

Property Information Package

**77.31 Acre Worth County Farm with Irrigation
1239 Joe Sumner Road, Sumner, Georgia 31789**

**Online Only Auction
Bidding Ends September 12, 2019**



www.WeeksAuctionGroup.com

Final Contract to Include a 10% Buyer's Premium

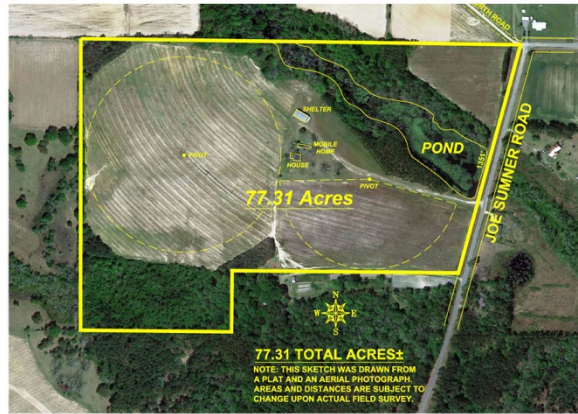
77.31-Acre Farm Located in Worth County! Great Opportunity to expand your farming operation. This is a unique chance to own a farm with cropland acreage that is over 90% irrigated! This tract features 2 center pivots, a 6" agriculture deep well, an equipment shelter with an enclosed shop and a homesite with residential deep well! Register and bid today!

Auction Date and Time: Thursday, September 12, 2019 at 4:00 P.M.

Open House Dates and Times: Drive through at any time or for a private showing call Hunter Whiddon at (229) 921-1385



77.31 Acres Located in Worth County, Georgia



For More Information Contact:

Hunter Whiddon
Weeks Auction Group, Inc.
(229) 921-1385
Hunter@BidWeeks.com

Property Information

Property Address: 1239 Joe Sumner Road, Sumner, Georgia 31789

Property Size (Acres): 77.31 +/- Acres

GPS Coordinates: 31°35'06.9"N 83°41'13.5"W

Assessor's Parcel Numbers: 0097 00001 Worth County

2018 Property Taxes: \$3,452.13

Important Selling Features:

- **77.31 Acres of**
 - **48 Irrigated Cropland Acres**
 - **53.08 Total Cropland Acres**
- **6" Deep Well**
- **(2) 3 Tower Pivots & (1) Stationary Gun**
- **20.23 Acres of Timberland**
- **Homesite with 4" Deep Well**
- **40'x50' Metal Shop/Shelter**
 - **Enclosed Shop Portion is 40'x25'**
- **Pond**

Driving Directions: From Main Street (Sumner Rd N) in Sumner, Georgia, drive North 1.3 Miles and turn right on Whiddon Mill Rd. Continue .04 miles on Whiddon Mill Road and Turn Left onto Joe Sumner Road. Drive North 5.5 Miles on Joe Sumner Road. Property will be on your left.

WATCH FOR AUTION SIGNS!

For More Information Contact:

Hunter Whiddon
Weeks Auction Group, Inc.
(229) 921-1385
Hunter@BidWeeks.com

Tax Card

7/1/2019

qPublic.net - Worth County, GA



Summary

Parcel Number 00970001
 Location Address 1239 JOE SUMNER RD
 Legal Description BRENDA SUE BENNETT PLACE
 (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 77.31
 Homestead Exemption No (50)
 Landlot/District 440 / 7TH

[View Map](#)

Owner

DEAN TUCKER FARM PRD INC
 % AGGEOGIA FARM CREDIT ACA
 P O BOX 130
 MOULTRIE, GA 31768

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Homesite 1.0 AC	Rural	1	1
RUR	Open Land	Rural	2	51.83
RUR	Open Land	Rural	6	1.55
RUR	Open Land	Rural	4	13.19
RUR	Woodland	Rural	8	9.74

Residential Improvement Information

Style One Family
 Heated Square Feet 1272
 Interior Walls Sheetrock
 Exterior Walls Asbes Shing/Siding
 Foundation 004
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 0
 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 \$13,809
 Condition Average
 House Address 1239 JOE SUMNER

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Solid Waste Fee	2018	0x0 / 0	1	\$0
IMPLEMENT SHED, FLR, WLS, & RF	1900	0x0 / 0	1	\$9,000
POND 113	1900	0x0 / 2	0	\$2,160

