

Property Information Package

**10 Acres and Poultry Houses
Located in Forsyth County, Georgia
8705 Old Federal Road, Ball Ground, Georgia 30107**

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



www.WeeksAuctionGroup.com

Final Contract to Include a 10% Buyer's Premium

10 Acres Located in Forsyth County, Georgia. Property features gently sloping terrain with a beautiful pond. Four (4) Poultry Houses with Maintenance Shed. Located inside the shed are a Deep Well and large gas-powered generator.

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

Open House Dates and Times: For a private showing call
Hunter Whiddon at (229) 921-1385



10 Acres and Poultry Houses Located in Forsyth County



For More Information Contact:

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

Property Information

Property Address: 875 Old Federal Road, Ball Ground, Georgia 30107

Property Size (Acres): 10 +/- Acres

GPS Coordinates: 34°18'51.8"N 84°14'29.4"W

Assessor's Parcel Numbers: 003 003 Forsyth County

2018 Property Taxes: \$655.17

Important Selling Features:

- 10 Acres
- Pond Access
- Near Etowah River
- Convenient to Coal Mountain, Cumming and Ball Ground

Driving Directions: From Coal Mountain drive North Northwest on GA-369W for 7.4 Miles. Turn Right onto Old Federal Rd. In 1.7 Miles the property will be on the left. ***WATCH FOR AUCTION SIGNS!***

For More Information Contact:

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Tax Card

6/28/2019

qPublic.net - Forsyth County, GA



Summary

Parcel Number 003 003
Location Address 8705 OLD FEDERAL RD
 BALL GROUND GA 30107
Legal Description 3-1 285-292
Property Class R4 - Residential Small Tracts
Neighborhood 00100
Tax District 0
Zoning RES2
Acres 10
Homestead N
Exemptions

[View Map](#)

Owner

[Aggeorgia Farm Credit Aca](#)
 P O BOX 1373
 GAINESVILLE GA 30503

Assessment Information

	2019	2018
LUC	0150	0150
Class	R4	V4
+ Land Value	\$367,500	\$231,000
+ Building Value	\$42,000	\$48,000
= Total Value	\$409,500	\$279,000
Assessed Value	\$163,800	\$23,692

Tax Commissioner

[Tax Commissioner Link](#)

Assessment Notices 2019

003003

Land

Description	Land Type	Land Code	Square Feet	Acres	Price
RURAL ZONE RESIDENTIAL	A	150	435,600	10.000	367,500

