

Property Information Package

Lender Ordered Auction

50+/- Acre Farm

Godwin Road and Baggs Road

Dooly County, Georgia

Online Only Auction

Bidding Ends August 21, 2018



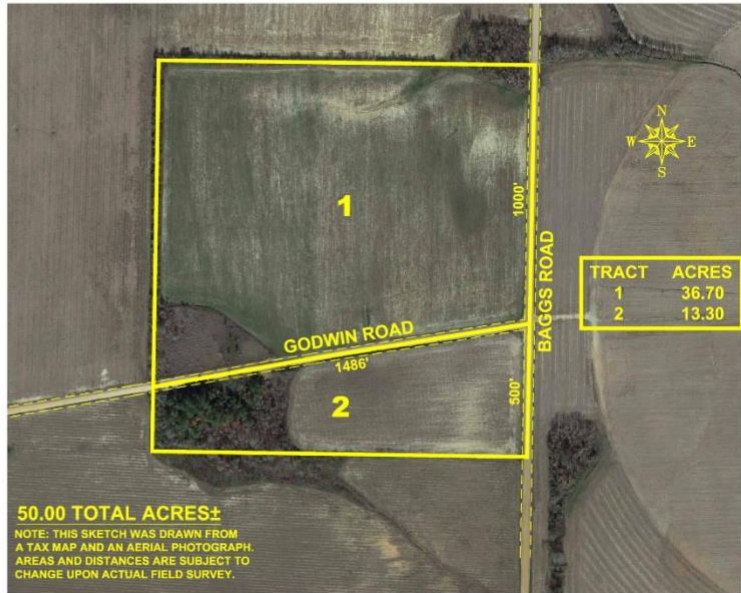
www.WeeksAuctionGroup.com

Final Contract to Include a 10% Buyer's Premium

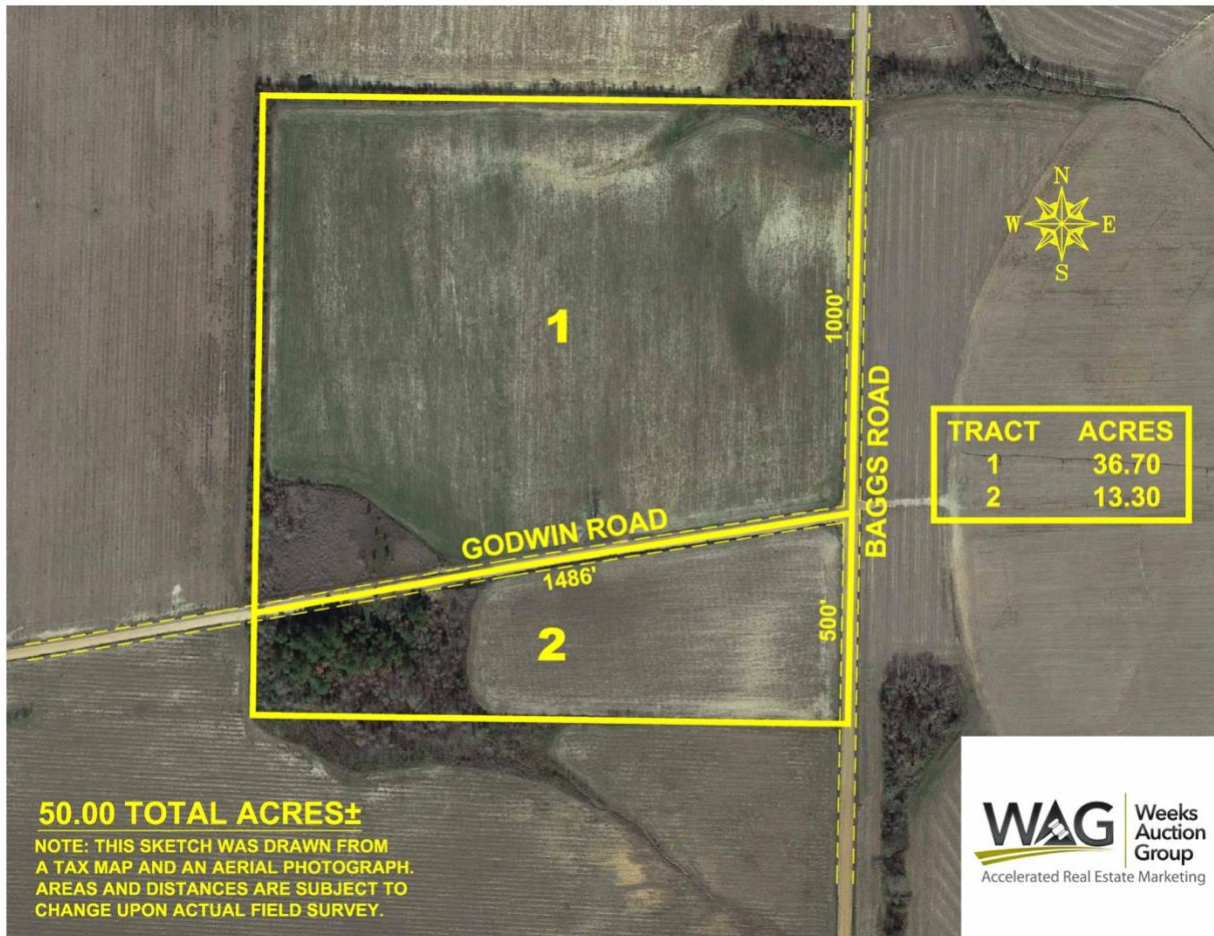
Lender ordered Auction, 50 +/- acre farm located in the heart of Dooly County, Georgia
Offered in 2 individual tracts or as a whole. This is great opportunity to purchase the right size property in the right location, at a price YOU determine!

