

# Property Information Package

**Tucker Family Farms Packing Shed**

**3090 South US Hwy 41**

**Tifton, GA**



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

A 77,769 +/- Sq Ft Facility located on 10.44+/- acres. The property is located inside the city limits of Tifton, GA. The property is currently utilized as a vegetable processing plant. With ample Office, Warehouse, and Packaging space, you are going to want to take a closer look at this great property. Contact us today to schedule a showing for information on this property (229) 890-2437



## Property Details

**Property Address:** 3090 South US Hwy 41, Tifton, GA 31794

**Method of Sale:** This property is being offered via Traditional Listing by Weeks Auction Group

**Tax Parcel:** T061023 – 5.29 Acres  
T061025 – 6 Acres

**Taxes (2018):** T061023 - \$320.79  
T061025 - \$21,246.74

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

Mark Manley  
Weeks Auction Group  
(229) 891-1377  
Mark@BidWeeks.com

## Important Selling Features:

The property is located inside the city limits of Tifton. The property is currently utilized as a vegetable processing plant.

Office Building (Attached to Processing Plant): A 3,248 SF brick veneer building with metal roof and concrete slab floor constructed in 1984. The building has 10' eave height and a finished interior including approximately ten offices, three restrooms, a conference room, two filing rooms, an IT room and a 455 SF canopy at the front of the building.

Warehouse Building/Processing Plant/Cold Storage: A 74,521 SF metal building built in 1984 with a metal roof, a reinforced concrete floor, and various eave heights. The warehouse building has approximately 16 receiving doors, 20 load out doors, three canopies of 944 SF, 1,296 SF and 5,460 SF for a total of 7,700 SF in canopies, and a 7,336 SF receiving dock. This building also includes the following:

- Two Story Office: A 1,512 SF brick office building (756 SF per floor) with 648 SF located inside the warehouse building and 864 SF located outside the warehouse building. The office building has offices and restrooms on both floors and also large windows for viewing the processing area.
- Receiving Office: A 376 SF office located inside the warehouse building.
- Storage Room: A 380 SF room located inside the warehouse building.

The building has seven (7) coolers with a total of 26,180 SF of cooled space and a total capacity of 508,512 cubic feet.

- Cooler No. 1: 3,200 SF (64' X 50') and 24' eaves with a total capacity of approximately 76,800 cubic feet. This cooler is racked for stacking 4 (48' X 48' X 48') boxes high. The cooler is lighted by high pressure type light fixtures and is accessed by one 10' X 12' Hercules sliding cooler door.
- Cooler No. 2: 3,944 SF (68' X 58') and 24' eaves with a total capacity of approximately 94,656 cubic feet. This cooler is racked for stacking 4 (48' X 48' X 48') boxes high. The cooler is lighted by fluorescent light fixtures and is accessed by one 10' X 12' Hercules sliding cooler door.
- Cooler No. 3: 4,176 SF (72' X 58') and 24' eaves with a total capacity of approximately 100,224 cubic feet. The cooler is lighted by fluorescent light fixtures and is accessed by several 10' X 12' Hercules sliding cooler doors. This cooler is interconnected with Cooler No. 4 so that fork lifts can enter into one cooler and go through a sliding door into the other cooler and can also exit from either cooler through separate doors.

## Important Selling Features, Continued:

- Cooler No. 4: 4,060 SF (70' X 58') and 24' eaves with a total capacity of approximately 97,440 cubic feet. The cooler is lighted by fluorescent light fixtures and is accessed by several; 10' X 12' Hercules sliding cooler doors. This cooler is interconnected with Cooler No. 3 so that fork lifts can enter into one cooler and go through a sliding door into the other cooler and can also exit from either cooler through separate doors.
- Cooler No. 5: 2,160 SF (48' X 45') and 12' eaves with a total capacity of approximately 25,920 cubic feet. This cooler is racked for stacking only 2 (48' X 48' X 48') boxes high. The cooler is lighted by fluorescent light fixtures and is accessed by one 10' X 12' Hercules sliding cooler door.
- Blast Chiller Cooler No. 6: 3,744 SF (72' X 52') and 12' eaves with a total capacity of approximately 44,928 cubic feet. This is an open space cooler with ceiling mounted cooling units as are all the other coolers. Additionally, at the floor level there are four blast coolers where fresh produce can be stacked in a configuration so cold air is forced through the row of stacked produce for rapid cooling. This cooler is racked for stacking 4 (48' X 48' X 48') boxes high. The cooler is lighted by fluorescent light fixtures and is accessed by several Hercules sliding cooler doors.
- Cooler No. 7: 4,896 SF (72' X 68') and 14' eaves with a total capacity of approximately 68,544 cubic feet. This cooler is racked for stacking only 2 (48' X 48' X 48') boxes high. The cooler is lighted by fluorescent light fixtures and is accessed by one 10' X 12' Hercules sliding cooler door.

