

# Property Information Package

**79 +/- Acres Located in Lee County, Georgia  
400 Philema Road North  
Leesburg, Georgia**

**Online Only Auction  
Bidding Ends September 6, 2018**

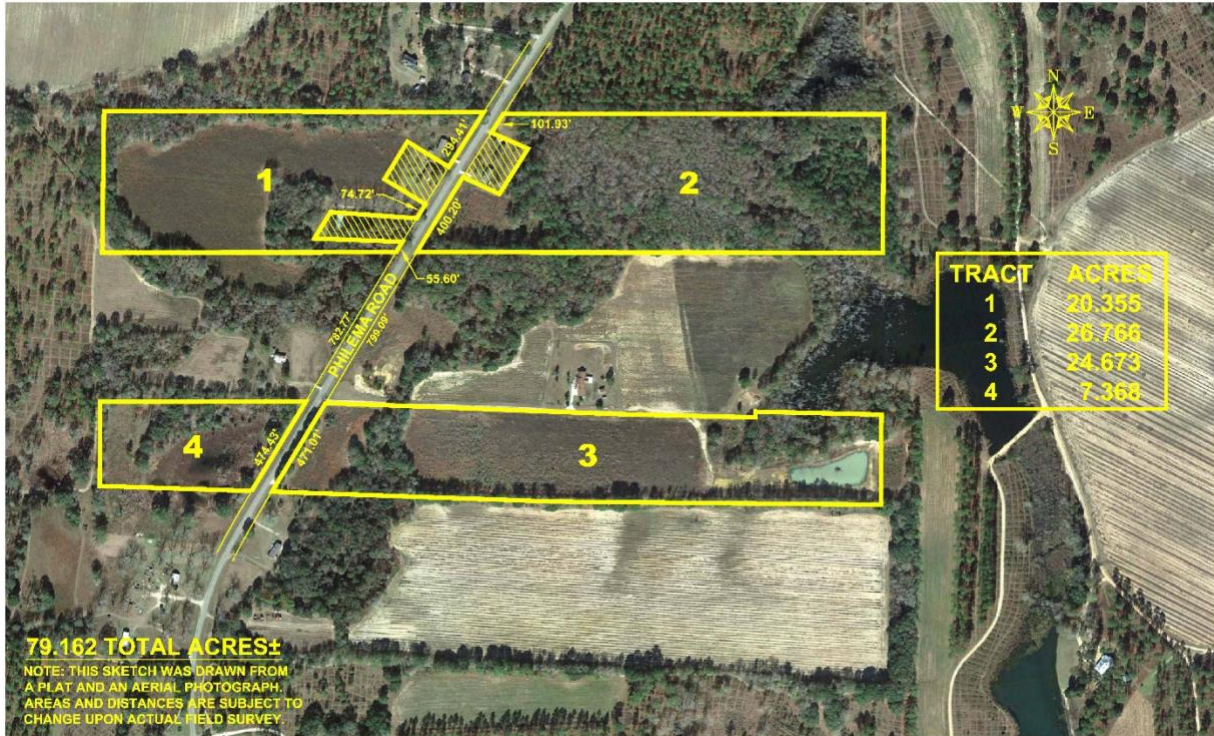


**[www.WeeksAuctionGroup.com](http://www.WeeksAuctionGroup.com)  
Final Contract to Include a 10% Buyer's Premium**

Selling at absolute auction with no reserves, 79+/- acres offered in 4 tracts. Located just 14 miles from Albany and 8 miles from Leesburg, this property features abundant wildlife and great home sites. Browse and bid today!

