

An aerial photograph of a large, lush green farm estate. A winding road cuts through the dense forest, leading towards a small white building. The surrounding landscape is a mix of dense trees and open fields.

HISTORIC 55 +/- ACRE FARM ESTATE

A Piece of South Georgia's Agricultural Heritage

This 55± acre farm in Decatur County, Georgia, offers a rare opportunity to own a historic South Georgia property with endless potential. The property features a historic farmhouse surrounded by majestic century-old Live Oak trees, six outbuildings, open pasture, woodlands, and natural lowland habitat ideal for farming, recreation, hunting, or a private country retreat. With more than 1,800 feet of Green Shade Road frontage, existing utilities, Agricultural zoning, and abundant wildlife, the property is well-equipped for a variety of uses. Located just minutes from Bainbridge, it provides peaceful rural living with convenient access to shopping, schools, and everyday amenities. Whether you're looking to restore a historic farmstead, establish a working farm, or create your own recreational getaway, this property offers exceptional possibilities. The property is selling at online auction, subject to Georgia Probate Court approval.

Online Only Auction

**Tuesday, August 18,
2026, at 2 pm**

Final Contract to
Include a 10%
Buyer's Premium

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INTRODUCTION

Dear Perspective Bidders,

Selling at online auction is this 55± acre farm in Decatur County, Georgia, offering a unique opportunity to own a piece of South Georgia's agricultural heritage. Featuring a historic farmhouse nestled among numerous majestic century-old Live Oak trees, six outbuildings, former pastureland, woodlands, and natural lowland habitat, this property offers an ideal setting for recreation, hunting, farming, or creating your own private country retreat. The historic farmhouse serves as the centerpiece of the property and, while ready for its next chapter, offers the opportunity to restore and enjoy a home that has overlooked this South Georgia farm for generations. The six additional outbuildings provide ample space for equipment storage, workshops, livestock, or a variety of agricultural and recreational uses. With over 1,800 feet of frontage along Green Shade Road, the property includes an existing well, septic system, municipal electric service, and Agricultural zoning. Open areas provide room for farming, food plots, livestock, or future homesites, while the wooded acreage and natural lowland habitat create excellent conditions for deer, turkey, waterfowl, and other native wildlife. A Georgia Power transmission easement crosses a portion of the property, creating additional open habitat frequently utilized by wildlife. Conveniently located just minutes from Bainbridge, the property offers the privacy and rural setting many buyers seek while remaining close to shopping, restaurants, schools, and everyday conveniences. Whether your plans include hunting, farming, recreation, conservation, investment, or restoring a historic South Georgia farmstead beneath a canopy of magnificent Live Oaks, this property offers an opportunity to create something uniquely your own.

The property is selling at online auction, subject to Georgia Probate Court approval.

Bidding for this property will open on August 4, 2026, at 10:00 am and continue to August 18, 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, August 18, 2026 at 2 pm

 Open House Dates and Times:

Friday, August 7, 2026, 1 - 3 pm

Saturday, August 15, 2026, 9 - 12 noon

 For More Information Contact:

Spencer D. Young
Wiregrass Auction Group, INC.
(229) 890-2437 - Office
(229) 225-8625 - Cell
Spencer@Bidwiregrass.com

PROPERTY INFORMATION

Property Address: 276 McLaughlin Road, Bainbridge, Georgia

Auction Date: Tuesday, August 18, 2026, at 2 pm

Property Size: 55 +/- Acres

Assessor's Parcel Numbers: Decatur County - 00860016

Property Taxes: Decatur County - \$2060.48

Important Selling Features:

-  55± Acres
-  Historic Farmhouse (Circa 1868) needs renovation.
-  6 Outbuildings
-  Excellent Hunting Opportunities
-  Existing Well/ Septic
-  Development Potential - Over 1,800± Feet of Green Shade Road Frontage
-  Convenient to Bainbridge, Georgia

AERIAL MAP



TAX CARD

Decatur County, GA

O.C.G.A. 48-5-264.1 NOTICE

You are hereby notified that pursuant to O.C.G.A. 48-5-264.1 (a), representatives of the Decatur County Tax Assessor's Office, with proper I.D. may enter upon your property during normal business hours, for the purpose of collecting accurate data or any verifications thereof due to permits issued, Returns filed, Revaluations (partial or whole). Neighborhood reviews, sale price verification, land covenants, land splits, 3 year reviews and Appeal reviews. This includes all residential properties, manufactured homes, agricultural, commercial and industrial properties. Should you have any questions, please contact our office.

