



HISTORIC DOWNTOWN BAINBRIDGE OPPORTUNITY

Complete One of Bainbridge's Architectural Gems

Standing just blocks from the heart of Downtown Bainbridge; this remarkable historic residence offers an exceptional opportunity to complete the restoration of one of the city's architectural treasures. Significant structural improvements have already been completed, providing the next owner with an outstanding foundation for bringing their vision to life. Rich in historic character and timeless craftsmanship, the home offers endless possibilities for restoration and future use. Whether creating a distinguished private residence, boutique business, or another unique destination, this property is ready for its next chapter. Properties of this caliber and location rarely become available.

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,

Standing proudly just blocks from the heart of Downtown Bainbridge, this remarkable historic residence presents an extraordinary opportunity to complete the restoration of one of the city's most recognizable homes. Rich with timeless architecture, grand proportions, and irreplaceable craftsmanship, this is a property that offers today's buyer the rare chance to preserve history while creating a legacy for generations to come.

Constructed during an era when homes were built with exceptional quality and designed to impress, the residence showcases many of the architectural features that have become increasingly difficult to find. An inviting porch welcomes visitors, while soaring ceilings, oversized windows, multiple fireplaces, original heart pine framing, expansive living spaces, and a central staircase provide the framework for an unforgettable restoration.

The home has already undergone significant improvements, allowing the next owner to begin with a tremendous head start. Extensive foundation work has been completed, new windows have been installed throughout the home, and previous electrical and plumbing renovations have been initiated. The interior has been taken down to the framing, creating an ideal blank canvas to design modern systems and finishes while preserving the historic character that makes this residence so special. Simply put—this home has good bones.

With approximately 2,398± heated square feet situated on a quarter-acre lot in one of Bainbridge's most desirable in-town locations, the possibilities are virtually limitless. Imagine elegant entertaining spaces filled with natural light, a luxurious owner's retreat complete with a private sitting room and spa-inspired bath, beautifully restored fireplaces, a gourmet kitchen designed for today's lifestyle, and expansive porches perfect for relaxing with family and friends.

Whether your vision is a distinguished private residence, executive home, boutique inn, professional offices (subject to local approvals), or another unique use, this property provides the rare opportunity to create something truly exceptional.

Location only adds to the appeal. Enjoy the convenience of being just moments from Downtown Bainbridge's locally owned restaurants, coffee shops, boutiques, festivals, parks, and the Flint River. Historic homes with this level of character, presence, and proximity to downtown rarely become available.

Offered as the result of a partnership dissolution, this property will be sold at Online Auction, creating an exceptional opportunity to purchase one of Bainbridge's premier restoration projects.

Bring your architect, your contractor, and your imagination. The difficult work has already begun. Now it's your opportunity to complete a home that could once again become one of Bainbridge's finest.

Bidding for this property will open on August 4, 2026, at 10:00 am and continue to August 18, 2016. 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, 10 - 12 noon
Saturday, August 15, 2026, 1 - 3 pm
-  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: 423 Shotwell Street, Bainbridge, Georgia

