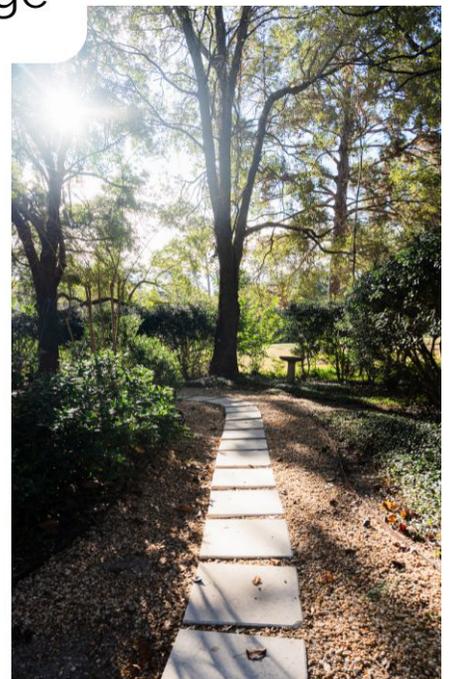
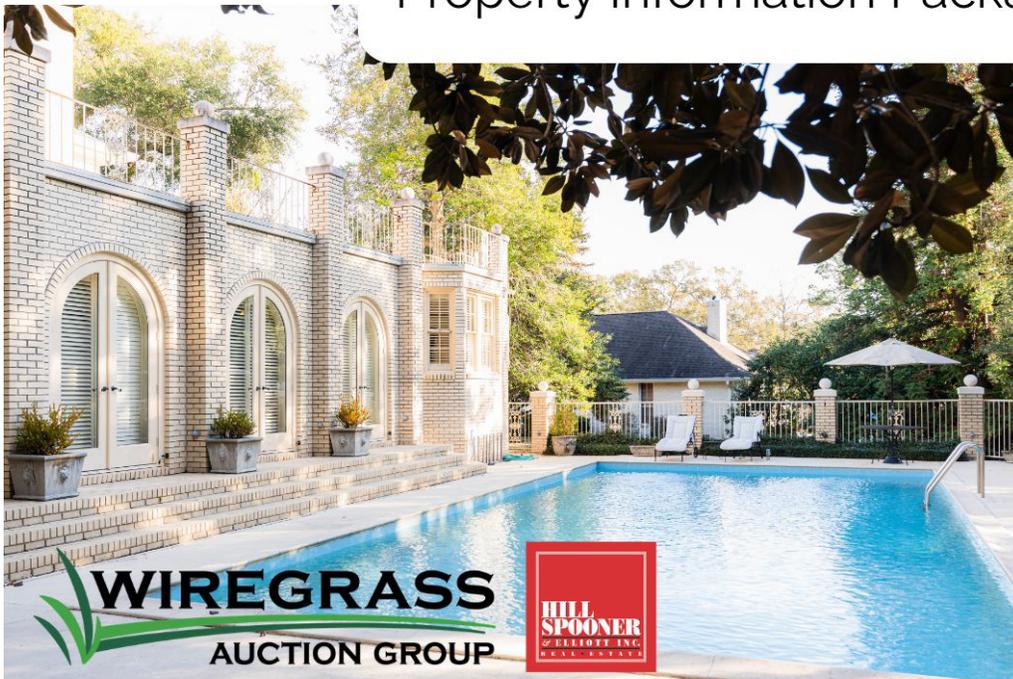


Tallahassee, Florida

Private Golf Course Estate on *Killearn Country Club*

Property Information Package



WIREGRASS
AUCTION GROUP

**HILL
SPOONER
& ELLIOTT INC.**
REAL ESTATE

(229) 890-2437 ● 13035 US HWY 319-N, Thomasville, Georgia ● WiregrassAuctionGroup.com

Private Poolside Living on the Fairway

Set along **113 feet of fairway frontage** in the prestigious Killlearn Country Club, this **4,600+ sq ft residence** offers a rare blend of privacy, space, and classic design. With four bedrooms, four full baths, and a **main-level primary suite**, the home is perfectly designed for both relaxed living and refined entertaining. Formal living and dining spaces, a **large open-concept** kitchen, and **French doors** leading to the pool create seamless indoor-outdoor flow. The upstairs guest suite and additional bedrooms offer excellent separation for family or visitors. **Mature landscaping** ensures peaceful seclusion, with the option to restore **sweeping golf course views** if desired — all in one of Tallahassee's most sought-after neighborhoods.

