

Property Information Package

**124.8 Acre Worth County Farm with Irrigation
U.S. Hwy 82 and Sumner Road, Sumner, Georgia 31789**

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



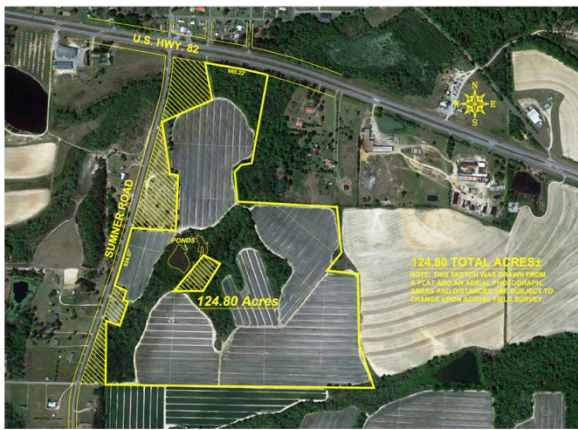
www.WeeksAuctionGroup.com

Final Contract to Include a 10% Buyer's Premium

124.8- Acre Farm Located in Worth County! Great Opportunity to expand your farming operation! Irrigated Farmland and some stands of timber. Gently sloping fields with loamy soil. Close proximity to Tifton and Sylvester is located on Hwy 82. **DO NOT MISS THIS OPPORTUNITY TO BUY QUALITY FARMLAND IN SOUTH GEORGIA!**

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



124.80 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: U.S. Hwy 82 and Sumner Road, Sumner, Georgia 31789

Property Size (Acres): 124.8 +/- Acres

GPS Coordinates: 31°30'11.9"N 83°44'25.6"W

Assessor's Parcel Numbers: 0091000800B & 00910008B01 Worth County

2018 Property Taxes: \$4,533.79

Important Selling Features:

- 124.8 Acres
 - 94.83 Irrigated Acres
 - 29.97 Woodland
- 10" Irrigation Well
- 50HP Submersible Pump
- Filtration System

Driving Directions: From Main Street (Sumner Rd) in Sumner, Georgia drive South on Main Street (Sumner Road). Property will be .04 miles on the left. **WATCH FOR AUCTION SIGNS!**

For More Information Contact:

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

Tax Card (71.8 Acre Tract)

7/1/2019

qPublic.net - Worth County, GA



Summary

Parcel Number 0091000800B
 Location Address CV 673/347
 Legal Description PART OF CROMER 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 71.8
 Homestead Exemption No (S0)
 Landlot/District 305 / 7TH

[View Map](#)

Owner

DEAN TUCKER FRMS PROINC
 % AGGEOGIA FARM CREDIT ACA
 P O BOX 130
 MOULTRIE, GA 31768

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	4	1.3
RUR	Open Land	Rural	6	67.19
RUR	Open Land	Rural	8	1.26
RUR	Woodland	Rural	2	0.55
RUR	Open Land	Rural	5	1.5

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/11/2011	876 70	31 127	\$199,700	Unqualified - Vacant		DEAN TUCKER FRMS PRO,INC
1/15/2007	793 107	31 127	\$0	Unqualified - Vacant	FLOWERS, SUE GARDNER EX	FLOWERS, SUE GARDNER
3/9/2004	627 19	31 127	\$237,200	Land Market - Vacant	BENSON, L GRADY JR ETAL	FLOWERS, SUE GARDNER EX
4/27/1999	453 209	29 28	\$5,000	Land Market - Vacant	BENSON, L GRADY JR	GA TRANSMISSION CORP

Valuation

	2019	2018	2017	2016	2015
Previous Value	\$201,026	\$201,026	\$201,026	\$201,026	\$201,026
Land Value	\$201,026	\$201,026	\$201,026	\$201,026	\$201,026
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$201,026	\$201,026	\$201,026	\$201,026	\$201,026

Assessment Notice 2019

[Assessment Notice 2019](#)

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

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.



