

A photograph of a small, dark brown, two-story house with a gabled roof and a wooden deck, situated in a grassy field with large trees in the background. The text "HAVANA, FLORIDA INVESTMENT OPPORTUNITY" is overlaid in white, bold, sans-serif font.

HAVANA, FLORIDA INVESTMENT OPPORTUNITY

Home on 1 Acre

This one-acre property at 11061 FL-GA Highway in Havana, Florida, presents a versatile opportunity for buyers. The home, built in 1978, was partially remodeled but left unfinished, offering a blank canvas for customization. The upstairs includes a one-bedroom, one-bath layout with living space, while the downstairs can be finished into another bedroom, bath, or multipurpose area. With 1,692± total square feet and 940± heated square feet, it has a solid base for expansion and modernization. A large live oak adds Southern charm to the front yard. Its location provides easy access to Havana's historic downtown and Tallahassee. Ideal for investors, first-time buyers, or anyone seeking a unique retreat, the property is full of potential.

Online Only Auction

**October 14, 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 Havana, Florida Investment Opportunity.

This one-acre property at 11061 FL-GA Highway in Havana, Florida, presents a versatile opportunity for buyers. The home, built in 1978, was partially remodeled but left unfinished, offering a blank canvas for customization. The upstairs includes a one-bedroom, one-bath layout with living space, while the downstairs can be finished into another bedroom, bath, or multipurpose area. With 1,692± total square feet and 940± heated square feet, it has a solid base for expansion and modernization. A large live oak adds Southern charm to the front yard. Its location provides easy access to Havana's historic downtown and Tallahassee. Ideal for investors, first-time buyers, or anyone seeking a unique retreat, the property is full of potential.

Bidding for this property will open on September 30, 2025, at 10:00 am and continue to October 14, 2025. Bidding will begin closing at 2:00 pm subject to auto extensions. All bidding for this property will be conducted on the Wiregrass Auction Group online bidding platform at www.WiregrassAuctionGroup.com. Prior to placing any bids, please read this Property Information Package along with the Bidding Terms and Conditions, and the Sample Purchase contract. All documents can be found online under the "Documents" tab.

Please do not hesitate to contact me if you have any questions about the property, the auction process, or if you would like to schedule a private showing of the property.

Sincerely,




Wiregrass Auction Group, Inc.

Mark L. Manley

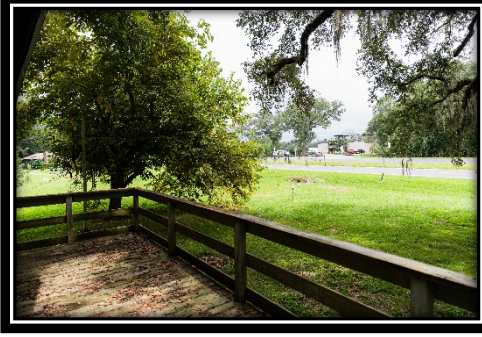
Mark L. Manley, CAI, AARE, MPPA
President/ Broker

AUCTION INFORMATION



-  Auction Date and Time: Tuesday, October 14, 2025 at 2:00 pm
-  Open House Dates and Times: Thursday, October 9, 2025 from 2:00 pm to 4:00 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

