

Property Information Package

**3 Residential Opportunities: Miller County, Georgia
Colquitt, Georgia**

**Online Only Auction
Bidding Ends February 21, 2019**



www.WeeksAuctionGroup.com

Final Contract to Include a 10% Buyer's Premium

Three estate owned, residential homes in Miller County, Georgia are available at online only auction. Offering quiet country living, these ranch style homes are located just minutes from Donalsonville and Colquitt, Georgia. Browse and bid on these 3 great properties today

Auction Date and Time: February 21, 2019 at 4:00 P.M.

Open House Dates and Times: For a Private Viewing Contact Cameron Morris



For More Information Contact:

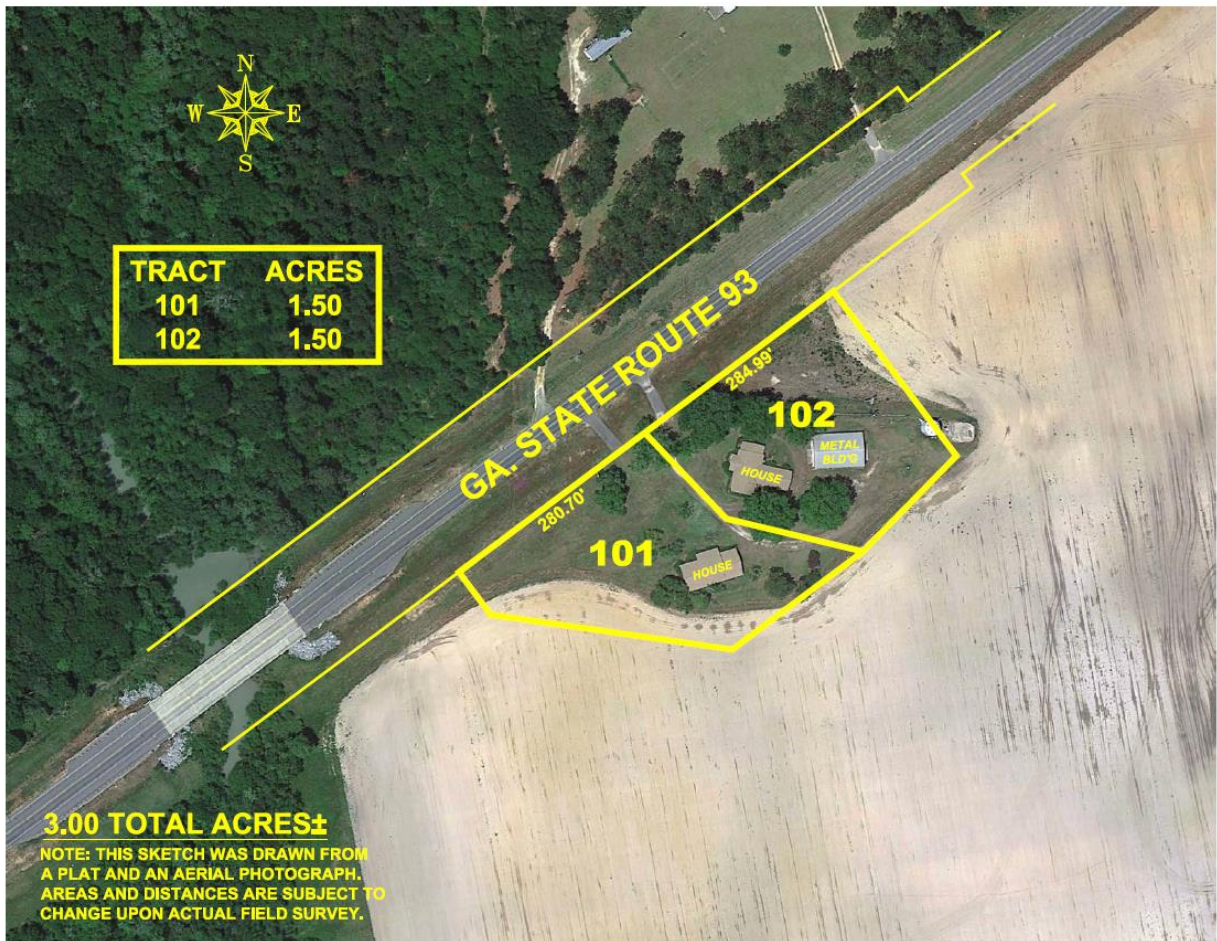
Cameron Morris
Weeks Auction Group, Inc.
(229)881-7643
Cameron@BidWeeks.com

Property List

Tract 101 - 2339 HWY 91 S., Colquitt, GA 39837- Single Family Ranch Style 2 Bed / 1 Bath Home. Located on 1.5 acres in Miller County, Georgia. 1,481+/- Sq Ft. Taxes (2017): \$1,114.00

Tract 102 - 2341 HWY 91 S., Colquitt, GA 39837-Single Family Ranch Style 3 Bed / 1 Bath Home. Located on 1.5 acres in Miller County, Georgia. 1,667+/- Sq Ft. Taxes (2017): \$1,354.00

Tract 103 - 1458 Grimsley Bridge Road, Colquitt, GA 39837-Single Family Ranch Style 3 Bed / 2 Bath Home. Located on 1.92 acres in Miller County, Georgia. 1,340+/- Sq Ft. Taxes (2017): \$1,130.00



For More Information Contact:

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

Tract 101 – 2339 HWY 91 S – Tax Card – Page 1

5/22/2018

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Summary

Parcel Number 0013027A00
Location Address 2339 S HWY 91 GA
Legal Description H56/1.50 ACS/LL 3/76LD
(Note: Not to be used on legal documents)
Class R4-Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District Unincorporated (District 02)
Millage Rate 36.876
Acres 1.5
Homestead Exemption No (50)
Landlot/District 3/26

[View Map](#)



Owner

AB&T TRUST & INVESTMENT
 DOROTHY S HOUSTON ESTATE
 PO BOX 71269
 ALBANY, GA 31708

Rural Land

| Type | Description | Calculation Method | Soil Productivity | Acres |
|------|---------------|--------------------|-------------------|-------|
| RJR | Small Parcels | Rural | 1 | 1.5 |

Residential Improvement Information

Style One Family
Heated Square Feet 1756
Interior Walls Sheetrock
Exterior Walls Masonry/Wood
Attic Square Feet 0
Basement Square Feet 0
Year Built 1955
Roof Type Asphalt Shingles
Flooring Type Carpet/Tile
Heating Type Central Heat/AC
Number Of Rooms 5
Number Of Bedrooms 2
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Number Of Plumbing Extras 3
Value \$64,480
Condition Average

Accessory Information

| Description | Year Built | Dimensions/Units | Identical Units | Value |
|------------------|------------|------------------|-----------------|---------|
| Housesite w/Well | 1900 | 1x1 / 1 | 0 | \$7,000 |

Sales

| Sale Date | Deed Book / Page | Plat Book / Page | Sale Price | Reason | Grantor | Grantee |
|-----------|------------------|------------------|------------|------------------|-------------------|--------------------------|
| 5/28/2015 | 237763 | | \$1 | Multiple parcels | HOUSTON DOROTHY S | AB&T TRUST & INVESTMENT* |
| 1/29/1994 | 123639 | | \$0 | Old sale | | HOUSTON DOROTHY S |

Valuation

| | 2017 | 2016 |
|---------------------|----------|----------|
| Previous Value | \$92,244 | \$0 |
| Land Value | \$4,020 | \$4,020 |
| + Improvement Value | \$64,480 | \$81,224 |
| + Accessory Value | \$7,000 | \$7,000 |
| = Current Value | \$75,500 | \$92,244 |

Photos

<https://qpublic.schneidercorp.com/Application.aspx?AppID=755&LayerID=11791&PageTypeID=4&PageID=5553&Q=2012719063&KeyValue=0013+027A00>

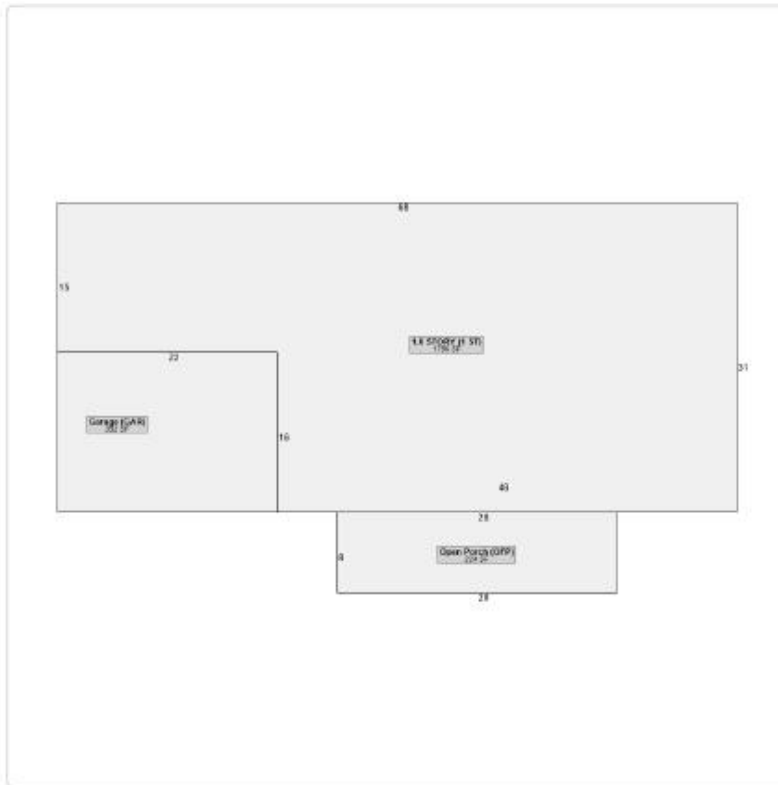
Tract 101 – 2339 HWY 91 S – Tax Card – Page 2

5/22/2018

qPublic.net - Miller County, GA



Sketches



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

The Miller 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.

