

Property Information

300 +/- Acres Timberland and Recreational Tract

David Bolton Road

Dawson, Georgia (Terrell County)

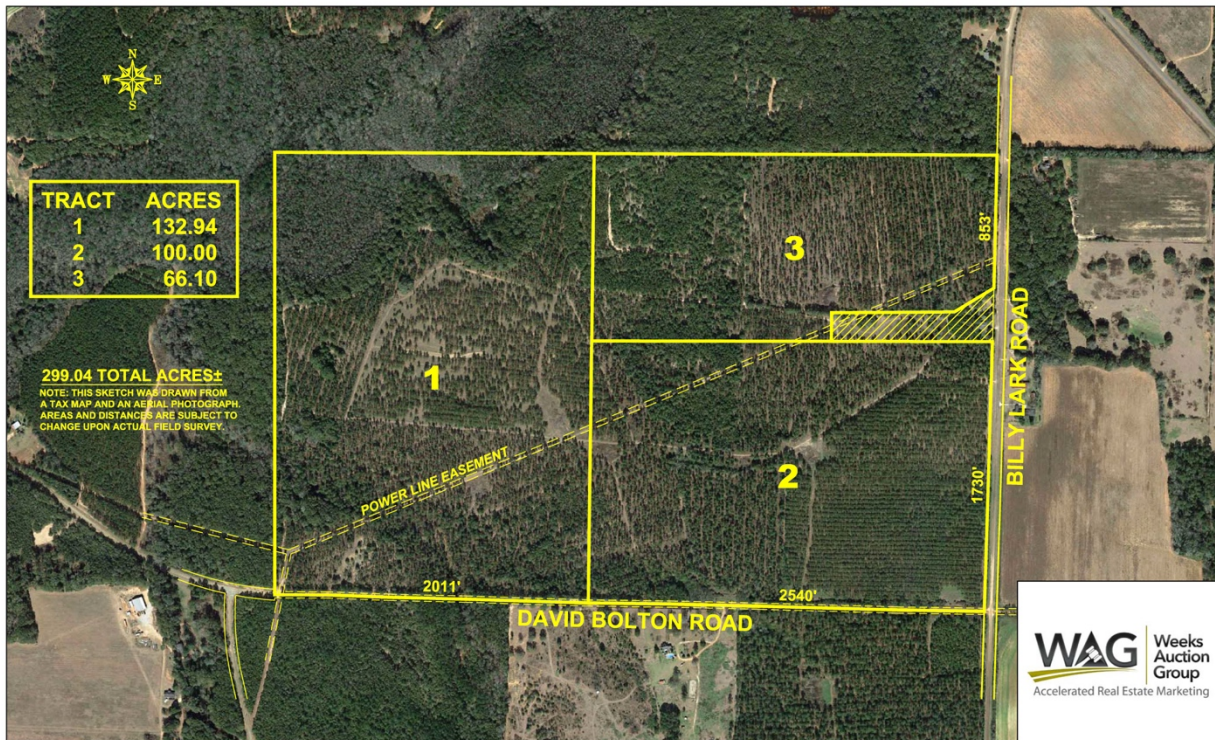
Online Only Auction

Bidding Ends November 10, 2016



Final Contract Includes a 10% Buyer's Premium

300 +/- Acres located in one of Georgia's Finest Hunting Locations!
Name your price on this hunter's paradise!
David Bolton Road, Dawson, GA (Macon County)



Property Address: David Bolton Road, Dawson, Georgia 39842 (Terrell County)

Property Directions: From Dawson, Georgia at the intersection of US Hwy 82 and GA Hwy 520 travel west on US Hwy 82 for 4.3 miles to Billy Lark Road on the right. Turn right onto Billy Lark Road and travel 1 4/10 miles to the property entrance on the left. **Watch for Auction Signs!**

Tax Parcel: 020 003 (Terrell County)

Tax Amount: The 2016 Tax Bill is \$1599.19. The Property being sold is currently subject to a covenant for an Agricultural Preferential Assessment, Conservation Use Assessment, or Forest Land Conservation Use Assessment (hereinafter the "Covenant"). As a part of this transaction, Purchaser shall assume and/or continue the Covenant, and in the event Purchaser does not qualify to assume or continue the Covenant or fails to timely file an application to assume or continue the Covenant, then Purchaser shall be responsible for and pay any and all ad valorem taxes, costs and penalties associated with a breach, if any, of the Covenant. Seller agrees to fully cooperate with Purchaser's application for continuation or assumption of the Covenant. However, neither the Seller nor the Broker make or have made any warranties or representations regarding the Covenant or the Purchaser's ability to qualify to continue or

assume the Covenant. Further, the Purchaser does agree to indemnify and hold harmless the Seller, the Broker and the closing attorney from any and all costs, penalties, attorney's fees, and ad valorem taxes that are due and required to be paid as a result of the termination and/or breach of the Covenant. This warranty and indemnity shall survive the closing of the sale contemplated hereby and shall not be merged into the same.