PROPERTY INFORMATION



Property Address: 11061 FL GA Highway, Havana, FL 32333

Auction Date: Tuesday, October 14, 2025, at 2 pm

Property Size: 1 Acre

Assessor's Parcel Numbers: Gadsden County: 0-01-3N-2W-0000-00414-0200

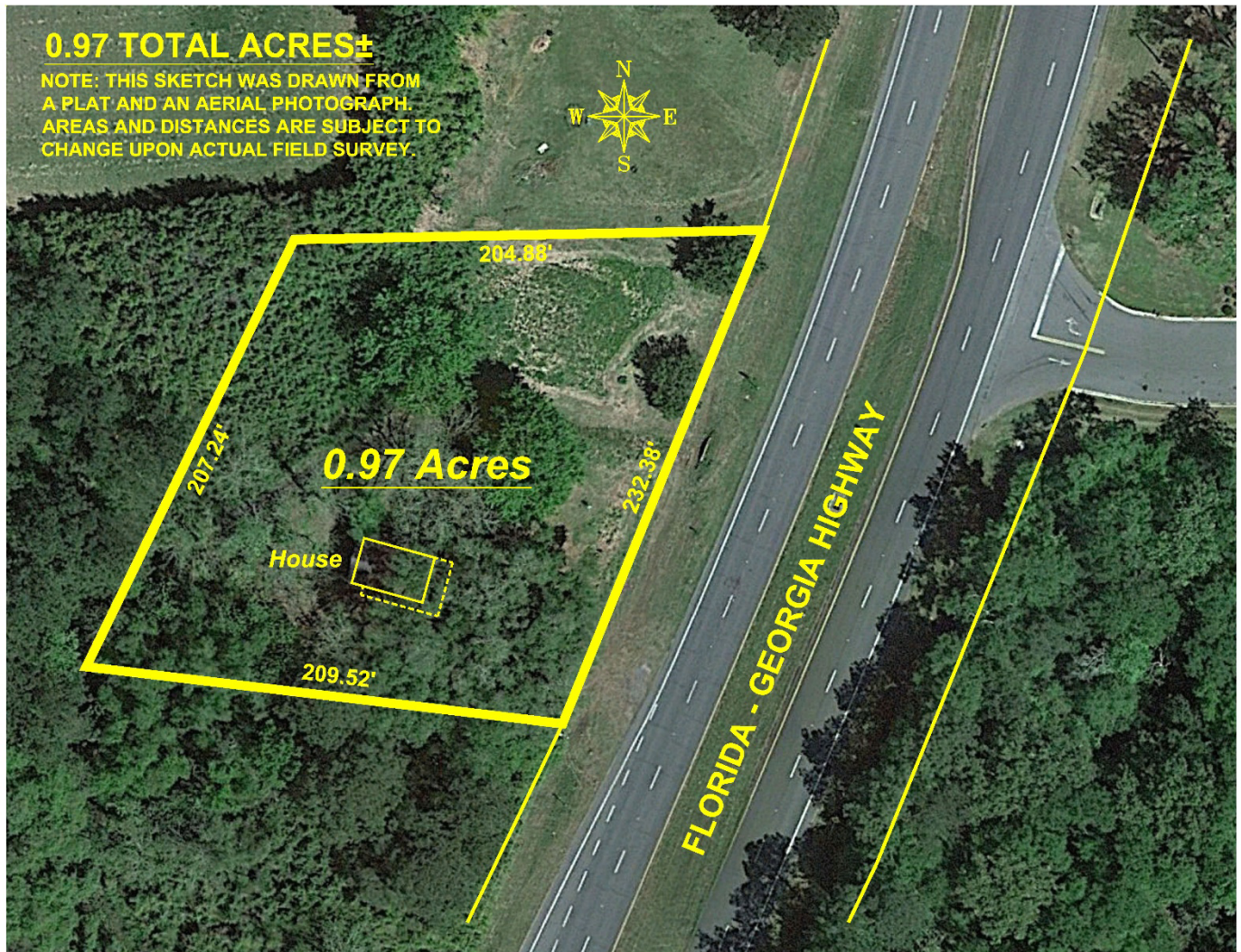
Property Taxes: Gadsden County \$1,005.30

Important Selling Features:

- Remodel Started, Unfinished – Ready for Customization
- Upstairs: 1 Bed, 1 Bath, Living Area
- Downstairs: Potential for Extra Bed/Bath or Flex Space
- 1,692± Total Sq Ft, 940± Heated
- Built in 1978, Solid Construction
- Beautiful Old Live Oak in Front Yard for Southern Charm

**The water source serving 11061 FLA-GA Highway is located on the neighboring property. The buyer will need to negotiate with that neighbor to continue using the water after closing. The seller cannot guarantee continued water service.*

