



Private Country Living on
Nearly 8 Acres

This Terrell County estate just outside Albany, Georgia offers 7.98± wooded acres paired with a well-maintained brick home. Combining privacy, space, and versatility, the property is ideally suited for a primary residence, recreational retreat, or investment opportunity. Featuring a traditional layout with four bedrooms and multiple bathrooms, it delivers both comfort and long-term value through a professionally managed online auction.

Online Only
Auction

**Tuesday, May 5, 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 this private country estate located in Terrell County, Georgia, offering nearly eight acres of land along with a well-maintained single-family residence. This property will be offered for sale through our professionally managed online real estate auction platform. Situated just outside Albany, this property provides a rare combination of privacy, acreage, and residential improvements, making it well-suited for a primary residence, recreational retreat, or investment opportunity. The home offers a traditional single-family layout with approximately 7 total rooms, including four bedrooms and multiple bathrooms. The structure is built on a masonry foundation with durable brick exterior construction, offering long-term stability and classic design. The property consists of 7.98± acres of primarily wooded land, creating a private setting with natural surroundings. This combination of acreage and improvements offers flexibility for a variety of uses, including residential, recreational, or small-scale agricultural purposes.

Bidding for this property will open on April 21, 2026, at 10:00 am and continue to May 5, 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, May 5, 2026 at 2 pm

 Open House Dates and Times:

Thursday, April 23rd , 11 am - 1 pm and
Monday, May 4th , 2 - 4 pm

 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: 1270 Wadsworth Drive, Albany, Georgia

Auction Date: Tuesday, May 5, 2026, at 2 pm

Property Size: 7.98 +/- Acres

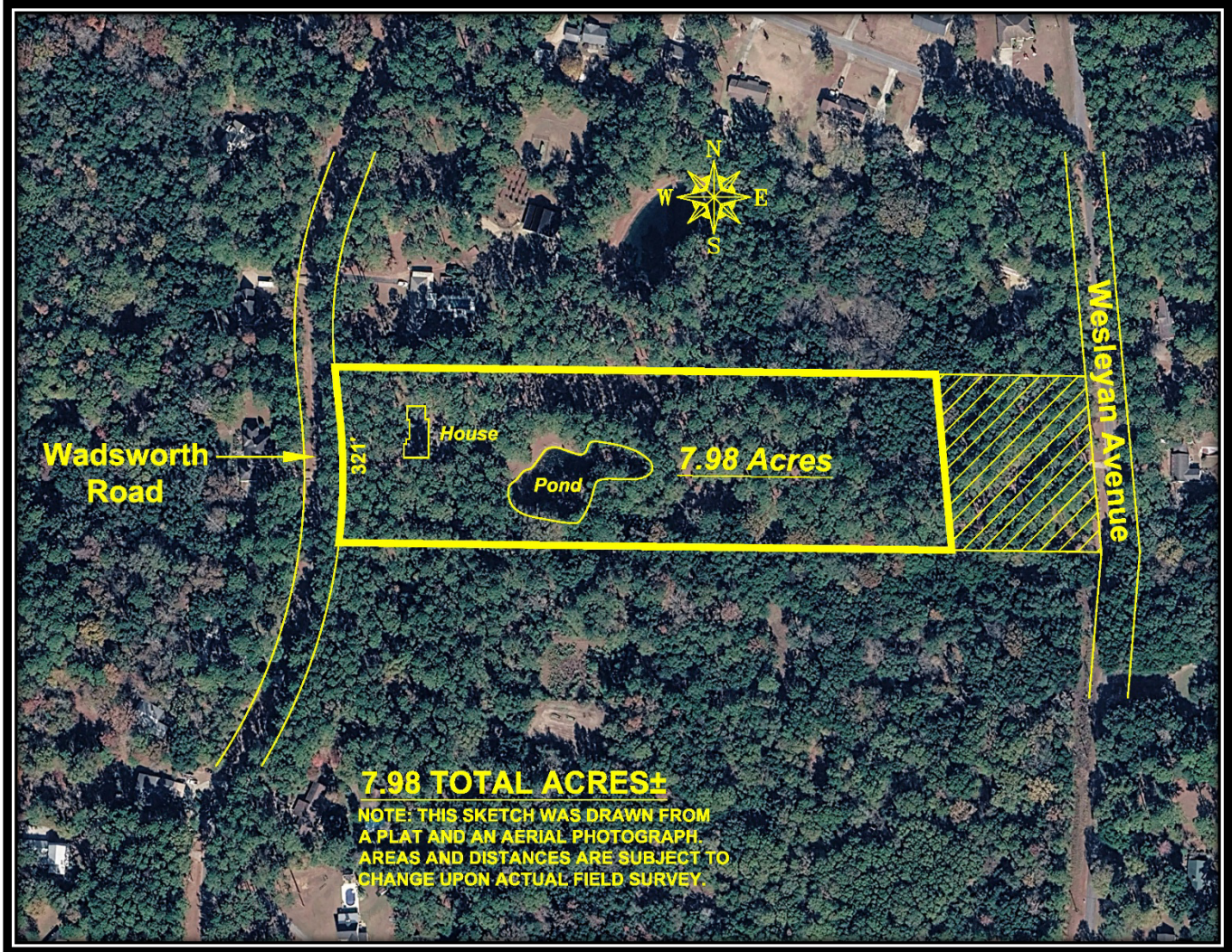
Assessor's Parcel Numbers: Terrell County - 0738 042