Flood Zone Designation: The majority of the property is located in Flood Zone "X", a non flood prone area. However, a small portion located on the northern side of the property along the run of the creek is located in Flood Zone "A" a flood prone area. For greater detail please see the flood map included in this property information package.

Property Features:

- Perfect for Outdoor Recreation
- Excellent Timberland with some Merchantable Timber
- Planted Pines
- Creek Frontage
- Beautiful Homesite Opportunities
- Wildlife Food Plots and Shooting Lanes
- One of Georgia's Premiere Upland Hunting Counties
- Extensive Interior Road System

This beautiful recreational tract is perfect for the avid outdoorsman looking to purchase the ideal weekend getaway. Offered divided and as a whole, you can set your price on this excellent tract of land.

Tract 1: 132.94 +/- Acres

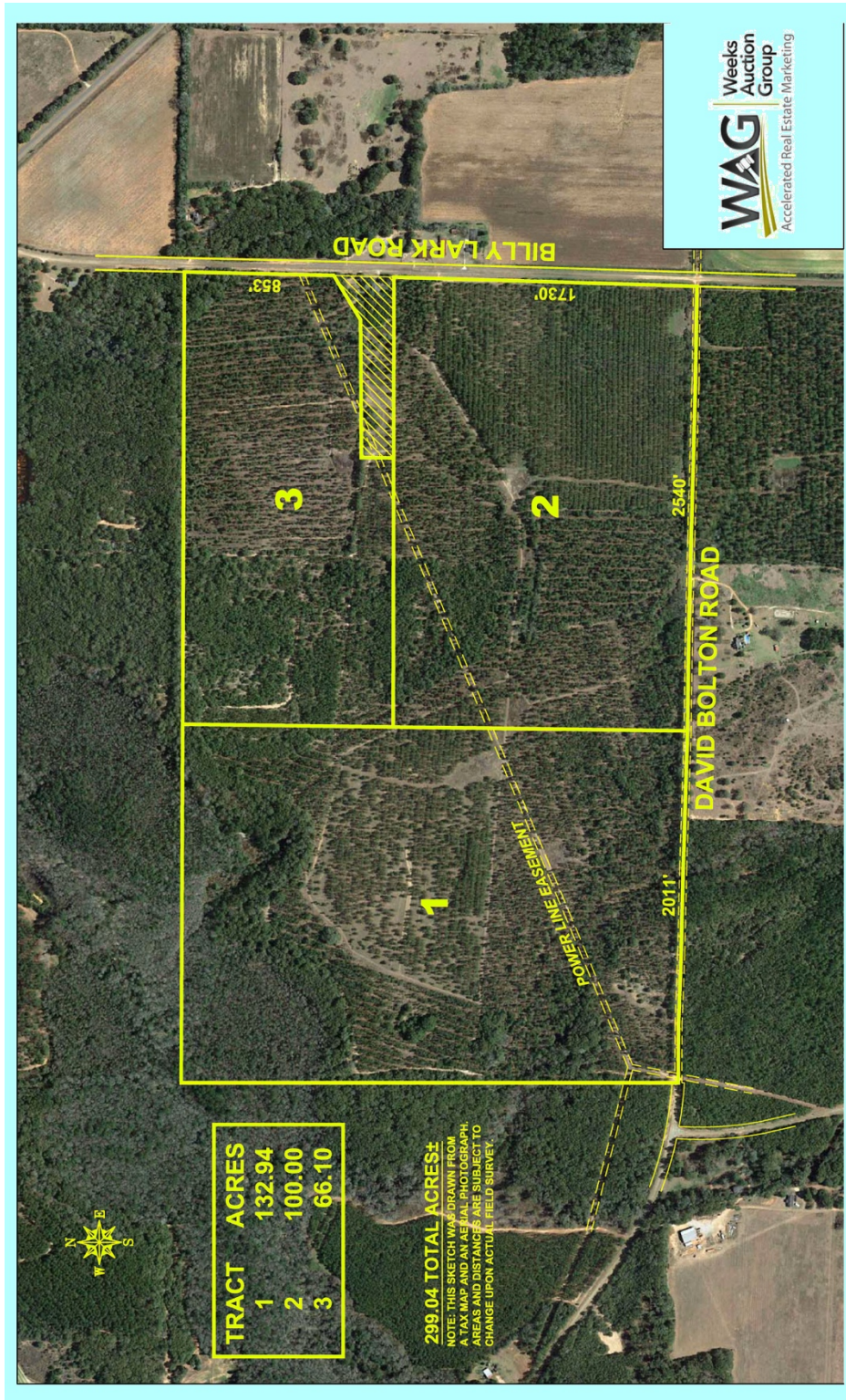
Tract 2: 100.00 +/- Acres

Tract 3: 66.10 +/- Acres

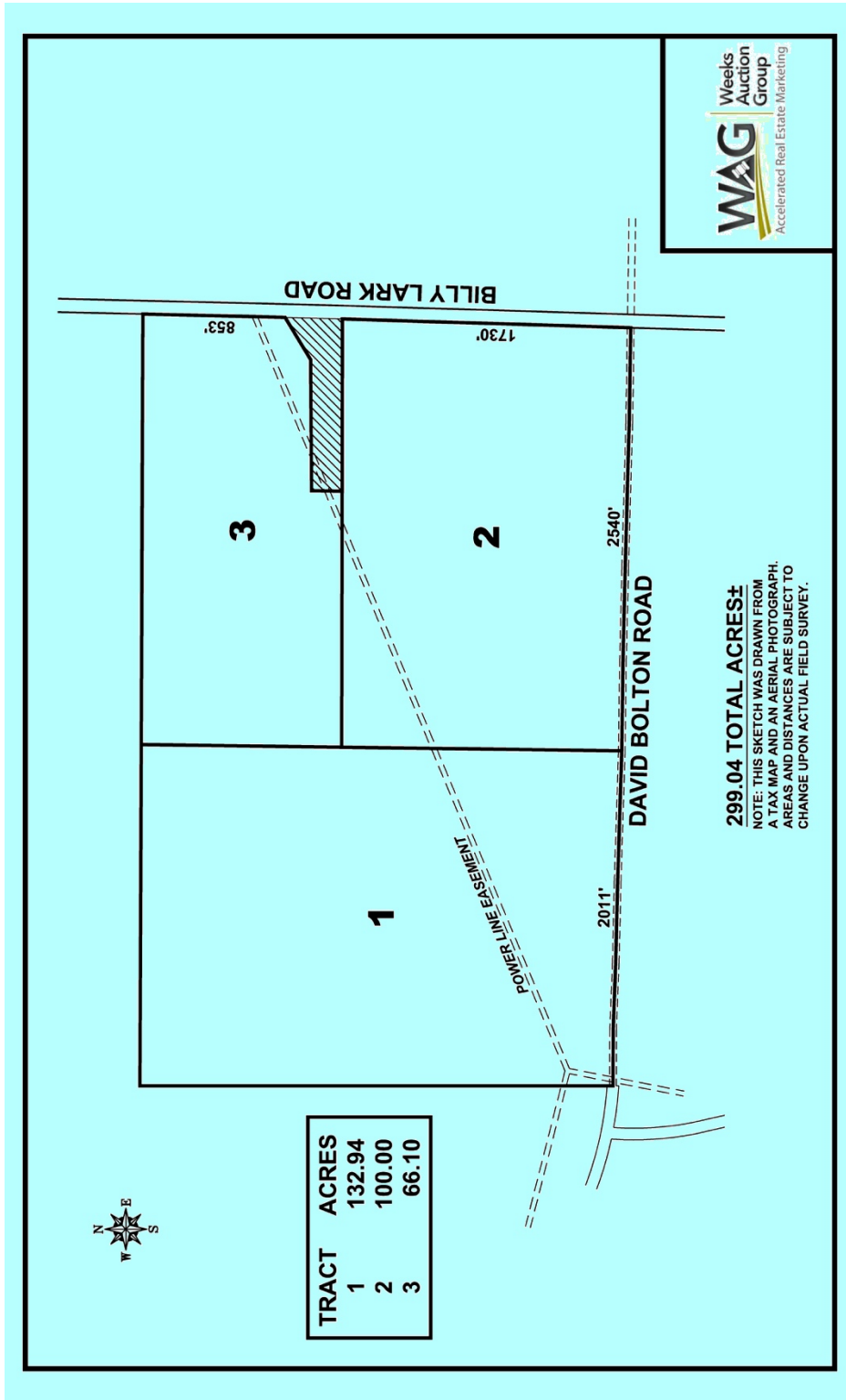
The entire 300+/- Acre Tract is also being offered as a whole

