



Residential Lot Oak Hill Subdivision

Discover an excellent opportunity to purchase a residential property in Stephens County, Georgia, through the competitive bidding process. Situated on nearly one acre in Oak Hill Estates, this 1994 manufactured home sits on a quiet, tree-shaded lot just off Pine Tree Road. The home includes a 24' x 56', three-bedroom, two-bath, floor plan. The property is easily accessible from GA-17 and only minutes from downtown Toccoa, schools, and shopping. Whether you're an investor, homeowner, or looking for a project property, this offering represents an affordable opportunity to buy at your price. Bid online and buy where you set the price. Watch for Wiregrass Auction Group Signs!

Online Only
Auction

December 2, 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 17 Pinetree Road In Toccoa, Georgia.

Discover an excellent opportunity to purchase a residential property in Stephens County, Georgia, through the competitive bidding process. Situated on nearly one acre in Oak Hill Estates, this 1994 manufactured home sits on a quiet, tree-shaded lot just off Pine Tree Road. The home includes a 24' x 56', three-bedroom, two-bath, floor plan. The property is easily accessible from GA-17 and only minutes from downtown Toccoa, schools, and shopping. Whether you're an investor, homeowner, or looking for a project property, this offering represents an affordable opportunity to buy at your price. Bid online and buy where you set the price. Watch for Wiregrass Auction Group Signs!

Bidding for this property will open on November 18, 2025, at 10:00 am and continue to December 2, 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, December 2, 2025 at 2 pm

 Open House Dates and Times:

This property is occupied by a tenant and can only be viewed with permission from the tenant.

 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: 17 Pinetree Road, Toccoa, Georgia 30577

Auction Date: Tuesday, December 2, 2025, at 2 pm

Property Size: 0.98 +/- Acres

Assessor's Parcel Numbers: Stephens County 061D 082

Property Taxes: 2025 Stephens County - \$295.13

Important Selling Features:

- 🌿 Selling by Order of the United States Bankruptcy Court
- 🌿 0.98 ± acre residential lot located in Oak Hill Estates subdivision
- 🌿 1994 model 24' x 56' manufactured home (Bill of Sale Only)
- 🌿 Three-bedroom, two-bath layout (per public record)
- 🌿 Level, partially wooded lot with gravel drive and mature shade trees
- 🌿 Quiet setting just off Pine Tree Road near Whispering Pines Drive
- 🌿 Convenient to Toccoa shopping, dining, and schools
- 🌿 Potential Income Producing (The property is currently rented and selling subject to the Tenants Rights of Possession)

TAX CARD

Stephens County, GA

Summary

Parcel Number 052A088
Location Address 17 PINETREE RD
Legal Description LOT 9 BLK B SEC 3 OAK HILL ESTATES
(Note: Not to be used on legal documents)
Class R3-Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning R5
Tax District STEPHENS COUNTY (District 01)
Millage Rate 29.1
Acres 0.98
Homestead Exemption No (50)
Landlot/District N/A
GMD 215

[View Map](#)



Owner

UCH LLC
1293 TAYLOR RD
HIAWASSEE, GA 30546

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	0400 - PRIMARY - SF	Square Feet	42,689	0	0	0	0

Mobile Homes

Style	Manufacturer	Model	Year Built	Width Length	Serial Number	Condition	Value
Mobile Homes	GENERAL	UNKNOWN	1994	24 x 56	GMHGA119942274AB	Average	\$13,747

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Site Value - DW	2024	0x0 / 0	0	\$5,000
AL1-Lean-To	1977	9x21 / 0	0	\$151
RS1-Shed Utility Bldg-Frame	1977	14x21 / 0	0	\$529