Property Taxes: Terrell County - \$2,423.35

Important Selling Features:

- Approximately 2,989± square feet of heated living space
- 4 Bedrooms | 2 Full Bathrooms | 1 Half Bath
- Situated on 7.98± acres of land
- Private, wooded setting with pond and outdoor features
- Brick, single-family residence built in 1977

AERIAL MAP



TAX CARD

Terrell County, GA

Summary

Parcel Number 0738 042
Location Address 1270 WADSWORTH DR
Legal Description WINDSOR,S/D 1W/783 PB4PG179 7.98AC
(Note: Not to be used on legal documents)
Class R3-Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District TERRELL (District 01)
Millage Rate 30.984
Acres 7.98
Homestead Exemption Yes (S1)
Landlot/District N/A

[View Map](#)



Owner

LOVETT CAROLYN FAYE/ COHEN SANDRA JEAN
 1270 WADSWORTH DRIVE
 ALBANY, GA 31721

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	INSERT-73A,73B	Lot	0	0	0	0	1

Residential Improvement Information

Style One Family
Heated Square Feet 2989
Interior Walls Sheetrock
Exterior Walls Masonry (brick)
Foundation Masonry
Attic Square Feet 0
Basement Square Feet 0
Year Built 1977
Roof Type Asphalt Shingles
Flooring Type Carpet/Hardwood
Heating Type Central Heat/AC
Number Of Rooms 7
Number Of Bedrooms 4
Number Of Full Bathrooms 2
Number Of Half Bathrooms 1
Number Of Plumbing Extras 5
Value \$151,468
Condition Average
Fireplaces/Appliances Const 1 sty 1 Box 1
House Address 1270 WADSWORTH DR

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
SOLID WASTE	2023	0x0 / 1	1	\$0
WELL & SEPTIC TANK	1995	1x1 / 1	1	\$2,500
RP1 PLASTIC/VINYL	1995	20x40 / 800	1	\$5,220
AP3 4-SIDES OPEN POLE BARN	1995	20x24 / 480	1	\$252

Sales

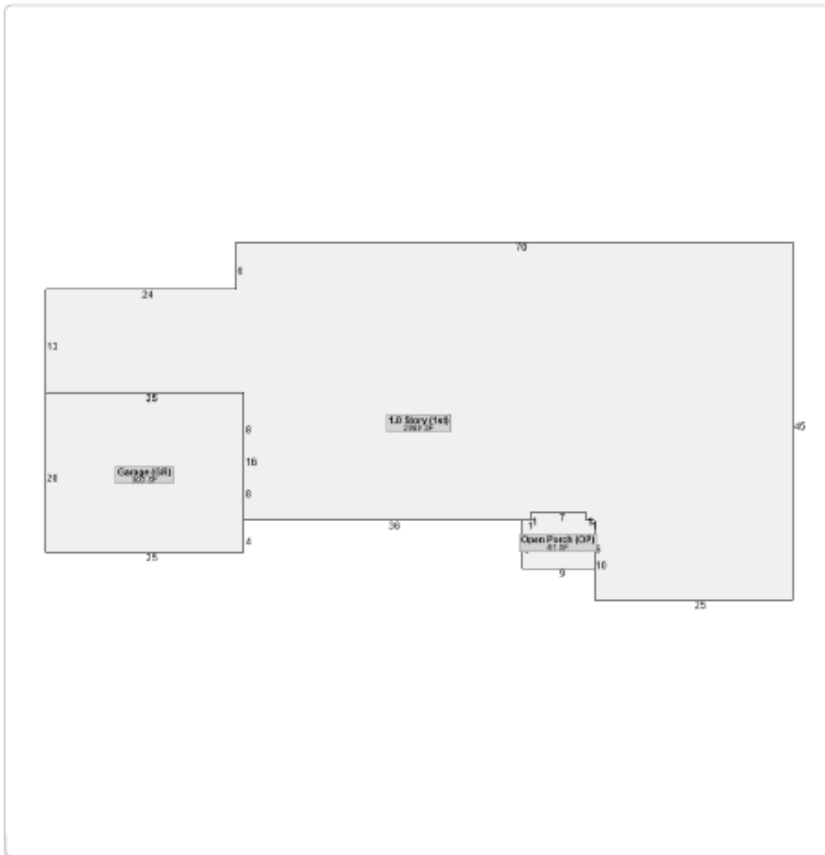
Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/18/2024	135 478		\$0	NOT GOOD SALE	LOVETT AARON	LOVETT CAROLYN FAYE/COHEN SANDRA JEAN

