

Property Information Package

97.95 +/- Acres and Home

Located in Oglethorpe County, Georgia

2822 Centerville Road, Lexington, Georgia 30648

Online Only Auction

Bidding Ends September 13, 2019



www.WeeksAuctionGroup.com

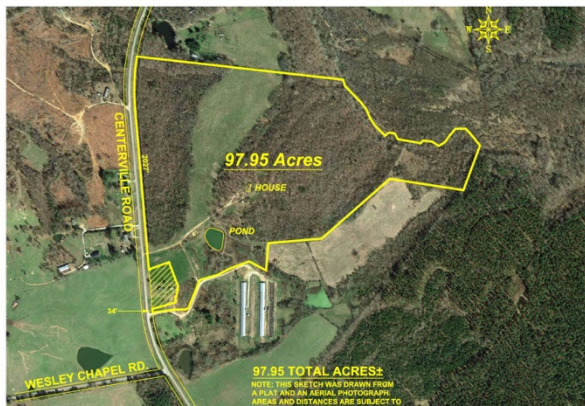
Final Contract to Include a 10% Buyer's Premium

4 Bedroom 2 Bath Ranch Style Home on 97.95+/- Acres in Oglethorpe County! Great Investment Opportunity! This property features gently rolling terrain with both hardwood and open grassland. Located just East of Lexington, this home is just a short drive to shopping, schools and healthcare services. EXCELLENT INVESTMENT OPPORTUNIT

Auction Date and Time: Friday, September 13, 2019 at 2:00 P.M.

Open House Dates and Times: Saturday, August 24, 2019 9:00 A.M. – 12:00 Noon
Saturday, September 7, 2019 9:00 A.M. – 12:00 Noon

For a private showing call
Hunter Whiddon at (229) 921-1385



Home and 97.95 Acres in Oglethorpe County



For More Information Contact:

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

Property Information

Property Address: 2822 Centerville Road, Lexington, Georgia 30648

Property Size (Acres): 97.95 +/- Acres

GPS Coordinates: 33° 52.787'N 82° 59.539'W

Assessor's Parcel Numbers: 148 016 Oglethorpe County

2018 Property Taxes: \$1,705.65

Important Selling Features:

- 4BR/2BA Ranch Style Home
- 97.95 Acres
- Hardwood Stands of Timber
- Hay Production
- Small Pond
- Creek Frontage
- Abundant Wildlife
- Excellent Investment Opportunity!!!

Driving Directions: From Main Street in Lexington take Elberton Road (Hwy 77) to the North East for 6.9 Miles. Then turn right on Centerville Road and continue for 2.7 Miles. Property will be on your left. ***WATCH FOR AUCTION SIGNS!***

For More Information Contact:

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

Tax Card

6/28/2019

qPublic.net - Oglethorpe County, GA



Summary

Parcel Number 148 016
Location Address 2822 CENTERVILLE Rd
Legal Description House/84.19 acres
(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 30.193
Acres 84.19
Homestead Exemption Yes (51)
Landlot/District N/A

[View Map](#)

Owner

Ussery John H Jr & Vicki A Ussery
2808 Centerville Road
Lexington, GA 30648

Rural Land

| Type | Description | Calculation Method | Soil Productivity | Acres |
|------|-------------|--------------------|-------------------|-------|
| RUR | Open Land | Rural | 4 | 2.29 |
| RUR | Open Land | Rural | 5 | 13.35 |
| RUR | Open Land | Rural | 9 | 3.23 |
| RUR | Ponds | Rural | 2 | 0.47 |
| RUR | Woodlands | Rural | 3 | 3.78 |
| RUR | Woodlands | Rural | 4 | 3.11 |
| RUR | Woodlands | Rural | 5 | 20.01 |
| RUR | Woodlands | Rural | 6 | 15.66 |
| RUR | Woodlands | Rural | 7 | 13.68 |
| RUR | Woodlands | Rural | 9 | 8.61 |