Permits

Permit Date	Permit Number	Type	Description
01/16/2025	25-00006	STORAGE	

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/26/2018	1165 429	6 160	\$0	INTRA-CORPORATION SALE	UNITED CRANE & HOIST LLC	UCH LLC
5/5/2017	1124256-8	6 160	\$25,379	MOBILE HOME INCLUDED IN SALE	THE BANK OF NEW YORK MELLON TRUSTEE	UNITED CRANE & HOIST LLC
3/15/2017	1116217-9	6 160	\$0	a	THE BANK OF NEW YORK MELLON TR	THE BANK OF NEW YORK MELLON TRUST CO
3/15/2017	1116214-6	6 160	\$0	a	THE BANK OF NEW YORK MELLON TRUST CO	THE BANK OF NEW YORK MELLON TRUST CO
9/6/2016	1103284-9	6 160	\$0	FORECLOSURE	MILLER SUSAN NATION	THE BANK OF NEW YORK MELLON TRUST CO
6/1/1992	0026600107		\$0	a		MILLER SUSAN NATION

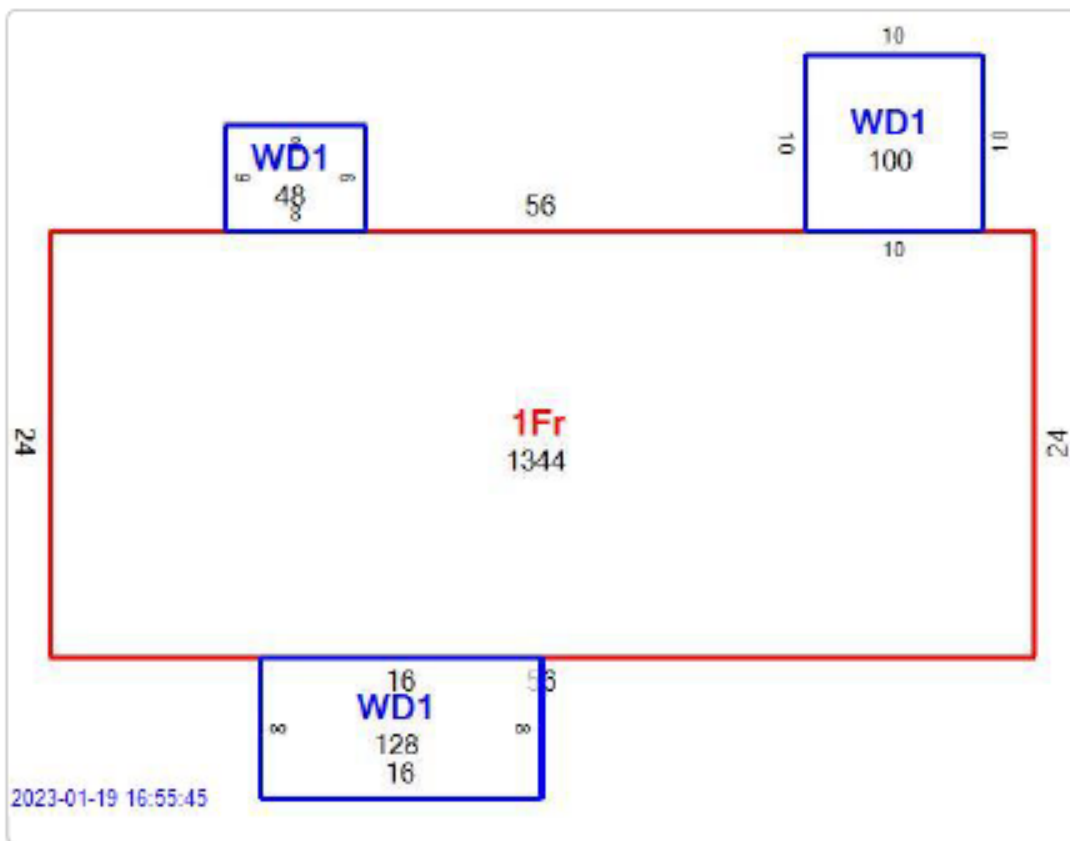
Valuation

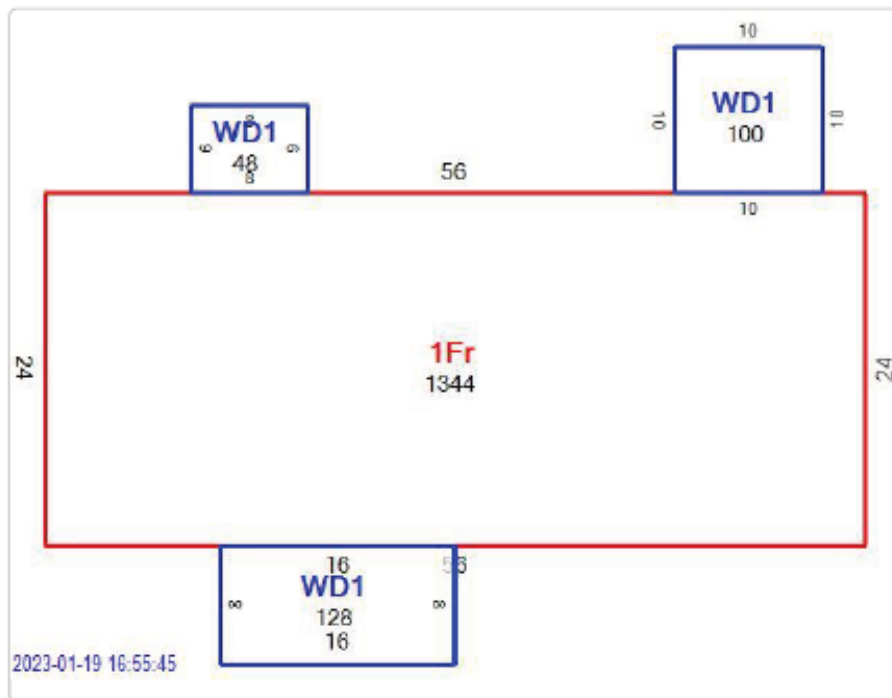
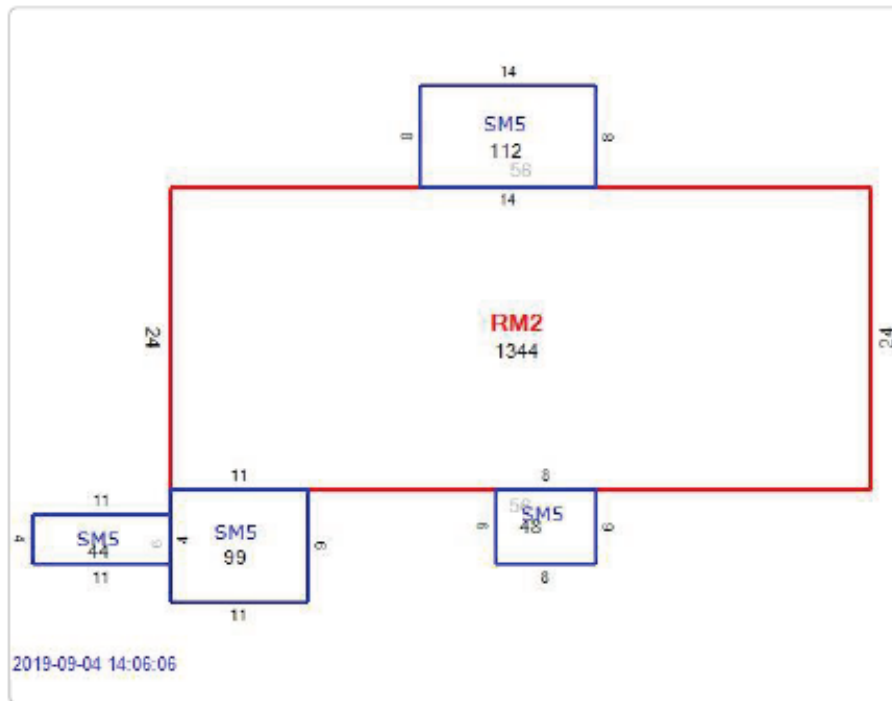
	2025	2024	2023	2022	2021
Previous Value	\$21,983	\$21,983	\$20,101	\$19,965	\$19,965
Land Value	\$7,450	\$7,450	\$7,450	\$7,450	\$7,450
+ Improvement Value	\$13,747	\$13,853	\$13,853	\$11,971	\$11,971
+ Accessory Value	\$5,680	\$680	\$680	\$680	\$544
= Current Value	\$26,877	\$21,983	\$21,983	\$20,101	\$19,965