Total Acres:
 10.0000
Total Land-Value:
 367,500

Accessory Information

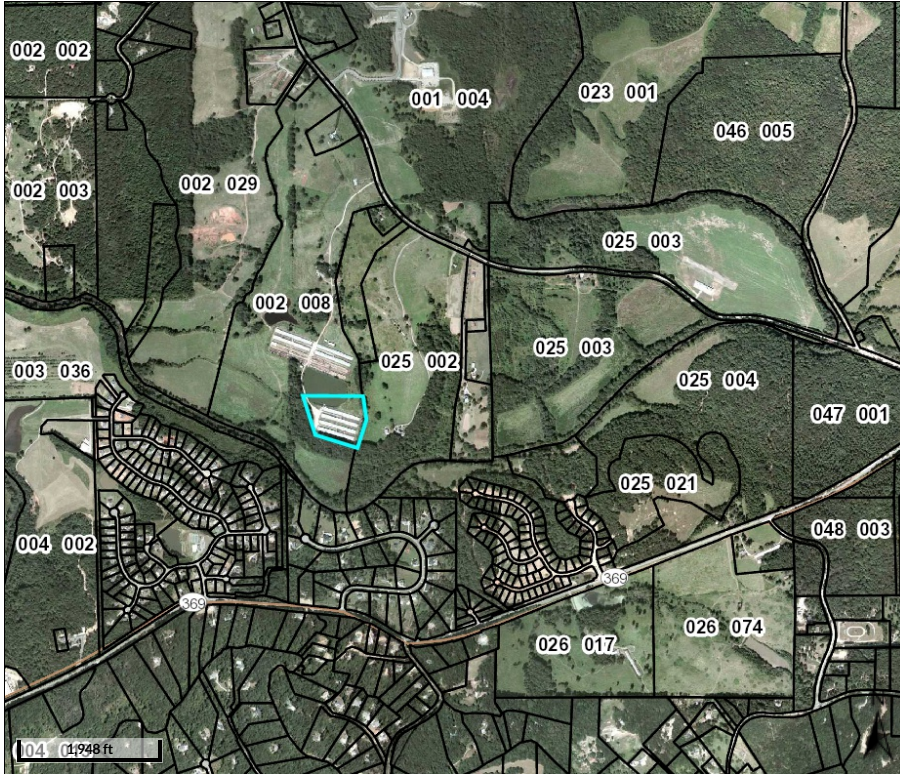
Card 1

Description	Year Built	Area	Grade	Value
POULTRY/DK	1991	20,000	C -AVERAGE	10,500
POULTRY/DK	1991	20,000	C -AVERAGE	10,500
POULTRY/DK	1991	20,000	C -AVERAGE	10,500
POULTRY/DK	1991	20,000	C -AVERAGE	10,500

Sales Information

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Qualification	Sales Validity	Grantee	Grantor	Recording
12/4/2018	\$210,568	DP	8760	0167	Unqualified	Foreclosure Sale	AGGEOGIA FARM CREDIT ACA	WEST DARON K	8760 0167
3/1/1999	\$0	QC	01475	0599	Unqualified	Not Typical of Market Conditions	WEST DARON K	WEST HOMER M & KATHERINE	01475 0599
8/1/1991	\$0	WD	00547	0052	Unqualified	UNKNOWN			00547 0052

Tax Map



- Legend**
- Parcels
 - Parcel Numbers
 - Roads

Parcel ID	003 003	Alternate ID	000000239280	Owner Address	AGGEORGIA FARM CREDIT ACA
Sec/Twp/Rng	33-229-	Class	R4		P O BOX 1373
Property Address	8705 OLD FEDERAL RD	Acreage	10		GAINESVILLE GA 30503
	BALL GROUND				

District	n/a	Value Information	409500	Last 2 Sales			
Brief Tax Description	3-1 285-292			Date	Price	Reason	Qual
				12/4/2018	\$210568	Foreclosure Sale	U
				3/1/1999	0	Not Typical of Market Conditions	U

Date created: 6/28/2019
 Last Data Uploaded: 6/28/2019 4:41:54 AM



2018 Property Tax Bill

6/28/2019

Forsyth County

2018 Property Tax Statement

Matthew C. Ledbetter
 Forsyth County Tax Commissioner
 1092 Tribble Gap Rd
 Cumming, GA 30040-2236

Bill No: 2018-286439 Due Date: 11/15/2018 **TOTAL DUE: \$0.00**

MAKE CHECK OR MONEY ORDER PAYABLE TO:
 Forsyth County Tax Commissioner

Map: 003 003
 Last payment made on: 03/20/2019 Today's date: 6/28/2019

Location: 8705 OLD FEDERAL RD
 INTEREST, PENALTIES, AND OTHER FEES WILL APPLY AFTER DUE DATE.

WEST DARON K
 PO BOX 4936

If taxes are paid by your mortgage company, send them the top portion of your statement only.

CANTON, GA 30114-0246

Matthew C. Ledbetter
Forsyth County Tax Commissioner
 1092 Tribble Gap Rd
 Cumming, GA 30040-2236

Tax Payer: WEST DARON K
Map Code: 003 003
Description: 3-1 285-292
Location: 8705 OLD FEDERAL RD
Bill No: 2018-286439
District: 001 FORSYTH COUNTY AT LARGE

Phone: (770) 781-2110 Fax: (678) 455-1207

Building Value	Land Value	Acres	Fair Market Value	Due Date	Exemptions			
\$48,000.00	\$231,000.00	10.0000	\$279,000.00	11/15/2018	SV			
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	\$279,000.00	\$111,600.00	\$87,908.00	\$23,692.00	0.0000	\$0.00	\$0.00	\$0.00
COUNTY M&O	\$279,000.00	\$111,600.00	\$87,908.00	\$23,692.00	7.3280	\$173.61	\$0.00	\$109.97
SALES TAX CREDIT			\$87,908.00	\$23,692.00	-2.6860	\$0.00	-\$63.64	\$0.00
COUNTY BOND	\$279,000.00	\$111,600.00	\$87,908.00	\$23,692.00	1.3190	\$31.25	\$0.00	\$31.25
SCHOOL M&O	\$279,000.00	\$111,600.00	\$87,908.00	\$23,692.00	17.3000	\$409.87	\$0.00	\$409.87
SCHOOL BOND	\$279,000.00	\$111,600.00	\$87,908.00	\$23,692.00	2.4180	\$57.29	\$0.00	\$57.29
FIRE DISTRICT	\$279,000.00	\$111,600.00	\$87,908.00	\$23,692.00	1.9750	\$46.79	\$0.00	\$46.79
Totals:					27.654	\$718.81	-\$63.64	\$655.17

