

# Property Information Package

**Lender Ordered Auction of  
John B. Anderson Peanut & Grain Co.  
6148 Nevils - Daisy Road, Statesboro, Georgia**

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



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

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

Complete peanut and grain buying point facility and retail store / warehouse is available at online-only Auction. This lender-ordered auction features multiple warehouses, office spaces, transfer station, drying sheds and more. Online bidding ends for the Real Estate August 15<sup>th</sup> online bidding for the equipment ends August 17<sup>th</sup>. **Offered Exclusively by Weeks Auction Group**

**Auction Date:** Wednesday August 15, 2018 4:00 P.M.  
**Open House Dates:** Wednesday August 8, 2018 9:00 A.M. – 12:00 P.M.  
Wednesday August 15, 2018 9:00 A.M. – 12:00 P.M



## Property #1 - 6148 Nevils Daisy Road, Statesboro, Georgia



### Property Selling Features:

- Complete Peanut and Grain Buying Point Facility
- 6724 +/- Sq. Ft. Office / Warehouse with (2) Rollup Doors
- Truck Scales (10' X 60')
- 6700 Ton Peanut Warehouse (80' X 180' 14,400 Sq. Ft.)
- 2880 +/- Sq. Ft. Dump Shed
- Dump Pit with Elevator
- Trailer Hoist
- Transfer Station Includes
- (4) 75 Ton Overhead Bins
- 12' X 60' Semi Trailer Dump Lift
- 1325 +/- Sq. Ft. Testing Office
- 20' X 370' Drying Shed with Dryers for Trailer
- 60' X 14' Drying shed with Dryers for Semi Dryers
- Peanut Sampler
- 1325 +/- Sq. Ft. Testing Office
- Approximately 150,000 Bu Capacity Grain Facility with Dump sheds, Elevator, Dryer, and Holding Tanks

## Property #1 - 6148 Nevils Daisy Road, Statesboro, Georgia

**GPS Coordinate:** 32° 15.905'N 81° 45.693'W (6148 Nevils Daisy Road)

**Tax Parcel(s):** N01 000009 000  
N01 000008 000  
097 000009 002  
N02 000001 000

**Taxes (2017):**

N01 000009 000	\$965.62
N01 000008 000	\$2,229.71
097 000009 002	\$945.75
N02 000001 000	\$90.74



**Property #2 - 107 Nevils Denmark Rd, Statesboro, Georgia**



**Property Selling Features:**

- 8500 +/- Sq. Ft. (total space) Retail Store / Warehouse
  - 1200 Sq. Ft. Showroom / Office
  - Large Warehouse with repair area
  - (2) 12' Rollup Doors

**GPS Coordinate:** 32° 15.966'N 81° 45.566'W (107 Nevils Denmark Road)

**Tax Parcel:** N01 000026 000

**Taxes (2017):** N01 000026 000 \$561.31





# Property #1 - 6148 Nevils Daisy Rd Parcel Number N02 000001 000 Tax Card (Page 1)



### Summary

**Parcel Number** N02 000001 000  
**Location Address** NEVILS DAISY RD  
**Legal Description** DRYERS/BINS-MARTIN  
(Note: Not to be used on legal documents)  
**Class** C3-Commercial  
(Note: This is for tax purposes only. Not to be used for zoning.)  
**Zoning** GC  
**Tax District** County (District 04)  
**Millage Rate** 22.025  
**Acres** 5  
**Neighborhood** 000080 (000080)  
**Homestead Exemption** No (50)  
**Landlot/District** N/A  
**ACC/DES** 0 /  
**GMD** 1803

[View Map](#)



### Owner

ANDERSON J B PEANUT & GRAIN  
 6148 NEVILS DAISY ROAD  
 STATESBORO, GA 30458

### Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
COM	0080 - PRIMARY - 2	Acres	0	0	0	2	0
COM	0080 - SECONDARY - 2	Acres	0	0	0	2	0
COM	0080 - UNDEVELOPED - 2	Acres	0	0	0	1	0

### Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Pole Shed 4 sides open, metal	2013	60x130 / 0	1	\$31,266
Misc Structure	2010	0x0 / 0	0	\$43,000
Canopy Only	1970	20x370 / 0	1	\$5,040
Canopy Only	1970	60x60 / 0	0	\$2,861
Canopy Only	1970	24x66 / 0	0	\$1,439

### Sales

Sale Date	Sale Price	Grantor	Grantee
7/1/1972	\$0		ANDERSON J B PEANUT & GRAIN

### Valuation

	2018	2017	2016
Previous Value	\$107,350	\$107,350	\$111,076
Land Value	\$20,800	\$20,800	\$20,800
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$83,606	\$86,550	\$86,550
<b>- Current Value</b>	<b>\$104,406</b>	<b>\$107,350</b>	<b>\$107,350</b>
* Assessed Value	\$41,762	\$42,940	\$42,940

### Photos



**Property #1 - 6148 Nevils Daisy Rd  
Parcel Number N02 000001 000 Tax Card (Page 2)**



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

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# Property #1 - 6148 Nevils Daisy Rd Parcel Number N02 000001 000 Tax Map



- Legend**
- Parcels
  - Roads
  - Bulloch County Outlines

Parcel ID	N02 000001 000	Owner	ANDERSON J B PEANUT & GRAIN	Last 2 Sales			
Class Code	Commercial		6148 NEVILS DAISY ROAD	Date	Price	Reason	Qual
Taxing District	County	Physical Address	STATESBORO GA 30458	7/1/1972	0	NM	U
	County	Fair Market Value	NEVILS DAISY RD	n/a	0	n/a	n/a
Acres	5		Value \$104406				

(Note: Not to be used on legal documents)