Photos



Sketches





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

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 Last Data Upload: 10/22/2025, 6:08:59 AM



TAX MAP



Stephens County, GA



Overview



Legend

- Parcels
- Parcel Numbers
- Roads

Parcel ID	052A 088	Owner	UCH LLC	Last 2 Sales			
Class Code	Residential		1293 TAYLOR RD	Date	Price	Reason	Qual
Taxing District	STEPHENS COUNTY		HIAWASSEE, GA 30546	11/26/2018	0	5	U
Acres	0.98	Physical Address	17 PINETREE RD	5/5/2017	\$25379	21	U
		Assessed Value	Value \$26877				

(Note: Not to be used on legal documents)

Date created: 10/22/2025

Last Data Uploaded: 10/22/2025 6:08:59 AM

Developed by SCHNEIDER
GEOSPATIAL

TAX BILL

2025 Property Tax Statement

Dene M. Hicks
Stephens County Tax Commissioner
70 North Alexander Street
Room 103
Toccoa, Georgia 30577

UCH LLC

1293 TAYLOR RD
HIAWASSEE, GA 30546

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*
2025-15729	11/15/2025	\$295.13	\$0.00	\$405.87	\$701.00

Map: 052A088
Location: 17 PINETREE RD

Printed: 10/27/2025

The Stephens County Tax Commissioner's office is located at:

70 North Alexander Street
Room 103
Toccoa, Georgia 30577

Please remember that your Tax Commissioner is not responsible for your tax values nor your tax rates. Your Tax Commissioner is your collector.

Thank you for the privilege of serving you.

Dene M. Hicks
Stephens County Tax Commissioner
70 North Alexander Street
Room 103
Toccoa, Georgia 30577



Tax Payer: UCH LLC
Map Code: 052A088 Real
Description: LOT 9 BLK B SEC 3 OAK HILL ESTATES
Location: 17 PINETREE RD
Bill No: 2025-15729
District: 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
19,427.00	7,450.00	0.9800	\$26,877.00	11/15/2025					
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
STATE TAX	\$26,877	\$10,751	\$0	\$10,751	0.000000	\$0.00	\$0.00	\$0.00	
COUNTY M&O UNINCORPORATED	\$26,877	\$10,751	\$0	\$10,751	16.640000	\$178.90	\$0.00	\$178.90	
COUNTYWIDE SOLID WASTE	\$26,877	\$10,751	\$0	\$10,751	0.780000	\$8.39	\$0.00	\$8.39	
COUNTYWIDE EMS	\$26,877	\$10,751	\$0	\$10,751	2.050000	\$22.04	\$0.00	\$22.04	
COUNTYWIDE FIRE SERVICES	\$26,877	\$10,751	\$0	\$10,751	0.740000	\$7.96	\$0.00	\$7.96	
SCHOOL M&O	\$26,877	\$10,751	\$0	\$10,751	13.500000	\$145.14	\$0.00	\$145.14	
SALES TAX RB UNC	\$26,877	\$10,751	\$0	\$10,751	-4.020000	\$0.00	-\$43.22	-\$43.22	
INSURANCE PREMIUM RB UNC	\$26,877	\$10,751	\$0	\$10,751	-2.240000	\$0.00	-\$24.08	-\$24.08	
TOTALS					27.450000	\$362.43	-\$67.30	\$295.13	
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.					Current Due		\$295.13		
					Penalty		\$0.00		
					Interest		\$0.00		
					Other Fees		\$0.00		
					Previous Payments		\$0.00		
					Back Taxes		\$405.87		
					Total Due		\$701.00		