	Current Due	\$655.17
	Penalty	\$32.76
	Interest	\$22.12
	Other Fees	\$32.50
	Previous Payments	\$742.55
	Back Taxes	\$0.00

If Back Taxes Are Due Please Call for correct amount due as interest continues to accrue!

<https://www1.forsythco.com/paypropertytax/PropertyTaxBillDetails.aspx?taxYear=2018&billNumber=286439>

1/2

Legal Description

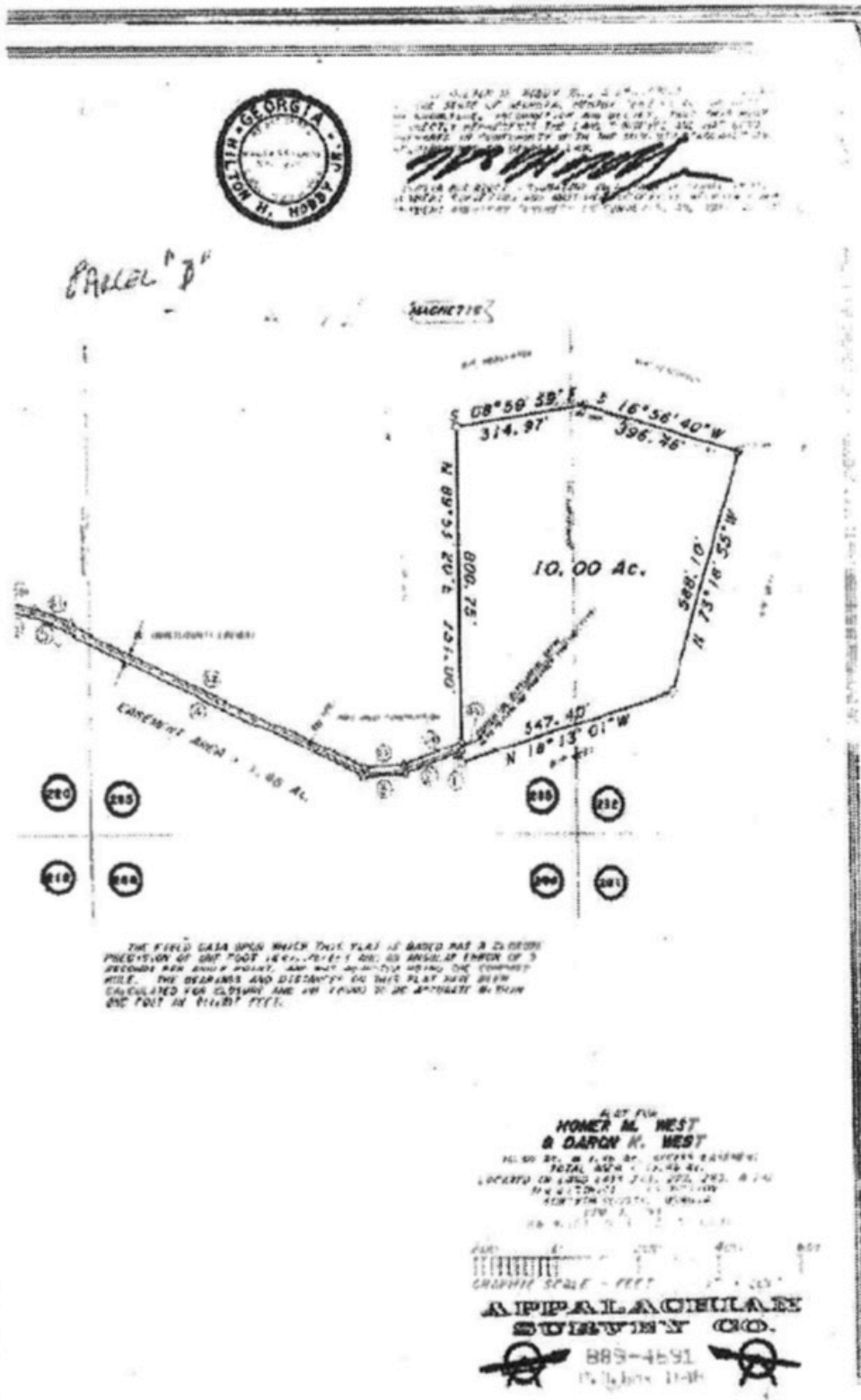
All that tract or parcel of land lying and being in Land Lots 213, 220, 285 and 292, 3rd District and 1st Section of Forsyth County, Georgia, being 10.00 acres on a plat of survey entitled "Plat for Homer M. West & Daron K. West" dated June 4, 1991, as prepared by Appalachian Survey Co. bearing the certification of Hilton H. Hobby RLS No. 2207, recorded in Plat Book 33, Page 229, of the Forsyth County Records, which plat and record thereof are incorporated herein by reference for a more complete description of said property.

