

Property Information Package

**Lender Ordered Real Estate Auction - Hart County
Cape Cod Style Home on 12 Acres
12 +/- Acres with Poultry Houses
2664 Liberty Hill Church Road, Hartwell, Georgia**

**Online Only Auction
Bidding Ends July 7, 2020**



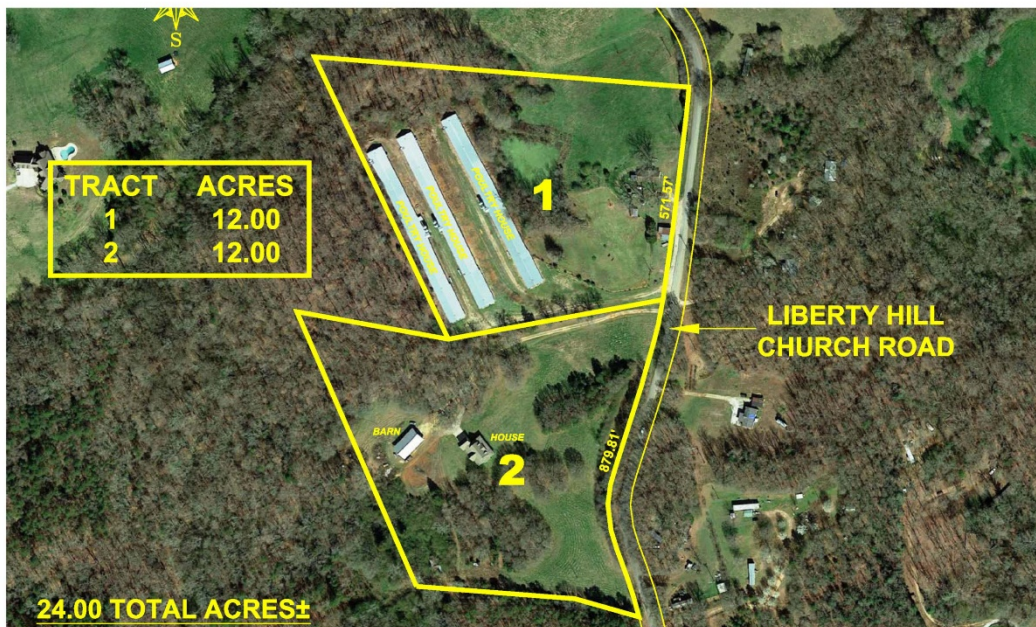
www.WeeksAuctionGroup.com

Final Contract to Include a 10% Buyer's Premium

Cape Cod Style Home on 12+/- Acres! 4 Bedroom 3 Bath! Offered in Conjunction with this property is a 12 +/- Poultry Farm which features (3) three 40'x500' Broiler Houses. BUY ONE TRACT OR BUY BOTH. This property is located 3 miles from Hartwell. The Cape Cod style home and 12 +/- acres (Tract 2) includes a 40'x72' pole barn. The poultry farm (Tract 1) features three broilers houses with poultry equipment as well as a one-story farmhouse. Quiet country setting! **Don't miss the unique opportunity!**

Auction Date and Time: Tuesday, July 7 at 4:00 PM

Open House Dates and Times: Saturday, June 20, 9:00 AM – 12:00 PM
Saturday, June 27, 9:00 AM – 12:00 PM



For More Information Contact:

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

Property Information

Property Address: 2664 Liberty Hill Church Road Hartwell, Hart County, Georgia

Property Size (Acres): Cape Cod Style Home: 12 +/- acres
Poultry Houses: 12 +/- acres

Assessor's

Parcel Number: Cape Cod Style Home: C72 064 002
Poultry Houses: C72 060

Taxes (2019): Cape Cod Style Home: \$2,673.52
Poultry Houses: \$1,892.09

Driving Directions: From Hartwell, Georgia take GA-77 south for 1.9 miles. Turn left onto Liberty Hill Road. Continue to stop sign and turn right. Property will be on you right. **WATCH FOR AUCTION SIGNS!**

Important Selling Features:

4 Bedroom 3 Bath Cape Cod Style Home

- Built in 2008
- 2,999 Sq. Ft. Heated/Cooled
- 572 Sq. Ft. Garage
- 1,064 Sq. Ft. of Covered Porch
- 40'x70' (2,880 Sq. Ft.) Open Air Pole Barn
- Nestled on 12+/- Acres
- Approx. 3 miles to downtown Hartwell
- Private Setting

