

Property Information Package

**354 +/- Acre Recreational Tract - Irwin County
Eisenhower Road, Rebecca, Irwin County, Georgia**

**Online Only Auction
Bidding Ends June 25, 2020**



www.WeeksAuctionGroup.com

Final Contract to Include a 10% Buyer's Premium

354.13 +/- Acre Recreational Tract in Irwin County, Georgia. This property is truly an Outdoorsman's Dream! Excellent hunting tract with income-producing timber. Several improvements including storage barns, well, electricity, grain bins, several gated entrances, and established roads/trails throughout. This tract offers hunting, fishing, ATV riding, large stands of timber, several outbuilding, and a homesite. This is a unique property that offers something for everyone. ***Once in a lifetime opportunity to invest in a fine, income-producing timber tract as well as practice Wildlife Conservation!***



Auction Date and Time:

Thursday, June 25, 2020 at 4 PM

Open House Dates and Times:

Shown by appointment only, to schedule a time
Call Hunter Whiddon at (229) 890-2437

For More Information Contact:

Hunter Whiddon
Weeks Auction Group, Inc.
(229) 890-2437
Hunter@BidWeeks.com

Property Information

Property Address: Eisenhower Road, Rebecca, Georgia

Property Size (Acres): 354.13 +/- Acres

Assessor's

Parcel Number: Tract 1: 0015 000600F
Tract 2: 0015 000600G
Tract 3: 0015 006

Taxes (2019): \$ 2,620.39

Driving Directions: To reach the property from Ashburn, Georgia, travel east on State Route 112/East Washington Avenue for 4.3 miles. Bear right/east onto State Route 107 and travel 10.1 miles to turn right/south onto Eisenhower Road. ***Watch for Auction Signs on the left/east side of Eisenhower Road!***

Important Selling Features:

- 354.13 +/- Acres Total
- Abundant Wildlife
- 3 Acre Homesite
- Income Producing Timber
- CRP Pines
- Two Ponds
 - Roberts Lake -10.75 +/- Acres
 - East Pond - 6.8 +/- Acre
- Additional Wet Weather duck pond
- Well Established Planted Pines
 - 125 +/- Acres Longleaf (11 Years Old)
 - 84 +/- Acres Loblolly (29 Years Old)
 - 16.3 +/- Acres Slash (11 Years Old)
- Several Outbuildings and Improvements
 - 1957 Sq. Ft. Barn with Power Near Roberts Lake
 - 120 Sq. Ft. Open Air Barn Near Roberts Lake
 - Well and Utilities
 - Multiple Gated Entrances to Property
 - Established Roads/Trails
 - Established Food Plot Areas
 - Partially Fenced

- Large Timber Acreage
 - Planted Pines
 - Bottomland Hardwoods
 - Regenerating Hardwoods
 - Mixed Hardwoods
- 6700 Linear feet of frontage along several Big Creek tributaries
- Protected by a Wildlife Conservation Easement
- Convenient to Tifton, Ashburn, Irwinville, Fitzgerald and I-75

Approximately 121.4 acres located within the property have been enrolled by the Seller in the Conservation Reserve Program. through September 30, 2023. The Purchaser is purchasing subject to this enrollment. If the Purchaser elects to terminate the CRP contract, he must pay any and all penalties associated with the termination. To download and review the Conservation Reserve Program Contracts, Maps, and Conservation Plan for each tract, please click the documents tab.

