

Property Information Package

**The Estelle Newkirk Estate
61+/- Acres Located in Worth County, Georgia
415 Shingler Little River Road
Sumner, Georgia**

**Online Only Auction
Bidding Ends November 27, 2018**



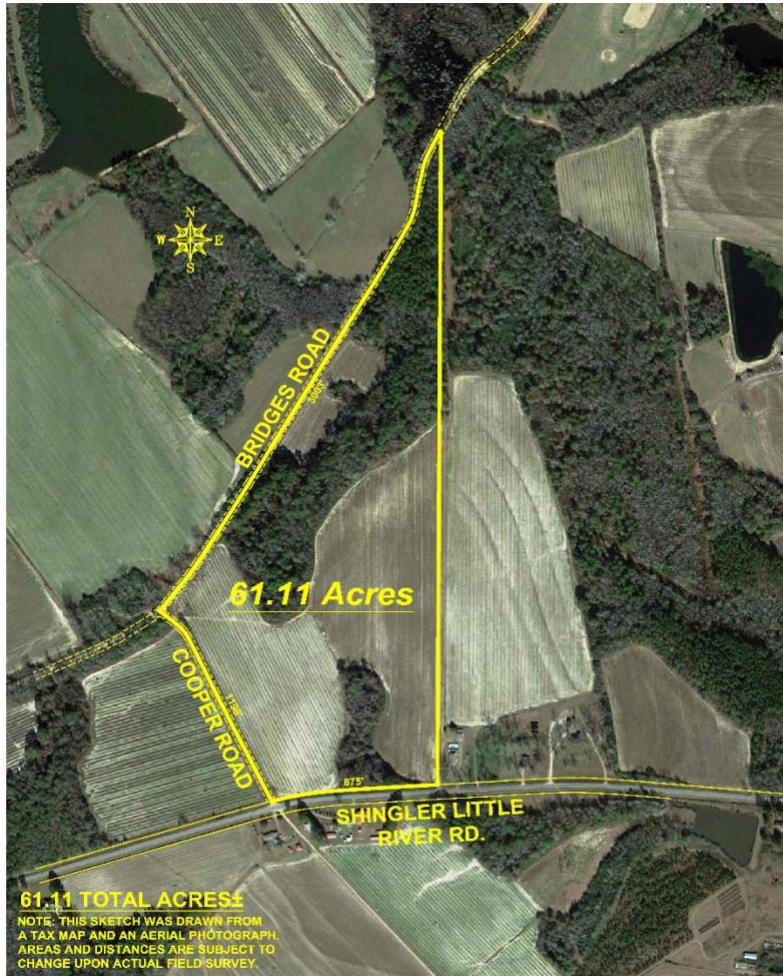
www.WeeksAuctionGroup.com

Final Contract to Include a 10% Buyer's Premium

The Estelle Newkirk Auction is a 61+/- acre farm located in Worth County only six miles from Sylvester and six miles from Sumner. This farm is comprised of approximately 38 acres of dry-land cultivation and 23 acres of merchantable timberland. The right size property, in the right location. You name the price!

Auction Date and Time: November 27, 2018 4:00 P.M.

Open House Dates and Times: Drive by at any time or by appointment.
Call Cameron Morris (229)881-7643



Important Selling Features:

- 61+/- Acres
- 38+/- Acres in Dryland Cultivation
- 23+/- Acres in Merchantable Timberland
- Abundant Wildlife
- 6 miles from Sumner
- 6 miles from Sylvester
- Great Addition to a Current Farming Operation!
- Borders Cooper Road
- Borders Bridges Road

Property Details

Property Address: 415 Shingler Little River Road, Sumner, GA 31789

Method of Sale: This property is being offered via online only auction on Weeks Auction Group

