



Agricultural Operations Site

This 5.84± acre agricultural property in Mitchell County, Georgia features a fully equipped grain handling facility with approximately 138,000± bushels of storage capacity across four grain bins. The site includes a complete grain handling system with dump pit, grain elevator, a GSI Airstream 1220 S continuous flow grain dryer, and a 6,500-bushel wet tank to support efficient harvest operations. Additional improvements include a 40' x 75' metal building with concrete floor, a 4" deep well, and diesel storage tanks, making this property well suited for grain storage, agricultural services, or a farm headquarters.

Online Only
Auction

April 14, 2026

at 2 pm

Final Contract to
Include a 10%
Buyer's Premium

TABLE OF CONTENTS

Introduction	3
Auction Information	4
Property Information	5
Aerial Map	6
Tax Card	7
Tax Map	8
Tax Bill	9
Plat	10-11
Deed	12-13
Conclusion	14



INTRODUCTION

Dear Perspective Bidders,

Wiregrass Auction Group is pleased to present a turn-key grain handling facility located just north of Meigs, Georgia on Dixie Highway. Situated on 5.84± acres, this well-equipped agricultural property offers the infrastructure needed for efficient grain storage, drying, and handling, making it an excellent opportunity for farmers, grain operators, or agricultural service businesses.

The facility features approximately 138,000 bushels of grain storage capacity across four large grain bins and is supported by a full grain handling system including a dump pit, grain elevator, and a GSI Airstream 1220 S continuous flow grain dryer (approx. 2004). A 6,500-bushel wet tank supports the drying system, allowing for efficient grain management during harvest operations. Additional improvements include a 40' x 75' metal storage building with concrete floors, providing ample space for equipment, supplies, or maintenance operations. The property is also equipped with a 4" deep well and diesel storage tanks, supporting the operational needs of an agricultural facility. With its existing infrastructure and functional layout, this property offers a ready-to-operate grain handling facility while also providing flexibility for other agricultural or commercial uses such as commodity storage, agricultural service operations, or farm headquarters.

Bidding for this property will open on March 31, 2026, at 10:00 am and continue to April 14, 2026. 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, April 14, 2026 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: 437 Dixie Highway, Meigs, Georgia 31765

Auction Date: Tuesday, November 11, 2025 at 2 pm

Property Size: 5.84 +/- Acres

Assessor's Parcel Numbers: Mitchell County - 01210-002-B00

Property Taxes: Mitchell County \$728.91

Important Selling Features:

- 🌿 5.84 +/- Acres
- 🌿 Approximately 138,000 Bushels of Grain Storage Capacity
- 🌿 (4) 34,500 Bushel Grain Bins
- 🌿 Grain Elevator with Dump Pit
- 🌿 GSI AirStream 1220 S Continuous Flow Grain Dryer (approx. 2004)
- 🌿 6,500 Bushel Wet Tank
- 🌿 4" Deep Well
- 🌿 40' x 75' Metal Storage Building with Concrete Floor
- 🌿 Diesel Storage Tanks
- 🌿 Located just north of Meigs, Georgia on Dixie Highway

AERIAL MAP



TAX CARD

Mitchell County, GA

Summary

Parcel Number 01210002B00
 Account/Realkey 5079
 Location Address DIXIE HWY
 Legal Description DIXIE HWY
 (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 COUNTY (District 01)
 Millage Rate 34.792
 Acres 5.64
 Homestead Exemption No (S0)
 Landlot/District 219 / 10T
 Water N/A
 Sewer N/A
 Electric N/A
 Gas N/A
 Topography N/A
 Drainage N/A
 Road Class N/A
 Parcel Road Access N/A
 Subdivision



[View Map](#)

Owner

WEST JEFFREY K
 3750 DAVIS RD
 PELHAM, GA 31779

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential			0	0	0	0	0

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	5.64

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FIRE FEE-VACANT RES/AG	2016	0x0 / 0	1	\$0
AG FARM SHOP	2000	38x73 / 0	1	\$18,700
DRYER SHED	2000	16x50 / 0	1	\$1,900
UTILITY BUILDING, UNFINISHED	2000	12x20 / 0	1	\$2,100
GRAIN BIN	2000	0x0 / 0	5	\$0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/11/2025	1413 422	31 106	\$0	Ownership Change	WEST EARL	WEST JEFFREY K
8/27/2010	966 319	31 106	\$0	Unqualified - Vacant	S AND S FARMS INC	WEST EARL
5/14/2007	849 241	32 104	\$5,500	Unqualified - Vacant	S AND S FARMS INC	S AND S FARMS INC
5/8/2005	758 310	31 106	\$15,500	Unqualified - Vacant	S AND S FARMS INC	S AND S FARMS INC

