

Property Information Package

**Two Lots Near Downtown Moultrie
801 North Main Street, Moultrie, Colquitt County, Georgia**

**Online Only Auction
Bidding Ends June 18, 2020**



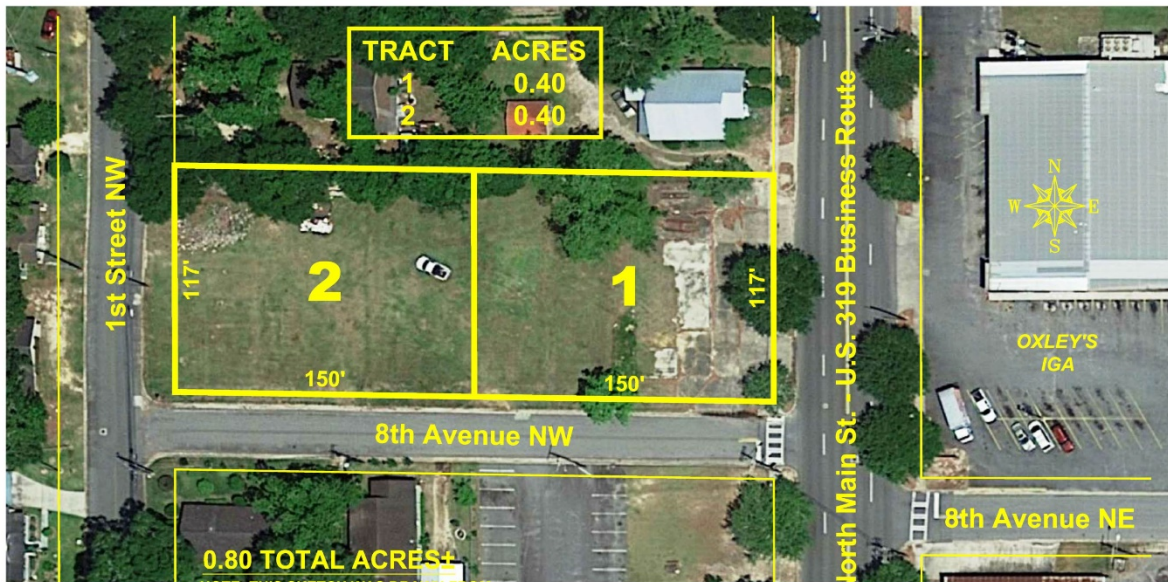
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Final Contract to Include a 10% Buyer's Premium

Two Lots located near downtown Moultrie. This property will be sold in (2) .40 +/- acre lots. BUY ONE OR BUY BOTH! Tract 1 is zoned commercial and has 117' of frontage on North Main Street. Tract 2 is zoned residential and has 117' of frontage on 1st NW. Excellent investment opportunity!

Auction Date and Time: Thursday, June 18, 2020 at 4:00 PM

Open House Dates and Times: Drive by viewing at any time



For More Information Contact:

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

Property Information

Property Address: 801 North Main Street, Moultrie, Colquitt County, Georgia

Property Size (Acres): 0.8 +/- Acres

Assessor's Parcel Number: Tract 1 - 801 N. Main St: M023 087
Tract 2 – 1st Street NW: M023 086

Taxes (2019): Tract 1: \$354.28
Tract 1: \$354.28

Driving Directions: From downtown Moultrie, GA drive North on 1st Street SE toward E Central Ave for .1 mile. Turn left at the 2nd cross street onto 1st Ave NE. Continue on 1st Ave NE for 390 feet and at the stop sign turn right onto N Main Street. Property will be .5 miles on your left. **WATCH FOR AUCTION SIGNS!**

Important Selling Features:

- Sold in two tracts
 - **Tract 1:** 801 N. Main Street
 - **Tract 2:** 1st St. NW
- North Main Street Frontage
- 1st Street NW Frontage
- Excellent Commercial, Residential and Investment Opportunity
 - **Tract 1:** Zoned Commercial
 - **Tract 2:** Zoned Residential