Tax Parcel: 008 00038

Tax Amount (2018): \$2,572.41

GPS Coordinates: 31.583982, -83.767256

Driving Directions from Sylvester: In Sylvester at the intersection of US Hwy 82/520 and GA Hwy 33/112 take GA Hwy 33/112 north for approximately 3/10 miles. Veer right to stay on GA Hwy 112 and travel approximately 4.3 miles to Shingler Sumner Road on the right. Turn right onto Shingler Sumner Road and then take an immediate left onto Shingler Little River Road. Travel approximately 1.2 miles on Shingler Little River Road to the property on the left. ***Watch for Auction Signs!***

Driving Directions from Sumner: In Sumner at the intersection of US Hwy 82/520 and Sumner Road, travel north on Sumner Road approximately 4 miles to Shingler Little River Road on the left. Turn left onto Shingler Little River Road and travel approximately 2 miles and the property on the right. ***Watch for Auction Signs!***

For More Information Contact:

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

Tax Card – Page 1



Summary

Parcel Number 00800038
 Location Address
 Legal Description LL 445 & 446-7TH 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.)
 Tax District County (District 01)
 Millage Rate 28.651
 Acres 61.11
 Homestead Exemption No (50)
 Landlot/District N/A

[View Map](#)

Owner

NEWKIRK ESTELLE EST
 P O BOX 70639
 ALBANY, GA 31707

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Homesite 1.0 AC	Rural	1	1
RUR	Open Land	Rural	2	42.76
RUR	Open Land	Rural	4	4.18
RUR	Woodland	Rural	2	3.56
RUR	Woodland	Rural	8	9.61

Residential Improvement Information

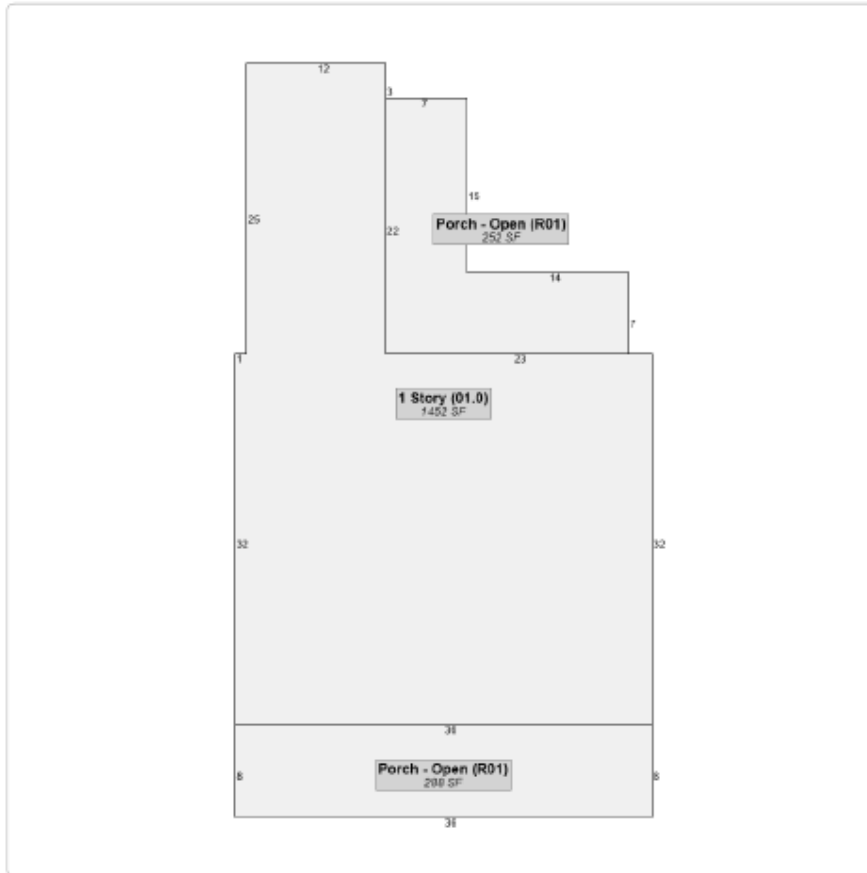
Style One Family
 Heated Square Feet 1452
 Interior Walls Pine
 Exterior Walls Wood Siding
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1895
 Roof Type 003
 Flooring Type Pine
 Heating Type No Heating
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 0
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 0
 Value \$6,363
 Condition Average
 Fireplaces/Appliances Const. 1 sty 1 Box 4

