

Property Information Package

**165 +/- Acre Row Crop and Cattle Farm
Wisteria Rd, Ocilla, Irwin County, Georgia**

**Online Only Auction
Bidding Ends December 5, 2019**



www.WeeksAuctionGroup.com

Final Contract to Include a 10% Buyer's Premium

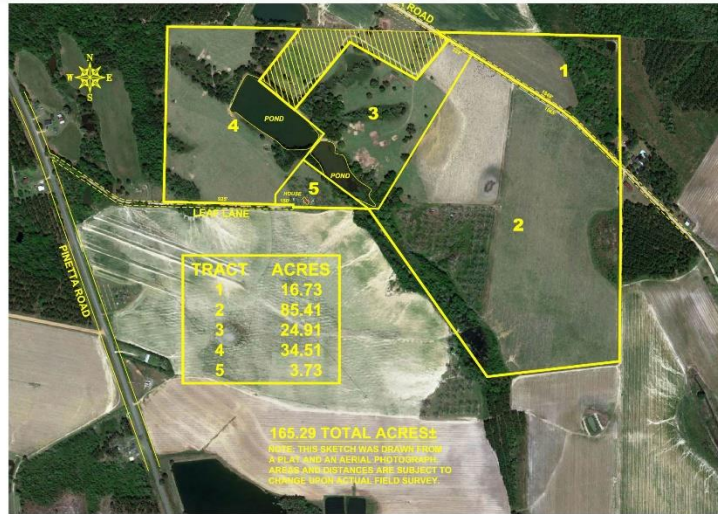
165 Acres Row Crop and Cattle Farm in Irwin County, Georgia. This diverse tract that features, irrigated cropland, an irrigated pecan orchard, fenced for cattle and proven hay production. Located near Irwinville, Georgia with access from Leaf Lane and Wisteria Road. EXCELLENT OPPORTUNITY TO EXPAND YOUR FARM!

Auction Date and Time: Thursday, December 5, 2019 at 4:00 PM

Open House Dates and Times: For more information or a private showing, please contact Hunter Whiddon



165 +/- Acres, Irwin County



For More Information Contact:

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

Property Information

Property Address: Wisteria Rd, Ocilla, Georgia

Property Size (Acres): 165.29 +/- Acres

Assessor's Parcel Number: 0034 0003

Taxes (2019): \$1,674.19

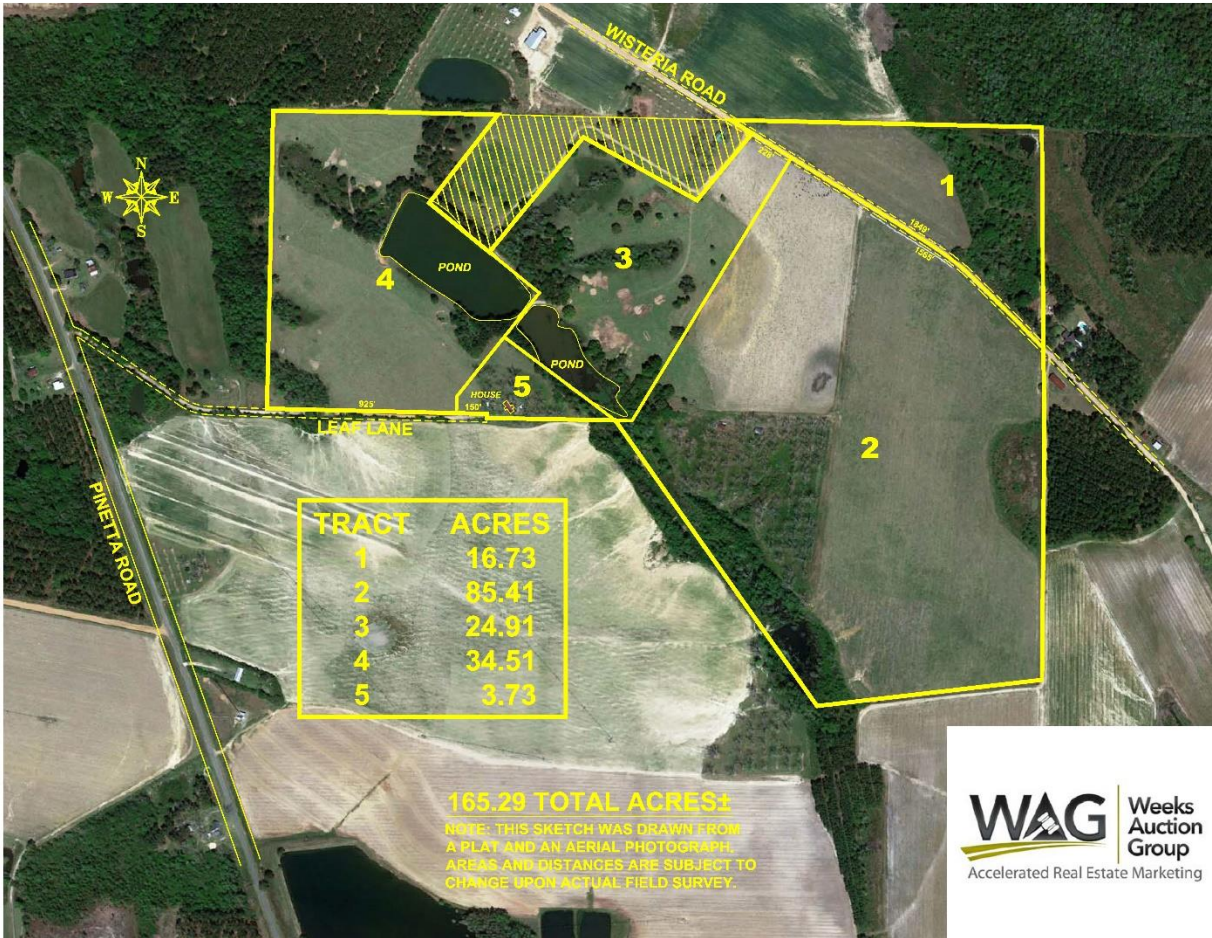
Important Selling Features:

- 165.28 Total Acres
 - 68 Acres in Hay Production
 - 50 Acres Irrigated Cropland
 - 5 Tower T&L Center Pivot
 - 54 Acres of Pasture/Grazing
 - 11 Acres of Pecan Trees
 - Irrigated
 - Sumner Variety
- 6" Deep Well
- 1 Acre Homesite
 - Well and Septic
- 7 Acres in Ponds