AERIAL MAP



TAX CARD

Gadsden County, FL

Parcel Summary

Parcel ID 2-01-3N-2W-0000-00414-0200
Location Addr 11061 FLA-GA HWY
 HAVANA, FL 32333
Brief Tax Description* OR 932 P 551; OR 926 P 1883; BEGIN 200 FT S OF NEC OF LOT 104 GEORGIA SURVEY, RUN S. ALONG SR #27, 66 YDS, W. 74 YDS, N. 66 YDS, E. 74 YDS, TO P. O. B. LESS PART TO SRD PER OR 72, P. 556, OR 316 P 1075
*(Note: *The Description above is not to be used on legal documents.)*
Property Use SINGLE FAMILY (0100)
Sec/Twp/Rng 1/3N/2W
Tax District COUNTY (District 007)
Millage Rate 14.4864
Acreage 1
Homestead N



[View Map](#)

Owner Information

DEESE KENNETH
 PO BOX 575
 NEWTON, GA 39870

Homestead Application

Application for Ag Land

Valuation

	2025 Working	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Improvement Value	\$50,890	\$51,336	\$50,446	\$44,413
+ Land Value	\$19,356	\$18,434	\$17,016	\$14,450
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
= Just Market Value	\$70,246	\$69,770	\$67,462	\$58,863
= Total Assessed Value	\$70,246	\$69,770	\$67,462	\$48,103
- Exempt Value	\$0	\$0	\$0	\$0
= Taxable Value	\$70,246	\$69,770	\$67,462	\$48,103
Save Our Homes or AGL Amount	\$0	\$0	\$0	\$10,760

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

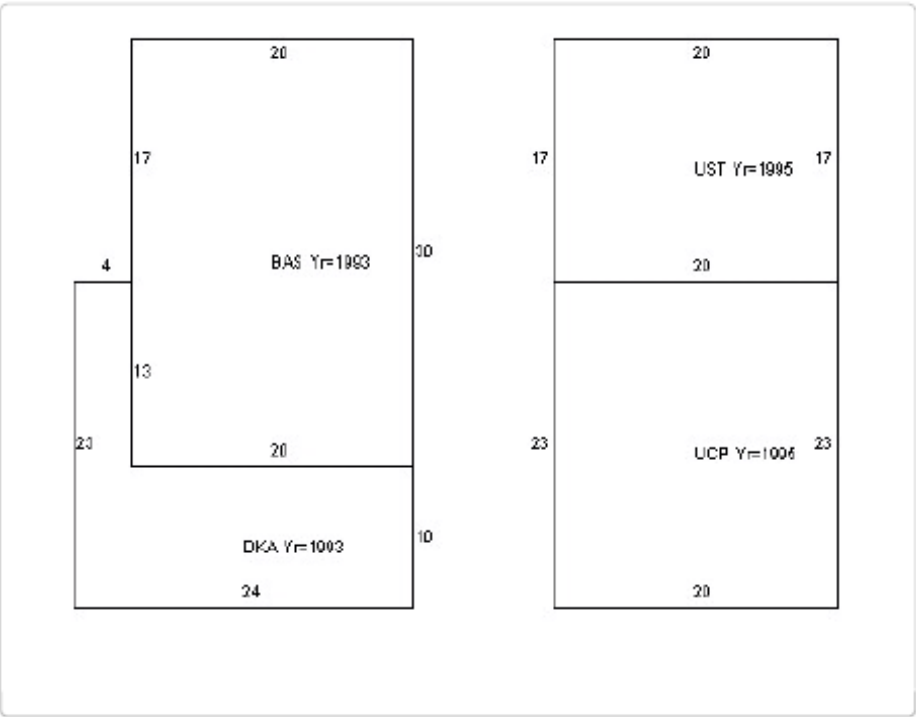
Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
SINGLE FAMILY (0100)	1.00	100S00-AC	SITE	0	0

Buildings

Building ID 1470
Type SGL FAM 20
Total Area 1692
Heated Area 940
Exterior Walls WD ON PLY
Roof Cover ASPH SHNGL
Interior Walls DRYWALL
Frame Type
Floor Cover HARDWOOD
Heat Type NONE
Bathrooms 1
Half Bathrooms 0
Bedrooms 2
Stories 1
Actual Year Built 1978

Code	Description	Sketch Area	Finished Area	Perimeter
BAS	BASE AREA	600	600	0
DKA	DECK AVG	292	0	0
SFB	SEM F BASE	340	340	0
UCP	UNF CARPT	460	0	0
TOTAL		1,692	940	0

