

Property Information Package

**120 Acre Farm Located in Irwin County
Waterloo Rebecca Rd, Tifton, Georgia**

**Online Only Auction
Bidding Ends December 3, 2019**



www.WeeksAuctionGroup.com

Final Contract to Include a 10% Buyer's Premium

120 Acre Farm Located in Irwin County! Great Opportunity to expand your farming operation. Late-model irrigation system! This farm is ready to go! Located just 14 miles Northwest of Ocilla, this property has great diversity. From irrigated cropland, a 6-acre pond to over 45 acres of timber this tract offers something for everyone. DO NOT MISS THIS OPPORTUNITY!

Auction Date and Time: Tuesday, December 3, 2019 at 4:00 PM

Open House Dates and Times: For more information, contact Hunter Whiddon.



120 +/- Acres, Irwin County



For More Information Contact:

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

Property Information

Property Address: 928-924 Waterloo Rebecca Rd, Tifton, Irwin Co, Georgia

Property Size (Acres): 120 +/- Acres

Assessor's Parcel Number: 0002 000900D

Taxes (2019): \$ 976.31

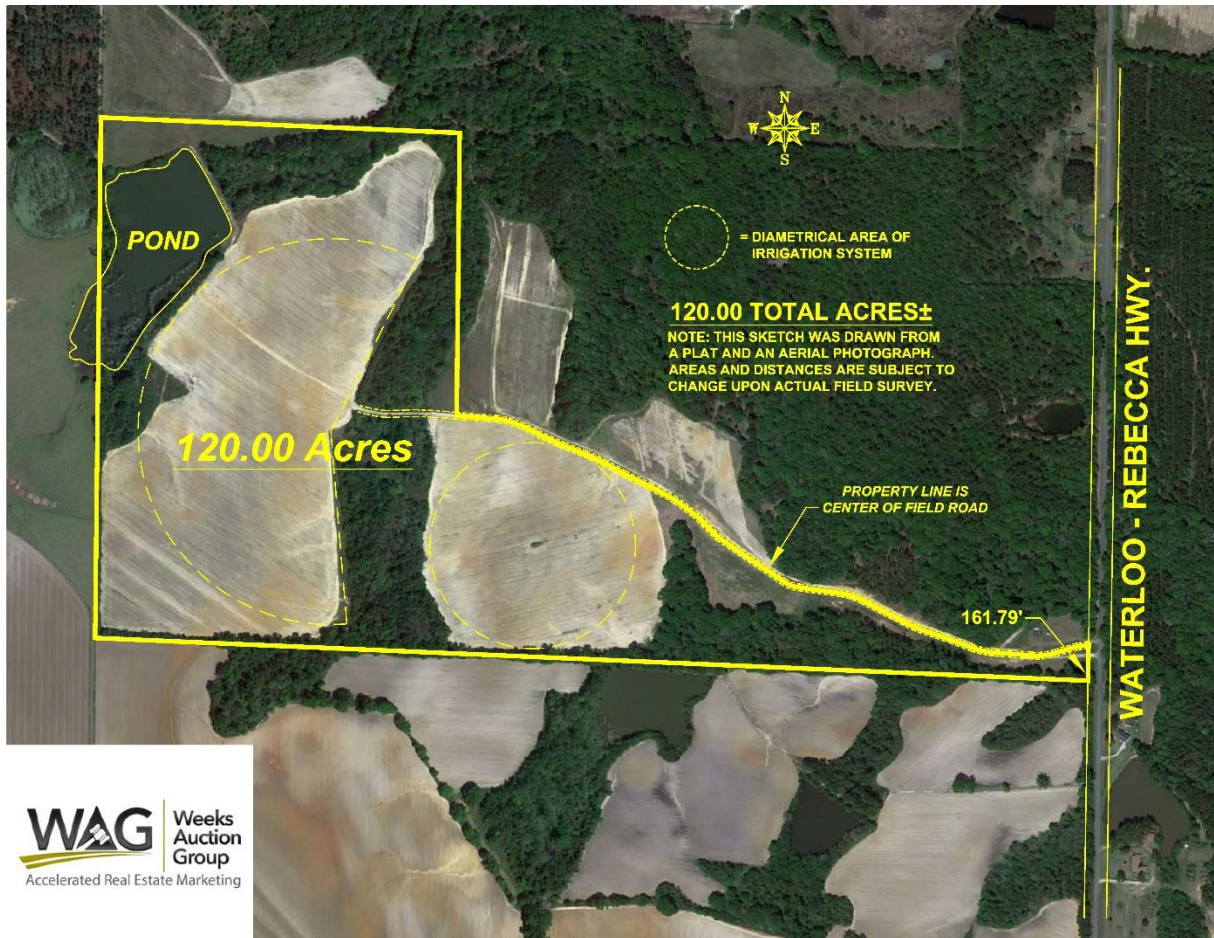
Important Selling Features:

