

THE NORWOOD E. REDFEARN ESTATE



A Rare Opportunity

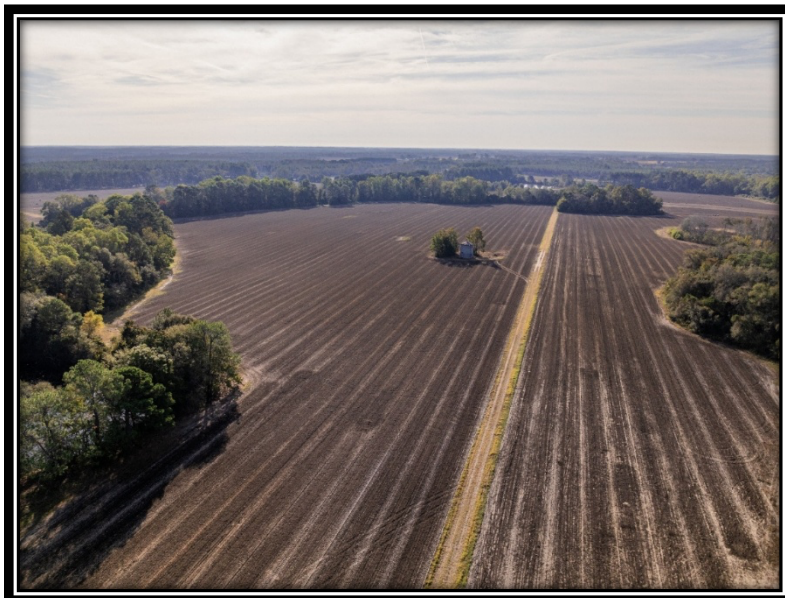
Discover 142± acres of premium South Georgia land located just east of Pavo in scenic Thomas County. The Redfearn Estate features approximately 89± acres of high-yield cropland with productive Tifton and Dothan soils, plus mature timber and two picturesque ponds totaling nearly 9 acres. This legacy property offers easy access via GA Highway 122 and sits just 11 miles from Thomasville, making it ideal for both agricultural use and rural retreat. Enrolled in the CUA program, the estate reflects a commitment to conservation and sustainable land use. Whether you're a farmer, investor, or nature lover, this is a rare chance to own a property that delivers income, beauty, and heritage all in one.

Sealed Bid Auction

December 16, 2025,
at 2 pm

TABLE OF CONTENTS

Introduction	3
Auction Information	4
Property Information	5
Tax Card	6-8
Tax Map	9
Tax Bill	10
CUVA	11
FSA	12
FSA Map	13
Soil Map	14-15
Legal Description	16
Plat	17
Deed	18
Conclusion	19



INTRODUCTION

Dear Perspective Bidders,

Wiregrass Auction Group is pleased to present the Redfearn Estate—an exceptional 142±-acre farm located along Georgia Highway 122 just west of Pavo in Thomas County, Georgia. Family-owned for generations, this highly productive and visually striking property offers a rare opportunity to acquire a premier South Georgia agricultural and recreational asset in one of the region's most desirable rural corridors.

The Redfearn Estate features approximately 89± acres of cultivated farmland consisting primarily of Tifton and Dothan loamy sand soils—among the most sought-after row-crop soils in the area. The balance of the acreage includes mature pine and hardwood timber, two beautiful ponds (approximately 8 acres and 1 acre), and a natural landscape that supports abundant wildlife and recreational enjoyment. With direct frontage on GA Highway 122, the property offers excellent access to Thomasville, Pavo, and surrounding communities.

This property is currently enrolled in the Conservation Use Valuation Assessment (CUVA) program, continuing its long-standing tradition of sound land stewardship while offering substantial tax benefits. The combination of cultivated acreage, timber value, water features, and a historic farm setting makes the Redfearn Estate suitable for farmers, investors, outdoor enthusiasts, or those pursuing a private countryside retreat with income-producing potential.

The Redfearn Estate is being offered by Sealed Bid Auction, allowing each bidder to submit their highest and best offer in a private, written format. All bids must be submitted on the required Purchase and Sale Agreement. Sealed bids are due no later than 2:00 PM on December 16, 2025, at which time all bids will be opened by Wiregrass Auction Group in accordance with the published Terms and Conditions.