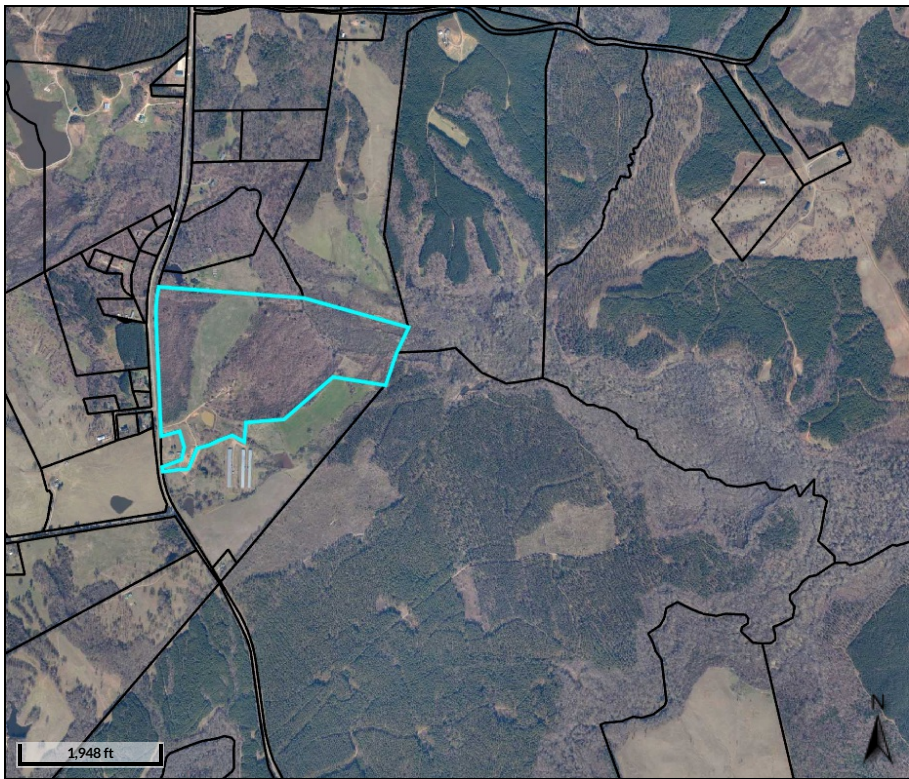
Conservation Use Rural Land

| Type | Description | Soil Productivity | Acres |
|------|---------------|-------------------|-------|
| CUV | Agland 93 | 2 | 0.62 |
| CUV | Agland 93 | 4 | 2.54 |
| CUV | Agland 93 | 5 | 14.4 |
| CUV | Agland 93 | 9 | 5.62 |
| CUV | Timberland 93 | 3 | 3.19 |
| CUV | Timberland 93 | 4 | 2.35 |
| CUV | Timberland 93 | 5 | 18.21 |
| CUV | Timberland 93 | 6 | 15.26 |
| CUV | Timberland 93 | 7 | 13.41 |
| CUV | Timberland 93 | 9 | 8.59 |

Residential Improvement Information

Style 1 Family (Detached)
Heated Square Feet 2319
Interior Walls Finished
Exterior Walls Wood
Foundation Crawl/Masonry
Attic Square Feet 0
Basement Square Feet 0
Year Built 1972
Roof Type Asphalt Shingles
Flooring Type Finished
Heating Type Cent Ht/AC-Ht Pmp
Number Of Rooms 5
Number Of Bedrooms 3
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Number Of Plumbing Extras 3
Value \$84,490
Condition Average
Fireplaces/Appliances Const 2 sty 1 Box 1
House Address 2822 CENTERVILLE

Tax Map



Overview

Legend

- Parcels
- Roads

| | | | | | | | | | |
|---|-----------|------------------|-----------------------------------|--|--|--------------|-------|--------|------|
| Parcel ID | 148 016 | Owner | Ussery John H Jr & Vicki A Ussery | | | Last 2 Sales | | | |
| Class Code | Consv Use | | 2808 Centerville Road | | | Date | Price | Reason | Qual |
| Taxing District | COUNTY | | Lexington GA 30648 | | | n/a | 0 | n/a | n/a |
| | COUNTY | Physical Address | 2822 CENTERVILLE Rd | | | n/a | 0 | n/a | n/a |
| Acres | 84.19 | Assessed Value | Value \$198802 | | | | | | |
| (Note: Not to be used on legal documents) | | | | | | | | | |

Date created: 6/28/2019
Last Data Uploaded: 6/28/2019 6:24:11 AM
Developed by Schneider
GEOSPATIAL