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

Property Size: 0.25 +/- Acres

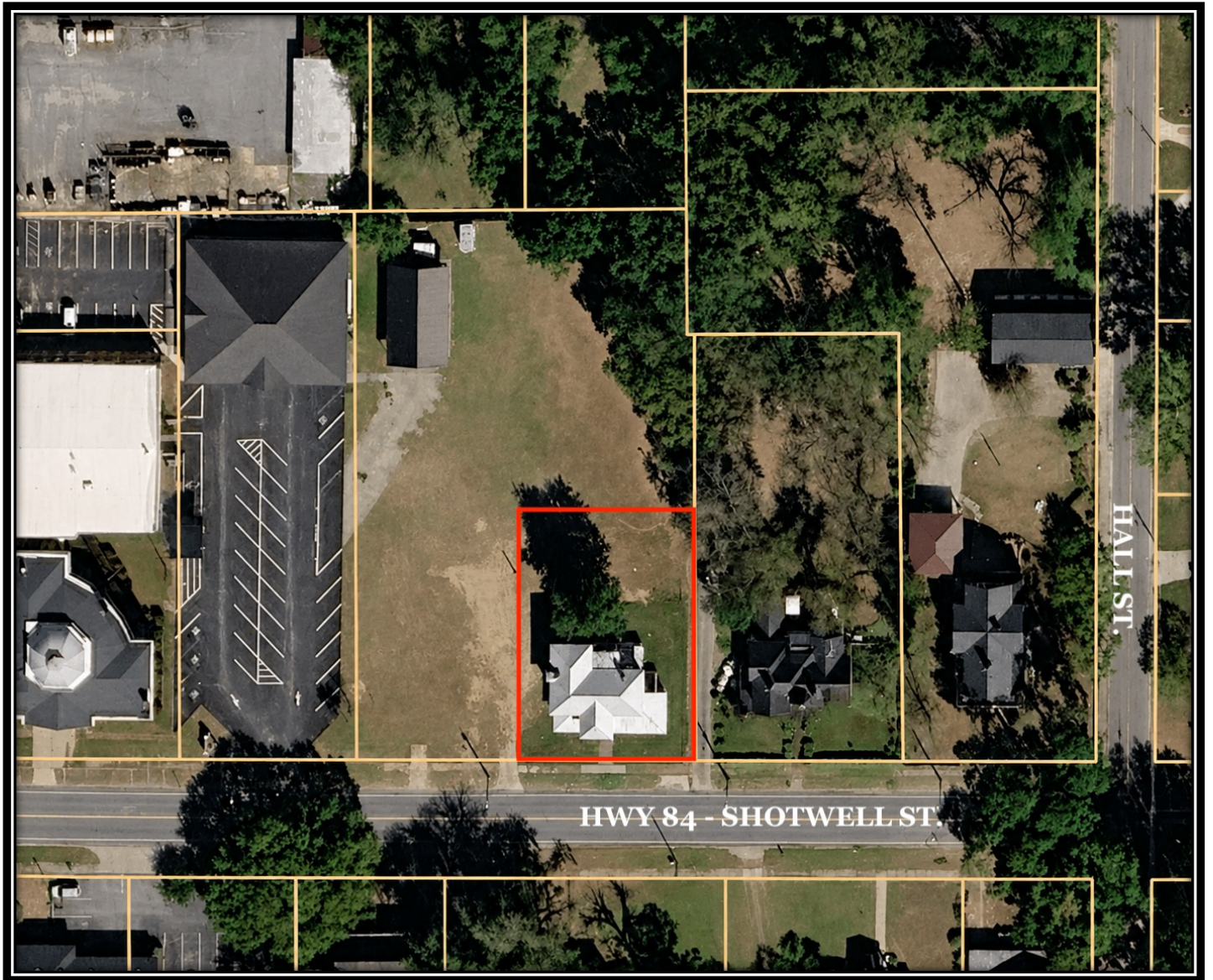
Assessor's Parcel Numbers: Decatur County - B0330122B00

Property Taxes: Decatur County - \$1320.20

Important Selling Features:

- 🌿 Walkable to Downtown Bainbridge/ Flint River/ Parks
- 🌿 Historic Character/ Original craftsmanship preserved throughout
- 🌿 Rare opportunity to personalize every finish.
- 🌿 Portions of the rehab have been completed.
- 🌿 Renovation projects may be eligible for state and federal tax credits.

PROPERTY OUTLINE 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 B0330122B00
Location Address 423 SHOTWELL ST
Legal Description 556 782 423 SHOTWELL ST
(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 Bainbridge (District 02)
Millage Rate 30.816
Acres 0.25
Homestead Exemption No (50)
Landlot/District N/A



Owner

[REYNOLDS STREET DEVELOPMENT LLC](#)
2131 BOLTON RD
ATLANTA, GA 30318

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	FF-RES: 250.00	Front Feet	40,070	85	128	0.25	0