(3) Broiler Houses

- 40'x500'
- 2 Lines – Pan Style Feeders
- (2) 14.7 Ton Bulk Feed Bins per House
- 4 Nipple Style Drinker Lines
- 52" to 57" Tunnel Fans
- (6) Inside Mount Heaters
- Modern Style Re-Circulating Cool Cells
- 150 KW Emergency Generator
- One Story Farmhouse

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Tax Card – House Tract - Page 1



Summary

Parcel Number C72064 002
Location Address LIBERTY HILL CHURCH RD 0
Legal Description GMD 1118 PB 2I-134
(Note: Not to be used on legal documents)
Class R4-Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District COUNTY (District 01)
Millage Rate 19.27
Acres 12
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)

Owner

[AGGEOGIA FARM CREDIT ACA](#)
 501 BROAD STREET
 GAINESVILLE, GA 30503

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	12

Residential Improvement Information

Style Single Family
Heated Square Feet 2812
Interior Walls Drywall
Exterior Walls Vinyl
Foundation Masonry
Attic Square Feet 0
Basement Square Feet 0
Year Built 2008
Roof Type Architectural Shingle
Flooring Type Carpet/Hardwood
Heating Type Central Heat/ AC
Number Of Rooms 0
Number Of Bedrooms 3
Number Of Full Bathrooms 3
Number Of Half Bathrooms 0
Number Of Plumbing Extras 6
Value \$270,725
Condition Average

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Pole Shed	2015	40x70/0	0	\$9,968

Sales

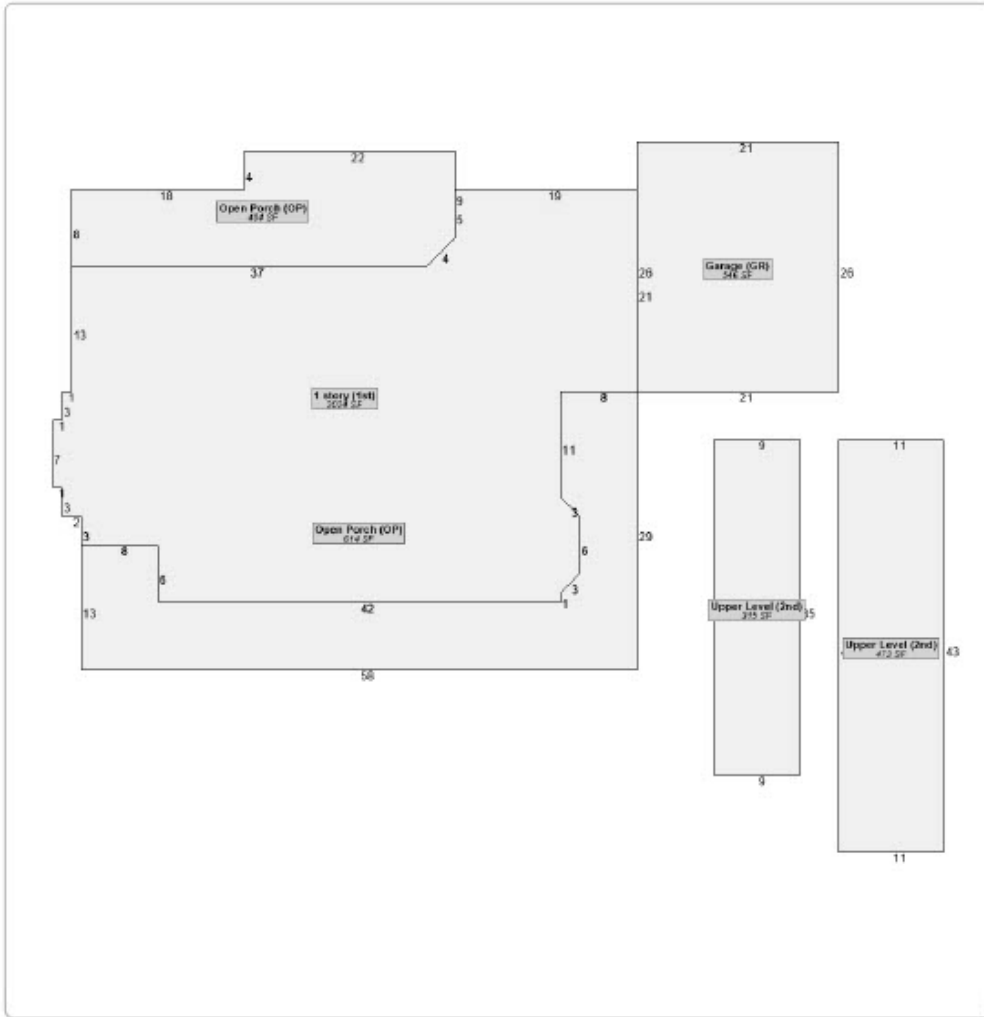
Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/6/2018	856 580	2I 134	\$0	Foreclosure Deed	FLOYD RANDY & SANDY	AGGEOGIA FARM CREDIT ACA
7/1/2002	0045500593		\$39,000	VV		
11/1/1946	0005300169		\$0	XV		