Valuation

	2025	2024	2023	2022
Previous Value	\$51,100	\$60,956	\$60,956	\$59,156
Land Value	\$32,400	\$32,400	\$32,400	\$32,400
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$22,700	\$18,700	\$28,556	\$28,556
= Current Value	\$55,100	\$51,100	\$60,956	\$60,956

TAX MAP

qPublic.net™ Mitchell County, GA



Overview



Legend

- Parcels
- Roads
- City Limits

Parcel ID 01210-002-B00
 Class Code Residential
 Taxing District COUNTY
 Acres 5.64

Owner WEST EARL
 JEFFREY K WEST AND
 STACY D WEST
 8684 HWY 111
 MEIGS, GA 31765
 Physical Address DIXIE HWY
 Assessed Value Value \$51100

Last 2 Sales			
Date	Price	Reason	Qual
8/27/2010	0	UV	U
5/14/2007	\$5500	UV	U

(Note: Not to be used on legal documents)

Date created: 12/19/2024
 Last Data Uploaded: 12/19/2024 3:13:11 PM

Developed by SCHNEIDER
 GEOSPATIAL

TAX BILL

2025 Property Tax Statement

Brian K. Brock
 Mitchell Tax Commissioner
 PO BOX 373
 5201 US HWY 19 S.
 Camilla, GA 31730
 229-336-2010

WEST EARL
 JEFFREY K WEST AND STACY D WEST 8684 HWY
 111
 MEIGS, GA 31765

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2025-11782	01/20/2026	\$0.00	\$728.91	\$0.00	Paid 01/20/2026

Last payment was made on 01/20/2026

Map: 01210002B00
 Location: DIXIE HWY
 Account No: 5079

Printed: 03/11/2026

RETURN THIS PORTION WITH PAYMENT

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

Brian K. Brock
 Mitchell Tax Commissioner
 PO Box 373
 5201 US HWY 19 S.
 Camilla, GA 31730
 229-336-2010



Tax Payer: WEST EARL
 Map Code: 01210002B00 Real
 Location: DIXIE HWY
 Bill No: 2025-11782
 District: 01

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
22,700.00	32,400.00	5.6400	\$55,100.00	01/20/2026				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE	\$55,100	\$22,040	\$0	\$22,040	0.000000	\$0.00	\$0.00	\$0.00
COUNTY	\$55,100	\$22,040	\$0	\$22,040	17.964000	\$395.93	\$0.00	\$395.93
SCHOOL	\$55,100	\$22,040	\$0	\$22,040	18.833000	\$415.08	\$82.10	\$332.98
SALES TAX ROLLBACK	\$55,100	\$22,040	\$0	\$22,040	-3.725000	\$0.00	\$0.00	\$0.00
TOTALS					33.072000	\$811.01	\$82.10	\$728.91

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead authorized for all homeowners, certain elderly persons are entitled to additional homestead exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of the exemptions and are now receiving the benefit of the exemption, you must apply for the exemption not later than April 1st in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact the office of the County Tax Office at PO Box 373 5201 US Highway 19 S, Camilla, GA 31730 or 229-336-2010. If you feel that your property has been assigned too high a value for tax purposes by the Board of Tax Assessors, you should file a tax return reducing the value not later than April 1st in order to have an opportunity to have this value lowered for next year's taxes. Information on filing a return can be obtained from the County Tax Office at PO Box 373 5201 US Highway 19 S, Camilla, GA 31730 or 229-336-2010.

Current Due	\$728.91
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$728.91
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	01/20/2026

LOCAL OPTION SALES TAX CREDIT:

The General Assembly reenacted the Local Option Sales Tax Act and another part of your bill shows the dollar amount of reduction of local property taxes which you have received. The law now requires the following additional information to be provided to each taxpayer.

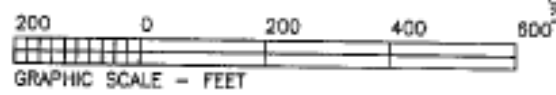
THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE DEEDS OF RECORD UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES. I HEREBY CERTIFY THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, ACCURATELY REPRESENTS LAND SURVEYED UNDER MY DIRECT SUPERVISION AND CONTROL.

Larry W. Grogan
 LARRY W. GROGAN
 GA REG. No. 1649

32/104 N

07 MAY 15 PM 3:02
 ADAYNA G. BROOME
 CLERK OF SUPERIOR COURT

MITCHELL COUNTY, GEORGIA
 CLERK OF SUPERIOR COURT



WALTON ROAD
 (40' MOUNT R/W)

S 52°37'34"E
 398.45'

S 17°01'17"E
 645.93'

S & S FARMS, INC.
 D.B. 758/310

P.O.B.

