

Property Information Package

The Antioch Farm

**368 +/- Acres Located in Worth County
3406 GA Highway 313, Sylvester, Georgia**

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



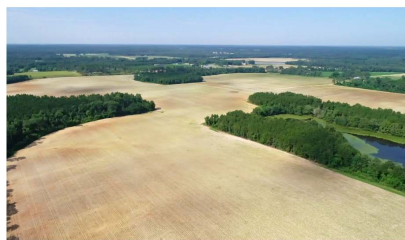
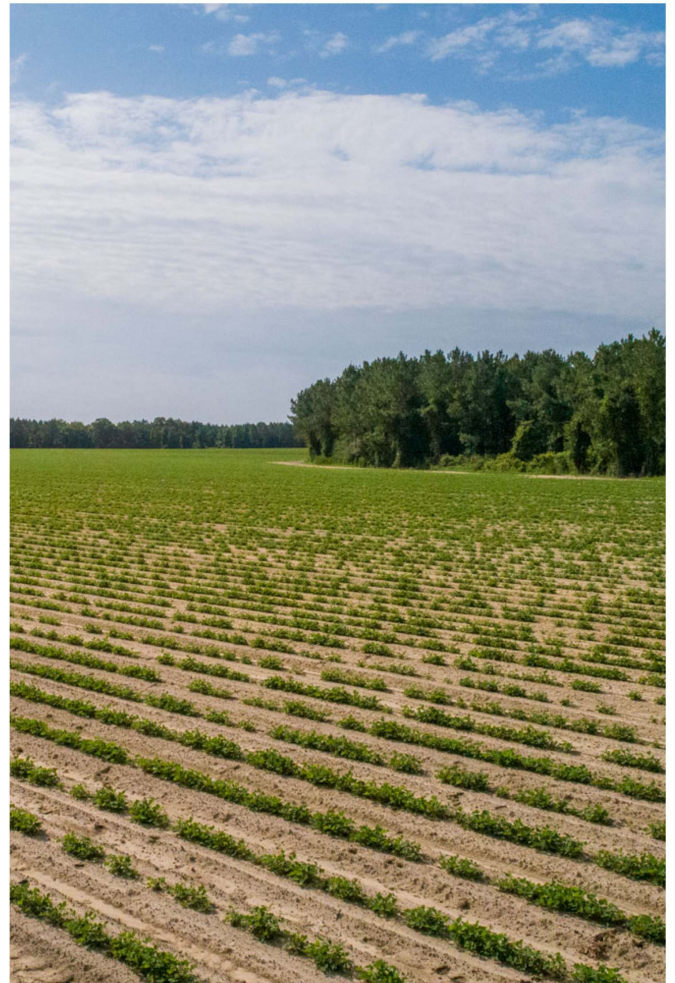
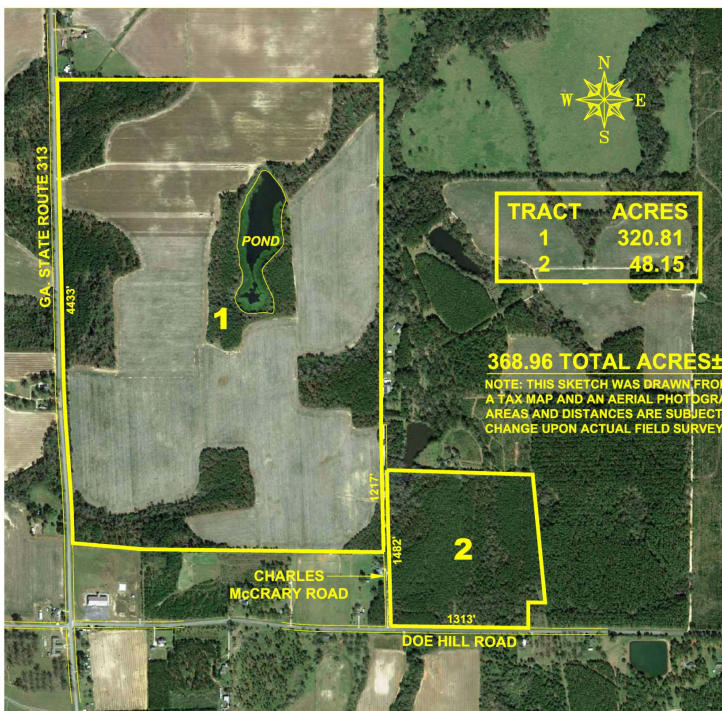
www.WeeksAuctionGroup.com

Final Contract to Include a 10% Buyer's Premium

The Antioch Tract is an ideal row crop farming opportunity located in the heart of Worth County. This farm consists of 214+/- dryland acres with well-established bases. The income-producing farmland can generate the income necessary, while still being able to enjoy the 10+/- acre lake and 154+/- acres of timberland. The merchantable timber income could be used for future irrigation opportunities. This property truly has it all! Offered in 2 tracts at auction, buyers can bid on a single tract or the farm as a whole.