DEED

STEPHENS COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX

PAID \$ 0

DATE 11-30-18

NUMBER 127-2018-001321

Jeff P. Quick
CLERK SUPERIOR COURT

STEPHENS COUNTY
CLERK OF COURT
TIME 11:16 AM
BOOK 1165 PAGE 429-430

2018 NOV 30 PM 1:39

Return To:
Jim R. David
455 Evans St.
Homer, GA 30547

STATE OF GEORGIA
COUNTY OF STEPHENS

NO TITLE SEARCH

WARRANTY DEED

THIS INDENTURE, made this 26 day of November, in the year Two Thousand Eighteen between **UNITED CRANE AND HOIST, LLC**, as party or parties of the first part, hereinafter called Grantor, and **UCH, LLC**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" 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 Dollars (\$10.00)** and other good and valuable consideration, in hand 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:

ALL THAT TRACT or parcel of land situate, lying and being in the Big Smith (215) G.M.D., Stephens County, Georgia, containing 0.98 acre lying on the southeast right-of-way of Pine Tree Road and on the Northeast right-of-way of a 60-foot right-of-way road, and at the intersection thereof, being known and designated as Lot 9, Block B, on a plat of survey for Garland Sheriff by Clelland A. Tyson, R.S., dated January 27, 1972, recorded in Plat Book 6, Page 160, Stephens County Records, the description as contained therein being incorporated herein by reference, and being more particularly described as follows:

BEGINNING at an iron pin corner located at the point of intersection of the Southeast right-of-way of Pine Tree Road with the Northeast right-of-way of a 60-foot right-of-way road; thence running from the beginning iron pin corner along the Southeast right-of-way of Pine Tree Road North 74 degrees 29 minutes East 207.1 feet to an iron pin corner adjacent to Lot 10 on the plat above described; thence running along Lot 10 South 15 degrees 31 minutes East 200.0 feet to an iron pin corner adjacent to now or formerly Cheek property; thence running along now or formerly Cheek property South 74 degrees 29

minutes West 220.0 feet to an iron pin corner located on the Northeast right-of-way of the 60-foot right-of-way street; thence running along the Northeast right-of-way of said street North 11 degrees 51 minutes West 200.0 feet to the beginning iron pin corner.

Parcel ID No: 052A088

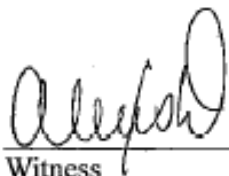
Being property conveyed by Deed under power from Susan Miller fka Susan Lorraine Nation (hereinafter collectively "Borrower"), acting by and through The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company N.A. as Successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-SP2 to The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company N.A. as Successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-SP2, recorded October 7, 2016, in Deed Book 1103, Page 284, Stephens County, Georgia.

THIS PROPERTY is more commonly known as 17 Pinetree Road, Toccoa, GA 30577 under the present system of numbering houses in Stephens County, Georgia.

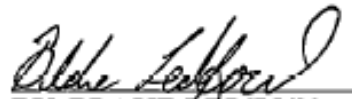
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the right, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

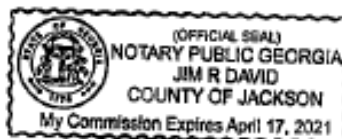
IN WITNESS WHEREOF, the Grantor herein has signed and sealed this deed, Signed, sealed and delivered in the presence of:


Witness

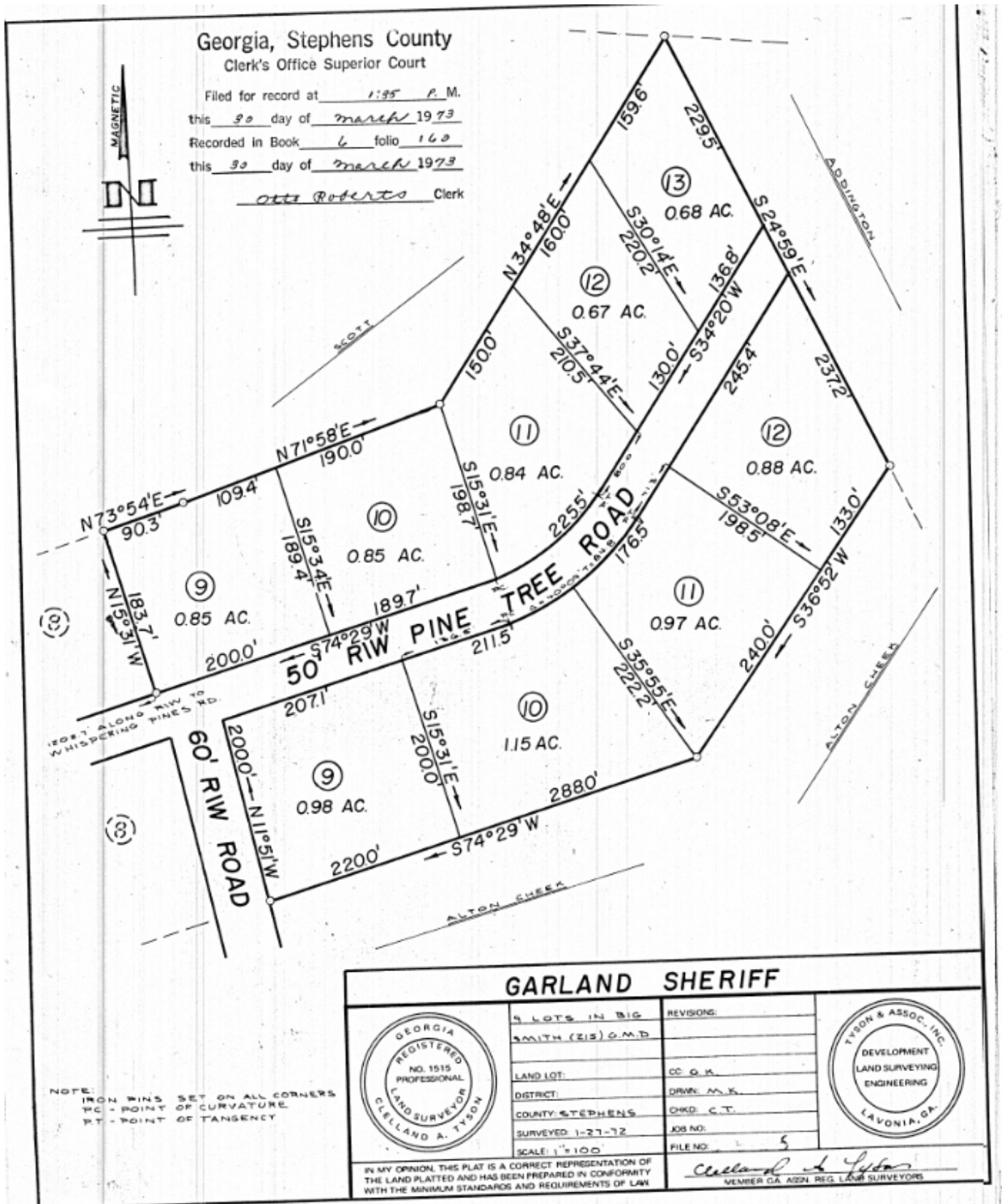
UNITED CRANE AND HOIST, LLC

 (SEAL)
BY: BLAKE LEDFORD,
PRESIDENT


Notary Public
My Commission Expires:



PLAT



Go BID NOW!



For more information, please visit

WiregrassAuctionGroup.com