- Online Only Auction
- March 17, 2026 at 2pm
- Final Contract to Include a 10% Buyer's Premium

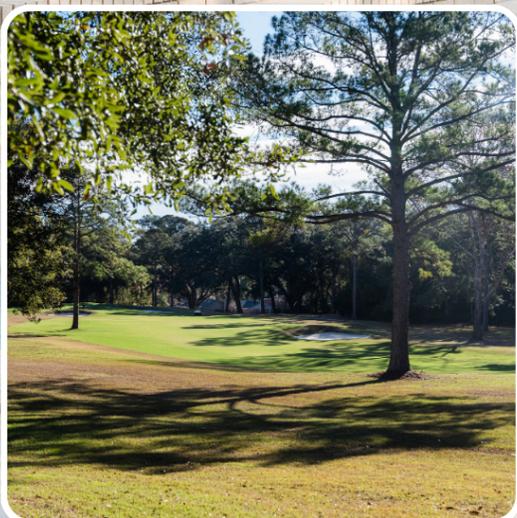


TABLE OF CONTENTS

Introduction	4
Auction Information	5
Property Information	6-7
Tax Card	8-9
Tax Bill	10
Plat	11
Deed	12-14
Conclusion	15



INTRODUCTION

Dear Prospective Bidders,

Welcome, and thank you for your interest in this exceptional golf course home located at 2813 Shamrock Street North in Tallahassee, Florida. Situated along the fairways of the renowned Killlearn Country Club, this residence offers a rare blend of space, privacy, and timeless design on approximately 0.57± acres, featuring 113 feet of frontage along the golf course.

With over 4,600 square feet of thoughtfully designed living space, this four-bedroom, four-and-a-half-bath home is perfectly suited for both everyday living and elegant entertaining. The main level features a spacious primary suite, formal living and dining rooms, and a flexible office or study that opens to a private patio. The heart of the home—its open kitchen and large family room—flows seamlessly to the outdoor living area and swimming pool, creating a private and tranquil setting. The upper level provides additional guest accommodations and family bedrooms, offering excellent separation and privacy. While the mature landscaping ensures seclusion, the home's positioning offers the opportunity to restore open views of the golf course, should the future owner prefer.

Bidding for this property will open on March 3, 2026, at 10:00 AM and will begin closing on March 17, 2026, at 2:00 PM, subject to auto-extended bidding. All bidding will take place on our secure online platform at www.WiregrassAuctionGroup.com. Before placing any bids, please carefully review this Property Information Packet, the Bidding Terms and Conditions, and the Sample Purchase Contract—all of which are available under the "Documents" tab on the auction listing page.

Should you have any questions about the property, the auction process, or if you would like to schedule a private showing, please don't hesitate to reach out. We are here to serve people by providing solutions that make buying and selling simple.

Sincerely,

Wiregrass Auction Group, Inc.

Mark L. Manley

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

AUCTION INFORMATION



 **Bidding Opening Date and Time:**

Tuesday, March 17, 2026 at 2 pm

 **Open House Dates and Times:**

Friday, March 6th, 1 - 7 pm and
Monday, March 16th, 1 - 7 pm
Pre-Registration Required.

[Click Here to Register](#)

 **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

Hettie Spooner, Broker
Hill, Spooner, & Elliott, INC.
(850) 509 -4337 - Cell
Hettie@hillspooner.com

PROPERTY INFORMATION



Property Address: 2813 Shamrock Street N, Tallahassee, Florida

Auction Date and Time: Tuesday, March 17, 2026, at 2 pm

Property Size: 0.5700 +/- Acres

Assessor's Parcel Numbers: Leon County - 110250 AH0080

Property Taxes: Leon County \$6,582.76

Important Selling Features:

- 🌿 Approximately 4,600+ square feet of living space
- 🌿 4 Bedrooms | 4 Full Bathrooms | 1 Half Bath
- 🌿 Located on the Killlearn Country Club golf course
- 🌿 0.57± acre lot with 113 feet of golf course frontage
- 🌿 Single-family residential use
- 🌿 Offered via online auction conducted by Wiregrass Auction Group

Interior Features & Layout:

The residence offers a thoughtful and flexible layout designed to support both everyday living and entertaining.