Auction Date and Time: Tuesday, August 25, 2020, at 4 PM

Open House Dates and Times: Drive by at any time or contact Cameron Morris for a private showing.



For More Information Contact:

Cameron Morris
Weeks Auction Group, Inc.
(229) 890 - 2437
Cameron@BidWeeks.com

Property Information

Property Address: 3406 Georgia Highway 313, Sylvester, Georgia

Property Size (Acres): 368 +/- total acres comprised of:
214 +/- Acres in production cropland
154 +/- Acres in woodland
10 +/- Acre Lake

Assessor's Parcel Number: Worth County Parcel – 00570030
Worth County Parcel – 00570036

Taxes (2019): 00570030 \$ 350.03 **Total Taxes (2019):** \$ 3,415.02
00570036 \$ 3,064.99

NOTE: The above reference tax amount is reflective of the property being enrolled in the Agricultural Conservation Use Valuation Assessment Tax Covenant. The current enrollment ends December 31, 2022.

Driving Directions: From the SOUTH, the Antioch tract is located just 10 minutes North of Sylvester. Follow GA Highway 313 North from Sylvester 8 miles. The property is adjacent to Antioch Church and Charles McCrary Road. **WATCH FOR AUCTION SIGNS!**

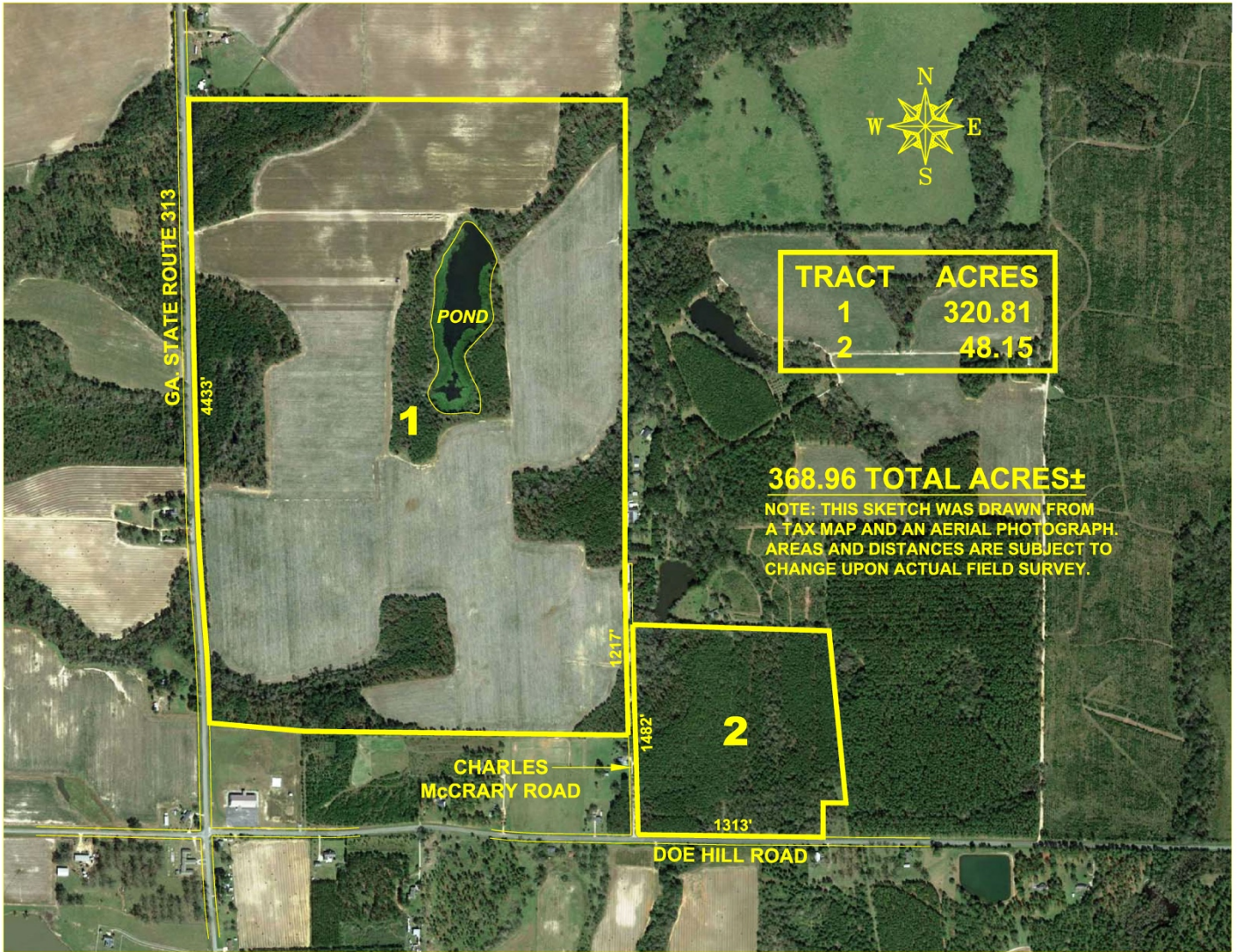
Important Selling Features:

