

Property Information Package

**304 +/- Acre Recreational Tract Located in
Colquitt County, Georgia**

**2780 Ellenton Omega Road,
Norman Park, Georgia**

**Online Only Auction
Bidding Ends September 26, 2018**



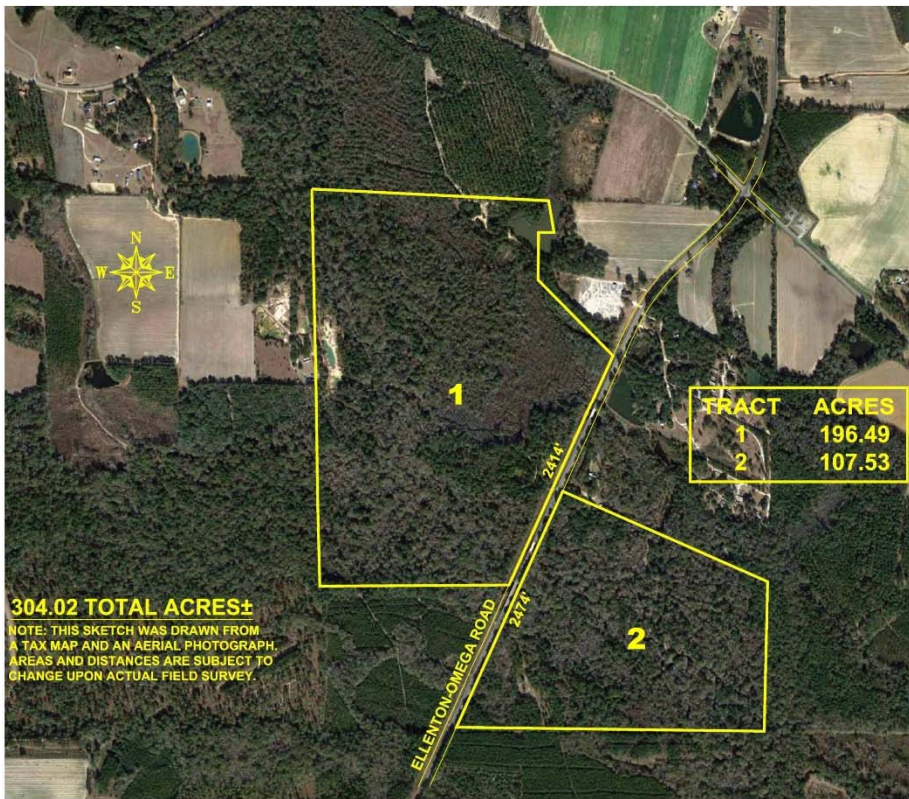
www.WeeksAuctionGroup.com

Final Contract to Include a 10% Buyer's Premium

This 304+/- Acre Recreational Tract. Located along the game-rich Warrior Creek in Colquitt County, Georgia. Marketable timber including planted pines, majestic hardwood stands, and numerous White Oaks create the ideal habitat for deer and turkey. Bordered by one of this area's most storied plantations, framed by the meandering Warrior Creek and situated in one of the state's most productive B & C counties, this tract is sure to garner the attention of the serious outdoor enthusiast. Located between the towns of Ellenton and Omega, this outdoorsman's paradise is just a short drive to I-75 and U.S 319, convenient to all the amenities Tifton, Moultrie, and Valdosta have to offer.

Auction Date and Time: September 26, 2018 4:00 P.M.