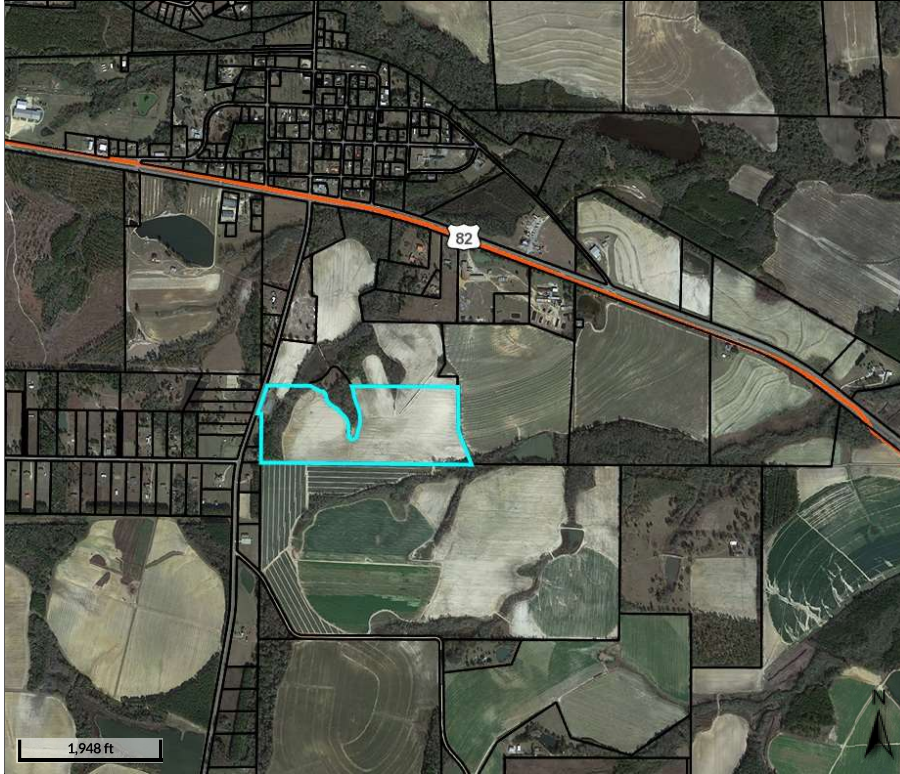
Last Data Upload: 7/1/2019, 6:58:09 AM

Version 2.2.28

Tax Card (53 Acre Tract)

The Tax Card is Not Available

Tax Map (71.8 Acre Tract)



Legend
 □ Parcels
 — Roads

Parcel ID	0091000800B	Owner	DEAN TUCKER FRMS PROINC	Last 2 Sales			
Class Code	Agricultural		% AGGEORGIA FARM CREDIT ACA	Date	Price	Reason	Qual
Taxing District	County		P O BOX 130	3/11/2011	\$199700	UV	U
	County		MOULTRIE GA 31768	1/15/2007	0	UV	U
Acres	71.8	Physical Address	CV 673/347				
		Assessed Value	Value \$201026				