- Excellent Row Crop Farm
- 368+/- Total Acres
- 214+/- Acres in Production (59%)
- 154+/- Acres of Woodland (41%)
- 10+/- Acre Lake
- Beautiful Fishing Lake w/ Irrigation Potential
- Merchantable Timber
- Abundant Wildlife
- Located just 10 Minutes North of Sylvester

For More Information Contact:

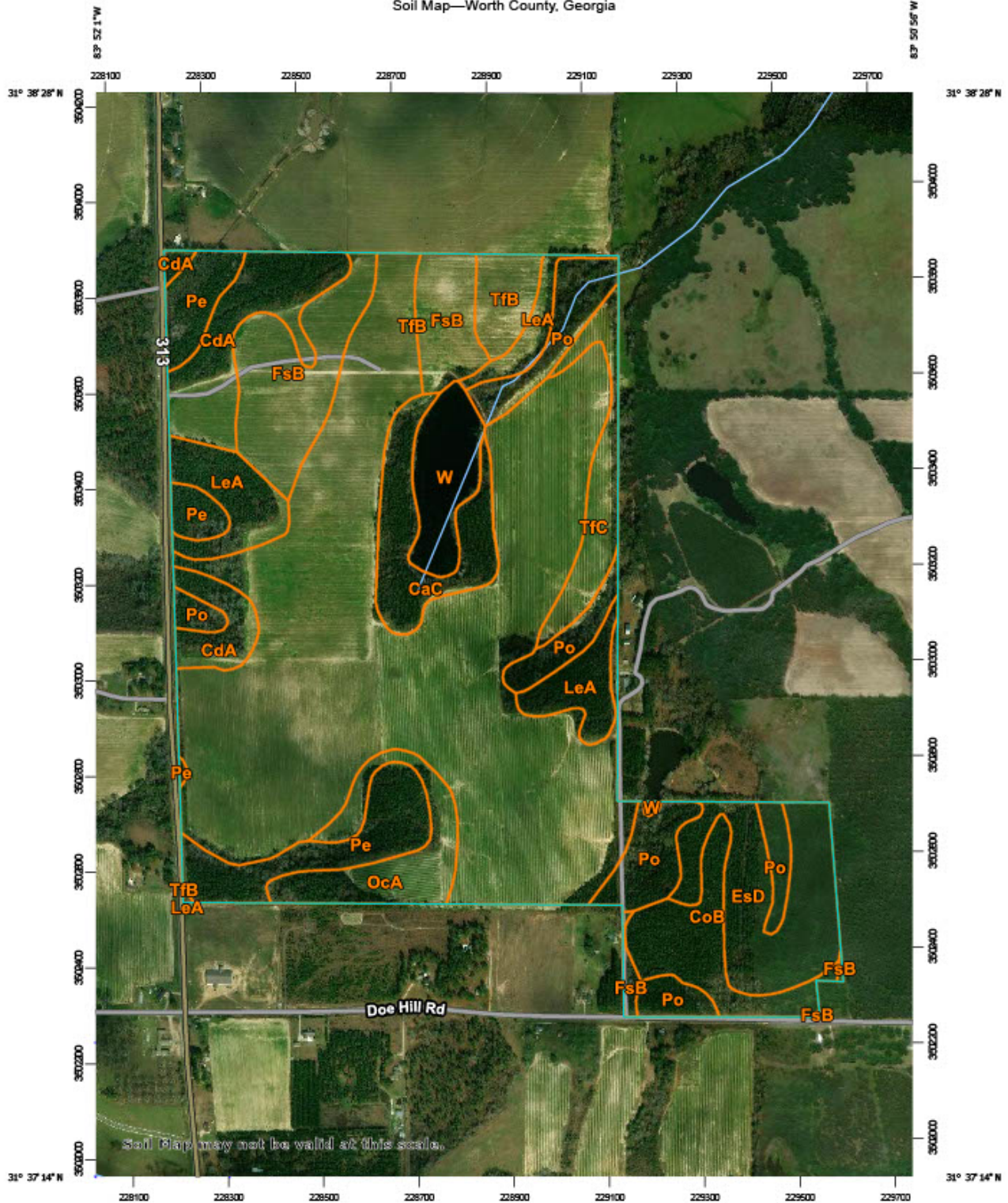
Cameron Morris
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Auction Map

