



Rural Land Opportunity

This 15.05± acre wooded tract is located in Mitchell County, Georgia, just outside of Meigs.

The property features planted pine timber estimated to be approximately 15–20 years old and offers about 152.6 feet of frontage on Lower Meigs Road for convenient access. Surrounded by farmland and timberland, the setting provides a quiet rural environment well suited for a private homesite, recreational retreat, or long-term timber investment, with natural privacy, wildlife habitat, and future timber income potential.

Online Only Auction

**Tuesday, April 14,
2026, 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 present 15.05± acres of wooded land located in Mitchell County, Georgia, just outside of Meigs. This attractive rural tract features planted pine timber estimated to be approximately 15–20 years old, offering both immediate appeal and long-term investment potential.

The property offers approximately 152.6 feet of frontage on Lower Meigs Road, providing convenient access and excellent potential for a private country homesite. The surrounding area is characterized by farmland and timberland, creating a quiet rural setting while still being easily accessible.

With its established pine plantation and natural setting, this property is well suited for a homesite, recreational getaway, or timberland investment. The wooded landscape provides privacy, wildlife habitat, and the potential for future timber income.

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: Lower Meigs Road, Meigs, Georgia 31765

Auction Date: Tuesday, April 14, 2026, at 2 pm






Property Size: 15.05 Acres

Assessor's Parcel Numbers: Mitchell County - 01550010B00

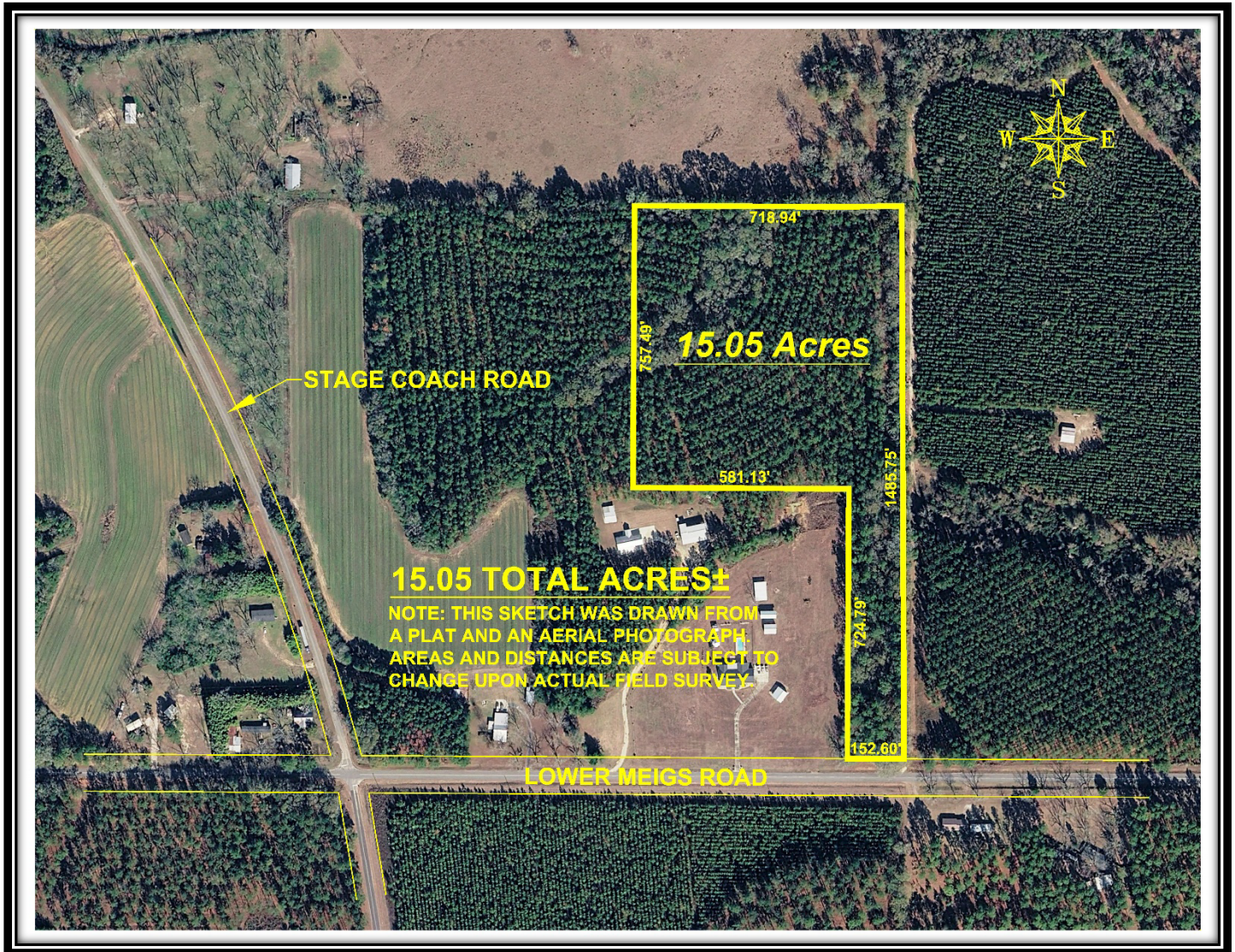
Property Taxes: Mitchell County - \$119.46*