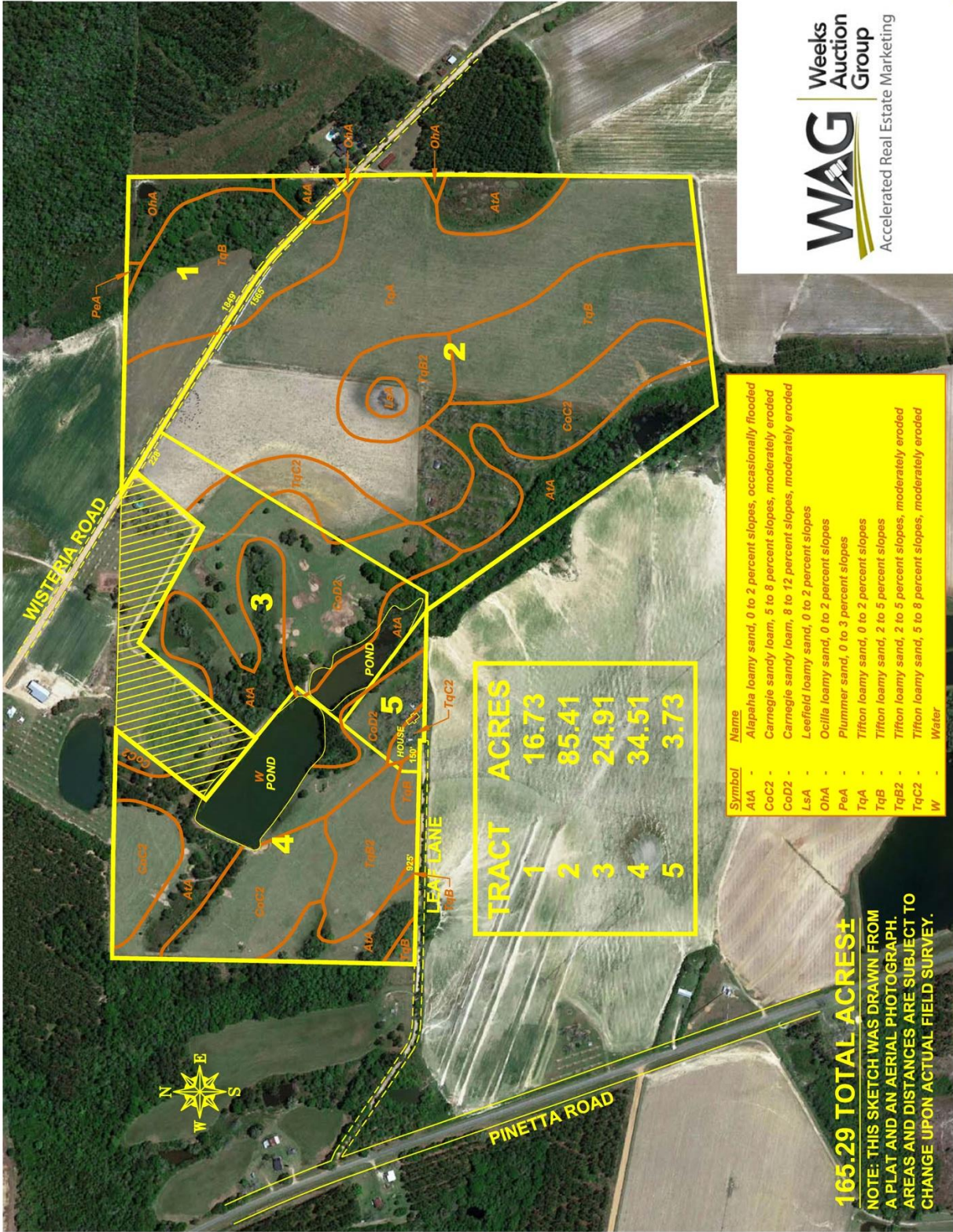
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Auction Map



Soil Map



FSA Map



Farm Service Agency – FSA 156EZ

GEORGIA IRWIN Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 2938 Prepared : May 31, 2019 Crop Year : 2019
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Operator Name : BART A BRADLEY
Farms Associated with Operator : 13-155-86, 13-155-1793, 13-155-2559, 13-155-2938
CRP Contract Number(s) : None
Recon ID : None

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
174.86	119.01	119.01	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	119.01	0.00		0.00		0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	None	PNUTS

DCP Crop Data					
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Peanuts	57.10	0.00	0	3690	
TOTAL	57.10	0.00			

NOTES

Tract Number : 2438
Description : E-6
FSA Physical Location : GEORGIA/IRWIN
ANSI Physical Location : GEORGIA/IRWIN
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : BART A BRADLEY
Other Producers : None
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
174.86	119.01	119.01	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	119.01	0.00	0.00	0.00	0.00	0.00

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Peanuts	57.10	0.00	0	3690
TOTAL	57.10	0.00		

Tax Card – Page 1

10/22/2019

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Summary

Parcel Number 0034 0003
Location Address 179 LEAF LN
Legal Description LAND LOTS 22 & 23 3RD DIST
(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 163.5
Homestead Exemption No (50)
Landlot/District 22 / 3
Water Public
Sewer Public Sewer
Electric Electricity
Gas Pipe Gas
Topography Level
Drainage Good
Road Class City
Parcel Road Access Paved

[View Map](#)

Owner

BRADLEY BART A
 305 MONROERD
 FITZGERALD, GA 31750

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	2	54.5
RUR	Open Land	Rural	3	12
RUR	Open Land	Rural	5	7
RUR	Open Land	Rural	6	24
RUR	Open Land	Rural	8	8
RUR	Woodlands	Rural	2	16
RUR	Homesites	Rural	1	2
RUR	Woodlands	Rural	3	32
RUR	Woodlands	Rural	6	2
RUR	Ponds	Rural	2	6