**Auction Date and Time:** Thursday - September 6, 2018 4:00 P.M.

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



**Important Selling Features:**

- 79 +/- Acres located in the Heart of Lee County
- Offered in 4 Tracts
- Charming Country Mobile Home (Tract 1)
- Well (Tract 1)
- Abundant Wildlife
- Great Homesite Opportunity
- 8 miles from Leesburg
- 14 miles from Albany

**Tract 1** – 20.3 +/- Acres with Well and Home

**Tract 2** – 26.7 +/- Acres

**Tract 3** – 24.6 +/- Acres

**Tract 4** – 7.3 +/- Acres

## Property Details



**Property Address:** 400 Philema Road North, Leesburg, GA 31763

**Method of Sale:** This property is being offered via online only auction by Weeks Auction Group, Inc.

**Tax Parcels:** 039 196006

**Tax Amount (2017):** \$1,386.44

**For More Information, or to Schedule a Viewing, Contact:**

Cameron Morris  
Weeks Auction Group, Inc.  
(229) 881-7643  
Cameron@BidWeeks.com

# Tax Card



## Summary

Parcel Number 039 196006  
 Location Address LL 196 DIST 1  
 Legal Description LL 196 DIST 1  
 (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 03)  
 Millage Rate 32.206  
 Acres 64  
 Homestead Exemption No (50)  
 Landlot/District 196 / 01

[View Map](#)

## Owner

JOHNSON WILLIAM HEIRS C/O  
 C/C MICHAEL C HALL ATTY  
 PO DRAWER 70639  
 ALBANY, GA 31708

## Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	4	2
RUR	Open Land	Rural	5	2
RUR	Open Land	Rural	8	3
RUR	Woodlands	Rural	1	3
RUR	Woodlands	Rural	2	9
RUR	Woodlands	Rural	6	1
RUR	Woodlands	Rural	7	2
RUR	Woodlands	Rural	9	14
RUR	Open Land	Rural	2	25
RUR	Open Land	Rural	3	3

## Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
**REAR PHOTO OF BUILDING	2004	0x0 / 0	0	\$0
RS1 FRAME,MTL-BLOCK UTIL	2004	10x20 / 0	0	\$300
*Site Improvement E Grade		1x1 / 1	1	\$1,500

## Valuation

	2017	2016	2015
Previous Value	\$108,600	\$108,600	\$108,600
Land Value	\$106,800	\$106,800	\$106,800
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$1,800	\$1,800	\$1,800
= Current Value	\$108,600	\$108,600	\$108,600

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

The Lee 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.

Developed by

Last Data Upload: 6/28/2018, 9:24:54 PM

# Tax Map



- Legend**
- Parcels
  - Roads

Parcel ID 039 196006  
 Class Code Agricultural  
 Taxing District COUNTY UNINCORPORATED  
 COUNTY UNINCORPORATED  
 Acres 64

Owner JOHNSON WILLIAM HEIRS C/O  
 C/C MICHAEL C HALL ATTY  
 PO DRAWER 70639  
 ALBANY GA 31708  
 Physical Address n/a  
 Assessed Value Value \$108600

Last 2 Sales			
Date	Price	Reason	Qual
n/a	0	n/a	n/a
n/a	0	n/a	n/a

(Note: Not to be used on legal documents)

Date created: 8/13/2018  
 Last Data Uploaded: 8/2/2018 9:34:11 PM



# Tax Bill

## 2017 Property Tax Statement

Susan F. Smith  
Lee County Tax Commissioner  
P O Box 9  
Leesburg, GA 31763

**MAKE CHECK OR MONEY ORDER PAYABLE TO:**  
Lee County Tax Commissioner

JOHNSON WILLIAM HEIRS C/O  
C/C MICHAEL C HALL ATTY  
PO DRAWER 70639  
ALBANY, GA 31708

Bill No.	Due Date	TOTAL DUE
2017-20100		.00

Map : 039 196 006

Last payment made on: 09/27/2017

Printed: 08/23/2018

**Location:**

Certain persons are eligible for certain homestead exemptions from ad valorem taxation in addition to the regular homestead exemption authorized for all homeowners. The full law relating to each exemption must be referred to in order to determine eligibility. If you are eligible for one of these exemptions and are not now receiving the benefit, you must apply for the exemption no later than April 1st in order to receive the exemption in future years. For more information, or if you feel your property value is too high, contact the Tax Assessor's Office at 229-759-6010. Tax returns should be filed with the Tax Assessor's Office no later than April 1st.

