

# **Property Information**

**87 +/- Acre Farm**  
**2815 Cool Springs Road**  
**Norman Park, Georgia (Colquitt County)**

**Online Only Auction**  
**Bidding Ends February 15, 2018**



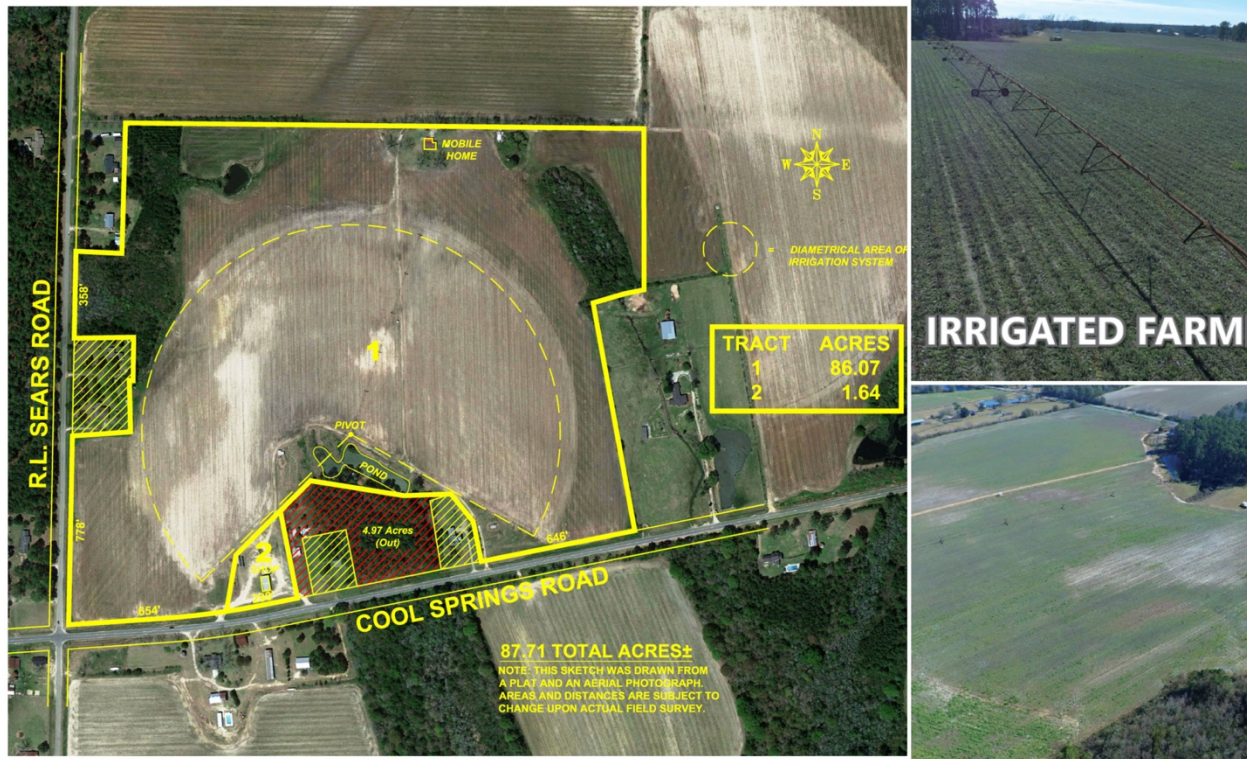
**[www.WeeksAuctionGroup.com](http://www.WeeksAuctionGroup.com)**

**Final Contract to Include a 10% Buyer's Premium**

# 87.71 +/- Acres Located in Colquitt County, Georgia

The Right Size Property, in the Right Location, You Name the Price!

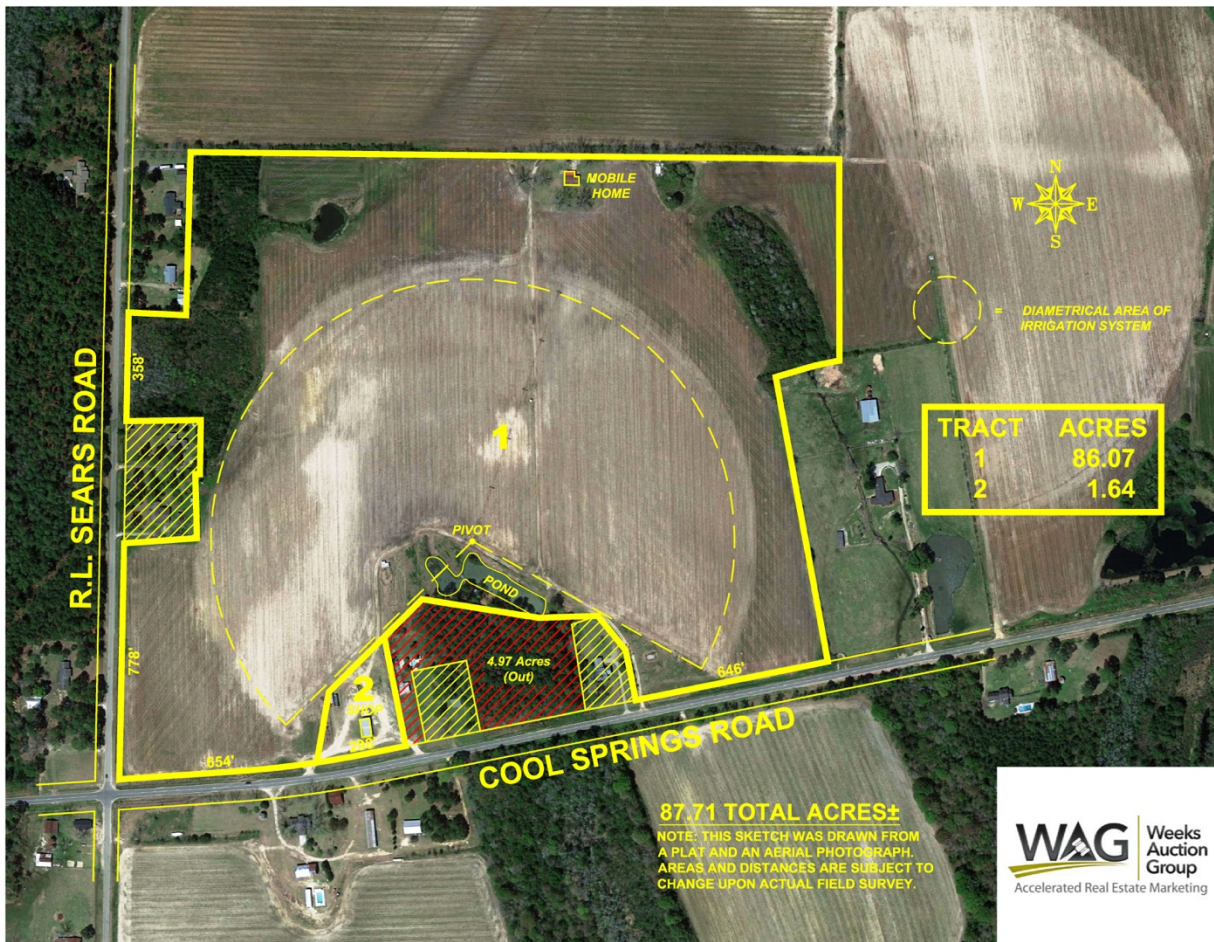
2815 Cool Springs Road, Norman Park, Georgia (Colquitt County)