Valuation

	2024	2023	2022	2021	2020
Previous Value	\$184,280	\$184,280	\$184,280	\$184,280	\$184,280
Land Value	\$24,840	\$24,840	\$24,840	\$24,840	\$24,840
+ Improvement Value	\$151,468	\$151,468	\$151,468	\$151,468	\$151,468
+ Accessory Value	\$7,972	\$7,972	\$7,972	\$7,972	\$7,972
= Current Value	\$184,280	\$184,280	\$184,280	\$184,280	\$184,280



Sketches



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

[User Privacy Policy](#) [GDPR Privacy Notice](#)
Last Data Upload: 11/21/2025, 6:21:02 AM



TAX MAP



 **qPublic.net**™ Terrell County, GA



Overview



Legend

-  Parcels
-  Roads

Parcel ID	073B 042	Owner	LOVETT CAROLYN FAYE/ COHEN SANDRA	Last 2 Sales			
Class Code	Residential		JEAN	Date	Price	Reason	Qual
Taxing District	TERRELL		1270 WADSWORTH DRIVE	3/18/2024	0	NG	U
Acres	7.98		ALBANY, GA 31721	n/a	0	n/a	n/a
		Physical Address	1270 WADSWORTH DR				
		Assessed Value	Value \$184280				

(Note: Not to be used on legal documents)

Date created: 11/21/2025
Last Data Uploaded: 11/21/2025 6:21:02 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

TAX BILL

2025 Property Tax Statement

Krystal McGill
 Terrell County Tax Commissioner
 P.O. Box 484
 Dawson, Ga 39842
 229-995-5151

LOVETT CAROLYN FAYE/ COHEN SANDRA JEAN

1270 WADSWORTH DRIVE
 ALBANY, GA 31721

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2025-3898	12/20/2025	\$0.00	\$2,423.35	\$0.00	Paid 2026-01-09

Map: 073B042
 Location: 1270 WADSWORTH DR

Printed: 03/23/2026

You are receiving this bill due to a change. The change may be due to a variety of factors, such as recent purchase of the mobile home, settlement of an appeal, partial payment of taxes, or other adjustments.

THIS IS THE CORRECT BILL.

RETURN THIS PORTION WITH PAYMENT

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

Please pay this bill, instead of the original bill.
 If you have questions, call (229) 995-5151.

Thank you,
 Krystal McGill
 Terrell County Tax Commissioner

Krystal McGill
 Terrell County Tax Commissioner
 P.O. Box 484
 Dawson, Ga 39842
 229-995-5151



Tax Payer: LOVETT CAROLYN FAYE/ COHEN SANDRA JEAN
Map Code: 073B042 Real
Description: WINDSOR S/D 1V/783 PB4PG179 7.98AC
Location: 1270 WADSWORTH DR
Bill No: 2025-3898
District: 01 COUNTY

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
159,440.00	24,840.00	7.9800	\$184,280.00	12/20/2025	10/17/2025		FSW, S1	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY	\$184,280	\$73,712	\$-2,000	\$71,712	13.485000	\$967.04	\$0.00	\$967.04
SCHOOL	\$184,280	\$73,712	\$-2,000	\$71,712	17.463000	\$1,252.31	\$0.00	\$1,252.31
SOLID WT 1	\$184,280	\$0	\$0	\$0	0.000000	\$204.00	\$0.00	\$204.00
TOTALS					30.948000	\$2,423.35	\$0.00	\$2,423.35