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Tract 101 – 2339 HWY 91 S – Tax Map



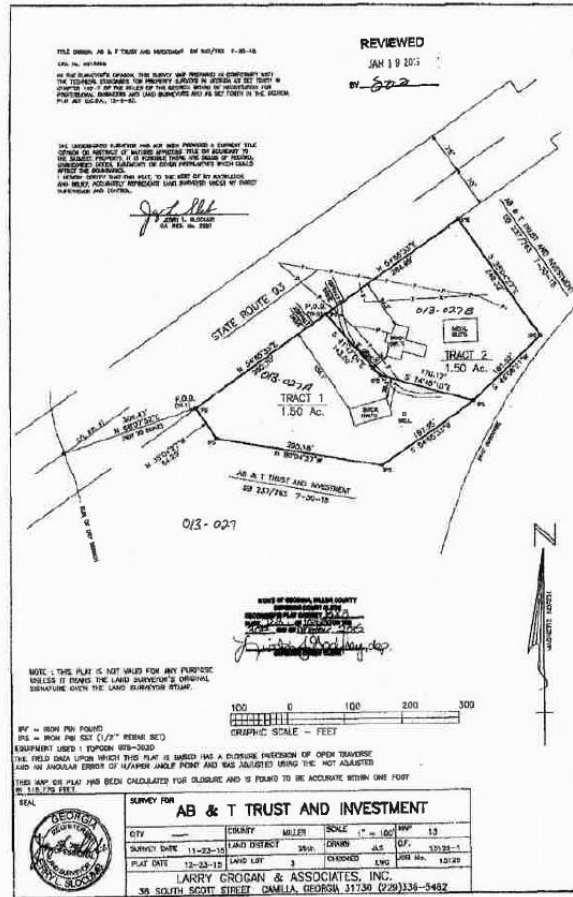
| | | | | | | | |
|------------------------|----------------|-------------------------|-------------------------|---------------------|--------------|---------------|-------------|
| Parcel ID | 0013027A00 | Owner | AB&T TRUST & INVESTMENT | Last 2 Sales | | | |
| Class Code | Residential | | DOROTHY S HOUSTONESTATE | Date | Price | Reason | Qual |
| Taxing District | Unincorporated | | P.O. BOX 71269 | 5/28/2015 | \$1 | MP | U |
| | Unincorporated | | ALBANY GA 31708 | 1/29/1994 | 0 | OS | U |
| Acres | 1.5 | Physical Address | 2339 S HWY 91 GA | | | | |
| | | Assessed Value | Value \$75500 | | | | |

(Note: Not to be used on legal documents)

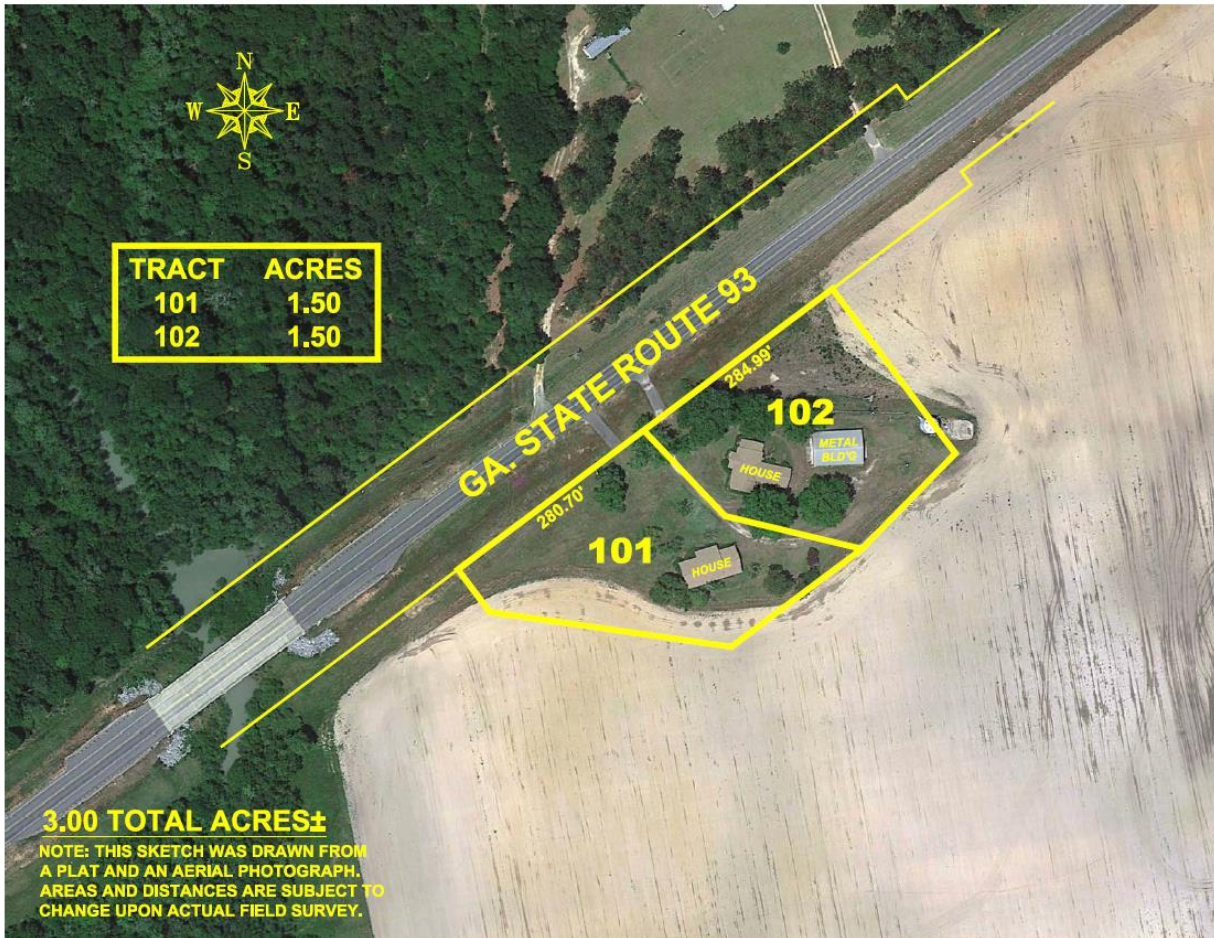
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Tract 101 – 2339 HWY 91 S – Plat