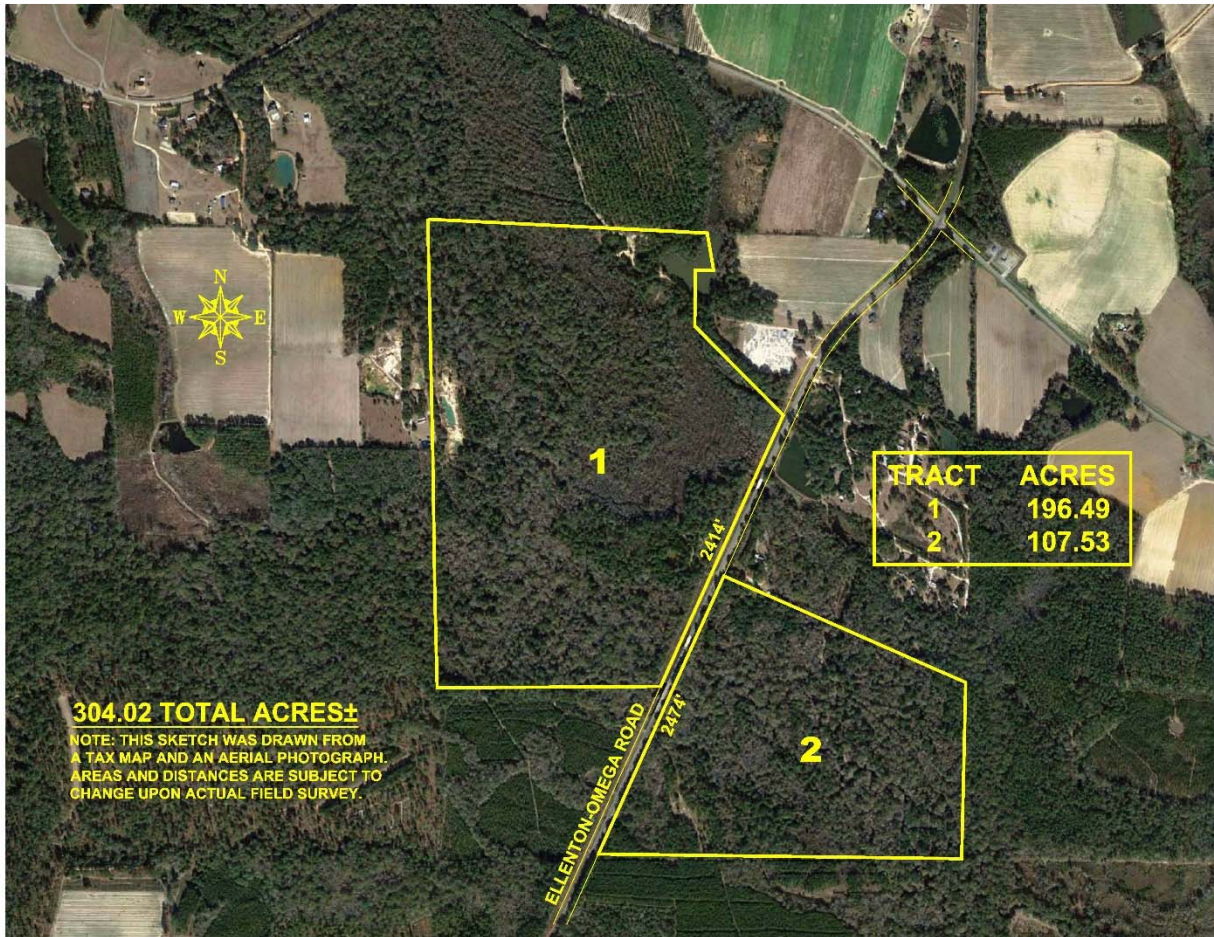
Open House Dates and Times: By Appointment Only.
Call Hunter Whiddon at (229) 921-1385



This Property Offers the Perfect Place for:

- Hiking
- Boating
- Hunting and Fishing
- ATVing
- Horseback Riding
- Canoeing
- Kayaking
- Camping

Property Details



Property Address: 2780 Ellenton Omega Road, Norman Park, Georgia 31771

Method of Sale: This property is being offered via online only auction on Weeks Auction Group's multi-parcel bidding platform.

Tax Parcels: Tract 1 – 196.49 Acres – C075 050A
Tract 2 – 107.53 Acres – C075 050

Tax Amount (2017): Tract 1 - \$2,421.74
Tract 2 - \$1,371.64

For More Information Contact: Hunter Whiddon
Weeks Auction Group, Inc.
(229) 921-1385
Hunter@BidWeeks.com

Tract 1 Tax Card



Summary

Parcel Number C075 050A
Location Address ELLENTON OMEGA RD
Legal Description LL 121 9TH LD
 (Note: Not to be used on legal documents)
Class A5-Agricultural
 (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning
Tax District COUNTY (District 01)
Millage Rate 27.216
Acres 196.49
Neighborhood N/A
Homestead Exemption No (50)
Landlot/District 121 / 9

[View Map](#)