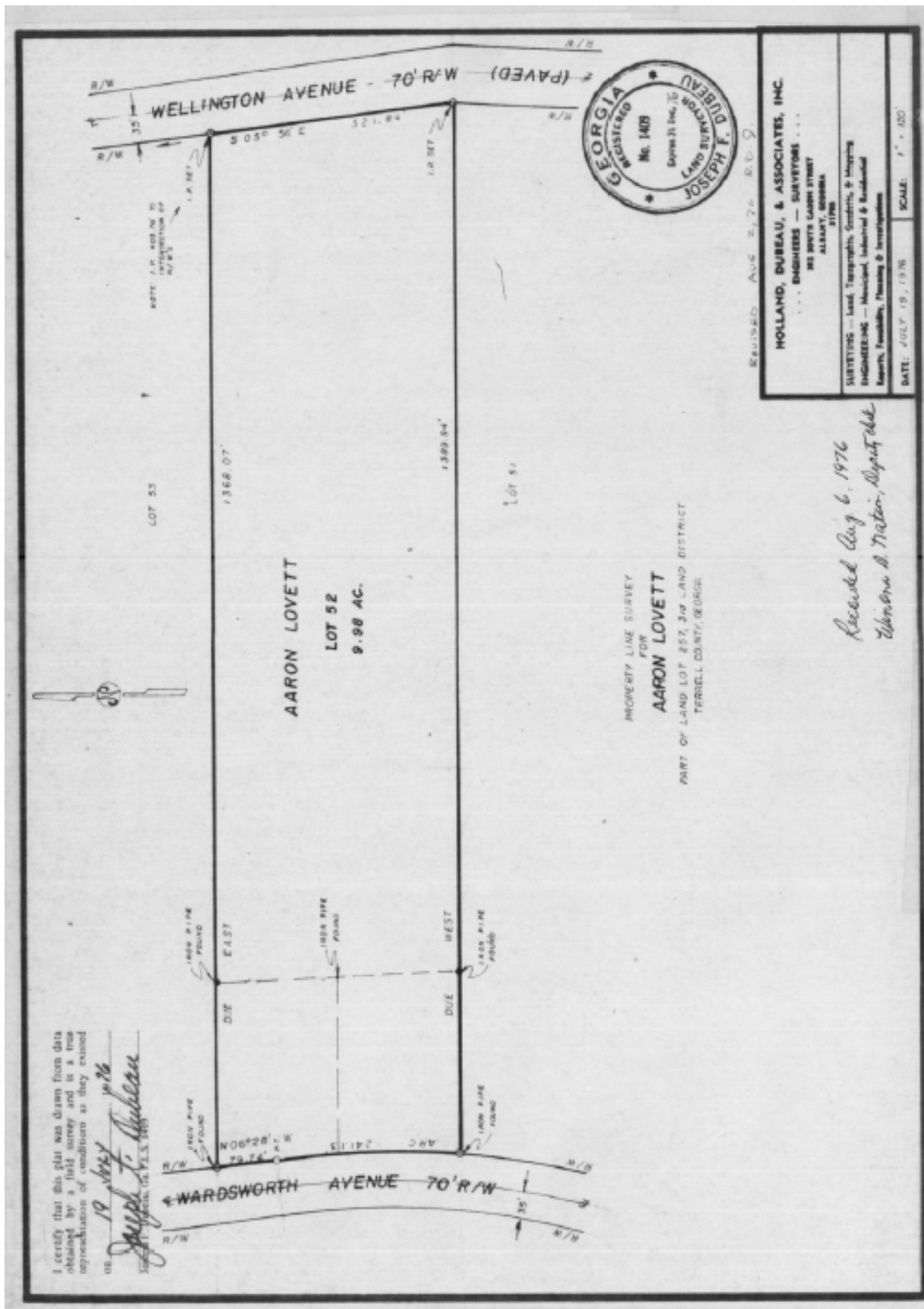
Please make check or Money Order Payable to:
Terrell County Tax Commissioner

If a receipt is desired, please furnish a stamped, self addressed envelope with your payment.

Please Note: If taxes are to be paid by your mortgage company, send them this portion only.

Current Due	\$2,423.35
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$2,423.35
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	2026-01-09

PLAT



LEGAL DESCRIPTION

Terrell County Tax Parcel Number: 0738 042

Property Address: 1270 Wadsworth Drive, Albany, Georgia

A tract of land lying and being situated in Land Lot 257 in the Third Land District of Terrell County, Georgia and containing 7.98 +/- acres according to an engineer's sketch attached to this contract as Exhibit "A2", and being all or a portion of that tract of land being more particularly described as follows:

ALL THAT TRACT or parcel of land lying and being in Land Lot 257 of the Third Land District, Terrell County, Georgia, and being more particularly described as all of Lot 52 according to a map or plat of same as recorded in Plat Book 4, Page 179, in the office of the Clerk, Superior Court, Terrell County, Georgia, said plat titled "Property Line Survey for Aaron Lovett", dated July 19, 1976, and prepared by Holland, DeBeau, & Associates, Inc. Said tract contains 9.98 acres, more or less.

That portion of the above described premises which constitutes Lot No. 55 and Lot No. 56 of Windsor Subdivision according to a map or plat of same recorded in Deed Book 4, Page 40, in the office of the Clerk of the Superior Court of Terrell County, Georgia, is subject to restrictions recorded in Deed Book 1-V, Pages 681-683 in said Clerk's Office. Lot Nos. 55 and 56 have been released from the provisions of Paragraph 6 of said restrictions, there being reserved only an easement for periodic maintenance ten feet on each side of the existing water main running along or under Wadsworth Avenue.

GO BID NOW!



For more information, please visit
WiregrassAuctionGroup.com