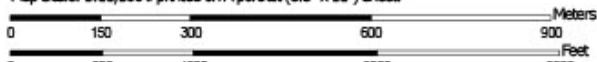


Soil Map

Soil Map—Worth County, Georgia



Map Scale: 1:11,100 if printed on A portrait (8.5" x 11") sheet.







































Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 17N WGS84



Soil Map - Legend

Soil Map—Worth County, Georgia

MAP LEGEND		MAP INFORMATION
<p>Area of Interest (AOI)</p> <p> Area of Interest (AOI)</p> <p>Soils</p> <p> Soil Map Unit Polygons</p> <p> Soil Map Unit Lines</p> <p> Soil Map Unit Points</p> <p>Special Point Features</p> <p> Blowout</p> <p> Borrow Pit</p> <p> Clay Spot</p> <p> Closed Depression</p> <p> Gravel Pit</p> <p> Gravelly Spot</p> <p> Landfill</p> <p> Lava Flow</p> <p> Marsh or swamp</p> <p> Mine or Quarry</p> <p> Miscellaneous Water</p> <p> Perennial Water</p> <p> Rock Outcrop</p> <p> Saline Spot</p> <p> Sandy Spot</p> <p> Severely Eroded Spot</p> <p> Sinkhole</p> <p> Slide or Slip</p> <p> Sodic Spot</p>	<p> Spoil Area</p> <p> Stony Spot</p> <p> Very Stony Spot</p> <p> Wet Spot</p> <p> Other</p> <p> Special Line Features</p> <p>Water Features</p> <p> Streams and Canals</p> <p>Transportation</p> <p> Rails</p> <p> Interstate Highways</p> <p> US Routes</p> <p> Major Roads</p> <p> Local Roads</p> <p>Background</p> <p> Aerial Photography</p>	<p>The soil surveys that comprise your AOI were mapped at 1:20,000.</p> <p>Warning: Soil Map may not be valid at this scale.</p> <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Worth County, Georgia Survey Area Data: Version 14, Jun 8, 2020</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Apr 15, 2014—Nov 9, 2017</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p>

Soil Map – Map Unit Legend

Soil Map—Worth County, Georgia

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CaC	Carnegie sandy loam, 5 to 8 percent slopes	14.3	3.9%
CdA	Clarendon loamy sand, 0 to 2 percent slopes	22.1	6.1%
CoB	Cowarts loamy sand, 2 to 5 percent slopes	13.5	3.7%
EsD	Esto-Susquehanna loamy sands, 5 to 12 percent slopes	22.0	6.0%
FsB	Fuquay loamy sand, 0 to 5 percent slopes	28.8	7.8%
LeA	Leefield loamy sand, 0 to 2 percent slopes	19.5	5.3%
OcA	Ocilla loamy sand, 0 to 2 percent slopes	13.2	3.6%
Pe	Pelham loamy sand, 0 to 2 percent slopes	21.9	6.0%
Po	Pelham loamy sand, occasionally flooded	28.4	7.2%
TfB	Tifton loamy sand, 2 to 5 percent slopes	182.0	44.5%
TfC	Tifton loamy sand, 5 to 8 percent slopes	10.1	2.8%
W	Water	10.9	3.0%
Totals for Area of Interest		364.3	100.0%

FSA Map – Tract 77193



Worth County
Georgia

2020 Program Year
Farm: 3518 Tract: 77193
-83.853° 31.626°



- Wetland Determination Identifiers
- Perennial Logo
 - ▲ Limited Restrictions
 - Exempt from Conservation
 - Compliance Prohibited

- Tract Boundary
- Cropland
- Non-cropland
- CRP

If Same For ALL Fields On Tract
Producer Share: N I R O
Irrigation Practice: N I R O

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or the NALP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

Crop: Peanuts
(Write in Corresponding Field on Map)

Variety/Type:

- ___ Runner Peanuts (RUN)
- ___ Southeast Spanish Peanuts (SPE)
- ___ Southwest Spanish Peanuts (SPW)
- ___ Valencia Peanuts (VAL)
- ___ Virginia Peanuts (VIR)

Interseed Use:

- ___ Nut Peanuts (NP)
- ___ Green Peanuts (GP)
- ___ Hogged Peanuts (HP)

Tract Cropland: 21.83 acres

CLU	Acres	HEL	Crop
4	13.12	NHEL	
5	8.71	NHEL	
6	29.37	UHEL	NC

*ONLY USE THE PEANUT BLOCK IF ALL PEANUTS OR TRACT HAVE SAME TYPE, INTERSEED USE, IRRIGATION PRACTICE, & PRODUCER SHARE. PLANTING DATE IN FIELD PLANTED ON MAP, MUST DRAW OFF PLANTED AREA IF WHOLE FIELD IS NOT PLANTED ON THE MAP.
Data Exported 3/2/2020