Auction Date and Time: August 21, 2018 4:00 P.M.

Open House Dates and Times: Drive-By Inspections at Any Time



50 +/- Acres Offered Divided and as a Whole



Buy One Tract or Both at the Price You Set!

Property Details

Property Address: 986 Godwin Road, Georgia (Dooly County)

Tax Parcels: 24 11

Tax Amount (2017): \$469.20

The property is being offered in individual tracts and as a whole. If the property 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.)

The total contract price is based on the estimated acreage shown on the auction division map and subject to adjustment based on the actual field survey completed after the auction. The total contract price per tract will be divided by the estimated acreage per tract to determine the contract price per acre for each tract. The actual acreage as determined by the post auction survey will be multiplied by the contract price per acre to calculate the adjusted contract price used for closing. (Please refer to the Contract for Sale of Real Property for complete details.)

In the event the property sells in its entirety, it may be purchased from the legal description of record.

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

Tax Card



Summary

Parcel Number 24 11
Location Address GODWIN BRIDGE RD
Legal Description 50 AC LL 244 7TH LD 184-143
 (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 UNINCORPORATED (District 01)
Millage Rate 34.459
Acres 50
Homestead Exemption No (50)
Landlot/District 244/7

[View Map](#)

Owner

BEAVERS KENNETH C & JIMMY W
 C/O AGGORGIA FARM CREDIT
 PO BOX 1820
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	1	13
RUR	Open Land	Rural	2	27
RUR	Open Land	Rural	3	4
RUR	Woodlands	Rural	3	6

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	2	17
CUV	Agland 93	4	4
CUV	Timberland 93	2	3
CUV	Timberland 93	3	8
CUV	Timberland 93	8	18

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/23/1991	184 143		\$37,500	Land Only		BEAVERS, KENNETH &
11/21/1935	44 240		\$0	NG		INGRAM, MRS. C.A.