The remainder of the building is a large processing area.

- Prefab Steel Storage Building: A 7,100 SF metal building built in 1977 with a reinforced concrete floor and a large sliding door at one end.
- There is also a 310 SF well house, a 4-inch residential well, approximately 71,000 SF of asphalt paving, approximately 40,000 SF of concrete paving and 1,710 LF of six-foot chain-link fence located on the property. The Appraiser was informed that the processing equipment located on the subject property is not owned by the owners of the subject property.

# Tax Card – Parcel ID T061 023



## Summary

**Parcel Number** T061 023  
**Location Address** US HWY 41  
**Legal Description** LL 356 US HWY 41 SOUTH -VACANT-  
 (Note: Not to be used on legal documents)  
**Class** C3-Commercial  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**Tax District** COUNTY (District 01)  
**Millage Rate** 30.449  
**Acres** 5.29  
**Homestead Exemption** No (50)  
**Landlot/District** N/A

[View Map](#)

## Owner

RICKY W & TUCKER  
 TUCKER, RICKY CLAY  
 884 WHITLEY TUCKER ROAD  
 ENIGMA, GA 31749

## Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
COM	1070 INDUSTRIAL AC - DOWNTOWN	Acres	0	0	0	5.29	0

## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/28/2015	1819 238	15 169	\$700,000	3S - Disqu Vac- Multi-Parcel	GEORGIA VEGETABLE CO INC	TUCKER, RICKY W & RICKY CLAY
9/28/2015	1819 236		\$0	3D - Disqu Vac- Foreclosure/Legal	ROBERT L GRIST TESTAMENTARY TRUST	GEORGIA VEGETABLE CO INC
2/24/1984	217 752		\$26,250	LM - Qualified Vacant Sale	GRIST, ROBERT	GEORGIA VEGETABLE CO INC

## Valuation

	2018	2017	2016	2015
Previous Value	\$26,450	\$26,450	\$26,450	\$26,450
Land Value	\$26,450	\$26,450	\$26,450	\$26,450
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$26,450	\$26,450	\$26,450	\$26,450

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

The Tift 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: 8/15/2018, 7:35:50 AM



# Tax Map – Parcel ID T061 023



**Legend**  
 □ Parcels  
 — Roads

<b>Parcel ID</b>	T061 023	<b>Owner</b>	RICKY W & TUCKER	<b>Last 2 Sales</b>			
<b>Class Code</b>	Commercial		TUCKER, RICKY CLAY	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	COUNTY		884 WHITLEY TUCKER ROAD	9/28/2015	0	30	U
	COUNTY		ENIGMA GA 31749	9/28/2015	\$700000	3S	U
<b>Acres</b>	5.29	<b>Physical Address</b>	US HWY 41				
		<b>Assessed Value</b>	Value \$26450				

(Note: Not to be used on legal documents)

Date created: 8/15/2018  
 Last Data Uploaded: 8/15/2018 7:35:50 AM





# Tax Card – Parcel ID T061 025



## Summary

**Parcel Number** T061 025  
**Location Address** 3090 S US HWY 41  
**Legal Description** LL 335 U S HWY 41 S W/BLDGS  
 (Note: Not to be used on legal documents)  
**Class** C4-Commercial  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**Tax District** COUNTY (District 01)  
**Millage Rate** 30.449  
**Acres** 6  
**Homestead Exemption** No (50)  
**Landlot/District** N/A

[View Map](#)



## Owner

RICKY W & TUCKER  
 TUCKER, RICKY CLAY  
 884 WHITLEY TUCKER RD  
 ENIGMA, GA 31749

## Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
COM	1070 INDUSTRIAL AC - DOWNTOWN	Acres	0	0	0	6	0

## Commercial Improvement Information

**Description** OFFICE BLDG  
**Value** \$135,241  
**Actual Year Built** 1984  
**Effective Year Built** 0  
**Square Feet** 3248  
**Wall Height** 10  
**Wall Frames** Wood  
**Exterior Wall** Brick Veneer  
**Roof Cover** Galvanized Metal  
**Interior Walls** Sheetrock/Panel  
**Floor Construction** Concrete on ground  
**Floor Finish** Carpet/Tile  
**Ceiling Finish** Acoustical Tile  
**Lighting** Recessed FF  
**Heating** CHAC  
**Number of Buildings** 1

**Description** WAREHOUSE-STORAGE  
**Value** \$1,346,326  
**Actual Year Built** 1984  
**Effective Year Built** 1984  
**Square Feet** 74521  
**Wall Height** 22  
**Wall Frames** Steel  
**Exterior Wall** Galvanized Metal  
**Roof Cover** Galvanized Metal  
**Interior Walls** Unfinished  
**Floor Construction** Reinforced Concrete  
**Floor Finish** Concrete  
**Ceiling Finish** No Ceiling  
**Lighting** Standard FF  
**Heating** No Heating  
**Number of Buildings** 1

