

Property Information Package

**81 +/- Acre Recreational Tract and Lodge
Turner County, Georgia**

**Online Only Auction
Bidding Ends June 6, 2019**



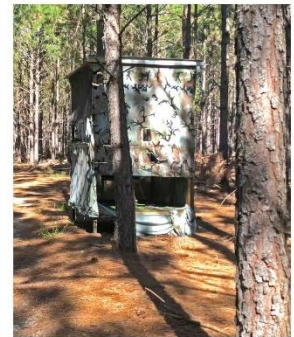
www.WeeksAuctionGroup.com

Final Contract to Include a 10% Buyer's Premium

81 +/- acres, in one of Georgia's best hunting locations, is available at online-only auction. Enjoy the great outdoors from the rustic, Cypress cabin located in the middle of the property surrounded by planted pines and pristine woodlands. The cabin has a loft and is perfect for the weekend retreat or outdoor get-a-way. The property is equipped with a large equipment barn perfect for storing equipment. With good straw production and merchantable pine timber, this property also makes a great investment. The property boasts established trails, shooting lanes, and food plots allowing you the perfect environment to land your trophy buck or turkey. Browse and Bid today

Auction Date and Time: Thursday, June 6, 2019 at 6:00 P.M.

Open House Dates and Times: Wednesday, May 22, 2019 from 4:00 P.M. to 6:00 P.M.
Friday, May 31, 2019 from 2:00 P.M. to 4:00 P.M.
Wednesday, June 5, 2019 from 4:00 P.M. to 6:00 P.M.



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

Property Information

Property Address: 796 Mead Road, Ashburn, Georgia 31714 (Turner County)

Property Size (Acres): 81 +/- Acres

Assessor's Parcel Numbers: 008 017 Tuner County

Important Selling Features:

- Pine and Hardwood Timber
- Approximately 41.50 acres of Planted Pines
- One of Georgia's Premier Trophy Buck Counties
- Great Interior Road System
- Established Wildlife Food Plots and Shooting Lanes
- Fully Furnished. 600 Sq Ft Cabin.
- Multiple Outbuildings and Equipment Shelters Located on the Property
- Hardwood Bottoms
- 4" Deep Well
- Minutes from I-75
- Perfect for the Outdoor Enthusiast Searching for Quiet Country Living!

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Tax Card – Page 1



Summary

Parcel Number 008 017
 Location Address 796 MEAD RD
 Legal Description LD13 LL211 BSAC
 (Note: Not to be used on legal documents)
 Class V5-Consrv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District COUNTY (District 01)
 Millage Rate 31.989
 Acres 80.99
 Homestead Exemption No (\$0)
 Landlot/District 211 / 13

[View Map](#)



Owner

LANCASTER MARK
 796 MEAD RD
 ASHBURN, GA 31714

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	2	2
RUR	Woodlands	Rural	2	59
RUR	Woodlands	Rural	2	2
RUR	Woodlands	Rural	3	1
RUR	Woodlands	Rural	5	3
RUR	Woodlands	Rural	6	13.99

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Timberland 93	2	59
CUV	Timberland 93	2	2
CUV	Timberland 93	3	1
CUV	Timberland 93	5	3
CUV	Timberland 93	6	13.99

Residential Improvement Information

Style One Family
 Heated Square Feet 600
 Interior Walls Plywood
 Exterior Walls Wood
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 2006
 Roof Type Metal
 Flooring Type Hardwood
 Heating Type No Heat
 Number Of Rooms 0
 Number Of Bedrooms 1
 Number Of Full Bathrooms 1
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 0
 Value \$33,486
 Condition Average

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Well/Septic Tank	2006	0x0 / 1	0	\$4,000

Tax Card – Page 2

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/21/2016	272 031	B7D	\$0	DIVORCE AGREEMENT	LANCASTER NIKKIE	LANCASTER MARK
2/24/2006	204 395		\$168,054	LIMITED MARKET SALE	WARD JIMMIE ANN P	LANCASTER MARK
3/25/1997	148 692		\$0	EXECUTORS DEED	WARD MARVIN EST	WARD JIMMIE ANN