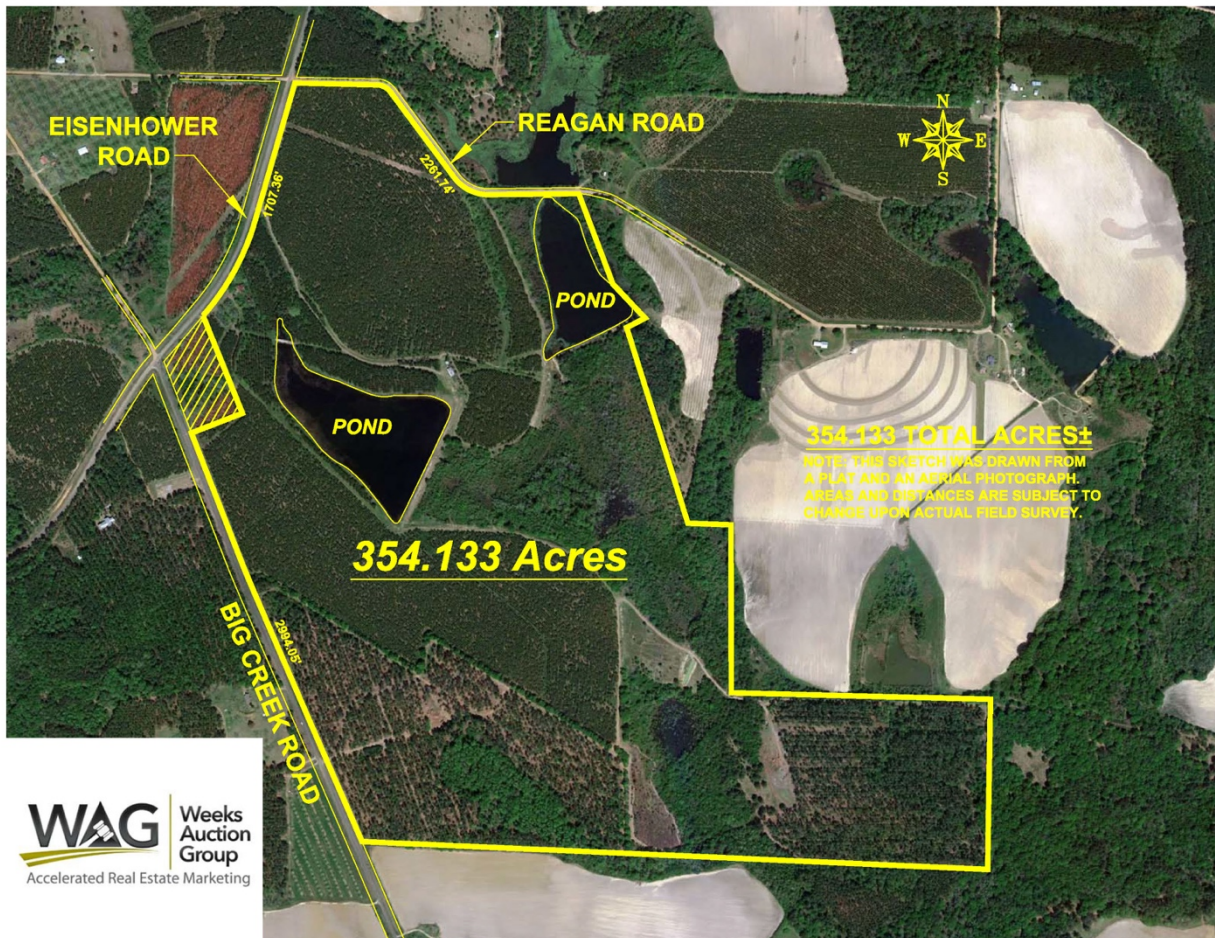
This entire 354.13 +/- Acre property is protected by a Conservation Easement a “Summary of Prohibited and Allowed Activities” is included in this Property Information Package. The “Deed of Conservation Easement” is recorded in Deed Book 332 Page 240 – 278 in the deed records of the Irwin County Clerk of Superior Court a copy can be provided upon request.

A Timber Cruise is available upon request on 78.9 +/- of mature loblolly pines.

For More Information Contact:

Hunter Whiddon
 Weeks Auction Group, Inc.
 (229) 890-2437
 Hunter@BidWeeks.com

Auction Sale Map



Conservation Easement Summary of Prohibited and Allowed Activities

The “Deed of Conservation Easement” (the “Conservation Easement”) was entered into on December 21, 2016 by KAMo-J, LLC, a Georgia limited liability company (the “Grantor”) and Georgia Alabama Land Trust, Inc. (the “Land Trust”) and is recorded at Deed Book 332, Pages 240-278, Irwin County, Georgia Public Records.

- I. Rights of the Land Trust. The rights conveyed to the Land Trust under the terms of the Conservation Easement as to limitations on the use of this Property are set forth in Paragraph 3 of the Conservation Easement, beginning on Page 9. Generally speaking, the Property subject to the Conservation Easement is restricted from any development or other use other than those allowed by Paragraph 4 of the document, which describes the rights reserved by the Grantor. Without limiting the generality of the broad wording contained in the introductory language of Paragraph 3, the following specific uses of the Property are prohibited:
- (1) Residential, commercial or industrial uses of the Property except as allowed by Paragraph 4 (retained rights of the Grantor as described below);
 - (2) Subdivision of the Property into separate tracts and the transfer of the Property in any form except as a whole;
 - (3) Improvements to the Property, except as allowed by Paragraph 4;
 - (4) Exploration or extraction of oil, gas, or other minerals;
 - (5) The dumping or disposal of trash or garbage except for biodegradable material generated on the Property;
 - (6) Any use or activity that has a risk of soil erosion or significant water pollution, including excavation, land filling, dredging, and the like except as necessary to carry out an allowed activity described in Paragraph 4;
 - (7) Display of billboards, signs, or advertisements other than no trespassing signs, informational signs, or signs advertising the Property for sale or rent, as long as such signs are no larger than 25 square feet;
 - (8) Construction or extension of utility systems, except as necessary to serve existing buildings or improvements upon the Property, or buildings and improvements that may be constructed upon the Property in compliance with the provisions of Paragraph 4 discussed below, and utilities constructed in order to carry out allowed forestry activities;
 - (9) Construction of permanent or temporary roads on the Property or widening of existing roads, except as may be allowed under Paragraph 4;
 - (10) Commercial antennas, radio towers, and the like may not be installed on the Property;
 - (11) Any activity relating to agriculture, forestry, establishment of wildlife food plots, or construction of improvements within certain “Preservation Areas” as described in the Conservation Easement, which are comprised primarily of bottomland hardwood forests and wetland areas; and
 - (12) Planting of certain non-native, invasive species contained on a list of such items prepared by the Georgia Exotic Pest Counsel.