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	2	52.5
CUV	Agland 93	3	12
CUV	Agland 93	5	7
CUV	Agland 93	6	24
CUV	Agland 93	8	8
CUV	Timberland 93	2	16
CUV	Timberland 93	3	34
CUV	Timberland 93	6	8

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Septic Tank	2009	0x0 / 1	0	\$1,470
Utility Bldg/Shed	1992	12x20 / 240	1	\$500
Old House	1916	0x0 / 670	1	\$126

Prebill Mobile Homes

Account Number	Owner	Lot Number	Year Built	Manufacturer	Model	Width x Length
2107	TOMBERLIN WILLIAM J		1982	FLEETWOOD	FLEETWOOD	24x60

Tax Card – Page 2

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Permits

Permit Date	Permit Number	Type	Description
08/19/2009	001345E	ELECTRIC	FOR AG PIVOT
02/20/2009	001281E	ELECTRIC	INCLUDED IN BP 1230
02/20/2009	000359P	PLUMBING	INCLUDED IN BP 1230
02/20/2009	001230	ADDITION	24x48 CABIN WITH 8' DECK & 4X8 OPEN PORCH

Valuation

	2019	2018	2017	2016	2015
Previous Value	\$325,196	\$325,196	\$325,196	\$425,167	\$425,167
Land Value	\$323,100	\$323,100	\$323,100	\$323,100	\$352,500
+ Improvement Value	\$0	\$0	\$0	\$0	\$67,631
+ Accessory Value	\$2,096	\$2,096	\$2,096	\$2,096	\$5,036
= Current Value	\$325,196	\$325,196	\$325,196	\$325,196	\$425,167
10 Year Land Covenant (Agreement Year / Value)	2016 / \$122,777	2016 / \$122,777	2016 / \$119,293	2016 / \$115,926	2006 / \$117,341

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/2/2006	193 268	A 33I	\$225,000	Gift	HOGAN VIRGINIA	BRADLEY BART A
7/25/2005	189 592		\$0	Gift	HOGAN, VIRGINIA	HOGAN VIRGINIA
			\$0	Gift	HOGAN, HUGH	HOGAN, VIRGINIA

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

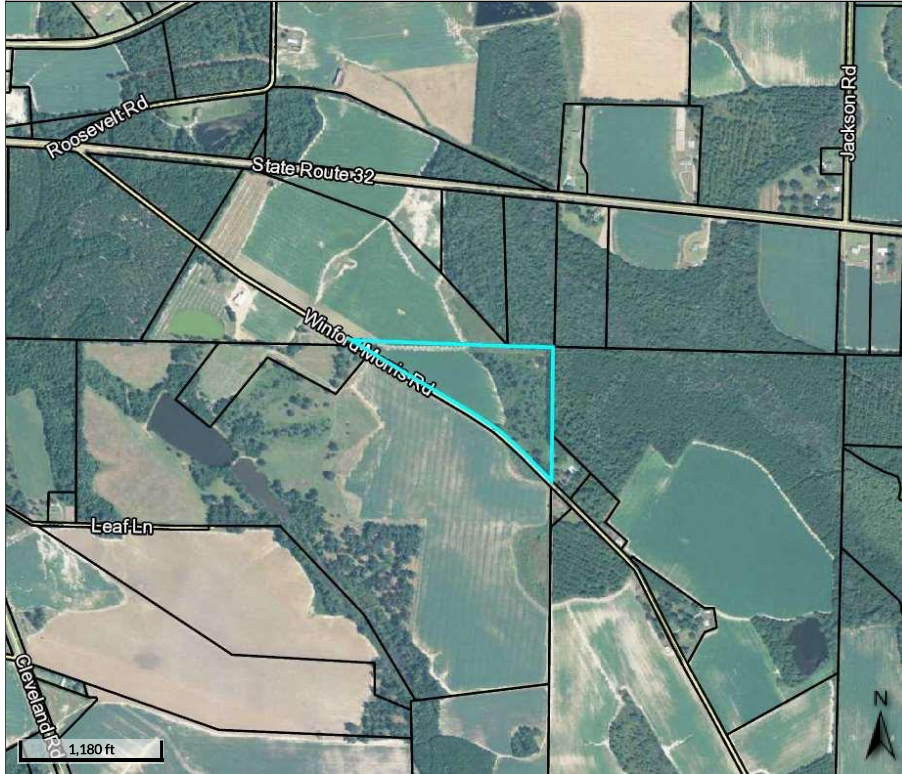
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 Schneider
 GEOSPATIAL

