

# Property Information Package

**66.61 +/- Acres Located in Hall County, Georgia  
5245 Cromartie Road, Gillsville, Georgia 30543**

**Online Only Auction  
Bidding Ends September 13, 2019**



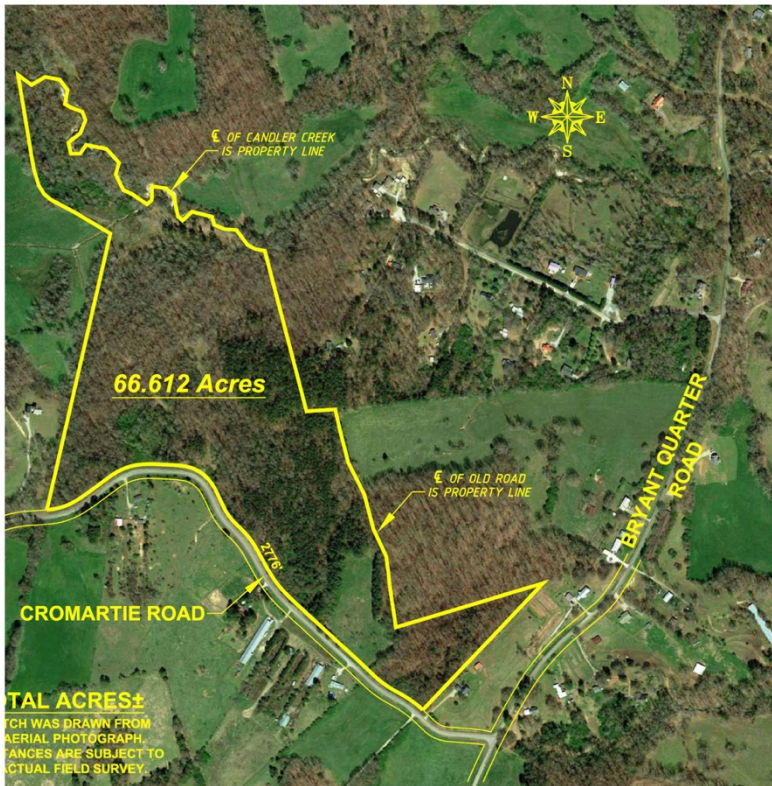
**[www.WeeksAuctionGroup.com](http://www.WeeksAuctionGroup.com)**

**Final Contract to Include a 10% Buyer's Premium**

**66.61+/- Acres in Hall County.** Great Investment Opportunity! This property features gently rolling terrain with both hardwood and some open land. Located near Gillsville, this property is just a short drive to the Greater Atlanta Area. Great potential to be a homesite in a country setting or a hobby farm. EXCELLENT INVESTMENT OPPORTUNITY!

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

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



66.74 Acres Located in Hall County



**For More Information Contact:**

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

## Property Information

**Property Address:** 5245 Cromartie Road, Gillsville, Georgia 30543

**Property Size (Acres):** 66.61 +/- Acres

**GPS Coordinates:** 34°17'51.4"N 83°38'45.6"W

**Assessor's Parcel Numbers:** 15001 000067 Hall County

**2018 Property Taxes:** \$4,957.77

### Important Selling Features:

- 66.61 +/- Acres
  - 6.00 Acres Open Land
  - 60.74 Woodland
- Frontage on Chandler Creek
- Excellent Road Frontage on a Hall County Paved Road
- Potential for Hobby Farm
- Potential Homesite
- Short Drive to the Great Atlanta Area and Athens

**Driving Directions:** From Gillsville drive Southwest on Bryant Quarter Rd toward Candler Creek Rd for 1.1 miles then turn right onto Cromartie Rd. Property will be .4 miles on the right.

***WATCH FOR AUCTION SIGNS!***

### For More Information Contact:

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

# Tax Card

8/2/2019

qPublic.net - Hall County, GA



## Summary

**Parcel Number** 15001 000067  
**Location Address** 5245 CROMARTIE RD  
**Legal Description** 5245 CROMARTIE ROAD  
 (Note: Not to be used on legal documents)  
**Class** R5-Residential  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**Zoning** AR4  
 Note: Refer to map zoning layer for official zoning.  
**Tax District** COUNTY (District 01)  
**Millage Rate** 27.185  
**Acres** 66.74  
**Neighborhood** 15th Ac north 25 and up 05002 (05002)  
**Homestead Exemption** No (S0)  
**Landlot/District** N/A

[View Map](#)