2018 Property Tax Bill

06/28/2019 10:30 Oglethorpe County Tax Commission

(FAX)7067438837

P.001/001

SHEILA C ARNOLD
OGLETHORPE COUNTY TAX COMMISSIONER
P. O. BOX 308
LEXINGTON GA 30648
706 743 8422

USSERY JOHN H JR & VICKI A
 USSERY
 C/O AGGEOGIA FARM CREDIT ACA
 PO BOX 1820
 PERRY GA 31069

IMPORTANT MESSAGES - PLEASE READ

| 2018 AD VALOREM TAX NOTICE FOR REAL AND PERSONAL PROPERTY | | | | |
|---|----------------|----------------------|--------------|------------------|
| BILL NUMBER | MAP NUMBER | PROPERTY DESCRIPTION | | |
| 2018 009508 | 148 016 | House/Rd 19 acres | | |
| FAIR MARKET VALUE | ASSESSED VALUE | HOME/REAL CODE | TAX DISTRICT | PROPERTY ACCOUNT |
| 198 802 | 79 521 | 51 | 01 | 4835R |
| TAX ENTITY | EXEMPTION | NET ASSESSMENT | TAX RATE | TAX AMOUNT |
| COUNTY | 22.331 | 57.190 | 7.856 | 449.28 |
| SCHOOL | 22.331 | 57.190 | 18.884 | 1,079.98 |
| S BOND | 20.331 | 59.190 | 2.980 | 176.39 |
| TOTAL TAXES | | | | 1,705.65 |
| INTEREST | | | | 46.90 |
| LATE FEE | | | | |
| PENALTY | | | | |
| BACK TAXES | | | | |
| PAYMENTS RECEIVED | | | | 1,752.55- |
| TOTAL DUE | | | | PAID 4/05/2019 |
| DATE DUE | | | | 12/20/2018 |

SALES TAX CREDIT SAVINGS 92.66

USSERY JOHN H JR & VICKI A
 USSERY
 C/O AGGEOGIA FARM CREDIT ACA
 PO BOX 1820
 PERRY GA 31069

Please address all payments to

SHEILA C ARNOLD
OGLETHORPE COUNTY TAX COMMISSIONER
P. O. BOX 308
LEXINGTON GA 30648

| | |
|---|----------------|
| Please place this bill number on your check -> | 2018 009508 |
| ACCOUNT NUMBER | 4835R |
| AMOUNT DUE | PAID 4/05/2019 |
| AMOUNTS VALID THROUGH | 07/20/2019 |
| DUE DATE | 12/20/2018 |
| Please make check or Money Order Payable to: OGLETHORPE COUNTY TAX COMMISSION | |
| If a receipt is desired, please furnish a stamped, self-addressed envelope with your payment. | |
| Please Note: If taxes are to be paid by your mortgage company, send them this portion only. | |

Legal Description

All that certain tract of land, with improvements thereon, containing 154.533 acres, more or less, known as that Robert E. Arnold Place, in the 233rd G.M. District, Oglethorpe County, Georgia, approximately 8 miles northeast from the city limits of Lexington, Georgia, bounded now or formerly as follows: On the northeast by Indian Creek (Old run of Indian Creek being the line); on the southeast by Champion International Corporation; and on the southwest and northwest by paved county road leading from Georgia Highway 77 to Georgia Highway 78, and being that part of a tract containing originally 363.83 acres, which part is located on the Northeast side of said public road, as shown on plat of said 363.83 acres prepared by J.P. Williams, dated August 21, 1919, recorded in Plat book 1, page 112, and being part of property described in deed thereof from John Hancock Mutual Life Insurance Company to Robert E. Arnold and W.V. Arnold, dated October 15, 1942, recorded in Deed Book GGG, page 492, in the office of the Clerk of Oglethorpe Superior Court, the aforesaid plat and deed being by reference made a part hereof. From said tract of 363.83 acres, there was previously conveyed a tract containing 160.51 acres (referred to as being 88.83 acres); located on the southwest side of the paved county road by deed from Robert E. Arnold and Mildred R. Arnold to Judith Arnold Freeman and Kenneth L. Freeman, dated July 24, 1974, recorded in Deed Book 4-Q, page 236, according to plat prepared by James M. Paul, R.S., dated December 16, 1974, recorded in Plat Book 7, page 453;

LESS AND EXCLUDING;

1. A lot containing 2.08 acres cut out of the above-described 363.83 acres tract fronting 379.0 feet on the eastern side of the paved county road, more particularly described in plat prepared by Sherald G. Sharp, dated May 28, 1979, recorded in Plat book 9, page 491, in the Office of the Clerk of the Superior Court of Oglethorpe County, Georgia, by reference made a part hereof;
2. 1.50 acres conveyed to Rooney Wilson by Warranty Deed recorded in Deed Book 9-V, page 162, as per plat dated January 12, 1996, recorded in Plat Book 16, page 484;
3. 1.50 acres conveyed to Barry Johnson by Warranty Deed recorded in Deed Book 9-V, page 164, as per plat dated January 30, 1996, recorded in Plat Book 16, page 485;
4. 3.707 acres conveyed to Rooney Wilson by Warranty Deed recorded in Deed Book 9-V, page 163, as per plat dated January 30, 1996, recorded in Plat Book 16, page 486;
5. 40 acres conveyed to Alberto Salazarte and Saige Rosson by warranty deed recorded in Deed Book 10-A, pages 229-230, as per plat dated April 2, 1996, recorded in Plat Book 16, page 530, all Oglethorpe County Records;