Last Data Upload: 10/22/2019, 6:30:31 AM

Version 2.3.14

Tax Map



Overview



Legend

- Parcels
- Roads

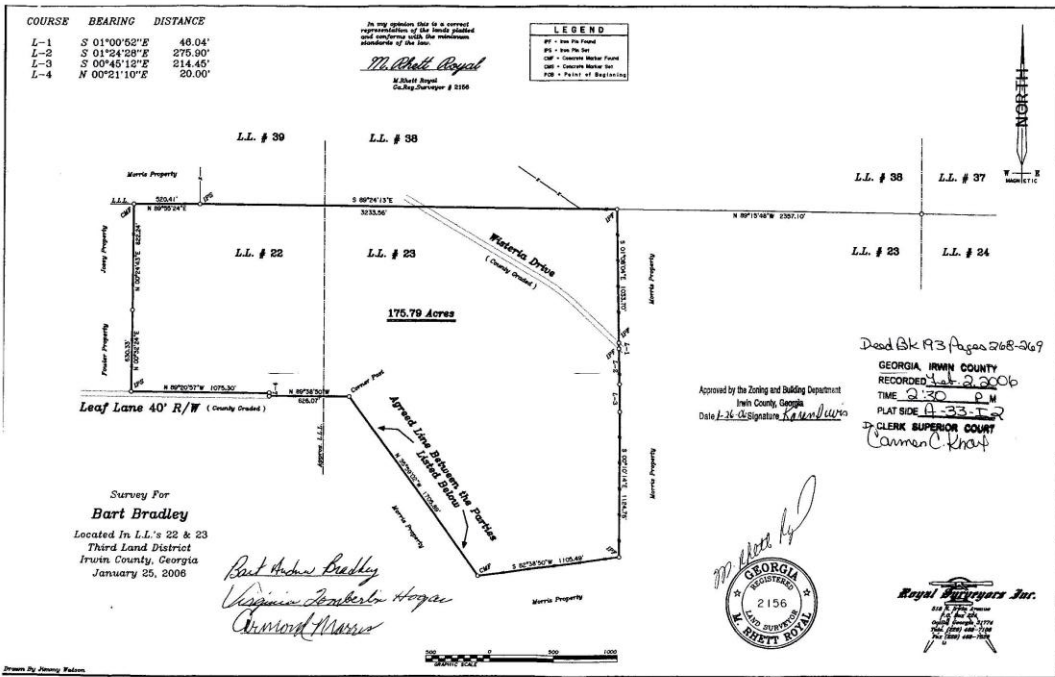
Parcel ID	0034 0003	Owner	BRADLEY BART A	Last 2 Sales			
Class Code	Consv Use		305 MONROE RD	Date	Price	Reason	Qual
Taxing District	COUNTY		FITZGERALD GA 31750	2/2/2006	\$225000	GI	U
	COUNTY	Physical Address	179 LEAF LN	7/25/2005	0	GI	U
Acres	163.5	Assessed Value	Value \$325196				

(Note: Not to be used on legal documents)