## Important Selling Features:

- Highly Productive Tifton & Fuquay Loamy Soils
- 5 Tower Pivot
- Irrigation Pond with 6" Recharge Well
- 3 Bedroom / 2 Bath Manufactured Home
- High Clearance Shop with Office Space

# 87.71 +/- Acres Offered Divided and as a Whole!



***Buy One Tract or Both at the Price You Set!***



**Property Address:** 2815 Cool Springs Road, Norman Park, Georgia (Colquitt County)

**Driving Directions:** *Watch for Auction Signs!*

**Tax Parcels:**

C060 040A	(89.44 +/- Acres)
C060 040B	(1 +/- Acre) with 1998 Destiny Omni Manufactured Home)
PB-10791	(1998 Destiny Omni Manufactured Home located on Parcel C060 040B)
C060 040C	(2.24 +/- Acres with Shop)

**Tax Amount:** The 2017 Tax Bill was \$1,673.61. Taxes per specific parcel are as follows:

C060 040A	\$935.99
C060 040B	\$65.94
PB-10791	\$134.51
C060 040C	\$517.17

**The property is being offered in individual tracts and as a whole.** If Tract 2 with the shop sells divided, a boundary survey will be completed prior to closing at the purchaser's expense. (Please refer to the Contract for Sale of Real Property for complete details.)

In the event the property sells in its entirety, the purchaser will not be responsible for any survey cost.

**For More Info, Contact:**

**Weeks Auction Group, Inc.**  
**(229) 890-2437**  
**info@BidWeeks.com**



## **Legal Description**

All that piece, parcel or tract of land situate, lying and being in Land Lot Number 206, in the 8<sup>th</sup> Land District of Colquitt County, Georgia, being more particularly described as follows:

92.68 acres, more or less, of Land Lot Number 206 located in the 8<sup>th</sup> Land District of Colquitt County, Georgia, more particularly described on a plat of survey thereof dated December 16-20, 2003, prepared by Leroy R. Hall, GRLS No. 2504, and recorded in Plat Book 37, page 148, Colquitt County Records, which said plat and the record thereof are incorporated herein by reference.



# Tax Card – 89.44 Acres (C060 040A)

9/22/2017

qPublic.net - Colquitt County, GA



## Summary

Parcel Number C060 040A  
 Location Address COOL SPRINGS RD  
 Legal Description LL 206 8THLD  
 (Note: Not to be used on legal documents)  
 Class V5-Consrv Use  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Zoning  
 Tax District COUNTY (District 01)  
 Millage Rate 27.579  
 Acres 89.44  
 Neighborhood N/A  
 Homestead Exemption No (50)  
 Landlot/District 206 / 8



[View Map](#)

## Owner

WEEKS WOODY M  
 2751 COOL SPRINGS ROAD  
 NORMAN PARK, GA 31771

## Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Ag Land	Rural	1	13.02
RUR	Ag Land	Rural	2	22.32
RUR	Ag Land	Rural	4	25.16
RUR	Ag Land	Rural	5	5.06
RUR	Woodlands	Rural	5	23.88

## Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	1	13.02
CUV	Agland 93	2	22.32
CUV	Agland 93	4	25.16
CUV	Agland 93	5	5.06
CUV	Timberland 93	5	23.88

## Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Implement Shed, Roof Only	1999	20x20 / 0	0	\$724
Guest House	1985	0x0 / 314	0	\$2,600
Lean-To	1980	16x16 / 0	0	\$118
Well - Irrig	0	8x0 / 1	0	\$13,200

## Permits

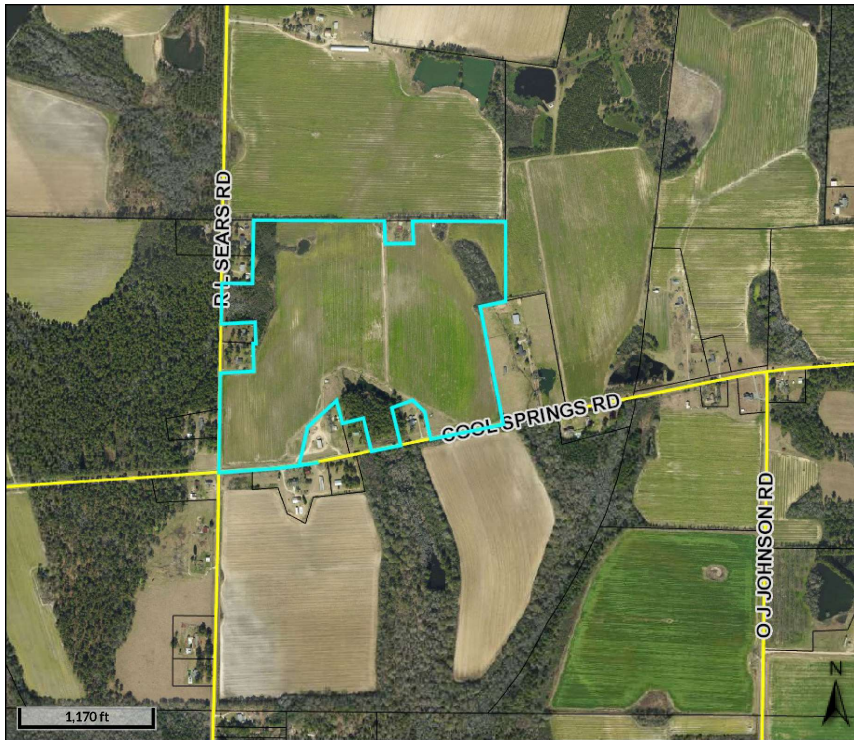
Permit Date	Permit Number	Type	Description
08/30/2006	2102	NEW CONSTRUCT	

## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/22/2010	1094 48	15 17	\$0	Trustee Deed or Quit Claim Deed	WEEKS DONNA P	WEEKS WOODY M
2/8/2010	1069 283	37 148	\$0	Exchange of property	TIMOTHY WILLIS WEEKS DECLARATI	WEEKS WOODY M
5/2/2008	1004 453	37 148	\$287,500	Fair Mkt - Improved	WEEKS WOODY M	TIMOTHY WILLIS WEEKS DECLARATION OF TRUS
7/15/2005	874 165	37 148	\$175,000	4L		WEEKS WOODY M
7/15/2005	874 162	37 148	\$175,000	4L		WEEKS WOODY M
1/6/2004	807 506	37 148	\$75,000	Bank Sale Not Mkt.		WEEKS WOODY M



# Tax Map – 89.44 Acres (C060 040A)



- Legend**
- Parcels
  - Roads
  - City Labels

<b>Parcel ID</b>	C060040A	<b>Owner</b>	WEEKS WOODY M	<b>Last 2 Sales</b>		
<b>Class Code</b>	Consrv Use		2751 COOL SPRINGS ROAD	<b>Date</b>	<b>Price</b>	<b>Reason</b>
<b>Taxing District</b>	COUNTY		NORMAN PARK GA 31771	12/22/2010	\$0	21 U
	COUNTY	<b>Physical Address</b>	COOL SPRINGS RD	2/8/2010	\$0	19 U
<b>Acres</b>	89.44	<b>Assessed Value</b>	Value \$211223			

(Note: Not to be used on legal documents)

Date created: 9/22/2017  
 Last Data Uploaded: 9/21/2017 8:51:07 PM

 **Developed by**  
 The Schneider Corporation

# Tax Bill – 89.44 Acres (C060 040A)

**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
21613	12/10/2017	\$0.00

Payment Good Through:

Map: C060 040 A  
 Last payment made on: 1/22/2018  
 Location: COOL SPRINGS RD

WEEKS WOODY M  
 2751 COOL SPRINGS ROAD  
 NORMAN PARK, GA 31771  
**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)

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

**Tax Payer:** WEEKS WOODY M  
**Map Code:** C060 040 A  
**Description:** LL 206 8TH LD  
**Location:** COOL SPRINGS RD  
**Bill Number:** 21613  
**District:** 1

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$16,642.00	\$194,581.00	89.44	211223	12/10/2017	9/13/2017		SV

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	211223	84489	50098	34391	0	0.00	0.00	0.00
COUNTY M&O UNINCORPORATED	211223	84489	50098	34391	16.665	573.13	0.00	483.03
INSURANCE PREMIUM ROLLBACK	0	0	0	34391	-2.62	0.00	-90.10	0.00
SCHOOL M&O	211223	84489	50098	34391	16.031	551.32	0.00	352.16
SCHOOL SALES TAX ROLLBACK	0	0	0	34391	-5.791	0.00	-199.16	0.00
SPECIAL SERVICE	211223	84489	50098	34391	1.371	47.15	0.00	47.15
ECONOMIC DEVELOPMENT AUTH	211223	84489	50098	34391	0.16	5.50	0.00	5.50
PARKS RECREATION	211223	84489	50098	34391	1.4	48.15	0.00	48.15
<b>TOTALS</b>					<b>27.216</b>	<b>1,225.25</b>	<b>-289.26</b>	<b>935.99</b>

Current Due:	\$935.99
Penalty:	\$0.00
Interest:	\$11.11
Other Fees:	\$0.00

## **Agricultural Preferential Assessment – 89.44 Acres (C060 040A)**

The Property being sold is currently subject to a covenant for an Agricultural Preferential Assessment, recorded in Deed Book 1167 Pages 0231 – 0232 in the office of the Clerk of Superior Court Colquitt County, Georgia which expires on December 31, 2022 (hereinafter the “Covenant”). As a part of this transaction, Purchaser shall assume and/or continue the Covenant, and in the event Purchaser does not qualify to assume or continue the Covenant or fails to timely file an application to assume or continue the Covenant, then Purchaser shall be responsible for and pay any and all ad valorem taxes, costs and penalties associated with a breach, if any, of the Covenant. Seller agrees to fully cooperate with Purchaser’s application for continuation or assumption of the Covenant. However, neither the Seller nor the Broker make or have made any warranties or representations regarding the Covenant or the Purchaser’s ability to qualify to continue or assume the Covenant. Further, the Purchaser does agree to indemnify and hold harmless the Seller, the Broker and the closing attorney from any and all costs, penalties, attorney’s fees, and ad valorem taxes that are due and required to be paid as a result of the termination and/or breach of the Covenant. This warranty and indemnity shall survive the closing of the sale contemplated hereby and shall not be merged into the same.