Legal Description - Continued

ALSO, LESS AND EXCEPT THE FOLLOWING

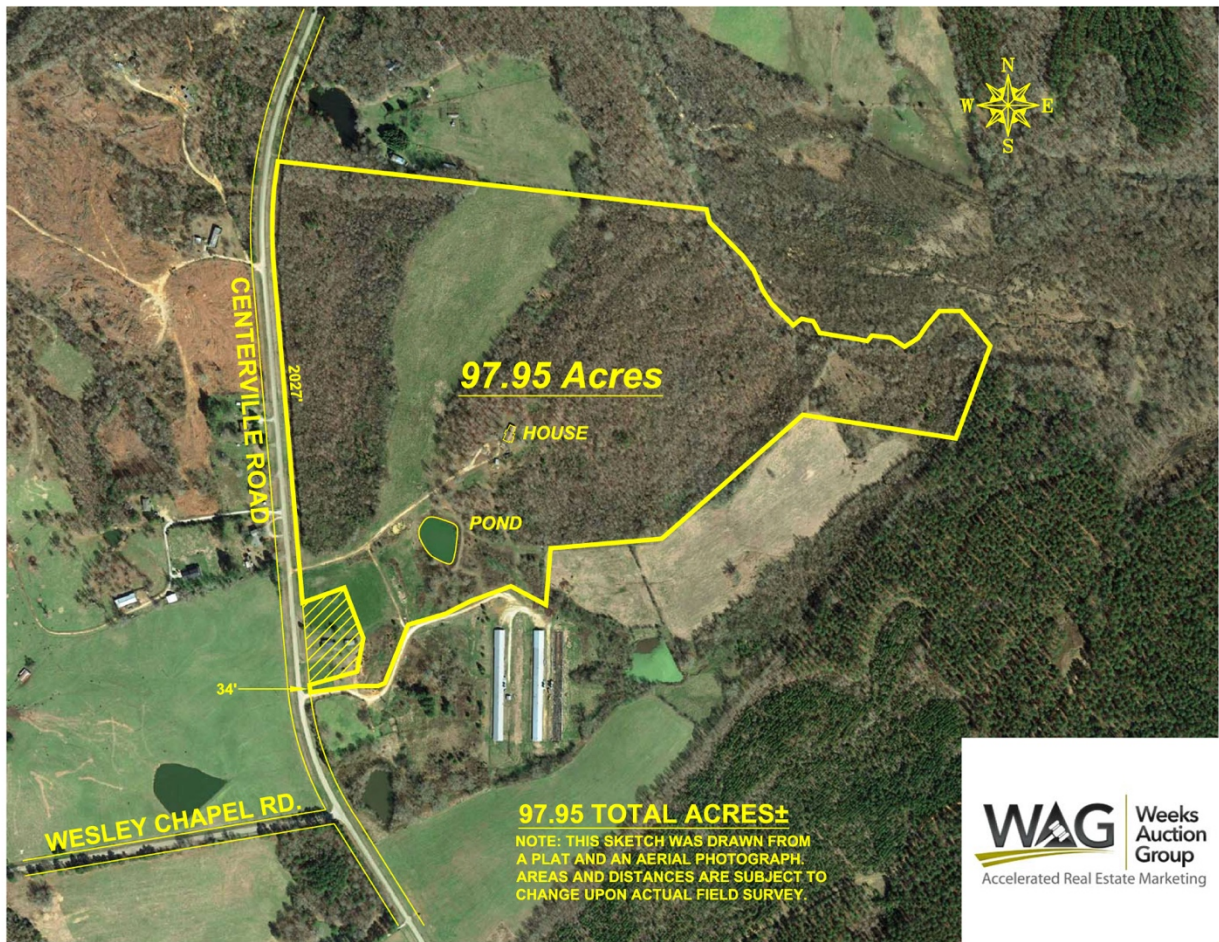
All that tract or parcel of land, containing 70.335 acres, more or less, together with all improvements thereon, situate, lying and being on the northeasterly side of Centerville Road (100' R/W) in the 233rd District, G.M. of Oglethorpe County, Georgia, and being particularly shown and described according to a plat of survey entitled "Survey For: Joe Walker, " dated December 8, 2016, prepared by Thomas R. Paul Land Surveying, Inc., certified by Thomas R. Paul, Georgia Registered Professional Land Surveyor No. 2474, and being recorded in Plat Book C-77, page 8, in the Office of the Clerk of Superior Court of Oglethorpe County, Georgia, which said plat and the record thereof are by reference incorporated herein for a more complete description of the property herein conveyed.

This being a portion of the property conveyed by Warranty Deed from Robert E. Arnold and Mildred R. Arnold to John H. Ussery, Jr. and Vicki A. Ussery, dated August 6, 1979, and recorded in Deed Book 5-F, page 235, in said Clerk's Office.

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

[illegible]

Auction Map



Go Bid Now!

www.WeeksAuctionGroup.com