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# Property #1 - 6148 Nevils Daisy Rd Parcel Number N01 000008 000 Tax Card (Page 1)



### Summary

**Parcel Number** N01 000008 000  
**Location Address** NEVILS GROVELAND RD  
**Legal Description** J B ANDERSON PEANUT & GRAIN  
(Note: Not to be used on legal documents)  
**Class** C3-Commercial  
(Note: This is for tax purposes only. Not to be used for zoning.)  
**Zoning** GC  
**Tax District** County (District 04)  
**Millage Rate** 22.025  
**Acres** 2.6  
**Neighborhood** 000080 (000080)  
**Homestead Exemption** No (50)  
**Landlot/District** N/A  
**ACC/DES** 0 /  
**GMD** 1803

[View Map](#)



### Owner

ANDERSON J B PEANUT & GRAIN CO  
 6148 NEVILS DAISY ROAD  
 STATESBORO, GA 30458

### Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
COM	0080 - PRIMARY - 2	Acres	0	0	0	1	0
COM	0080 - SECONDARY - 2	Acres	0	0	0	1.6	0

### Commercial Improvement Information

**Description** OFFICE BLDG  
**Value** \$19,504  
**Actual Year Built** 1967  
**Effective Year Built** 1985  
**Square Feet** 1377  
**Wall Height** 10  
**Wall Frames**  
**Exterior Wall** BRICK & CONC BLOCK  
**Roof Cover**  
**Interior Walls** 100  
**Floor Construction**  
**Floor Finish**  
**Ceiling Finish**  
**Lighting**  
**Heating** HEAT HOT AIR / AC CENTRAL  
**Number of Buildings** 1

**Description** WAREHOUSE  
**Value** \$203,959  
**Actual Year Built** 1970  
**Effective Year Built**  
**Square Feet** 14400  
**Wall Height** 18  
**Wall Frames**  
**Exterior Wall** METAL -LIGHT  
**Roof Cover**  
**Interior Walls** 100  
**Floor Construction**  
**Floor Finish**  
**Ceiling Finish**  
**Lighting**  
**Heating**  
**Number of Buildings** 1

**Property #1 - 6148 Nevils Daisy Rd  
Parcel Number N01 000008 000 Tax Card (Page 2)**

**Accessory Information**

Description	Year Built	Dimensions/Units	Identical Units	Value
Canopy Only	2013	1x2700 / 0	1	\$0
Canopy Only	1970	1x2700 / 0	0	\$0
Canopy, Service Station -con	1970	1x1071 / 0	0	\$0
Fire Fee-com		0x0 / 0	2	\$0

**Sales**

Sale Date	Sale Price	Grantor	Grantee
2/1/1983	\$0		ANDERSON J B PEANUT & GRAIN CO

**Valuation**

	2018	2017	2016
Previous Value	\$236,063	\$218,583	\$218,583
Land Value	\$12,600	\$12,600	\$12,600
+ Improvement Value	\$223,463	\$223,463	\$205,983
+ Accessory Value	\$0	\$0	\$0
<b>= Current Value</b>	<b>\$236,063</b>	<b>\$236,063</b>	<b>\$218,583</b>
* Assessed Value	\$94,425	\$94,425	\$87,433