Owner

PEACOCK W H JR
 115 HOLLY ST
 MOULTRIE, GA 31768

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Ag Land	Rural	6	0.9
RUR	Ag Land	Rural	9	6.09
RUR	Woodlands	Rural	5	0.15
RUR	Woodlands	Rural	6	167
RUR	Woodlands	Rural	8	19.96
RUR	Ponds	Rural	1	2.39

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/27/1997	579 443		\$0	Buyer is developer or builder		PEACOCK W H JR
6/24/1994	505 523		\$0	Buyer is developer or builder		PEACOCK W H

Valuation

	2017	2016	2015
Previous Value	\$222,455	\$222,455	\$222,455
Land Value	\$222,455	\$222,455	\$222,455
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
Current Value	\$222,455	\$222,455	\$222,455

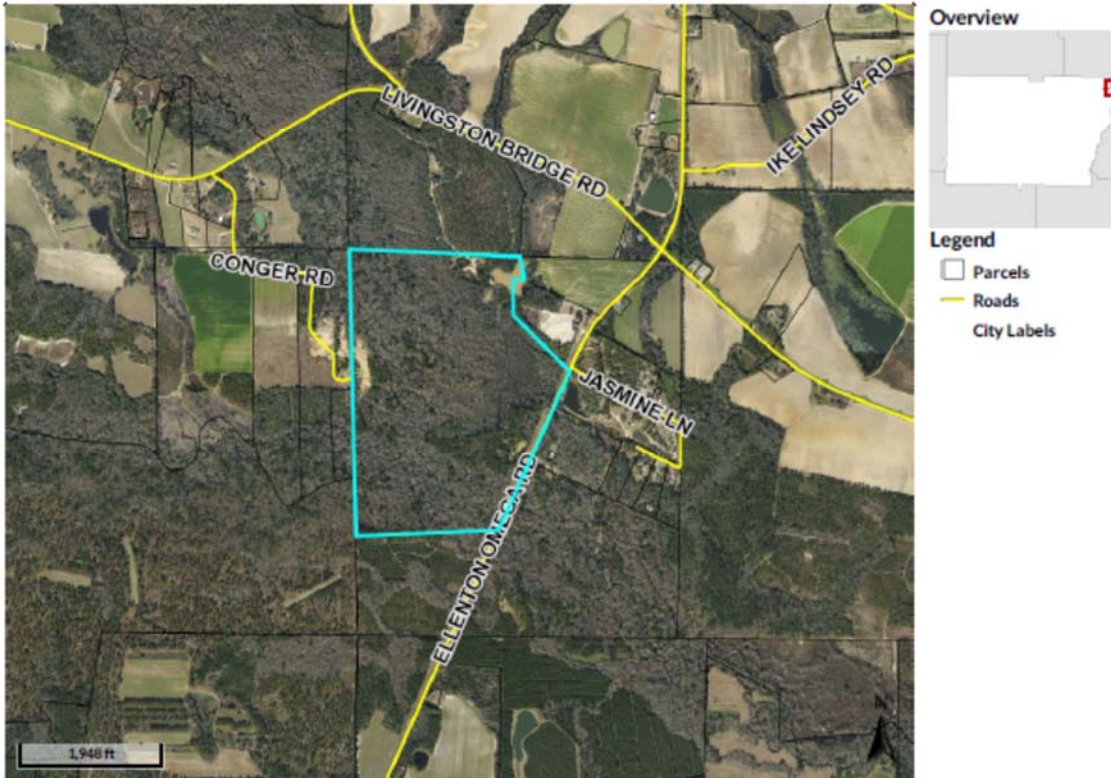
No data available for the following modules: Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Precall Mobile Homes, Permits, Photos, Sketches.

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.