Prospective bidders are encouraged to thoroughly review this Property Information Package, including the Bidding Terms and Conditions, CUVA documentation, and the Sample Purchase and Sale Agreement. All documents are available online under the "Documents" tab for your review.

Please feel free to contact me with any questions regarding the property, the sealed bid process, or to schedule a private showing.

Sincerely,

Wiregrass Auction Group, Inc.


Mark L. Manley

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

AUCTION INFORMATION



 Bid Opening Date and Time: Tuesday, December 16, 2025 at 2 pm

 Open House Dates and Times: Drive By Anytime

 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: 13876 Highway 122, Pavo, Georgia 31778

Bid Opening Date and Time: Tuesday, December 16, 2025, at 2 pm

Bid Opening Location: Wiregrass Auction Group, Inc.
13035 US Hwy 319 N, Suite G
Thomasville, Georgia 31757

Property Size: 142 +/- Acres

Assessor's Parcel Numbers: Thomas County – 013 028

Property Taxes: Thomas County - \$ 2,915.05 (Tax amount includes home)

Important Selling Features:

- 89± acres of productive cropland with Tifton and Dothan loamy sand soils
- Balance of land in mature pine and hardwood timber
- Two scenic ponds (approximately 8 acres and 1 acre)
- Excellent mix of agricultural and recreational uses
- Located just 11 miles east of Thomasville on GA Highway 122
- Frontage and easy access along GA Highway 122
- Enrolled in CUA for reduced property taxes and long-term agricultural management
- Ideal for farming, investment, or as a peaceful South Georgia retreat
- Legacy family property offering both lifestyle and land stewardship value

TAX CARD

Thomas County, GA

Summary

Parcel Number 013 028
 Location Address 13876 E GA HWY 122
 Legal Description 146 AC / 13876 GA HWY 122
 (Note: Not to be used on legal documents)
 Class V5-Consrv Use
 (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 146
 Neighborhood Rur Par North East (155020)
 Homestead Exemption No (50)
 Landlot/District 337 / 13

[View Map](#)



Owner

[Redfean, N.E. \(est\)](#)
 c/o Barrow Tammy Lynn Redfean
 13876 Ga Hwy 122
 Pavo, GA 31778

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	Open Land	Rural	2	24.41
RUR	Open Land	Rural	3	61.89
RUR	Open Land	Rural	5	2.61
RUR	Open Land	Rural	9	1.53
RUR	Woodlands	Rural	2	15.13
RUR	Woodlands	Rural	6	0.18
RUR	Woodlands	Rural	7	21.93
RUR	Woodlands	Rural	9	12.03
RUR	Open Land	Rural	2	1.73
RUR	Woodlands	Rural	1	2.29
RUR	Woodlands	Rural	1	2.27

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	2	24.41
CUV	Agland 93	3	61.89
CUV	Agland 93	5	2.61
CUV	Agland 93	9	1.53
CUV	Timberland 93	1	2.29
CUV	Timberland 93	2	15.13
CUV	Timberland 93	6	0.18
CUV	Timberland 93	7	21.93
CUV	Timberland 93	9	12.03

Residential Improvement Information

Style One Family
 Heated Square Feet 3049
 Interior Walls Sheetrock
 Exterior Walls Masonry/Wood
 Foundation Conc Wall/Msny
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1979
 Roof Type Metal Galvanized
 Flooring Type Concrete
 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 \$179,190
 Condition Average
 Fireplaces/Appliances FP Const 1 sty 1 Box 1
 House Address 13876 E GA HWY 122

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Paving, Asphalt	1975	1x1 / 3496	1	\$3,119
Housesite, Small, No Well	1900	1x1 / 1	1	\$1,000
Housesite w/Deep Well	1900	1x1 / 1	1	\$7,000
Utility Bldg, Finished	1900	14x16 / 224	1	\$687
Grain Bin	1900	265x1 / 1	1	\$1
Grain Bin	1900	265x1 / 1	1	\$1
Pond 05.01-10 acs	1900	0x0 / 9	0	\$27,000

Prebill Mobile Homes

Account Number	Owner	Lot Number	Year Built	Manufacturer	Model	Width x Length
1645	King Charles R & Tina R		1977	HOMES OF AMERICA	CARRIAGE HOUSE	12x66