The main level includes a true primary suite, providing privacy and convenience. Also on the main level are a powder room and an additional full bathroom adjoining

a dedicated office or study. This space features French doors opening to a private exterior patio, making it ideal for a home office, library, or quiet retreat.

Formal living and dining rooms provide classic entertaining spaces, while the kitchen overlooks a large, open living area with French doors leading directly to the pool, creating a natural indoor-outdoor flow.

The upper level includes an en-suite guest bedroom along with additional bedrooms supported by two full bathrooms, offering excellent separation for family or visitors.

Outdoor Living & Golf Course Setting:

The outdoor living area features a swimming pool surrounded by mature landscaping intentionally designed to provide privacy and seclusion. While the pool area is currently screened by landscaping, the property's position along Killlearn Country Club offers the opportunity to restore open golf course views if desired by a future owner.

This combination of privacy and golf course frontage is a rare feature within Killlearn Estates.

Killlearn Country Club is one of Tallahassee's most recognized and established residential communities, known for its golf course setting, mature neighborhoods, and long-term desirability.

The property is conveniently located near:

-  Shopping and dining
-  Medical facilities
-  Major employers and institutions
-  Downtown Tallahassee and state offices

For out-of-area buyers, Tallahassee serves as Florida's capital city and offers a diverse economy, cultural amenities, and a strong residential market.

The home is located within Killlearn Subdivision and is subject to [Killlearn Estates, Unit Ten Declaration of Covenants and Restrictions](#).

**The following documents are provided for buyer due diligence and transparency.*

TAX CARD

Printed on: 08/07/2025



Leon County Property Appraiser - Parcel Details

The Tax Roll is compiled by Legal Descriptions recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Summary

Parcel Number 110250 AH0080	Location 2813 SHAMROCK N
Owner(s) BOWDEN JULIA A REVOCABLE TRUST DAVIS RICHARD T TRUSTEE <i>Additional Owners Not Listed</i>	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address C/O JULIA BOWDEN 2813 SHAMROCK N TALLAHASSEE FL 32309-2231	Legal KILLEARN ESTATES UNIT 10 LOT 8 BLOCK AH OR 782/330
Subdivision KILLEARN ESTATES UNIT NO 10	Tax District 1 - CITY
Acreage 0.5700	Parent Parcel

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
1/24/2022	\$100	5706/1107	Quit Claim	Improved
8/8/2021	\$0	5706/1110	Probate	Improved
11/18/2019	\$100	5390/435	Quit Claim	Improved

Homestead Information

Tax Year	Status	Details
2025	Yes	If no change in ownership occurred before Jan 1, 2025
2024	Yes	

Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2024	\$80,000	\$580,569	\$660,569	\$266,437	\$0
2023	\$80,000	\$565,973	\$645,973	\$263,321	\$0
2022	\$70,000	\$516,437	\$586,437	\$214,930	\$0

2024 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$660,569	\$394,132	\$55,000	\$339,132
Leon County - Emergency Medical Service	0.75000	\$660,569	\$394,132	\$55,000	\$339,132
Children Services Council	0.34770	\$660,569	\$394,132	\$55,000	\$339,132
School - State Law	3.13600	\$660,569	\$394,132	\$30,000	\$364,132
School - Local Board	2.24800	\$660,569	\$394,132	\$30,000	\$364,132
City of Tallahassee	4.42000	\$660,569	\$394,132	\$55,000	\$339,132
NW FL Water Management	0.02180	\$660,569	\$394,132	\$55,000	\$339,132