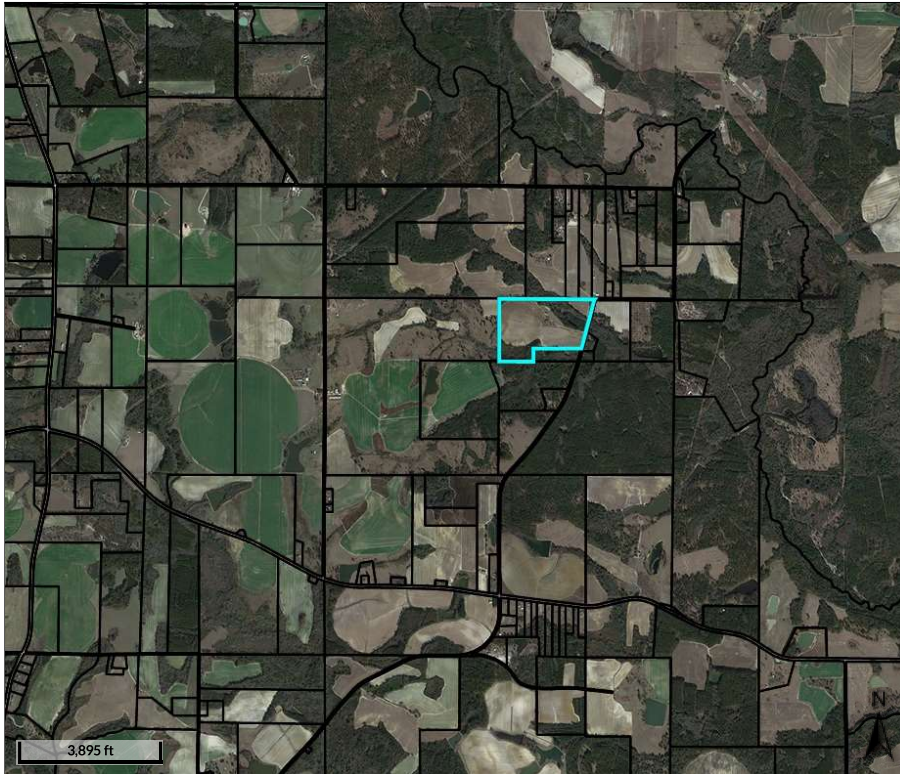
Prebill Mobile Homes

Account Number	Owner	Lot Number	Year Built	Manufacturer	Model	Width x Length
2937	TUCKER CLARA FAYE		1990	FRONTIER	270 CK	14x66

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/9/2009	842 47	28 127	\$260,000	Fair Market - Improved		DEAN TUCKER FARM PRD INC
9/25/2006	730 334	28 127	\$208,600	Unqualified - Improved	JONES, REID, LARRY &	CENTURION ENT, LLC
3/11/2005	670 152	28 127	\$270,000	Unqualified - Improved	CHILDERS, BRAD L &	JONES, REID, LARRY &
5/27/1997	392 204	17 180	\$131,500	Fair Market - Improved	BENNETT, BRENDA SUE	CHILDERS, BRAD L &
2/5/1993	303 383	17 180	\$0	Unqualified - Improved		BENNETT, BRENDA SUE

Tax Map



- Legend**
- Parcels
 - Roads

Parcel ID	00970001	Owner	DEAN TUCKER FARM PRD INC	Last 2 Sales			
Class Code	Agricultural		% AGGEORGIA FARM CREDIT ACA	Date	Price	Reason	Qual
Taxing District	County		P O BOX 130	12/9/2009	\$260000	FM	Q
	County		MOULTRIE GA 31768	9/25/2006	\$208600	UI	U
Acres	77.31	Physical Address	1239 JOE SUMNER RD				
		Assessed Value	Value \$280280				

(Note: Not to be used on legal documents)

Date created: 7/1/2019
 Last Data Uploaded: 7/1/2019 6:58:09 AM

Developed by Schneider
 GEOSPATIAL

2018 Property Tax Bill

7/1/2019

Taxes

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 2829
ACCT NUMB. 141450 010
TAXPAYER DEAN TUCKER FARM PRD INC
MAP NUMBER 00970-00000-001-000
LOCATION BRENDA SUE BENNETT PLACE
PAYMENT AMOUNT \$0.00
ON OR BEFORE 11/15/2018

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

DEAN TUCKER FARM PRD INC
P O BOX 774

SUMNER GA 31789

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	2829	141450 010	01	BRENDA SUE BENNETT PLACE	00970-00000-001-000	280,280
DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	SALE DATE	TOTAL ACRES	
842	47			12/09/2009	77.31	
TAXING ENTITY	ASSESSMENT				TAXES DUE	
COUNTY	112112				1408.13	
EDA	112112				66.26	
SCHOOL	112112				1737.74	
SLD WASTE	1				240	