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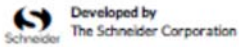


Tract 1 Tax Map



Parcel ID	C075 050A	Owner	PEACOCK W H JR	Last 2 Sales			
Class Code	Agricultural		115 HOLLY ST	Date	Price	Reason	Qual
Taxing District	COUNTY	Physical Address	MOULTRIE GA 31768	8/27/1997	\$0	3	U
Acres	196.49	Assessed Value	ELLENTON OMEGA RD	6/24/1994	\$0	3	U
	(Note: Not to be used on legal documents)		Value \$222455				

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Tract 1 Tax Bill – Page 1

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
15837	12/10/2017	\$0.00

Payment Good Through:

Map: C075 050 A
Last payment made on: 12/8/2017
Location: ELLENTON OMEGA RD

PEACOCK W H JR

115 HOLLY ST

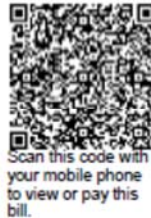
MOULTRIE, GA 31768

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
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Tax Payer: PEACOCK W H JR
Map Code: C075 050 A
Description: LL 121 9TH LD
Location: ELLENTON OMEGA RD
Bill Number: 15837
District: 1

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$0.00	\$222,455.00	196.49	222455	12/10/2017	9/13/2017		

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	222455	88982	0	88982	0	0.00	0.00	0.00
COUNTY M&O UNINCORPORATED	222455	88982	0	88982	16.665	1482.89	0.00	1249.76
INSURANCE PREMIUM ROLLBACK	0	0	0	88982	-2.62	0.00	-233.13	0.00
SCHOOL M&O	222455	88982	0	88982	16.031	1426.47	0.00	911.18
SCHOOL SALES TAX ROLLBACK	0	0	0	88982	-5.791	0.00	-515.29	0.00
SPECIAL SERVICE	222455	88982	0	88982	1.371	121.99	0.00	121.99
ECONOMIC DEVELOPMENT AUTH	222455	88982	0	88982	0.16	14.24	0.00	14.24
PARKS RECREATION	222455	88982	0	88982	1.4	124.57	0.00	124.57
TOTALS					27.216	3,170.16	-748.42	2,421.74

Tract 1 Legal Description

All that certain piece, parcel, or tract of land situate, lying and being in the 9th Land District of Colquitt County, Georgia and being 196.455 acres, more or less, of Land Lot No. 121 and more particularly described as follows:

Begin at the Northwest corner of Land Lot No. 121 and run South 89 degrees 15' 30" East 2272.20 feet along the North Line of said lot to a point; thence run South 15 degrees 47' 32" West 683.44 feet to a point; thence run South 2 degrees 19' 00" East 329.00 feet to a point; thence run South 64 degrees 59' 02" East 751.99 feet to a point on the West margin of the right-of-way of the Omega-Ellenton Road; thence run South 23 degrees 00' 07" West 2627.31 feet to a point; thence run South 84 degrees 12' 31" West 1757.47 feet to a point on the West line of said lot; thence run North 0 degrees 04' 54" West 3929.54 feet along said West Line to the Northwest corner of said lot, the point or place of beginning. The same being designated as Tract 1 on a plat of survey prepared by Charles H Kilgore, Surveyor, of date of December, 1983, and recorded in Plat Book 17, Page 37, 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.

Tract 2 Tax Card



Summary

Parcel Number C075 050
Location Address ELLENTON OMEGA RD
Legal Description LL 121 9TH LD
(Note: Not to be used on legal documents)
Class A5-Agricultural
(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning
Tax District COUNTY (District 01)
Millage Rate 27.216
Acres 107.53
Neighborhood N/A
Homestead Exemption No (50)
Landlot/District 121 / 9

[View Map](#)

Owner

PEACOCK W H JR
 115 HOLLY ST
 MOULTRIE, GA 31768

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	6	101.5
RUR	Woodlands	Rural	7	1.08
RUR	Woodlands	Rural	8	3.24
RUR	Woodlands	Rural	9	1.71

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/23/1987	412 146		\$18,200	NOT MARKET		PEACOCK W H JR

Valuation

	2017	2016	2015
Previous Value	\$125,994	\$125,994	\$125,994
Land Value	\$125,994	\$125,994	\$125,994
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
- Current Value	\$125,994	\$125,994	\$125,994