156EZ Report – Tract 77193 – Page 1

Georgia
Worth

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 3518
Prepared: 3/17/20 9:38 AM
Crop Year: 2020
Page: 2 of 3

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 77193 Description F8 1A CRP TREES ANTIOCH
FSA Physical Location : Worth, GA ANSI Physical Location: Worth, GA

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
51.2	21.83	21.83	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	21.83	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
UNA GENERIC	5.9	0	0.0
Total Base Acres:			
	5.9		

Owners: S O SPOONER JR TRUST U/W
Other Producers: SPOONER, HELEN N

Tract Number: 78535 Description
FSA Physical Location : Turner, GA ANSI Physical Location: Turner, GA

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Recon Number
2019- 17

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
376.41	71.81	71.81	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	71.81	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
UNA GENERIC	7.3	0	0.0
Total Base Acres:			
	7.3		

Owners: S O SPOONER JR TRUST U/W
Other Producers: SPOONER, HELEN N

156EZ Report – Tract 77193 – Page 2

Georgia
Worth

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 3518
Prepared: 3/17/20 9:38 AM
Crop Year: 2020
Page: 3 of 3

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 78536 Description

FSA Physical Location : Worth, GA

ANSI Physical Location: Worth, GA

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Recon Number

Wetland Status: Wetland determinations not complete

2019 - 17

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
119.59	0.0	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	0.0	0.0	0.0		

Owners: S O SPOONER JR TRUST U/W

Other Producers: SPOONER, HELEN N

FSA Map – Tract 77194



**Worth County
Georgia**

2020 Program Year
Farm: 3517 Tract: 77194
-83.861° 31.632°

Crop: Peanuts
(Write in Corresponding Field on Map)

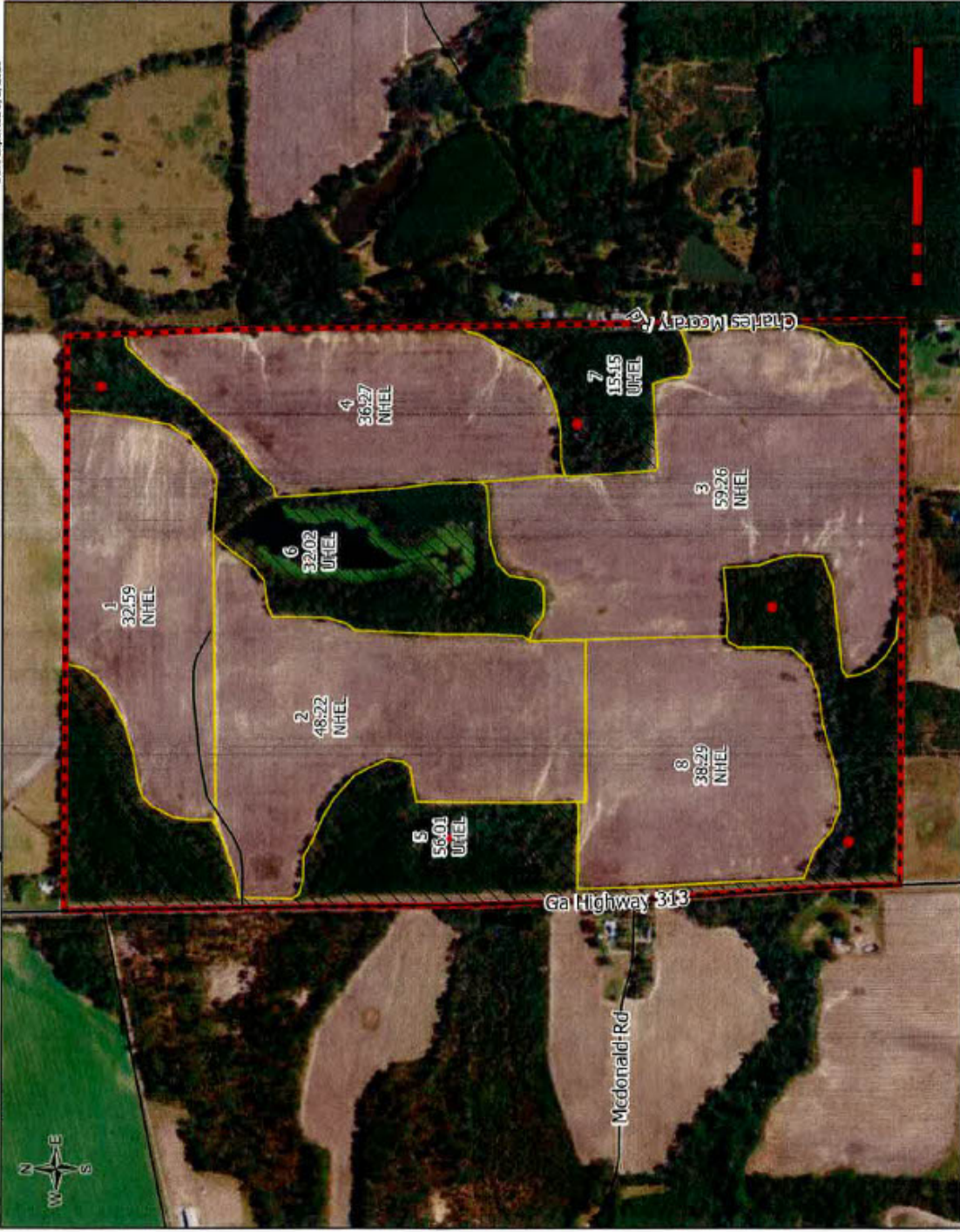
Variety/Type:
 Runner Peanuts (RUN)
 Southeast Spanish Peanuts (SPE)
 Southwest Spanish Peanuts (SPW)
 Valencia Peanuts (VAL)
 Virginia Peanuts (VIR)