Conservation Easement Summary of Prohibited and Allowed Activities

II. Reserved Rights. Paragraph 4 of the Conservation Easement, beginning on Page 12, lists the rights which have been reserved by the Grantor and the Grantor's successors and assigns, which include the following:

- (1) The right to take action reasonably necessary to prevent erosion upon the Property or to protect public health or safety;
- (2) The right to conduct forestry activities within the "Forestry Envelope" as described in the Baseline Documentation Report prepared in connection with execution of the Conservation Easement although such activities may not be carried out within Preservation Areas. It should be noted that agriculture is prohibited on the Property, except with respect to wildlife food plots. The maintenance of cattle, horses, hogs, goats and poultry on the Property for commercial agricultural purposes is also prohibited;
- (3) The right to engage in recreational activities including hunting, boating, fishing, camping, hiking, biking, horseback riding, and the like, including the right to construct, repair, and relocate small "recreational only structures" such as deer stands, hunting blinds, play structures for children, and the like subject to size restrictions contained in the Conservation Easement. ATVs are also permitted on the Property so long as utilized in a manner so as not to cause significant erosion or other damage to the Property;
- (4) The right to conduct workshops, seminars, tours, educational research, and related programs on the Property;
- (5) The right to maintain a limited number of improvements on the Property as specified in the Conservation Easement. These improvements include the existing structures, and other manmade features on the Property as listed in the Conservation Easement. Generally speaking, these include two (2) barns, one (1) storage shed, one (1) grain bin, one (1) septic tank, one (1) well, six (6) abandoned borrow pits, two (2) ponds, one (1) abandoned hog pin, one (1) boat slip, gates at various entrances to the Property, as well as utilities, a culvert, and several roads and trails through the Property. In addition, Grantor also reserves right to construct certain new improvements and buildings, including one single family residential dwelling, and reasonable appurtenances such as garages, barns, sheds, and the like provided that said dwelling is constructed within the three (3) acre "Building Envelope" described in the Conservation Easement. Also reserved is the right to construct roads and utilities to serve such dwelling. This structure, as well as other existing structures, may be maintained, repaired, and improved;
- (6) The right to maintain the two (2) existing ponds on the Property (described as the Roberts Lake and East Pond) as well as the associated dams. The Roberts Lake is described as being approximately 10.75 acres and the East Pond is described as being approximately 6.8 acres;
- (7) The right to maintain existing roads on the Property, and to construct those necessary to access the dwelling which can be constructed upon the Property;
- (8) The right to use and maintain the existing roads depicted in the Baseline Documentation Report prepared in connection with the Conservation Easement and to widen or otherwise improve those roads, up to a width of no more than 18 feet in order to safely support vehicles or equipment. The Grantor also reserved, outside of the Preservation Area, the

Conservation Easement Summary of Prohibited and Allowed Activities

right to construct, use and maintain other roads and trails provided proper notice is first provided to the Land Trust, and further provided that such roads are built of a permeable surface and are no more than 18 feet wide or are recreational trails built to engage in outdoor recreational activities which do not exceed 8 feet in width;

- (9) The right to lease the Property for any use permitted under the Conservation Easement, provided notice and opportunity to object is first given to the Land Trust; and
- (10) The right to participate in conservation, preservation, and mitigation programs.

The foregoing is a summary of the allowed and prohibited activities under the Conservation Easement. Any reader of this summary is directed to the actual Conservation Easement for a more detailed discussion of these allowed and prohibited activities.

Tax Card – Parcel 0015 000600F



Summary

Parcel Number 0015 000600F
Location Address EISENHOWER RD
Legal Description LL101,102-3
(Note: Not to be used on legal documents)
Class J5
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District COUNTY (District 01)
Millage Rate 29.066
Acres 109.44
Homestead Exemption No (\$0)
Landlot/District 102 / 3
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

[KAMO-J LLC](#)
 P.O. BOX 218
 CHULA, GA 31733

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	2	30
RUR	Open Land	Rural	3	60.44
RUR	Woodlands	Rural	2	4
RUR	Woodlands	Rural	5	3
RUR	Ponds	Rural	2	12

Valuation

	2019	2018
Previous Value	\$270,338	\$270,338
Land Value	\$270,338	\$270,338
+ Improvement Value	\$0	\$0
+ Accessory Value	\$0	\$0
= Current Value	\$270,338	\$270,338

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/26/2016	324 237	A43 A2	\$0	Kin/Same Person	UNDERWOOD RUSSELL A	KAMO-J LLC
12/15/2006	199 281	A 36-H	\$276,875	Land Market Sale	ROBERTS WILLIAM A EST	UNDERWOOD RUSSELL A

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.