Valuation

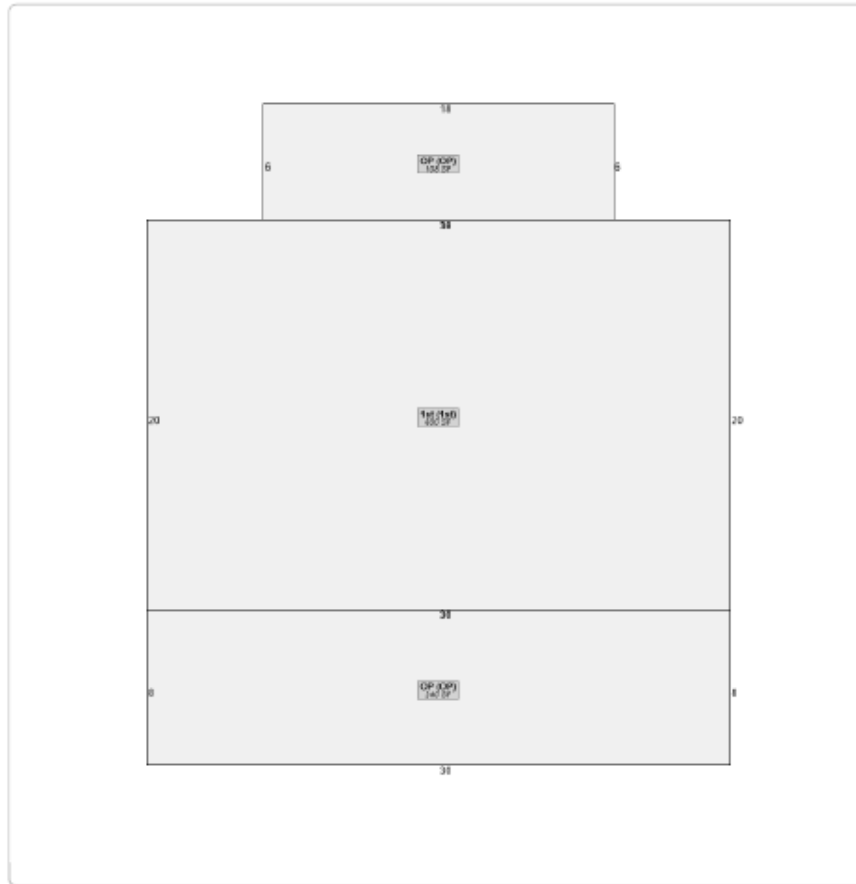
	2018	2017	2016	2015
Previous Value	\$128,514	\$128,514	\$128,514	\$128,514
Land Value	\$92,315	\$91,028	\$91,028	\$91,028
+ Improvement Value	\$33,486	\$33,486	\$33,486	\$33,486
+ Accessory Value	\$4,000	\$4,000	\$4,000	\$4,000
= Current Value	\$129,801	\$128,514	\$128,514	\$128,514
10 Year Land Covenant (Agreement Year / Value)	2018 / \$53,450	2008 / \$50,627	2008 / \$49,153	2008 / \$47,722