Intended Use:
 Nit Peanuts (NP)
 Green Peanuts (GP)
 Hopped Peanuts (HP)

Tract Cropland: 214.63 acres

CLU Acres	HEL	Crop
1	32.59	NHEL
2	48.22	NHEL
3	59.26	NHEL
4	36.27	NHEL
5	56.01	UHEL NC
6	32.02	UHEL NC
7	15.15	UHEL NC
8	38.29	NHEL

*ONLY USE THE PEANUT BLOCK IF ALL PEANUTS ON TRACT HAVE SAME TYPE, INTENDED USE, AND VARIETY. IF ANY OTHER PEANUT BLOCKS OR INTENDED USES ARE PLANTED, PLANTING DATE IN FIELD PLANTED OR MAP, MUST DRAW OFF PLANTED AREA(S) WHOLE FIELD IS NOT PLANTED ON THE MAP.
Date Exported 2/2/2020



If Same For ALL Fields On Tract
 Producer Share: NI IRRO
 Irrigation Practice: NI IRRO

Tract Boundary Cropland Non-cropland CRP

Wetland Determination Identifiers
 ● Restricted Use
 ▲ Limited Restrictions
 ■ Exempt from Conservation
 ■ Compliance Paddocks

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156EZ Report – Tract 77194 – Page 1

Georgia
Worth
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 3517
Prepared: 3/17/20 9:36 AM
Crop Year: 2020
Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name TISON, H R **Farm Identifier** SPOONER FARM @ ANTIOCH

Farms Associated with Operator:
184, 244, 464, 594, 757, 772, 875, 921, 933, 1058, 1060, 1087, 1172, 1181, 1452, 1524, 2376, 2405, 2938, 3345, 4049, 4053, 4136, 4167, 4460, 4822, 4823,

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
317.81	214.63	214.63	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	214.63	0.0	0.0				

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
PNUITS, SUP	NONE	NONE	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
PEANUTS	61.2	3849	0.0
SEED COTTON	95.1	1855	0.0
Total Base Acres:	156.3		

Tract Number: 77194 **Description:** F8 1A ANTIOCH
FSA Physical Location: Worth, GA **ANSI Physical Location:** Worth, GA

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
317.81	214.63	214.63	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	214.63	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
PEANUTS	61.2	3849	0.0
SEED COTTON	95.1	1855	0.0
Total Base Acres:	156.3		

Owners: S O SPOONER JR TRUST UW

156EZ Report – Tract 77194 – Page 2

Georgia

Worth

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 3517

Prepared: 3/17/20 9:36 AM

Crop Year: 2020

Page: 2 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Other Producers: TISON, ALLEN
TISON, FRED

TISON, WARREN
SPOONER, HELEN N

Tax Card – Parcel 00570030 – Page 1

2/4/2020

qPublic.net - Worth County, GA - Report: 00570030



Summary

Parcel Number 00570030
 Location Address
 Legal Description KING PROPERTY
 (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 28.651
 Acres 50
 Homestead Exemption No (50)
 Landlot/District 113 / 16T

[View Map](#)

Owner

[SPOONER HELEN NEWSOME & OTHERS AS TRUSTEES U/W OF S O SPOONER JR](#)
 P O BOX 128
 WARWICK, GA 31796

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodland	Rural	2	7.3
RUR	Woodland	Rural	8	2
RUR	Woodland	Rural	6	2.94
RUR	Woodland	Rural	2	6.45
RUR	Woodland	Rural	3	23.09
RUR	Woodland	Rural	8	8.22

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Timberland 93	2	7.3
CUV	Timberland 93	8	2
CUV	Timberland 93	6	2.94
CUV	Timberland 93	2	6.45
CUV	Timberland 93	3	23.09
CUV	Timberland 93	8	8.22

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/22/1999	471 221		\$0	Unqualified - Vacant		SPOONER, HELEN NEWSOME &

Valuation

	2020	2019	2018	2017	2016
Previous Value	\$94,203	\$94,203	\$94,203	\$94,203	\$92,670
Land Value	\$94,203	\$94,203	\$94,203	\$94,203	\$94,203
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$94,203	\$94,203	\$94,203	\$94,203	\$94,203
10 Year Land Covenant (Agreement Year / Value)	2013 / \$0	2013 / \$30,542	2013 / \$29,682	2013 / \$28,838	2013 / \$28,029

Assessment Notice 2019

[Assessment Notice 2019](#)

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

Tax Card – Parcel 00570030 – Page 2

2/4/2020

qPublic.net - Worth County, GA - Report: 00570030

The Worth 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.

