

Property Information

15+/- Acres With Home in Colquitt County, Georgia

1255 James Buckner Rd

Moultrie, GA 31768

October 26, 2017

Online Only Absolute Auction



Final Contract Includes a 10% Buyer's Premium

15+/- Acres With Home in Colquitt County, Georgia
1255 James Buckner Rd
Moultrie, GA 31768



Property Address: 1255 James Buckner Rd / Moultrie, GA 31768

Tax Parcel: C035 058

Property Taxes: \$922.46 (2017)

Directions: From the Intersection of US Hwy 319N and GA Hwy 133N, continue North on GA Hwy 133N for 1.94 miles. Turn right onto GA Hwy 33N and travel 1.97 miles. Turn right onto James Buckner Rd. and travel 0.74 miles. Property is located on the left. Travel Time: 6 minutes. ***Watch for Auction Signs!***

15 +/- Acres with 3 Bedroom / 1 Bath home selling at absolute auction. Located just north of Moultrie, this is great location for someone looking to enjoy quiet, country living, yet still enjoy all the amenities

Moultrie has to offer. Home is a great starter home or great rental property. Home and Land will sale to the highest bidder regardless of price!

This is a can't miss opportunity!!

Open House Dates:

Friday October 20, 2017 2:00PM – 4:00PM

Wednesday October 25, 2017 4:00PM – 6:00PM

For more Information Contact: Hunter Whiddon
229-890-BIDS{2437}
Hunter@BidWeeks.com

Aerial Map



Legal Description – Page 1

BOOK PAGE
486 *N 1458*

FILED CLERK SUPERIOR COURT
COLQUITT COUNTY, GA.

1993 SEP 27 PM 3:47
SHIRLEY Z. ASDELL, CLERK

SURVIVORSHIP DEED

STATE OF GEORGIA
COLQUITT COUNTY

THIS INDENTURE, Made this 22nd day of September in the Year of Our Lord One Thousand Nine Hundred and Ninety Three between T.W. THOMASON a/k/a TOM W. THOMASON of the State of Georgia and County of Colquitt of the first part, and TOM W. THOMASON AND MABLE S. THOMASON of the State of Georgia and County of Colquitt of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten Dollars, 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 said parties of the second part as tenants in common, for and during their joint lives, and, upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

G. KEITH MURPHY
111 W. CENTRAL AVE.
P. O. BOX 570
MOULTRIE, GA 31778

Legal Description – Page 2

BOOK PAGE
486 459

SEE EXHIBIT "A" ATTACHED HERETO AND BY ATTACHMENT INCORPORATED
HEREIN AND MADE A PART HEREOF.

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 parties of the second part, as tenants in common, for and
during their joint lives, and upon the death of either of them,
then to the survivor of them in fee simple, together with every
contingent remainder and right of reversion, and to the heirs
and assigns of said survivor.

AND THE SAID party of the first part, for his heirs,
executors and administrators, will warrant and forever defend
the right and title to the above described property, unto the
said parties of the second part, as hereinabove provided,
against the claims of all persons whomsoever.

IN WITNESS WHEREOF the said party of the first part has
hereunto set hand and seal, the day and year above written.


T.W. THOMASON a/k/a (SEAL)
TOM W. THOMASON

Signed, sealed and delivered
in the presence of



NOTARY PUBLIC

G. HEITH MURPHY
111 W. CENTRAL AVE.
P. O. BOX 870
MOULTREE, GA. 31778



Legal Description – Page 3

BOOK PAGE
486 460

EXHIBIT "A"

All that certain piece, parcel or tract of land situate, lying and being in the 8th Land District of Colquitt County, Georgia, and being 23 acres, more or less, of Original Lot of Land No. 125, and more particularly described as follows:

BEGINNING at a point on the Original South line of said Lot, which said point is 211.2 feet West of the Original Southeast corner of said Lot, and which said point is in the center of a Public Road, and from said point of beginning run North 1 degree 15 minutes West 1150 feet to a point; thence run North 69 degrees 30 minutes West 710 feet to a point in the run of Okapilco Creek; thence run South 5 degrees 20 minutes West 790 feet along the run of said Creek to a point; thence continuing along the run of said Creek, run South 14 degrees 40 minutes West 658 feet to a point on the Original South line of said Lot, which said point is in the center of a Public Road; thence run North 88 degrees 45 minutes East 923.8 feet along the Original South line of said Lot and along the center of said Public Road to the point or place of beginning. Said tract being designated as Tract No. 2 on a plat of survey prepared by Hurley J. Griffin, Surveyor, of date of January 1, 1970, and recorded in Plat Book 6, Page 118, in the Office of the Clerk of the Superior Court of Colquitt County, Georgia, which said plat and the record thereof are by reference incorporated herein as a part of this description.