**RETURN THIS PORTION WITH PAYMENT**

(Interest will be added per month if not paid by due date)



Susan F. Smith  
Lee County Tax Commissioner  
P O Box 9  
Leesburg, GA 31763



**Tax Payer:** JOHNSON WILLIAM HEIRS C/O  
**Map Code:** 039 196 006 **REAL**  
**Description:** LL 196 DIST 1  
**Location:**  
**Bill No:** 2017-20100  
**District:** 003 LEE COUNTY

Phone: (229) 759-6015 Fax: (229) 759-6041

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions	
1,800	106,800	64.0000	108,600					
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	108,600.00	43440.00		43,440.00	.0000			.00
COUNTY M&O	108,600.00	43440.00		43,440.00	17.0410	740.26		613.42
SALES TAX ROLLBACK				43,440.00	-2.9200		-126.84	
SCHOOL M&O	108,600.00	43440.00		43,440.00	17.3950	755.64		755.64
SCHOOL BOND	108,600.00	43440.00		43,440.00	.4000	17.38		17.38
<b>TOTALS</b>					<b>31.9160</b>	<b>1,513.28</b>	<b>-126.84</b>	<b>1,386.44</b>

This gradual reduction and elimination of the state property tax millage rate is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate.

Interest and Penalties will apply after the due date as mandated by O.C.G.A 48-2-40 and 48-2-44.  
If a receipt is desired, please include a self addressed, stamped envelope with your payment.  
An after hours drop box is available in front of the tax office for your convenience.  
\*\* Online payments can be made @ [www.leegatax.com](http://www.leegatax.com) \*\*

Current Due	1,386.44
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	1,386.44
Back taxes	0.00
<b>TOTAL DUE</b>	<b>.00</b>

Printed: 08/23/2018

## Tract 1 Legal Description

### TRACT "C"

*For a commencement point, start at a point on the west margin of Philema Road where it intersects the south lot line of Land Lot 196; run thence north 89 degrees 33 minutes 10 seconds west along the south lot line of Land Lot 196 a distance of 393.50 feet to the common corner for Land Lots 196, 195, 166, and 165; run thence north 00 degrees 27 minutes 31 seconds east along the west lot line of Land Lot 196 a distance of 741.70 feet to an iron pin set; run thence north 00 degrees 27 minutes 31 seconds east along the west lot line of Land Lot 196 a distance of 381.16 feet to an iron pin set; run thence north 00 degrees 27 minutes 31 seconds east along the west lot line of Land Lot 196 a distance of 662.57 feet to an iron pin set and the POINT OF BEGINNING. From said point of beginning go thence north 00 degrees 27 minutes 31 seconds east along the west lot line of Land Lot 196 a distance of 642.76 feet to an iron pin found; run thence north 89 degrees 54 minutes 27 seconds east a distance of 1,295.78 feet to an iron pin found; run thence north 89 degrees 58 minutes 42 seconds east a distance of 429.26 feet to an iron pin set on the west margin of Philema Road; run thence southwesterly along a curve to the right with a radius of 18,347.73 feet, a delta angle of 08 degrees 55 minutes 10 seconds, an arc distance of 294.41 feet, the chord of which bears south 32 degrees 25 minutes 29 seconds west along the west margin of Philema Road a distance of 294.41 feet to an iron pin set; run thence north 58 degrees 46 minutes 16 seconds west a distance of 219.78 feet to an iron pin set; run thence south 31 degrees 13 minutes 44 seconds west a distance of 200 feet to an iron pin set; run thence south 58 degrees 46 minutes 16 seconds east a distance of 218.30 feet to an iron pin set on the west margin of Philema Road; run thence southwesterly along a curve to the right with a radius of 18,347.73 feet, a delta angle of 0 degrees 05 minutes 04 seconds, an arc distance of 27.07 feet, the chord of which bears south 31 degrees 17 minutes 53 seconds west along the west margin of Philema Road a distance of 27.07 feet to an iron pin set on the west margin of Philema Road; run thence south 31 degrees 15 minutes 21 seconds west along the west margin of Philema Road a distance of 47.65 feet to an iron pin set on the west margin of Philema Road; run thence north 86 degrees 06 minutes 48 seconds west a distance of 392.87 feet to a spike*