Valuation

	2017	2016	2015
Previous Value	\$203,520	\$195,715	\$195,715
Land Value	\$197,157	\$197,157	\$195,715
+ Improvement Value	\$6,363	\$6,363	\$0
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$203,520	\$203,520	\$195,715

Sketches

Tax Card – Page 2



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

The Worth 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 Date: 1/8/2018, 12:25:51 AM



Developed by
The Schneider
Corporation

Tax Map

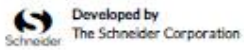


Legend
 □ Parcels
 — Roads

Parcel ID	00800038	Owner	NEWKIRK ESTELL EST	Last 2 Sales			
Class Code	Agricultural		P O BOX 70639	Date	Price	Reason	Qual
Taxing District	County		ALBANY GA 31707	n/a	\$0	n/a	n/a
	County	Physical Address	n/a	n/a	\$0	n/a	n/a
Acres	61.11	Assessed Value	Value \$203520				

(Note: Not to be used on legal documents)

Date created: 1/8/2018
 Last Data Uploaded: 1/8/2018 12:25:51 AM



2018 Property Tax Bill

2018 AD VALOREM TAX NOTICE FOR THE COUNTY OF WORTH

Worth Co. Tax Office.
 Tabetha Dupriest TC
 201 N. Main St TM-15
 Sylvester, GA. 31791



BILL NUMB. 2018 8075
ACCT NUMB. 403700 010
TAXPAYER NEWKIRK ESTELL EST
MAP NUMBER 00800-00000-038-000
LOCATION LL 445 & 446-7TH LD
PAYMENT AMOUNT \$0.00
ON OR BEFORE 11/15/2018

If paying by check or money order,
 please include your tax bill number.

NEWKIRK ESTELL EST
 P O BOX 70639

ALBANY GA 31707

Please return this portion of your bill with your payment in the enclosed envelope

2018 AD VALOREM TAX NOTICE FOR THE COUNTY OF WORTH

YEAR	BILL NUM	ACCOUNT NUMBER	DI	LOCATION/DESCRIPTION	MAP/PARCEL	FAIR MARKET VALUE
2018	8075	403700 010	01	LL 445 & 446-7TH LD	00800-00000-038-000	203,520
DEED BOOK		DEED PAGE	PLAT BOOK	PLAT PAGE	SALE DATE	TOTAL ACRES
					00/00/0000	61.11
TAXING ENTITY		ASSESSMENT			TAXES DUE	
COUNTY		81408			1022.48	
EDA		81408			48.11	
SCHOOL		81408			1261.82	
SLD WASTE		1			240	



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

THIS YEAR TAX \$2,572.41
TOTAL TAX DUE \$0.00
 PAYMENTS: **MADE ON 9/4/2018 \$2,572.41**

CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY

NEWKIRK ESTELL EST
 P O BOX 70639

PAYMENT MUST BE MADE ON OR BEFORE
 11/15/2018
 YOUR CANCELLED CHECK IS YOUR RECEIPT

Worth Co. Tax Office.
 Tabetha Dupriest TC
 201 N. Main St TM-15
 Sylvester, GA. 31791

ALBANY GA 31707

PLEASE READ, THIS IS AN IMPORTANT PART OF YOUR TAX BILL.

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead authorized for all homeowners, certain elderly persons are entitled to additional homestead exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of the exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than 3/01/2019 in order to receive the exemption in future years. For information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact the office of the County Tax Office at Worth Co. Courthouse 229-776-8204. If you feel that your property has been assigned too high a value for tax purposes by the Board of Tax Assessors, you should file a return reducing the value not later than 04/01/2019 in order to have an opportunity to have this value lowered for next year's taxes. Information on filing a return can be obtained from the County Tax Office at Worth Co. Courthouse and/or 229-776-8204.

