



Peaceful, Country living in Northern Lowndes County

This charming 3-bedroom, 2-bath home sits on 6± acres in Northern Lowndes County, blending peaceful country living with modern comforts. The spacious kitchen includes appliances such as a refrigerator, oven, microwave, and electric range, and features a cozy brick fireplace. A dedicated mud room/laundry area adds practical convenience. Outside, the property boasts two spring-fed ponds, beautiful landscaping, and a large two-story barn with a workshop, kitchen/bar, half bath, and media room — ideal for entertaining or extra storage. Just minutes from Valdosta and Hahira, the home offers privacy and space in a desirable location.

Online Only Auction

**November 12, 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 6821 Miller Bridge Road, Hahira, Georgia.

Discover the perfect blend of country charm and modern convenience with this beautiful 3-bedroom, 2-bath home nestled on 6± acres in Northern Lowndes County. Inside, you'll find a spacious kitchen equipped with a refrigerator, oven, microwave, and electric range, along with a cozy brick fireplace. A functional mud room/laundry area adds extra convenience for busy lifestyles. Step outside to enjoy two spring-fed ponds, attractive landscaping, and wide-open space with plenty of room for outdoor living. The property also features a remarkable two-story barn, offering a workshop, kitchen/bar area, half bath, and media room — making it perfect for entertaining, hobbies, or additional storage. Located in an excellent area of Northern Lowndes County, this property provides the peace and privacy of a country setting while being just minutes away from Valdosta and Hahira.

Bidding for this property will open on October 28, 2025, at 10:00 am and continue to November 11, 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, November 12, 2025 at 2 pm

 Open House Dates and Times:

Thursday, November 6, 2025, 2 - 4 pm
or 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

PROPERTY INFORMATION



Property Address: 6821 Miller Bridge Road, Hahira, Georgia

Auction Date: Tuesday, November 21, 2025 at 2 pm

Property Size: 6.74 +/- Acres

Assessor's Parcel Numbers: Lowndes County 0032 064

Property Taxes: Lowndes County \$1,692.25

Home Features:

- 3 Bedrooms, 2 Bathrooms
- Spacious, open large kitchen with included fridge, oven, microwave, and electric range
- Cozy brick fireplace in the living area
- Functional mud room / laundry room

Land & Outdoor Amenities:

- 6± acres of beautiful land
- 2 spring-fed ponds, great for recreation or enjoying nature
- Attractive, established landscaping
- Peaceful country setting

Property Information cont.

Barn & Additional Buildings:

- Two-story barn with versatile use potential
- Workshop space for hobbies or storage
- Kitchen/Bar area for entertaining
- Half bath for convenience
- Dedicated media room (ideal for gatherings, home theater, or office use)

Location Benefits:

- Excellent location in Northern Lowndes County
- Conveniently located just minutes from Valdosta and Hahira
- Rural charm with easy access to town amenities



TAX CARD

Lowndes County, GA

Summary

Parcel Number 0032 064
 Location Address 6821 MILLER BRIDGE RD
 Legal Description TR 1 & 2 MILLER BRIDGE RD
 (Note: Not to be used on legal documents)
 Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District 02-Lowndes County (District 02)
 Millage Rate 26.952
 Acres 6.39
 Homestead Exemption No (50)
 Landlot/District N/A

[View Map](#)