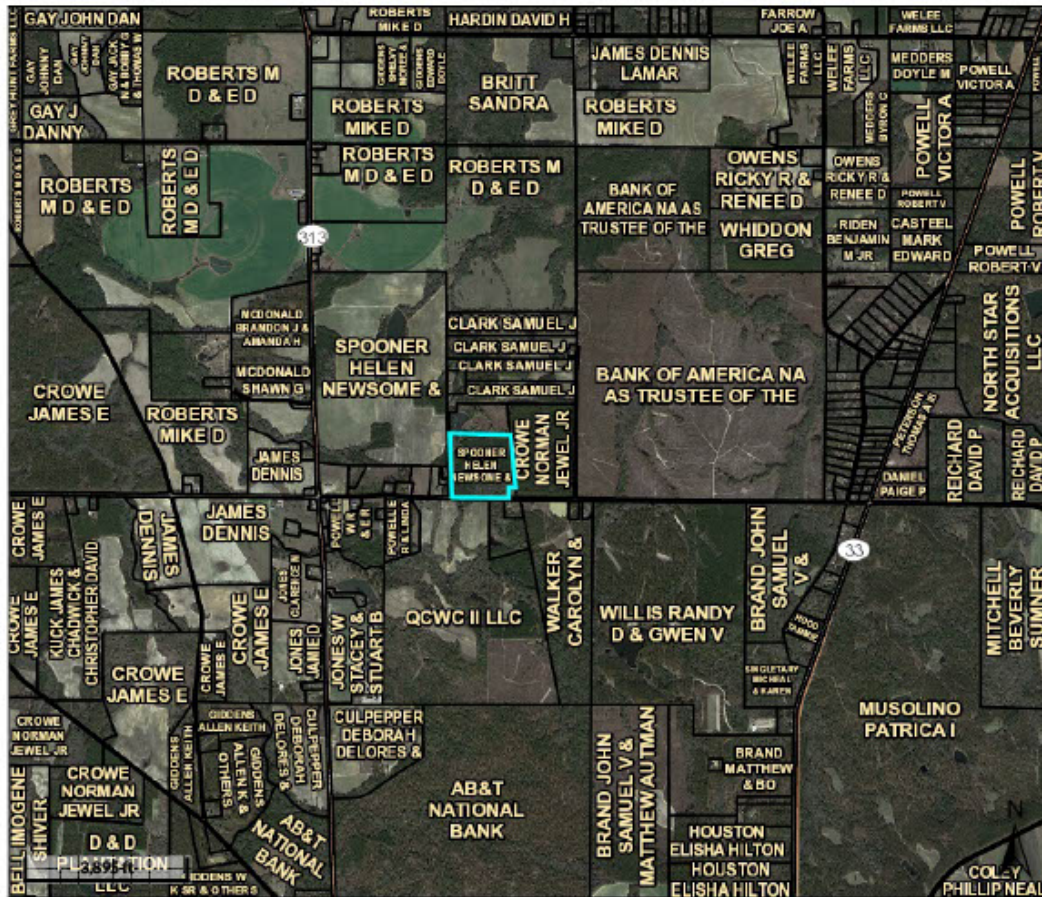
[User Privacy Policy](#)
[GDPR Privacy Notice](#)

[Last Data Upload: 2/4/2020, 7:22:23 AM](#)

[Version 2.3.38](#)



Tax Map – Parcel 00570030



Overview



Legend

- Parcels
- Parcel Owner
- Roads

Parcel ID	00570030	Owner	SPOONER HELEN NEWSOME &		Last 2 Sales			
Class Code	Consv Use		OTHERS AS TRUSTEES U/W		Date	Price	Reason	Qual
Taxing District	County		OF S O SPOONER JR		11/22/1999	0	UV	U
	County		P O BOX 128		n/a	0	n/a	n/a
Acres	50		WARWICK GA 31796					
		Physical Address	n/a					
		Assessed Value	Value \$94203					

(Note: Not to be used on legal documents)