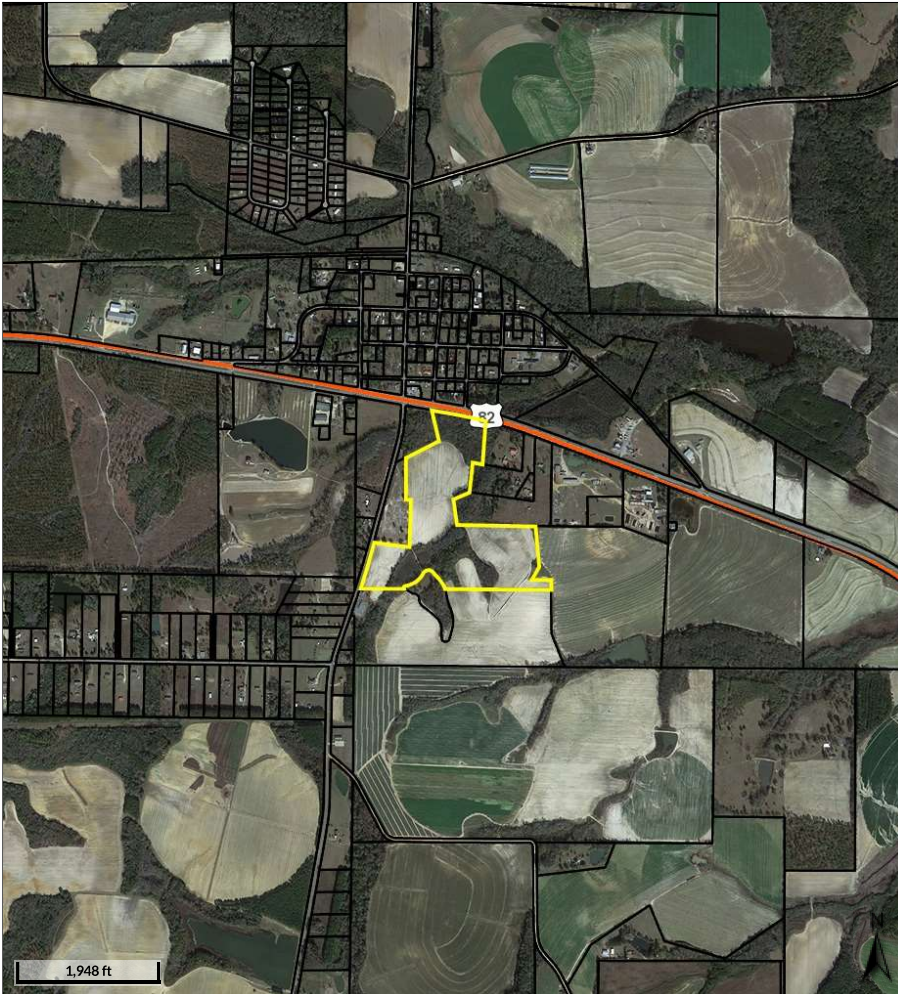
(Note: Not to be used on legal documents)

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

Developed by Schneider
 GEOSPATIAL

Tax Map (53 Acre Tract)


 **qPublic.net**™ Worth County, GA



Overview



Legend

-  Parcels
-  Roads

Date created: 8/20/2019
Last Data Uploaded: 8/20/2019 6:48:47 AM

Developed by  **Schneider**
GEOSPATIAL

2018 Property Tax Bill (71.8 Acre Tract)

8/20/2019

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 2832
ACCT NUMB. 141600 010
TAXPAYER DEAN TUCKER FRMS PROINC
MAP NUMBER 00910-00000-008-00B
LOCATION PART OF CROMER 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 FRMS PROINC

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	2832	141600 010	01	PART OF CROMER PLACE	00910-00000-008-00B	201,026
DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	SALE DATE	TOTAL ACRES	
876	70			03/11/2011	71.8	
TAXING ENTITY	ASSESSMENT				TAXES DUE	
COUNTY					80410	1009.95
EDA					80410	47.52
SCHOOL					80410	1246.36



Scan this code
with your mobile
phone to view or
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THIS YEAR TAX \$2,303.83
TOTAL TAX DUE \$0.00
PAYMENTS: **MADE ON 11/19/2018** \$2,303.83

CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY

DEAN TUCKER FRMS PROINC

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

SUMNER GA 31789

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.

2018 Property Tax Bill (53 Acre Tract)

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 2831
ACCT NUMB. 141550 010
TAXPAYER DEAN TUCKER FRM PRO INC
MAP NUMBER 00910-00000-008-B-1
LOCATION CITY LIMITS 2009
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 FRM PRO INC

SUMNER GA 31789

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2018 AD VALOREM TAX NOTICE FOR THE COUNTY OF WORTH

YEAR	BILL NUM	ACCOUNT NUMBER	DI	LOCATION/DESCRIPTION	MAP/PARCEL	FAIR MARKET VALUE
2018	2831	141550 010	04	CITY LIMITS 2009	00910-00000-008-B-1	160,816
DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	SALE DATE	TOTAL ACRES	
876	70			03/11/2011	53	
TAXING ENTITY	ASSESSMENT				TAXES DUE	
COUNTY					64326	807.93
EDA					64326	38.02
SCHOOL					64326	997.05
SUMNER					64326	385.96