Homestead Application

Owner

WALKER RICHARD A & VICKIE S
 6821 MILLER BRIDGE ROAD
 HAHIRA, GA 31632

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	6.39

Residential Improvement Information

Style One Family
 Heated Square Feet 1746
 Interior Walls Sheetrock / Panel
 Exterior Walls Brick Veneer
 Foundation Concrete Wall or Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1979
 Roof Type Asphalt Shingles
 Flooring Type Carpet Tile
 Heating Type CH AC
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 3
 Value \$108,604
 Condition Average
 Fireplaces/Appliances Const 1 sty 1 Box 1
 House Address 6821 MILLER BRIDGE RD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
x02 Barn avg w/loft & stalls	2014	22x40 / 0	0	\$10,681
x98 WOOD DECK	2014	12x12 / 0	0	\$378
xJ4 Well res/ag	1900	0x0 / 1	0	\$3,000
xJ5 Septic system	1900	0x0 / 1	0	\$2,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/18/2019	6632 901	35 277	\$238,000	Fair Market - Improved	KOLBERG PERRY T & KATHY S	WALKER RICHARD A & VICKIE S
6/10/2011	4807 217	35 277	\$197,500	Fair Market - Improved	VICKERS H DREW	KOLBERG PERRY T & KATHY S
2/26/2001	1969 183		\$114,900	Fair Market - Improved	BRYANT, ROBERT C & KATHR	VICKERS H DREW
10/3/1991	847 159		\$89,000	Non-Market		BRYANT, ROBERT C & KATHR

Valuation

	2025	2024	2023	2022	2021
Previous Value	\$168,066	\$165,227	\$133,003	\$129,317	\$129,317
Land Value	\$47,743	\$43,403	\$40,564	\$40,564	\$36,878
+ Improvement Value	\$117,724	\$108,604	\$108,604	\$76,380	\$76,380
+ Accessory Value	\$16,059	\$16,059	\$16,059	\$16,059	\$16,059
= Current Value	\$181,526	\$168,066	\$165,227	\$133,003	\$129,317

Photos



Estimated Tax Detail

USE THE FOLLOWING ESTIMATES AT YOUR OWN DISCRETION.

The amounts below do not represent, nor are they intended to represent, the actual property tax for this parcel.

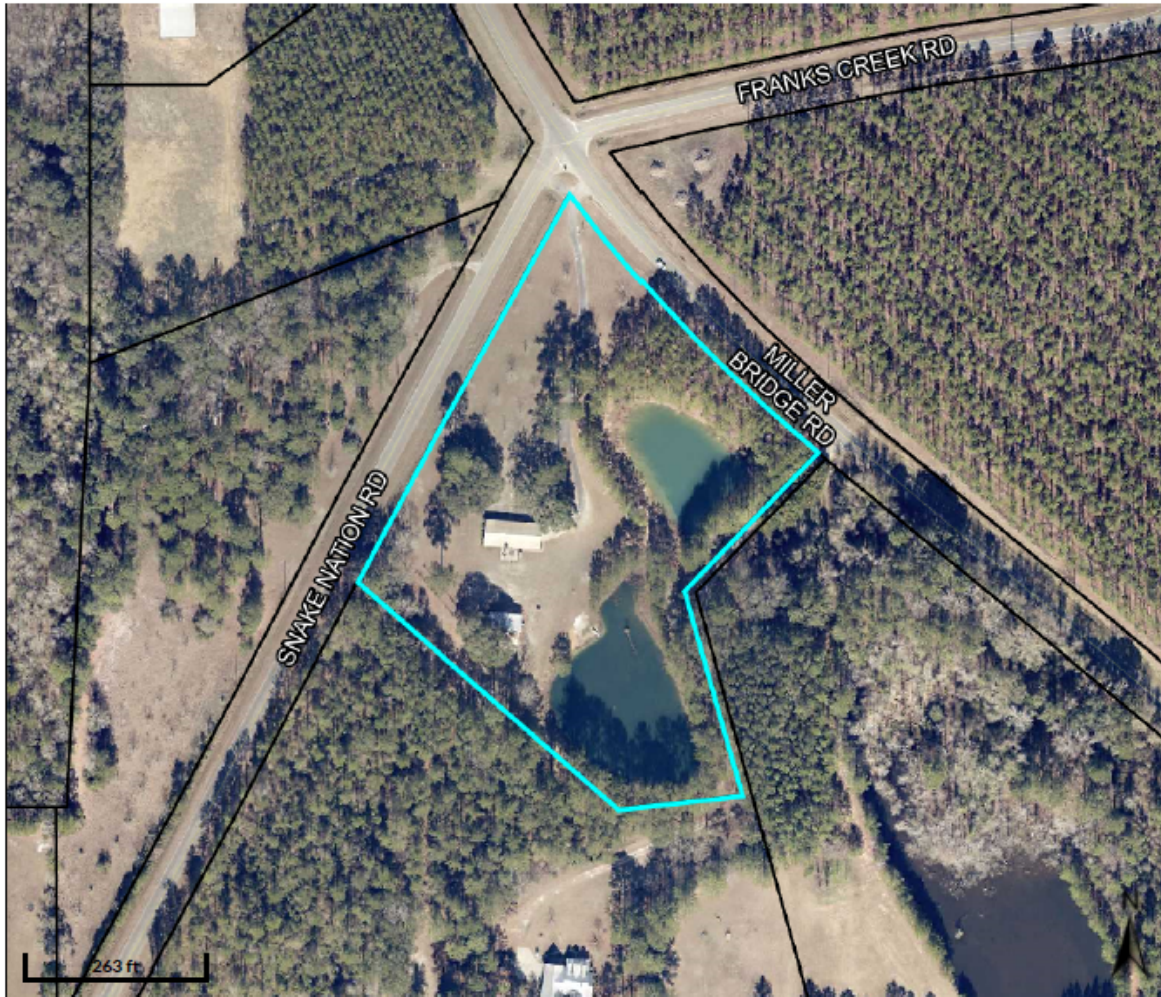
These amounts represent unofficial property tax estimates based on the current year's property value, applicable exemptions and the 2024 millage/tax rates for your tax district.