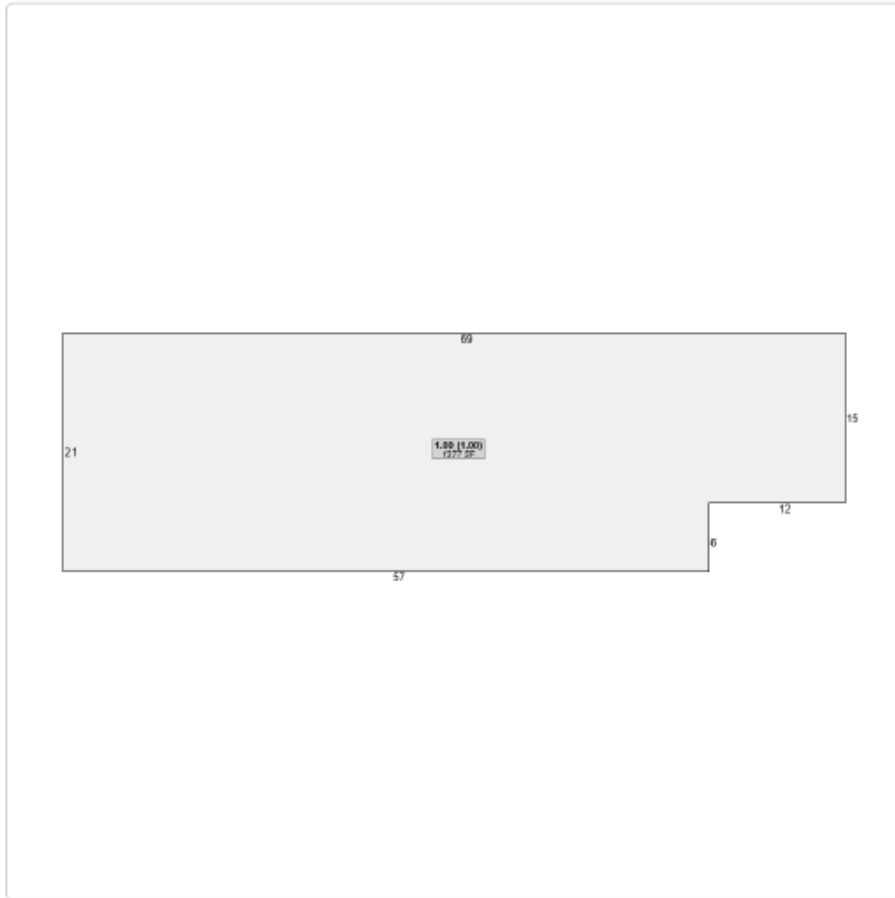
**Photos**



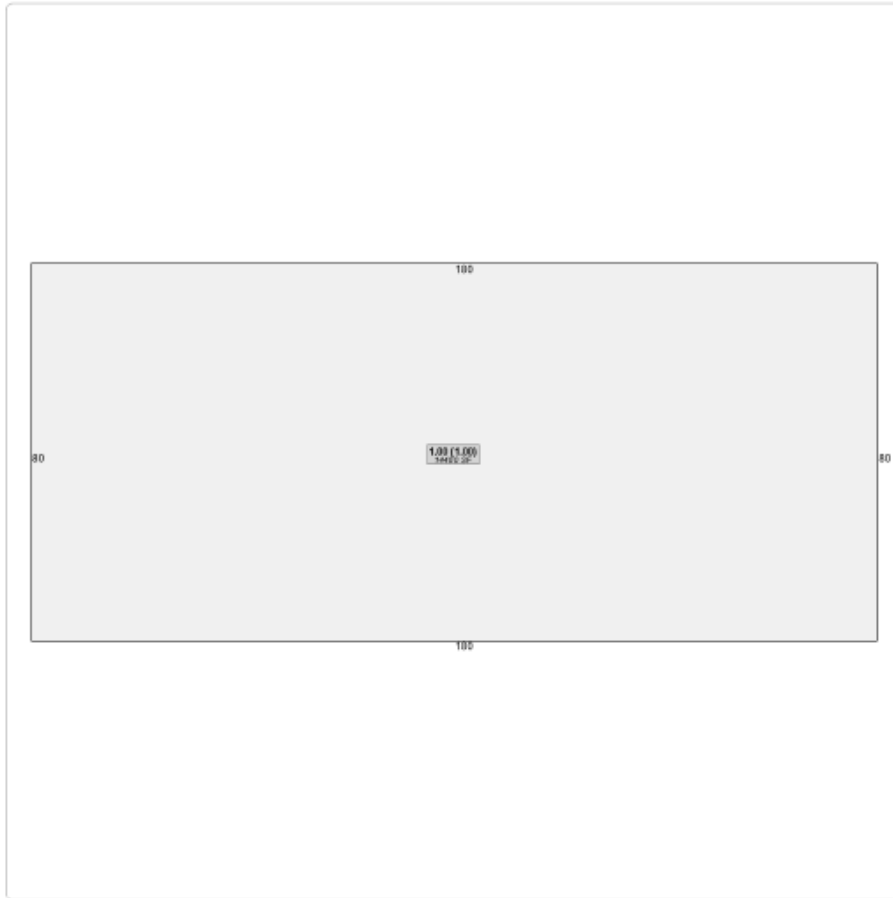
**Sketches**



**Property #1 - 6148 Nevils Daisy Rd**  
**Parcel Number N01 000008 000 Tax Card (Page 3)**



**Property #1 - 6148 Nevils Daisy Rd  
Parcel Number N01 000008 000 Tax Card (Page 4)**



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

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**Property #1 - 6148 Nevils Daisy Rd  
Parcel Number N01 000008 000 Tax Map**



- Legend**
- Parcels
  - Roads
  - Bulloch County Outlines

<b>Parcel ID</b>	N01 000008 000	<b>Owner</b>	ANDERSON J B PEANUT & GRAIN CO	<b>Last 2 Sales</b>			
<b>Class Code</b>	Commercial		6148 NEVILS DAISY ROAD	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	County		STATESBORO GA 30458	2/1/1983	0	NM	U
	County	<b>Physical Address</b>	NEVILS GROVELAND RD	n/a	0	n/a	n/a
<b>Acres</b>	2.6	<b>Fair Market Value</b>	Value \$236063				

*(Note: Not to be used on legal documents)*

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# Property #1 - 6148 Nevils Daisy Rd Parcel Number 097 00009 002 Tax Card



### Summary

**Parcel Number** 097 00009 002  
**Location Address** 21 MARTIN LANIER RD  
**Legal Description** 1.0 AC/MARTIN LANIER RD  
(Note: Not to be used on legal documents)  
**Class** R3-Residential  
(Note: This is for tax purposes only. Not to be used for zoning.)  
**Zoning** R-80  
**Tax District** County (District 04)  
**Millage Rate** 22.025  
**Acres** 1  
**Neighborhood** 000013 (000013)  
**Homestead Exemption** No (50)  
**Landlot/District** N/A  
**ACC/DES** 2 / C  
**GMD** 1803

[View Map](#)

### Owner

ANDERSON JOHN B PEANUT & GRAIN CO INC  
 6148 NEVILS DAISY RD  
 STATESBORO, GA 30458

### Rural Land

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

### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/28/2009	0195400128		\$0	NM		ANDERSON JOHN B PEANUT & GRAIN CO INC
1/1/1900	0137900236		\$0	NM		MARTIN GARY C & ETAL
1/1/1900			\$0	NM		MARTIN ROBERT C & MYRTLE S

### Valuation

	2018	2017	2016
Previous Value	\$10,301	\$12,117	\$12,201
Land Value	\$10,301	\$10,301	\$10,301
+ Improvement Value	\$0	\$0	\$1,816
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$10,301	\$10,301	\$12,117
* Assessed Value	\$4,120	\$4,120	\$4,847

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

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**Property #1 - 6148 Nevils Daisy Rd  
Parcel Number 097 000009 002 Tax Map**



- Legend**
- Parcels
  - Roads
  - Bulloch County Outlines

<b>Parcel ID</b>	097 000009 002	<b>Owner</b>	ANDERSON JOHN B PEANUT & GRAIN CO	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		INC	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	County		6148 NEVILS DAISY RD	9/28/2009	0	NM	U
	County		STATESBORO GA 30458	1/1/1900	0	NM	U
<b>Acres</b>	1	<b>Physical Address</b>	21 MARTIN LANIER RD				
		<b>Fair Market Value</b>	Value \$10301				