Tract 101 – 2339 HWY 91 S – Auction Map



Tract 102 – 2341 HWY 91 S – Tax Card – Page 1

5/22/2018

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Summary

Parcel Number 0013027800
Location Address 2341 S HWY 91 GA
Legal Description H56/1.50 ACS/LL 3/26LDV
(Note: Not to be used on legal documents)
Class R4-Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District Unincorporated (District 02)
Millage Rate 36.876
Acres 1.5
Homestead Exemption No (50)
Landlot/District 3/26



[View Map](#)

Owner

AR&T TRUST & INVESTMENT
 DOROTHY S HOUSTON ESTATE
 PO BOX 71269
 ALBANY, GA 31708

Rural Land

| Type | Description | Calculation Method | Soil Productivity | Acres |
|------|---------------|--------------------|-------------------|-------|
| RJR | Small Parcels | Rural | 1 | 1.5 |

Residential Improvement Information

Style One Family
Heated Square Feet 1616
Interior Walls Sheetrock
Exterior Walls Masonry/Wood
Attic Square Feet 0
Basement Square Feet 0
Year Built 1957
Roof Type Asphalt Shingles
Flooring Type Carpet/Tile
Heating Type Central Heat/AC
Number Of Rooms 6
Number Of Bedrooms 3
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Number Of Plumbing Extras 3
Value \$70,618
Condition Average

Accessory Information

| Description | Year Built | Dimensions/Units | Identical Units | Value |
|-------------------------|------------|------------------|-----------------|---------|
| Impement Shed Roof Only | 2005 | 40x60 / 0 | 0 | \$4,847 |
| Pre-Fab Farm Bldg | 2005 | 20x30 / 0 | 0 | \$5,340 |
| Grain Bin | 2002 | 18x18 / 0 | 0 | \$1 |
| House site w/Well | 1900 | 1x1 / 1 | 0 | \$7,000 |

Sales

| Sale Date | Deed Book / Page | Plat Book / Page | Sale Price | Reason | Grantor | Grantee |
|-----------|------------------|------------------|------------|------------------|-------------------|--------------------------|
| 5/28/2015 | 237763 | | \$1 | Multiple parcels | HOUSTON DOROTHY S | AR&T TRUST & INVESTMENT* |
| 1/29/1994 | 123639 | | \$0 | Old sale | | HOUSTON DOROTHY S |

Valuation

| | 2017 | 2016 |
|----------------------|----------|----------|
| Previous Value: | \$95,467 | \$0 |
| Land Value: | \$4,020 | \$4,020 |
| + Improvement Value: | \$70,618 | \$70,618 |
| + Accessory Value: | \$17,188 | \$20,829 |
| - Current Value | \$91,826 | \$95,467 |

Photos

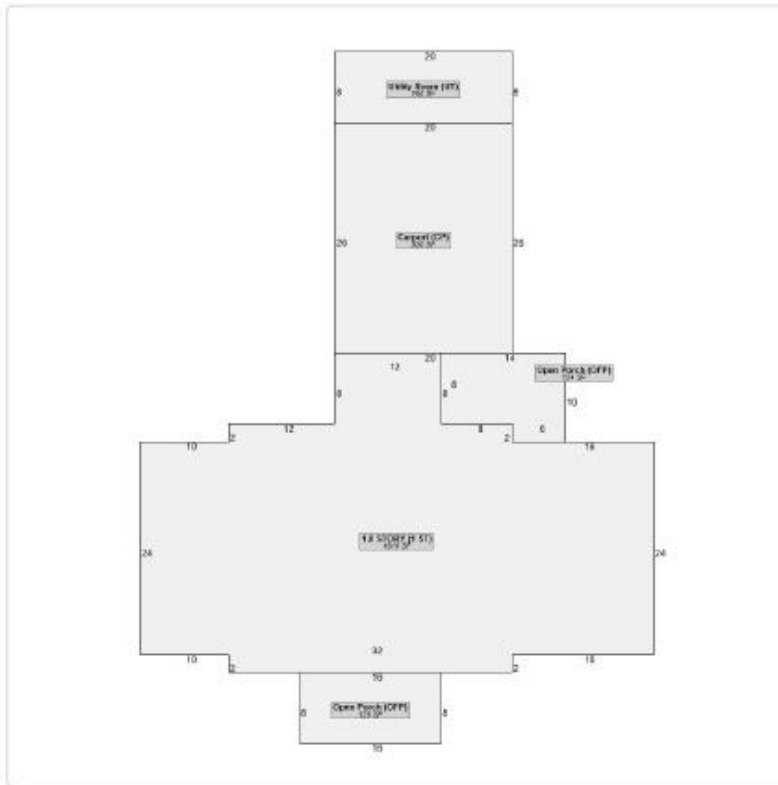
Tract 102 – 2341 HWY 91 S – Tax Card – Page 2

5/22/2018

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Sketches



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

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Tract 102 – 2341 HWY 91 S – Tax Map