Tax Type	Description	Asmt Pot	Cov Exempt	H8 Exempt	Millage	Est Tax
1	STATE	0.4				\$0.00
2	COUNTY	0.4			5.283	\$383.60
3	COUNTY SCHOOL	0.4			14	\$1,016.54
4	INDUSTRIAL	0.4			0.823	\$59.76
5	PARKS	0.4			1.25	\$90.76
19	COUNTY FIRE	0.4			2.5	\$181.53
						Total Est Tax \$1,732.19

TAX MAP



Lowndes County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	0032 064	Owner	WALKER RICHARD A & VICKIE S	Last 2 Sales			
Class Code	Residential		6821 MILLER BRIDGE ROAD	Date	Price	Reason	Qual
Taxing District	02-Lowndes County		HAHIRA, GA 31632	12/18/2019	\$238000	FM	Q
	Lowndes County	Physical Address	6821 MILLER BRIDGE RD	6/10/2011	\$197500	FM	Q
Acres	6.39	Assessed Value	Value \$181526				

(Note: Not to be used on legal documents)

Date created: 9/18/2025

Last Data Uploaded: 9/18/2025 6:51:37 AM

Developed by  SCHNEIDER
GEOSPATIAL

TAX BILL

2025 Property Tax Statement

Clay Guess

Lowndes Tax Commissioner
300 N. Patterson ST., PO Box 1409
Valdosta, GA 31603
Phone 229-671-2579 - Fax 229-671-2599
taxcommissioner@lowndescounty.com

WALKER RICHARD A & VICKIE S
6821 MILLER BRIDGE ROAD
HAHIRA, GA 31632

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*
2025-54693	11/24/2025	\$1,692.25	\$0.00	\$0.00	\$1,692.25

Map: 0032 064

Printed: 10/21/2025

Location: 6821 MILLER BRIDGE RD

Account No: 19597

* Taxpayers may file a tax return for the current value on real and personal property for the taxable year on Jan. 1st- April 1st at the Board of Tax Assessors office.

* All Homestead Exemptions must be filed during the same period in the Tax Assessors Office. Homeowners age 65 or older may qualify for a 10,000 exemption.

* If this property has sold, please forward bill to new owner.

* If you have an escrow account on this property, please forward this bill to your mortgage company.