Permits

Permit Date	Permit Number	Type
04/01/2015	INH	Grady EMC easement

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
1/1/1966	27 154	82 590	\$0	Qualify this sale		REDFEARN N E (EST)

Valuation

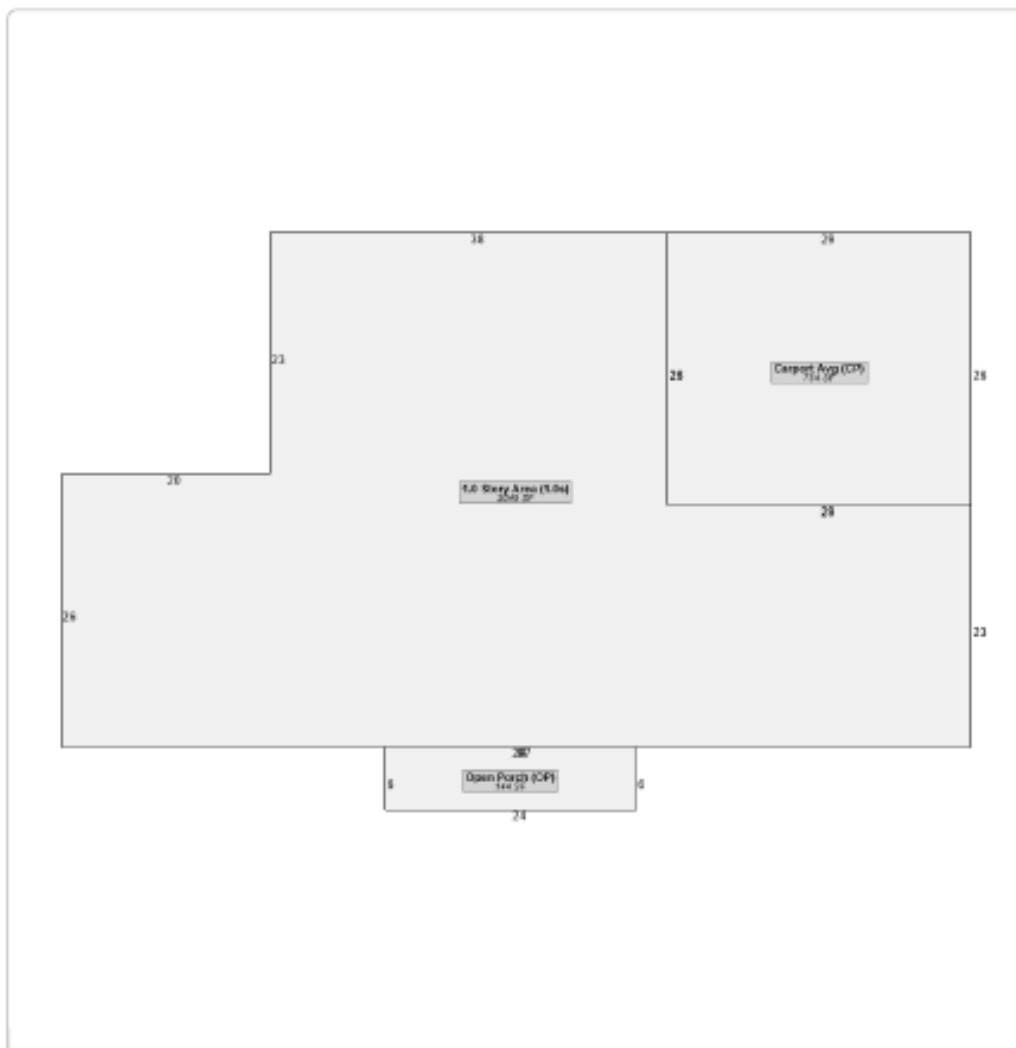
	2025	2024	2023	2022	2021
Previous Value	\$765,430	\$753,857	\$722,790	\$629,472	\$627,873
Land Value	\$610,280	\$552,441	\$552,441	\$552,441	\$479,443
+ Improvement Value	\$179,190	\$174,276	\$163,513	\$132,446	\$112,210
+ Accessory Value	\$38,808	\$38,713	\$37,903	\$37,903	\$37,819
= Current Value	\$828,278	\$765,430	\$753,857	\$722,790	\$629,472
10 Year Land Covenant (Agreement Year / Value)	2025 / \$121,708	2015 / \$129,042	2015 / \$125,343	2015 / \$121,764	2015 / \$118,295

2025 values are tentative.