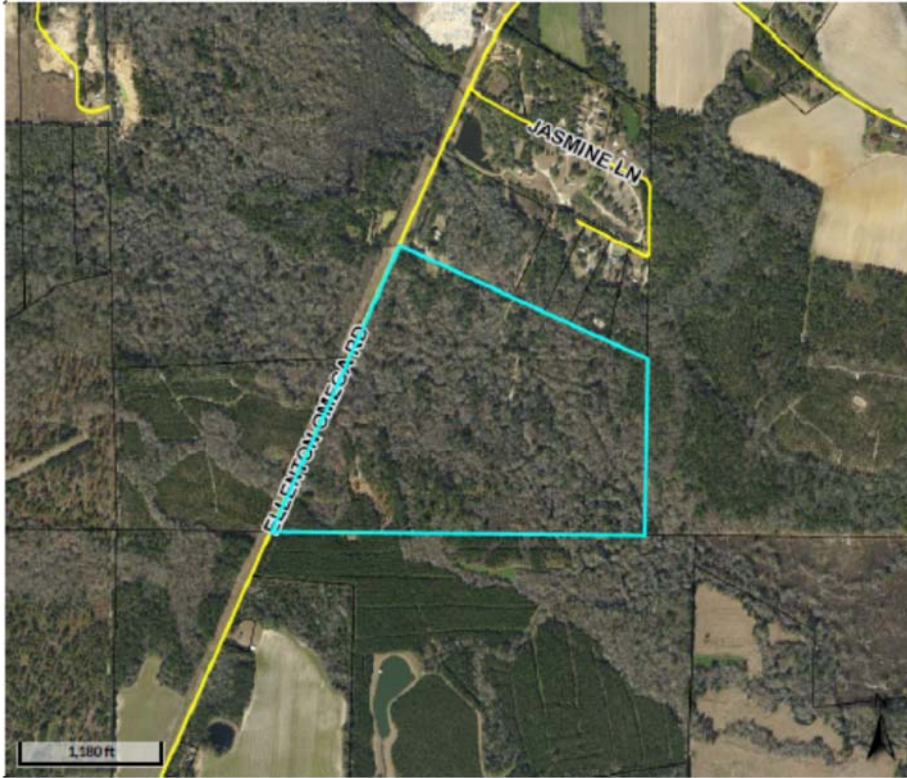
No data available for the following modules: Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Probill Mobile Homes, Permits, Photos, Sketches.

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Tract 2 Tax Map



Overview

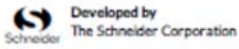
Legend

- Parcels
- Roads
- City Labels

Parcel ID	C075 050	Owner	PEACOCKWH JR	Last 2 Sales			
Class Code	Agricultural		115 HOLLY ST	Date	Price	Reason	Qual
Taxing District	COUNTY		MOULTRIE GA 31768	12/23/1987	\$18200	NM	U
	COUNTY	Physical Address	ELLENTON OMEGA RD	n/a	\$0	n/a	n/a
Acres	107.53	Assessed Value	Value \$125994				

(Note: Not to be used on legal documents)

Date created: 3/12/2018
 Last Data Uploaded: 3/8/2018 8:42:45 PM



Tract 2 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

PEACOCK W H JR
115 HOLLY ST

MOULTRIE, GA 31768

RETURN THIS FORM WITH PAYMENT

Bill Number	Due Date	CURRENT YEAR DUE
15836	12/10/2017	\$0.00

Payment Good Through:

Map: C075 050

Last payment made on: 12/8/2017

Location: ELLENTON OMEGA RD

** 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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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: PEACOCK W H JR
Map Code: C075 050
Description: LL 121 9TH LD
Location: ELLENTON OMEGA RD
Bill Number: 15836
District: 1

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$0.00	\$125,994.00	107.53	125994	12/10/2017	9/13/2017		