Valuation

	2019	2018	2017	2016	2015
Previous Value	\$339,461	\$336,299	\$320,714	\$311,065	\$287,748
Land Value	\$61,260	\$61,260	\$61,260	\$47,760	\$55,800
+ Improvement Value	\$270,725	\$267,561	\$264,399	\$261,978	\$255,265
+ Accessory Value	\$9,968	\$10,640	\$10,640	\$10,976	\$0
= Current Value	\$341,953	\$339,461	\$336,299	\$320,714	\$311,065

Sketches

Tax Card – House Tract - Page 2



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

The Hart 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 – House Tract



Legend
 □ Parcels
 — Roads

Parcel ID	C72 064 002	Owner	AGGEORGIA FARM CREDITACA	Last 2 Sales			
Class Code	Residential		501 BROAD STREET	Date	Price	Reason	Qual
Taxing District	COUNTY		GAINESVILLE GA 30503	11/6/2018	0	FD	U
	COUNTY	Physical Address	LIBERTY HILL CHURCH RD 0	7/1/2002	\$39000	VV	U
Acres	12	Assessed Value	Value \$355922				

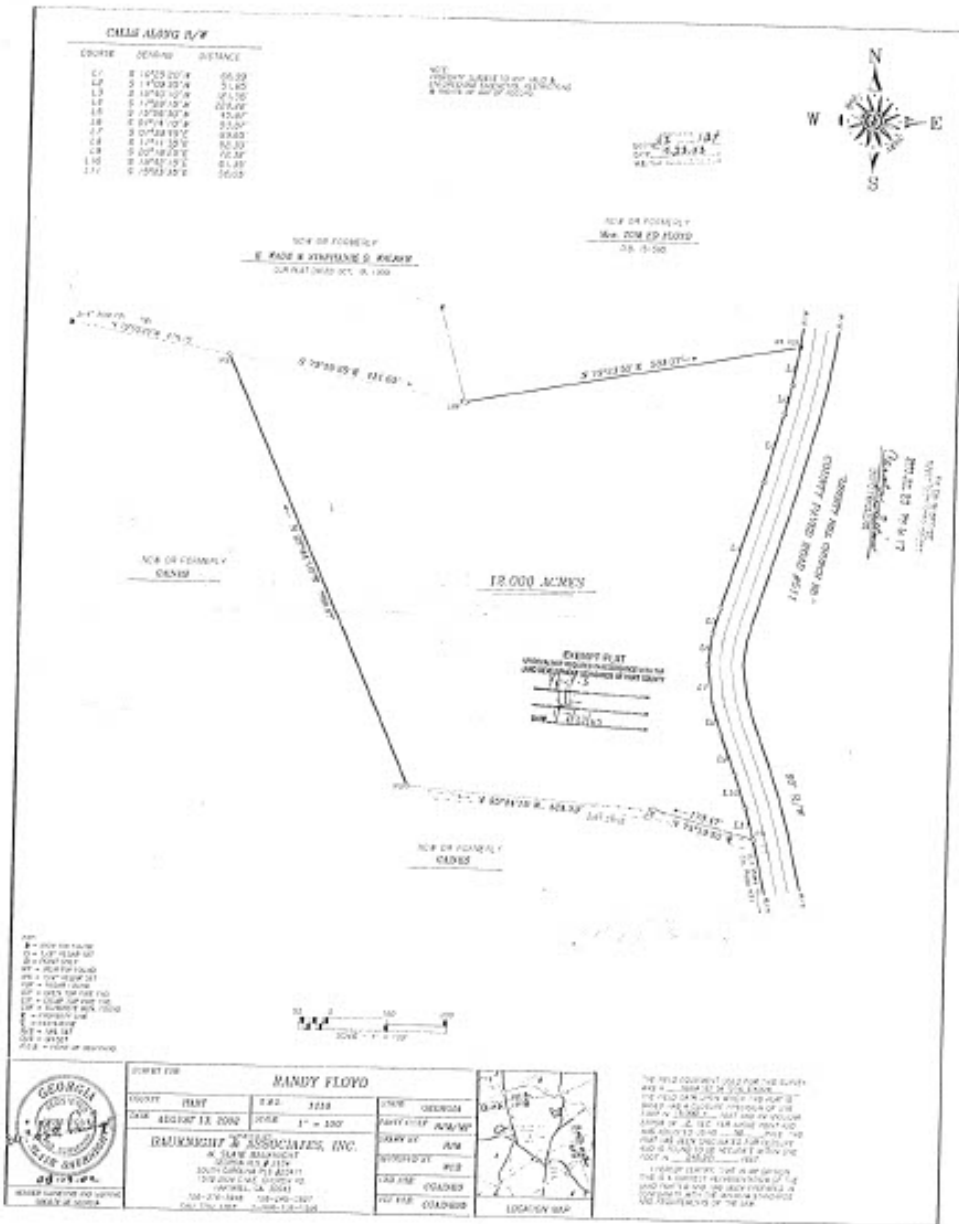
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Plat – House Tract