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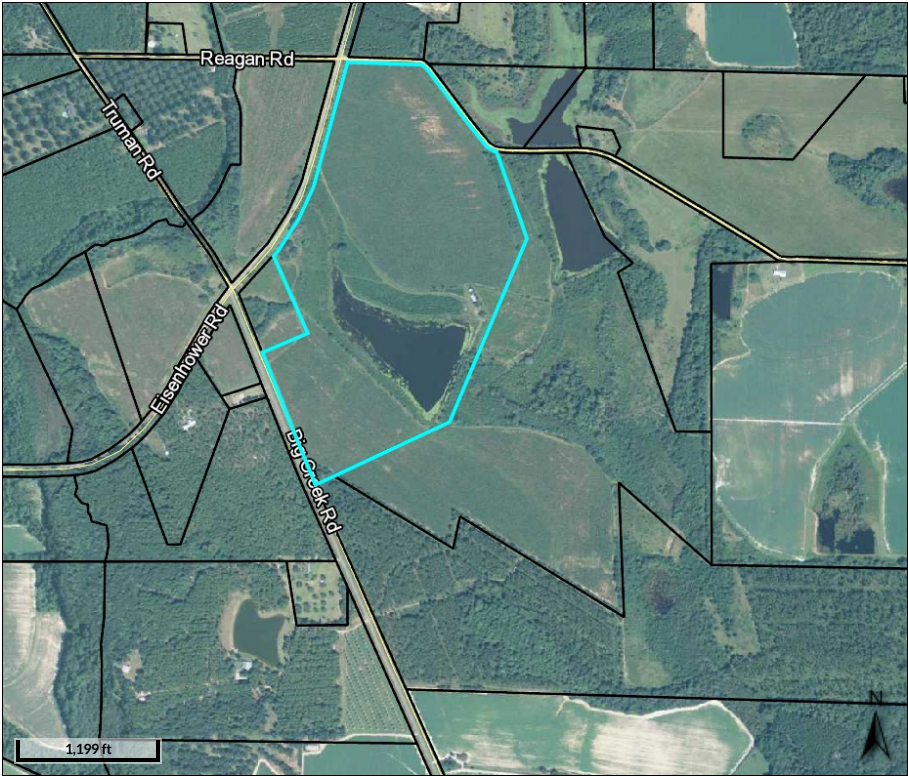
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Tax Map – Parcel 0015 00600F



Overview

Legend

- Parcels
- Roads

Parcel ID	0015 000600F	Owner	KAMO-J LLC	Last 2 Sales			
Class Code	n/a		P.O. BOX 218	Date	Price	Reason	Qual
Taxing District	COUNTY		CHULA GA 31733	5/26/2016	0	KI	U
	COUNTY	Physical Address	EISENHOWER RD	12/15/2006	\$276875	LM	Q
Acres	109.44	Assessed Value	Value \$270338				

(Note: Not to be used on legal documents)

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Tax Bill – Parcel 0015 000600F

04/24/2020 FRI 11:17 FAX 2294680927 Irwin Co Tax Off.

003/003

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 2963
ACCT NUMB. 296300 010
TAXPAYER KAMO-J LLC
MAP NUMBER 15 6 F
LEGAL DESC LL101,102-3
LOCATION EISENHOWER RD
CURRENT YEAR TAXES NO TAX DUE

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

PAYMENT DUE NO TAX DUE
ON OR BEFORE DECEMBER 20, 2019

KAMO-J LLC
P.O. BOX 218
CHULA GA 31733

2963PT

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

2019
CO. PT.
2963

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2019 ADVALOREM TAX NOTICE FOR THE COUNTY OF IRWIN

YEAR	BILL NUM	ACCOUNT NUMBER	DI	LOCATION/DESCRIPTION			MAP/PARCEL		FAIR MARKET VALUE
2019	002963	296300 010	1	LL101,102-3			15	6 F	270,338
TAXING ENTITY		ASSESSMENT	EXEMPTION	TAXABLE VALUE		MILLAGE RATE	CREDITS	TAXES DUE	
COUNTY		108135	78128	30007		.0148680	47.11	446.14	
SCHOOL		108135	78128	30007		.0156820		470.57	
IND AUTH		108135	78128	30007		.0009500		28.51	
TOTAL TAX								945.22	
PAYMENTS								-945.22	

THIS YEAR TAX NO TAX DUE

TOTAL TAX DUE NO TAX DUE

CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY

KAMO-J LLC
P.O. BOX 218
CHULA

GA 31733

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 229-468-5505. 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 229-468-5505.