# Agricultural Preferential Assessment – 89.44 Acres (C060 040A) Page 1

BOOK PAGE <b>1167 0231</b>	Recording information for Release of Conservation Use Assessment
GEORGIA, COLQUITT COUNTY CLERK'S OFFICE, SUPERIOR COURT RECORDED IN BOOK <u>1167</u> FOLIO <u>231-232</u> ON <u>27th</u> DAY OF <u>March</u> , 20 <u>13</u> <i>Wesley R. Brown</i> DEPUTY CLERK	
APPLICATION AND QUESTIONNAIRE FOR CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY	
To the Board of Tax Assessors of Colquitt 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 or 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.	
WEEKS WOODY M	
Owner's Mailing Address 2751 COOL SPRINGS ROAD	City, State and Zip: NORMAN PARK GA 31771
Property location (Street, Route, HWY, etc.) 0 COOL SPRINGS RD	
City, State and Zip of Property: NORMAN PARK GA 31771	
Number of acres included in this application. Agricultural Land: <u>65.56</u> Timber Land: <u>23.88</u> Total Acres: 89.44	
District: 8 Land Lot: 206 Sublot and Block: Recorded Deed: 1094 - 48	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. Section 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.	
Signature of Taxpayer or Taxpayer's Authorized Representative <i>Wesley R. Brown</i>	Date Filed: <u>2/28/13</u>
Sworn to and subscribed before me this <u>28</u> day of <u>February</u> , 20 <u>13</u> .	
Signature of Taxpayer or Taxpayer's Authorized Representative (Please have additional taxpayers sign on reverse side of application) If denied, Georgia law O.C.G.A. Section 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. Section 48-5-311.	
FOR TAX ASSESSORS USE ONLY	
MAP & PARCEL NUMBER: C060 040A	TAX DISTRICT: 01
If transferred from Preferential Agricultural Assessment, provide date of transfer:	TAXPAYER ACCOUNT NUMBER: YR. COVENANT: 10466      Begins: Jan 1, 2013      Ends: Dec 31, 2022
If applicable, covenant is renewal for tax year:	If applicable, covenant is a continuation for tax year:
Pursuant to O.C.G.A. Sec 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th 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 Colquitt County Board of Tax Assessors has considered such information and has made the following determination of this application:	
Approved: <input checked="" type="checkbox"/> Date: <u>3-25-2013</u>	Board of Tax Assessors: <i>Johnny H. Jordan</i> Date: <u>3-25-2013</u>
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. Section 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. Sec 48-5-7.4(w), no fee is required for 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 _____	Authorized Signature _____
Notary Public _____	Date Filed _____
Approved By: Board of Tax Assessors _____	
Date Approved _____	



# Tax Card – 1 Acres (C060 040B)

9/22/2017

qPublic.net - Colquitt County, GA



## Summary

Parcel Number C060 040B  
 Location Address 2749 COOLSPRINGS RD  
 Legal Description LL 206 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 1  
 Neighborhood N/A  
 Homestead Exemption No (50)  
 Landlot/District 206 / 8

[View Map](#)

## Owner

WEEKS WOODY M  
 2751 COOL SPRINGS ROAD  
 NORMAN PARK, GA 31771

## Rural Land

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

## Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Septic System - Res	2011	0x0 / 1	0	\$750
Water Availability	2011	0x0 / 1	0	\$250
Mobile Home - Land Owner	1998	28x48 / 0	0	\$0

## Prebill Mobile Homes

Account Number	Owner	Lot Number	Year Built	Manufacturer	Model	Width x Length
10791	WEEKS WOODY		1998	DESTINY	OMNI (SGL/MULTI)	28x48

## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/22/2010	1094 48		\$0	N T D	WEEKS DONNA P	WEEKS WOODY M

## Valuation

	2016	2015
Previous Value	\$6,057	\$6,057
Land Value	\$5,057	\$5,057
+ Improvement Value	\$0	\$0
+ Accessory Value	\$1,000	\$1,000
= Current Value	\$6,057	\$6,057

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

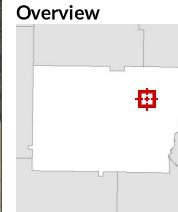
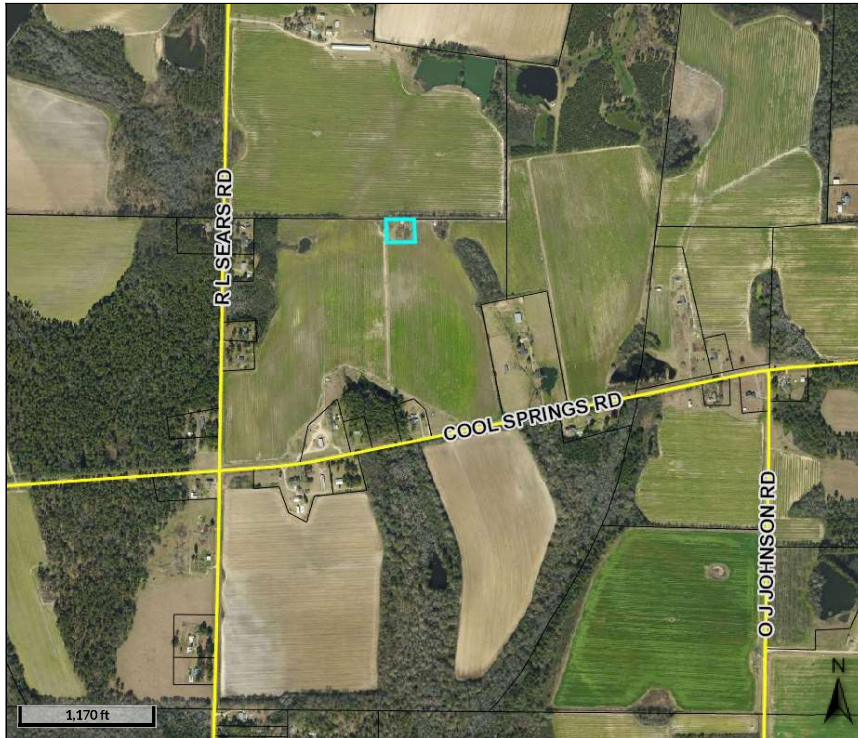
The Colquitt County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