*(Note: Not to be used on legal documents)*

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# Property #1 - 6148 Nevils Daisy Rd Parcel Number N01 000009 000 Tax Card (Page 1)



### Summary

**Parcel Number** N01 000009 000  
**Location Address** 6148 NEVILS GROVELAND RD  
**Legal Description** LT 10 & 11-CHEM WHS/LANIER  
(Note: Not to be used on legal documents)  
**Class** C3-Commercial  
(Note: This is for tax purposes only. Not to be used for zoning.)  
**Zoning** GC  
**Tax District** County (District 04)  
**Millage Rate** 22.025  
**Acres** 0.35  
**Neighborhood** 000080 (000080)  
**Homestead Exemption** No (50)  
**Landlot/District** N/A  
**ACC/DES** 0 /  
**GMD** 1803

[View Map](#)



### Owner

ANDERSON JOHN B PEANUT & GRAIN CO  
 6148 NEVILS DAISY ROAD  
 STATESBORO, GA 30458

### Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
COM	0080 - PRIMARY - 2	Acres	0	0	0	0.35	0

### Commercial Improvement Information

**Description** WAREHOUSE - RETAIL - DISCOUNT  
**Value** \$44,663  
**Actual Year Built** 1990  
**Effective Year Built**  
**Square Feet** 323  
**Wall Height** 12  
**Wall Frames**  
**Exterior Wall** METAL -LIGHT  
**Roof Cover**  
**Interior Walls** 100  
**Floor Construction**  
**Floor Finish**  
**Ceiling Finish**  
**Lighting**  
**Heating**  
**Number of Buildings** 1

**Description** WAREHOUSE - PRE-FAB MTL  
**Value** \$42,517  
**Actual Year Built** 1990  
**Effective Year Built**  
**Square Feet** 6400  
**Wall Height** 12  
**Wall Frames**  
**Exterior Wall** METAL -LIGHT  
**Roof Cover**  
**Interior Walls** 100  
**Floor Construction**  
**Floor Finish**  
**Ceiling Finish**  
**Lighting**  
**Heating**  
**Number of Buildings** 1



# Property #1 - 6148 Nevils Daisy Rd Parcel Number N01 000009 000 Tax Card (Page 2)

### Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Fire Eoc-com		0x0 / 0	2	\$0

### Permits

Permit Date	Permit Number	Type	Description
10/03/2007	0900-T	ADDITION	
02/24/2003	0147	ADDITION	

### Sales

Sale Date	Sale Price	Grantor	Grantee
9/1/1989	\$0		ANDERSON JOHN B PEANUT & GRAIN CO

### Valuation

	2018	2017	2016
Previous Value	\$92,580	\$89,450	\$89,450
Land Value	\$5,400	\$5,400	\$5,400
+ Improvement Value	\$87,180	\$87,180	\$84,050
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$92,580	\$92,580	\$89,450
* Assessed Value	\$37,032	\$37,032	\$35,780

### Photos



### Sketches

# Property #1 - 6148 Nevils Daisy Rd Parcel Number N01 000009 000 Tax Card (Page 2)

### Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Fire Eoc-com		0x0 / 0	2	\$0

### Permits

Permit Date	Permit Number	Type	Description
10/03/2007	0900-T	ADDITION	
02/24/2003	0147	ADDITION	

### Sales

Sale Date	Sale Price	Grantor	Grantee
9/1/1989	\$0		ANDERSON JOHN B PEANUT & GRAIN CO

### Valuation

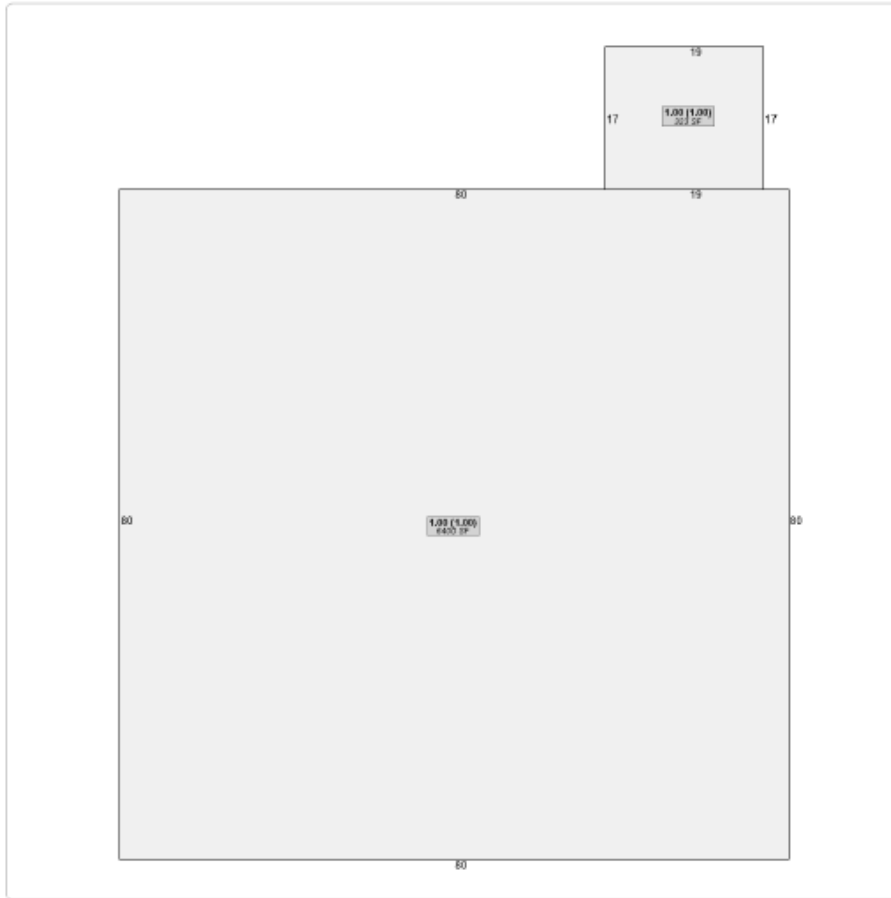
	2018	2017	2016
Previous Value	\$92,580	\$89,450	\$89,450
Land Value	\$5,400	\$5,400	\$5,400
+ Improvement Value	\$87,180	\$87,180	\$84,050
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$92,580	\$92,580	\$89,450
* Assessed Value	\$37,032	\$37,032	\$35,780