*The property's low taxes are the result of its enrollment in the Conservation Use Valuation Assessment (CUVA) program, which remained in effect through December 31, 2025

Important Selling Features:

-  15.05 Acres
-  Planted Pine Timber (Estimated 15-20 Years Old)
-  152.6 +/- Feet of Frontage on Lower Meigs Road
-  Quiet Rural Setting
-  Suitable for Homesite, Recreation, or Timber Investment

AERIAL MAP



TAX CARD

Mitchell County, GA

Summary

Parcel Number 01550010800
 Account/Realkey 6852
 Location Address LOWER MEIGS RD
 Legal Description 15.05 AC LOWER MEIGS RD
 (Note: Not to be used on legal documents)
 Class V3-Consrv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District COUNTY (District 01)
 Millage Rate 34.792
 Acres 15.05
 Homestead Exemption No (50)
 Landlot/District 60 / 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 JEFFERY K](#)
 3750 DAVIS RD
 PELHAM, GA 31779-6601

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Consrv Use			0	0	0	0	0

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	15.05

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Timberland 93	1	15.05

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FIRE FEE-VACANT RES/AG	2016	0x0 / 0	1	\$0

Sales

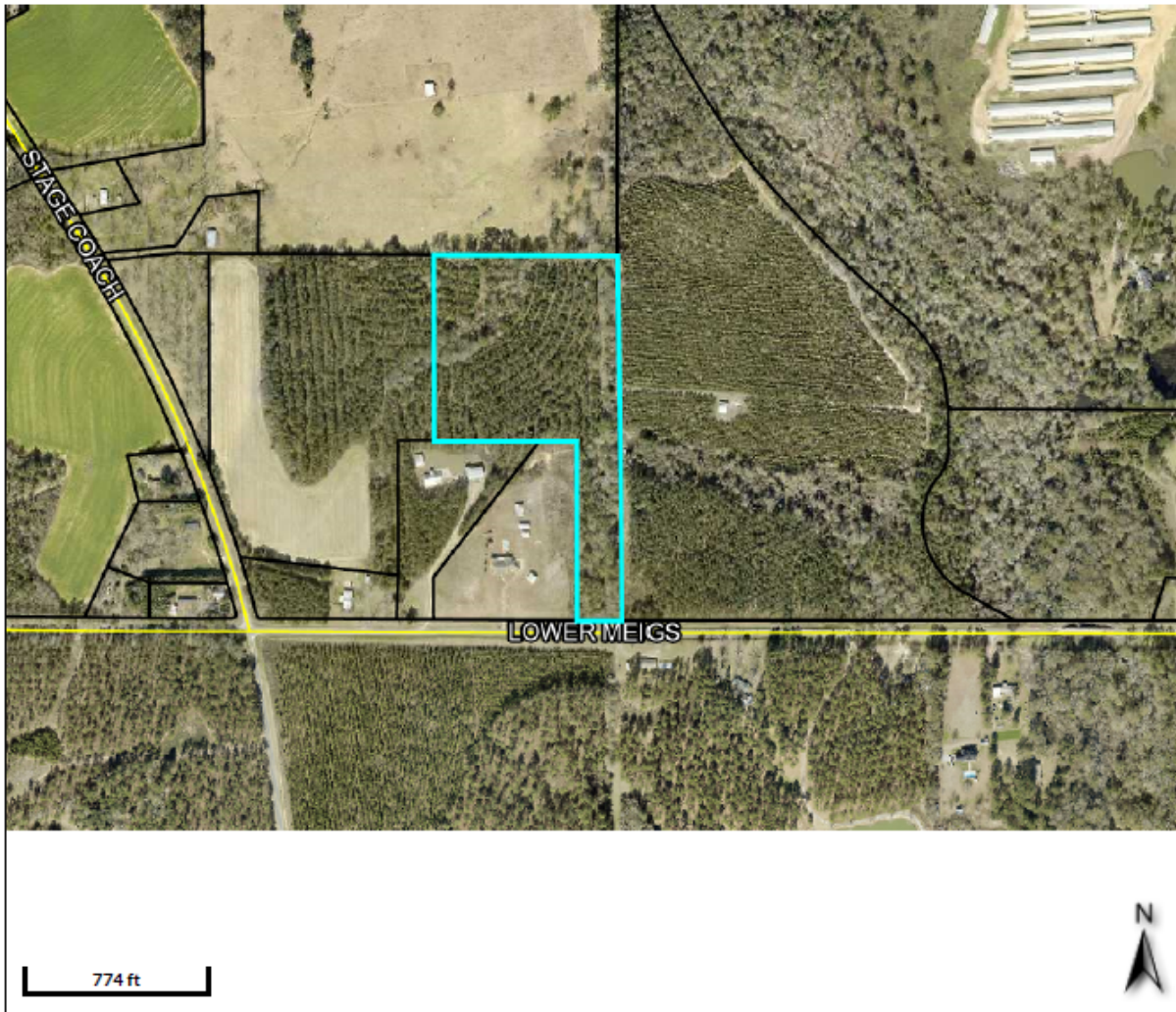
Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/6/2010	955 176	33 179	\$0	Unqualified - Vacant	WEST EARLD	WEST JEFFERY K