Residential Improvement Information

Style	One Family
Heated Square Feet	2398
Interior Walls	Pine
Exterior Walls	Wood Siding
Foundation	Conc Wall/Masonry
Attic Square Feet	0
Basement Square Feet	0
Year Built	0
Roof Type	Aluminum
Flooring Type	Pine
Heating Type	Flr/Wall Furnace
Number Of Rooms	0
Number Of Bedrooms	0
Number Of Full Bathrooms	3
Number Of Half Bathrooms	0
Number Of Plumbing Extras	6
Value	\$82,221
Condition	Fair
	1
House Address	423 SHOTWELL ST

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
UTILITY BUILDING, UNFINISHED	1900	10x12 / 0	1	\$180

Permits

Permit Date	Permit Number	Type	Description
01/13/2023	0003	PLUMBING	PLUMBING WORK FOR RENOVATIONS
01/03/2023	0003	ELECTRIC	ELECTRICAL WORK FOR INSIDE RENOVATION

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/11/2025	556 782		\$0	Unqualified - Improved	423 SHOTWELL STREET LLC	REYNOLDS STREET DEVELOPMENT LLC
11/11/2022	507 591		\$85,000	Unqualified - Improved	THREE DOG ENTERPRISES LLC	423 SHOTWELL STREET LLC
2/22/2022	492 871		\$0	Unqualified - Improved	THE DOWNTOWN DEVELOPMENT AUTHORITY	THREE DOG ENTERPRISES LLC
4/8/2021	475 447		\$0	Unqualified - Vacant	LAMBERT HAROLD AS TRUSTEES ETAL	THE DOWNTOWN DEVELOPMENT AUTHORITY

Valuation

2026 values are not final.

	2026	2025	2024	2023	2022
Previous Value	\$102,404	\$87,875	\$87,875	\$323,894	\$0
Land Value	\$20,003	\$20,003	\$20,003	\$20,003	\$20,003
+ Improvement Value	\$82,221	\$82,221	\$67,872	\$67,872	\$303,891
+ Accessory Value	\$180	\$180	\$0	\$0	\$0
= Current Value	\$102,404	\$102,404	\$87,875	\$87,875	\$323,894

Area Sales Report

Sale date range:

From:

07/01/2023

To:

07/01/2026

Sales by Area

Distance:

1500

Units:

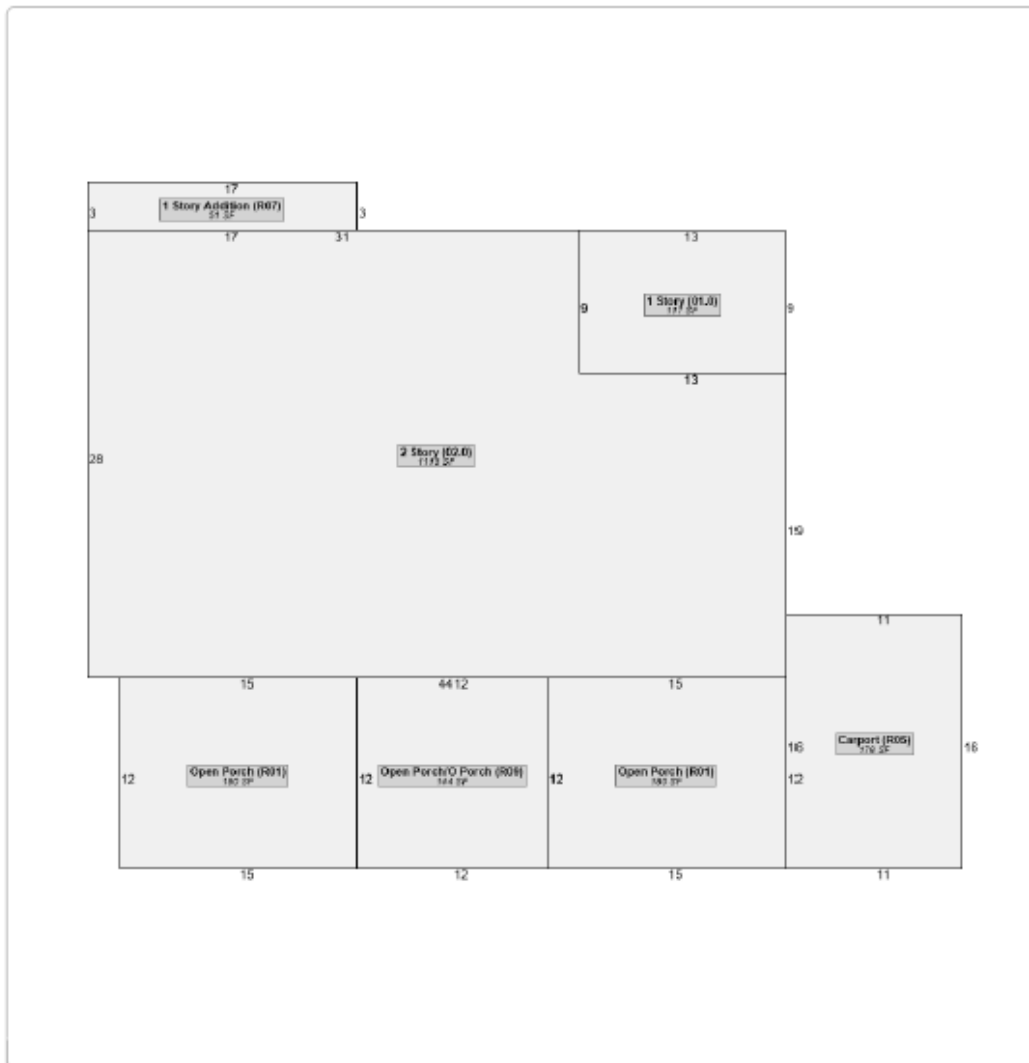
Feet

Search Sales by Distance

Photos

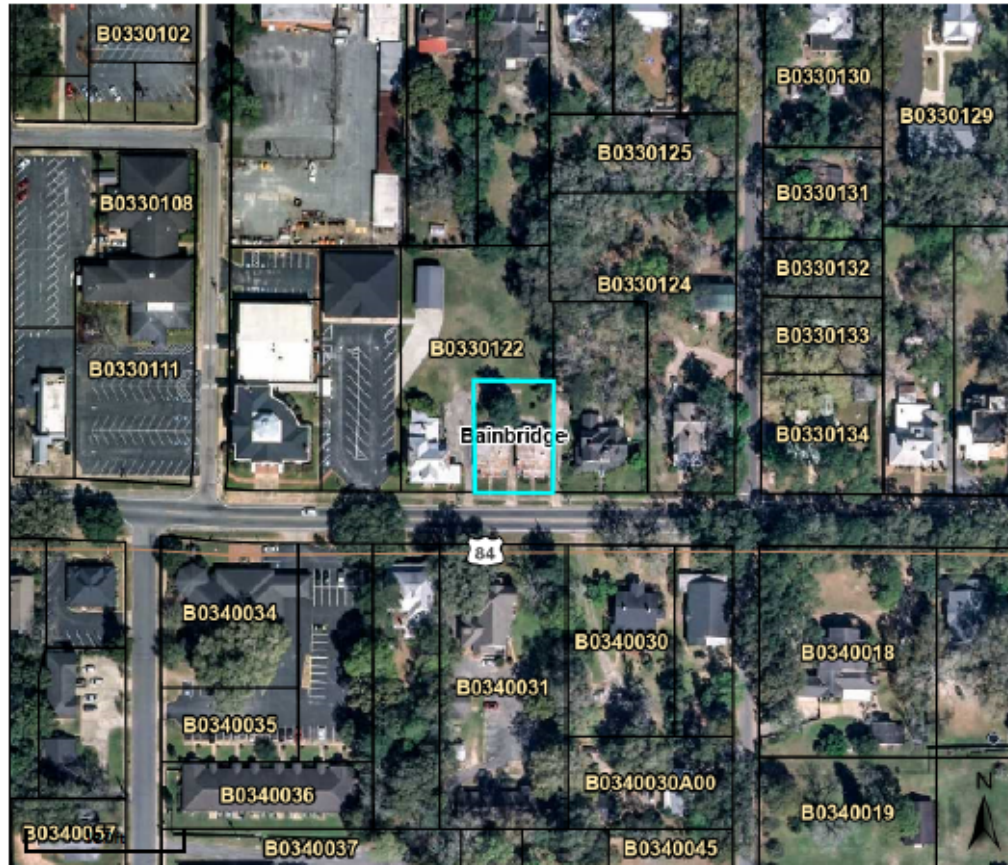


Sketches



TAX MAP

 Decatur County, GA



Overview



Legend

 Parcels

Parcel ID	B0330122B00	Owner	REYNOLDS STREET DEVELOPMENT LLC	Last 2 Sales			
Class Code	Residential			Date	Price	Reason	Qual
Taxing District	Bainbridge		2131 BOLTON RD	12/11/2025	0	UI	U
Acres	0.25		ATLANTA, GA 30318	11/11/2022	\$85000	UI	U
		Physical Address	423 SHOTWELL ST				
		Assessed Value	Value \$102404				

(Note: Not to be used on legal documents)

This layer is maintained by the City of Bainbridge, for questions or comments reach out to:

Steve O'Neil Community & Economic Development Director

O: 229-400-9303 C: 229-220-9975

101 S Broad St/PO Box 158 Bainbridge, GA 39818 www.bainbridgecity.com

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

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2025-34	12/20/2025	\$0.00	\$1,342.48	\$0.00	Paid 02/13/2026

Last payment was made on 02/13/2026

423 SHOTWELL STREET LLC
 2131 BOLTON RD NW
 ATLANTA, GA 30318

Map: B0330122B00
 Location: 423 SHOTWELL ST
 Account No: 19015

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



Tax Payer: 423 SHOTWELL STREET LLC
Map Code: B0330122B00 Real
Location: 423 SHOTWELL ST
Bill No: 2025-34
District: 02

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

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
82,401.00	20,003.00	0.2500	\$102,404.00	12/20/2025					
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