## Owner

AGGEOGIA FARM CREDIT, ACA  
 P. O. BOX 1820  
 PERRY, GA 31069

## Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Large Tract	Rural	1	66.74

## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/2/2018	8168 321	792 238B	\$281,955	DEED UNDER POWER/FORCLOSURE	COBB, BRIDGET L & JOEL M.	AGGEOGIA FARM CREDIT, ACA
9/19/2012	7065 714	865 237	\$0	DEED OF GIFT/NO SALE PRICE	COBB, BRIDGET L. & JOEL M.	COBB, BRIDGET L & JOEL M.
12/10/2008	6452 304	792 238B	\$454,000	VALID VACANT PROPERTY	CLAIR INVESTMENT PROPERTIES & INTERIOR D	COBB, BRIDGET L. & JOEL M.
12/10/2004	5172 352	792 238B	\$0	RELATED IND. OR CORP.	CLAIR, JENNIFER IRENE	CLAIR INVESTMENT PROPERTIES, LLC
9/30/2004	5124 301	792 238B	\$0		CLAIR, JAMES E	CLAIR, JENNIFER IRENE
2/2/2001	3813 22	792 238B	\$370,500		WISE, JACOB W & YADAV, JAI PAL	CLAIR, JAMES E

## Valuation

	2019	2018	2017
Previous Value	\$440,300	\$440,300	\$440,300
Land Value	\$440,300	\$440,300	\$440,300
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$440,300	\$440,300	\$440,300

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.

NOTICE TO PROPERTY OWNERS AND OCCUPANTS In accordance with Georgia law (OCGA 48-5-264.1) please be advised that the properties located in Hall County may be visited by our appraisal staff concerning an appeal filed, return filed, construction of new improvements or additions and/or conservation use applications or during the course of the normal property appraisal process. The Appraiser/Data Collector will have a photo identification badge and will be driving an appropriately marked vehicle. If User Privacy Policy  
 GDPR Privacy Notice

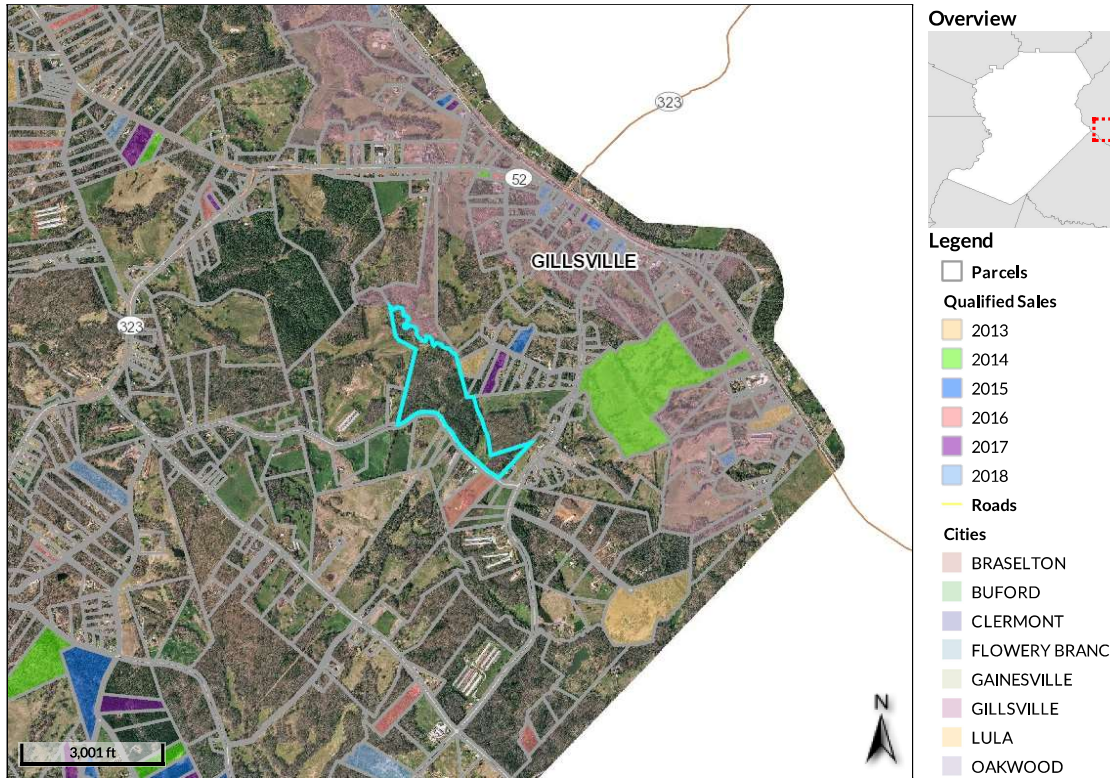


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Version 2.2.36



# Tax Map



<b>Parcel ID</b>	15001000067	<b>Owner</b>	AGGEORGIA FARM CREDIT, ACA	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		P. O. BOX 1820	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	COUNTY		PERRY GA 31069	10/2/2018	\$281955	23	U
	COUNTY	<b>Physical Address</b>	5245 CROMARTIE RD	9/19/2012	0	99	U
<b>Acres</b>	66.74	<b>Assessed Value</b>	Value \$440300				