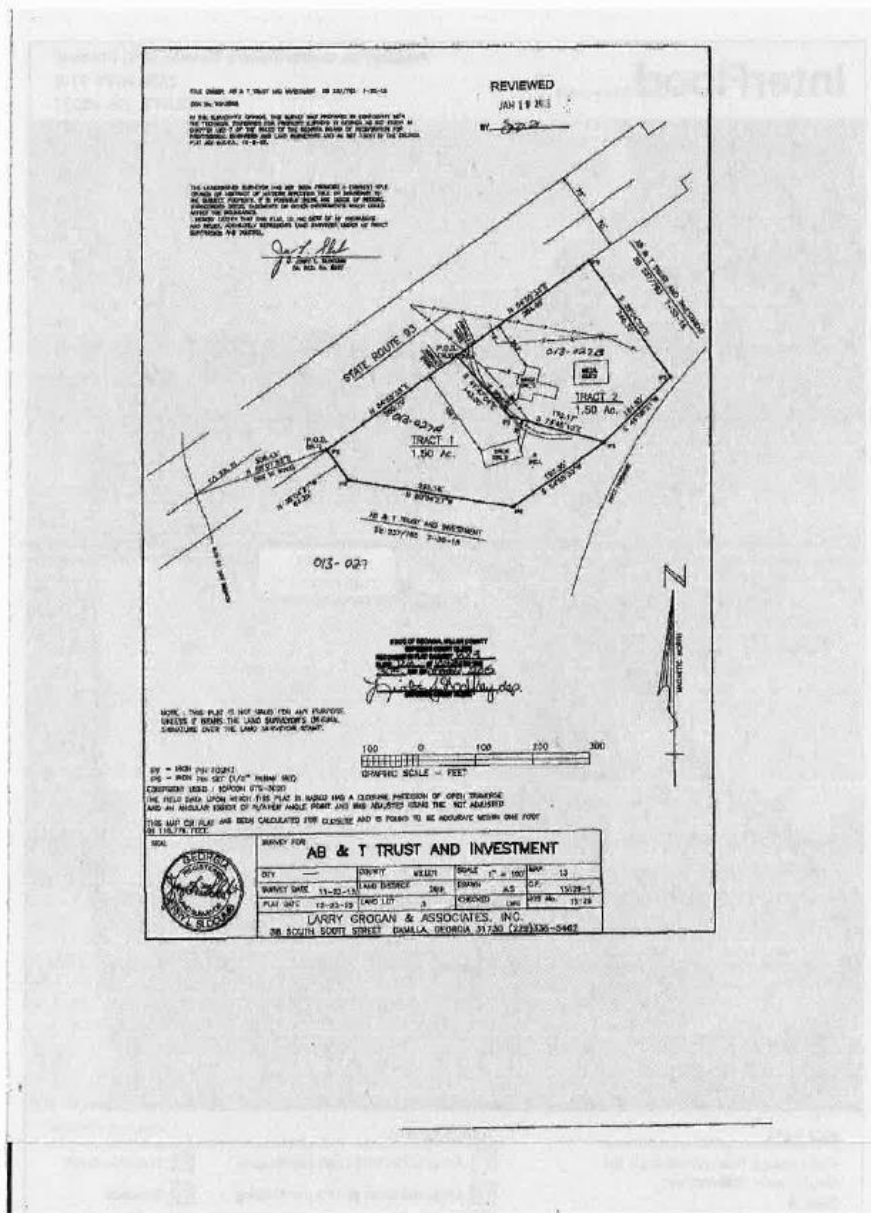
| | | | | | | | |
|------------------------|----------------|-------------------------|-------------------------|---------------------|--------------|---------------|-------------|
| Parcel ID | 0013027B00 | Owner | AB&T TRUST & INVESTMENT | Last 2 Sales | | | |
| Class Code | Residential | | DOROTHY S HOUSTONESTATE | Date | Price | Reason | Qual |
| Taxing District | Unincorporated | | P.O. BOX 71269 | 5/28/2015 | \$1 | MP | U |
| | Unincorporated | | ALBANY GA 31708 | 1/29/1994 | 0 | OS | U |
| Acres | 1.5 | Physical Address | 2341 S HWY 91 GA | | | | |
| | | Assessed Value | Value \$91826 | | | | |

(Note: Not to be used on legal documents)