- 120 Acres
 - 57 Irrigated Cropland Acres
 - 69 Total Cropland Acres
- 8" Deep Well
 - 2012 60HP Pump
 - 6" PVC line to 4-Tower Pivot
- (2) Center Pivots
 - 2012 4-Tower Reinke
 - 2012 2-Tower Reinke
- 45.04 Acres of Timberland
- Interior Roads
- Great Perimeter Fencing

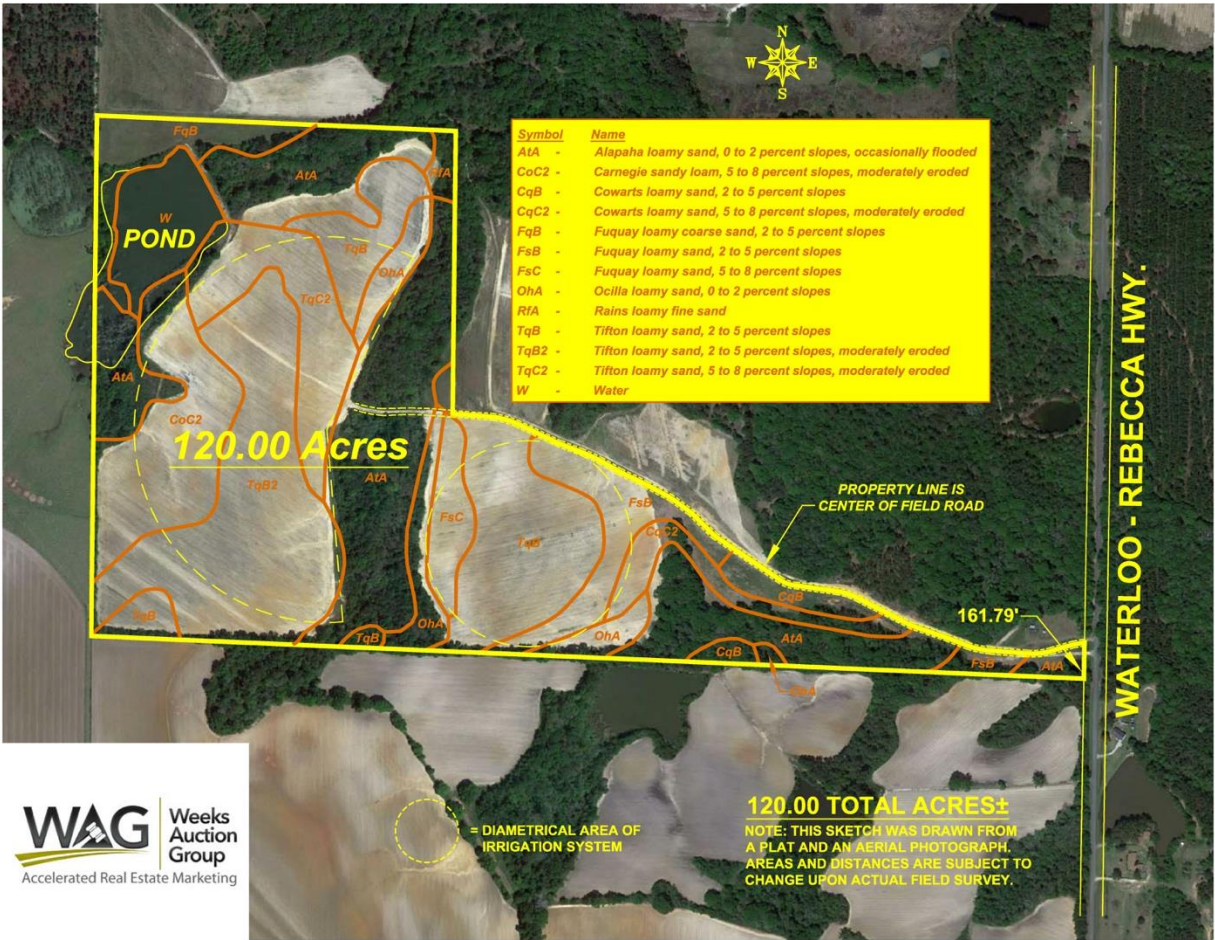
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Auction Map