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 1.570
of sales tax proceeds this previous year 14.868
Actual mill rate set by local officials

Tax Card – Parcel 0015 000600G



Summary

Parcel Number 0015 000600G
Location Address BIG CREEK RD
Legal Description LL80,101-3
(Note: Not to be used on legal documents)
Class J5
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District COUNTY (District 01)
Millage Rate 29.066
Acres 117.64
Homestead Exemption No (50)
Landlot/District 80, / 3
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

[KAMO-J LLC](#)
 P.O. BOX 218
 CHULA, GA 31733

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	6	50
RUR	Open Land	Rural	2	24
RUR	Woodlands	Rural	5	39.64
RUR	Woodlands	Rural	2	4

Valuation

	2019	2018
Previous Value	\$206,166	\$206,166
Land Value	\$206,166	\$206,166
+ Improvement Value	\$0	\$0
+ Accessory Value	\$0	\$0
= Current Value	\$206,166	\$206,166

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/26/2016	324 237	A 3611	\$0	Kin/Same Person	UNDERWOOD RUSSELL A	KAMO-J LLC
9/11/2008	219 172	A43A-2	\$341,159	AJ	BOWEN JAMES C JR	UNDERWOOD RUSSELL A

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.

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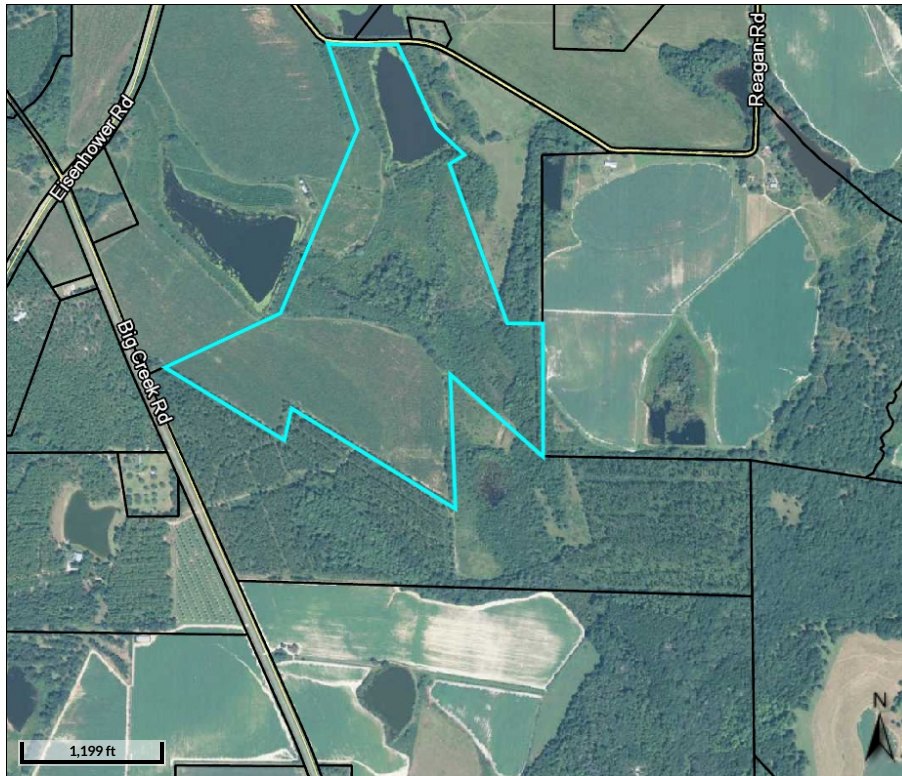
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Tax Map – Parcel 0015 00600G



Overview



Legend

- Parcels
- Roads

Parcel ID 0015 000600G
 Class Code n/a
 Taxing District COUNTY
 COUNTY
 Acres 117.64

(Note: Not to be used on legal documents)

Owner KAMO-J LLC
 P.O. BOX 218
 CHULAGA 31733
 Physical Address BIG CREEK RD
 Assessed Value Value \$206166

Last 2 Sales			
Date	Price	Reason	Qual
5/26/2016	0	KI	U
9/11/2008	\$341159	AJ	U

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Tax Bill – Parcel 0015 000600G

04/24/2020 FRI 11:17 FAX 2294680927 Irwin Co Tax Off.