Valuation

	2017	2016	2015
Previous Value	\$134,800	\$134,800	\$134,800
Land Value	\$134,800	\$134,800	\$134,800
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$134,800	\$134,800	\$134,800
10 Year Land Covenant (Agreement Year / Value)	2012 / \$31,686	2012 / \$30,791	2012 / \$29,918

No data available for the following modules: Land, FLPA Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Photos, Sketches.

The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed. No warranty, expressed or implied, is provided for the data herein, or its use.

Developed by

Last Data Upload: 6/13/2018, 12:38:06 AM

Tax Map

 **qPublic.net™** Dooly County, GA

50 Acres Dooly County Georgia



Overview



Legend

-  Parcels
-  Roads

Parcel ID	24 11	Owner	BEAVERS KENNETH C & JIMMY W	Last 2 Sales					
Class Code	Agricultural		PO BOX 1820	Date	12/23/1991	Price	\$37500	Reason	LM
Taxing	COUNTY		PERRY GA 31069					Qual	Q
District	UNINCORPORATED	Physical	GODWIN BRIDGE RD		11/21/1935	0		NG	U
	COUNTY	Address							
	UNINCORPORATED	Assessed Value	Value \$134800						
Acres	50								

(Note: Not to be used on legal documents)

Date created: 6/13/2018

Last Data Uploaded: 6/13/2018 12:38:06 AM

Developed by



Tax Bill (2017)

08-07-18:08:27AM: :229 268 2240 # 1/ 1
 2017 000482 ACCT # 518R 50 AC LL 244 7TH LD 184-1
 BEAVERS KENNETH C & JIMMY W 24 11

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	134,800	GROSS ASSESSMENT	53,920	436.73
COUNTY EXEMPTION	41,246	NET COUNTY ASSESSMENT	12,674	INTEREST
SCHOOL EXEMPTION	41,246	NET SCHOOL ASSESSMENT	12,674	10.64
COUNTY M&O	228.83			COLLECTION COST
SCHOOL M&O	207.90			FIFA CHARGE
				PENALTY
DUE 12/20/17	436.73	PAID IN FULL	04/19/2018	21.83
				TOTAL
				469.20

00000 01 T BEAVERS KENNETH C & JIMMY W
 O

1551 MT VERNON RD
 VIENNA GA 31092

FROM FAYE JONES MIXON
 TAX COMMISSIONER
 P.O. BOX 371
 VIENNA, GA 31092

DUE IN FULL BY 12/20/2017

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 VIENNA GA 31092

FROM FAYE JONES MIXON
 TAX COMMISSIONER
 P.O. BOX 371
 VIENNA, GA 31092

DUE IN FULL BY 12/20/2017

Deed

Dooly County, Georgia
Real Estate Transfer Tax
Paid \$ 0
Date March 23, 2018
Patsy Bridges, Esq.
Clerk of Superior Court
PT-61 046-2018-00090

GEORGIA, DOOLY COUNTY
Clerk's Office, Superior Court
Filed for record at 3 P. M on 23
Day of March 20¹⁸ and recorded in
Deed Book 579 Page 162-164 on 23 day
of March 20¹⁸
Patsy Bridges Esq. Clerk

AFTER RECORDING, PLEASE RETURN DOCUMENT TO:
Blair K. Cleveland, Esq.
Martin Szew, LLP
P.O. Box 1606
Macon, Georgia 31202-1606
File No. A0178-45733

DEED UNDER POWER

STATE OF GEORGIA
COUNTY OF _____

CROSS REFERENCE TO DEED
DEED BOOK 476, PAGE 47, DOOLY
COUNTY GEORGIA RECORDS

THIS INDENTURE, made this 6th day of March, 2018 by **Kenneth C. Beavers, Jimmy W. Beavers and Kathi Ann Beavers** (the "Borrower"), by and through Borrower's duly appointed Attorney-in-Fact, **AgGeorgia Farm Credit, ACA**, (the "Lender"), as Party of the First Part, and **AgGeorgia Farm Credit, ACA**, as Party of the Second Part; now