Photos



Sketches

Tax Card – Page 3



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

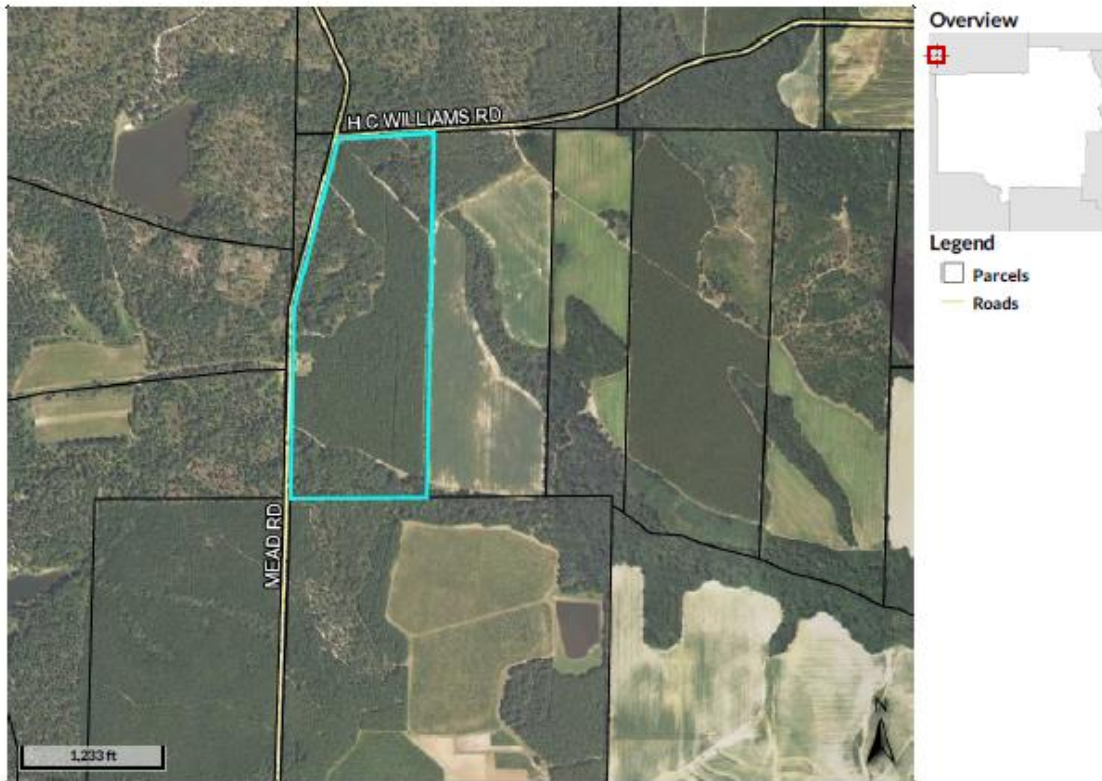
The Turner County Tax Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Last Data Upload: 4/8/2019, 8:46:32 PM

Version 2.2.10

Developed by
 **Schneider**
GEOSPATIAL

Tax Map



Parcel ID	008 017	Owner	LANCASTER MARK	Last 2 Sales			
Class Code	Consv Use		796 MEAD RD	Date	Price	Reason	Qual
Taxing District	COUNTY		ASHBURN GA 31714	11/21/2016	0	DA	U
	COUNTY	Physical Address	796 MEAD RD	2/24/2006	\$168054	LM	Q
Acres	80.99	Assessed Value	Value \$129801				

(Note: Not to be used on legal documents)

Date created: 4/9/2019
Last Data Uploaded: 4/8/2019 8:46:32 PM

Developed by Schneider
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Tax Covenants – Page 1

TURNER COUNTY, GEORGIA
TURNER SUPERIOR COURT 114m
FILED May 1, 2018
DEED BOOK 281 PAGE 775-776
Mary Lee Green
MARY LEE GREEN, CLERK

PT283A Rev. 2/15

APPLICATION AND QUESTIONNAIRE FOR CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

To the Board of Tax Assessors of Turner County, in accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors.

LANCASTER MARK

Owner's mailing address 796 MEAD RD		City, State, Zip ASHBURN, GA 31714	Number of acres included in this application. Agricultural Land: <u>0</u> Timber Land: <u>78.99</u>
Property location (Street, Route, Hwy, etc.) 796 MEAD RD		City, State, Zip of Property: <u>Ashburn GA 31714</u>	Covenant Acres <u>78.99</u> Total Acres 80.99
District 13	Land Lot 211	Sublot & Block 272 031	Recorded Deed Book/Page List types of storage and processing buildings.

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further authorize to sign this application on behalf of the owner(s); making application and that I have shown the percentage interest for each of the individuals having an interest in the property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Signature of Taxpayer or Taxpayer's Authorized Representative: [Signature] Date Application Filed: 4-19-18

Signature of Taxpayer or Taxpayer's Authorized Representative: [Signature] Sworn to and subscribed before me this 19th day of Apr, 2018.

(Please have additional taxpayers sign on reverse side of application) Notary Public: [Signature] EXPIRES OCT. 26, 2020

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-306.

FOR TAX ASSESSORS USE ONLY			
MAP & PARCEL NUMBER 008 017	TAX DISTRICT 01	TAXPAYER ACCOUNT NUMBER 107	YEAR COVENANT: Begin: Jan 1, 2018 Ends: Dec 31, 2027
If transferred from Preferential Agricultural Assessment, provide date of transfer:	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number:
Approved: <u>[Signature]</u> Date: <u>4-26-18</u>	Board of Tax Assessors: <u>[Signature]</u>		Date: <u>4-26-18</u>
Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.			
CURRENT USE ASSESSMENT QUESTIONNAIRE – PT283A 008 017			
ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.			