For More Info, Contact:

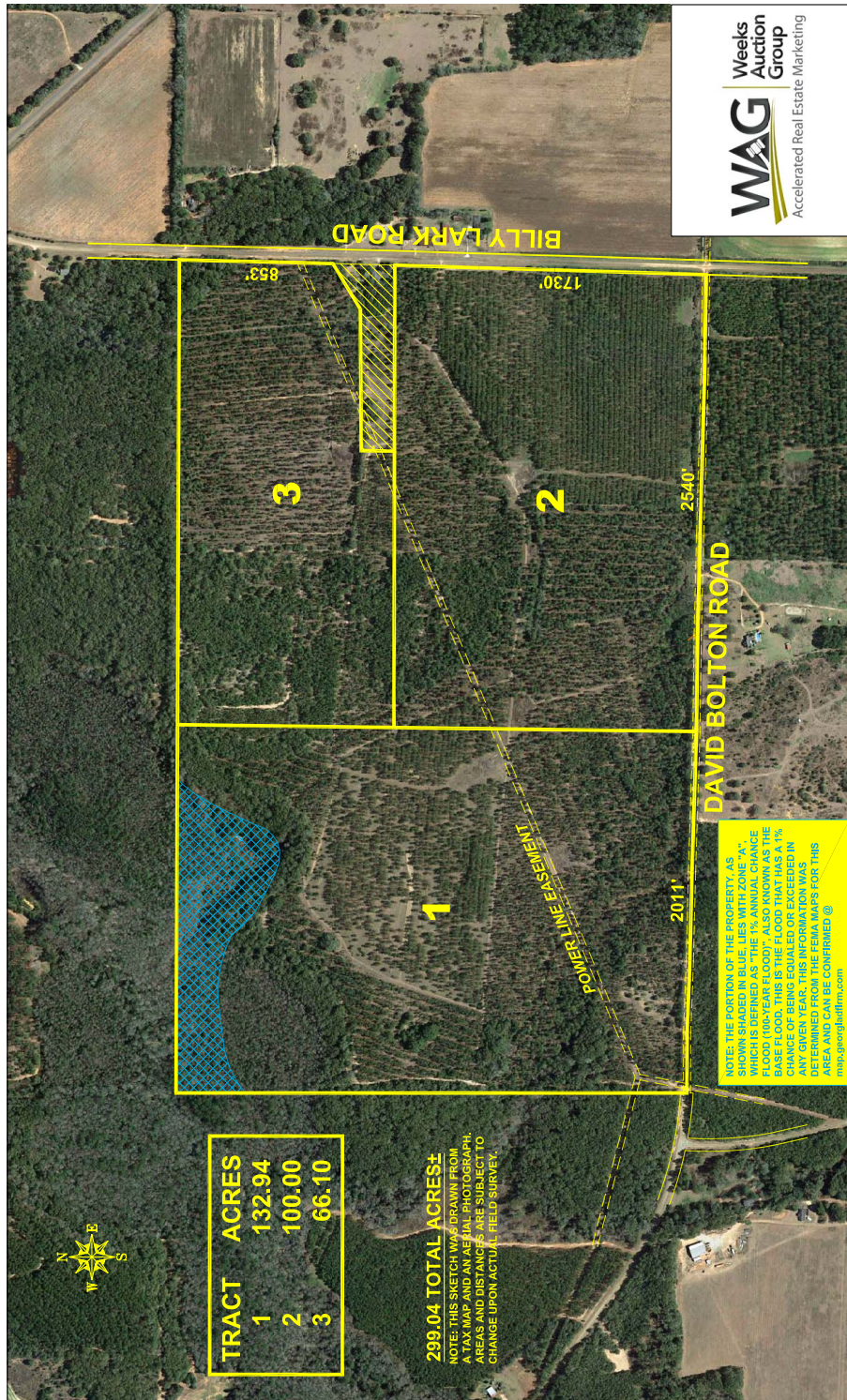
Aerial Map



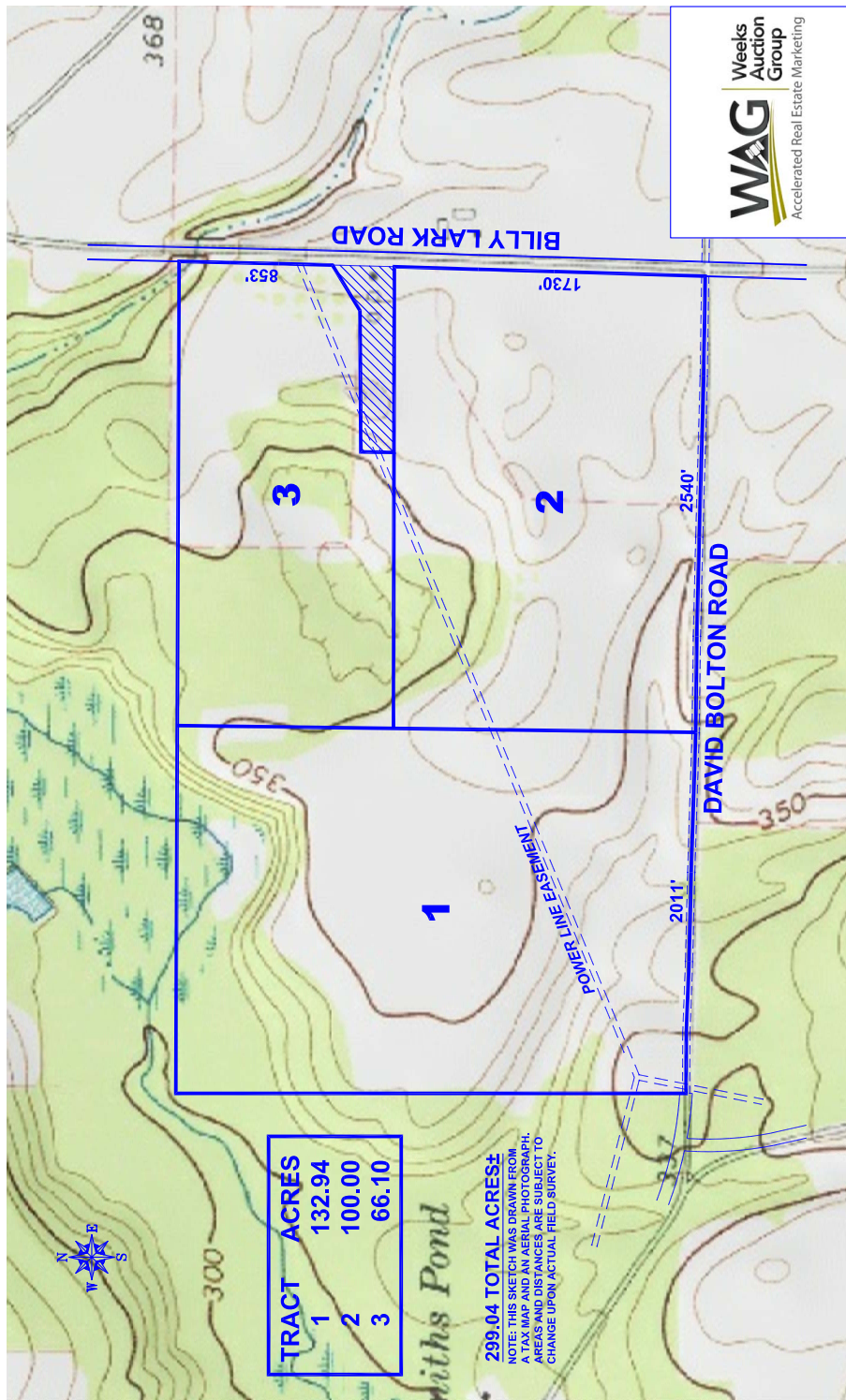
Model



Flood Map



Topo Map



Legal Description

All that tract or parcel of land lying and being in Land Lot Nos. 40 and 41 of the 11th Land District of Terrell County, Georgia, and being more particularly described as follows:

Beginning at that point on the West right-of-way of County Road No. 22, where the same is intersected by the North line of Land Lot 40, being the place or point of beginning; from said point, thence running South $89^{\circ} 25' 28''$ West a distance of 1,587.97 feet and along a fence to the Northwest corner of Land Lot 40 and the Northeast corner of Land Lot 41; thence continuing North $89^{\circ} 32' 37''$ West along the North line of Land Lot 41, the distance of 3,022 feet to a point which marks the Northwest corner of Land Lot 41; thence running South $01^{\circ} 07' 11''$ East along the West line of Land Lot 41, a distance of 2,893.23 feet to the Southwest corner of Land Lot 41, and to a point on the North right-of-way of County Road 23; thence running South $89^{\circ} 46' 47''$ East along the North right-of-way of said road a distance of 1,584.09 feet to a point; thence continuing South $89^{\circ} 59' 08''$ East along the North right-of-way of said road and into Land Lot 40, a distance of 2,906.44 feet to a point; thence running North $45^{\circ} 11' 19''$ East a distance of 70.93 feet to a point on the Western right-of-way of County Road 22; thence continuing North $00^{\circ} 21' 46''$ East along the Western right-of-way of said road a distance of 1,635.63 feet to a point; thence running North $89^{\circ} 47' 14''$ West a distance of 976.49 feet to a point; thence running North $00^{\circ} 12' 46''$ East a distance of 146.38 feet to a point; thence running North $89^{\circ} 39' 32''$ East a distance of 658.5 feet to a point; thence running North $61^{\circ} 57' 25''$ East a distance of 361.04 feet to a point on the West right-of-way of County Road 22; thence running North $00^{\circ} 03' 21''$ East along the Western right-of-way of said road a distance of 882.13 feet to the place or point of beginning.

The above said tract containing 299.039 acres, and being more particularly described in that certain plat of survey prepared by Langford & Associates, dated September 25th, 2002, and which plat is recorded in Plat Book 5, Page 481, of the Terrell County Public Deed Records, and which plat, survey and description therein are incorporated herein by specific reference thereto.

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Owner and Parcel Information

Owner Name	JONES BROS FARMS	Today's Date	October 24, 2016
Mailing Address	P O BOX 215	Parcel Number	020 003
	SMITHVILLE, GA 31787	Tax District	TERRELL (District 01)
Location Address		2015 Millage Rate	29.984
Legal Description	4D/385-388 LL 40,41 11TH 6A/649-51 3U/523	Acres	299.04
Property Class(NOTE: Not Zoning Info)	V5-Consv Use	Neighborhood	
Zoning		Homestead Exemption	No (S0)
Landlot/District	40/11	Parcel Map	Show Parcel Map
Water	No Water	Sewer	No Sewer
Electric	No Electricity	Gas	Tank Gas
Topography	Level	Drainage	Poor
Road Class	Interstate	Parcel Road Access	No Road

2016 Tax Year Value Information

Land Value	Improvement Value	Accessory Value	Total Value	Previous Value
\$ 229,268	\$ 0	\$ 0	\$ 229,268	\$ 229,268

Land Information

Type	Description	Calculation Method	Soil Productivity	Acres	Photo
RUR	Woodlands	Rural	1	5	NA
RUR	Woodlands	Rural	2	14	NA
RUR	Woodlands	Rural	3	15	NA
RUR	Woodlands	Rural	5	109	NA
RUR	Woodlands	Rural	6	55	NA
RUR	Woodlands	Rural	6	69	NA
RUR	Woodlands	Rural	7	11	NA
RUR	Woodlands	Rural	7	14	NA
RUR	Woodlands	Rural	8	7.04	NA

Land Conservation Use Information

Type	Description	Soil Productivity	Acres
CUV	Timberland 93	1	5
CUV	Timberland 93	2	14
CUV	Timberland 93	3	15
CUV	Timberland 93	5	109
CUV	Timberland 93	6	55
CUV	Timberland 93	6	69
CUV	Timberland 93	7	11
CUV	Timberland 93	7	14
CUV	Timberland 93	8	7.04

Improvement Information

No improvement information associated with this parcel.

Accessory Information

Description	Year Built	Dimensions/Units	Value
No accessory information associated with this parcel.			