Together with a 20 foot wide easement for ingress and egress from Hightower Road to the 10.00 acre tract, said easement tract containing 1.46 acres as shown and more fully described on said survey.

Less and Except from Tract Two:

A Driveway previously conveyed from Daron K. West to the Estate of Nancy Minton West dated February 8, 2008, filed February 29, 2008 and recorded in Deed Book 5048, Page 662, Public Records of Forsyth County, Georgia

Plat



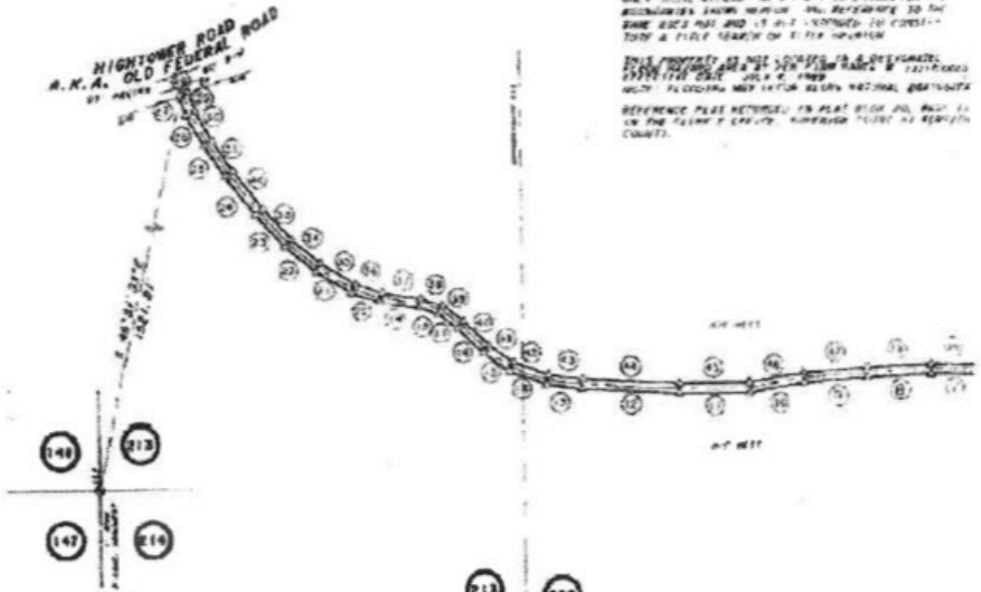
Plat

PARCEL "B"

THIS IS AN OLD MAP AND THE BOUNDARIES ARE NOT ACCURATE AND THE DISTANCES ARE NOT CORRECT. THE DISTANCES ARE NOT CORRECT. THE DISTANCES ARE NOT CORRECT.

NOTES:
 EQUIPMENT USED: TOPCON LAS 20, THE-10 V
 BEARINGS MEASURED AND COMPUTED FROM ANGLES TIE-ED
 TO THE CURVE AT THE END OF THE LINE. ALL
 CALCULATIONS MADE BY THE SURVEYOR.
 ALL MEASUREMENTS MADE BY THE SURVEYOR.
 THIS PLAT WAS PREPARED FOR THE PURPOSE OF
 SHOWING THE BOUNDARIES OF THE LAND AND THE
 DISTANCES BETWEEN THE POINTS. THE DISTANCES
 ARE NOT CORRECT. THE DISTANCES ARE NOT CORRECT.
 THE PUBLIC OFFICIALS REFERENCED HEREIN ARE NOT
 RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION
 CONTAINED HEREIN. THE DISTANCES ARE NOT CORRECT.
 THIS PROPERTY IS NOT SUBJECT TO ANY EASEMENTS
 OR RIGHTS OF WAY. THE DISTANCES ARE NOT CORRECT.
 REFERENCE MADE TO THE PLAT SHOWING THE BOUNDARIES
 OF THE LAND AND THE DISTANCES BETWEEN THE POINTS.