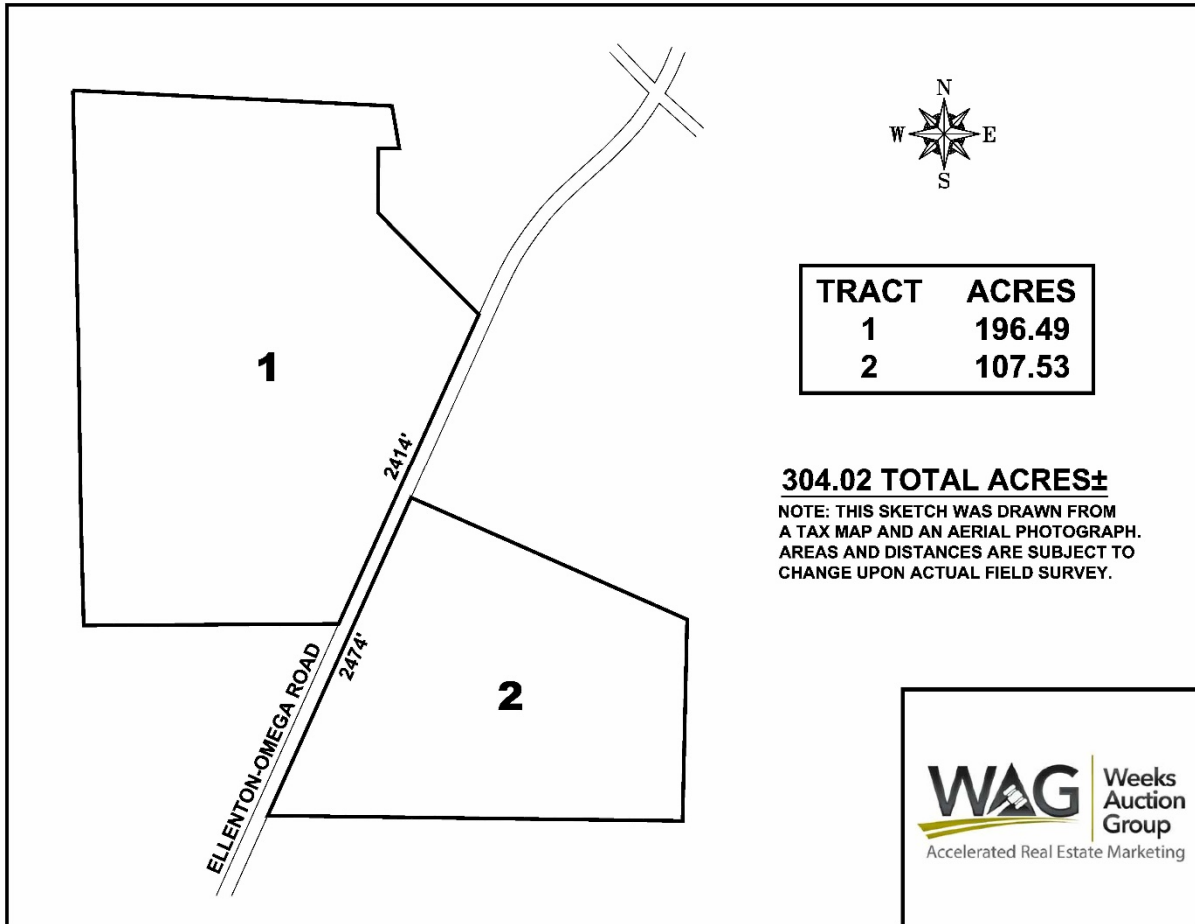
TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	125994	50398	0	50398	0	0.00	0.00	0.00
COUNTY M&O UNINCORPORATED	125994	50398	0	50398	16.665	839.88	0.00	707.84
INSURANCE PREMIUM ROLLBACK	0	0	0	50398	-2.62	0.00	-132.04	0.00
SCHOOL M&O	125994	50398	0	50398	16.031	807.93	0.00	516.08
SCHOOL SALES TAX ROLLBACK	0	0	0	50398	-5.791	0.00	-291.85	0.00
SPECIAL SERVICE	125994	50398	0	50398	1.371	69.10	0.00	69.10
ECONOMIC DEVELOPMENT AUTH	125994	50398	0	50398	0.16	8.06	0.00	8.06
PARKS RECREATION	125994	50398	0	50398	1.4	70.56	0.00	70.56
TOTALS					27.216	1,795.53	-423.89	1,371.64