WITNESSETH

WHEREAS, Borrower executed and delivered that certain Deed to Secure Debt given by Kenneth C. Beavers, Jimmy W. Beavers and Kathi Ann Beavers, to AgGeorgia Farm Credit, ACA, as agent/nominee, recorded in Deed Book 476, Page 47, Clerk's Office, Dooly Superior Court Clerk's Office, as subsequently amended (the "Security Deed") conveying the after-described property to secure those certain Promissory Notes (the "Note") executed by Beavers Brothers Partnership, Kenneth C. Beavers and Jimmy W. Beavers in favor of AgGeorgia Farm Credit, ACA, as agent/nominee, dated January 31, 2012 and May 14, 2015 in the original principal amounts of One Hundred Eight Two Thousand Seven Hundred Fifty and 00/100 Dollars (\$182,750.00) and Two Hundred Ninety Six Thousand and 00/100 Dollars (\$296,000.00), with interest thereon as set forth therein; and

WHEREAS, default in the payment of the regular installments under said Notes occurred, and, by reason of said default, Lender elected, pursuant to the terms of the Security Deed and Notes, to declare the entire principal and interest immediately due and payable; and

WHEREAS, said entire indebtedness still being in default, Lender on behalf of Borrower, and according to the terms of said Security Deed, did also advertise said property once a week for four weeks in a newspaper in Dooly County, Georgia, wherein the Sheriff carried his advertisements, namely The News Observer, said publication being the legal organ of Dooly County; and

WHEREAS, notice was given in compliance with Georgia Laws 1981, Volume I, Page 834, codified as OCGA §§ 44-14-162.2 and 44-14-162.4. The notice so required was rendered by mailing a

Deed Cont.

copy of the Notice of Sale submitted to the publisher to the "Debtor" (as defined by OCGA § 44-14-162.1) on January 19, 2018; and

WHEREAS, Lender did expose said property for sale to the highest bidder for cash on the first Tuesday in August, within the legal hours of sale at the usual place for conducting Sheriff's sales in Dooly County, before the Courthouse door at Vienna, Georgia, in said county, and offered said property for sale at public outcry to the highest bidder for cash when and where the aforementioned Party of the Second Part bid ONE HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS (\$130,000.00); and

WHEREAS, the said property was knocked to the Party of the Second Part for the aforementioned sum of money in cash;

NOW, THEREFORE, in consideration of the premises and said sum of money and by virtue of and in the exercise of the power of sale contained in the Security deed, the Party of the First Part has bargained, sold, granted, and conveyed, and, by these presents, does hereby bargain, sell, grant, and convey to the Party of the Second Part and said party's representatives, heirs, successors, and assigns, the following described Property:

TRACT NO. 1: All that tract or parcel of land lying and being in the Seventh Land District of Dooly County, Georgia, and consisting of the southeast quarter of Land lot No. 244 containing 50 acres, more or less, and being in the shape of a square; said tract being bounded now or formerly as follows: on the north by property of Mrs. J. L. Lilly, on the east by lands of Herbert E. Roney et ux., on the south by lands of William McMahan, and on the west by lands of Evelyn S. Lilly; being the identic real estate described in and conveyed by deed from Amye Ruth Ingram et al., to Kenneth C. Beavers and Jimmy W. Beavers, dated 23 December 1991, recorded in clerk's office, Dooly Superior Court in Deed Book 184, at page 143.

Subject to existing easements for public road and utilities now in use.

TOGETHER WITH all and singular the rights, manners, and appurtenances thereto appertaining; also all the estate, right, title, interest, claim or demand of the Party of the First Part or said party's representatives, heirs, successors, assigns; legal, equitable or otherwise, whatsoever; in and to same.