BOOK 2 - PAGE 131



2019 Property Bill – House Tract

Burl Pierce
Hart County Tax Commissioner
PO Drawer 748
Hartwell, GA 30643-0748
(706)376-3944

2019 Ad Valorem Tax Notice

AGGEOGRIA FARM CREDIT ACA
501 BROAD STREET
GAINESVILLE GA 30503

IMPORTANT NOTICES

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional 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 these exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than April 1, 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:

Hart County Tax Assessor
PO Box 810 -
Hartwell, GA 30643
(706) 376-3997

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 between January 1, 2020 and April 1, 2020 in order to have an opportunity to have this value lowered for future years taxes. Information on filing a return can be obtained at the location and phone number above.

2019 State, County, & School Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount	
262	GMD 1118 PB 2I-134 LIBERTY HILL CHURCH RD	C72 064 002	341953	136781	0	136781	19.546	2673.52	
Important Messages - Please Read							Total of Bills by Tax Type		
Each mobile home owner must obtain a permit at the time taxes are paid. Please advise the Tax Commissioners Office at the time of payment in order to receive a permanent decal.							State		805.64
If you no longer own one of the items listed, please provide us with information on the sale on the reverse side of the return portion or make a return in the Tax Assessor's Office during the months of January through April 1, 2020.							County M&O		1799.49
Local Option Sales Tax Information							School M&O		0.00
Mills required to produce county budget			6.737			TOTAL DUE		0.00	
Mil reduction due to sales tax roll back			2.473			DATE DUE		12/20/2019	
Actual mil rate set by county officials			4.264						

PLEASE DETACH HERE AND RETURN THIS PORTION, MAKING SURE THAT OUR RETURN ADDRESS APPEARS THROUGH THE WINDOW IN THE ENVELOPE PRIOR TO SEALING

AGGEOGRIA FARM CREDIT ACA
501 BROAD STREET
GAINESVILLE GA 30503

2019 - 262

Burl Pierce
Hart County Tax Commissioner
PO Drawer 748
Hartwell, GA 30643-0748

PAYMENT INSTRUCTIONS

- Please Make Check or Money Order Payable to:
Hart County Tax Commissioner
- Please write the bill number(s) on your check.
- If a receipt is desired, please include a stamped, self-addressed envelope
- If taxes are to be paid by a mortgage company, send them this portion only.
- If you are paying after the due date, please call our office for the full amount due.
- Interest at a rate of 1% per month plus costs begins the day after the due date.
- A 10% penalty is imposed on all property other than homesteaded property with a bill under \$500.00 90 days after the due date.

Bill Number	Map Number	Tax Amount
2019-262	C72 064 002	0.00
DATE DUE		TOTAL DUE
12/20/2019		0.00

Tax Card – Poultry Houses - Page 1



Summary

Parcel Number C72060
 Location Address 2664 LIBERTY HILL CHURCH RD 0
 Legal Description FLOYD HOMEPLACE PB 31-119 31-432GMD1114
 (Note: Not to be used on legal documents)
 Class A4-Agricultural
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District COUNTY (District 01)
 Millage Rate 19.27
 Acres 12
 Homestead Exemption No (50)
 Landlot/District N/A

[View Map](#)



Owner

[AGGORGIA FARM CREDIT ACA](#)
 501 BROAD STREET
 GAINESVILLE, GA 30503

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	12

Residential Improvement Information

Style Single Family
 Heated Square Feet 1278
 Interior Walls Panel
 Exterior Walls Wood
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1910
 Roof Type Asphalt Shingle
 Flooring Type Pine
 Heating Type Floor/Wall Furnace
 Number Of Rooms 0
 Number Of Bedrooms 2
 Number Of Full Bathrooms 1
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 0
 Value \$34,720
 Condition Average
 Fireplaces/Appliances Const 1 sty 1 Box 2