Soil Map



FSA Map

Map of Farm 3240 in Irwin County, Georgia
Irwin County, Georgia

Page 1 of 1



Common Land Unit
 Cropland Non-cropland CRP

Farm 3240
Tract 2695

Wetland Determination Identifiers
 • Restricted Use
 ▲ Limited Restrictions
 ■ Exempt from Conservation Compliance Provisions

2019 Crop Year



Tract 1 of 1

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).

<https://intranet-apps.fsa.usda.gov/cars/setUpReports.do?dispatchTo=report&report=fsa...> 10/23/2019

FSA 156EZ

Georgia U.S. Department of Agriculture FARM: 3240
 Irwin Farm Service Agency Prepared: 10/23/19 9:51 AM
 Report ID: FSA-156EZ Abbreviated 156 Farm Record Crop Year: 2019
 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
 W & W FARMS PTR 2009 13155 46

Farms Associated with Operator:
 802, 1303, 1959, 3116, 3460, 3479, 3580

ARC/PLC G/IF Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
120.93	69.22	69.22	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	69.22	0.0	0.0				

ARC/PLC					
PLC	ARC-CO	ARC4C	PLC-Default	ARC-CO-Default	ARC4C-Default
NONE	NONE	NONE	PNUTS, SUP	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
PEANUTS	30.14	3009	0.0
SEED COTTON	38.86	1805	0.0
Total Base Acres:	69.0		

Tract Number: 2895 Description: A-5
 FSA Physical Location: Irwin, GA ANSI Physical Location: Irwin, GA

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
120.93	69.22	69.22	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	69.22	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
PEANUTS	30.14		3009	0.0
SEED COTTON	38.86		1805	0.0
Total Base Acres:	69.0			

Owners: WYNN, W JERRY

Tax Card – Page 1



Summary

Parcel Number 0002 000900D
Location Address WATERLOO REBECCA HWY
Legal Description LL44-2
(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 29.066
Acres 120
Homestead Exemption No (S0)
Landlot/District 44 / 2
Water No Water
Sewer No Sewer
Electric No Electricity
Gas Tank Gas
Topography Level
Drainage Good
Road Class County
Parcel Road Access Paved

[View Map](#)

Owner

WYNN W JERRY
 9131 DENHAM RD
 SYCAMORE, GA 31790

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	2	15
RUR	Open Land	Rural	3	14
RUR	Open Land	Rural	4	6
RUR	Open Land	Rural	5	13
RUR	Open Land	Rural	6	12
RUR	Open Land	Rural	8	5
RUR	Woodlands	Rural	2	1
RUR	Woodlands	Rural	5	39
RUR	Woodlands	Rural	6	15

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	2	15
CUV	Agland 93	3	14
CUV	Agland 93	4	6
CUV	Agland 93	5	13
CUV	Agland 93	6	12
CUV	Agland 93	8	5
CUV	Timberland 93	2	1
CUV	Timberland 93	5	39
CUV	Timberland 93	6	15

Permits

Permit Date	Permit Number	Type	Description
06/06/2012	001735E	ELECTRIC	POWER FOR AG PIVOT

Valuation

	2017	2016	2015
Previous Value	\$198,450	\$198,450	\$198,450
Land Value	\$198,450	\$198,450	\$198,450
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$198,450	\$198,450	\$198,450
10 Year Land Covenant (Agreement Year / Value)	2014 / \$75,312	2014 / \$73,178	2014 / \$71,076

Tax Card – Page 2

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/31/2009	227 62	A 44A1	\$170,000	Land Market Sale	GAY LINDA & ALLEN	WYNN W JERRY

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

The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed. No warranty, expressed or implied, is provided for the data herein, or its use.