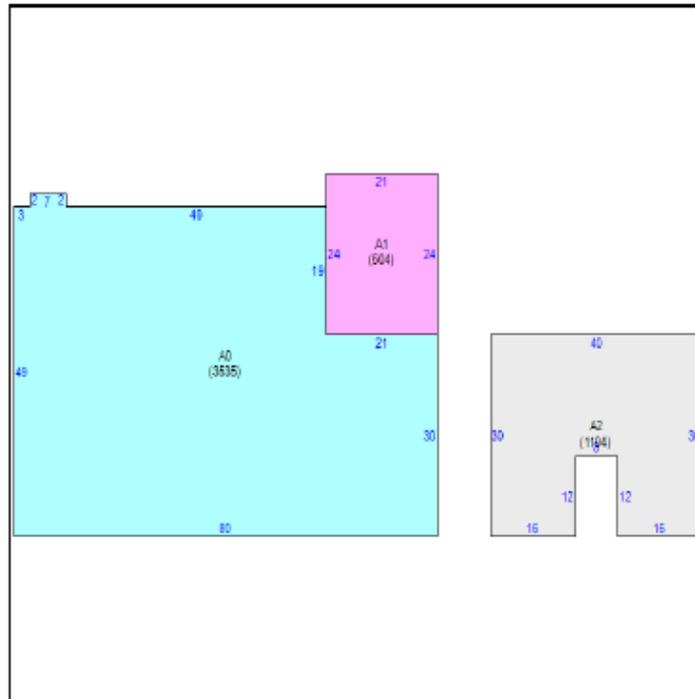
Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1971	4,639	504

Characteristics	
Tax Year	2024
Stories	2
Exterior Wall	Common Brick Const
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Pool	Yes

Measurements		
Area	Description	SqFt
A0	Main Building	3535
A1	Carpport Finished	504
A2	Upper Story Finished	1104

Sketch



TAX BILL

HONORABLE DORIS MALOY
REAL ESTATE

LEON COUNTY

Header1								
ACCOUNT NUMBER: 110250 AH0080 2025			TAX DISTRICT: 0001					
ASSESSED VALUE: 405,562		EXEMPTIONS: * SEE BELOW *			TAXABLE VALUE: 349,840			
TAXING AUTHORITY	MILLAGE RATE	EXEMPTIONS	TAXABLE VALUE	TAXES				
COUNTY	COUNTY GENERAL FUND	8.3144	405,562	55,722	349,840	2,908.71		
	LEON COUNTY HEALTH MSTU	.0000	405,562	55,722	349,840	0.00		
	EMERGENCY MEDICAL SERVICE	.7500	405,562	55,722	349,840	262.38		
CITY	CITY OF TALLAHASSEE	4.4072	405,562	55,722	349,840	1,541.81		
SCHOOL	SCHOOL- LOCAL REQUIREMENT	3.1180	405,562	30,000	375,562	1,171.00		
	SCHOOL CAPITAL OUTLAY	1.5000	405,562	30,000	375,562	563.34		
	SCHOOL DISCRETIONARY	.7480	405,562	30,000	375,562	280.92		
CSC	CHILDREN'S SERVICES COUN	.3477	405,562	55,722	349,840	121.64		
NWFWM	NW FLORIDA WATER MANAGEM	.0207	405,562	55,722	349,840	7.24		
EXEMPTION: EXEM. 25,000 EXEM.		5,000						
EXEM. 25,722								
					19.20600	6,857.04		

Header2			
LEVYING AUTHORITY	PURPOSE	RATES/BASIS	AMOUNT
			NON AD VALOREM ASSESSMENTS: 0.00
			COMBINED TAXES & ASSESSMENTS TOTAL: 6,857.04

PROPERTY:
ADDR: 2813 N SHAMROCK TAL

IF PAID BY	NOV 1-DEC 1	DEC 2-DEC 31	JAN 1-FEB 02	FEB 3-MAR 02	MAR 3-MAR 31
PLEASE PAY	6,582.76	6,651.33	6,719.90	6,788.47	6,857.04

HONORABLE DORIS MALOY
REAL ESTATE
LEON COUNTY

IF PAID BY	NOV 1-DEC 1	DEC 2-DEC 31	JAN 1-FEB 02	FEB 3-MAR 02	MAR 3-MAR 31
PLEASE PAY	6,582.76	6,651.33	6,719.90	6,788.47	6,857.04

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
		0001		

VALUES AND EXEMPTIONS	TAXES	6,857.04	HONORABLE DORIS MALOY
ASSESSMENT 405,562	TOTAL	6,857.04	P.O. Box 1835
TAXABLE 349,840			Tallahassee, FL 32302-1835
EXEM. 25,000			
EXEM. 25,722			
EXEM. 5,000			KILLEARN ESTATES UNIT 10 LOT 8
			BLOCK AH OR 782/330

110250 AH0080 2025
BOWDEN JULIA A REVOCABLE TRUST
DATED 02/08/2012
DAVIS RICHARD T TRUSTEE ET AL *** PAID *** PAID *** PAID ***
C/O JULIA BOWDEN 11/28/25 PERIOD 01
2813 SHAMROCK N 998-2025-0007225.0001
TALLAHASSEE, FL 32309-2231 #6,882.76 CK

PLAT

6-40

For Official Record Of Abandonment
See Page 4A.