Scan this code
with your mobile
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THIS YEAR TAX \$2,228.96
TOTAL TAX DUE \$0.00
PAYMENTS: **MADE ON 11/19/2018** \$2,228.96

CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY

DEAN TUCKER FRM PRO INC

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

YOUR CANCELLED CHECK IS YOUR RECEIPT

SUMNER GA 31789

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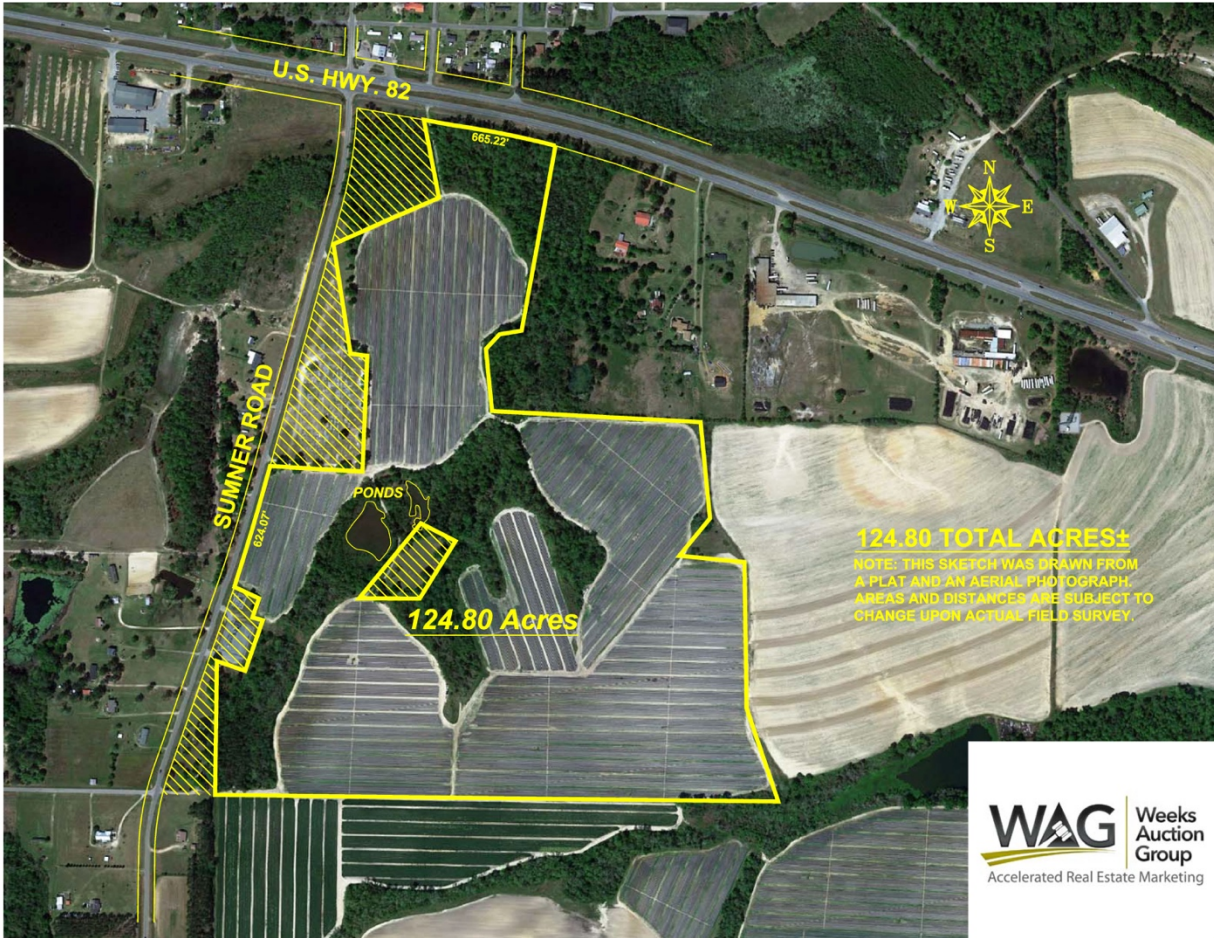
Legal Description