Photos



Sketches



No data available for the following modules: Land, Commercial Improvement Information, Mobile Homes.



[User Privacy Policy](#) [GDPR Privacy Notice](#)
Last Data Upload: 10/27/2025, 12:03:06 PM

TAX MAP

qPublic.net™ Thomas County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID 013 028
 Class Code Consv Use
 Taxing District 04 Fire District 03
 Acres 146.0

Owner Redfearn N E (est)
 c/o Barrow Tammy Lynn Redfearn
 13876 Ga Hwy 122
 Pavo, GA 31778
 Physical Address 13876 E GA HWY 122
 Assessed Value Value \$828278

Last 2 Sales			
Date	Price	Reason	Qual
1/1/1966	0	NQ	U
n/a	0	n/a	n/a

(Note: Not to be used on legal documents)

Date created: 10/22/2025

Last Data Uploaded: 10/22/2025 12:03:06 PM

Developed by  **SCHNEIDER**
 GEOSPATIAL

THOMAS COUNTY TAX BILL

2025 Property Tax Statement

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

Redfearn N E (est)
c/o Barrow Tammy Lynn Redfearn
13876 Ga Hwy 122
Pavo, GA 31778

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2025-37839	12/15/2025	\$2,915.05	\$0.00	\$0.00	\$2,915.05

Map: 013 028

Payment Good through: 11/11/2025

Printed: 11/11/2025

Location: 13876 E GA HWY 122

RETURN THIS PORTION WITH PAYMENT

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

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



Tax Payer: Redfearn N E (est)
Map Code: 013 028 Real
Description: 146 AC / 13876 GA HWY 122
Location: 13876 E GA HWY 122
Bill No: 2025-37839
District: 04 FIRE DISTRICT 03

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
217,998.00	610,280.00	146.0000	\$828,278.00	12/15/2025	10/15/2025	11/11/2025	SV	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	\$828,278	\$331,311	\$-186,125	\$145,186	4.630000	\$672.21	\$0.00	\$672.21
SCHOOL M&O	\$828,278	\$331,311	\$-186,125	\$145,186	12.391000	\$1,799.00	\$0.00	\$1,799.00
FIRE 3	\$828,278	\$331,311	\$-186,125	\$145,186	1.818000	\$263.95	\$0.00	\$263.95
EMERGENCY SERVICE FEE	\$828,278	\$331,311	\$-186,125	\$145,186	1.239000	\$179.89	\$0.00	\$179.89
TOTALS					20.078000	\$2,915.05	\$0.00	\$2,915.05

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.

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, fine, penalty and additional costs will accrue on unpaid balance on the 16th of every month.

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.

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

Current Due	\$2,915.05
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$0.00
Back Taxes	\$0.00
Total Due	\$2,915.05

DOC#:2025-001289
 FILED IN OFFICE
 3/21/2025 12:22:00 PM
 BK:2659 PG:3-3
 RANDA D. WHARTON
 CLERK, SUPERIOR COURT
 THOMAS COUNTY, GA

Randa D. Wharton

PT283A Rev. 2/15

**APPLICATION AND QUESTIONNAIRE FOR CURRENT USE
 ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY**

To the Board of Tax Assessors of Thomas County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors.

Redfeam N E (est)

Owner's mailing address c/o Barrow Tammy Lynn Redfeam 13876 Ga Hwy 122		City, State, Zip Pavo, GA 31778	Number of acres included in this application: Agricultural Land: <u>90.44</u> Timber Land: <u>51.56</u>
Property location (Street, Route, Hwy, etc.) 13876E GA HWY 122		City, State, Zip of Property: Pavo, GA 31778	Covenant Acres 142.00 Total Acres 146.00
District 13	Land Lot 337	Sublot & Block 27 154	Recorded Deed Book/Page 27 154
List types of storage and processing buildings: <u>Grain Bin, utility bldg.</u>			

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property is used for the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I own the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Tammy R. Barrow *Adm. Rep.*
 Signature of Taxpayer or Taxpayer's Authorized Representative

3-7-25
 Date Application Filed

7 day of March, 2025
 Sworn to and subscribed before me this _____ day of _____, 2025

Tracey Duke
 Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the fee can only be applied in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 013 028	TAX DISTRICT 04	TAXPAYER ACCOUNT NUMBER 14455	YEAR COVENANT: Begin: Jan 1, 2025 Ends: Dec 31, 2034
If transferred from Preferential Agricultural Assessment, provide date of transfer:	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____		If applicable, covenant is a continuation for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____
	Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number:

Approved: ✓ Date: 3/19/25
 Board of Tax Assessors

Denied: _____ Date: _____
 If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-308.