Tax Covenants – Page 2

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in this application only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants
Name / Relationship			County	Total Acres

Check Appropriate Ownership Type:

☒ One or more natural or naturalized citizens.

☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.

☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.

☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records).)

☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/chapter with application.)

☐ Bona fide club organized for pleasure, recreation, and other non-profitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/chapter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

☐ Raising, harvesting, or storing crops % _____

☐ Feeding, breeding, or managing livestock or poultry % _____

☒ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % 100

☐ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % _____ (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2).)

☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apian products % _____

☐ Other _____

☐ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)

☐ Yes ☒ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements. Home site only

☐ Yes ☒ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.

☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.

☒ Yes ☐ No Does the current zoning on this property allow agricultural use? If no, please explain.

☐ Yes ☒ No Is there any type business operated on this property? If yes please indicate business name & type of business.

• If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.
• Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:
(1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber, (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)
• The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me
This 04 day of _____

Taxpayer's Authorized Signature _____ Approved by Board of Tax Assessors _____

Notary Public _____ Date Filed _____ Date Approved _____

008 017

Legal Description – Page 1

Tract 1: All that tract or parcel of land lying and being in Land Lot No. 211 in the 13th Land District of Turner County, Georgia, containing 5.70 acres and being more particularly described as follows: Commence at an iron pin marking the northwest corner of Land Lot No. 211, said point being the POINT OF BEGINNING of the tract of land described herein, from said point of beginning then travel along the north land lot line to Land Lot No. 211 North 88° 19' 15" East for a distance of 354.87 feet to a point marked by an iron pin; from said point the then travel along the northwesterly right of way line of Mead Road (40' R/W) South 15° 01' 25" West for a distance of 1418.60 feet to a point on a curve; from said point then continue along the westerly right of way line of Mead Road and along a curve having a radius of 455.14 feet, an arc length of 55.47 feet and being subtended by a chord of South 11° 31' 56" West for a distance of 55.44 feet to a point marked by an iron pin; from said point then travel along the west land lot line of Land Lot No. 211 North 00° 58' 32" East for a distance of 510.95 feet to a point marked by an iron pin; from said point then travel along the west land lot line of Land Lot No. 211 North 00° 58' 36" East for a distance of 903.29 feet and back to the point of beginning. Being all of Tract 1 according to that certain plat of survey for Mark Lancaster by M. Rettt Royal, registered land surveyor, dated February 7, 2006 and recorded in Plat slide B-70 in the office of the Clerk of the Superior Court of Turner County, Georgia, said plat of survey being incorporated herein by reference for descriptive purposes.

Tract 2: All that tract or parcel of land lying and being in Land Lot No. 211 in the 13th Land District of Turner County, Georgia, containing 75.29 acres and being more particularly described as follows: Commence at an iron pin marking the intersection of the easterly right of way line of Mead Road (40' R/W) with the south land lot line of Land Lot No. 211, said point being the POINT OF BEGINNING of the tract of land described herein; from said point of beginning then travel along the easterly right of way line of Mead Road North 01° 34' 02" East for a distance of 1,603.33 feet to a point on a curve, from said point then travel along the easterly right of way line of Mead Road and along a curve having a radius of 415.14 feet, an arc length of 97.50 feet and being subtended by a chord of North 08° 17' 44" East for a distance of 97.27 feet to a point; from said point then travel along the southeasterly right of way line of Mead Road North 15° 01' 25" East for a distance of 1396.34 feet to a point; from said point then travel North 68° 13' 24" East for a distance of 64.74 feet to a point, from said point then travel North 86° 35' 19" East for a distance of 349.72 feet to a point, from said point then travel North 88° 19' 15" East for a distance 382.85 feet to a point marked by an iron pin, from said point then travel South 00° 57' 26" West for a distance of 3099.32 feet to a point marked by an iron pin on the south land lot line of Land Lot No. 211; from said point then travel along the south land lot line of Land Lot No. 211 South 89° 45' 53" West for a distance of 1159.99 feet and back to the point of beginning. All according to that certain plat of survey for Mark Lancaster by M. Rettt Royal, registered land surveyor, dated February 7, 2006 and recorded in plat slide B-70 in the Office of