Date created: 5/30/2019
 Last Data Uploaded: 5/30/2019 9:40:42 AM

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 GEOSPATIAL

Plat



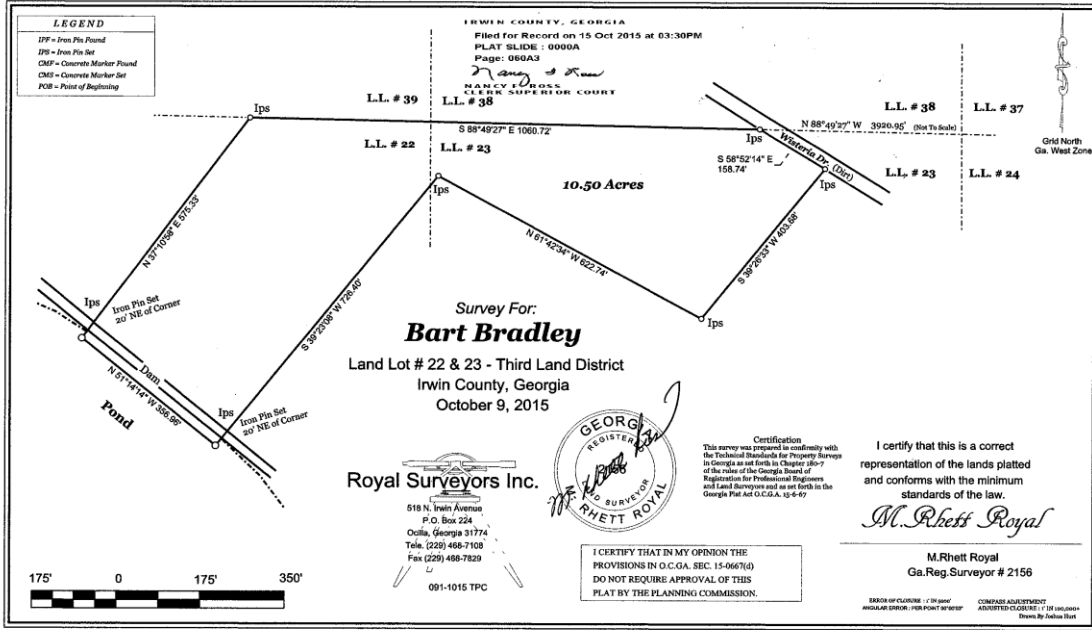
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1/1

5/30/2019

GSOCCA.org - Image Index

Plat – 10.5 Acre Less and Except



2019 Property Tax Bill

10/22/2019 TUE 13:24 FAX 2294680927 Irwin Co Tax Off.

002/002

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 437
ACCT NUMB. 043700 010
TAXPAYER BRADLEY BART A
MAP NUMBER 34 3
LEGAL DESC LAND LOTS 22 & 23 3RD DI
LOCATION 179 LEAF LN
CURRENT YEAR TAXES 1,674.19
PRIOR YEAR TAX 2,176.03
PAY THIS AMOUNT----->3,850.22
ON OR BEFORE DECEMBER 20, 2019

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

BRADLEY BART A
305 MONROE RD
FITZGERALD GA 31750

437PT

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

2019
CO.PT.
437

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	000437	043700 010	1	LAND LOTS 22 & 23 3RD DI	34 3	325,196
TAXING ENTITY	ASSESSMENT	EXEMPTION	TAXABLE VALUE	MILLAGE RATE	CREDITS	TAXES DUE
COUNTY	130078	76929	53149	.0148650	83.44	790.22
SCHOOL	130078	76929	53149	.0156820		833.48
IND AUTO	130078	76929	53149	.0009500		50.49

THIS YEAR TAX 1,674.19
PRIOR YEAR TAX 2,176.03
TOTAL TAX DUE 3,850.22

BRADLEY BART A
305 MONROE RD
FITZGERALD GA 31750

CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY
SHIRLEY A JOHNSON TC
IRWIN COUNTY T C
202 S IRWIN AVE
OCILLA GA 31774

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

-----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 229-488-5505. 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 229-488-5505.

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:	16.438
Mill rate required to produce local budget	
Reduction in mill rate due to rollback to taxpayers	1.570
Of sales tax proceeds this previous year	
Actual mill rate set by local officials	14.868

Conservation Use Assessment Covenant

00318
00011

2016

37

GEORGIA, IRWIN COUNTY
 CLERK'S OFFICE SUPERIOR COURT
 FILED FOR RECORD January 7 2016
 AT 3:30 O'CLOCK P
 RECORDED IN BOOK 1116 PAGE 11-12
Janice B. Richards CLERK
Janice

Renewal

PT-263A 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) - 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 305 MONROE RD		City, State and Zip FITZGERALD GA 31750	Number of acres included in this application Agricultural Land <u>105.50</u> Timberland <u>56</u> Covenant Acres <u>161.50</u>	
Property location (Street, Route, HWY, etc.) 179 LEAF LN		City, State and Zip of Property	Total Acres 163.50	
District 3	Land Lot 22	Sublot and Block	Recorded Deed 193 - 268	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