### Photos



### Sketches

**Property #1 - 6148 Nevils Daisy Rd  
Parcel Number N01 000009 000 Tax Card (Page 3)**



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

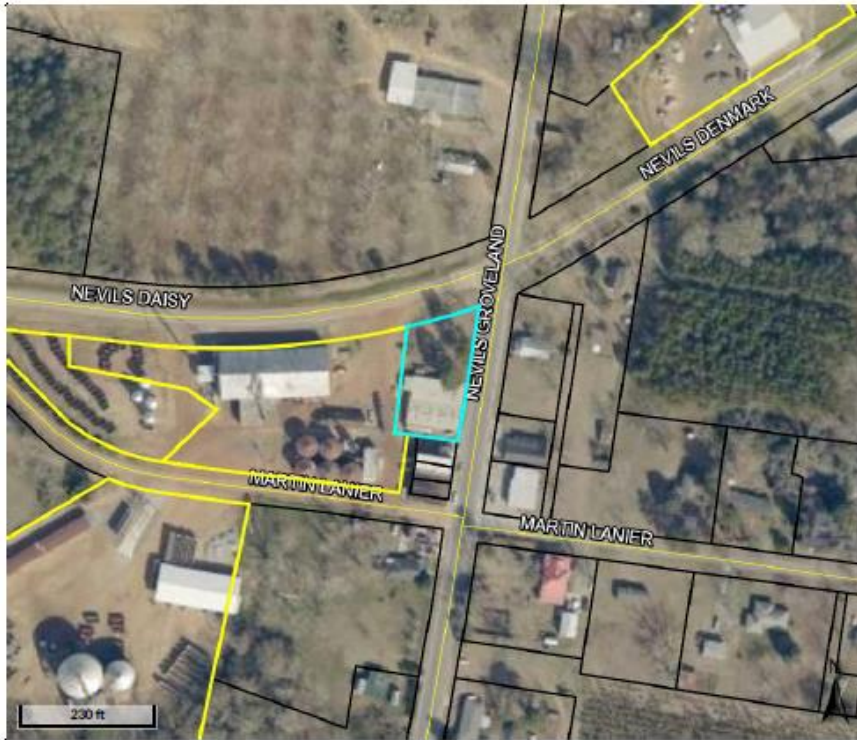
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**Property #1 - 6148 Nevils Daisy Rd  
Parcel Number N01 000009 000 Tax Map**



**Overview**

**Legend**

- Parcels
- Roads
- Bulloch County Outlines

<b>Parcel ID</b>	N01 000009 000	<b>Owner</b>	ANDERSON JOHN B PEANUT & GRAIN CO	<b>Last 2 Sales</b>			
<b>Class Code</b>	Commercial	<b>Physical Address</b>	6148 NEVILS DAISY ROAD	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	County		STATESBORO GA 30458	9/1/1989	0	NM	U
	County	<b>Fair Market Value</b>	6148 NEVILS GROVELAND RD	n/a	0	n/a	n/a
<b>Acres</b>	0.35						

*(Note: Not to be used on legal documents)*

Date created: 7/5/2018  
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Property #1 - 6148 Nevils Daisy Rd  
Deed (Page 1)

FILED  
BULLOCH COUNTY  
CLERK'S OFFICE

2018 JUL -5 P 1:52

After Recording Return to:  
R. Kenry Stone, Esq.  
P. O. Box 68  
Statesboro, GA 30461  
*R. Kenry Stone, Esq.*  
CLERK OF COURT

DOC# 005301  
RECORDED IN OFFICE  
7/5/2018 09:17 AM  
BK:2461 PG:325-327  
HEATHER BANKS McNEAL  
CLERK OF COURT  
BULLOCH

*Heather Banks McNeal*  
REAL ESTATE TRANSFER TAX  
PAID: \$0.00

PT-61 016-2018-001648

STATE OF GEORGIA  
COUNTY OF SCREVEN

Cross-Reference:  
Deed Book 2174, Page 75,  
Bulloch County Records.

**DEED UNDER POWER**

THIS INDENTURE, made this 3<sup>rd</sup> day of July, 2018, between JOHN B. ANDERSON PEANUT & GRAIN CO., INC., of Bulloch County, Georgia, hereinafter called the "Borrower", acting through its Attorney-in-Fact, BANK OF NEWINGTON, hereinafter called the "Lender"; and BANK OF NEWINGTON, a Georgia corporation having its principal office at P. O. Box 68, Newington, Georgia 30446, hereinafter called the "Grantee".