002/003

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 2964
ACCT NUMB. 296400 010
TAXPAYER KAMO-J LLC
MAP NUMBER 15 6 G
LEGAL DESC LL80,101-3
LOCATION BIG CREEK RD
CURRENT YEAR TAXES NO TAX DUE

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

PAYMENT DUE NO TAX DUE
ON OR BEFORE DECEMBER 20, 2019

KAMO-J LLC
P.O. BOX 218
CHULA GA 31733

2964PT

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

2019
CO.PT.
2964

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	002964	296400 010	1	LL80,101-3	15 6 G	206,166
TAXING ENTITY	ASSESSMENT	EXEMPTION	TAXABLE VALUE	MILLAGE RATE	CREDITS	TAXES DUE
COUNTY	82466	56592	25874	.0148680	40.62	384.69
SCHOOL	82466	56592	25874	.0156820		405.76
IND AUTH	82466	56592	25874	.0009500		24.58
TOTAL TAX						815.03
PAYMENTS						-815.03

THIS YEAR TAX NO TAX DUE

KAMO-J LLC
P.O. BOX 218
CHULA

GA 31733

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

TOTAL TAX DUE NO TAX DUE
CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY
SHIRLEY A JOHNSON TC
IRWIN COUNTY T C
202 S IRWIN AVE
OCILLA GA 31774

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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 of sales tax proceeds this previous year 1.570
Actual mill rate set by local officials 14.868

Tax Card – Parcel 0015 0006



Summary

Parcel Number 0015 0006
Location Address EISENHOWER RD
Legal Description LAND LOTS 101, 102 & 80 3RD DIST
 (Note: Not to be used on legal documents)
Class J5
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District COUNTY (District 01)
Millage Rate 29.066
Acres 127.06
Homestead Exemption No (\$0)
Landlot/District 101 / 3
Water Well
Sewer Septic Tank
Electric Electricity
Gas Tank Gas
Topography Level
Drainage Good
Road Class County
Parcel Road Access Paved

[View Map](#)

Owner

UNDERWOOD RUSSELL A
 P.O. BOX 218
 CHULA, GA 31733

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	5	8
RUR	Woodlands	Rural	2	24
RUR	Woodlands	Rural	5	51.06
RUR	Woodlands	Rural	6	5
RUR	Woodlands	Rural	8	30
RUR	Ponds	Rural	3	8
RUR	Homesites	Rural	1	1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Well & Septic Tank	2006	0x0 / 1	0	\$2,850
Barn w/ Lean-To	1992	20x30 / 600	1	\$200
Equip Shed/Imp Shed	1992	24x40 / 960	1	\$1,000
Utility Bldg/Shed	1992	8x8 / 64	1	\$350
Equip Shed/Imp Shed	1992	32x40 / 1280	1	\$600

Valuation

	2019	2018
Previous Value	\$105,389	\$105,479
Land Value	\$100,389	\$100,389
+ Improvement Value	\$0	\$0
+ Accessory Value	\$5,000	\$5,000
= Current Value	\$105,389	\$105,389

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/30/2010	245 168	A36 H	\$270,581	Fair Market Value	BIG CREEK II LLC	UNDERWOOD RUSSELL A
8/22/2009	232 127	A 36H2	\$0	Kin/Same Person	BOWEN JAMES C	BIG CREEK II LLC
1/4/2007	199 690		\$0	Kin/Same Person	BOWEN JAMES C	BOWEN JAMES C
12/12/2006	199 291	A 36-H	\$605,622	Land Market Sale	ROBERTS, WILLIAM & E	BOWEN JAMES C
2/2/1988	103 769		\$0	Gift	ROBERTS, WILLIAM & E	ROBERTS, WILLIAM & E