N 80°25'21"E
 243.11'

S 51°25'49"E
 272.12'

N 49°08'57"E
 157.65'

S 53°09'06"E
 393.55'

N 57°14'32"E

1.78 Ac.
 L.L. 219

L.L. 182

L.L. 220

L.L. 181

FOUR CORNERS GR. INC.

THIS PROPERTY IS TO BE COMBINED WITH ADJOINING PROPERTY OF S & S FARMS, INC.

EQUIPMENT USED: TOPCON GPT 3005, C&G SOFTWARE SYSTEM AND CARLSON EXPLORER II DATA COLLECTOR

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 578,304 FEET

NOTE: THIS PLAT IS NOT VALID FOR ANY PURPOSE UNLESS IT BEARS THE LAND SURVEYOR'S ORIGINAL SIGNATURE OVER THE LAND SURVEYOR STAMP.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 23,000 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

- o IPS = IRON PIN SET, 1/2" RE-BAR
- o IPF = IRON PIN FOUND
- x-x- = FIELD WIRE FENCE



SURVEY FOR			
S & S FARMS, INC.			
CITY	COUNTY MITCHELL	SCALE 1" = 200'	MAP 121
SURVEY DATE 04/12/07	LAND DISTRICT 10th	DRAWN SG	C.F. 07081
PLAT DATE 04/26/07	LAND LOT 182, 219 & 220	CHECKED LNG	JOB No. 07081-2
LARRY GROGAN & ASSOCIATES, INC.			
38 SOUTH SCOTT STREET CAMILLA, GEORGIA 31730 (229) 336-5462			

DEED

Return to: Randall E. Chew
P. O. Box 664
Pelham, GA 31779

BOOK 966 PAGE 319

WARRANTY DEED

STATE OF GEORGIA,
COUNTY OF MITCHELL

FILED IN OFFICE
MITCHELL COUNTY, GEORGIA

10 SEP -1 PM 1:23

ADAYNA B. BROOME
CLERK OF SUPERIOR COURT

Mitchell County, Georgia
Real Estate Transfer Tax

Paid \$ _____
Date 9/11/10
Adayna Broome
Clerk of Superior Court

THIS INDENTURE, made the 27th day of August, 2010, between **S&S FARMS, INC.** as party or parties of the first part, hereinafter called Grantor, and **EARL WEST, a/k/a EARL D. WEST, STACY D. WEST and JEFFREY K. WEST**, 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 Ten Dollars and other valuable considerations 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 Grantees,

Tract I: All that tract or parcel of land lying and being in Land Lot 219 of the 10th Land District of Mitchell County, Georgia, containing 3.86 acres, more or less, and being more fully described as follows:

COMMENCE at the intersection of the centerline of Sealy Road with the centerline of Old Georgia Highway 3, and run thence north 52 degrees 40 minutes 18 seconds east along the centerline of Old U.S. Highway 19, 893.96 feet to a point, run thence south 46 degrees 01 minute 05 seconds west 161.17 feet to an iron pin set being the POINT OF BEGINNING of the tract herein described, run thence south 46 degrees 01 minute 05 seconds west 158.60 feet to an iron pin set, run thence north 51 degrees 29 minutes 03 seconds west 272.09 feet to an iron pin set, run thence south 60 degrees 20 minutes 53 seconds west 243.10 feet to an iron pin set, run thence north 17 degrees 11 minutes 31 seconds west along a fence line 648.33 feet to an iron pin set on the railroad right of way, run thence south 52 degrees 34 minutes 58 seconds east 919.01 feet to the Point of Beginning of the tract herein described.

Said tract or parcel of land being more fully shown and delineated pursuant to plat of survey

BOOK 966 PAGE 320

prepared by Dan L. Hinson, Land Surveyor, dated the 8th day of March, 2005, recorded in Plat Book 31, page 106, Office of the Clerk of Superior Court of Mitchell County, Georgia, said plat expressly incorporated herein and made a part hereof.

Tract II: All that tract or parcel of land situate, lying and being in Land Lot No. 181, 182, 219 and 220 in the 10th Land District of Mitchell County, Georgia, containing 1.78 acres, and being more particularly shown and described according to plat and survey by Larry W. Grogan, Registered Land Surveyor, dated April 26, 2007, and recorded in Plat Book 32, page 104, in the Office of the Clerk of the Superior Court of Mitchell County, Georgia. Reference to which survey is hereby made and specifically incorporated herein.

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 behoof of the said Grantees forever in FEE SIMPLE.

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

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

S&S FARMS, INC.

By: Earl V. Vane (SEAL)
Title President

By: A. J. W. (SEAL)
Attest V. J. E. PROFFER

Signed, sealed and delivered in the presence of:

[Signature]

Witness

Linda P. Cox
Notary Public



GO BID NOW!



For more information, please visit

WiregrassAuctionGroup.com