For More Information Contact:

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

Tax Card – Tract 1



Summary

Parcel Number M023087
Location Address 801 NORTH MAIN ST
Legal Description LOT 6 BLK 242
(Note: Not to be used on legal documents)
Class C3-Commercial
(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning
Tax District MOULTRIE (District 02)
Millage Rate 38.82
Acres 0.4
Neighborhood 30017 CITY SIX (30017)
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)



Owner

[FLETCHER JACK M TRUST](#)
 FLETCHER JACK M TRUSTEE
 FLETCHER SALLY F TRUSTEE
 C/O MIKE FLETCHER 8707 SE 204TH PLACE
 LAKE BUTLER, FL 32054

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	SF : \$ 1.30	Square Feet	17,550	117	150	0.4	0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/6/1999	668 284		\$0	NOT MARKET		FLETCHER JACK M TRUST

Valuation

	2019	2018	2017	2016	2015
Previous Value	\$22,815	\$22,815	\$22,815	\$22,815	\$22,815
Land Value	\$22,815	\$22,815	\$22,815	\$22,815	\$22,815
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$22,815	\$22,815	\$22,815	\$22,815	\$22,815

Assessment Notices

[16764.pdf](#)

Photos



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

The Colquitt County Assessor 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 other data is subject to change.

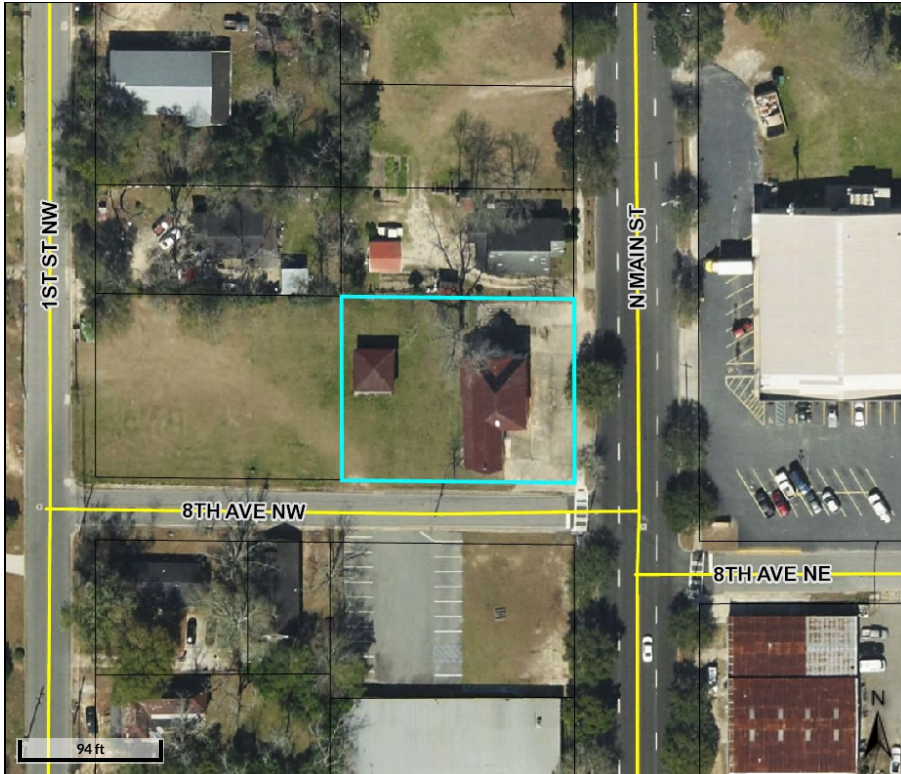
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Tax Map – Tract 1