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*found; run thence south 31 degrees 17 minutes 02 seconds west a distance of 140.62 feet to an iron pin set; run thence south 88 degrees 06 minutes 35 seconds east a distance of 400.41 feet to an iron pin set on the west margin of Philema Road; run thence south 31 degrees 15 minutes 21 seconds west along the west margin of Philema Road a distance of 55.60 feet to an iron pin set on the west margin of Philema Road; run thence south 89 degrees 39 minutes 11 seconds west a distance of 1,334.97 feet to an iron pin set and the point of beginning. Said tract containing 20.355 acres more or less.*

## Tract 2 Legal Description

### TRACT "D"

*For a commencement point, start at a point on the east margin of Philema Road where it intersects the south lot line of Land Lot 196; run thence south 89 degrees 33 minutes 10 seconds east along the south lot line of Land Lot 196 a distance of 3,076.69 feet to the common corner for Land Lots 196, 201, 202, and 195; run thence north 00 degrees 24 minutes 43 seconds east along the east lot line of Land Lot 196 a distance of 684.40 feet to an iron pin set; run thence north 00 degrees 24 minutes 43 seconds east along the east lot line of Land Lot 196 a distance of 408.71 feet to an iron pin set; run thence north 00 degrees 24 minutes 43 seconds east along the east lot line of Land Lot 196 a distance of 739.42 feet to an iron pin set and the POINT OF BEGINNING. From said point of beginning go thence south 89 degrees 54 minutes 35 seconds west a distance of 2,116.43 feet to an iron pin found on the east margin of Philema Road; run thence north 31 degrees 15 minutes 21 seconds east along the east margin of Philema Road a distance of 170.23 feet to an iron pin set on the east margin of Philema Road; run thence northeasterly along a curve to the right with a radius of 18,267.73 feet, a delta angle of 0 degrees 43 minutes 17 seconds, an arc distance of 229.97 feet, the chord of which bears north 31 degrees 36 minutes 59 seconds east along the east margin of Philema Road a distance of 229.97 feet to an iron pin set; run thence south 65 degrees 12 minutes 22 seconds east a distance of 182.29 feet to an iron pin set; run thence north 32 degrees 06 minutes 46 seconds east a distance of 243.51 feet to an iron pin set; run thence north 66 degrees 37 minutes 06 seconds west a distance of 181.91 feet to an iron pin set on the east margin of Philema Road; run thence northeasterly along a curve to the right with a radius of 18,267.73 feet, a delta angle of 01 degrees 19 minutes 11 seconds, an arc distance of 101.93 feet, the chord of which bears north 32 degrees 53 minutes 13 seconds east along the east margin of Philema Road a distance of 101.93 feet to an iron pin set on the east margin of Philema Road; run thence north 89 degrees 54 minutes 56 seconds east a distance of 1,728.76 feet to an iron pin found on the east lot line of Land Lot 196; run thence south 00 degrees 24 minutes 43 seconds west along the east lot line of Land Lot 196 a distance of 628.18 feet to an iron pin set and the point of beginning. Said tract containing 26.766 acres more or less.*

All as depicted on that certain "Plat of Survey for Heirs of William Johnson" prepared by Larry Burnsed (Georgia Registered Land Surveyor No. 2634) dated September 28, 2009, which was duly recorded at Plat Cabinet F, Slide F-42D of the Lee County Land Records, and which contains a total of 79.162 acres more or less.