Valuation

	2025	2024	2023	2022
Previous Value	\$32,800	\$32,800	\$32,800	\$31,500
Land Value	\$32,800	\$32,800	\$32,800	\$32,800
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$32,800	\$32,800	\$32,800	\$32,800
10 Year Land Covenant (Agreement Year / Value)	2016 / \$9,031	2016 / \$8,768	2016 / \$8,513	2016 / \$8,266

TAX MAP

 Mitchell County, GA



Overview



Legend

-  Parcels
-  Roads
-  City Limits

Parcel ID	01550-010-B00	Owner	WEST JEFFERY K	Last 2 Sales			
Class Code	Consv Use		3750 DAVIS RD	Date	Price	Reason	Qual
Taxing District	COUNTY		PELHAM, GA 317796601	4/6/2010	0	UV	U
Acres	15.05	Physical Address	LOWER MEIGS RD	n/a	0	n/a	n/a
		Assessed Value	Value \$32800				

(Note: Not to be used on legal documents)

Date created: 4/22/2024
 Last Data Uploaded: 4/22/2024 3:15:39 PM

Developed by 

THOMAS COUNTY 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

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2025-11789	01/20/2026	\$121.40	\$0.00	\$265.11	\$386.51

Map: 01550010B00
 Location: LOWER MEIGS RD
 Account No: 6852


Printed: 03/11/2026

WEST JEFFERY K
 3750 DAVIS RD
 PELHAM, GA 317796601

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 JEFFERY K
Map Code: 01550010B00 Real
Location: LOWER MEIGS RD
Bill No: 2025-11789
District: 01

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
0.00	32,800.00	15.0500	\$32,800.00	01/20/2026			SV

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE	\$32,800	\$13,120	\$9,508	\$3,612	0.000000	\$0.00	\$0.00	\$0.00
COUNTY	\$32,800	\$13,120	\$9,508	\$3,612	17.964000	\$64.89	\$0.00	\$64.89
SCHOOL	\$32,800	\$13,120	\$9,508	\$3,612	18.833000	\$68.02	\$13.45	\$54.57
SALES TAX ROLLBACK	\$32,800	\$13,120	\$9,508	\$3,612	-3.725000	\$0.00	\$0.00	\$0.00
TOTALS					33.072000	\$132.91	\$13.45	\$119.46

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	\$119.46
Penalty	\$0.00
Interest	\$1.94
Other Fees	\$0.00
Previous Payments	\$0.00
Back Taxes	\$265.11
Total Due	\$386.51

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.