State	\$102,404	\$40,962	\$0	\$40,962	0.000000	\$0.00	\$0.00	\$0.00	
County M&O	\$102,404	\$40,962	\$0	\$40,962	11.324000	\$463.85	\$112.64	\$351.21	
SalesTax Rollback	\$102,404	\$40,962	\$0	\$40,962	-2.750000	\$0.00	\$0.00	\$0.00	
School M&O	\$102,404	\$40,962	\$0	\$40,962	14.115000	\$578.18	\$0.00	\$578.18	
Recreation Authority	\$102,404	\$40,962	\$0	\$40,962	1.250000	\$51.20	\$0.00	\$51.20	
Bainbridge	\$102,404	\$40,962	\$0	\$40,962	10.711000	\$438.74	\$245.36	\$193.38	
Sales Tax Rollback	\$102,404	\$40,962	\$0	\$40,962	-5.990000	\$0.00	\$0.00	\$0.00	
Development Authorit	\$102,404	\$40,962	\$0	\$40,962	0.250000	\$10.24	\$0.00	\$10.24	
Library	\$102,404	\$40,962	\$0	\$40,962	0.450000	\$18.43	\$0.00	\$18.43	
Hospital Authority	\$102,404	\$40,962	\$0	\$40,962	1.870000	\$76.60	\$0.00	\$76.60	
Economic Development	\$102,404	\$40,962	\$0	\$40,962	1.000000	\$40.96	\$0.00	\$40.96	
TOTALS					32.230000	\$1,678.20	\$358.00	\$1,320.20	

** 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	\$1,320.20
Penalty	\$0.00
Interest	\$22.28
Other Fees	\$0.00
Previous Payments	\$1,342.48
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	02/13/2026

DEED

Deed Doc: QCD
Recorded 12/12/2025 04:15PM
Georgia Transfer Tax Paid : \$0.00
CECILIA WILLIS
Clerk Superior Court, DECATUR County, Ga.
Bk 00556 Pg 0782-0783
PT-61: 043-2025-001152

After recording return to:
B. Wheat Kirbo, III
Kirbo & Heckman, Attorneys at Law, LLC
P.O. Box 425
Bainbridge, GA 39818
No Title Examination/Deed Preparation Only