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Poultry Houses-Curtain	2004	40x500 / 0	3	\$144,000
Shed-DP	1990	30x30 / 0	1	\$2,025

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/6/2018	856 580	31 119	\$0	Foreclosure Deed	FLOYD RANDY & SANDY	AGGORGIA FARM CREDIT ACA
6/1/1998	0031400523		\$0	EI		
6/1/1998	0031400521		\$0	EI		
6/1/1998	0031400519		\$0	AI		
5/1/1997	0029700139		\$0	EI		
5/1/1997	0029600669		\$0	EI		

Tax Card - Poultry Houses - Page 2

Valuation

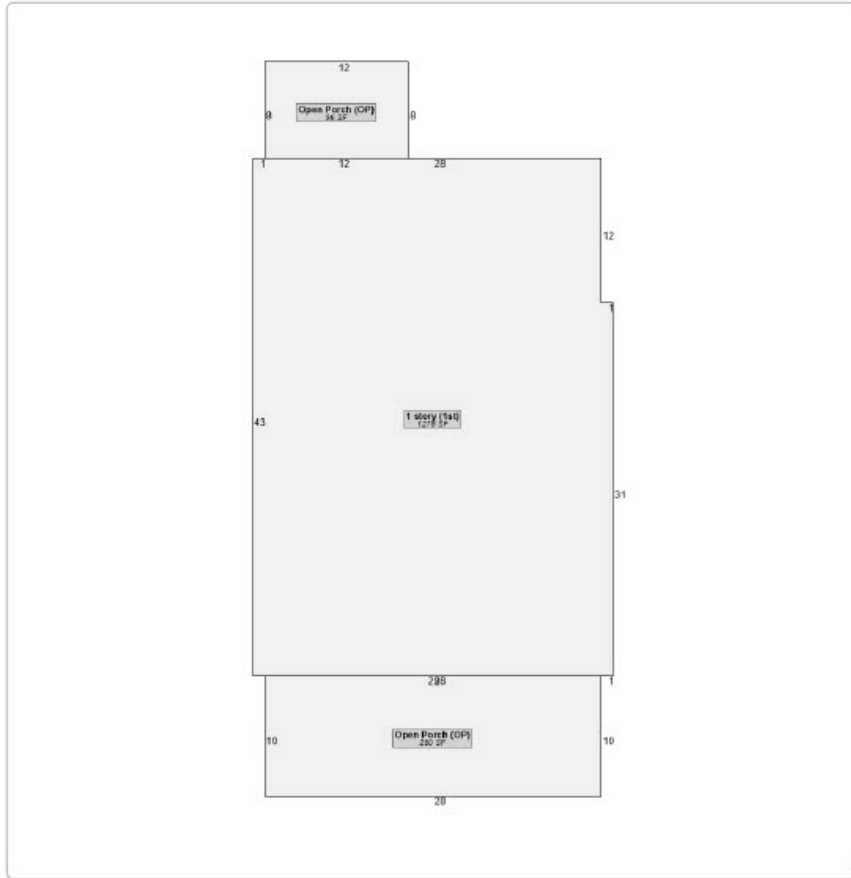
	2019	2018	2017	2016	2015
Previous Value	\$253,639	\$253,197	\$244,725	\$176,573	\$164,381
Land Value	\$61,260	\$61,260	\$61,260	\$47,760	\$55,800
+ Improvement Value	\$34,720	\$36,754	\$36,312	\$36,540	\$37,148
+ Accessory Value	\$146,025	\$155,625	\$155,625	\$160,425	\$83,625
= Current Value	\$242,005	\$253,639	\$253,197	\$244,725	\$176,573
10 Year Land Covenant (Agreement Year / Value)					2006 / \$6,980