Clay Guess

Lowndes Tax Commissioner
300 N. Patterson ST., PO Box 1409
Valdosta, GA 31603
Phone 229-671-2579 - Fax 229-671-2599
taxcommissioner@lowndescounty.com



Tax Payer: WALKER RICHARD A & VICKIE S

Map Code: 0032 064 Real

Location: 6821 MILLER BRIDGE RD

Bill No: 2025-54693

District: 02

Building Value	Land Value	Acres	Fair Market Value		Due Date	Billing Date	Payment Good through	Exemptions	
133,783.00	47,743.00	6.3900	\$181,526.00		11/24/2025				
Entity		Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE		\$181,526	\$72,610		\$0	\$72,610	0.000000	\$0.00	\$0.00
COUNTY		\$181,526	\$72,610		\$0	\$72,610	8.667000	\$629.31	\$262.56
COUNTY SCHOOL		\$181,526	\$72,610		\$0	\$72,610	13.405000	\$973.34	\$0.00
INDUSTRIAL		\$181,526	\$72,610		\$0	\$72,610	1.100000	\$79.87	\$0.00
PARKS		\$181,526	\$72,610		\$0	\$72,610	1.250000	\$90.76	\$0.00
COUNTY FIRE		\$181,526	\$72,610		\$0	\$72,610	2.500000	\$181.53	\$0.00
CO SALES TAX RB		\$181,526	\$72,610		\$0	\$72,610	-3.616000	\$0.00	\$0.00
TOTALS						23.306000	\$1,954.81	\$262.56	\$1,692.25

Main office hours: Monday-Friday 8:00am - 4:45pm

Drive-Thru hours: Monday-Friday 8:00am - 4:45pm

Pay online at www.lowndescountytax.com

To avoid interest and penalties, please pay by the due date.

Current Due \$1,692.25

Penalty \$0.00

Interest \$0.00

Other Fees \$0.00

Previous Payments \$0.00

Back Taxes \$0.00

Total Due \$1,692.25

PLAT



DEED

BK6632PG901

LOWNDES COUNTY, GA
FILED IN OFFICE

2019 DEC 19 AM 9:01

Beth C. Greene
CLERK OF SUPERIOR COURT

Return Recorded Document to:
SHERWOOD & SHERWOOD, P.C.
ATTORNEYS AT LAW
502 N. ASHLEY STREET
P. O. BOX 1285
VALDOSTA GA 31601
File #: 19-143

LOWNDES COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX

PAID \$ 238.00
DATE Dec 19 2019

BETH C. GREENE
CLERK SUPERIOR COURT

JOINT TENANCY WITH SURVIVORSHIP LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF LOWNDES

This Indenture made this 18th day of December 2019, between PERRY T. KOLBERG and KATHY S. KOLBERG, as party or parties of the first part, hereinafter called Grantor, and RICHARD A. WALKER and VICKIE S. WALKER, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts 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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land situate, lying and being in Land Lot 146 in the 12th Land District of Lowndes County, Georgia, known and designated as Tract 1 and Tract 2, containing 6.7393 acres, all according to that certain map or plat of survey thereof dated September 10, 1991, prepared by Roland Stas Folsom, Georgia Registered Surveyor, recorded in Plat Record Book 35, Page 277, in the records of the Office of the Clerk of Superior Court of Lowndes County, Georgia, to which plat and the record thereof reference is hereby made for all purposes of description. The above described property is known as 6821 Miller Bridge Road, Hahira, Georgia.

LESS AND EXCEPT that 0.59 acres as shown on that certain Right of Way Deed recorded in Deed Book 1101, Page 26, Lowndes County records.

NEVERTHELESS, HOWEVER, this conveyance is made subject to the following:

- (1) Ad valorem taxes for tax year 2019 and subsequent years.
- (2) All zoning ordinances, easements and restrictions 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 behoove of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

AND THE SAID Grantor further covenants to warrant and forever defend the right and title to the above described property unto the said Grantee, his successors, heirs and assigns, against the lawful claims of all persons by, through and under the above named Grantor, but no further or otherwise.

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

Signed, sealed and delivered in the presence of:

Perry T. Kolberg
PERRY T. KOLBERG

(Seal)

Jan Raggs
Witness
[Signature]
Notary Public



Kathy S. Kolberg
KATHY S. KOLBERG

(Seal)

Go BID NOW!



For more information, please visit

WiregrassAuctionGroup.com