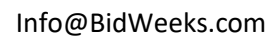
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 **Schneider**
GEOSPATIAL

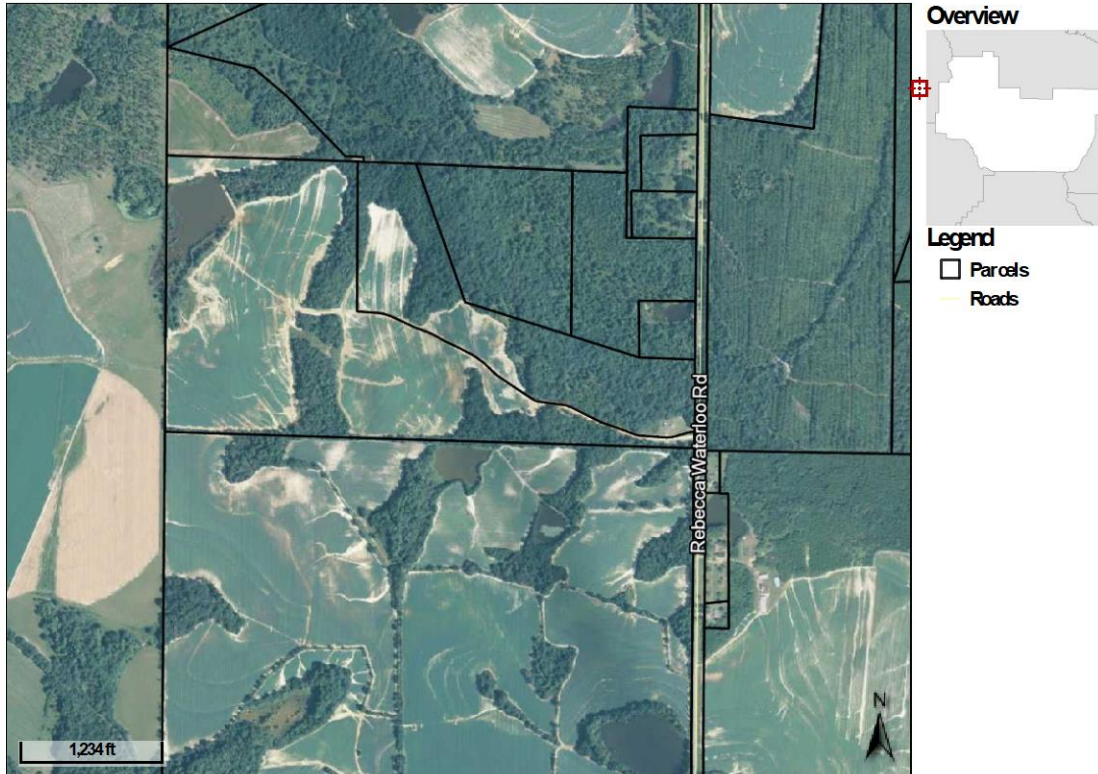
GSCCCA.org - Image Index

8/3/2019



Tax Map

 **qPublic.net**™ Irwin County, GA



Parcel ID	0002000900D	Owner	WYNN W JERRY	Last 2 Sales			
Class Code	Consrv Use		9131 DENHAM RD	Date	Price	Reason	Qual
Taxing District	COUNTY		SYCAMORE GA 31790	3/31/2009	\$170000	LM	Q
	COUNTY	Physical Address	WATERLOO REBECCA HWY	n/a	0	n/a	n/a
Acres	120	Assessed Value	Value \$198450				

(Note: Not to be used on legal documents)

Date created: 11/14/2019
Last Data Uploaded: 11/14/2019 9:39:22 AM

Developed by  **Schneider**
GEOSPATIAL

Conservation Use Assessment Covenant

00294

00121

Recording information for Application of Conservation Use Assessment

2014

Recording information for Release of Conservation Use Assessment

#621

GEORGIA, IRWIN COUNTY
CLERK'S OFFICE SUPERIOR COURT
FILED FOR RECORD *4/8/2014*
AT *7:00* O'CLOCK *AM*
RECORDED IN BOOK *274* PAGE *121*
New *John B. Richards* CLERK
County

PT-283A REV 8/07

APPLICATION AND QUESTIONNAIRE FOR CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

To the Board of Tax Assessors of Irwin County In Accordance with the provisions of O.C.G.A. 48-5-7 4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of Owner(individual(s), family owned farm entity, trust, estate or non-profit conservation organization or club) - **WYNN W JERRY** The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors.