FSA

GEORGIA
THOMAS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3526
Prepared : 11/10/25 12:41 PM CST
Crop Year : 2026

NOTES

Tract Number : 1308
Description : K-6 2-B
FSA Physical Location : GEORGIA/THOMAS
ANSI Physical Location : GEORGIA/THOMAS
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : INEZ B VICK
Other Producers : DONALD L VICK, SHERRI KEE RAYBURN
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
146.50	89.20	89.20	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	89.20	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	10.96	0.00	36
Peanuts	39.65	0.00	3799
Seed Cotton	37.04	0.00	2045
TOTAL	87.65	0.00	

NOTES

FSA MAP



Thomas County, Georgia



Common Land Unit

Cropland
 Non-cropland
 CRP

Farm 3526
Tract 1308

Wetland Determination Identifiers

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



2025 Crop Year

Tract 2 of 3

United States Department of Agriculture (USDA) Farm Service Agency (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 National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA 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 USDA Natural Resources Conservation Service (NRCS).

SOIL MAP

Georgia, AC +/-



Boundary

eri Manley

The information contained herein was obtained from sources deemed to be reliable.

89.23 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TfB	Tifton loamy sand, 2 to 5 percent slopes	60.15	67.4	0	65	2e
DoB	Dothan loamy sand, 2 to 5 percent slopes	17.41	19.51	0	61	2e
DoA	Dothan loamy sand, 0 to 2 percent slopes	6.07	6.8	0	61	2e
Ap	Alapaha loamy sand, 0 to 2 percent slopes, occasionally flooded	3.1	3.47	0	33	5w
TsC2	Tifton sandy loam, 5 to 8 percent slopes, eroded	2.47	2.77	0	49	3e
Gr	Grady sandy loam, 0 to 2 percent slopes, frequently ponded	0.03	0.03	0	18	5w
TOTALS		89.23(*)	100%	-	62.37	2.13

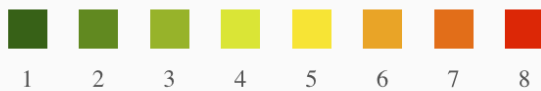
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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