Summary

Parcel Number 00860016
Location Address 276 MCLAUGLIN RD
Legal Description H16 707 276 MCLAUGLIN RD
(Note: Not to be used on legal documents)
Class A5-Agricultural
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District County (District 04)
Millage Rate 29.665
Acres 55
Homestead Exemption No (50)
Landlot/District 309- / 20



Owner

HARVELL RUDOLPH & DOROTHY T
% CHARLOTTE WHITE
191 SAINT PAUL CHURCH RD
BAINBRIDGE, GA 39819

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	5	40.7
RUR	Woodlands	Rural	6	2.62
RUR	Woodlands	Rural	4	3.07
RUR	Woodlands	Rural	2	1.11
RUR	Small Parcel	Rural	1	6
RUR	Open-Pasture	Rural	3	1.5

Residential Improvement Information

Style	One Family
Heated Square Feet	2216
Interior Walls	Pine
Exterior Walls	Wood Siding
Foundation	Piers
Attic Square Feet	0
Basement Square Feet	0
Year Built	1868
Roof Type	Galvanized Metal
Flooring Type	Pine
Heating Type	No Heat
Number Of Rooms	0
Number Of Bedrooms	0
Number Of Full Bathrooms	1
Number Of Half Bathrooms	0
Number Of Plumbing Extras	0
Value	\$19,680
Condition	Fair
	2
House Address	276 MCLAUGHLIN RD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
CANOPY, LOW COST (RESIDENTIAL)	1900	8x16 / 0	1	\$160
IMPLEMENT SHED, ROOF ONLY	1900	24x48 / 0	1	\$2,419
IMPLEMENT SHED, ROOF ONLY	1900	24x48 / 0	1	\$403
GARAGE	1900	24x24 / 0	1	\$9,216
IMPLEMENT SHED, ROOF ONLY	1900	30x30 / 0	1	\$1,575
UTILITY BUILDING, UNFINISHED	1900	16x20 / 0	1	\$1,280
UTILITY BUILDING, UNFINISHED	1900	24x24 / 0	1	\$576
SITE IMPROVEMENT	1868	0x0 / 2216	1	\$3,324

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/4/1990	H16 707		\$55,000	Fair Market - Improved	MARTIN RUFUS R & ALMA L	HARVELL RUDOLPH & DOROTHY T
3/10/1946	H5 615		\$0	Unqualified - Improved		HARVELL RUFUS R & ALMA L

Valuation

2026 values are not final.

	2026	2025	2024	2023	2022
Previous Value	\$150,808	\$137,206	\$122,187	\$118,983	\$98,604
Land Value	\$112,175	\$112,175	\$102,553	\$102,553	\$102,553
+ Improvement Value	\$19,680	\$19,680	\$15,700	\$15,810	\$15,930
+ Accessory Value	\$18,953	\$18,953	\$18,953	\$3,824	\$500
= Current Value	\$150,808	\$150,808	\$137,206	\$122,187	\$118,983
10 Year Land Covenant (Agreement Year / Value)					2015 / \$34,641

Area Sales Report

Sale date range:

From:

07/01/2023

To:

07/01/2026

Sales by Area

Distance:

1500

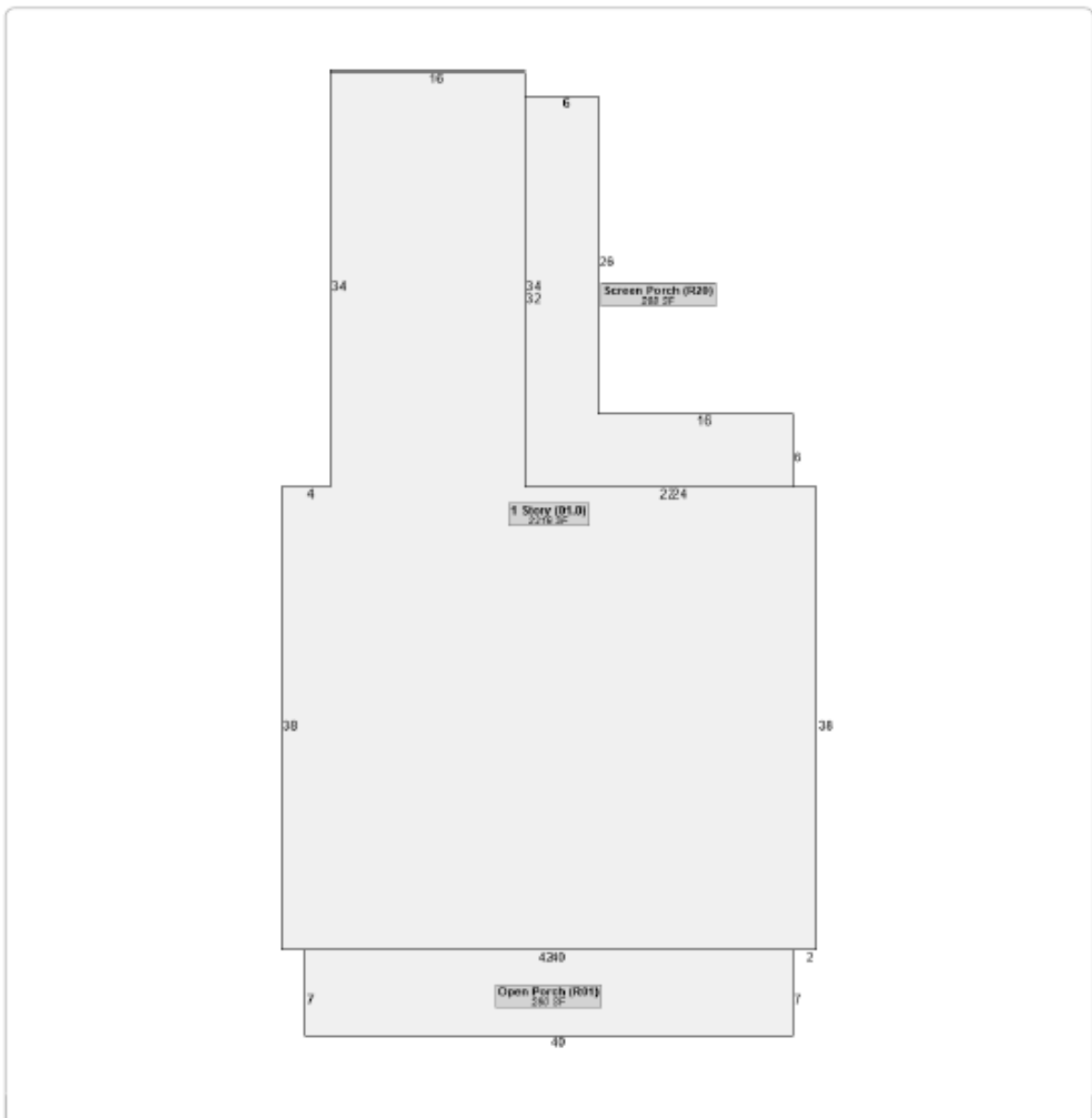
Units:

Feet

Search Sales by Distance

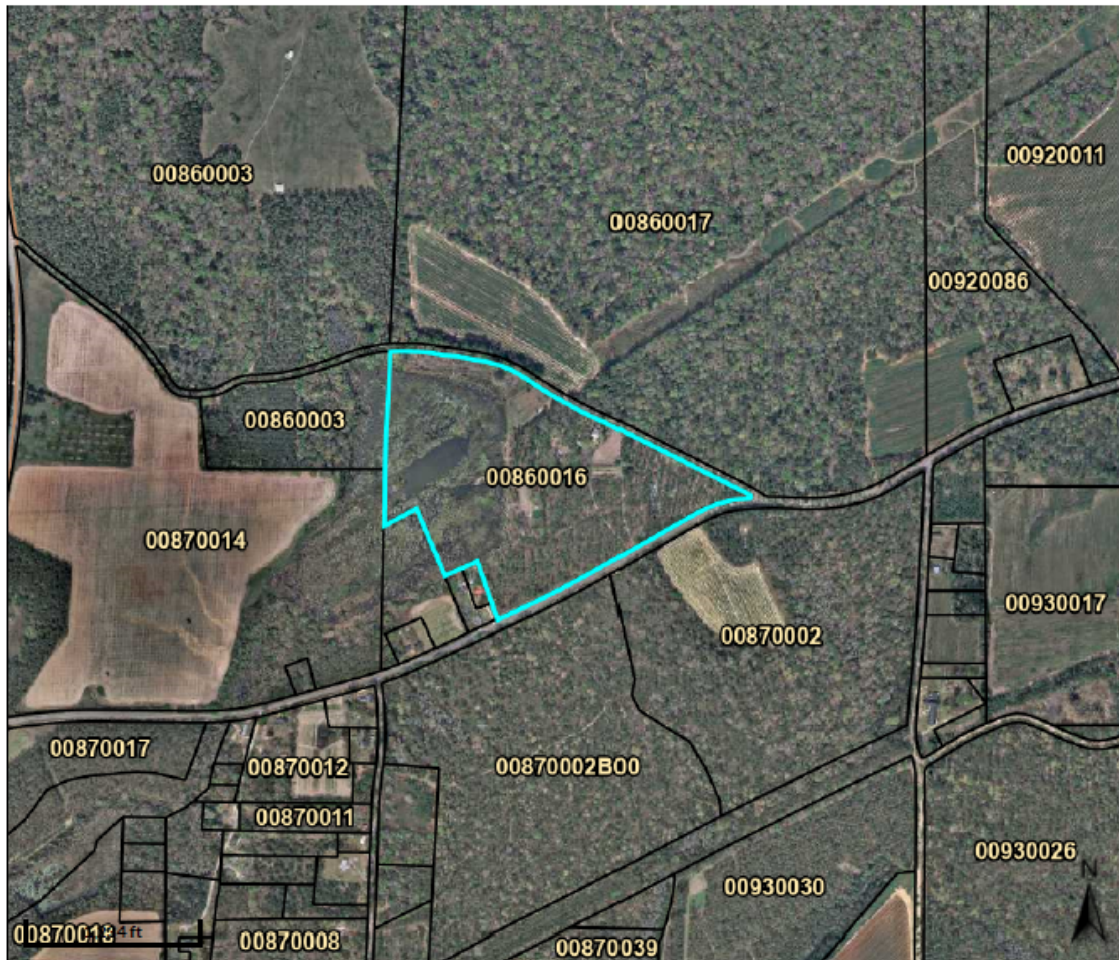


Sketches



TAX MAP

qPublic.net™ Decatur County, GA



Overview



Legend

 Parcels

Parcel ID	00860016	Owner	HARVELL RUDOLPH & DOROTHY T	Last 2 Sales			
Class Code	Agricultural		% CHARLOTTE WHITE	Date	Price	Reason	Qual
Taxing District	County		191 SAINT PAUL CHURCH RD	9/4/1990	\$55000	FM	Q
Acres	55.0		BAINBRIDGE, GA 39819	3/10/1946	0	UI	U
		Physical Address	276 MCLAUGHLIN RD				
		Assessed Value	Value \$150808				

(Note: Not to be used on legal documents)

Date created: 7/1/2026

Last Data Uploaded: 6/30/2026 7:07:29 PM

Developed by  **SCHNEIDER**
GEOSPATIAL

TAX BILL

2025 Property Tax Statement

Mark Harrell - mharrell@decaturcountyga.com
 DECATUR COUNTY TAX COMMISSIONER
 PO Box 246
 Bainbridge GA 39818

HARVELL RUDOLPH & DOROTHY T
 % CHARLOTTE WHITE 191 SAINT PAUL
 CHURCH RD
 BAINBRIDGE, GA 39819

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2025-8482	12/20/2025	\$2,060.48	\$0.00	\$0.00	\$2,060.48

Map: 00860016
 Location: 276 MCLAUGLIN RD
 Account No: 8409

Printed: 07/01/2026

RETURN THIS PORTION WITH PAYMENT

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

Mark Harrell
 DECATUR COUNTY TAX COMMISSIONER
 PO Box 246
 Bainbridge GA 39818

mharrell@decaturcountyga.com
 Phone: (229)248-3021 Fax: (229)248-3747



Tax Payer: HARVELL RUDOLPH & DOROTHY T
 Map Code: 00860016 Real
 Location: 276 MCLAUGLIN RD
 Bill No: 2025-8482
 District: 04