A tract of land located in Land Lot 305, 7th Land District, Worth County, Georgia, more particularly described as follows: Commence at the southwest corner of Land Lot #305; thence along the west land lot line of Land Lot #305 north 00°57'21" west 662.57 feet; thence south 72°35'54" east 148.48 feet; thence north 17°24'06" east 266.00 feet; thence north 76°51'02" west 52.40 feet; thence north 17°08'28" east 99.84 feet; thence north 66°35'39" west 135.24 feet to a point located on the east right of way line of Sumner Road (paved) 80'R/W; thence along the east right of way line of Sumner Road north 15°48'57" east 168.49 feet; thence continuing along the east right of way line of Sumner Road and along the arc of a curve 399.46 feet (such arc being subtended by a chord bearing and distance of north 14°29'05" east 399.43 feet and having a radius of 10,613.78 feet); thence continuing along the east right of way line of Sumner Road north 14°06'48" east 56.12 feet; thence south 88°20'25" east 459.00 feet; thence north 00°37'59" east 574.00 feet; thence north 84°12'25" west 84.00 feet; thence north 10°30'00" west 549.60 feet; thence north 64°38'42" east 570.74 feet; thence north 12°38'29" west 393.53 feet to a point located on the south right of way line of U.S. Hwy 82; thence along the south right of way line of U.S. Hwy 82 south 81°26'46" east 151.55 feet and along the arc of a curve 513.67 feet (such arc being subtended by a chord bearing and distance of south 80°19'29" east 513.42 feet and having a radius of 4,692.15 feet); thence south 08°40'24" west 931.68 feet; thence south 78°55'30" west 110.90 feet; thence south 41°10'16" west 99.00 feet; thence south 07°19'00" east 309.32 feet; thence south 88°40'24" east 1,035.25 feet; thence south 07°17'42" east 478.50 feet; thence south 37°29'58" west 239.85 feet; thence south 86°10'12" east 324.32 feet; thence south 02°32'36" east 724.55 feet; thence south 20°26'27" east 487.98 feet to a point located on the south land lot line of Land Lot #305; thence along the said land lot line south 88°58'22" west 2,792.25 feet to the point and place of beginning. Said tract is more particularly delineated as **124.80 acres** upon a plat of survey entitled "Survey for Dixie Farms, Inc." prepared by Roger A. Medders, Registered Land Surveyor, on January 27, 2004, recorded in Plat Book 31, Page 127, in the office of the Clerk of Superior Court of Worth County, Georgia. Tax Map no.'s 00910-008-B and 00910-008-B-1.

This property is the same property conveyed to Branch Banking and Trust Company in that certain deed under power of sale from Sue G. Flowers, as Executrix of the Estate of E.M. Flowers Jr., acting through its duly appointed agent and attorney in fact, Branch Banking and Trust Company, dated August 17, 2010, and recorded August 27, 2010, in Deed Book 860, Page 281, Public Records, Worth County, Georgia.

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

Auction Map



Farm Service Agency Information

Georgia U.S. Department of Agriculture FARM: 4339
Worth Farm Service Agency Prepared: 8/22/19 9:56 AM
Report ID: FSA-156EZ Abbreviated 156 Farm Record Crop Year: 2019 Page: 1 of 1

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								
Farms Associated with Operator: 283, 4862, 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
122.66	94.83	94.83	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	94.83	0.0	0.0				

Tract Number: 77688 Description J12 2A
FSA Physical Location : Worth, GA ANSI Physical Location: Worth, GA
BIA Range Unit Number:
HEL Status: HEL: conservation system is being actively applied
Wetland Status: Tract contains a wetland or farmed wetland
WL Violations: None