Last Data Upload: 9/21/2017 8:51:07 PM





# Tax Map – 1 Acres (C060 040B)



- Legend**
- Parcels
  - Roads
  - City Labels

<b>Parcel ID</b>	C060 040B	<b>Owner</b>	WEEKS WOODY M	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		2751 COOL SPRINGS ROAD	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	COUNTY		NORMAN PARK GA 31771	12/22/2010	\$0	32	U
	COUNTY	<b>Physical Address</b>	2749 COOLSPRINGS RD	n/a	\$0	n/a	n/a
<b>Acres</b>	1	<b>Assessed Value</b>	Value \$6057				

(Note: Not to be used on legal documents)

Date created: 9/22/2017  
 Last Data Uploaded: 9/21/2017 8:51:07 PM



# Tax Bill – 1 Acres (C060 040B)

**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
21614	12/10/2017	\$0.00

Payment Good Through:

Map: C060 040 B  
 Last payment made on: 1/22/2018  
 Location: 2749 COOLSPRINGS RD

WEEKS WOODY M  
 2751 COOL SPRINGS ROAD  
 NORMAN PARK, GA 31771  
**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:** WEEKS WOODY M  
**Map Code:** C060 040 B  
**Description:** LL 206 8TH LD  
**Location:** 2749 COOLSPRINGS RD  
**Bill Number:** 21614  
**District:** 1

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$1,000.00	\$5,057.00	1	6057	12/10/2017	9/13/2017		

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
STATE TAX	6057	2423	0	2423	0	0.00	0.00	0.00	
COUNTY M&O UNINCORPORATED	6057	2423	0	2423	16.665	40.38	0.00	34.03	
INSURANCE PREMIUM ROLLBACK	0	0	0	2423	-2.62	0.00	-6.35	0.00	
SCHOOL M&O	6057	2423	0	2423	16.031	38.84	0.00	24.81	
SCHOOL SALES TAX ROLLBACK	0	0	0	2423	-5.791	0.00	-14.03	0.00	
SPECIAL SERVICE	6057	2423	0	2423	1.371	3.32	0.00	3.32	
ECONOMIC DEVELOPMENT AUTH	6057	2423	0	2423	0.16	0.39	0.00	0.39	
PARKS RECREATION	6057	2423	0	2423	1.4	3.39	0.00	3.39	
<b>TOTALS</b>						<b>27.216</b>	<b>86.32</b>	<b>-20.38</b>	<b>65.94</b>

Current Due:	\$65.94
Penalty:	\$0.00
Interest:	\$1.00
Other Fees:	\$0.00

# Tax Card – PB-10791

## (1998 Destiny Omni Manufactured Home located on Parcel C060 040B)



**Summary**

Account Number PB-10791  
 Location Address 2749 COOL SPRINGS RD  
 Park Name  
 Lot Number  
 Tax District COUNTY (District 01)  
 Millage Rate 27.216  
 Decal Year 2018  
 Decal Number 000588  
 Parent Parcel C060 040B



**Owner**

WEEKS WOODY  
 2749 COOL SPRINGS RD  
 NORMAN PARK, GA 31771

**Residential Improvement Information**

Manufacturer DESTINY  
 Model OMNI (SGL/MULTI)  
 Year Built 1998  
 Width x Length 28x48  
 Serial Number 059023AB  
 Condition Average  
 Value \$13,078  
 Purchase Price \$0  
 Purchase Year 2006  
 Heat / Air Central AC  
 Bedrooms 0  
 Full Bathrooms 0  
 Half Bathrooms 0

**Accessory Information**

Description	Year Built	Dimensions/Units	Identical Units	Value
Vinyl Skirting	1996	1x144 / 0	0	\$328
carport	1991	16x30 / 0	0	\$1,865

**Valuation**

	2017	2016	2015
Improvement Value	\$13,078	\$13,078	\$10,344
+ Accessory Value	\$2,193	\$2,193	\$0
= Current Value	\$15,271	\$15,271	\$10,344

**Photos**



# Tax Bill – PB-10791

## (1998 Destiny Omni Manufactured Home located on Parcel C060 040B)

**2018 Mobile Home Tax Statement**

Bill Number	Due Date	CURRENT YEAR DUE
83965	4/1/2018	\$0.00

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

Payment Good Through:

Map: 10791  
Last payment made on: 1/22/2018  
Location: 2749 COOL SPRINGS RD

WEEKS WOODY  
2749 COOL SPRINGS RD

\*\* Georgia law requires all bills be sent to the January 1st owner-if sold, forward this bill to the new owner.  
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(If paid by mortgage company send them this portion)

NORMAN PARK, GA 31771  
**RETURN THIS FORM WITH PAYMENT**

Cindy Harvin  
Colquitt County Tax Office  
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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:** WEEKS WOODY  
**Map Code:** 10791  
**Description:** 1998 DESTINY OMNI (SGL/MULTI)  
059023AB 28 48  
**Location:** 2749 COOL SPRINGS RD  
**Bill Number:** 83965  
**District:** 1

Year	Make	Model / Ref#		Serial Number	Fair Market Value	Due Date	Payment Good Through
1998	DESTINY	OMNI (SGL/MULTI)					
Decal		Size		Serial Number	Fair Market Value	Due Date	Payment Good Through
Year	Number	Width	Length				
2018	2018	28	48	059023AB	12354	4/1/2018	4/1/2018

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	12354	4942	0	4942	0	0.00	0.00	0.00
COUNTY M&O UNINCORPORATED	12354	4942	0	4942	16.665	82.36	0.00	69.41
INSURANCE PREMIUM ROLLBACK	0	0	0	4942	-2.62	0.00	-12.95	0.00
SCHOOL M&O	12354	4942	0	4942	16.031	79.23	0.00	50.61
SCHOOL SALES TAX ROLLBACK	0	0	0	4942	-5.791	0.00	-28.62	0.00
SPECIAL SERVICE	12354	4942	0	4942	1.371	6.78	0.00	6.78
ECONOMIC DEVELOPMENT AUTH	12354	4942	0	4942	0.16	0.79	0.00	0.79
PARKS RECREATION	12354	4942	0	4942	1.4	6.92	0.00	6.92
<b>TOTALS</b>					<b>27.216</b>	<b>176.08</b>	<b>-41.57</b>	<b>134.51</b>