Photos



Sketches

Tax Card – Poultry Houses - Page 3



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

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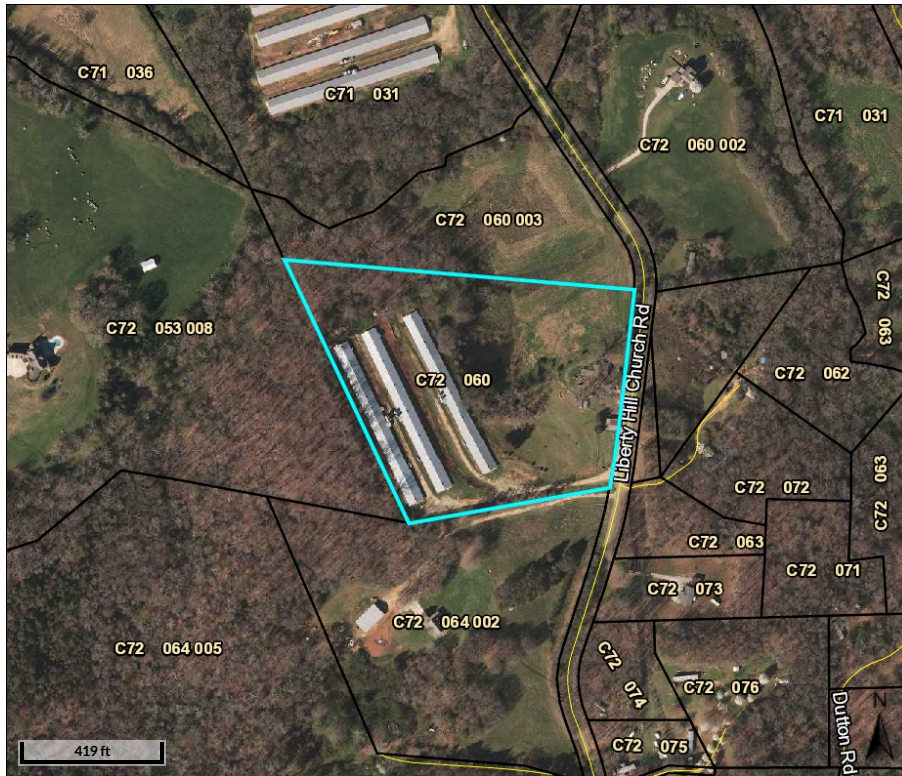
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Tax Map – Poultry Houses



Legend
 □ Parcels
 — Roads

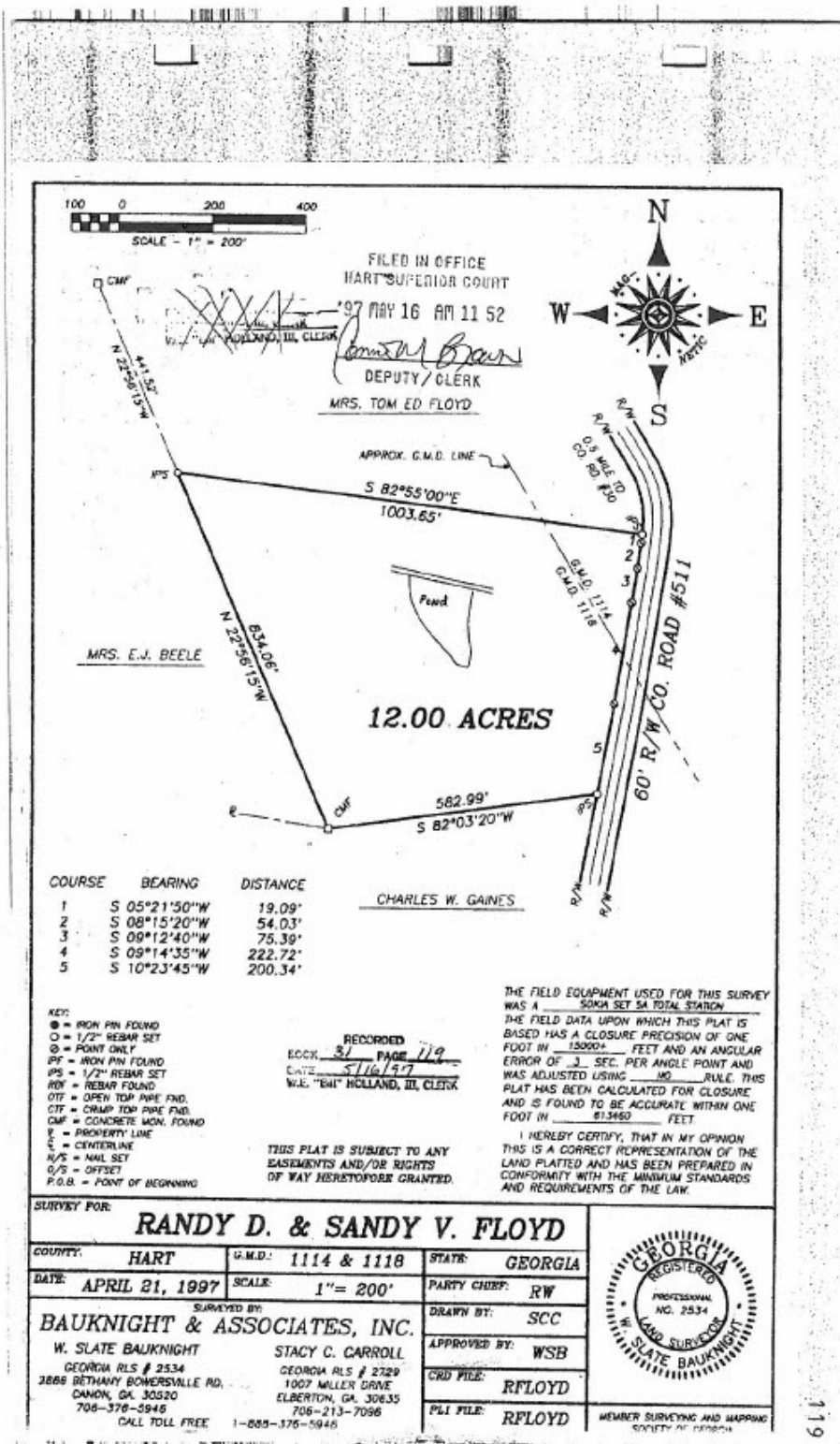
Parcel ID	C72 060	Owner	AGGEORGIA FARM CREDIT ACA	Last 2 Sales			
Class Code	Agricultural		501 BROAD STREET	Date	Price	Reason	Qual
Taxing District	COUNTY		GAINESVILLE GA 30503	11/6/2018	0	FD	U
	COUNTY	Physical Address	2664 LIBERTY HILL CHURCH RD 0	6/1/1998	0	AI	U
Acres	12	Assessed Value	Value \$237227				