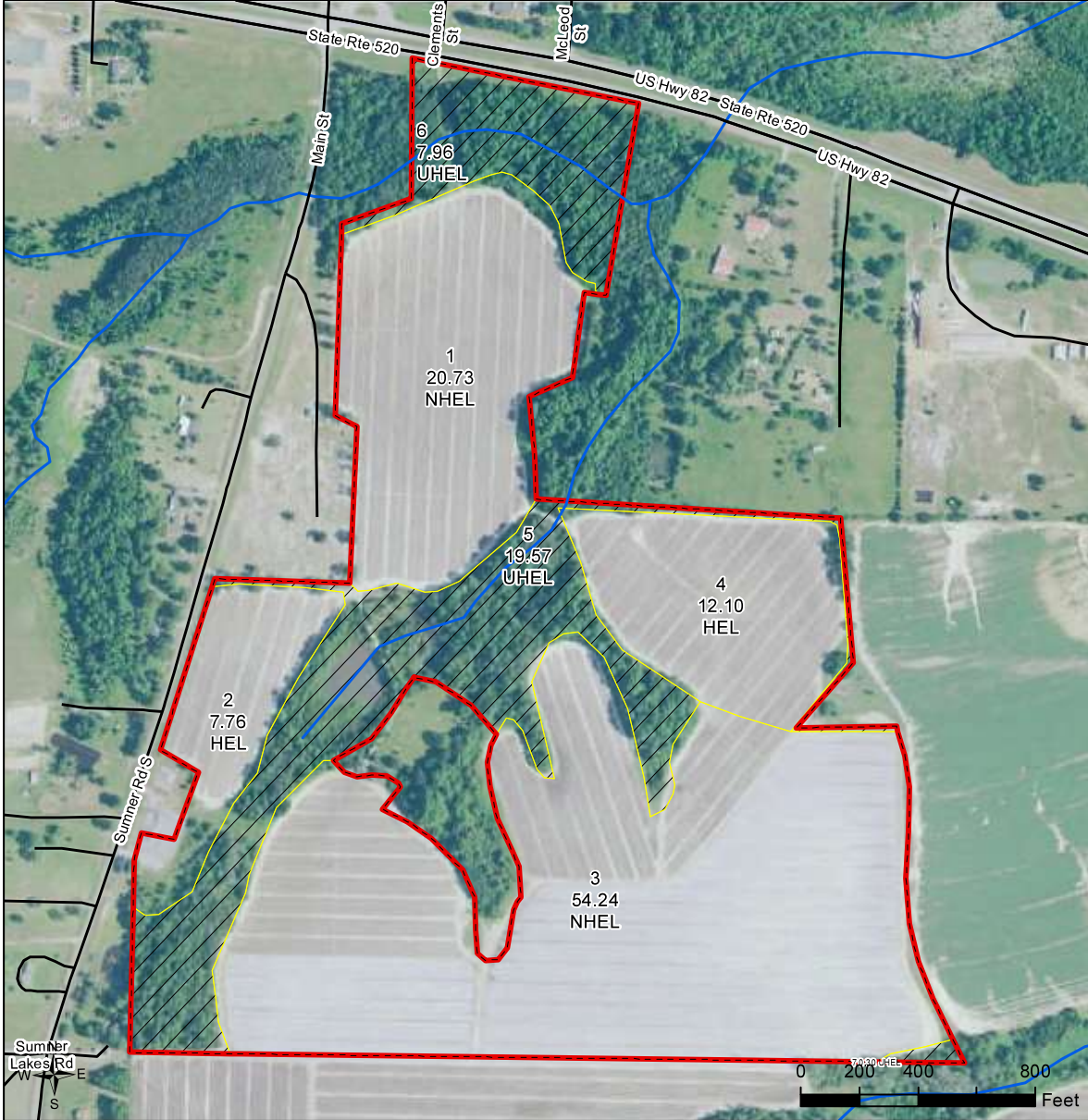
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
122.66	94.83	94.83	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	94.83	0.0	0.0		

Owners: TUCKER, DEAN JR
Other Producers: QUALITY PRODUCE LLC SUNSET PRODUCE

Farm Service Agency Map



Worth County, Georgia



Common Land Unit
 [Red Outline] Tract Boundary
 [Yellow Outline] Cropland
 [Blue Line] Hydrography
 [Diagonal Lines] Non-Cropland

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 4339
Tract 77688

Tract Cropland Total: 94.83 acres

2017 NAIP Imagery

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program 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).