X Brad Bradley 12-18-15 Sworn to and subscribed before me this 18 day of December 2015
 Signature of Taxpayer or Taxpayer's Authorized Representative Date Filed

Signature of Taxpayer or Taxpayer's Authorized Representative (please have additional taxpayers sign on reverse side of application)
 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 appeals are made pursuant to O C G A Section 48-5-311



FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 0034 0003	TAX DISTRICT 01	TAXPAYER ACCOUNT NUMBER 1083	YR COVENANT Begins Jan 1, 2016 Ends Dec 31, 2025
If transferred from Preferential Agricultural Assessment, provide date of transfer	If applicable, covenant is renewed for tax year		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 1-5-16 Shirley D. [Signature] Date 1-5-16
 Board of Tax Assessors

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

Legal Description

All that tract or parcel of land lying and being in Land Lot Number 22 and 23 in the 3rd Land District of Irwin County, Georgia containing 175.79 acres and being more particularly described as follows: Commencing at the northeast corner of said Land Lot Number 23 and thence run North 89 degrees 15 minutes 48 seconds West along the North original land lot line of said Land Lot Number 23 2357.10 feet to a point being the point of beginning; thence run South 01 degree 08 minutes 04 seconds East 1033.70 feet to a point; thence run South 01 degree 00 minutes 52 seconds East 46.04 feet to a point; thence run South 01 degree 24 minutes 28 seconds East 275.90 feet to a point; thence run South 00 degrees 45 minutes 12 seconds East 214.45 feet to a point; thence run South 00 degrees 10 minutes 14 seconds East 1124.76 feet to a point; thence run South 82 degrees 38 minutes 50 seconds West 1105.49 feet to a point; thence run North 35 degrees 59 minutes 02 seconds West 1705.89 feet to a point; thence run North 89 degrees 38 minutes 50 seconds West 626.07 feet to a point; thence run North 00 degrees 21 minutes 10 seconds East 20.00 feet to a point; thence run North 89 degrees 20 minutes 57 seconds West along the North right-of-way line of Leaf Lane 1075.30 feet to a point; thence run North 00 degrees 32 minutes 24 seconds East 630.33 feet to a point; thence run North 00 degrees 24 minutes 43 seconds East 822.24 feet to a point; thence run North 89 degrees 55 minutes 24 seconds East 520.41 feet to a point; thence run South 89 degrees 24 minutes 13 seconds East 3233.56 feet to a point being the point of beginning as shown on plat of survey prepared by M. Rhett Royal, Georgia Registered Surveyor Number 2156, dated January 25, 2006 and recorded on Plat Slide A-33-I, Public Records of Irwin County, Georgia, said plat being made reference to and incorporated herein for a specific description of the above described property.

LESS AND EXCEPT:

All that tract or parcel of land lying and being in Land Lot Number 23 in the Third Land District of Irwin County, Georgia containing one acre, more or less, and being more particularly described as follows: Commencing at a point where the South right-of-way line of Wisteria Drive intersects the North original land lot of said Land Lot Number 23 and hence run in a southeasterly direction along the South right-of-way line of Wisteria Drive 50 feet to a point being the point of beginning, thence continue along the South right-of-way line of Wisteria Drive the southeasterly direction 210 feet to a point, thence run in a southwesterly direction 210 feet to a point, thence run in a northwesterly direction along a line parallel with the right-of-way line of Wisteria Drive 210 feet to a point, thence run in a northeasterly direction 210 feet to a point being the South right-of-way line of Wisteria Drive the point of beginning.

ALSO LESS AND EXCEPT:

All of that tract or parcel of land containing 10.50 acres lying and being in Land Lot Numbers 22 and 23 in the Third Land District of Irwin County, Georgia, as shown on that certain plat of survey prepared by M. Rhett Royal, Georgia Registered Land Surveyor No. 2156, dated October 9, 2015 and recorded on Plat Slide A60A3, in the office of the Clerk of the Superior Court of Irwin County, Georgia, which plat is incorporated herein by reference for a more complete and accurate description.

Go Bid Now!

www.WeeksAuctionGroup.com