(Note: Not to be used on legal documents)

Date created: 8/2/2019  
 Last Data Uploaded: 8/2/2019 12:50:41 AM

Developed by Schneider  
 GEOSPATIAL

# 2018 Property Tax Bill

8/2/2019

Property & Mobile Home Tax Search

## Owner Information

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AGGEORGIA FARM CREDIT, ACA  
P. O. BOX 1820  
PERRY, GA 31069

## Payment Information

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Status	Paid
Last Payment Date	12/19/2018
Amount Paid	\$4,957.77

## Property Information

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Parcel Number	15001 000067
District	1 UNINCORPORATED
Acres	66.74
Description	5245 CROMARTIE ROAD
Property Address	5245 CROMARTIE RD
Assessed Value	\$176,120
Appraised Value	\$440,300

## Bill Information

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Record Type	Property
Tax Year	2018
Bill Number	13971
Account Number	393670
Due Date	01/27/2019

## Taxes

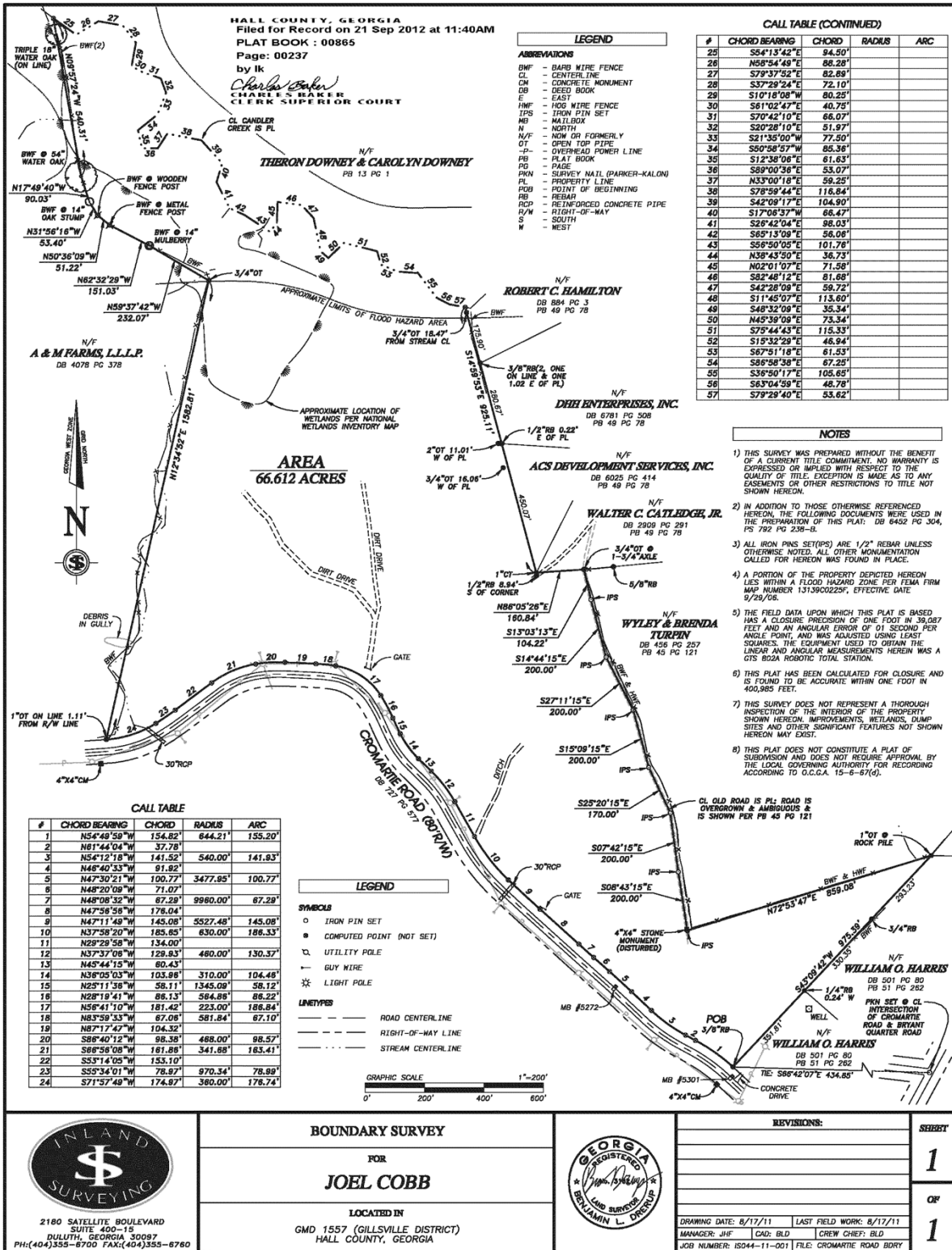
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Base Taxes	\$4,957.77
Penalty	\$0.00
Interest	\$0.00
<b>Total Due</b>	<b>\$0.00</b>