Lease Agreement (Page 1)

LEASE OF PROPERTY

GEORGIA, TIFT COUNTY

This agreement made and entered by Dean Tucker of Worth County, Georgia, as “Lessor” and QUALITY PRODUCE, LLC a Georgia Limited Liability Company as “Lessee”, of Tift County, Georgia.

WITNESSETH:

IN AND FOR CONSIDERATION of the agreements hereinafter set forth and mutual benefits to result from the performance thereof, the receipt and sufficiency of which to all parties are hereby acknowledged, the properties hereinafter described are hereby leased by the Lessors to Lessee upon the terms and conditions set forth.

PROPERTIES LEASED

The property and rights leased hereunder are:

All presently cultivated cropland portions of the (124) one hundred twenty four acre tract of land(s) located in Worth County, Georgia owned by Dean Tucker of Worth County, Georgia, as Lessor.

The right during the term hereof to the use of all agriculture allotments, bases, and quotas established with respect to said land subject to the restrictions herein contained;

The right of ingress and egress to the properties leased hereunder to the extent necessary for utilization of the same for agricultural purposes; and the right during the term hereof to utilize land, any wells and/or farm ponds located on the tract of land.

PROPERTIES NOT LEASED

Properties and rights, which are not leased hereunder, which are especially hereby retained by lessors and as to which lessee shall have no right, include the following:

Surrounding areas of land or ponds will be maintained by “Lessor”.

Terms and Conditions

The term of this Lease shall be for a period of (1) one year, beginning on February 1, 2019 and termination will be midnight January 31, 2020.

The rental payment due the Lessor(s) by the Lessee for the lease duration will be (124) one hundred twenty four acres at \$200.00 per acre totaling \$24,800.00, annually, which shall be paid by the lessee no later than February 1st of each year.

Lease Agreement (Page 2)

Within 30 days prior to the anniversary date of this lease, the parties shall attempt to reach an agreement as to the amount of rental monies due per acre.

In the event the parties cannot reach an agreement as to the amount of the rental payment due for any crop year during the term of this lease prior to the anniversary date of this lease and, upon either party submitting to the other ten (10) days written notice that no agreement can be reached as to the amount of rent, then in that event, this lease shall automatically terminate and the rights and obligations of the parties under this lease shall expire.

In the event this lease is terminated pursuant to the provisions of paragraph 2 hereinabove and, further should the Lessors decide to sell the properties, the Lessee shall be given first option to purchase the property upon the terms and conditions agreed upon between the two parties.

Lessee shall comply with all applicable rules and regulations of PMA and FSA Committees and other regulatory agencies with respect to utilization of the agricultural allotments, quotas and bases applicable to the leased properties so as to maintain and not interfere with all such agricultural allotments, quotas and bases. Lessee shall (to the extent necessary under applicable regulations) plant, cultivate and harvest crops as necessary to prevent a reduction or loss on any agricultural allotment, quota or base. Lessee shall also plant, cultivate, harvest and sell only so much of any crop as or as is permitted under applicable regulation without limiting, restraining or otherwise negatively affecting any such allotment, quota or base.

Lessee shall be entitled to receive agricultural crop payments and compensation of every nature whatsoever which accrue with respect to the leased farm during the lease term from whatever source, including FSA and other governmental agencies, which in any way arise out of or under any and all agricultural programs, including but not limited to the payment-in-kind (PIK) program.