(Note: Not to be used on legal documents)

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Plat – Poultry Houses



2019 Property Tax Bill – Poultry Houses

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2019 Ad Valorem Tax Notice

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2019 State, County, & School Ad Valorem Tax Notice

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261	FLOYD HOMEPLACE PB 31-119 31-4 2664 0 LIBERTY HILL CHURCH RD	C72 060	242005	96802	0	96802	19.546	1892.09	
Important Messages - Please Read							Total of Bills by Tax Type		
Each mobile home owner must obtain a permit at the time taxes are paid. Please advise the Tax Commissioners Office at the time of payment in order to receive a permanent decal. If you no longer own one of the items listed, please provide us with information on the sale on the reverse side of the return portion or make a return in the Tax Assessor's Office during the months of January through April 1, 2020.							State	570.16	
							County M&O	1273.53	
Local Option Sales Tax Information							School M&O	0.00	
Mills required to produce county budget			6.737					TOTAL DUE	0.00
MII reduction due to sales tax roll back			2.473					DATE DUE	12/20/2019
Actual mill rate set by county officials			4.264						

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If this address is incorrect,
 please use the correct
 address on this portion

AGGEORGIA FARM CREDIT ACA
501 BROAD STREET
GAINESVILLE GA 30503

2019 - 261

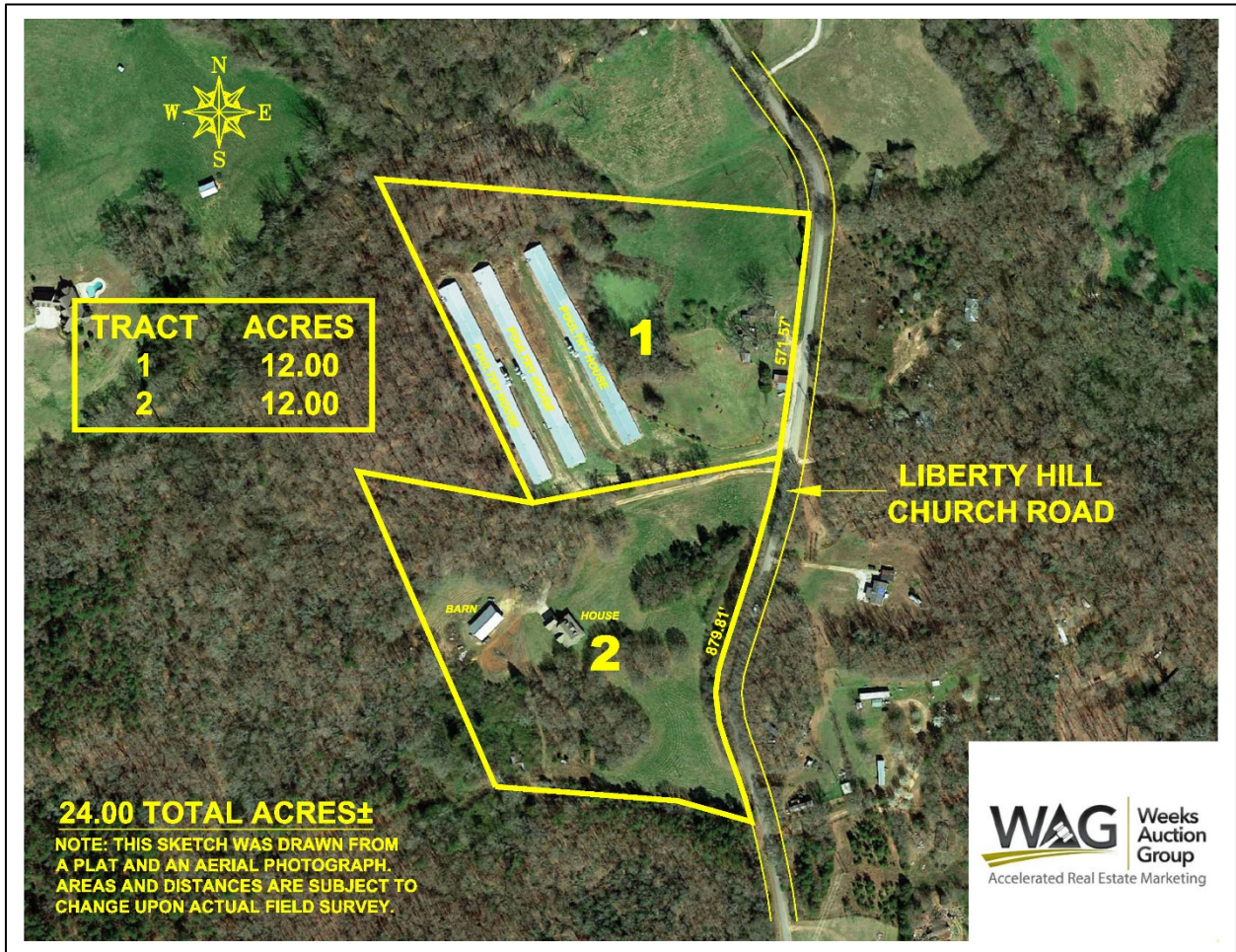
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- If you are paying after the due date, please call our office for the full amount due.
- Interest at a rate of 1% per month plus costs begins the day after the due date.
- A 10% penalty is imposed on all property other than homesteaded property with a bill under \$500.00 90 days after the due date.

Bill Number	Map Number	Tax Amount
2019-261	C72 060	0.00
DATE DUE		TOTAL DUE
12/20/2019		0.00

Burl Pierce
Hart County Tax Commissioner
PO Drawer 748
Hartwell, GA 30643-0748

Auction Map



Legal Descriptions

Address : 2664 Liberty Hill Church Road, Hartwell, Hart County, Georgia