NOTE:
ALL EASEMENTS MAYBE
USED FOR UTILITIES
AND DRAINAGE/STRAIGHT
SHALL HAVE PRIORITY ON
ALL EASEMENTS.

SCALE: 1"=100'

PLAT OF PROPERTY OF
KILLEARN ESTATES

UNIT NO. 10

PREPARED BY
BROWARD DAVIS & ASSOC., INC.

REGISTERED LAND SURVEYOR TALLAHASSEE, FLORIDA
DATE: 15 JANUARY 1970
SCALE: 1"=100'

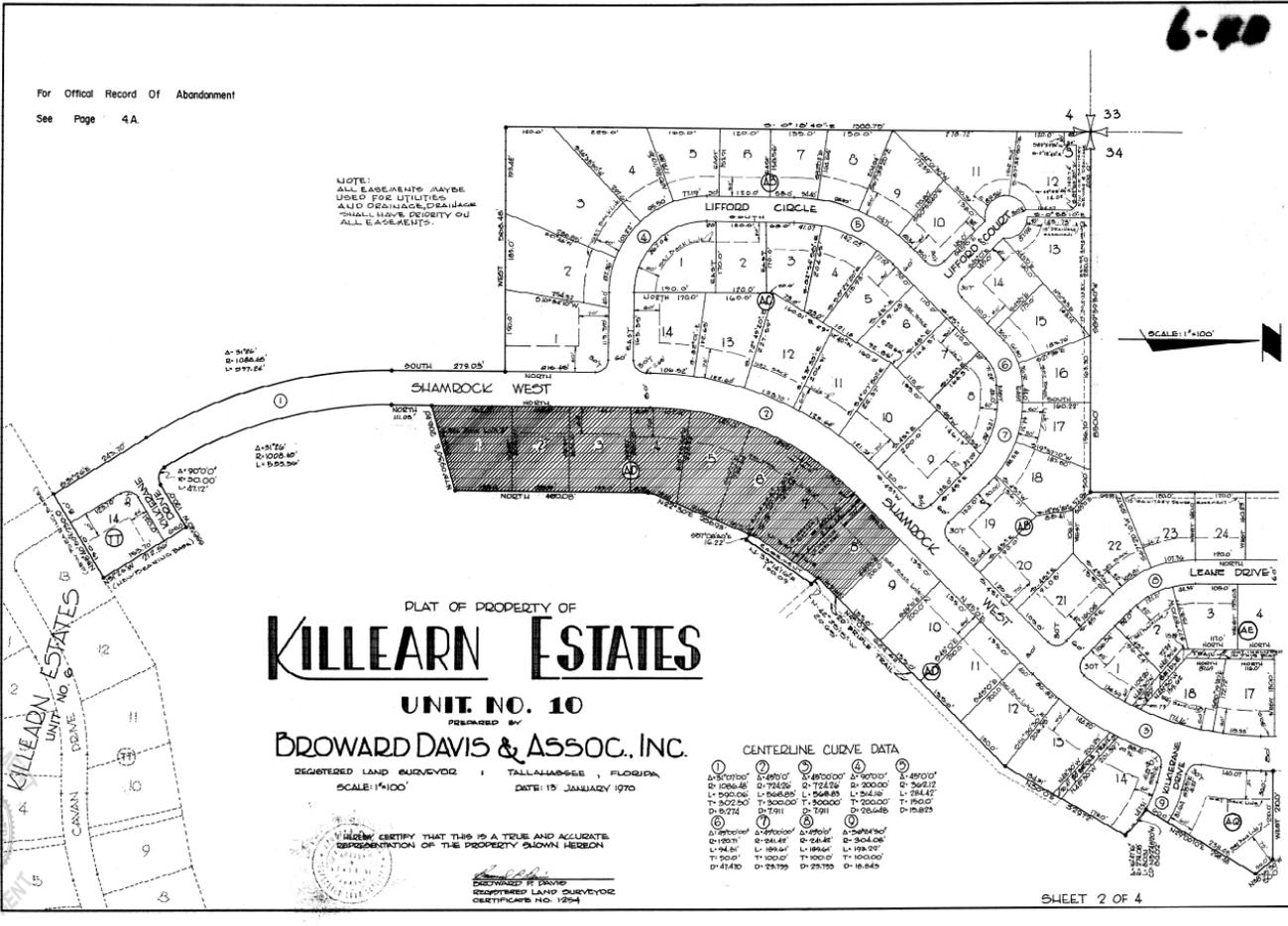
I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE
REPRESENTATION OF THE PROPERTY SHOWN HEREON