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
38,633.00	112,175.00	55.0000	\$150,808.00	12/20/2025					
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
State	\$150,808	\$60,323	\$0	\$60,323	0.000000	\$0.00	\$0.00	\$0.00	
County M&O	\$150,808	\$60,323	\$0	\$60,323	11.324000	\$683.10	\$165.89	\$517.21	
SalesTax Rollback	\$150,808	\$60,323	\$0	\$60,323	-2.750000	\$0.00	\$0.00	\$0.00	
School M&O	\$150,808	\$60,323	\$0	\$60,323	14.115000	\$851.46	\$0.00	\$851.46	
Recreation Authority	\$150,808	\$60,323	\$0	\$60,323	1.250000	\$75.40	\$0.00	\$75.40	
Development Authorit	\$150,808	\$60,323	\$0	\$60,323	0.250000	\$15.08	\$0.00	\$15.08	
Fire	\$150,808	\$60,323	\$0	\$60,323	1.500000	\$90.48	\$0.00	\$90.48	
Library	\$150,808	\$60,323	\$0	\$60,323	0.450000	\$27.15	\$0.00	\$27.15	
Hospital Authority	\$150,808	\$60,323	\$0	\$60,323	1.870000	\$112.80	\$0.00	\$112.80	
Economic Development	\$150,808	\$60,323	\$0	\$60,323	1.000000	\$60.32	\$0.00	\$60.32	
Unincorporated Servi	\$150,808	\$60,323	\$0	\$60,323	0.860000	\$51.88	\$0.00	\$51.88	
TOTALS					29.869000	\$1,967.67	\$165.89	\$1,801.78	
** If a bill is paid by mail and a receipt is desired, please include a stamped self-addressed envelope ** If paid after the due date, please call our office for the full amount due ** THIS BILL MAY BE PAID ONLINE AT: https://decaturcountytax.com					Current Due		\$1,801.78		
					Penalty		\$90.09		
					Interest		\$103.61		
					Other Fees		\$65.00		
					Previous Payments		\$0.00		
					Back Taxes		\$0.00		
					Total Due		\$2,060.48		

DEED

GEORGIA, DECATUR COUNTY

THIS INDENTURE made and entered into this 4th day of September, 1990, between C. W. DUKE, as Executor under the Last Will and Testament of RUFUS R. MARTIN, late of said County deceased, Party of the First Part, and RUDOLPH HARVELL and DOROTHY T. HARVELL of said State and County, Party of the Second Part:

WITNESSETH

That the Party of the First Part, by virtue of the power and authority vested in him by said Will, the same having been duly created and recorded in the Court of Probate of Decatur County, Georgia, for and in consideration of the sum of Fifty-Five Thousand and no/100 Dollars (\$55,000.00) in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the Party of the Second Part, their heirs and assigns, the following described property, to-wit:

All of the following described property lying in the 20th Land District of Decatur County, Georgia, to-wit: That certain tract of land lying in the Southwest corner of Lot of Land No. 310 and being all of the land in said Lot South of the road branching off from the Fowlstown and Faceville Road and containing 20 acres, more or less; ALSO a certain tract of land lying in the Northwest quarter of Lot of Land No. 309 bounded on the North by the original land lot line of said Lot, on the East by road branching off from the Fowlstown-Faceville Road and road leading from that road to the Faceville-Fowlstown Road, bounded on the South by the Fowlstown-Faceville Road and on the West by land of Dan and Ola Ford. Said tract containing 35 acres, more or less. Said two tracts of land being described lying contiguous to each other and under one fence, constituting the J. V. Wagoner Place.

Being the same property described in that certain deed from Hobart B. Shope to Rufus R. Martin and Alma B. Martin, dated March 14, 1946, and recorded in Deed Book H-5, Page 615, Clerk's Office, Decatur Superior Court.

Party of the First Part represents that there are no outstanding and unpaid debts of Rufus R. Martin or of his Estate, including Federal and Georgia estate taxes.

SMITH PERRY & EPPS, P.A.
ATTORNEYS AT LAW
116 SOUTH BROAD STREET
P.O. BOX 343
DAIRYBORO, GEORGIA 31717

RECORDED
DECATUR COUNTY, GEORGIA
FILED IN OFFICE

BOOK H-16 PAGE 202/208

DECATUR COUNTY, GEORGIA
ESTATE TRANSFER TAX
\$ 55,000

9/14/90

Clerk of Superior Court

1990 SEP -4 PM 4:14

CLERK OF SUPERIOR CT.

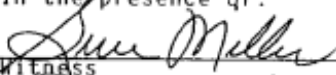
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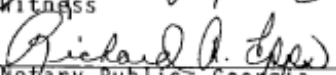
TO HAVE AND TO HOLD the same, together with all the rights, members and appurtenances thereunto belonging or in any wise appertaining, to the said Party of the Second Part, to their own proper use, benefit and behoof, in as full, ample and complete a manner as the same was possessed or enjoyed by the said Rufus R. Martin, deceased, in his lifetime.