WITNESSETH:

WHEREAS, Borrower executed and delivered to Lender a promissory note dated April 12, 2013, in the original principal sum of One Million Five Hundred Ninety Five Thousand and No/100 Dollars (\$1,595,000.00), as amended by a Change in Terms Agreement dated April 17, 2017, and secured said note by a Deed to Secure Debt dated April 12, 2013, on the land herein described, which is recorded in Deed Book 2174, Pages 75-82, Bulloch County Records; reference being made to the provisions of such Deed to Secure Debt and the power of sale therein contained, all of which are made a part hereof by reference to the record thereof; and

WHEREAS, Borrower defaulted in the payment of said note, and because of such default, the Lender declared the whole amount of said loan due and payable immediately in accordance with said note and Deed to Secure Debt; and

WHEREAS, the Lender by virtue of the power of sale contained in said Deed to Secure Debt, did advertise for sale the lands herein described and embraced in said Deed to Secure Debt, once a week for four successive weeks next preceding the day of sale, said advertisement having been made in *The Statesboro Herald*, a newspaper which is published in Bulloch County, Georgia, stating that said land would be sold at public outcry at the courthouse in Bulloch County, Georgia, to the highest bidder for cash between the legal hours of sale, on the 3<sup>rd</sup> day of July, 2018; and

WHEREAS, the notice requirements of Act 579, Georgia Law 1981, page 834 (O.C.G.A. Section 44-14-162.2), were fully complied with; and

WHEREAS, said land was exposed for sale in accordance with the advertisement, when and where, BANK OF NEWINGTON being the highest bidder for cash, became the purchaser, at and for the sum hereinafter set forth as the consideration paid in cash for this conveyance.

## Property #1 - 6148 Nevils Daisy Rd Deed (Page 2)

NOW, THEREFORE, the premises considered, the Borrower, in consideration of the sum of **ONE MILLION FIVE HUNDRED THIRTY EIGHT THOUSAND AND NO/100 DOLLARS (\$1,538,000.00)**, cash in hand paid, at and before the sealing and delivery of these presents, receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto **BANK OF NEWINGTON**, its successors and assigns, the following described real property, to-wit:

### **PARCEL ONE:**

All that certain tract or parcel of land situate, lying and being in the 1803<sup>rd</sup> G.M.D. of Bulloch County, Georgia, containing **1.35 acres**, more or less, as more fully and accurately shown and designated on that certain survey prepared for John B. Anderson Peanut and Grain Company, Inc. and the Bank of Newington by John A. Dotson of Maxwell-Reddick & Associates, Inc., Georgia Registered Land Surveyor No. 2500, dated April 10, 2013, and recorded in the Office of the Clerk of the Superior Court of Bulloch County, Georgia, in Plat Book 65, Page No. 201.

This property has a current Parcel Identification Number of N01 000026 000.

### **PARCEL TWO:**

All that certain tract or parcel of land situate, lying and being in the 1803<sup>rd</sup> G.M.D. of Bulloch County, Georgia, and being designated as **Parcel "A"**, containing **.0419 acre**, more or less, as more fully and accurately shown and designated on that certain survey of three parcels prepared for John B. Anderson Peanut and Grain Company, Inc. and the Bank of Newington by John A. Dotson of Maxwell-Reddick & Associates, Inc., Georgia Registered Land Surveyor No. 2500, dated April 10, 2013, and recorded in the Office of the Clerk of the Superior Court of Bulloch County, Georgia, in Plat Book 65, Page No. 202.

This property has a current Parcel Identification Number of N01 000009 000.

### **PARCEL THREE:**

All that certain tract or parcel of land situate, lying and being in the 1803<sup>rd</sup> G.M.D. of Bulloch County, Georgia, and being designated as **Parcel "B"**, containing **2.88 acres**, more or less, as more fully and accurately shown and designated on that certain survey of three parcels prepared for John B. Anderson Peanut and Grain Company, Inc. and the Bank of Newington by John A. Dotson of Maxwell-Reddick & Associates, Inc., Georgia Registered Land Surveyor No. 2500, dated April 10, 2013, and recorded in the Office of the Clerk of the Superior Court of Bulloch County, Georgia, in Plat Book 65, Page No. 202.

This property is comprised of two Parcel Identification Numbers: N01 000008 000 and 097 000009 002.

### **PARCEL FOUR:**

All that certain tract or parcel of land situate, lying and being in the 1803<sup>rd</sup> G.M.D. of

**Property #1 - 6148 Nevils Daisy Rd  
Deed (Page 3)**

Bulloch County, Georgia, and being designated as Parcel "C", containing 4.9 acres, more or less, as more fully and accurately shown and designated on that certain survey of three parcels prepared for John B. Anderson Peanut and Grain Company, Inc. and the Bank of Newington by John A. Dotson of Maxwell-Reidick & Associates, Inc., Georgia Registered Land Surveyor No. 2500, dated April 10, 2013, and recorded in the Office of the Clerk of the Superior Court of Bulloch County, Georgia, in Plat Book 65, Page No. 202.

This property has a current Parcel Identification Number of N02 000001 000.

TO HAVE AND TO HOLD the above-granted property with all and singular the rights, members and appurtenances thereto belonging or in anywise appertaining to the only benefit or behoof of said Grantee, its successors and assigns, forever in fee simple in as full and ample a manner as the same was held and enjoyed by said Borrower.

IN WITNESS WHEREOF, the Borrower, acting herein by and through said Attorney-in-Fact, BANK OF NEWINGTON, has hereunto set its hand and affixed its seal and delivered these presents the day and year first above written.