Current Due:	\$134.51
Penalty:	\$0.00
Interest:	\$0.00
Other Fees:	\$0.00

# Tax Card – 2.24 Acres (C060 040C)

9/22/2017

qPublic.net - Colquitt County, GA



## Summary

**Parcel Number** C060 040C  
**Location Address** 2815 COOL SPRINGS RD  
**Legal Description** LL 206 8TH LD  
 (Note: Not to be used on legal documents)  
**Class** C4-Commercial  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**Zoning**  
**Tax District** COUNTY (District 01)  
**Millage Rate** 27.579  
**Acres** 2.24  
**Neighborhood** N/A  
**Homestead Exemption** No (50)  
**Landlot/District** 206 / 8



[View Map](#)

## Owner

WEEKS WOODY M  
 2751 COOL SPRINGS ROAD  
 NORMAN PARK, GA 31771

## Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	2.24

## Commercial Improvement Information

**Description** Commercial 95 Low Cost  
**Value** \$20,990  
**Actual Year Built** 1999  
**Effective Year Built** 1999  
**Square Feet** 728  
**Wall Height** 10  
**Wall Frames** Steel  
**Exterior Wall** Galvanized Metal  
**Roof Cover** Aluminum  
**Interior Walls** Panel  
**Floor Construction** Concrete On Ground  
**Floor Finish** Concrete  
**Ceiling Finish** Acoustical Tile  
**Lighting** Standard F.F.  
**Heating** Cent Heat/Ac

## Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Water Availability	2011	0x0 / 1	0	\$250
Septic System - Res	2011	0x0 / 1	0	\$750
Pool, Res Gunite	1999	13x24 / 0	0	\$8,405
Garage	1991	19x27 / 0	0	\$2,991

## Sales

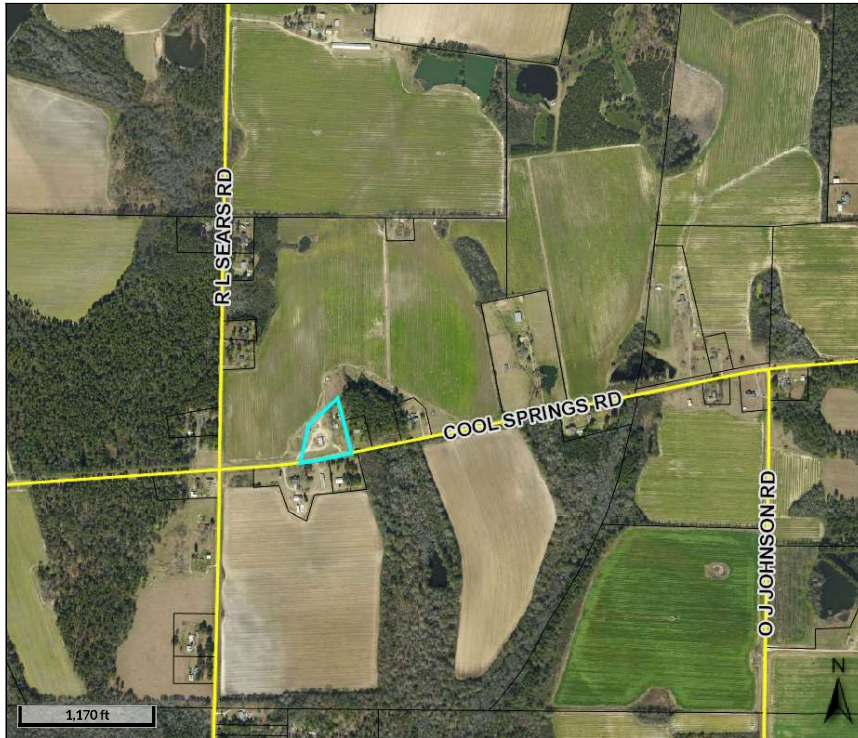
Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/22/2010	1094 48		\$0	NTD	WEEKS DONNA P	WEEKS WOODY M

## Valuation

	2016	2015
Previous Value	\$36,113	\$36,113
Land Value	\$14,123	\$14,123
+ Improvement Value	\$20,990	\$20,990
+ Accessory Value	\$12,396	\$1,000
= <b>Current Value</b>	<b>\$47,509</b>	<b>\$36,113</b>

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

# Tax Map – 2.24 Acres (C060 040C)



- Legend**
- Parcels
  - Roads
  - City Labels

<b>Parcel ID</b>	C060 040C	<b>Owner</b>	WEEKS WOODY M	<b>Last 2 Sales</b>			
<b>Class Code</b>	Commercial		2751 COOL SPRINGS ROAD	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	COUNTY		NORMAN PARK GA 31771	12/22/2010	\$0	32	U
	COUNTY	<b>Physical Address</b>	2815 COOL SPRINGS RD	n/a	\$0	n/a	n/a
<b>Acres</b>	2.24	<b>Assessed Value</b>	Value \$47509				