## **Legal Description**

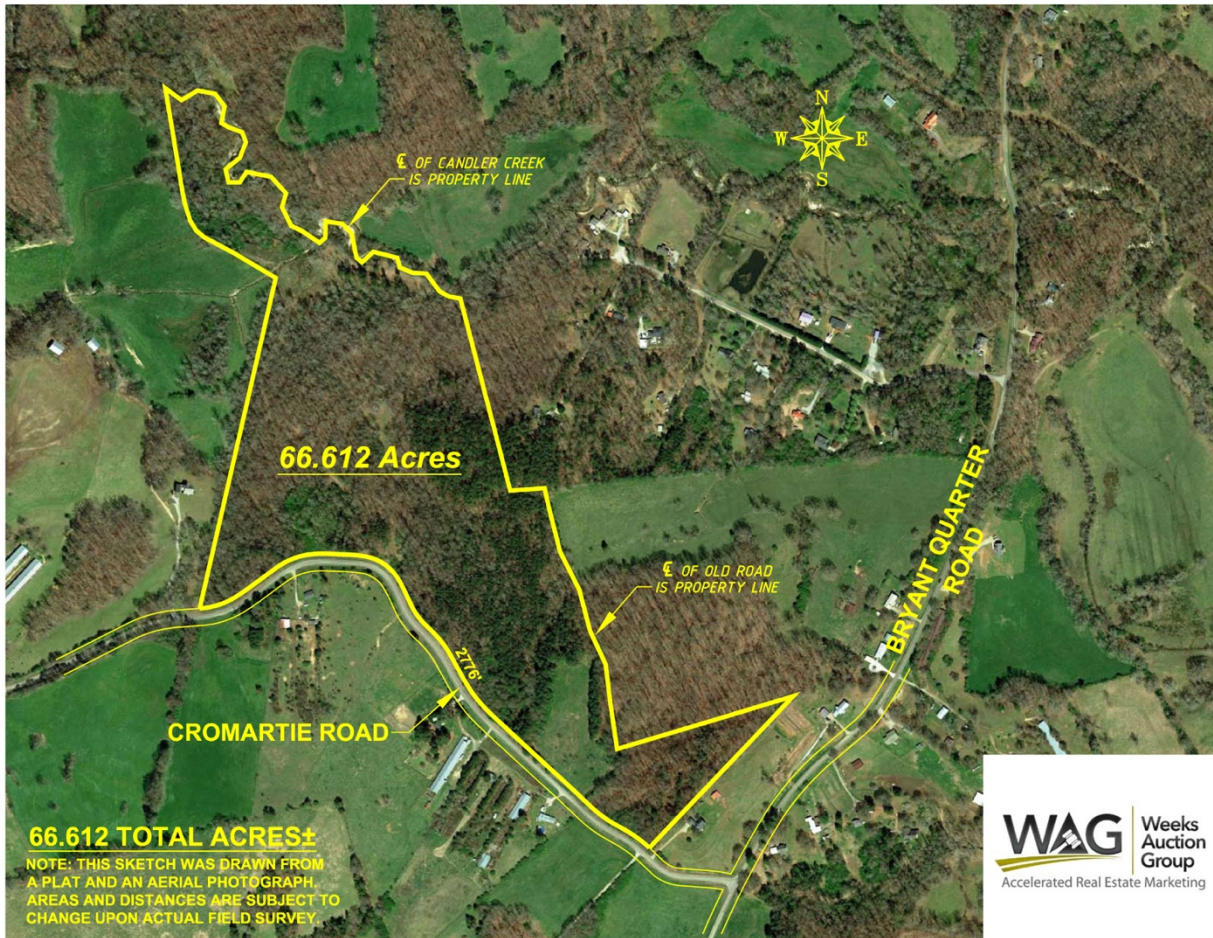
All that tract or parcel of land lying and being in Gillsville GMD 1557, Hall County, Georgia, being shown and delineated as 66.74 acres, more or less as per plat recorded in Plat Slide 792, page 238-B, Hall County, Georgia Records, which plat is hereby incorporated by reference.

# Plat





## Auction Map



# *Go Bid Now!*

## [www.WeeksAuctionGroup.com](http://www.WeeksAuctionGroup.com)