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

THIS YEAR TAX \$3,452.13
TOTAL TAX DUE \$0.00
PAYMENTS: **MADE ON 11/19/2018** \$3,452.13

CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY

DEAN TUCKER FARM PRD INC
P O BOX 774

PAYMENT MUST BE MADE ON OR BEFORE
11/15/2018

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

SUMNER GA 31789

YOUR CANCELLED CHECK IS YOUR RECEIPT

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 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 certain tract of land, containing 77.31 acres, more or less, known as the Breda Sue Bennett Place, in Land Lot 440 of the 7th Land District of Worth County, Georgia, on Joe Sumner Road, bounded now or formerly as follows: On the north by lands of Carl J. Parker, Dot and W.B. McDaniel, Reuben Duckworth and Homer Duckworth (the north boundary of said property also being in the north land lot line of Land Lot 440); on the east by the west right of way line of the Joe Sumner Road; on the south by lands of Robert Bennett Sr. and David Bryan, and on the west by lands of David Bryan (the west boundary of said tract being the west land lot line of Land Lot 440), said tract of land being more particularly described according to that plat of survey entitled "Survey for Brad L. Childers", prepared by Medders Associates Surveying, Inc. (Roger A. Medders, Registered Land Surveyor) on May 12, 1997, said plat being recorded in Plat Book 28, Page 127, in the Office of the Clerk of Worth Superior Court and being by reference incorporated herein.

This property is the same property conveyed to the Centurion Enterprises, LLC, in that certain warranty deed from Reid Jones, Larry Jones and Derrick P. Jones dated September 22, 2006, and recorded September 25, 2006, in Deed Book 730, Page 334, Public Records, Worth County, Georgia.

ALSO INCLUDED HERewith IS THAT

ONE (1) used 75 HP Marathon Electric Motor with Rainbow Pump, Model C6416-ELEC, Serial No. 14600;

ONE (1) Valley towable Pivot, Serial No. 37843; AND

ONE (1) Reinke Pivot, Model 60G, 3-Tower, Serial Number 079715342

THERE IS LESS AND EXCEPTED FROM THE ABOVE DESCRIBED REAL PROPERTY All that certain tract or parcel of land, containing 5.00 acres, more or less, lying and being in Land Lot 398 of the 7th Land District of Worth County, Georgia, and being more particularly described as follows: in order to find a point and place of beginning, commence at a point and an iron pin found at the intersection of the northern right-of-way line of Ephesus Church Road (County Road 56; 80' R/W) with the eastern margin of a twenty-foot (20') easement lying between the lands of Dean and Kathy Tucker and the lands of Glen O. and Brenda J. Greene (said easement lying along the eastern original land lot line of Land Lot 398 and the western original land lot line of Land Lot 397); from said point and place of beginning at said iron pin found, travel thence north 01° 30' 00" west 1179.82 feet to a point and an iron pin set, the same being the point and place of beginning of the tract herein describe; thence travel south 88° 30' 00" west a distance of 410.00 feet to a point and an iron pin set; thence travel north 01° 30' 00" west a distance of 531.22 feet to a point and an iron pin set; then travel north 88° 30' 00" east a distance of 410.00 feet to a point and an iron pin set on the eastern original land lot line of Land Lot 398 (said line also being the western original land lot line of Land Lot 397); thence travel

Legal Description (Continued)

along said original land lot line south 01° 30' 00" east a distance of 531.22 feet to a point and an iron pin set, the same being the point and place of beginning. Said tract of land contains 5.00 acres, more or less, and is further delineated upon the certain plat of survey entitled "Plot Plan for Dean & Kathy Tucker" prepared by Glen O. Greene & Associates dated March 24, 2005 and recorded in Plat Book _____, Page _____, public records of Worth County, Georgia.

Said tract is a portion of that certain land received by Dean and Kathy Tucker from Timothy G. Sikes, pursuant to that certain Warranty Deed dated February 12, 2004 and recorded February 17, 2004 in Deed Book 623, pages 317, et seq., public records of Worth County, Georgia.