**BANK OF NEWINGTON, as Attorney-in-Fact for  
John B. Anderson Peanut & Grain Co., Inc.**

By:   
\_\_\_\_\_

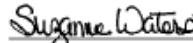
Title: **H. E. SHEPPARD, JR., CHAIRMAN**  
\_\_\_\_\_

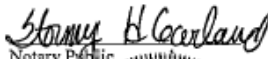
Attest:   
\_\_\_\_\_

Title: **H. E. SHEPPARD, III., PRESIDENT**  
\_\_\_\_\_



Signed, sealed & delivered  
in the presence of:

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Notary Public







**Property #2 - 107 Nevils Denmark Road, Statesboro, Georgia 30458**



8500 +/- Sq. Ft. Retail Store / Warehouse

- 1200 Sq. Ft. Showroom / Office
- (2) 12' Rollup Doors

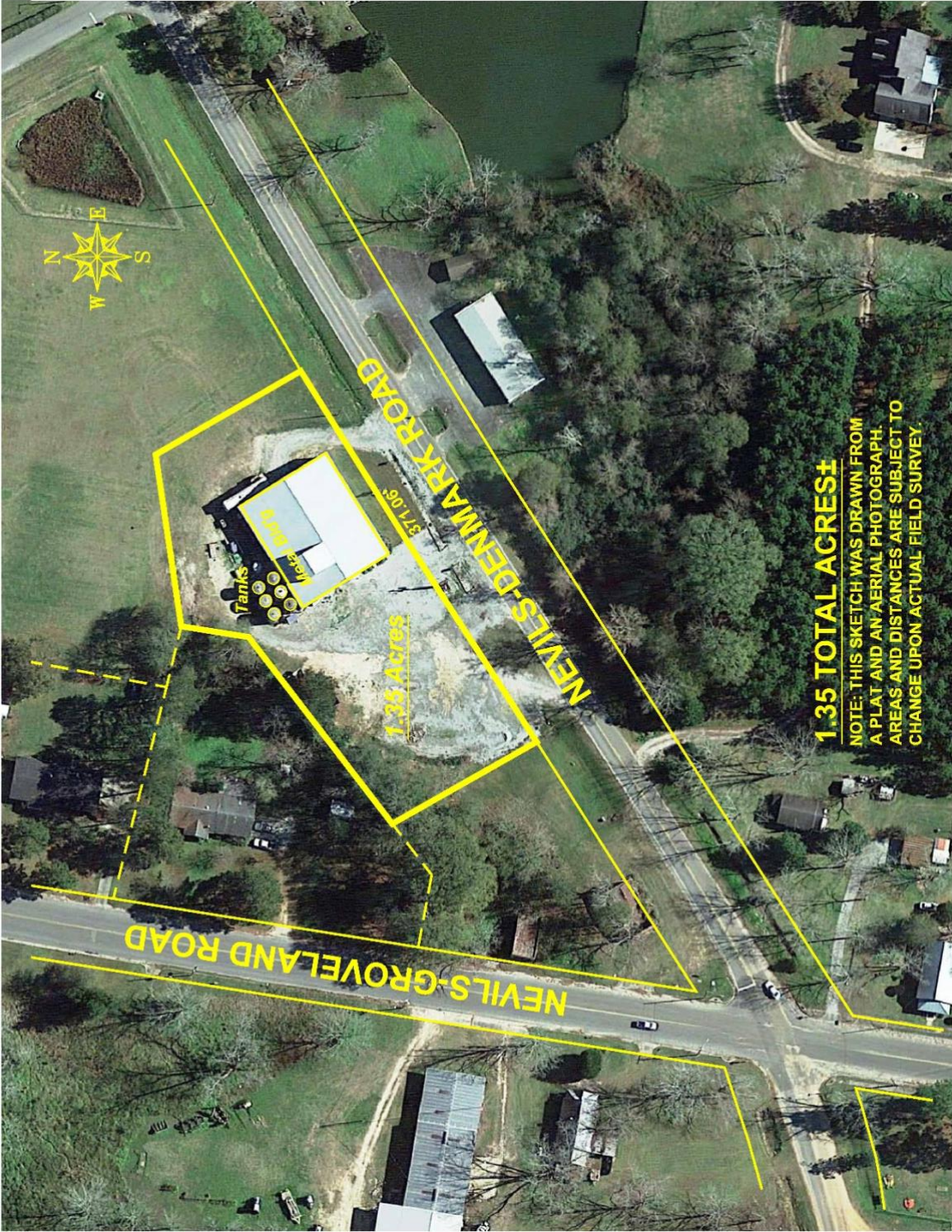
**Tax Parcel:** N01 000026 000

**Taxes (2017):** N01 000026 000 \$561.31

**For More Information Contact:** Mark L Manley CAI, AARE  
Weeks Auction Group  
(229) 891-1377  
Mark@BidWeeks.com



Property #2 - 107 Nevils Denmark Rd  
Auction Map



# Property #2 - 107 Nevils Denmark Rd Parcel Number N01 000026 000 (Page 1)



### Summary

**Parcel Number** N01 000026 000  
**Location Address** 107 NEVILS DAISY RD  
**Legal Description** FERT. PLANT/NEVILS DAISY RD  
(Note: Not to be used on legal documents)  
**Class** C3-Commercial  
(Note: This is for tax purposes only. Not to be used for zoning.)  
**Zoning** GC  
**Tax District** County (District 04)  
**Millage Rate** 22.025  
**Acres** 1.51  
**Neighborhood** 000080 (000080)  
**Homestead Exemption** No (50)  
**Landlot/District** N/A  
**ACC/DES** 0 /  
**GMD** 1803



[View Map](#)

### Owner

ANDERSON J B PEANUT & GRAIN  
 6148 NEVILS DAISY ROAD  
 STATESBORO, GA 30458

### Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
COM	0080 - PRIMARY - 2	Acres	0	0	0	0.6	0
COM	0080 - SECONDARY - 2	Acres	0	0	0	0.91	0