## Tract 3 Legal Description

### TRACT "B"

*For a commencement point, start at a point on the east margin of Philema Road where it intersects the south lot line of Land Lot 196; run thence south 89 degrees 33 minutes 10 seconds east along the south lot line of Land Lot 196 a distance of 3,076.69 feet to the common corner for Land Lots 196, 201, 202, and 195; run thence north 00 degrees 24 minutes 43 seconds east along the east lot line of Land Lot 196 a distance of 684.40 feet to an iron pin set and the POINT OF BEGINNING. From said point of beginning go thence north 89 degrees 26 minutes 26 seconds west a distance of 1,503.37 feet to an iron pin set; run thence north 87 degrees 59 minutes 28 seconds west a distance of 1,264.66 feet to an iron pin set on the east margin of Philema Road; run thence north 31 degrees 15 minutes 21 seconds east along the east margin of Philema Road a distance of 471.01 feet to an iron pin set; run thence south 87 degrees 48 minutes 37 seconds east a distance of 1,338.13 feet to an iron pin set; run thence south 88 degrees 38 minutes 49 seconds east a distance of 616.76 feet to an iron pin set; run thence north 01 degrees 20 minutes 31 seconds east a distance of 26.13 feet to an iron pin set; run thence south 88 degrees 39 minutes 29 seconds east a distance of 571.53 feet to an iron pin set on the east lot line of Land Lot 196; run thence south 00 degrees 24 minutes 43 seconds west along the east lot line of Land Lot 196 a distance of 408.71 feet to an iron pin set and the point of beginning. Said tract containing 24.673 acres more or less.*

## Tract 4 Legal Description

### TRACT "A"

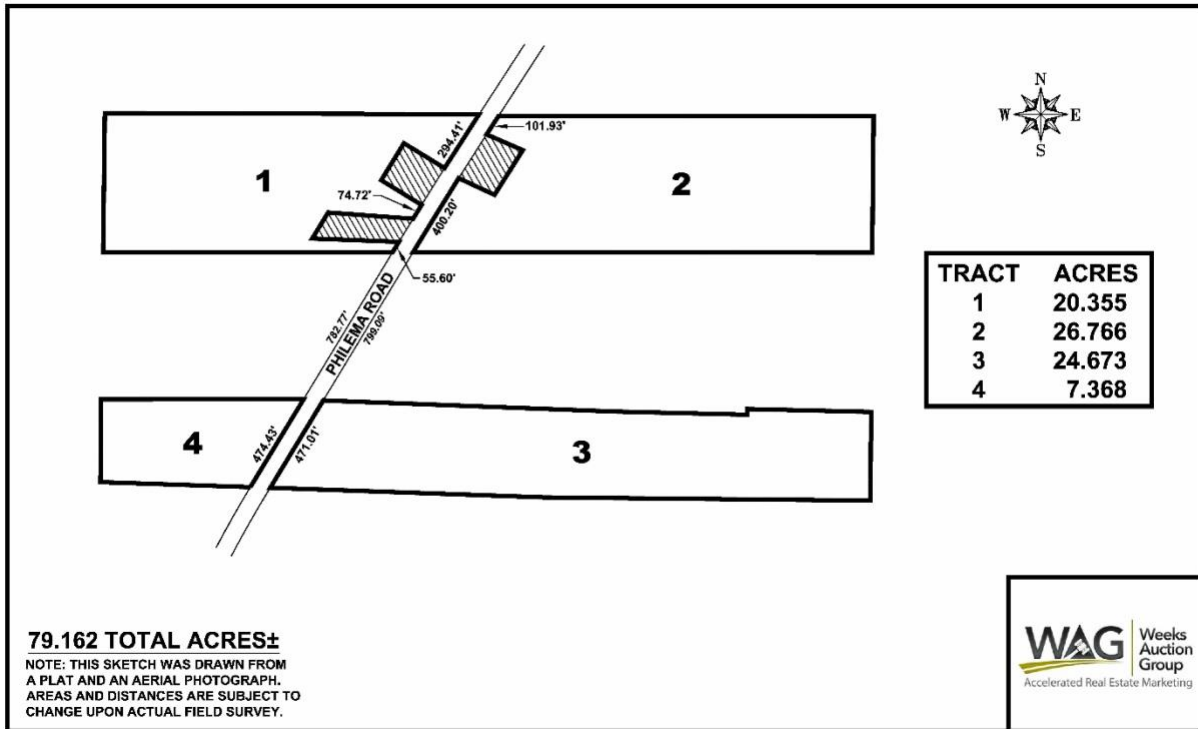
*For a commencement point, start at a point on the west margin of Philema Road where it intersects the south lot line of Land Lot 196; run thence north 89 degrees 33 minutes 10 seconds west along the south lot line of Land Lot 196 a distance of 393.50 feet to the common corner for Land Lots 196, 195, 166, and 165; run thence north 00 degrees 27 minutes 31 seconds east along the west lot line of Land Lot 196 a distance of 741.70 feet to an iron pin set and the POINT OF BEGINNING. From said point of beginning go thence north 00 degrees 27 minutes 31 seconds east a distance of 381.16 feet to an iron pin set; run thence north 89 degrees 54 minutes 35 seconds east a distance of 934.10 feet to an iron pin set on the west margin of Philema Road; run thence south 31 degrees 15 minutes 21 seconds west along the west margin of Philema Road a distance of 474.43 feet to an iron pin set; run thence north 88 degrees 05 minutes 51 seconds*