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

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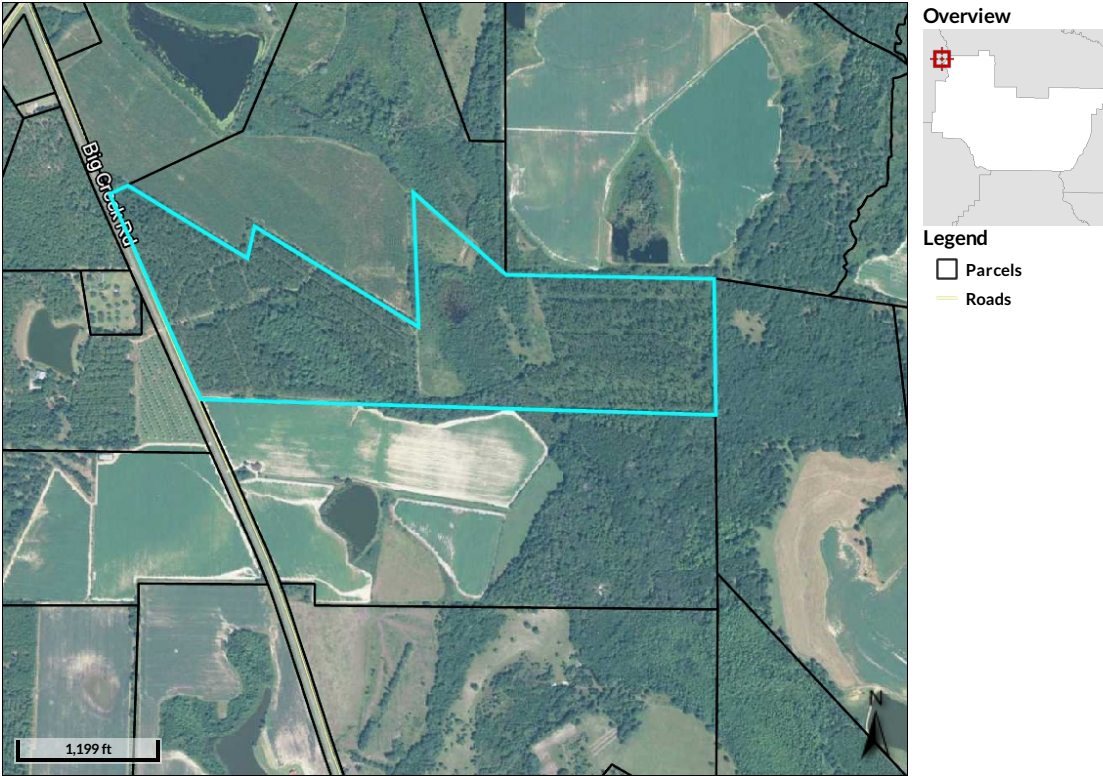
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Version 2.3.62

Tax Map – Parcel 0015 006



Parcel ID	0015 0006	Owner	UNDERWOOD RUSSELL A	Last 2 Sales			
Class Code	n/a		P.O. BOX 218	Date	Price	Reason	Qual
Taxing District	COUNTY		CHULA GA 31733	9/30/2010	\$270581	FM	Q
	COUNTY	Physical Address	EISENHOWER RD	8/22/2009	0	KI	U
Acres	127.06	Assessed Value	Value \$105389				

(Note: Not to be used on legal documents)

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Tax Bill – Parcel 0015 0006

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001/003

2019 AD VALOREM 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 5842
ACCT NUMB. 584200 010
TAXPAYER UNDERWOOD RUSSELL A
MAP NUMBER 15 6
LEGAL DESC LAND LOTS 101, 102 & 80
LOCATION EISENHOWER RD
CURRENT YEAR TAXES NO TAX DUE

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

PAYMENT DUE NO TAX DUE
ON OR BEFORE DECEMBER 20, 2019

UNDERWOOD RUSSELL A
P.O. BOX 218
CHULA GA 31733

5842PT

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

2019
CO.PT.
5842

Please return this portion of your bill with your payment

2019 AD VALOREM TAX NOTICE FOR THE COUNTY OF IRWIN

YEAR	BILL NUM	ACCOUNT NUMBER	DI	LOCATION/DESCRIPTION	MAP/PARCEL	FAIR MARKET VALUE
2019	005842	584200 010	1	LAND LOTS 101, 102 & 80	15 6	105,389
TAXING ENTITY	ASSESSMENT	EXEMPTION	TAXABLE VALUE	MILLAGE RATE	CREDITS	TAXES DUE
COUNTY	42156	14850	27306	.0148680	42.87	405.99
SCHOOL	42156	14850	27306	.0156820		428.21
IND AUTH	42156	14850	27306	.0009500		25.94
TOTAL TAX						860.14
PAYMENTS						-860.14

THIS YEAR TAX NO TAX DUE

UNDERWOOD RUSSELL A
P.O. BOX 218
CHULA GA 31733

TOTAL TAX DUE NO TAX DUE
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 229-468-5505. 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 229-468-5505.

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 of sales tax proceeds this previous year 1.570
Actual mill rate set by local officials 14.868

Legal Description

Eisenhower Road, Rebecca, Georgia Tract 1: 0015 000600F
Tract 2: 0015 000600G
Tract 3: 0015 0006