QUIT CLAIM DEED

STATE OF GEORGIA
COUNTY OF DECATUR

THIS INDENTURE, made this 11th day of December in the year of our Lord Two Thousand Twenty-Five between **423 SHOTWELL STREET, LLC**, a Georgia Limited Liability Company, which has an address of 100 S. West Street, Bainbridge, GA 39817 (hereinafter referred to collectively, if more than one, as "GRANTOR") and **REYNOLDS STREET DEVELOPMENT, LLC**, a Georgia Limited Liability Company, which has an address of 2131 Bolton Road, Atlanta, GA 30318 (hereinafter referred to collectively, if more than one, as "GRANTEE") (the words "GRANTOR" and "GRANTEE" shall include their respective heirs, executors, administrators, successors and assigns, where the context requires or permits):

WITNESSETH: That the said GRANTOR for and in consideration of the settlement and release of all claims related to pending litigation between Reynolds Street Development, LLC, Mark Harrison, and 640 East Shotwell Street, LLC, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise, release, and forever quit-claim to the said GRANTEE, all the right, title, claim or demand which the said GRANTOR has or may have had in and to the following described property:

All that tract of land in the City of Bainbridge, Decatur County, Georgia described as follows: To reach the point of beginning commence at the intersection of the east right of way of Clay Street with the north right of way of Shotwell Street and run south 89 degrees 18 minutes 34 seconds east along the north right of way of Shotwell Street a distance of 295.00 feet to an iron rebar at the point of beginning. From said point of beginning run north 00 degrees 32 minutes 09 seconds west a distance of 128.15 feet to

Kirbo & Heckman, Attorneys at Law, LLC • Bainbridge, Georgia

DECATUR COUNTY

Bk 00556

Pg 0783

an iron rebar; run thence south 89 degrees 18 minutes 34 seconds east a distance of 85.00 feet to an iron rebar; run thence south 00 degrees 32 minutes 09 seconds east a distance of 128.15 feet to an iron rebar on the north right of way of Shotwell Street; run thence north 89 degrees 18 minutes 34 seconds west along the north right of way of Shotwell Street a distance of 85.00 feet to the point of beginning. Said property is shown on a plat of survey prepared by Terrance M. Collins dated March 4, 2021.

The physical address of the property conveyed hereby is: 423 Shotwell Street, Bainbridge, GA 39819.

Tax Parcel ID No.: B0330122B00

TO HAVE AND TO HOLD the said described premises unto the said GRANTEE so that neither the said GRANTOR, nor GRANTOR'S successors or assigns, nor any other person or persons claiming under GRANTOR shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

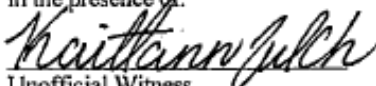
IN TESTIMONY WHEREOF, GRANTOR has duly executed this Quit Claim Deed, under seal and delivered these presents, the date first above written.

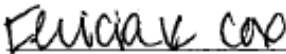
GRANTOR
423 SHOTWELL STREET, LLC


Mark Harrison, Member/Manager

(SEAL)

Signed, sealed and delivered
this 20 day of October, 2025
in the presence of:


Unofficial Witness


Notary Public, State of Georgia
My Commission Expires:

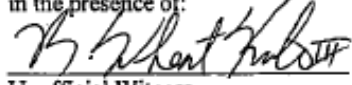
(AFFIX NOTARIAL SEAL)




John Noel, Member/Manager

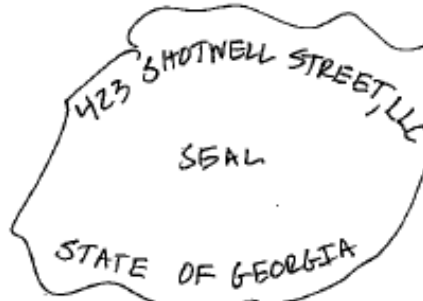
(SEAL)

Signed, sealed and delivered
this 11th day of December, 2025
in the presence of:


Unofficial Witness

Notary Public, State of Georgia
My Commission Expires:

(AFFIX NOTARIAL SEAL)



Kirbo & Heckman, Attorneys at Law, LLC • Bainbridge, Georgia

Go BID NOW!



For more information, please visit
WiregrassAuctionGroup.com