THIS CONVEYANCE IS SUBJECT TO any outstanding ad valorem taxes (including taxes that are a lien, but not yet due and payable); matters that may be disclosed by an accurate survey and/or inspection of the property; assessments, liens, encumbrances, zoning ordinances, restrictions, covenants; and matters of record superior to the Security Deed.

TO HAVE AND TO HOLD the said property and every part thereof unto the said Party of the Second Part and said party's representatives, heirs, successors, assigns, to said parties own proper use, benefit, and behoof in FEE SIMPLE, in as full and ample a manner as the said Party of the First Part or said party's representatives, heirs, successors, assigns did hold and enjoy the same.

Deed Cont.

IN WITNESS WHEREOF, Lender, as agent and attorney in fact for Borrower, has hereunto affixed Lender's hand and seal as of the day and year first written above.

AgGeorgia Farm Credit, ACA, as Attorney-in-Fact for Kenneth C. Beavers, Jimmy W. Beavers and Kathi Ann Beavers

By: [Signature]
Name: Zachary T. Purvis
Title: EVP

Attest: [Signature]
Name: Thomas L. Royal
Title: EVP

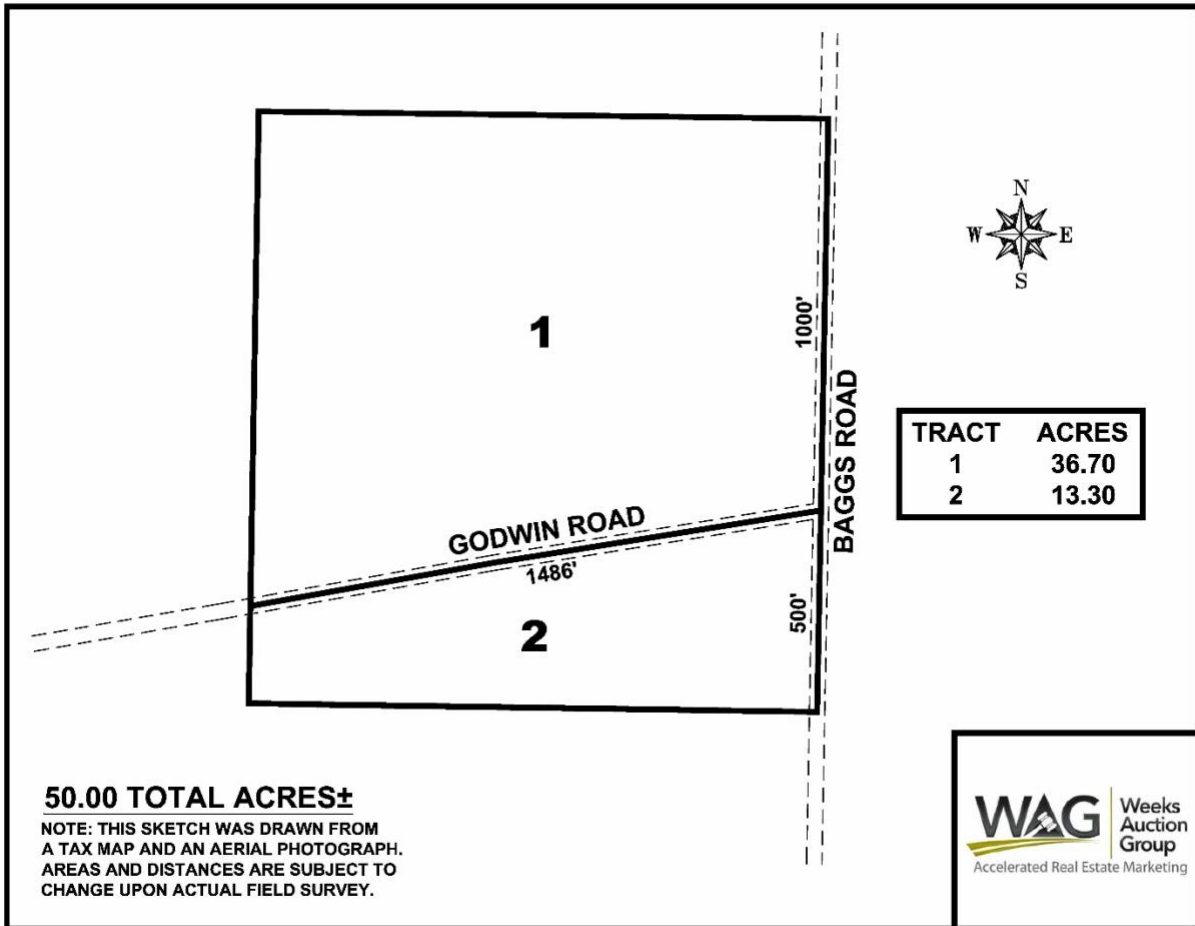
[Signature]
Unofficial Witness
[Signature]
Notary Public, State of GA
Print: Wanda Gail Fulger
My Commission Expires: 08.18.19