Owner's Mailing Address 9131 DENHAM RD	City, State and Zip SYCAMORE GA 31790	Number of acres included in this application Agricultural Land <u>65</u> Timberland <u>55</u> Covenant Acres <u>120</u> Total Acres 120.00
Property location (Street, Route, HWY, etc.) 0 WATERLOO REBECCA HWY	City, State and Zip of Property	

District 2	Land Lot 44	Sublot and Block	Recorded Deed 227 - 62	List types of storage and processing buildings
---------------	----------------	------------------	---------------------------	--

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. Section 48-5-7 4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Signature of Taxpayer or Taxpayer's Authorized Representative *Wynn W Jerry* Date Filed *3/6/14* Sworn to and subscribed before *March 2014*

Signature of Taxpayer or Taxpayer's Authorized Representative (please have additional taxpayers sign on reverse side of application) *John B. Richards* Notary Public

If denied, Georgia law O.C.G.A. Section 48-5-7 4 provides that the applicant may appeal in the same manner as other property owners are required to appeal pursuant to O.C.G.A. Section 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 0002 000900D	TAX DISTRICT 01	TAXPAYER ACCOUNT NUMBER 6381	YR. COVENANT Begins Jan 1, 2014 Ends Dec 31, 2023
If transferred from Preferential Agricultural Assessment, provide date of transfer	If applicable, covenant is renewal for tax year <i>2024</i>		If applicable, covenant is a continuation for tax year Beginning Jan 1, Ending Dec 31.
	Pursuant to O.C.G.A. Sec 48-5-7 4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years		If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number

Based on the information submitted above, as well as the information provided on the questionnaire, the Irwin County Board of Tax Assessors has considered such information and has made the following determination of this application

Approved ☒ Date *4-8-14* *John B. Richards* Board of Tax Assessors Date *4-8-14*

Denied ☐ Date _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors Pursuant to O.C.G.A. Sec 48-5-7 4(w), no fee is required for Clerk of Superior Court to file and index this release in the real property records of the Clerk's office

Sworn to and subscribed before me this _____ day of _____

Authorized Signature _____ Approved By: Board of Tax Assessors _____

Notary Public _____ Date Filed _____ Date Approved _____

2019 Property Tax Bill

10/22/2019 TUE 11:26 FAX 2294680927 Irwin Co Tax Off.

001/002

2019 ADVALOREM TAX NOTICE FOR THE COUNTY OF IRWIN

SHIRLEY A JOHNSON TC
IRWIN COUNTY T C
202 S IRWIN AVE
OCILLA GA 31774

BILL NUMB. 2019 6433
ACCT NUMB. 643300 010
TAXPAYER WYNN W JERRY
MAP NUMBER 2 9 D
LEGAL DESC LL44-2
LOCATION WATERLOO REBECCA HWY
CURRENT YEAR TAXES 976.31

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

PAY THIS AMOUNT----->976.31
ON OR BEFORE DECEMBER 20, 2019

WYNN W JERRY
9131 DENHAM RD
SYCAMORE GA 31790

6433PT

SHIRLEY A JOHNSON TC
IRWIN COUNTY T C
202 S IRWIN AVE
OCILLA GA 31774

2019
CO. PT.
6433

Please return this portion of your bill with your payment

2019 ADVALOREM TAX NOTICE FOR THE COUNTY OF IRWIN

YEAR	BILL NUM	ACCOUNT NUMBER	DI	LOCATION/DESCRIPTION	MAP/PARCEL	FAIR MARKET VALUE
2019	006433	643300 010	1	LL44-2	2 9 D	198,450
TAXING ENTITY	ASSESSMENT	EXEMPTION	TAXABLE VALUE	MILLAGE RATE	CREDITS	TAXES DUE
COUNTY	79380	48386	30994	.0148680	48.66	460.82
SCHOOL	79380	48386	30994	.0156620		486.05
IND AUTH	79380	48386	30994	.0009500		29.44

THIS YEAR TAX 976.31

CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY

WYNN W JERRY
9131 DENHAM RD
SYCAMORE

GA 31790

PAYMENT MUST BE MADE ON OR BEFORE
DECEMBER 20, 2019
YOUR CANCELLED CHECK IS YOUR RECEIPT

SHIRLEY A JOHNSON TC
IRWIN COUNTY T C
202 S IRWIN AVE
OCILLA GA 31774

-----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 4/01/2020 in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact the office of the County Tax Office at 202 S IRWIN AVE. 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 tax return reducing the value not later than 4/01/2020 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 202 S IRWIN AVE and/or 229-468-5505.