Tract 1 - 244.696 acre more or less in Land Lot 80 101 and 102 in the Third Land District of Irwin County Georgia and being more particularly described as follows: To locate the point of beginning start at the point of intersection of the southeast margin of the right of way of Eisenhower Road with the east margin of the right of way of Big Creek Road and run thence along the east margin of the right of way of Big Creek Road south 23°2' 19" east 524.30 feet thence continuing along said right of way thence south 23°2' 19" east 848.72 feet thence continuing along said right of way thence along curve to the right having a radius of 8200.00 feet an arc length of 300.88 feet and a chord bearing and distance of south 24°5'23" east 300.86 feet to a point thence continuing along said right of way thence south 25°8'27" east 14.92 feet to the point that shall be referred to as the point of beginning running thence from said point of beginning north 64°51'33" east 1144.59 feet, thence north 22°49'56" east 1629.43 feet thence north 19°13'30" west 813.75 feet thence along the south margin of the right of way of Reagan Road along curve to the left having a radius of 290.00 feet an arc length of 97.75 feet and a chord bearing and distance of south 82°46'47" east 97.29 feet to a point thence continuing along said right of way north 87°33'49" east 607.02 feet thence south 22°30'58" east 652.68 feet, thence south 45°12'39" east 316.76 feet, thence south 60°44'43" west 139.99 feet, thence south 19°13'1" east 1385.86 feet, thence south 89°39'43" east 290.75 feet thence south 105°9'12" east 1135.38 feet thence north 89°35'43" east 1752.22 feet, thence along the east line of said Land Lot 80 south 0°53'13" east 1150.59 feet thence north 89°17'19" west 4230.96 feet thence north 89°17'19" west 211 feet thence along the east margin of the right of way of Big Creek Road north 25°18'16" west 903.59 feet, thence continuing along said right of way north 25°8'27" west 925.94 feet to the point of beginning. Said 244.696-acre parcel is shown as Tract No 3 on that certain plat of survey prepared by Walter P. Copeland Georgia Registered Land Surveyor No 2271 dated November 24, 2006 recorded in Plat Slide No A-36-H in the office of the Clerk of the Superior Court of Irwin County Georgia and reference is hereby made to the record of said plat for all information shown thereon.

Less & Except all that certain tract or parcel of land lying and being in Land Lots 80 and 101 of the 3rd Land District of Irwin County Georgia and being 117.641 acres and more particularly described according to that plat of survey entitled 'Survey for Russell Underwood prepared by Hampton & Associates Surveying Co of Tifton Georgia' on August 4, 2008 said plat being recorded in Plat Slide A Page 43A2 in the office of the Clerk of Irwin Superior Court and being by reference incorporated herein.

Tract 2 - All that certain tract or parcel of land lying and being in Land Lots 80 and 101 of the 3rd Land District of Irwin County Georgia and being 117.641 acres and more particularly described according to that plat of survey entitled Survey for Russell Underwood prepared by Hampton & Associates Surveying Co of Tifton Georgia on August 4, 2008 said plat being recorded in Plat Slide A Page 43A2 in the office of the Clerk of Irwin Superior Court and being by reference incorporated herein.

Tract 3 - 109.437 acres more or less in Land Lots 101 and 102 in the Third Land District of Irwin County Georgia and being more particularly described as follows to locate the point of beginning start at the point of intersection of the east margin of the right of way of Big Creek Road with the southeast margin of the right of way of Eisenhower Road and run thence along the southeast margin of the right of way of Eisenhower Road north 39 degrees 32 minutes 28 seconds east 405.22 feet to the point that shall be referred to as the point of beginning running thence from said point of beginning along the southeast margin of the right of way of Eisenhower Road along a curve to the left having a radius of 1675.00 feet an arc length of 738.95 feet and a chord bearing and distance of north 26 degrees 54 minutes 9 seconds east 732.97 feet to a point thence continuing along said right of way north 14 degrees 15 minutes 51 seconds east 968.41 feet, thence along the south margin of the right of way of Reagan Road north 89 degrees 29 minutes 47 seconds east 556.22 feet, thence continuing along said right of way along a curve to the right having a radius of 115.00 feet an arc length of 104.41 feet and a chord bearing and distance of south 64 degrees 29 minutes 36 seconds east 100.86 feet to a point thence continuing along said right of way south 38 degrees 28 minutes 59 seconds east 721.01 feet thence continuing along said right of way along a curve to the left having a radius of 290.00 feet an arc length of 175.33 feet and a chord bearing and distance of south 55 degrees 48 minutes 11 seconds east 172.67 feet to a point thence south 19 degrees 13 minutes 30 seconds east 813.75 feet thence south 22 degrees 49 minutes 56 second west 1629.43 feet thence south 64 degrees 51 minutes 33 seconds west 1144.59 feet thence along the east margin of the right of way of Big Creek Road north 25 degree 8 minutes 27 seconds west 14.92 feet thence continuing along said right of way along a curve to the left having a radius of 8200.00 feet and arc length of 300.88 feet and a chord bearing and distance of north 24 degrees 5 minutes 23 seconds west 300.86 feet to a point thence continuing along said right of way north 23 degrees 2 minutes 19 seconds west 848.72 feet thence north 66 degrees 57 minutes 41 seconds east 369.39 feet, thence north 23 degrees 49 minutes 10 seconds west 710.98 feet to the point of beginning. Said 109.437-acre parcel is shown as Tract No 2 on that certain plat of survey prepared by Walter P. Copeland Georgia Registered Land Surveyor No 2271, dated November 24, 2006 recorded in Plat Slide No A-36-11, in the office of the Clerk of the Superior Court of Irwin County Georgia and reference is hereby made to the record of said plat for all information shown thereon.

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