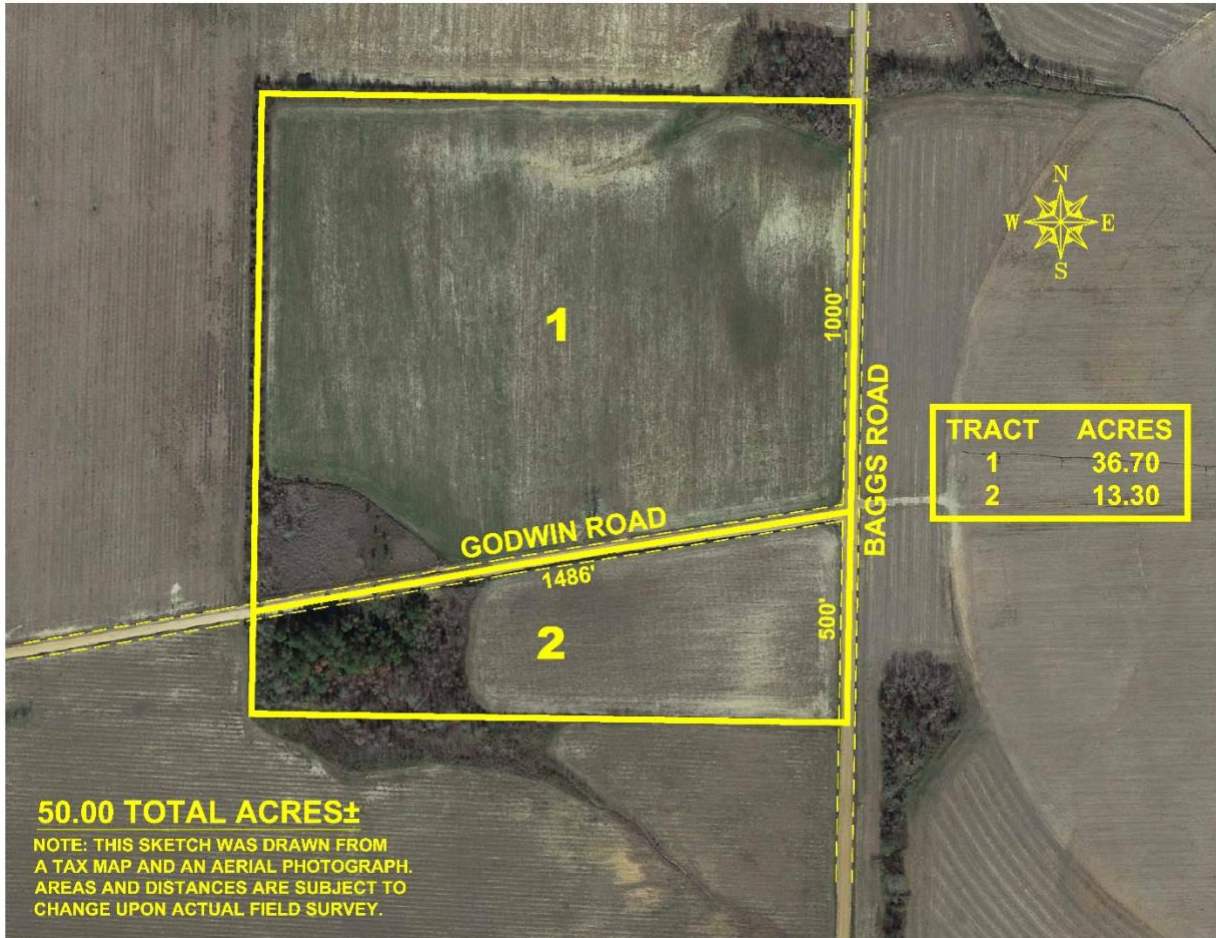
Legal Description

TRACT NO. 1: All that tract or parcel of land lying and being in the Seventh Land District of Dooly County, Georgia, and consisting of the southeast quarter of Land lot No. 244 containing 50 acres, more or less, and being in the shape of a square; said tract being bounded now or formerly as follows: on the north by property of Mrs. J. L. Lilly, on the east by lands of Herbert E. Roney et ux., on the south by lands of Willam McMahan, and on the west by lands of Evelyn S. Lilly; being the identic real estate described in and conveyed by deed from Amye Ruth Ingram et al., to Kenneth C. Beavers and Jimmy W. Beavers, dated 23 December 1991, recorded in clerk's office, Dooly Superior Court in Deed Book 184, at page 143.

Auction Division



Auction Division Aerial Overlay



Farm Service Agency Farm Record – Page 1

Georgia U.S. Department of Agriculture **FARM: 1122**
Dooly Farm Service Agency **Prepared: 8/29/18 7:31 AM**
Report ID: FSA-156EZ **Abbreviated 156 Farm Record** **Crop Year: 2018**
DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records. **Page: 1 of 2**

Operator Name **Farm Identifier** **Recon Number**
 BEAVERS BROS DIV OF 962