RECORDED

Shirley L. Asbell 01-27-93

G. KEITH MURPHY
111 W. CENTRAL AVE.
P. O. BOX 370
MOULTREE, GA 31778

Legal Description – Page 4

BOOK PAGE
0793 0254

REC'D - CLERK OF SUPERIOR COURT
COLQUITT COUNTY GA

GEORGIA, COLQUITT COUNTY
CLERK'S OFFICE, SUPERIOR COURT
RECORDED IN BOOK 793 FOLIO 254 2003 JUL 28 AM 8:00
BY *[Signature]* CLERK
2003 JUL 28 AM 8:00
CAROLYN A. BAZEL, CLERK

Return To:
Dwight H. May
14 S. Main St.
Moultrie, GA 31768

COLQUITT COUNTY, GEORGIA
Paid 10.00
Date 7-28-03
Clerk Superior Court

WARRANTY DEED

GEORGIA, COLQUITT COUNTY

THIS INDENTURE, made this 25th day of July, in the Year Two Thousand Three (2003), between MABLE S. THOMASON of the first part, and ABIGAIL T. MORRIS and GARY C. MORRIS as joint tenants with rights of survivorship, of the second part;

W I T N E S S E T H :

THAT the party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged, hath granted, bargained, sold and conveyed unto the said ABIGAIL T. MORRIS and GARY C. MORRIS, and to the survivor of them, party of the second part, their heirs and assigns, all that tract or parcel of land, situated, lying and being in the County of Colquitt, State of Georgia, and described as follows:

All that piece, parcel or tract of land situate, lying and being in Land Lot 125 in the 8th Land District of Colquitt County, Georgia, and being that certain 6.85 acres, more or less, shown on that plat of survey entitled 'Boundary Survey For Abigail T. Morris & Gary C. Morris', prepared by John T. Clark, III, GA Registered Surveyor #2241, of date of July 7, 2003, and recorded in Plat Book 37, Page 81A in the office of the Clerk of Colquitt County Superior Court, which said plat and record thereof are by reference incorporated herein and made a part of this description.

Tax Card – Page 1



Summary

Parcel Number C035 058
Location Address 1255 JAMES BUCKNER RD
Legal Description LL 125 8TH LD
 (Note: Not to be used on legal documents)
Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning
Tax District COUNTY (District 01)
Millage Rate 27.579
Acres 15.6
Neighborhood 30003 COUNTY AVERAGE (30003)
Homestead Exemption Yes (54)
Landlot/District 125 / 8



[View Map](#)

Owner

THOMASON MABLE
 1255 JAMES BUCKNER ROAD
 MOULTRIE, GA 31768

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	15.6

Residential Improvement Information

Style One Family (Single Family)
Heated Square Feet 1152
Interior Walls Sheetrock
Exterior Walls Comp / Hardboard Siding
Attic Square Feet 0
Basement Square Feet 0
Year Built 0
Roof Type Asphalt Shingles
Flooring Type Pine
Heating Type Space Heaters
Number Of Rooms 0
Number Of Bedrooms 0
Number Of Full Bathrooms 1
Number Of Half Bathrooms 0
Number Of Plumbing Extras 0
Value \$35,230
Condition Average

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Storage Building	0	14x16 / 0	0	\$1,772
Storage Building	0	10x12 / 0	0	\$433
Lean-To	0	10x10 / 0	0	\$61
Lean-To	0	10x10 / 0	0	\$61
Utility Bldg, Unfinished	0	10x12 / 0	0	\$346
Well - Residential	0	0x0 / 1	0	\$2,000
Septic System - Res	0	0x0 / 1	0	\$750
Carport w/ Floor	0	20x30 / 600	0	\$2,720

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/27/1993	486 458		\$0	Bank Sale Not Mkt.		THOMASON TOM W