Sale Information

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
04/08/2016	11H 196	5 481	\$ 386,508	LAND MARKET	GUAGLIARDO RICHARD D/CONNIE	JONES BROS FARMS
			\$	FAMILY SALES	BARFIELD THOMAS	GUAGLIARDO RICHARD

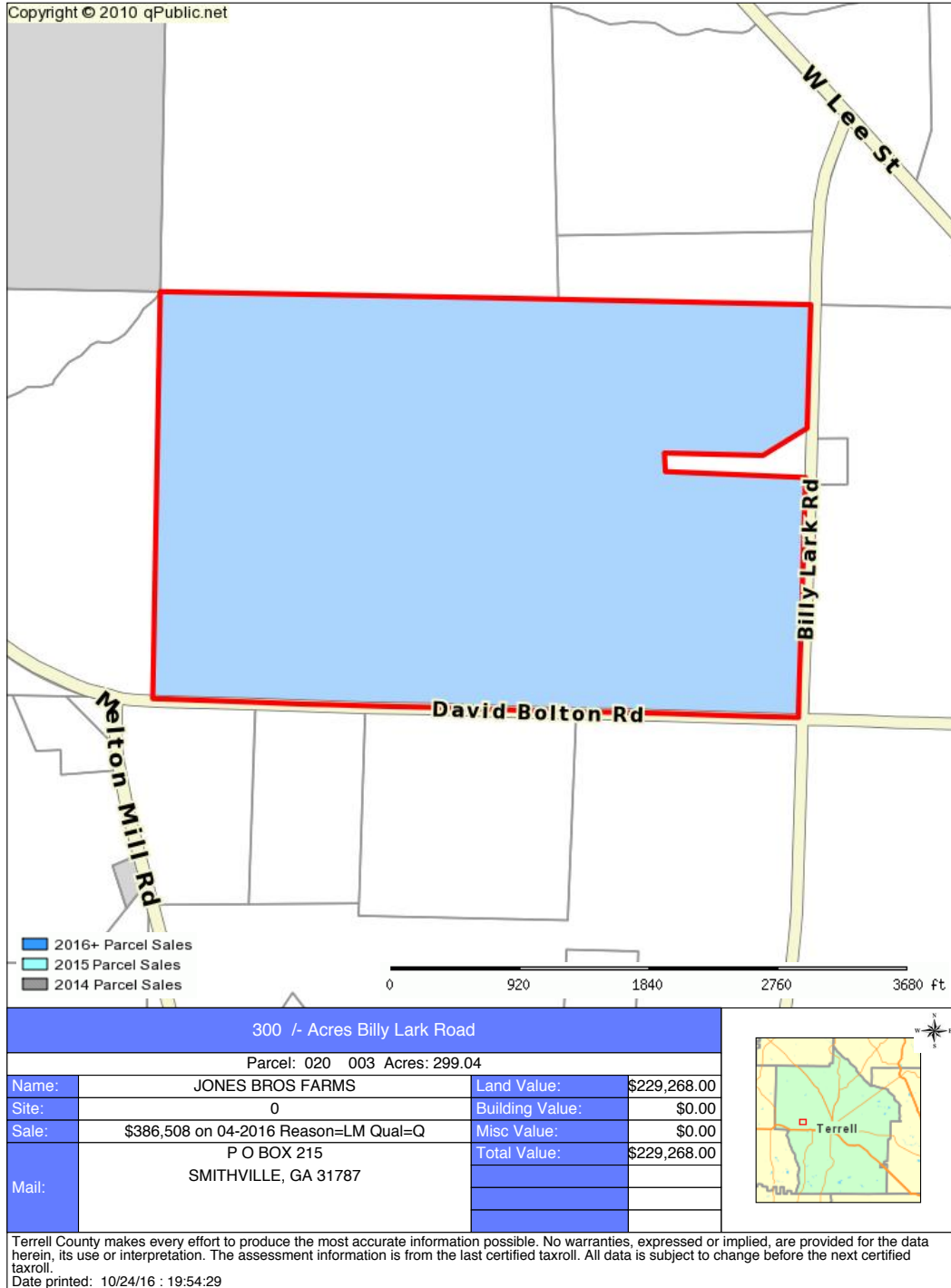
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10/25/2002	6S 634	5 481	351,370		VINCEN/ROBIN S	D/CONNIE
10/01/2002	6S 543	5 481	\$ 0	FAMILY SALES	SAULS FARM LLC	BARFIELD THOMAS VINCEN/ROBIN S
12/29/2000	6A 649	5 166	\$ 0	NOT GOOD SALE	SAULS FRANKIE	SAULS FARM LLC
09/02/1998	5I 641	5 166	\$ 194,000	FAMILY SALES	BARFIELD THOMAS V	SAULS FRANKIE