Overview



Legend

- Parcels
- Roads
- City Labels

Parcel ID - M023 087
Alt Id - 16764
Address - 801 NORTH MAIN ST
Owner - FLETCHER JACK M TRUST
FLETCHER JACK M TRUSTEE
Acres - 0.4

Date created: 5/26/2020
Last Data Uploaded: 5/21/2020 9:50:17 PM

Developed by Schneider
GEO SPATIAL

Tax Bill – Tract 1

2019 Property Tax Statement

Cindy Harvin
Colquitt County Tax Office
101 East Central Ave
PO BOX 99
Moultrie, GA 31776

Phone: 229-616-7410
Fax: 229-668-8371

Bill Number	Due Date	CURRENT YEAR DUE
6503	12/10/2019	\$0.00

Payment Good Through:

Map: M023 087
 Last payment made on: 11/19/2019
 Location: 801 NORTH MAIN ST

FLETCHER JACK M TRUST
 FLETCHER JACK M TRUSTEE
 FLETCHER SALLY F TRUSTEE
 1845 SOUTH MAIN STREET
 MOULTRIE, GA 31768

** Georgia law requires all bills be sent to the January 1st owner-if sold, forward this bill to the new owner.
 ** Interest at a rate of 1% per month begins at the day after the due date.
 ** A 10% penalty is imposed on all property other than homestead property with a bill under \$500.00 ninety days after the due date.
 ** If you do not receive a tax bill on the other property you own, you must check with the Tax Commissioner's Office before the due date to avoid late charges. This office cannot guarantee receipt of bill in the mail.
 (If paid by mortgage company send them this portion)

RETURN THIS FORM WITH PAYMENT

Cindy Harvin
Colquitt County Tax Office
101 East Central Ave
PO BOX 99
Moultrie, GA 31776



Tax Payer: FLETCHER JACK M TRUST
Map Code: M023 087
Description: LOT 6 BLK 242
Location: 801 NORTH MAIN ST
Bill Number: 6503
District: 2

Phone: 229-616-7410
Fax: 229-668-8371

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$0.00	\$22,815.00	0.4	22815	12/10/2019	7/16/2019		

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
STATE TAX	22815	9126	0	9126	0	0.00	0.00	0.00	
COUNTY M&O INCORPORATED	22815	9126	0	9126	16.526	150.82	0.00	150.82	
SCHOOL M&O	22815	9126	0	9126	16.022	146.22	0.00	93.53	
SCHOOL SALES TAX ROLLBACK	0	0	0	9126	-5.774	0.00	-52.69	0.00	
ECONOMIC DEVELOPMENT AUTH	22815	9126	0	9126	0.32	2.92	0.00	2.92	
PARKS RECREATION	22815	9126	0	9126	1.976	18.03	0.00	18.03	
MOULTRIE	22815	9126	0	9126	9.75	88.98	0.00	88.98	
TOTALS						38.820	406.97	-52.69	354.28

Current Due:	\$354.28
Penalty:	\$0.00
Interest:	\$0.00
Other Fees:	\$0.00
Back Taxes:	\$0.00
Amount Paid:	\$354.28
TOTAL DUE:	\$0.00

Tax Card – Tract 2



Summary

Parcel Number M023 086
Location Address 1ST ST NW
Legal Description LOT 7 BLK 242
(Note: Not to be used on legal documents)
Class R3-Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning
Tax District MOULTRIE (District 02)
Millage Rate 38.82
Acres 0.4
Neighborhood 30017 CITY SIX (30017)
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)

Owner

[FLETCHER JACK M TRUST](#)
 FLETCHER JACK M TRUSTEE
 FLETCHER SALLY F TRUSTEE
 C/O MIKE FLETCHER 8707 SE 204TH PLACE
 LAKE BUTLER, FL 32054

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	LOT: \$ 4000.00	Lot	17,550	117	150	0.4	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/6/1999	668 284		\$0	NOT MARKET	FLETCHER JACK	FLETCHER JACK M TRUST