Tax Card - Page 2

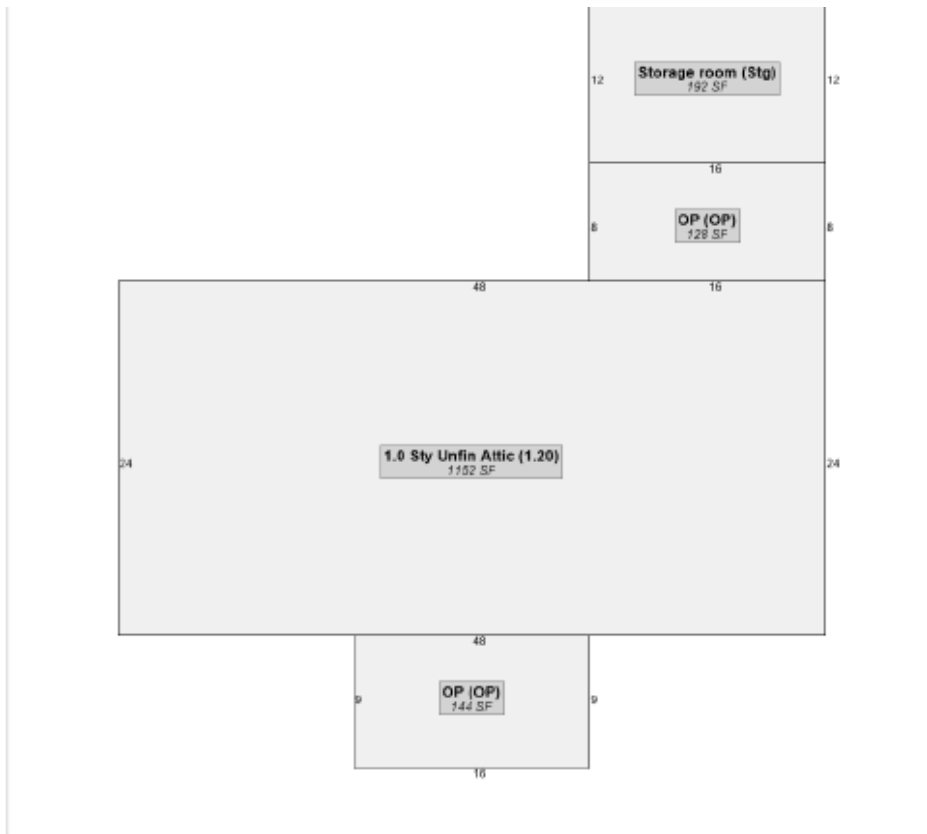
Valuation

	2016	2015
Previous Value	\$100,384	\$100,384
Land Value	\$57,011	\$57,011
+ Improvement Value	\$35,230	\$35,230
+ Accessory Value	\$8,143	\$8,143
= Current Value	\$100,384	\$100,384

Photos



Sketches



Tax Map



- Legend**
- Parcels
 - Roads
 - City Labels

Parcel ID	C035 058	Owner	THOMASON MABLE	Last 2 Sales			
Class Code	Residential		1255 JAMES BUCKNER ROAD	Date	Price	Reason	Qual
Taxing District	COUNTY		MOULTRIE GA 31768	9/27/1993	\$0	4	U
	COUNTY	Physical Address	1255 JAMES BUCKNER RD	n/a	\$0	n/a	n/a
Acres	15.6	Assessed Value	Value \$100384				

Property Tax Bill

2017 Property Tax Statement

Cindy Harvin
 Colquitt County Tax Office
 101 East Central Ave
 PO BOX 99
 Moultrie, GA 31776
 Phone: 229-616-7410
 Fax: 229-668-8371

Bill Number	Due Date	CURRENT YEAR DUE
20201	12/10/2017	\$922.46

Payment Good Through: 10/4/2017

Map: C035 058

Last payment made on:

Location: 1255 JAMES BUCKNER RD

THOMASON MABLE

1255 JAMES BUCKNER ROAD

MOULTRIE, GA 31768

RETURN THIS FORM WITH PAYMENT

** Georgia law requires all bills be sent to the January 1st owner-if sold, forward this bill to the new owner.
 ** Interest at a rate of 1% per month begins at the day after the due date.
 ** A 10% penalty is imposed on all property other than homestead property with a bill under \$500.00 ninety days after the due date.
 ** If you do not receive a tax bill on the other property you own, you must check with the Tax Commissioner's Office before the due date to avoid late charges. This office cannot guarantee receipt of bill in the mail.
 (If paid by mortgage company send them this portion)

Cindy Harvin
 Colquitt County Tax Office
 101 East Central Ave
 PO BOX 99
 Moultrie, GA 31776
 Phone: 229-616-7410
 Fax: 229-668-8371



Scan this code with your mobile phone to view or pay this bill.

Tax Payer: THOMASON MABLE
Map Code: C035 058
Description: LL 125 8TH LD
Location: 1255 JAMES BUCKNER RD
Bill Number: 20201
District: 1

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$43,373.00	\$57,011.00	15.6	100384	12/10/2017	9/13/2017	10/4/2017	S4 S4

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	100384	40152	32710	7442	0	0	0	0
COUNTY M&O UNINCORPORATED	100384	40152	4000	36152	16.665	602.47	0	507.75
INSURANCE PREMIUM ROLLBACK	0	0	0	36152	-2.62	0	-94.72	0
SCHOOL M&O	100384	40152	10000	30152	16.031	483.37	0	308.76
SCHOOL SALES TAX ROLLBACK	0	0	0	30152	-5.791	0	-174.61	0
SPECIAL SERVICE	100384	40152	4000	36152	1.371	49.56	0	49.56
ECONOMIC DEVELOPMENT AUTH	100384	40152	4000	36152	0.16	5.78	0	5.78
PARKS RECREATION	100384	40152	4000	36152	1.4	50.61	0	50.61
TOTALS					27.216	1,191.79	-269.33	922.46