HIGHTOWER ROAD
 A.K.A. OLD FEDERAL ROAD



CALL TABLE

COURSE	BEARING	DISTANCE
1	N 89°52' 20" E	78.45'
2	N 89°52' 20" E	124.15'
3	N 89°52' 20" E	100.23'
4	N 89°52' 20" E	100.23'
5	N 89°52' 20" E	90.00'
6	N 89°52' 20" E	78.45'
7	N 89°52' 20" E	116.00'
8	N 89°52' 20" E	176.00'
9	N 89°52' 20" E	176.00'
10	N 89°52' 20" E	172.75'
11	N 89°52' 20" E	102.00'
12	N 89°52' 20" E	100.00'
13	N 89°52' 20" E	78.45'
14	N 89°52' 20" E	82.75'
15	N 89°52' 20" E	82.75'
16	N 89°52' 20" E	78.45'
17	N 89°52' 20" E	82.75'
18	N 89°52' 20" E	82.75'
19	N 89°52' 20" E	78.45'
20	N 89°52' 20" E	82.75'
21	N 89°52' 20" E	82.75'
22	N 89°52' 20" E	82.75'
23	N 89°52' 20" E	82.75'
24	N 89°52' 20" E	82.75'
25	N 89°52' 20" E	82.75'
26	N 89°52' 20" E	82.75'
27	N 89°52' 20" E	82.75'
28	N 89°52' 20" E	82.75'
29	N 89°52' 20" E	82.75'
30	N 89°52' 20" E	82.75'
31	N 89°52' 20" E	82.75'
32	N 89°52' 20" E	82.75'
33	N 89°52' 20" E	82.75'
34	N 89°52' 20" E	82.75'
35	N 89°52' 20" E	82.75'
36	N 89°52' 20" E	82.75'
37	N 89°52' 20" E	82.75'
38	N 89°52' 20" E	82.75'
39	N 89°52' 20" E	82.75'
40	N 89°52' 20" E	82.75'
41	N 89°52' 20" E	82.75'
42	N 89°52' 20" E	82.75'
43	N 89°52' 20" E	82.75'
44	N 89°52' 20" E	82.75'
45	N 89°52' 20" E	82.75'
46	N 89°52' 20" E	82.75'
47	N 89°52' 20" E	82.75'
48	N 89°52' 20" E	82.75'
49	N 89°52' 20" E	82.75'
50	N 89°52' 20" E	82.75'
51	N 89°52' 20" E	82.75'
52	N 89°52' 20" E	82.75'
53	N 89°52' 20" E	82.75'
54	N 89°52' 20" E	82.75'
55	N 89°52' 20" E	82.75'
56	N 89°52' 20" E	82.75'
57	N 89°52' 20" E	82.75'
58	N 89°52' 20" E	82.75'

- LEGEND:**
- IRON PIN FOUND
 - IRON PIN PLACED IN 1971
 - △ COMPUTED POINT
 - ⊕ UTILITY POLE
 - POWER LINE
 - - - TELEPHONE LINE
 - ⊞ WATER METE
 - ⊞ GAS METE
 - WELL
 - ⊞ CONCRETE MONUMENT
 - ⊞ PROPERTY LINE
 - ⊞ BUILDING LINE
 - ⊞ CENTER LINE
 - ⊞ ROAD BOUNDARY LINE
 - ⊞ LAND LOT LINE
 - ⊞ LAND LOT CORNER
 - ⊞ EASEMENT
 - ⊞ NOT TO SCALE
 - ⊞ NORTH OR SOUTH
 - ⊞ COMPUTED BEARING
 - ⊞ COMPUTED DISTANCE
 - ⊞ BACK OF ROAD
 - ⊞ ROAD
 - ⊞ ROAD CORNER
 - ⊞ CURVE BEARING FOR ROAD
 - ⊞ CURVE DISTANCE FOR ROAD
 - ⊞ ROAD CENTER

Auction Map



Go Bid Now!

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