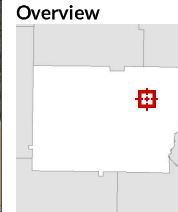
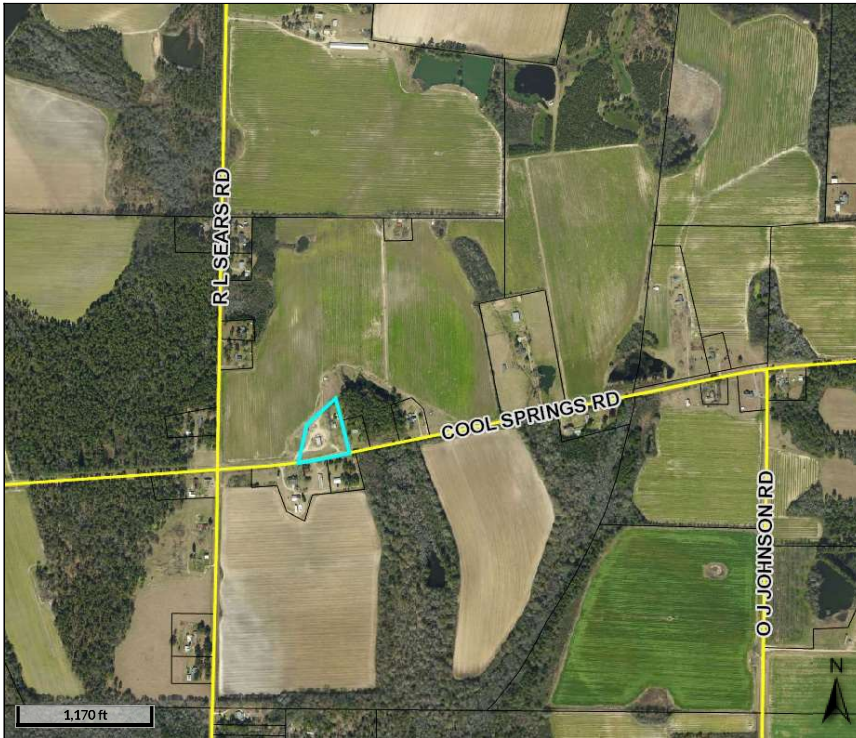
(Note: Not to be used on legal documents)

Date created: 9/22/2017  
 Last Data Uploaded: 9/21/2017 8:51:07 PM

 **Developed by**  
 The Schneider Corporation



# Tax Map – 2.24 Acres (C060 040C)



- Legend**
- Parcels
  - Roads
  - City Labels

<b>Parcel ID</b>	C060 040C	<b>Owner</b>	WEEKS WOODY M	<b>Last 2 Sales</b>			
<b>Class Code</b>	Commercial		2751 COOL SPRINGS ROAD	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	COUNTY		NORMAN PARK GA 31771	12/22/2010	\$0	32	U
	COUNTY	<b>Physical Address</b>	2815 COOL SPRINGS RD	n/a	\$0	n/a	n/a
<b>Acres</b>	2.24	<b>Assessed Value</b>	Value \$47509				

(Note: Not to be used on legal documents)

Date created: 9/22/2017  
 Last Data Uploaded: 9/21/2017 8:51:07 PM





# Tax Bill – 2.24 Acres (C060 040C)

**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
21615	12/10/2017	\$0.00

Payment Good Through:

Map: C060 040 C  
 Last payment made on: 1/22/2018  
 Location: 2815 COOL SPRINGS RD

WEEKS WOODY M  
 2751 COOL SPRINGS ROAD  
 NORMAN PARK, GA 31771  
**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.

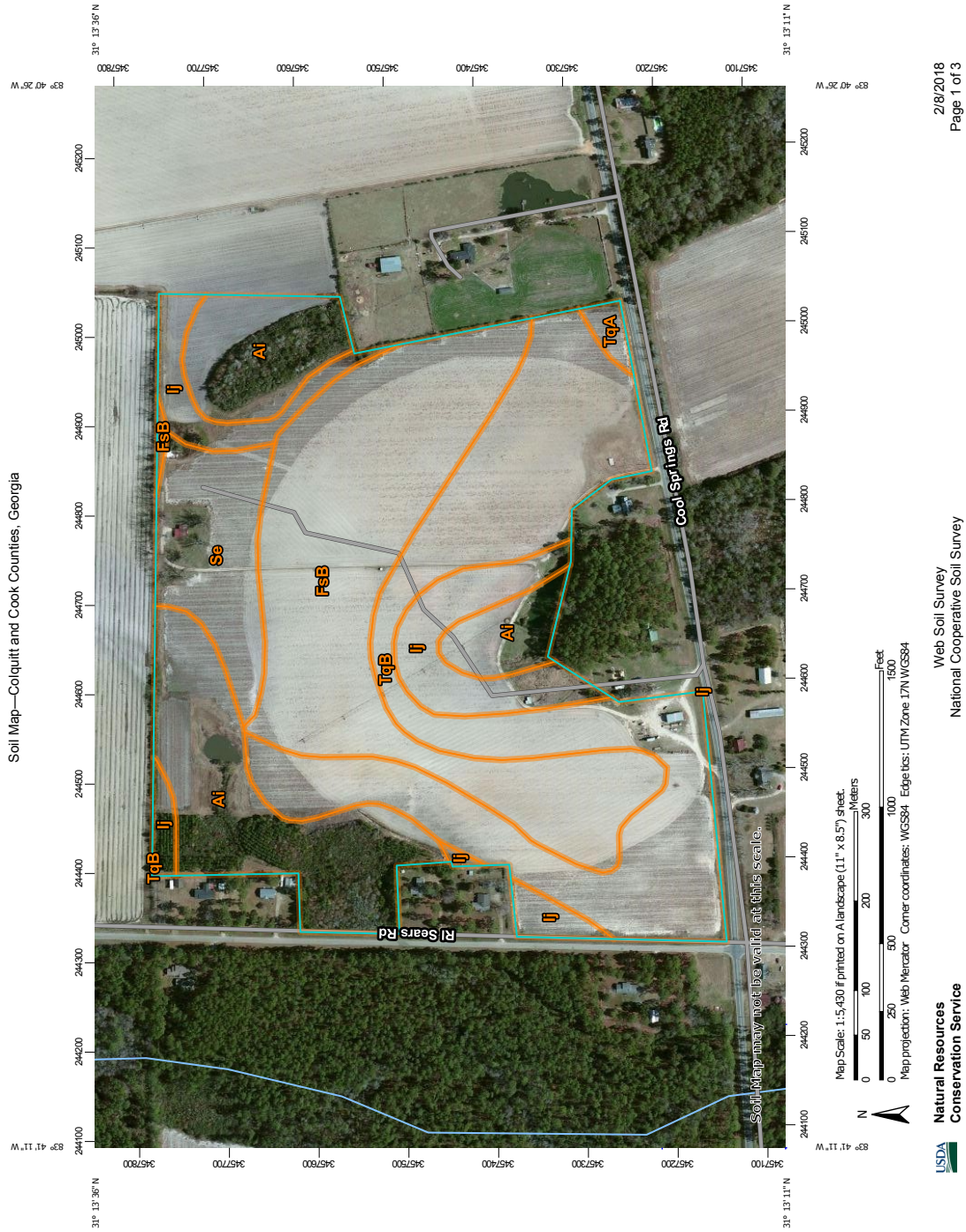
Tax Payer: WEEKS WOODY M  
 Map Code: C060 040 C  
 Description: LL 206 8TH LD  
 Location: 2815 COOL SPRINGS RD  
 Bill Number: 21615  
 District: 1