[Signature]
REGISTERED LAND SURVEYOR
CERTIFICATE NO. 1224

CENTERLINE CURVE DATA

①	②	③	④	⑤
Δ=370.00' D=1066.48' L=595.06' T=3022.50' D=2124'	Δ=285.00' D=754.76' L=368.85' T=1911' D=1214.0'	Δ=2870.00' D=754.76' L=368.85' T=1911' D=1214.0'	Δ=2870.00' D=754.76' L=368.85' T=1911' D=1214.0'	Δ=2870.00' D=754.76' L=368.85' T=1911' D=1214.0'
⑥	⑦	⑧	⑨	⑩
Δ=2870.00' D=754.76' L=368.85' T=1911' D=1214.0'	Δ=2870.00' D=754.76' L=368.85' T=1911' D=1214.0'	Δ=2870.00' D=754.76' L=368.85' T=1911' D=1214.0'	Δ=2870.00' D=754.76' L=368.85' T=1911' D=1214.0'	Δ=2870.00' D=754.76' L=368.85' T=1911' D=1214.0'

SHEET 2 OF 4



OCU
FILE
DOCUMENT

DEED

This instrument prepared by:
Jana McConnaughay, Esq.
Waldoch & McConnaughay, P.A.
1632 Metropolitan Circle
Tallahassee, Florida 32308

(For recording use)

Parcel Id. Number: 110250 AH0080

QUIT CLAIM DEED

THIS INDENTURE, made this 24th day of January, 2022, A.D., by **Julia Ann Bowden, the unmarried surviving spouse of Robert C. Bowden, deceased**, whose address is 2813 Shamrock North, Tallahassee, FL 32308, (**Grantor**), and **Richard T. Davis and Tommy Pierce Bowden as Successor Trustees of the Julia A. Bowden Revocable Trust dated February 8, 2012**, whose address is c/o 2813 Shamrock North, Tallahassee, FL 32308, (**Grantee**).

Where used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN DOLLARS and 00/100 (\$10.00), in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Leon State of Florida to wit:

Lot 8, Box "AH" Killeam Estates, Unit No. 10, a subdivision as per map or plat thereof, recorded in Plat Book 6, Page 4, of the Public Records of Leon County, Florida.

Said property is the homestead of the Grantor and will continue to be the homestead of the Grantor after this transfer. Subject to valid restrictions, reservations and easements of record and real estate taxes unpaid, if any.

TO HAVE AND TO HOLD the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee.

It is the intention of the Grantor to vest title to the property in Grantee pursuant to the terms of Section 689.073 Florida Statutes. Grantee shall have full power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the property.

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

Signed, sealed and delivered in our presence:

JULIA ANN BOWDEN, Grantor
By: [Signature]
GINGER BOWDEN MADDEN, as her
Attorney in Fact