# Tax Map – Parcel ID T061 025



Overview



Legend

- Parcels
- Roads

Parcel ID	T061 025	Owner	RICKY W & TUCKER	Last 2 Sales			
Class Code	Commercial		TUCKER, RICKY CLAY	Date	Price	Reason	Qual
Taxing District	COUNTY		884 WHITLEY TUCKER RD	9/28/2015	0	40	U
	COUNTY		ENIGMA GA 31749	9/28/2015	\$700000	45	U
Acres	6	Physical Address	3090 S US HWY 41				
		Assessed Value	Value \$1751874				

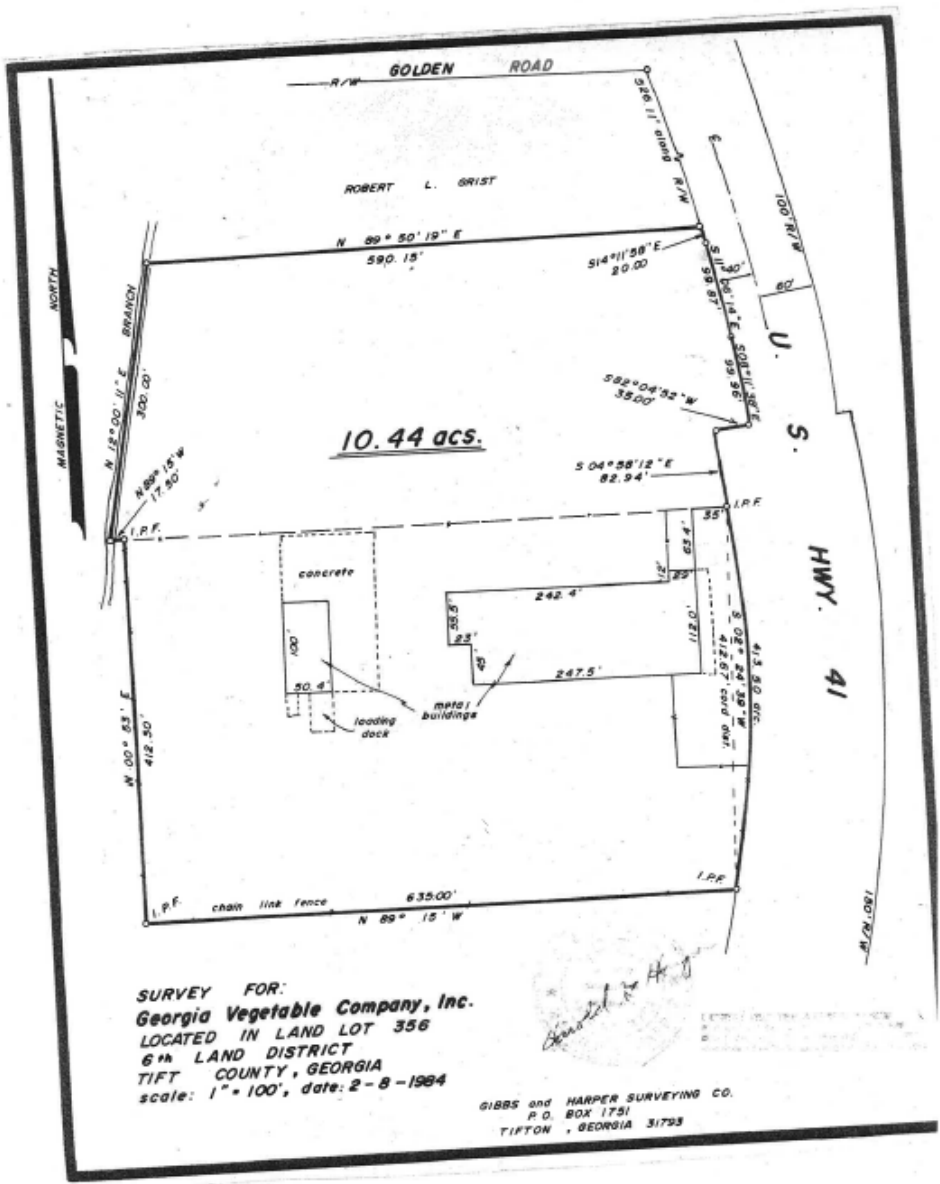
(Note: Not to be used on legal documents)

Date created: 8/15/2018  
 Last Data Uploaded: 8/15/2018 7:35:50 AM





# Plat



## Aerial Overview



***Go Bid Now!***

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