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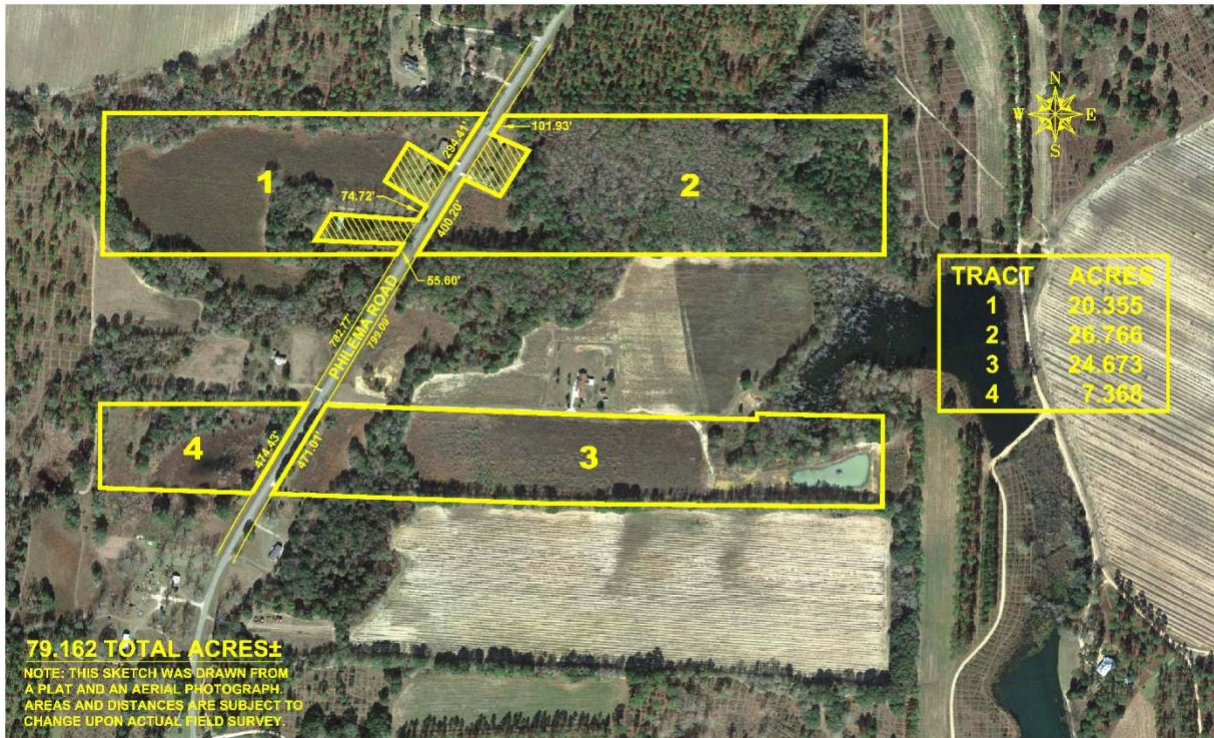
*west a distance of 691.37 feet to the point of beginning. Said tract containing 7.368 acres more or less.*



# Auction Divisions – Page 1



## Auction Aerial Overlay



***Go Bid Now!***

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