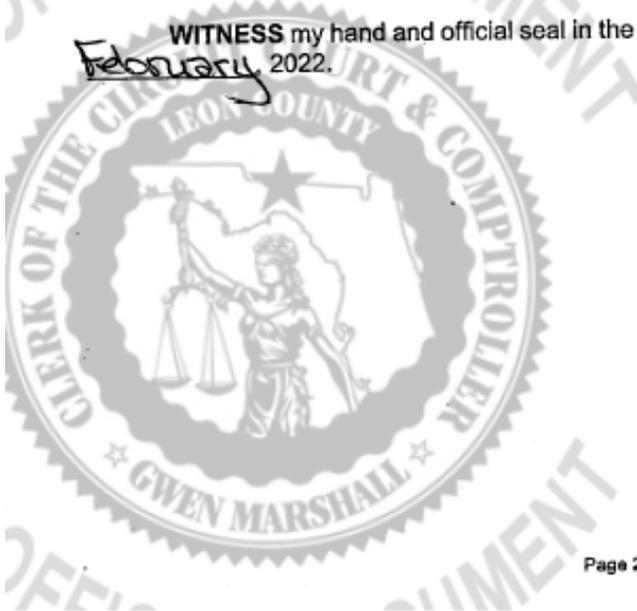
[Signature]
Witness
Print Name: Natalia Arcila

[Signature]
Witness
Print Name: Stacey Mahler

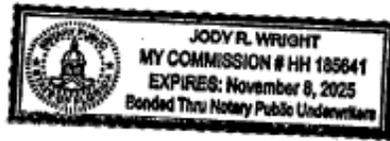
STATE OF FLORIDA
COUNTY OF Escambia

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **Ginger Bowden Madden as Attorney in Fact for Julia Ann Bowden** by means of physical presence or online notarization and who is personally known to me or has produced _____ as identification and who executed the foregoing instrument and acknowledged before me that she executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this 17 day of February, 2022.



[Signature]
Notary Public
My Commission Expires: 11/8/2025



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

Signed, sealed and delivered in our presence:

JULIA ANN BOWDEN, Grantor
By: Robyn Bowden Hines
ROBYN BOWDEN HINES, as her
Attorney in Fact

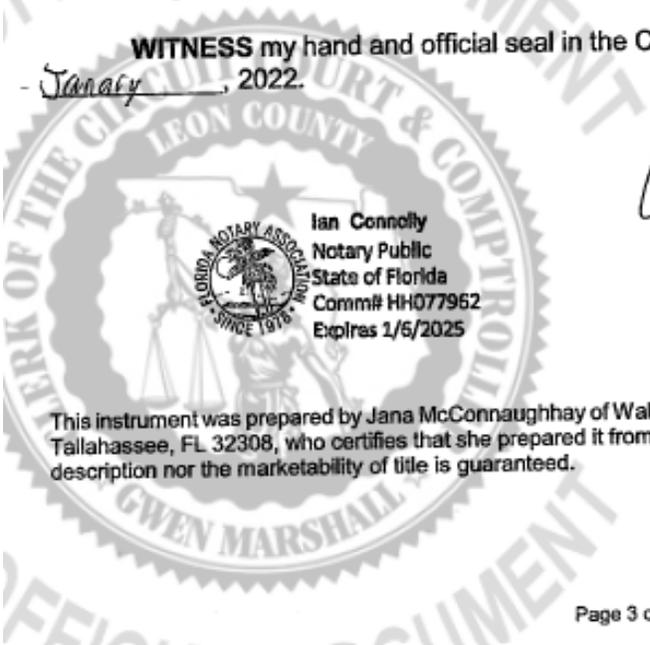
Victoria Long
Witness
Print Name: Victoria Long

Nathaniel Steff
Witness
Print Name: Nathaniel Steff

STATE OF FLORIDA
COUNTY OF Walton

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **Robyn Bowden Hine as Attorney in Fact for Julia Ann Bowden** by means of physical presence or online notarization and who is personally known to me or has produced Driver's license as identification and who executed the foregoing instrument and acknowledged before me that she executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this 24th day of January, 2022.



Ian Conolly
Notary Public
My Commission Expires: 1/6/2025

This instrument was prepared by Jana McConnaughay of Waldoch & McConnaughay, P.A., 1632 Metropolitan Circle, Tallahassee, FL 32308, who certifies that she prepared it from information given to her and neither the accuracy of the description nor the marketability of title is guaranteed.

Auction Ends March 17th at 2pm

Go Bid Now!

WIREGRASS
AUCTION GROUP

**HILL
SPOONER**
& ELLIOTT INC.
REAL ESTATE

For more information, please visit WiregrassAuctionGroup.com.