, and BEVERLY M. McDONALD, party of the second part,

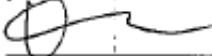
WITNESSETH: That the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed unto the said party of the second part, her heirs and assigns, all that tract or parcel of land, situate, lying and being in the County of Thomas, State of Georgia, and described as follows:

**SEE ATTACHED EXHIBIT "A", WHICH IS INCORPORATED HEREIN BY REFERENCE.**

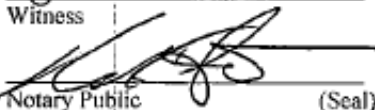
TO HAVE AND TO HOLD unto the said party of the second part, her heirs and assigns, forever in fee simple. And the said party of the first part will well and truly warrant and forever defend the title to said property unto the party of the second part against the claim or claims of all persons whomsoever.

WITNESS the hand and seal of the party of the first part, the day and year first above written.

Signed, sealed and delivered in the presence of:



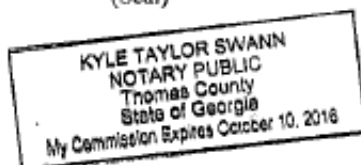
Witness



Notary Public

(Seal)

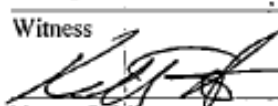
  
VICTOR H. MATTHEWS, Individually (SEAL)

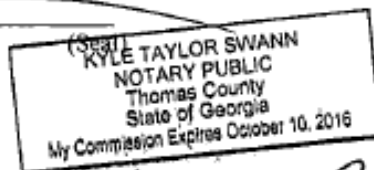


 (SEAL)  
VICTOR H. MATTHEWS, as Executor of the  
Estate of ANNA B. MATTHEWS

Signed, sealed and delivered in the  
presence of:

  
Witness

  
Notary Public



 (SEAL)  
DAVID B. MATTHEWS

Signed, sealed and delivered in the  
presence of:

  
Witness

  
Notary Public



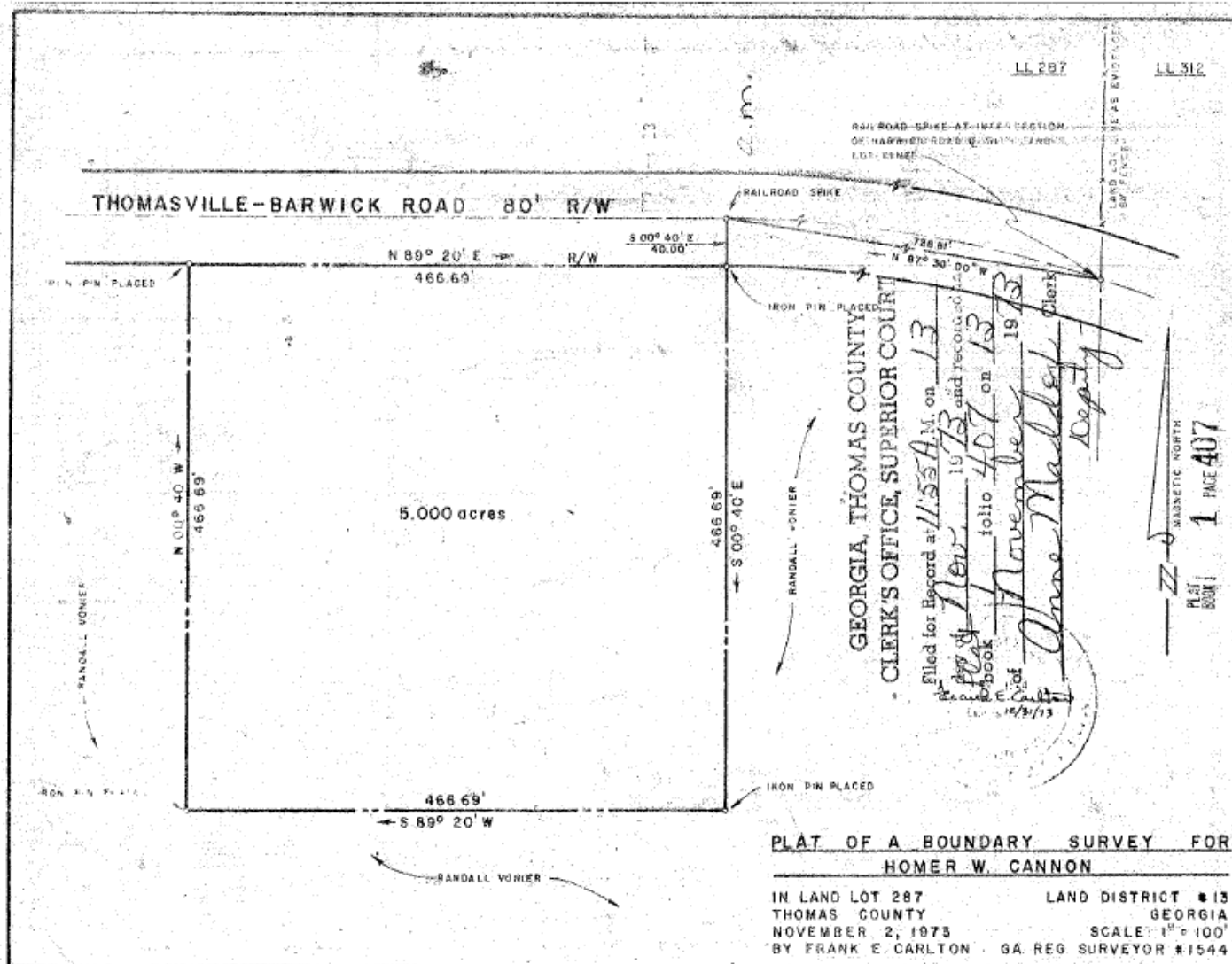


EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND consisting of 5.00 acres situate, lying and being in Land Lot 287 of the 13th Land District of Thomas County, Georgia, as per plat of survey prepared on November 2, 1973 by Frank E. Carlton, Georgia Registered Surveyor No. 1544, as recorded in Plat Book 1, page 407, Deed Records of Thomas County, Georgia, and being more particularly described as follows:

COMMENCE at the point of intersection of the east line of Land Lot 287 with the center line of the Thomasville to Barwick Road, said point being marked by a railroad spike in the pavement; run thence north 87 degrees 30 minutes west 728.81 feet to a railroad spike in the center of said road; run thence south 00 degrees 40 minutes east 40.00 feet to an iron pin on the south margin of the Thomasville to Barwick Road, said iron pin being the true Point of Beginning of the property described. FROM SAID POINT OF BEGINNING, run south 00 degrees 40 minutes east 466.69 feet to an iron pin; run thence south 89 degrees 20 minutes west 466.69 feet to an iron pin; run thence north 00 degrees 40 minutes west 466.69 feet to an iron pin on the south margin of the Thomasville to Barwick Road; run thence north 89 degrees 20 minutes east along the south margin of said road 466.69 feet to the Point of Beginning.

# PLAT



# Go BID Now!



For more information, please visit

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