Sketches



Extra Features

Description	Year Built	Quantity	Units
SEPTIC TANK	2020	1	1

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/17/2023	\$45,000	Warranty Deed	932	551	01 - Qualified	Improved	MICHAEL KEITH JONES	KENNETH DEESE
11/29/2022	\$100	PERSONAL REP	926	1883	11 - Unqualified	Improved	JONES JACKSON E HEIRS OF	SHEILA DIANE TUTEN ETAL
2/1/1985	\$100	Warranty Deed	316	1075	NA - Unqualified	Improved		

Photos



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

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TAX MAP



Gadsden County, FL



Overview



Legend

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

Parcel ID	2-01-3N-2W-0000-00414-0200	Alternate ID	2215	Owner Address	DEESE KENNETH PO BOX 575 NEWTON, GA 39870	Improvement Value	\$50,890	Just Market Value	\$70,246
Sec/Twp/Rng	1/3N/2W	Class	SINGLE FAMILY (0100)			Land Value	\$19,356	Total Assessed Value	\$70,246
Property Address	11061 FLA-GA HWY HAVANA	Acreage	1.0			Land Ag Value		Exempt Value	
						Ag Market Value		Taxable Value	

District COUNTY
Brief OR 932 P 551; OR 926 P 1883, B
Tax Description

(Note: Not to be used on legal documents)

Date created: 6/30/2025
Last Data Uploaded: 6/28/2025 2:25:38 AM

Developed by SCHNEIDER
GEOSPATIAL

TAX BILL

[Login](#)

Property Tax - Bill Detail | Public Access

 \$0.00
[CHECK OUT](#)

The information on this page is not a title search and should not be used as one.

[Return](#) [Pay Bills](#) [Printable](#)

Account Information

Account Number:
2013N2W0000004140200
Mailing Address:
Deese Kenneth
Po Box 575
Newton Ga 39870

Tax Type:
Real Estate
Property Address:
11061 Fla-Ga Havana
Geo ID:
23N2W010000004140200

Tax Year:
2024

Exemption Detail: Not available

Millage Code: 007

Escrow Code: Not available

Legal Description::

OR 932 P 551; OR 926 P 1883; B EGIN 200 FT S OF NEC OF LOT 10 4 GEORGIA SURVEY, RUN S. ALONG SR #27, 66 YDS., W. 74 YDS., N. 66 YDS., E. 74 YDS. TO P. O. B. LESS PART TO SRD PER OR 7 2, P. 556. OR 316 P 1075

Ad Valorem Taxes

Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
SCHOOL-REQUIRED LOCAL EFFORT	3.1390	\$89,770.00	\$0.00	\$89,770.00	\$219.01
SCHOOL-DISCRETIONARY	2.2480	\$89,770.00	\$0.00	\$89,770.00	\$156.84
NW FLORIDA WATER MGT DIST	0.0218	\$89,770.00	\$0.00	\$89,770.00	\$1.52
GADSDEN CO BOARD OF CO COMM	9.0000	\$89,770.00	\$0.00	\$89,770.00	\$627.93
	Total Millage				Total Taxes
	14.4088				\$1,005.30

Bills Due

Account	Folio	Year	If Paid by	Amount Due	Amount Paid
No Bills Due					

Payment History

Year	Folio	Date Paid	Paid By	Receipt	Amount Paid
2024	102034.0000	3/28/25	KENNETH DEESE FARMS	7004416.0001	\$1,005.30

DEED

Prepared by: GADSDEN COUNTY NICHOLAS THOMAS
Instrument: 230002570 Recorded: 04/05/2023 3:43 PM
Cassie Breg
Peacock Title Inc
2932 Wellington Circle S., Suite 201
Tallahassee, Florida 32309

OFFICIAL RECORDS: 1 of 5
Book: 932 Page: 551

Recording Fee: \$44.00
Doc Stamps: \$315.00

File Number: 0137.23

General Warranty Deed

Made this MARCH 17, 2023 A.D., By Sheila Diane Tuten, an unremarried widow Cynthia Delilah Bond, a married woman Vickie Yvonne Burt, a married woman Jackson Elzie Jones, Jr., a single man and Michael Keith Jones, a married man, hereinafter called the grantor, to Kenneth Deese, a married man, whose address is: P.O Box 575, Newton, Georgia 39870, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Gadsden County, Florida, viz:

See Attached Schedule A

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: 2-01-3N-2W-0000-00414-0200

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

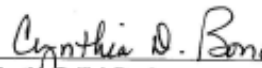
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2022.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Printed Name: Evie Peacock


Witness Printed Name: CASSIE D. BREG


Cynthia Delilah Bond (Seal)
Address: 321 Sothshore Drive
Ochlocknee, Georgia 31773


Michael Keith Jones (Seal)
Address: 88 Pine Forest Road
Ochlocknee, Georgia 31773

State of Florida
County of Leon

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this MARCH 17, 2023, by Cynthia Delilah Bond, a married woman and Michael Keith Jones, a married man, who are personally known to me or who has produced a drivers license as identification.




Notary Public: CASSIE D. BREG
Print Name: _____
My Commission Expires: _____

Prepared by:
Cassie Breg
Peacock Title Inc
2932 Wellington Circle S., Suite 201
Tallahassee, Florida 32309

OFFICIAL RECORDS: 2 of 5
Book: 932 Page: 552

File Number: 0137.23

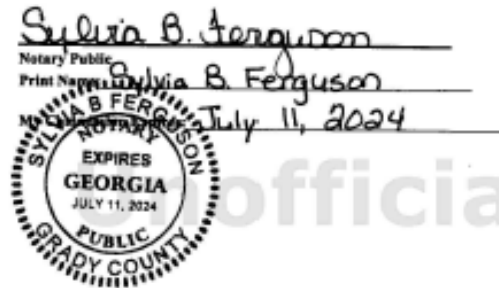
Sylvia B. Ferguson
Witness Printed Name Sylvia B. Ferguson

Jackson Elzie Jones, Jr. (Seal)
Address: 2040 North Broad Street
Cairo, Georgia 39828

Sarah L Clark
Witness Printed Name Sarah L Clark

State of Georgia
County of Grady

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this February 23rd 2023, by Jackson Elzie Jones, Jr., a single man, who is personally known to me or who has produced a drivers license as identification.



OFFICIAL RECORDS: 3 of 5
Book: 932 Page: 553

Prepared by:
Cassie Breg
Peacock Title Inc
2932 Wellington Circle S., Suite 201
Tallahassee, Florida 32309

File Number: 0137.23

Keith L Dean
Witness Printed Name Keith L Dean

Sheila Diane Tuten (Seal)
Address: 807 Pierce Chapel Road
Cairo, Georgia 39828

M: M: S
Witness Printed Name MARIA MEGANA

State of AZ
County of MARICOPA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this February 23rd 2023, by Sheila Diane Tuten, an unmarried widow, who is personally known to me or who has produced a drivers license as identification.



Keith L Dean
Notary Public
Print Name: Keith L Dean
My Commission Expires: 1/14/27

Prepared by:
Cassie Breg
Peacock Title Inc
2932 Wellington Circle S., Suite 201
Tallahassee, Florida 32309

File Number: 0137.23

Joanna Burt
Witness Printed Name Joanna Burt

Vickie Yvonne Burt (Seal)
Vickie Yvonne Burt
Address: 5561 Upper New Bethel Road
Valdosta, Georgia 31605

David W Goldsberry
Witness Printed Name David W Goldsberry

State of Georgia
County of Lowndes

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this February 23, 2023, by Vickie Yvonne Burt, a married woman, who is personally known to me or who has produced a drivers license as identification.

David Wayne Goldsberry
Notary Public
Print Name: David Wayne Goldsberry
My Commission Expires: August 2, 2024