IN WITNESS WHEREOF, the Party of the First Part has hereunto set his hand and seal, the day and year first above written.

 (SEAL)
C. W. DUKE, AS EXECUTOR UNDER
THE LAST WILL AND TESTAMENT
OF RUFUS R. MARTIN, DECEASED.

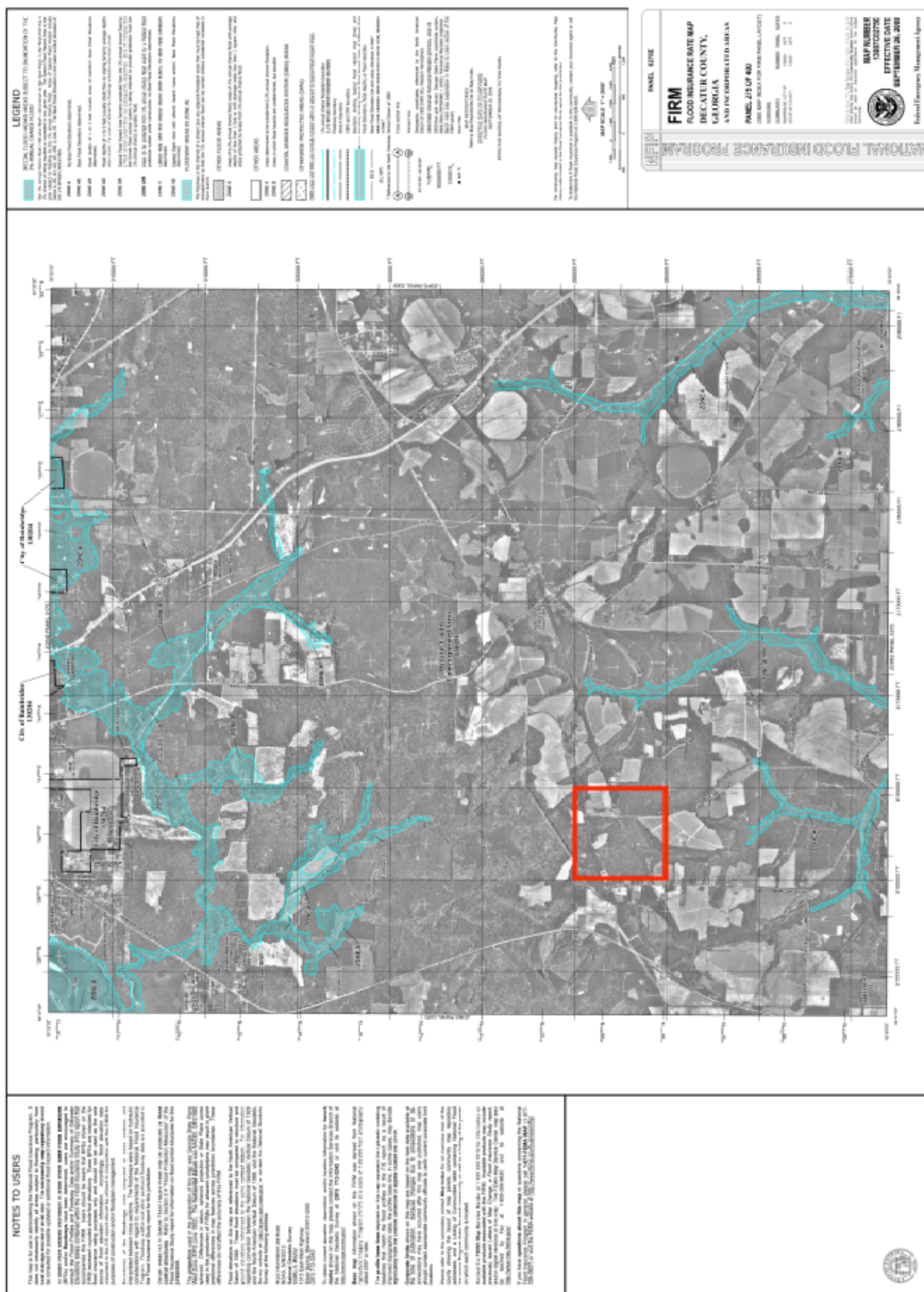
Signed, sealed and delivered
in the presence of:


Witness


Notary Public, Georgia
My Commission Expires: 4-17-91
(Affix Notary Seal)



FEMA MAP



GO BID NOW!



For more information, please visit

WiregrassAuctionGroup.com