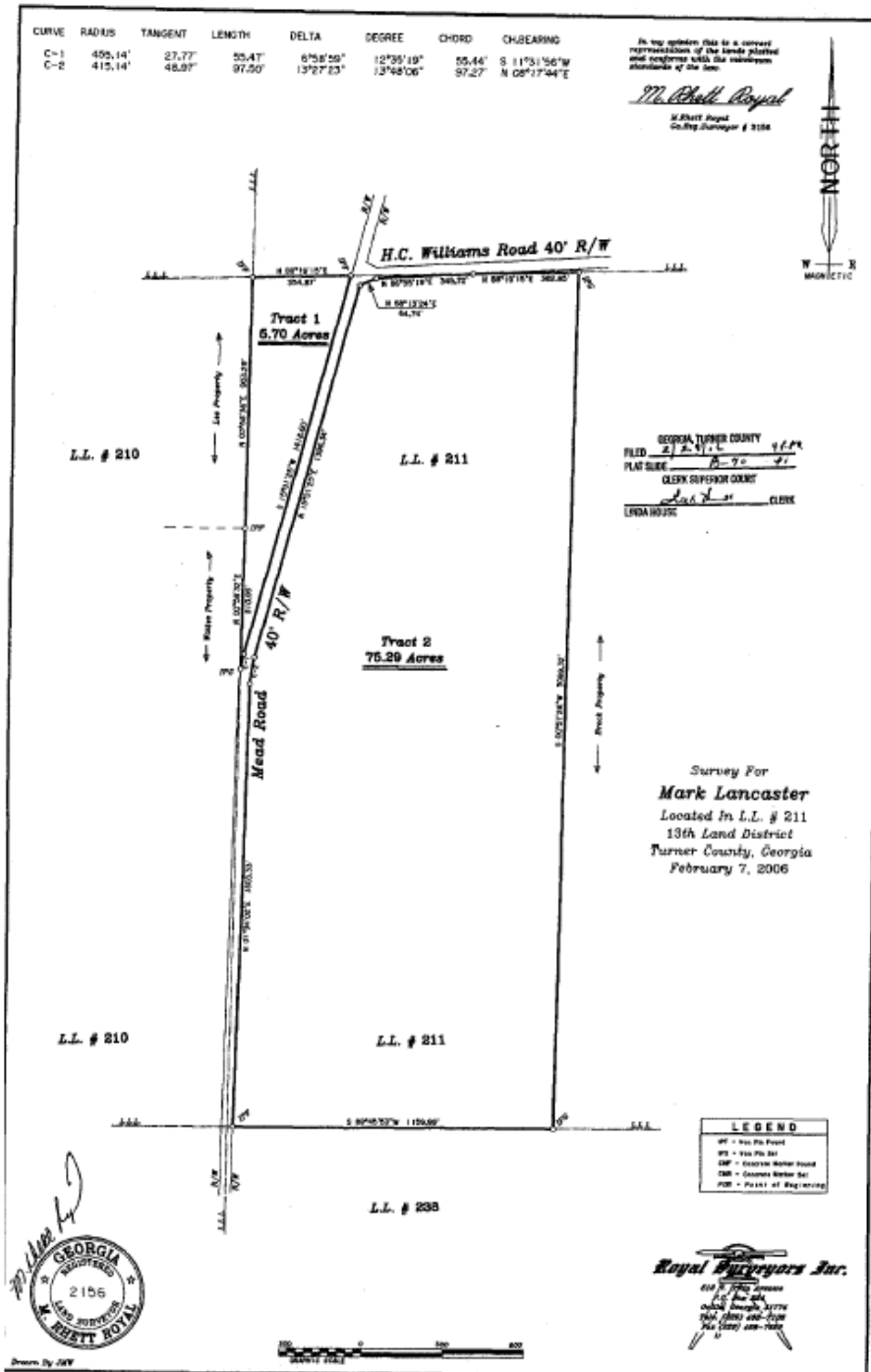
Legal Description – Page 2

the Clerk of the Superior Court of Turner County, Georgia, said plat of survey being incorporated herein by reference for descriptive purposes, together with all and singular the rights, members and appurtenances thereunto being, belonging and in any way appertaining.