LEGAL DESCRIPTION

Thomas County, Georgia Tax Parcel 013 028

13876 GA Hwy 122, Pavo, Georgia

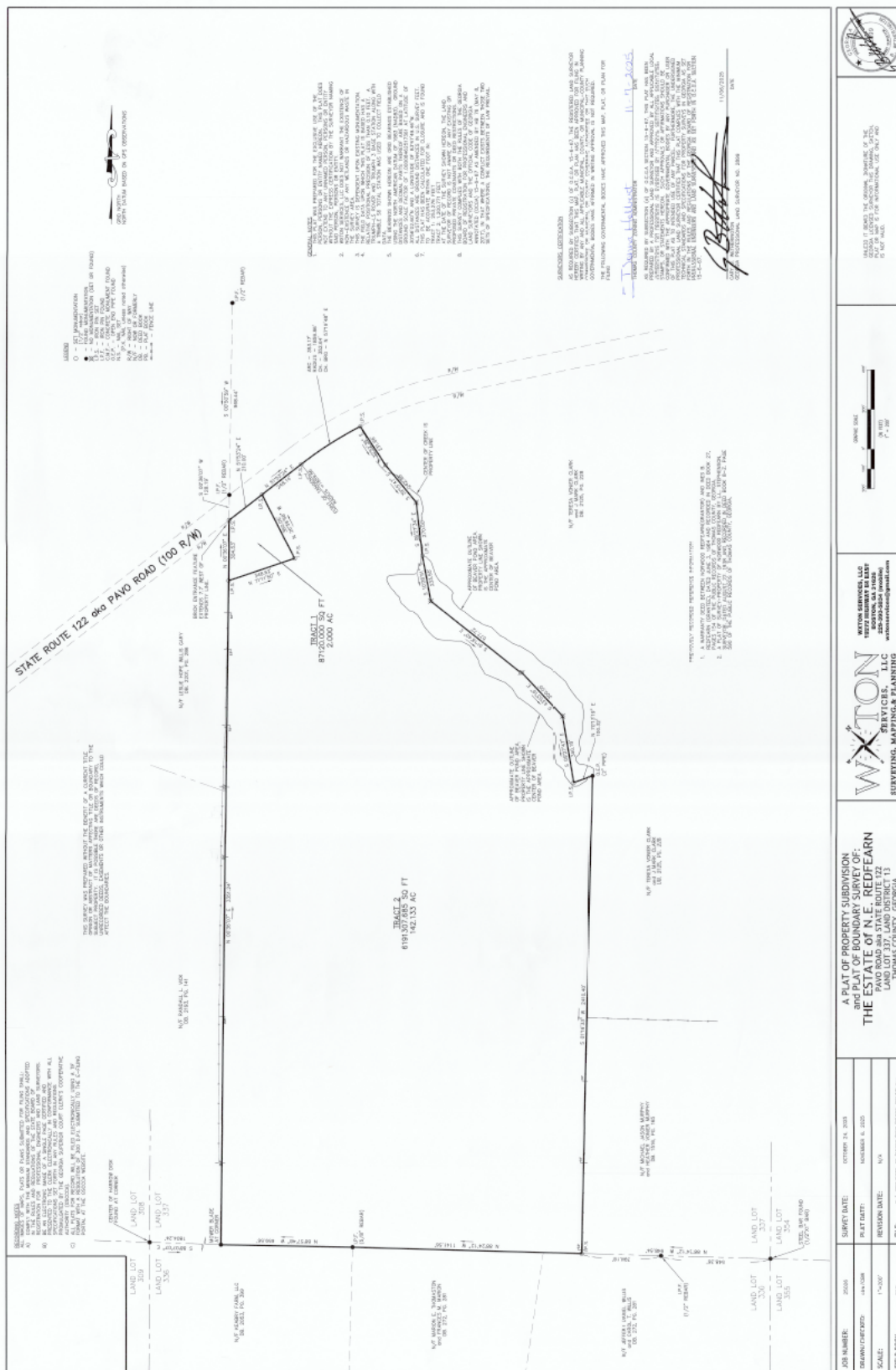
All of that tract, or parcel of land, situate, lying and being in the 13th Land District of Thomas County, Georgia, and being 146.7 acres, more or less, and being in original Land Lot No. 337, and described as follows:

Beginning at a point on the original south line of said lot, which point is west 1 degree and 30 minutes south 14.50 chains from the original southwest corner of said lot, and from said point leave said original line and run north 1 degree and 30 minutes west 36.66 chains; thence west 28 degrees south 1.52 chains to the run of a branch; thence along the run of said branch 31 degrees north, and 32.18 chains west to a point on the south margin of the Thomasville–Pavo Highway; thence along the margin of said highway and running west 31 degrees south 3 chains, west 41 degrees south 9.33 chains; thence leaving the margin of said highway and running south 1 degree and 30 minutes east 56.93 chains to a point on the south line of said lot; thence east 1 degree and 30 minutes north along said original south line 27.93 chains to a point, which is the point or place of beginning. Said tract bounded north by lands of Murrey, Thomasville and Pavo Highway dividing; east by lands of Dan Vonier and E. H. Vonier, the original south line dividing; and on the west by lands of W. A. Vick, all according to a plat or survey made by L. L. Stephenson, Surveyor, made August 22, 1938 and recorded in Deed Book 8Z, page 590, deed records of Thomas County, Georgia."

LESS AND EXCEPT:

A 2.0 parcel identified as Tract 1 on a Plat of Survey for The Estate of N.E. Redfearn by Wxton Services, LLC, Cary B. Wetherington, Georgia Professional Land Surveyor No. 2899, dated November 6, 2025 as shown in Exhibit "A2".

PLAT



GO BID NOW!



For more information, please visit

WiregrassAuctionGroup.com