Legal Description

All that tract or parcel of land lying and being in the County of Worth as follows: Sixty one and eleven hundredths (61.11) acres of land of Lots of Land Nos. 445 and 446 in the 7th District of Worth County, Georgia, described as follows: Commencing at a point at a stob on the south side of the right of way of the Hawkinsville and Florida Southern Railway Co., where a lane running north and south on the west side of said tract touches said right of way, and from this beginning point running south down said lane a distance of 17.60 chains to Isabella and Irwinville public road; thence east along said public road a distance of 13.62 chains to stob; thence due north 48 chains and 81 links to right of way of the said H. & F. S. Railway Company; thence in a southwesterly direction along the south side of said railway company right of way to beginning point, as per survey and plat of said premises made by W. J. Davis, surveyor, on November 7, 1917. Said property is commonly known as Map and Parcel Number 00800-038-000, in Worth County, Georgia. Subject to easements and restrictions of record.

FSA Report – Page 1

Georgia
Worth

U.S. Department of Agriculture
Farm Service Agency

FARM: 3114
Prepared: 10/3/17 11:02 AM
Crop Year: 2018
Page: 1 of 2

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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.

Operator Name DAVID BRYAN FARMS	Farm Identifier NEWKIRK FARM	Recon Number
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Farms Associated with Operator:
70, 84, 97, 276, 299, 1595, 1778, 2008, 2223, 2843, 2979, 4343, 4344, 4384, 4446, 4447, 4723, 4738, 5350

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
70.24	42.92	42.92	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	42.92	0.0	0.0				

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

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	0.0		0	0.0	0
OATS	0.0		0	0.0	0
GENERIC	23.0	675		0.0	
PEANUTS	19.9		2795	0.0	
SOYBEANS	0.0		0	0.0	0
Total Base Acres:	42.9				

Tract Number: 1213 **Description:** I9 1B
BIA Range Unit Number:
HEL Status: NHEL: no agricultural commodity planted on undetermined fields
Wetland Status: Wetland determinations not complete
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
70.24	42.92	42.92	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	42.92	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
GENERIC	23.0	675		0.0

FSA Report – Page 2

Georgia
Worth

U.S. Department of Agriculture
Farm Service Agency

FARM: 3114

Prepared: 10/3/17 11:02 AM

Crop Year: 2018

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 2 of 2

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.

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
PEANUTS	19.9		2795	0.0
Total Base Acres:	42.9			