### Commercial Improvement Information

**Description** WAREHOUSE - RETAIL - DISCOUNT  
**Value** \$46,708  
**Actual Year Built** 1976  
**Effective Year Built** 1985  
**Square Feet** 7500  
**Wall Height** 20  
**Wall Frames**  
**Exterior Wall** FRAME  
**Roof Cover**  
**Interior Walls** 100  
**Floor Construction**  
**Floor Finish**  
**Ceiling Finish**  
**Lighting**  
**Heating**  
**Number of Buildings** 1

### Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Fire Foc-com		0x0 / 0	1	\$0

### Sales

Sale Date	Sale Price	Grantor	Grantee
1/1/1900	\$0		ANDERSON J B PEANUT & GRAIN



**Property #2 - 107 Nevils Denmark Rd  
Parcel Number N01 000026 000 (Page 2)**

**Valuation**

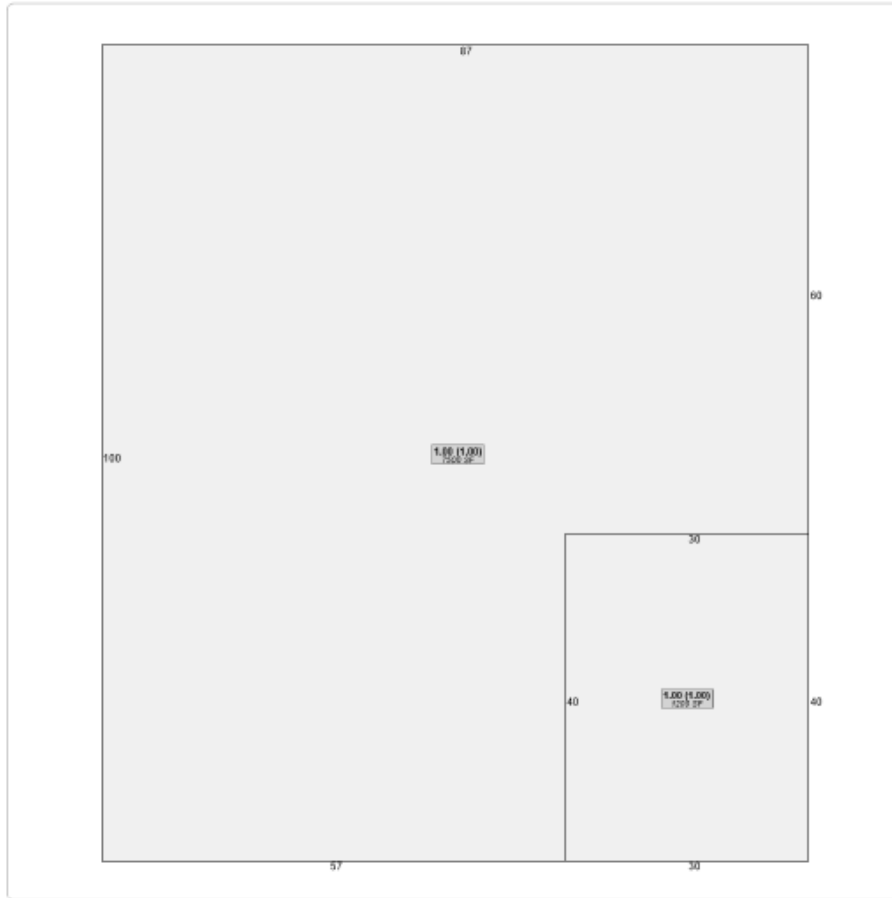
	2018	2017	2016
Previous Value:	\$56,108	\$56,408	\$56,408
Land Value:	\$9,400	\$9,400	\$9,400
+ Improvement Value:	\$46,708	\$46,708	\$47,008
+ Accessory Value:	\$0	\$0	\$0
<b>= Current Value</b>	<b>\$56,108</b>	<b>\$56,108</b>	<b>\$56,408</b>
* Assessed Value:	\$22,443	\$22,443	\$22,563

**Photos**



**Sketches**

**Property #2 - 107 Nevils Denmark Rd  
Parcel Number N01 000026 000 (Page 3)**



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

The Bulloch County Assessor Office 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.

Last Data Upload: 7/5/2018, 12:29:53 AM

Developed by  
**Schneider**  
NEOSPATIAL

**Property #2 - 107 Nevils Denmark Rd  
Parcel Number N01 000026 000 Tax Map**



- Legend**
- Parcels
  - Roads
  - Bulloch County Outlines

<b>Parcel ID</b>	N01 000026 000	<b>Owner</b>	ANDERSON J B PEANUT & GRAIN	<b>Last 2 Sales</b>			
<b>Class Code</b>	Commercial		6148 NEVILS DAISY ROAD	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	County		STATESBORO GA 30458	1/1/1900	0	NM	U
	County	<b>Physical Address</b>	107 NEVILS DAISY RD	n/a	0	n/a	n/a
<b>Acres</b>	1.51	<b>Fair Market Value</b>	Value \$56108				

*(Note: Not to be used on legal documents)*

Date created: 7/5/2018  
 Last Data Uploaded: 7/5/2018 12:29:53 AM  
 Developed by Schneider  
 GEOSPATIAL

**Property #2 - 107 Nevils Denmark Rd**  
**Legal Description**

All that certain tract or parcel of land situate, lying and being in the 1803<sup>rd</sup> G.M.D. of Bulloch County, Georgia, containing 1.35 acres, more or less, as more fully and accurately shown and designated on that certain survey prepared for John B. Anderson Peanut and Grain Company, Inc. and the Bank of Newington by John A. Dotson of Maxwell-Reddick & Associates, Inc., Georgia Registered Land Surveyor No. 2500, dated April 10, 2013, and recorded in the Office of the Clerk of the Superior Court of Bulloch County, Georgia, in Plat Book 65, Page No. 201.

This property has a current Parcel Identification Number of N01 000026 000.