Permit Information			
Permit Date	Permit Number	Type	Description
No permit information associated with this parcel.			
Recent Sales in Area	Previous Parcel	Next Parcel	Field Definitions
Return to Main Search Page		Terrell Home	
<p>The Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All data is subject to change before the next certified tax roll. Website Updated: October 20, 2016</p>			

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Tax Map



Tax Covenant – Page 1

Recording information for Application of Conservation Use Assessment	Recording information for Release of Conservation Use Assessment GEORGIA TERRELL COUNTY CLERK OF SUPERIOR COURT FILED FOR RECORD <u>Mar 23 2015</u> INDEXED AND RECORDED <u>10:11 AM</u> MAR - 23 2015 IN DEED BOOK PAGE 454-460 DEPUTY CLERK <i>MCH</i>
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PT-283A REV 8/07 APPLICATION AND QUESTIONNAIRE FOR CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

To the Board of Tax Assessors of Terrell 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) - **GUAGLIARDO RICHARD D'CONNIE** 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 P O BOX 549	City, State and Zip: CUTHBERT GA 39840	Number of acres included in this application Agricultural Land: _____ Timberland: _____ Covenant Acres: _____ Total Acres: 299.04
Property location (Street, Route, HWY, etc.) City, State and Zip of Property: 0 _____		

ENTERED

District	Land Lot	Sublot and Block	Recorded Deed	List types of storage and processing buildings:
11	40			

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 to convey 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 penalties are applicable if this covenant is breached.

Sworn to and subscribed before me this 23 day of March, 2015
 Date Filed 3-9-15
 Signature of Taxpayer or Taxpayer's Authorized Representative: *[Signature]*
 Signature of Notary Public: *[Signature]*
 Notary Public
 My Commission Expires 08.25.2016

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER:	TAX DISTRICT:	TAXPAYER ACCOUNT NUMBER:	YR. COVENANT:
020 003	01	417	Begins: Jan 1, 2015 Ends: Dec 31, 2024
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
	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.		Beginning Jan 1, 2005 Ending Dec 31, 2014
			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 Terrell County Board of Tax Assessors has considered such information and has made the following determination of this application:

Approved: Date: 3/19/15
 Beverly Wallace
 Board of Tax Assessors
 Date: 3/19/15

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: _____

Tax Covenant – Page 2

CURRENT USE ASSESSMENT QUESTIONNAIRE - PT283A

PIN: 020 003

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and the percentage interest and number of acres of property in other counties where covenants are in effect. Attach additional pages if needed:

Each Individual's Name # having any beneficial interest in the property described in this application	Relationship (complete only if application is for a family farm entity	Percent interest owned in property in this application	County where you own interest in property under other covenants	Percent interest owned and number of acres under other covenants	
				Percent Interest	No. of Acres

- Relationship**
- One or more natural or naturalized citizens.
 - An estate of which the devisees or heirs are one or more natural or naturalized citizens.
 - A trust of which the beneficiaries are one or more natural or naturalized citizens.
 - A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses, _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records)
 - Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)
 - Bona fide club organized for pleasure, recreation, and other nonprofftable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Uses that apply and the percentage use, as they relate to the property described in this application.

- Raising, harvesting, or storing crops % _____
- Feeding, breeding, or managing livestock or poultry % _____
- Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____
- Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % _____ (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apiarian products % _____
- Other _____

- Yes No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- Yes No Are there other real property improvements located on this property, other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.
- Yes No Are there any restrictive covenants currently affecting the property described in this application. If yes, please explain.
- Yes No Are there any deed restrictions on this property? If yes, please list the restrictions.
- Yes No Does the current zoning on this property allow agricultural use? If no, please explain.
- Yes No Is there any type of business operated on this property? If yes, please indicate business name and type of business.

- If this application is for property that is less than 10 acres in size, a taxpayer MUST submit additional relevant records providing proof of bona fide agricultural use.
- Although not required, the applicant(s) for a property having more than 10 acres MAY wish to provide additional information to assist the board of assessors in making their determination. This information may include:
 - Plans or programs for the production of agricultural and timber products.
 - Evidence of participation in a government subsidy program for crops or timber
 - Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc.
 - Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)
- The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. Section 48-5-7.4.