The parties shall fully cooperate with each other, with ASCS and other regulatory agencies and shall execute all documents necessary in order to effectuate the previous hereof. Lessor(s) shall take such action as may be necessary and proper to make the use of the agricultural allotments, quotas and bases specified above available for use by the Lessee here under.

All allotments, quotas and bases established for the leased properties may be used in other lands owned by or rented by the Lessees (insofar as permissible under applicable regulations), provided that such use will not reduce or otherwise negatively effect in any manner any such allotments, quota or bases either during the term of this lease or upon termination of this lease.

Lessee shall have the right to use any barns, storage sheds or other buildings located upon the leased properties.

Lease Agreement (Page 3)

Lessee shall indemnify and hold Lessors harmless from any and all losses and damages which may accrue to Lessors from claims arising out of Lessee's use or occupancy of the leased properties, including, but not limited to, attorney's fees and other associated costs which may be incurred by Lessors in defending said claims.

This agreement is, and shall be construed to be, a lease of the leased properties and shall not be construed to be a partnership, joint venture or sharecrop between parties.

Lessee shall maintain at Lessee's sole expense the leased properties, including terraces and waterways, in the same state of repair as the leased properties are at the time of the commencement of the lease, normal wear and tear only excepted, and Lessee shall perform such routine maintenance thereto as will prevent major repairs, replacement or improvements thereto.

Lessee shall pay for all utilities used or consumed during the term hereof in connection with the properties leased hereunder.

Lessee shall work the land and cultivate the crops which shall be grown upon the leased properties with the best approved customs and methods of soil stewardship and husbandry and otherwise utilize good farm management practices in relation to the leased properties.

This lease and Lessee's rights hereunder may not be transferred or assigned to Lessee with the prior written consent of the lessors and no part of the leased property may be sublet or rented by lessee without the prior written consent of the Lessor.

Lessor shall pay all ad valorem taxes upon the leased properties.

No alterations, modifications or changes shall be made to any portion of the leased properties without the prior written consent of the Lessors.

The leased properties shall be utilized by the Lessee for agricultural purposes only. The Lessee, in the use and occupancy of the property shall not violate any federal, state or municipal laws, ordinances, rules or regulations.

Upon Lessee paying the rent and observing and performing all the terms, covenants and conditions on Lessee's part to be observed and performed hereunder, Lessee may peaceably and quietly enjoy the premises hereby demised, subject however to all the terms and conditions hereof.

In the event (a) Lessee shall fail to pay any rental payment within thirty (30) days after it becomes due, or (b) Lessee shall abandon the premises, or (c) Lessee defaults in the performance of any other agreement or obligation hereunder and fails to cure the same within 30 days of written notice thereof the Lessors then, and in any such events, at the option of the Lessors and without notice to the Lessee:

Lease Agreement (Page 4)

This lease and the term hereby granted (as well as the rights, titles and interest of the Lessee hereunder) shall wholly cease and expire at the elections or the Lessors; Lessee shall, upon demand by Lessors, promptly vacate the leased properties, and Lessors may take immediate possession of the leased properties therefrom.

If any provision of this lease is enforced by or through an attorney at law, then the party, which breached said agreement should be responsible for all costs related thereto including reasonable attorney fees.

Any improvement or additions made or installed by the Lessee during the term of this lease including, but not limited to, buildings, structures, pivot irrigation and associated equipment, etc. may be removed by Lessee at the expiration of this lease or at such earlier time as the lease may terminate.


This indenture contains all agreements, representations and arrangements between the parties relative to the leased properties.

This agreement shall be binding upon the personal representatives, heirs successors and assigns to the parties hereto, shall, inure to the benefit of the heirs, personal representatives and assigns or Lessors and shall, if consented by Lessors, inure to the benefit of the successors and assigns of the Lessee.

IN WITNESS WHEREOF the parties have hereunto signed their names and affixed their seals on Feb day of 1, 2019.

Dean Tucker

“Lessor”



William L. Brim, Managing Member
Quality Produce, LLC

“Lessee”

Go Bid Now!

www.WeeksAuctionGroup.com