Valuation

	2019	2018	2017	2016	2015
Previous Value	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
Land Value	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000

Assessment Notices

[16763.pdf](#)

No data available for the following modules: Rural 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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Version 2.3.61



Tax Map – Tract 2

 **qPublic.net**™ Colquitt County, GA



Parcel ID - M023 086
Alt Id - 16763
Address - 1ST ST NW
Owner - FLETCHER JACK M TRUST
FLETCHER JACK M TRUSTEE
Acres - 0.4

Date created: 5/26/2020
Last Data Uploaded: 5/21/2020 9:50:17 PM

Developed by  Schneider
GEOSPATIAL

2019 Property Tax Bill – Tract 2

2019 Property Tax Statement

Cindy Harvin
Colquitt County Tax Office
101 East Central Ave
PO BOX 99
Moultrie, GA 31776

Phone: 229-616-7410
Fax: 229-668-8371

Bill Number	Due Date	CURRENT YEAR DUE
6502	12/10/2019	\$0.00

Payment Good Through:

Map: M023 086
 Last payment made on: 11/19/2019
 Location: 1ST ST NW

FLETCHER JACK M TRUST
 FLETCHER JACK M TRUSTEE
 FLETCHER SALLY F TRUSTEE
 1845 SOUTH MAIN STREET
 MOULTRIE, GA 31768

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 (If paid by mortgage company send them this portion)

RETURN THIS FORM WITH PAYMENT

Cindy Harvin
Colquitt County Tax Office
101 East Central Ave
PO BOX 99
Moultrie, GA 31776



Scan this code with your mobile phone to view or pay this bill.

Tax Payer: FLETCHER JACK M TRUST
Map Code: M023 086
Description: LOT 7 BLK 242
Location: 1ST ST NW
Bill Number: 6502
District: 2

Phone: 229-616-7410
Fax: 229-668-8371

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$0.00	\$4,000.00	0.4	4000	12/10/2019	7/16/2019		

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
STATE TAX	4000	1600	0	1600	0	0.00	0.00	0.00	
COUNTY M&O INCORPORATED	4000	1600	0	1600	16.526	26.44	0.00	26.44	
SCHOOL M&O	4000	1600	0	1600	16.022	25.64	0.00	16.40	
SCHOOL SALES TAX ROLLBACK	0	0	0	1600	-5.774	0.00	-9.24	0.00	
ECONOMIC DEVELOPMENT AUTH	4000	1600	0	1600	0.32	0.51	0.00	0.51	
PARKS RECREATION	4000	1600	0	1600	1.976	3.16	0.00	3.16	
MOULTRIE	4000	1600	0	1600	9.75	15.60	0.00	15.60	
TOTALS						38.820	71.35	-9.24	62.11

Current Due:	\$62.11
Penalty:	\$0.00
Interest:	\$0.00
Other Fees:	\$0.00
Back Taxes:	\$0.00
Amount Paid:	\$62.11
TOTAL DUE:	\$0.00

Legal Description

801 N Main St, Moultrie, GA_ Tract 1: M023 087 Tract 2: M023 086

Tract 1: Lot 6 in Block 242 in the City of Moultrie fronting East 117 feet on North Main Street, West along Eighth Avenue, N.W. a distance of 150 feet. Known as 801, 803, 805 North Main Street and 10 Eighth Avenue, N.W., according to the former numbering system of the City of Moultrie, Georgia. Said property is now identified as Tax Parcel M023 087. The prior description of this property referenced Lot 6 Block 243, but that was simply a typographical error. The correct Block is 242.

Tract 2: Lot 7 in Block 242 in the City of Moultrie, Georgia, fronting West 117 on First Street, N.W., East along Eighth Avenue, NW, a distance of 150 feet. Known as 802, 804, 806, 808 First Street NW, and 12, 14 Eighth Avenue, NW, according to the former numbering system of the City of Moultrie and being Tax Parcel M023 086.

Go Bid Now!

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