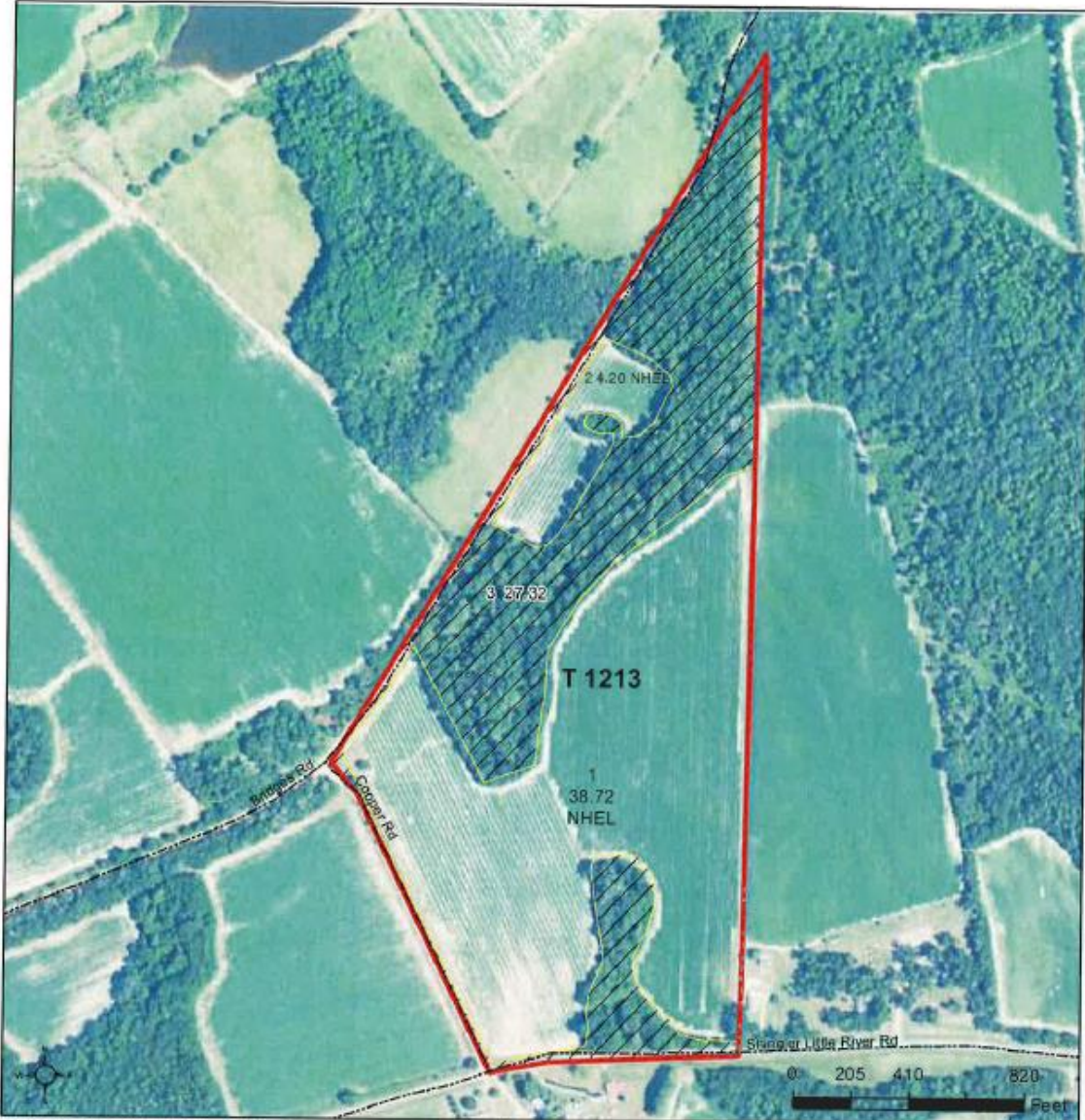
Owners: ESTELL NEWKIRK ESTATE

Other Producers: JAMES DAVID BRYAN III

FSA Map



Worth 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

Tract Cropland Total: 42.92 acres

2018 Program Year

Map Created December 26, 2017

Farm 3114

Tract 1213

2017 NAIP Imagery

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Programs 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-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Soil Map – Page 1



Soil Map – Page 2

Soil Map—Worth County, Georgia

MAP LEGEND

<p>Area of Interest (AOI)</p> <ul style="list-style-type: none"> Area of Interest (AOI) <p>Soils</p> <ul style="list-style-type: none"> Soil Map Unit Polygons Soil Map Unit Lines Soil Map Unit Points <p>Special Point Features</p> <ul style="list-style-type: none"> Blowout Borrow Pit 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 	<ul style="list-style-type: none"> Spoil Area Stony Spot Very Stony Spot Wet Spot Other Special Line Features <p>Water Features</p> <ul style="list-style-type: none"> Streams and Canals <p>Transportation</p> <ul style="list-style-type: none"> Rails Interstate Highways US Routes Major Roads Local Roads <p>Background</p> <ul style="list-style-type: none"> Aerial Photography
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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: Worth County, Georgia
Survey Area Data: Version 11, Sep 10, 2018

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

Date(s) aerial images were photographed: Apr 15, 2014—Nov 9, 2017

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.