Parcels : C72 060 & C72 064 002

Hart County Legal Description

Tract 1 is the Poultry House Tract

Tract 2 is the House Tract

Tract 1

All that tract or parcel of land, with improvements located thereon, lying and being in the 1114th & 1118th G. M Districts, Hart County, Georgia, containing 12.00 acres, more or less, being bounded, now or formerly, substantially as follows: East by the right of way of County Road #511 (Liberty Hill Church Road); South by other property of Randy D. Floyd and Sandy V. Floyd (Tract 2 described herein below); West by property of Mrs. E.J. Beele; and North by property of Mrs. Tom Ed Floyd. This tract or parcel of land is more particularly shown and delineated by a plat of survey dated April 21, 1997, prepared by Bauknight & Associates, Inc., W. Slate Bauknight, Georgia Registered Land Surveyor, recorded in Plat Book 31, at Page 119 in the Office of the Clerk of Superior Court of Hart County, Georgia. Said plat and the recordation thereof are by reference incorporated herein and made a part of this description.

Tract 2

All that tract or parcel of land, with improvements located herein, lying and being in the 1118th G.M District, Hart County, Georgia, containing 12.00 acres, more or less, being bounded, now or formerly, substantially as follows: East by the right of way of County Road #511 (Liberty Hill Church Road), South and West by property of Gaines; and North by property of E. Wade & Stephanie O. Walker (formerly Mrs. E.J. Beele) and other property of Randy D. Floyd and Sandy V. Floyd (Tract 1 described herein above). This tract or parcel of land is more particularly shown and delineated by a plat of survey dated August 12, 1002, prepared by Bauknight & Associates, Inc., W. Slate Bauknight, Georgia Registered Land Surveyor, recorded in Plat Book 2-1, at Page 134 in the Office of the Clerk of the Superior Court of the Hart County, Georgia. Said plat and the recordation thereof are by reference incorporated herein and made a part of this description.

Subject to all existing easements for public roads and utilities now in use as well as covenants, easements, and restrictions of record.

Go Bid Now!

www.WeeksAuctionGroup.com