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$33,386.00	\$14,123.00	2.24	47509	12/10/2017	9/13/2017		

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	47509	19003	0	19003	0	0.00	0.00	0.00
COUNTY M&O UNINCORPORATED	47509	19003	0	19003	16.665	316.68	0.00	266.89
INSURANCE PREMIUM ROLLBACK	0	0	0	19003	-2.62	0.00	-49.79	0.00
SCHOOL M&O	47509	19003	0	19003	16.031	304.64	0.00	194.59
SCHOOL SALES TAX ROLLBACK	0	0	0	19003	-5.791	0.00	-110.05	0.00
SPECIAL SERVICE	47509	19003	0	19003	1.371	26.05	0.00	26.05
ECONOMIC DEVELOPMENT AUTH	47509	19003	0	19003	0.16	3.04	0.00	3.04
PARKS RECREATION	47509	19003	0	19003	1.4	26.60	0.00	26.60
<b>TOTALS</b>					<b>27.216</b>	<b>677.01</b>	<b>-159.84</b>	<b>517.17</b>

Current Due:	\$517.17
Penalty:	\$0.00
Interest:	\$6.14
Other Fees:	\$0.00

# Soil Data (Page 1)



# Soil Data (Page 2)

Soil Map—Colquitt and Cook Counties, Georgia

### MAP LEGEND

	Area of Interest (AOI)		Soil Map Feature
	Soils		Water Feature
	Special Point Features		Transportation
	Blowout		Background
	Borrow Pit		Aerial Photography
	Clay Spot		
	Closed Depression		
	Gravel Pit		
	Gravelly Spot		
	Landfill		
	Lava Flow		
	Marsh or swamp		
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

**Warning:** Soil Map may not be valid at this scale. Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Colquitt and Cook Counties, Georgia  
 Survey Area Data: Version 9, Sep 15, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 23, 2010—Mar 17, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Soil Data (Page 3)

### Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Al	Alapaha loamy sand, 0 to 2 percent slopes, occasionally flooded	19.0	21.4%
FsB	Faquier loamy sand, 1 to 4 percent slopes	25.2	28.4%
Ij	Irvington loamy sand	9.4	10.6%
Se	Shiloh loamy sand, 0 to 2 percent slopes	6.7	7.6%
TqA	Tifton loamy sand, 0 to 2 percent slopes	0.6	0.7%
TqB	Tifton loamy sand, 2 to 5 percent slopes	27.8	31.3%
<b>Totals for Area of Interest</b>		<b>88.7</b>	<b>100.0%</b>



# Farm Service Agency Map

USDA United States Department of Agriculture  
**Colquitt County, Georgia**



- Common Land Unit**
- Non-Cropland
  - Cropland
  - County Boundary
  - Tract Boundary
  - GA Roads

- Wetland Determination Identifiers**
- Restricted Use
  - ▼ Limited Restrictions
  - Exempt from Conservation Compliance Provisions

Use if data is the same for all fields:  
 Producer Share: \_\_\_\_\_  
 Irr Prac:    NI        IRR

**2018 Program Year**  
 Map Created December 27, 2017

**Farm 5541**  
**Tract 97089**

2017 NAIP Imagery

**Tract Cropland Total: 73.19 acres**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-626 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

# Farm Service Agency Farm Record

**Tract Number:** 97089      **Description:** K5/1A

**BIA Range Unit Number:**

**HEL Status:** HEL Determinations not complete

**Wetland Status:** Tract contains a wetland or farmed wetland

**WL Violations:** None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
103.73	73.19	75.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	75.0	0.0	0.0		
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction		
GENERIC	25.4	625		0.0		
PEANUTS	38.12		4957	0.0		
<b>Total Base Acres:</b>	63.52					

**Owners:** WOODY WEEKS

**Other Producers:** KAITLYN SUBER SELLERS

## Farm Lease

This property is selling subject to a farm lease in favor of Hartco Farms which, expires on 12/31/21. The lease is recorded in Deed Book 1309 Page 0218 in the office of the Clerk of Superior Court, Colquitt County, Georgia. Seller's portion of 2017 rent was \$16,000.00.

See lease agreement below:

BOOK PAGE  
1309 0218

I certify that Hartco Farms has leased Farm Number 5541 from Wanda & Tim Weeks in exchange of cash rents.  
The land is rented for program years 2017 through 2021 and Lessor does not receive any benefits from the crop or program payments.

For the amount of \$25,000.00/year

Lessor [Signature] Date 1/1/17  
Wanda & Tim Weeks

Lessee [Signature] Date 01/01/2017

EXHIBIT  
A  
ALL-STATE® INTERNATIONAL



## **Residential Water Well Agreement**

The purchaser of Tract 1 acknowledges that the residential water well located on Tract 1 is currently providing water for residential use to the properties located at 2815 Cool Springs Road, Norman Park, 2799 Cool Spring Road, Norman Park, Georgia, 2751 Cool Springs Road, Norman Park Georgia, 1698 R.L. Sears Road, Norman Park, Georgia and to the campsite located on Parcel C060 040 of the Colquitt County Tax Records. Purchaser hereby agrees to continue to provide water for a period of no less than five years, in exchange for the recipients of the water agreeing to pay all utilities associated with the well and to provide complete maintenance and upkeep of the well.