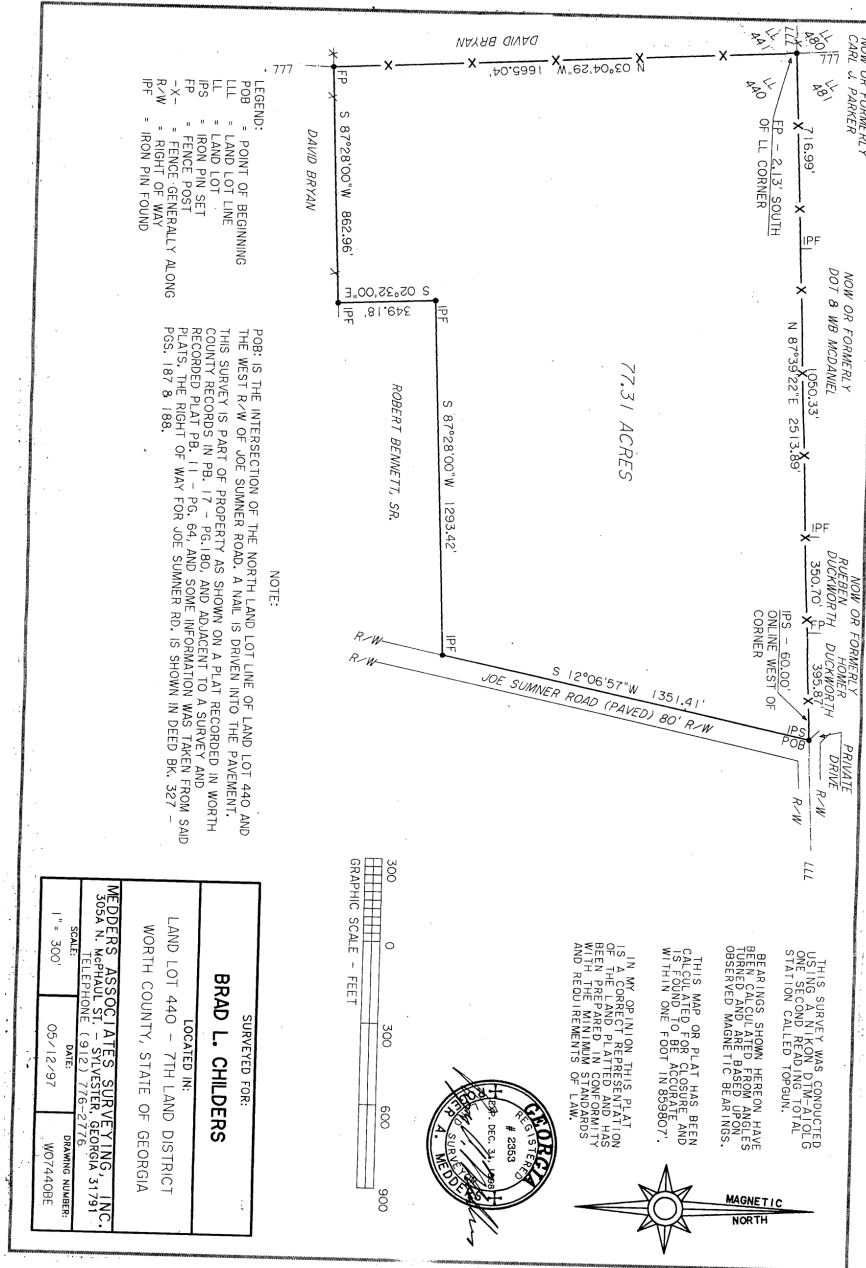
Said tract is bounded on the north, south, and west by lands now or formerly owned by Dean & Kathy Tucker, and on the east by lands now or formerly owned by Glen O. and Brenda J. Greene and by lands now or formerly owned by Derek D. Allen, Sr. and Robin M. Allen.

Subject to existing easements for public roads and utilities now in use.

Plat

6/25/2019

GSCCCA.org - Image Index



Recorded 6-2 1897
 Dept. Clerk Superior Court,
 Worth County, Georgia.

Auction Map



WAG | Weeks Auction Group
Accelerated Real Estate Marketing

Farm Service Agency Information

Georgia
Worth

U.S. Department of Agriculture
Farm Service Agency

FARM: 4862
Prepared: 8/22/19 9:56 AM
Crop Year: 2019

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 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.

Operator Name	Farm Identifier	Recon Number
TUCKER, DEAN JR		2010 13321 12

Farms Associated with Operator:
283, 4339, 4864

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
87.82	53.08	53.08	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	53.08	0.0	0.0				

ARC-IC	ARC/PLC	PLC	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	PNUITS	NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	0.1		36	0.0	0
OATS	0.0		0	0.0	0
CORN	24.33		79	0.0	
GRAIN SORGHUM	12.27		42	0.0	
PEANUTS	0.0		2998	0.0	
SOYBEANS	0.0		0	0.0	0
Total Base Acres:	36.7				

Farm Service Agency Map



Worth County, Georgia



- Tract Boundary
- Cropland
- Roads
- Non-Cropland
- Hydrography

- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions

Use if Data is Same for All Fields:

Producer Share: _____

Irr Practice: IRR NI

2019 Program Year

Map Created April 18, 2019

Farm 4862
Tract 1252

2017 NAIP Imagery

Tract Cropland Total: 53.08 acres

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Go Bid Now!

www.WeeksAuctionGroup.com