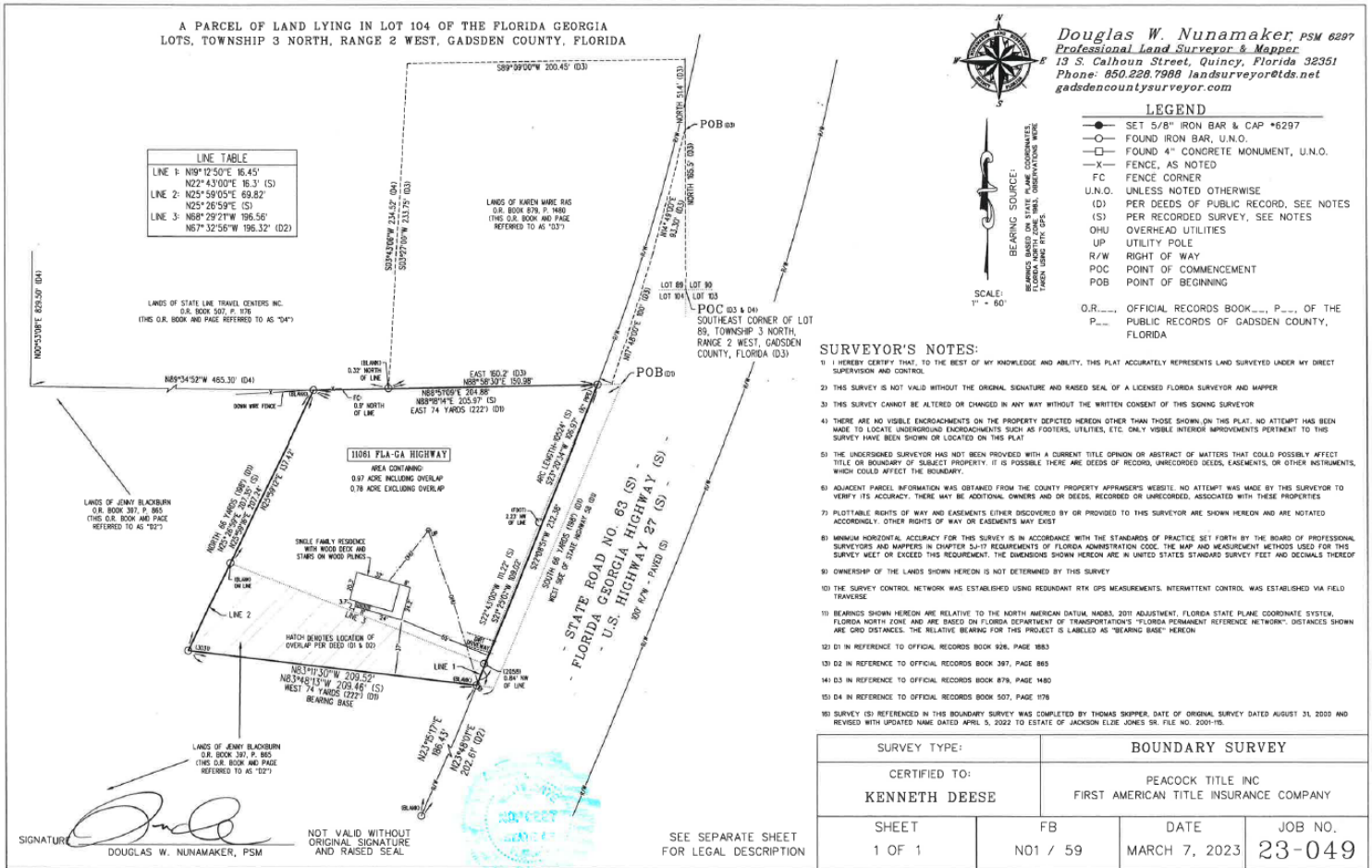
Exhibit "A"

Beginning 2.00 South of corners of Lots 89, 90, 104 and 103 and run thence South along the West side of State Highway 58, a distance of 66 yards, thence West a distance of 74 yards, thence North a distance of 66 yards, thence East a distance of 74 yards, to the point of beginning, same being in Lot 89 according to Georgia Survey and it being the intention to hereby convey a parcel of land measuring 66 yards by 74 yards in the Northeast corner of that certain tract of land described in deed conveyance recorded in Deed Book "BBB", at page 193, of the Public Records of Gadsden county, Florida.

LESS AND EXCEPT any portion of land conveyed in that deed recorded in Book 397, Page 865, Public Records of Gadsden County, Florida.

SAVE AND EXCEPTING: therefrom that parcel of land conveyed to the State of Florida, for right of way purposes by deed dated April 1, 1965, and recorded on April 21, 1965, in Official Records Book 72, at page 556, of the Public Records of Gadsden County, Florida.

PLAT



Go BID NOW!



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