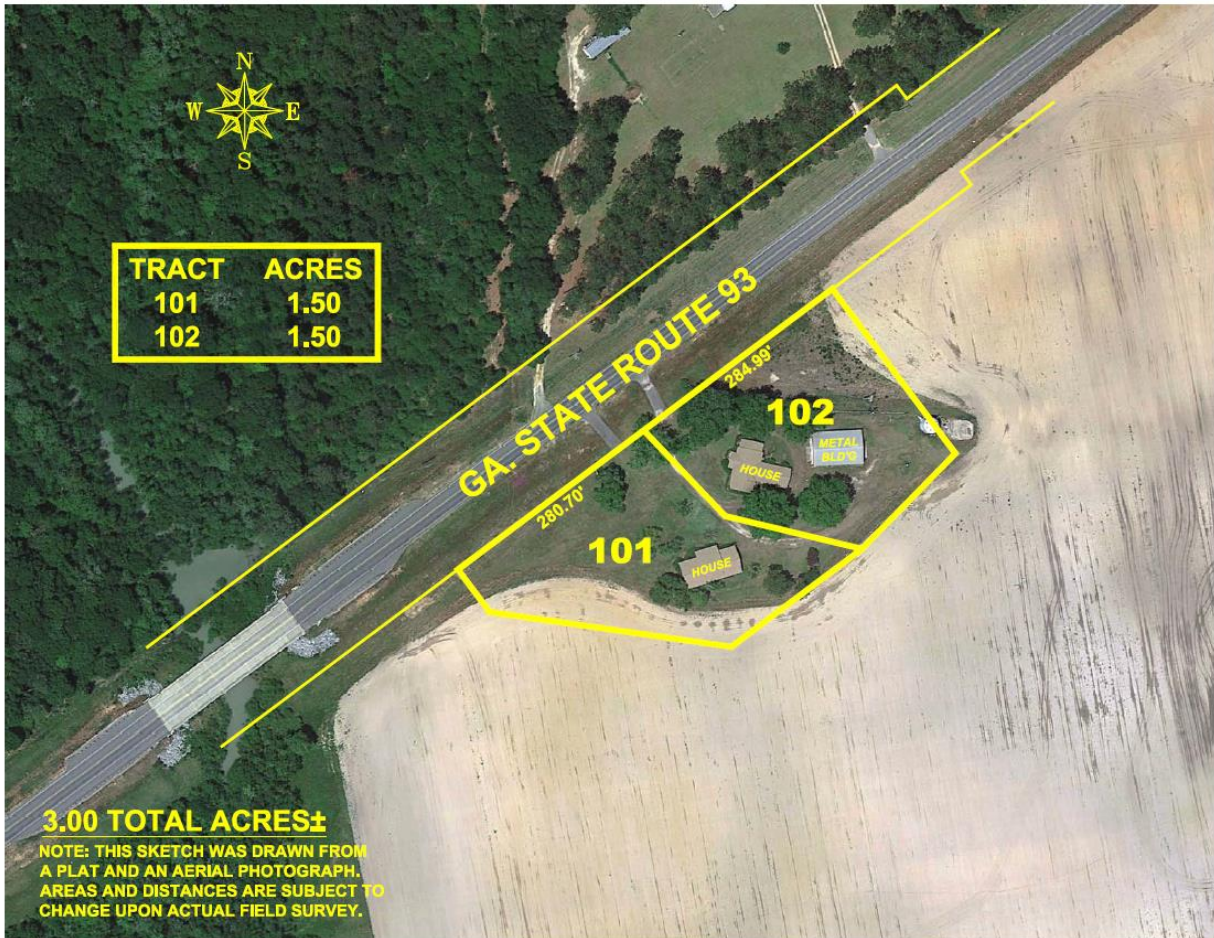
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Tract 102 – 2341 HWY 91 S – Plat



Tract 102 – 2341 HWY 91 S – Auction Map



Tract 103 – 1458 Grimsley Bridge Road – Tax Card – Page 1

5/22/2018

qPublic.net - Miller County, GA



Summary

Parcel Number 0019002000
Location Address 1458 GRIMSLEY BRIDGE RD
Legal Description H56/1.92 ACS/LL 8/76LD
 (Note: Not to be used on legal documents)
Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District Unincorporated (District 02)
Millage Rate 36.876
Acres 1.92
Homestead Exemption No (50)
Landlot/District 8 / 26

[View Map](#)



Owner

AB&T TRUST & INVESTMENT
 DOROTHY S HOUSTON ESTATE
 PO BOX 71269
 ALBANY, GA 31708

Rural Land

| Type | Description | Calculation Method | Soil Productivity | Acres |
|------|---------------|--------------------|-------------------|-------|
| RJR | Small Parcels | Rural | 1 | 1.92 |

Residential Improvement Information

Style One Family
Heated Square Feet 1346
Interior Walls Sheetrock
Exterior Walls Masonry/Wood
Attic Square Feet 0
Basement Square Feet 0
Year Built 1978
Roof Type Asphalt Shingles
Flooring Type Carpet/Tile
Heating Type Central Heat/AC
Number Of Rooms 5
Number Of Bedrooms 3
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Number Of Plumbing Extras 3
Value \$61,912
Condition Average

Accessory Information

| Description | Year Built | Dimensions/Units | Identical Units | Value |
|------------------|------------|------------------|-----------------|---------|
| Housesite w/Well | 1900 | 1x1 / 1 | 0 | \$7,000 |

Sales

| Sale Date | Deed Book / Page | Plat Book / Page | Sale Price | Reason | Grantor | Grantee |
|-----------|------------------|------------------|------------|------------------|-------------------|--------------------------|
| 5/28/2015 | 237 763 | | \$1 | Multiple parcels | HOUSTON DOROTHY S | AB&T TRUST & INVESTMENT* |
| 7/2/1992 | 118 173 | 3 14 | \$0 | Old sale | | HOUSTON DOROTHY S |

Valuation

| | 2017 | 2016 | 2015 |
|---------------------|----------|----------|----------|
| Previous Value | \$83,005 | \$61,462 | \$61,462 |
| Land Value | \$7,703 | \$7,703 | \$5,840 |
| + Improvement Value | \$61,912 | \$48,302 | \$50,622 |
| + Accessory Value | \$7,000 | \$7,000 | \$5,000 |
| - Current Value | \$76,615 | \$83,005 | \$61,462 |

Photos

<https://qpublic.schneidercorp.com/Application.aspx?ApplID=755&LayerID=11791&PageTypeID=4&PageID=5553&Q=1657032714&KeyValue=0019+002000>