Pd

	<p>BOOK 1134 PAGE 307</p> <p>FILED IN OFFICE MITCHELL COUNTY GEORGIA</p> <p>2016 JUL -1 PM 2:40</p>
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PT-283A Rev. 8/07

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

ADAYNA B. BROOME
CLERK OF SUPERIOR COURT

To the Board of Tax Assessors of MITCHELL 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 WEST JEFFERY K			
Owner's Mailing Address 3750 DAVIS RD		City, State, Zip PELHAM, GA 31779	Number of acres included in this application. Agricultural Land: <u>15.05</u>
Property Location (Street, Route, Hwy, etc.) LOWER MEIGS RD		City, State, Zip	Timber Land: _____
District 10 TH	Land Lot 60	Sublot & Block	Recorded Deed Book/Page 955/176
List types of storage and processing buildings:			

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 qualifies under 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 have shown 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.

x Jeffery K West
Signature of Taxpayer or Taxpayer's Authorized Representative

3-31-16
Date Application Filed



Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)

Sworn to and subscribed before me this 31st day of July, 2016
Arilla R. Jenkins Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal 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 No. 155/10B	Tax District 1	Taxpayer Account 647627-010	Total Acres 15.05	Yr. Covenant: Begins: Jan. 1, <u>2016</u> Ends: Dec. 31, <u>2025</u>
If transferred from Preferential Agricultural Assessment Provide date of transfer:	If applicable, covenant is a renewal for tax year: Beginning Jan. 1, _____ Ending Dec. 31, _____		If applicable, covenant is a continuation for tax year Beginning Jan. 1, _____ Ending Dec. 31, _____	
	Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9 th 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	

Based on the information submitted above, as well as the information provided on the questionnaire, the MITCHELL County Board of Tax Assessors has considered such information and has made the following final determination of this application:

Approved: Date: 4-5-16
Al Collins Board of Tax Assessors Date: 04-05-16

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. § 48-5-306.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me
This _____ day of _____, _____
Notary Public Taxpayer's Authorized Signature Date Filed

Approved by: Board of Tax Assessors
Date Approved

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's name Having any beneficial interest in the property Described in this application (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in this application only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants		Each owner's percent interest owned and number of acres owned by each under other covenants	
			County	Total Acres	Percent Interest	No. of Acres
<i>Jeffrey West</i>	<i>Self</i>					

Check Appropriate Ownership Type:

- One or more natural or naturalized citizens.
- An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- A trust of which the beneficiaries are one or more natural or naturalized citizens.
- A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.))
- Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)
- Bona fide club organization for pleasure, recreation, and other nonprofit able purpose pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

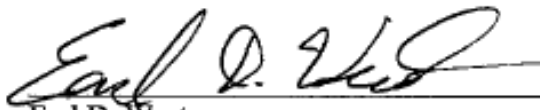
- Raising, harvesting, or storing crops % _____
- Feeding, breeding, or managing livestock or poultry % _____
- Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % *100*
- Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % _____ (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. § Section 48-5-7.4(b)(2))
- Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apian products % _____
- Other _____

- Yes No Is this property or any portion thereof, currently being leased? (If yes, list name of person or entity and brief explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- Yes No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.
- Yes No Are there any restrictive covenants currently affecting the property described in this application. If yes, please explain.
- Yes No Are there any deed restrictions on this property? If yes, please list the restrictions.
- Yes No Does the current zoning on this property allow agricultural use? If no, please explain.
- Yes No Is there any type of business operated on this property? If yes please indicate business name & type of business.

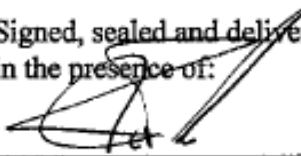
- If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.
- Although not required, the applicant(s) for property more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:
 1. Plans or programs for the production of agricultural and timber products.
 2. Evidence of participation in a government subsidy program for crops or timber.
 3. Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc.
 4. Income tax records, such as copies of previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)
- The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

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

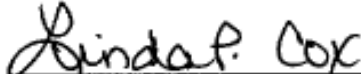
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.


Earl D. West (SEAL)

Signed, sealed and delivered
in the presence of:



Witness


Linda P. Cox
Notary Public



GO BID NOW!



For more information, please visit

WiregrassAuctionGroup.com