Farms Associated with Operator:
 3874, 4151, 4214

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
51.39	41.6	44.58	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	44.58	0.0	0.0				

ARC-IC	ARC-CO	ARC/PLC	PLC	PLC-Default
NONE	OATS, FLAX, CORN SORGH, SNFLR, SFLWR SOYBN, BARLY, RAPE MUSTD, SESME, CANOL CRAMB, RICE-LGR, RICE-MGR SML CHIKP, LRG CHIKP, PEAS LENTI		WHEAT, PNUTS	NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	0.0		54	0.0	
GENERIC	25.9	615		0.0	
CORN	0.0		0	0.0	None
GRAIN SORGHUM	0.0		0	0.0	None
PEANUTS	18.5		2636	0.0	
Total Base Acres:	44.4				

Tract Number: 358 **Description:** 660-D7/2B, 1000-E7/2B
BIA Range Unit Number:
HEL Status: NHEL: no agricultural commodity planted on undetermined fields
Wetland Status: Tract does not contain a wetland
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
51.39	41.6	44.58	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	44.58	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
GENERIC	25.9	615		0.0

Farm Service Agency Farm Record – Page 2

Georgia U.S. Department of Agriculture FARM: 1122
Dooley Farm Service Agency Prepared: 6/29/18 7:31 AM
Report ID: FSA-156EZ Abbreviated 156 Farm Record Crop Year: 2018
Page: 2 of 2