Tract 2 Legal Description

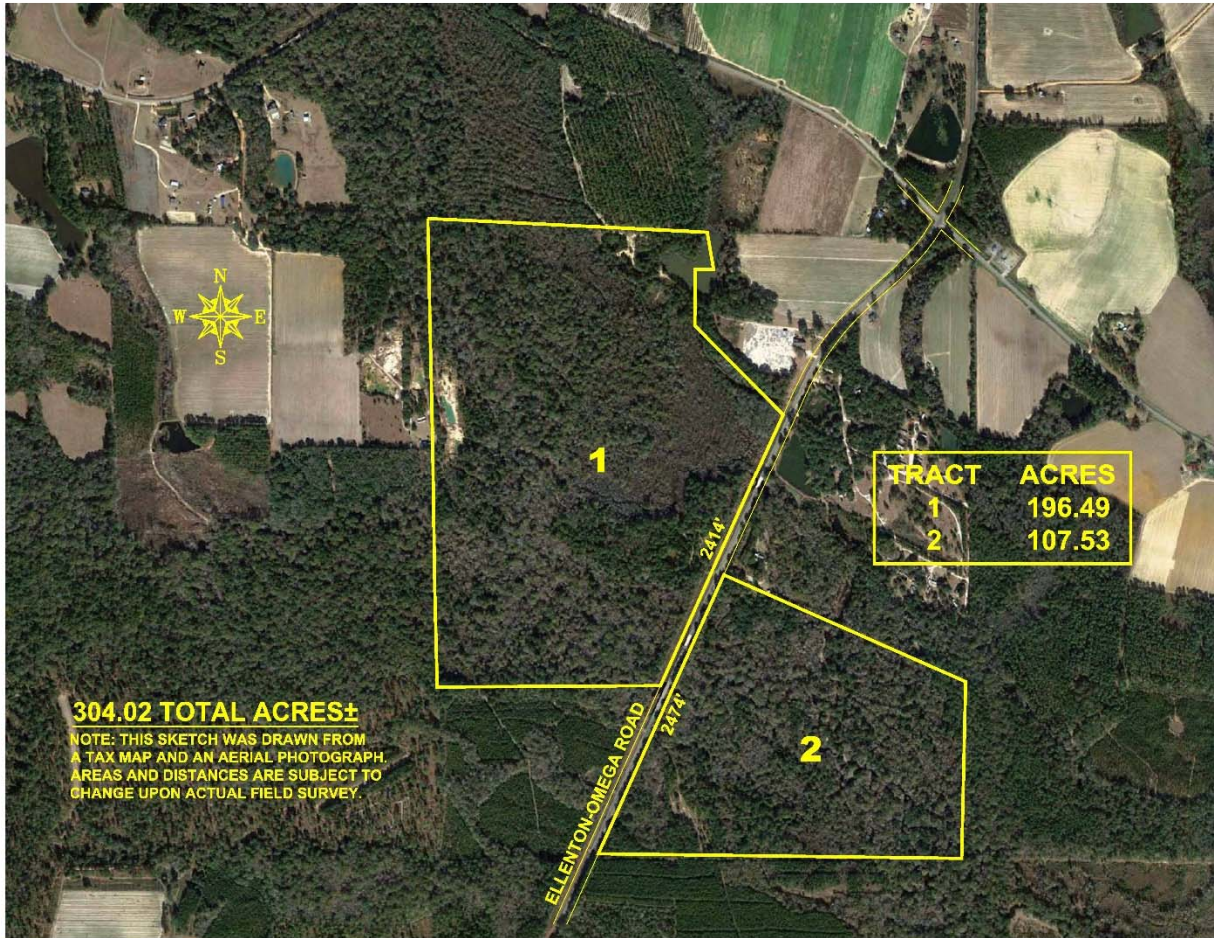
Tract 2

All that certain piece, parcel or tract of land situate, lying and being in the 9th Land District of Colquitt County, Georgia, and being 107.526 acres, more or less, of Land Lots No. 121 and 122 and more particularly described as follows: Begin at a point on the South line of Lot No 121 which said point is 2997.98 feet West of the Southeast corner of said lot, said point being on the East margin of the right-of-way of the Omega-Ellenton Road, and from said point of beginning run North 23° 00' 07" East 2552.19 feet along the margin of said road to a point; thence run South 64° 14' 58" East 2207.79 feet and into Land Lot 122 to a point; run thence South 6° 02' 30" West 1324.68 feet to a point on the South line of Lot No. 121; thence run South 88° 32' 09" West 2847.34 feet along said South line to a point on the East margin of the right-of-way of the Omega-Ellenton Road, the point or place of beginning. The same being designated as Tract II on a plat of survey prepared by Charles H Kilgore, Surveyor, of date of December, 1983, and recorded in Plat Book of 17, Page 37, 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.

Auction Division Map



Auction Division Overlay



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