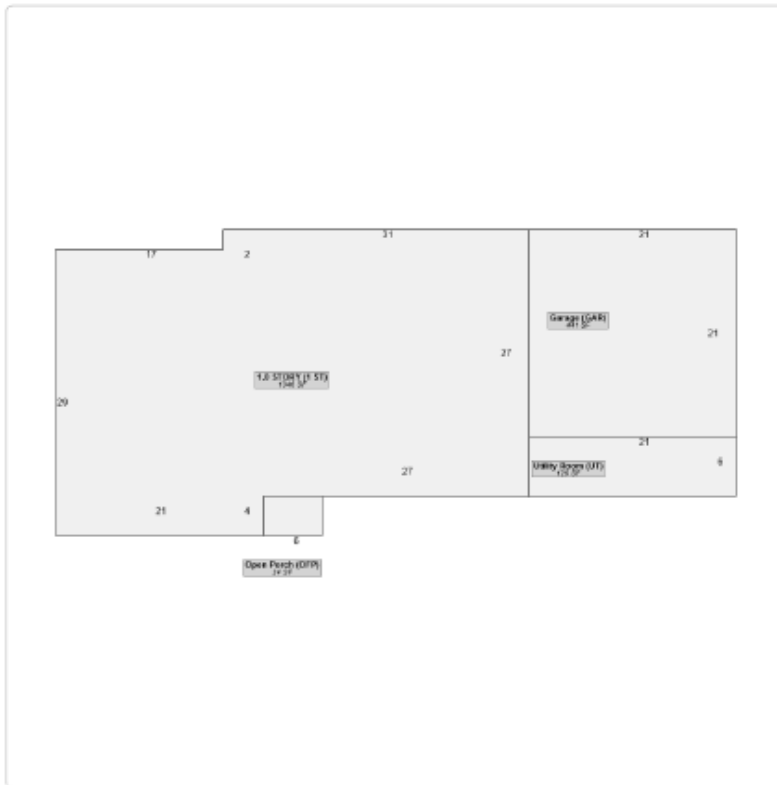
Tract 103 – 1458 Grimsley Bridge Road – Tax Card – Page 2

5/22/2018

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Sketches



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Tract 103 – 1458 Grimsley Bridge Road – Tax Map



| | | | | | | | |
|------------------------|----------------|-------------------------|--------------------------|---------------------|--------------|---------------|-------------|
| Parcel ID | 0019 002000 | Owner | AB&T TRUST & INVESTMENT | Last 2 Sales | | | |
| Class Code | Residential | | DOROTHY S HOUSTON ESTATE | Date | Price | Reason | Qual |
| Taxing District | Unincorporated | | P.O. BOX 71269 | 5/28/2015 | \$1 | MP | U |
| | Unincorporated | | ALBANY GA 31708 | 7/2/1992 | 0 | OS | U |
| Acres | 1.92 | Physical Address | 1458 GRIMSLEY BRIDGE RD | | | | |
| | | Assessed Value | Value \$76615 | | | | |

(Note: Not to be used on legal documents)

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Tract 103 – 1458 Grimsley Bridge Road – Legal Description

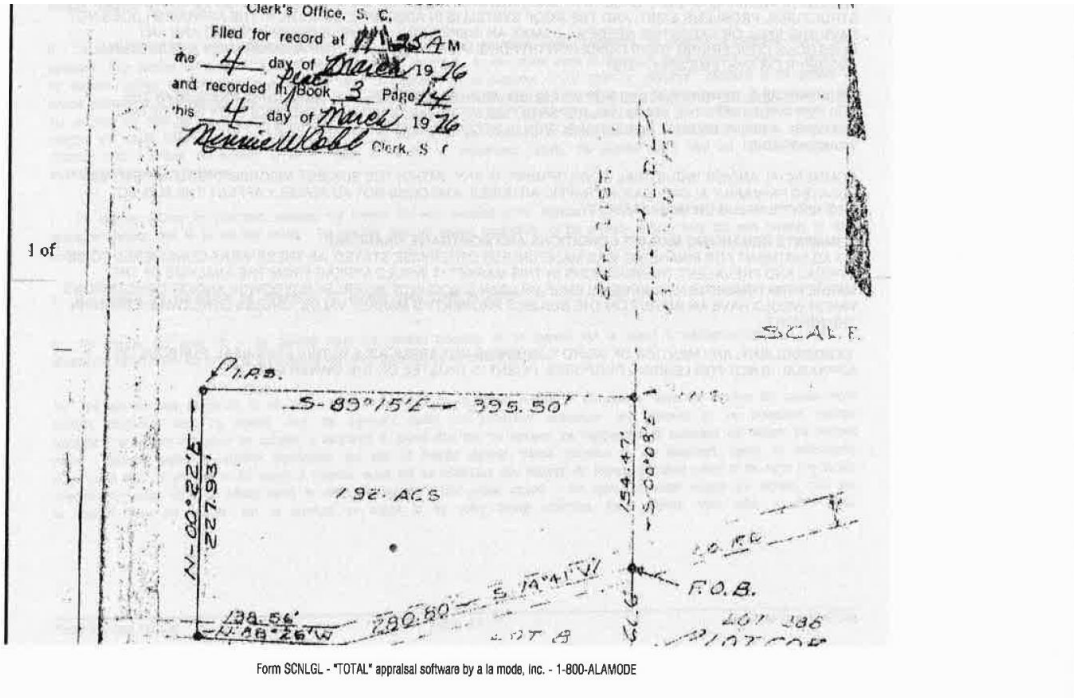
Tract No. 3: All the tract or parcel of land lying and being in Land Lot No. 8 in the 26th Land District of Miller County, Georgia, and being more particularly described as follows:

BEGINNING at the southeast corner of said Land Lot No. 8 and run thence North 0 degrees 8 minutes West along the East land lot line of said Land Lot No. 8 for a distance of 66.6 feet to a point in a center line of a county road which is the point of beginning and from said beginning point run thence south 74 degrees 41 minutes West along the center line of said county road for a distance of 280.80 feet to a point on the South land lot line of Land Lot No. 8, run thence North 88 degrees 26 minutes West along the South land lot line of said Land Lot No. 8 and along the center line of said county road for a distance of 138.56 feet to a point, run thence North 0 degrees 22 minutes East for a distance of 227.93 feet to a point, run thence South 89 degrees 15 minutes East for a distance of 395.50 feet to a point on the East land line of said Land Lot No 8 run thence South 0 degrees 8 minutes East along the east land lot line of a county road which is the point of beginning.

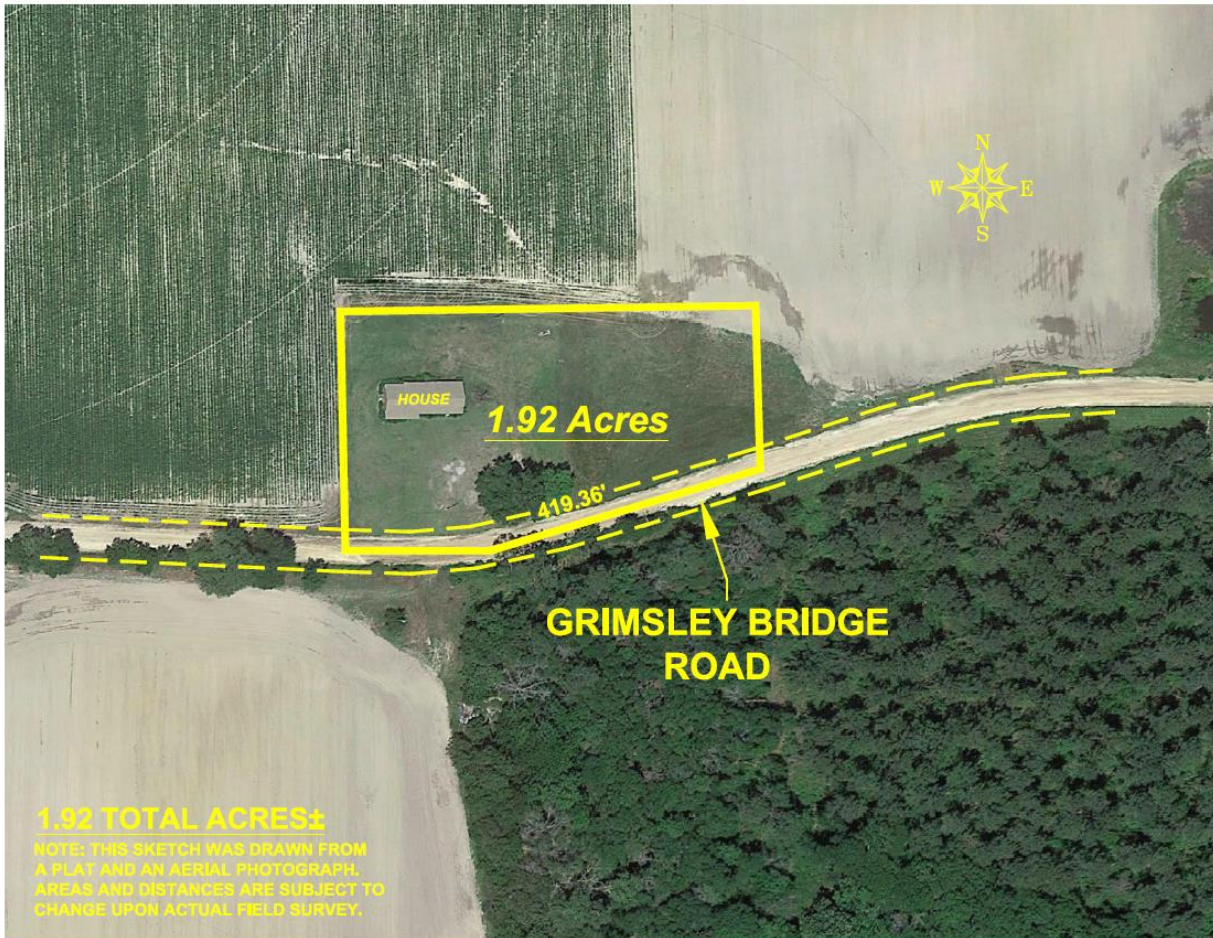
The above described property contains 1.92 acres and shown by a plat of the same prepared by Earl Thursby, surveyor, dated February 28, 1976, and recorded in Plat Book 3, page 14, in the Office of the Clerk of Superior Court of Miller County, Georgia.

The above described real property is currently referred to as Parcel Nuber 0019-002000 as shown in the Office of the Tax Assessor, Miller County, Georgia.

Tract 103 – 1458 Grimsley Bridge Road – Plat



Tract 103 – 1458 Grimsley Bridge Road – Auction Map



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