LOCAL OPTION SALES TAX CREDIT:
The General Assembly reenacted the Local Option Sales Tax Act and another part of your bill shows the dollar amount of reduction of local property taxes which you have received. The law now requires the following additional information to be provided to each taxpayer:

LOCAL TAX LEVY:
Mill rate required to produce local budget 16.438
Reduction in mill rate due to rollback to taxpayers 1.870
Actual mill rate set by local officials 14.568

Legal Description

928-924 Waterloo Rebecca Rd Tifton, Georgia Tax Parcel: 0002 000900D

TRACT NO. TWO:

120 acres of land in Land Lot No. 44 in the 2nd Land District of Irwin County, Georgia, being described as BEGINNING at the point where the South land lot line of said Land Lot No. 44 intersects the Western right of way line of the Waterloo-Rebecca Highway and run thence North 87 degrees 51 minutes 40 seconds West 4452.99 feet of the South land lot line of said Land Lot No. 44 to the Southwest corner of said Land Lot No. 44 thence run North 00 degrees 18 minutes 16 seconds, East 2329.58 feet along the West land lot line of said Land Lot No. 44 to a corner, thence run South 87 degrees 51 minutes 40 seconds East 1609.56 feet to a corner; thence run South 00 degrees 18 minutes 16 seconds West 1266.02 feet to a corner in the center of a field road: thence run the following calls and distances along the center of said field road to wit: South 85 degrees 55 minutes 42 seconds East 183.86 feet: thence South 74 degrees 27 minutes 29 seconds East 111.38 feet, chord bearing; thence South 64 degrees 55 minutes 29 seconds East 206.69 feet: thence South 69 degrees 37 minutes 31 seconds East 112.08 feet: thence South 65 degrees 33 minutes 19 seconds East 86.92 feet, chord bearing; thence South 60 degrees 48 minutes 41 seconds East 101.99 feet; thence South 64 degrees 35 minutes 17 seconds East 132.65 feet; thence South 62 degrees 05 minutes 52 seconds East 124.12 feet: thence South 54 degrees 06 minutes 22 seconds East 111.55 feet; thence South 45 degrees 50 minutes 44 seconds East 146.85 feet; thence South 56 degrees 19 minutes 47 seconds East 356.41 feet: thence North 71 degrees 15 minutes 07 seconds West 74.54 feet, chord bearing; thence South 82 degrees 16 minutes 04 seconds East 216.66 feet; thence South 67 degrees 08 minutes 29 seconds East 73.30 feet, chord bearing; thence South 63 degrees 09 minutes 06 seconds East 261.51 feet, thence South 71 degrees 22 minutes 50 seconds East 169.19 feet thence South 69 degrees 18 minutes 34 seconds East 103.06 feet; thence North 78 degrees 30 minutes 19 seconds West 101.49 feet, chord bearing; thence South 85 degrees 45 minutes 37 seconds East 166.24 feet thence South 83 degrees 25 minutes 00 seconds West 109.67 feet chord bearing: thence North 73 degrees 25 minutes 02 seconds East 99.91 feet: thence North 79 degrees 54 minutes 40 seconds East 52.48 feet to a corner on the Western right of way line of the Waterloo-Rebecca Highway: thence run South 00 degrees 36 minutes 44 seconds West 161.79 feet along the Western right of way line of the Waterloo-Rebecca Highway to a corner on the South land lot line of said Land Lot No. 44. the same being the point of beginning. All as shown on that certain Plat of Survey by M. Rhett Royal, Registered Surveyor, dated 2/18/2009, being recorded on Plat Side A-44-A-1, reference being hereto made for the purpose of incorporating the same herein and making it a part of the description of this deed.

ALSO INCLUDED HEREWTH IS THAT 2012 REINKE PIVOT, 2 TOWER-475' SERIAL NUMBER 0412-51444 AND 2012 REINKE PIVOT, 4 TOWER-863' SERIAL NUMBER 0412-51445 AND ASLO THAT 8" WELL WITH 2012 HITACHI 60 HP MOTOR WITH FRANKLIN PUMP, SERIAL NUMBER 06131204 AND 2012 BENSCHAW VARIABLE FREQUENCY DRIVE, SERIAL NUMBER S201202236-12-1

Go Bid Now!

www.WeeksAuctionGroup.com