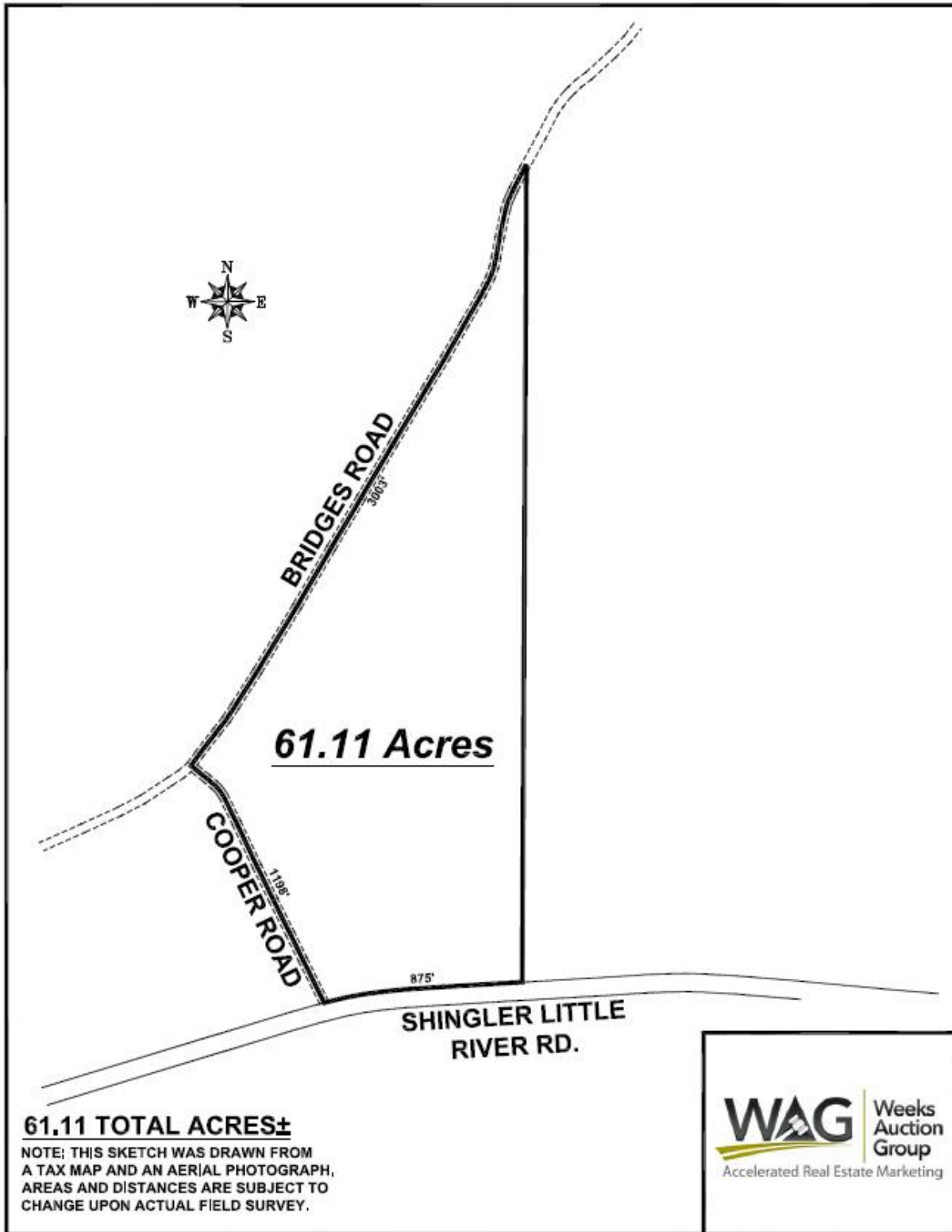
FSA Map – Page 2

Soil Map—Worth County, Georgia

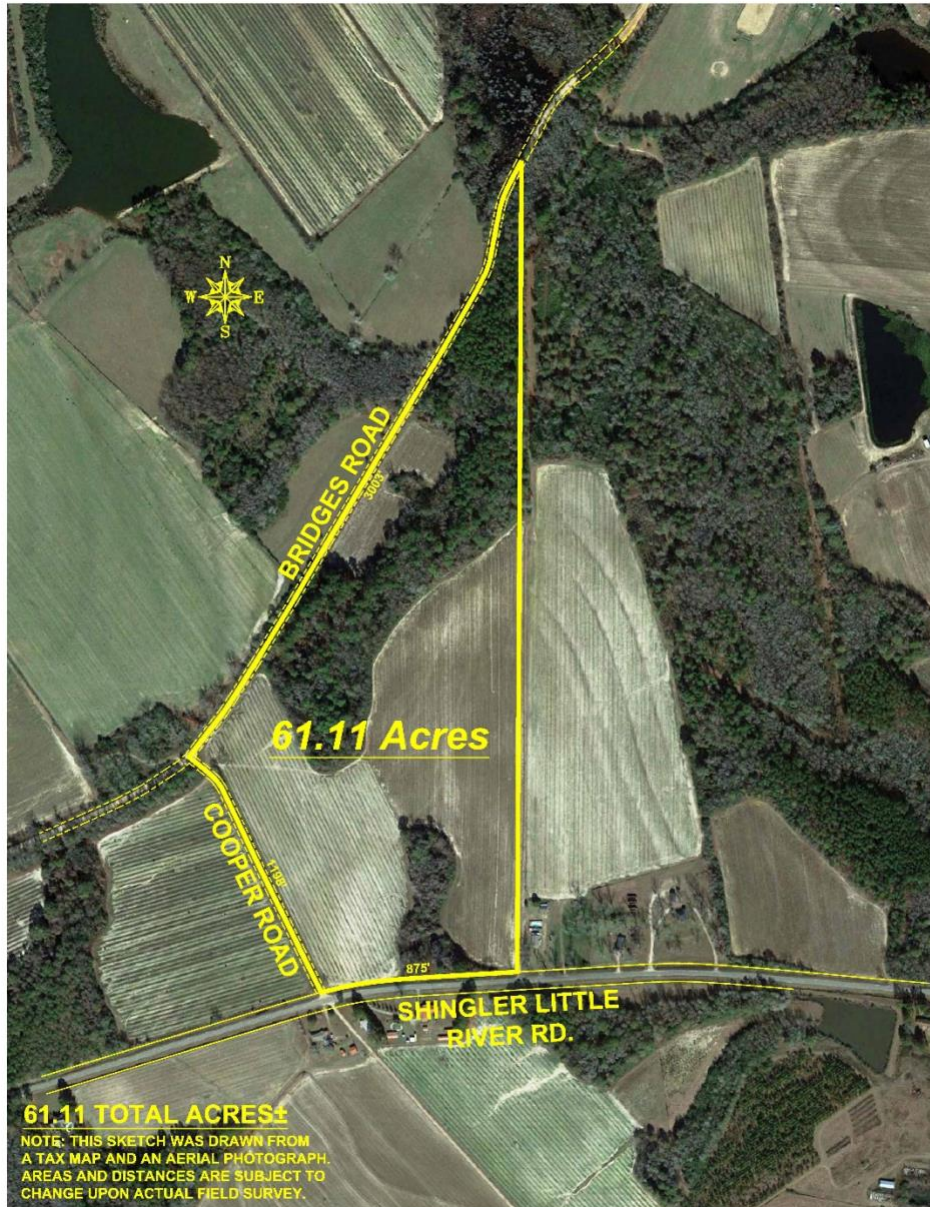
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
LeA	Leefield loamy sand, 0 to 2 percent slopes	2.5	3.7%
Pe	Pelham loamy sand, 0 to 2 percent slopes	19.0	28.0%
Po	Pelham loamy sand, occasionally flooded	0.0	0.0%
TfB	Tifton loamy sand, 2 to 5 percent slopes	46.4	68.3%
Totals for Area of Interest		67.9	100.0%

Auction Map



Auction Overlay



Go Bid Now!

www.WeeksAuctionGroup.com