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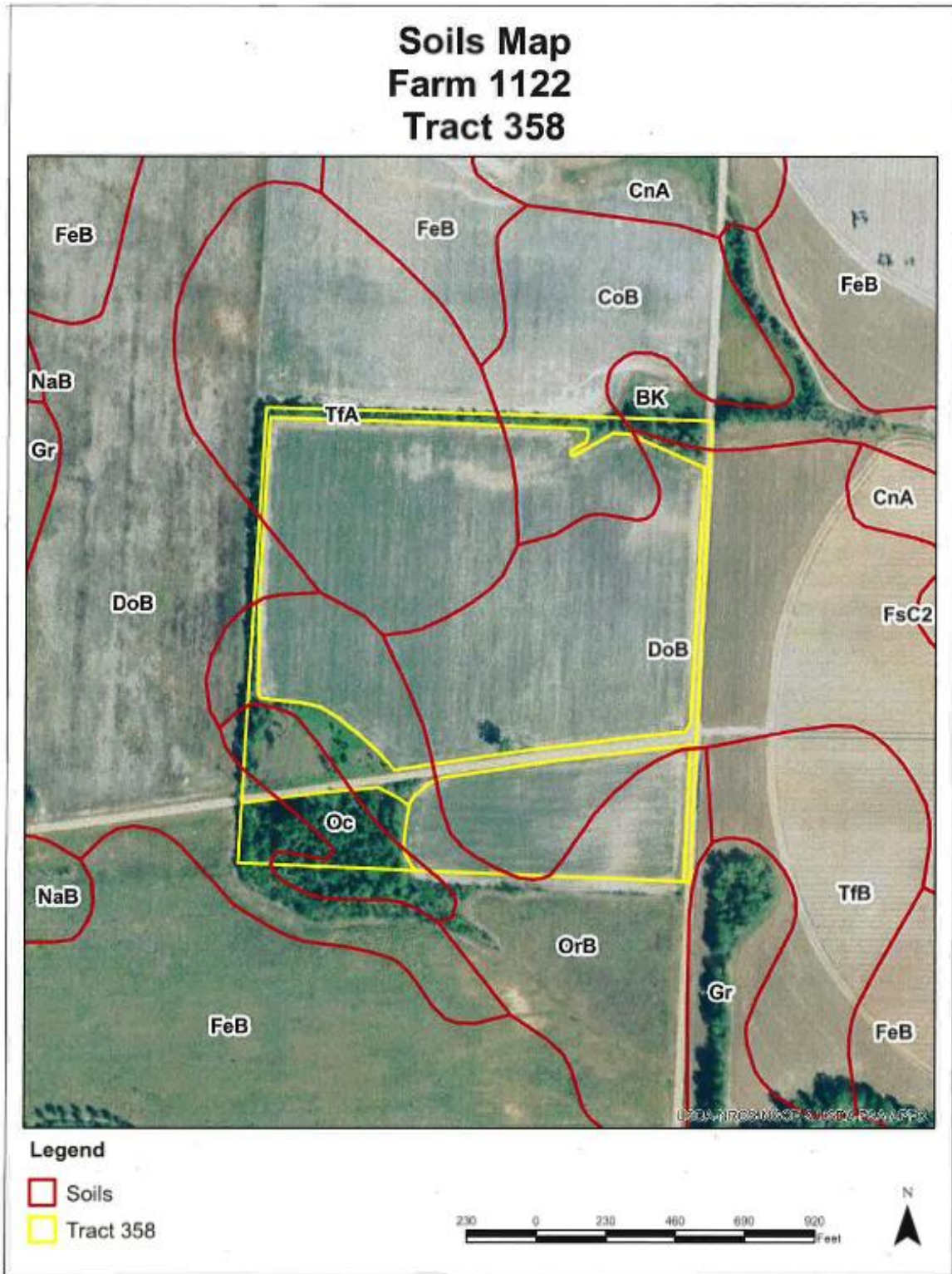
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
PEANUTS	18.5		2636	0.0
Total Base Acres:	44.4			

Owners: JIMMY BEAVERS KENNETH BEAVERS
Other Producers: RONNIE J EVERIDGE JR ADAM DANIEL EVERIDGE

Farm Service Agency Cropland Map



Farm Service Agency Soil Map



Go Bid Now

www.WeeksAuctionGroup.com