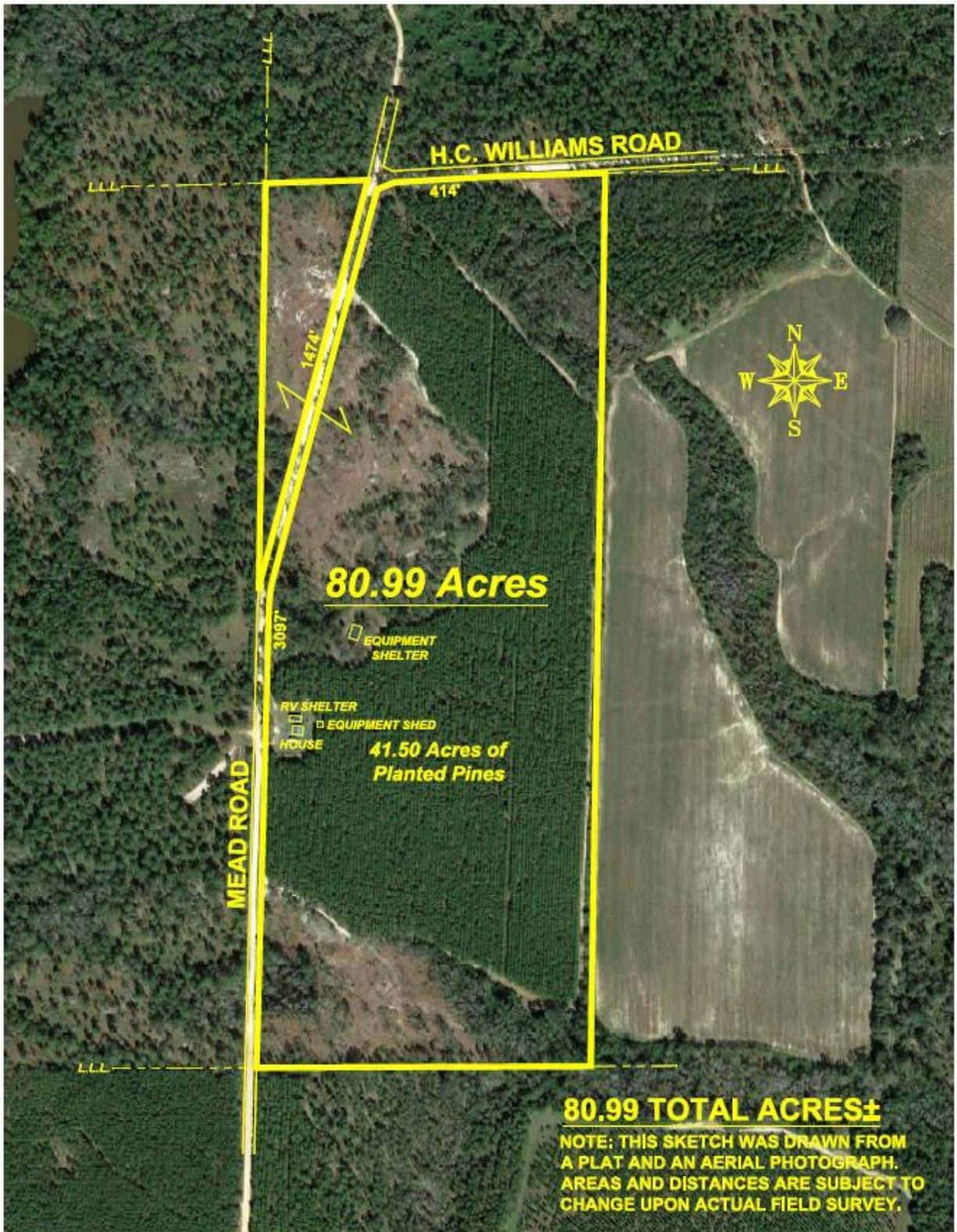
This is the same property conveyed to Mark Lancaster by Warranty Deed dated February 24, 2006 from Jimmie Ann P. Ward, recorded February 24, 2006 in Deed Book 204, page 395, in the Office of the Clerk of the Superior Court of Turner County, Georgia.

This deed was prepared at the request of the grantee. The attorney preparing this deed makes no representation of the record title to the properties as a title search of said properties was not requested by the parties hereto.

Plat



Auction Map



Go Bid Now!

www.WeeksAuctionGroup.com