Date created: 2/4/2020
Last Data Uploaded: 2/4/2020 7:22:23 AM

Developed by Schneider
GEOSPATIAL

Agricultural CUVA – Parcel 00570030

00937
00276

<p>1614</p> <p>BOOK 0937 PAGE 0276</p>	<p>FILED WORTH COUNTY CLERK'S OFFICE</p> <p>2013 JUN -7 AM 11:34</p> <p>BRENDA W. HICKS CLERK</p> <p>BY <i>Kristi W. Whittington</i></p>
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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 Worth 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, 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 <u>PO Box 128</u>		City, State, Zip <u>Warwick Mo 63796</u>	Number of acres included in this application	
Property location (Street, Route, Hwy, etc.)		City, State, Zip	Agricultural Land	Timber Land
			<u>0</u>	<u>50.00</u>
District	Land Lot	Sublot & Block	Recorded Deed Book/Page	List types of storage and processing buildings
<u>16</u>	<u>113</u>		<u>471/221</u>	

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. § 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 Dianne S. Chepman (POA)
Signature of Taxpayer or Taxpayer's Authorized Representative

3-19-2013
Date Application Filed

Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)

Sworn to and subscribed before me this 19th day of March 2013
Diane Chepman Notary Public

If denied, Georgia law O.C.G.A. § 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. § 48-5-311. **My Commission Expires Sept. 16, 2018**

FOR TAX ASSESSORS USE ONLY

Map and Parcel Number <u>57-30</u>	Tax District <u>01</u>	Taxpayer Account Number <u>655425</u>	Total Number of Acres <u>50.00</u>	Yr Covenant Begins Jan 1 <u>2013</u> Ends Dec 31 <u>2022</u>
If transferred from Preferential Agricultural Assessment, provide date of transfer	If applicable, covenant is a renewal for tax year Beginning Jan 1, _____ Ending Dec 31, _____		If applicable, covenant is a continuation for tax year Beginning Jan 1, _____ Ending Dec 31, _____	
	Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9 th 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 Worth County Board of Tax Assessors has considered such information and has made the following final determination of the taxpayer:

Approved Date 4-18-13

Frank Beulia
Board of Tax Assessors

4-19-13
Date

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. § 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. § 48-5-7.4(w), no fee is required for the 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 _____

Taxpayer's Authorized Signature

Approved by Board of Tax Assessors

Notary Public

Date Filed

Date Approved

2019 Tax Bill – Parcel 00570030

2019 Property Tax Statement

Worth County Tax Office
 Tabetha Dupriest TC
 201 N. Main St, TM-15
 Sylvester, GA 31791


SPOONER HELEN NEWSOME &
 OTHERS AS TRUSTEES U/W
 OF S O SPOONER JR
 warwick, GA 31796

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2019-10299	11/15/2019	\$0.00	\$350.03	\$0.00	Paid 11/19/2019

Map: 00570-00000-030-000
 Location:
 Account No: 514950 010

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Worth County Tax Office Tabetha Dupriest TC 201 N. Main St, TM-15 Sylvester, GA 31791		Tax Payer: SPOONER HELEN NEWSOME & Map Code: 00570-00000-030-000 Real Description: KING PROPERTY Location: Bill No: 2019-10299
--	---	---

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
0.00	0.00	0.0000	\$94,203.00	11/15/2019	07/25/2019		

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Credit	Net Tax
COUNTY	\$0.00	\$37,681.00	\$25,464.00	\$12,217.00	0.012560	-\$23.21	\$153.45
EDA	\$0.00	\$37,681.00	\$25,464.00	\$12,217.00	0.000591	\$0.00	\$7.22
SCHOOL	\$0.00	\$37,681.00	\$25,464.00	\$12,217.00	0.015500	\$0.00	\$189.36
TOTALS					0.028651	-\$23.21	\$350.03

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 March 1st in order to receive the exemption in future years. For 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 Worth Co. Courthouse 229-776-8204. 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 return reducing the value not later than April 1st 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 Worth Co. Courthouse and/or 229-776-8204.

Current Due	\$350.03
Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$350.03
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/19/2019

Tax Card – Parcel 00570036 – Page 1

3/19/2020

qPublic.net - Worth County, GA - Report: 00570036



Summary

Parcel Number 00570036
 Location Address
 Legal Description DOUG FORD PROPERTY
 (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 28.651
 Acres 318.28
 Homestead Exemption No (50)
 Landlot/District 112 / 16T

[View Map](#)

Owner

[SPOONER HELEN NEWSOME &
 OTHERS AS TRUSTEES U/W
 OF S O SPOONER JR
 P O BOX 128
 WARWICK, GA 31796](#)

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	1	14.88
RUR	Open Land	Rural	2	149.06
RUR	Open Land	Rural	4	28.04
RUR	Open Land	Rural	5	12.55
RUR	Woodland	Rural	1	3.87
RUR	Woodland	Rural	2	30.07
RUR	Woodland	Rural	6	31.77
RUR	Woodland	Rural	8	48.04

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	1	14.88
CUV	Agland 93	2	149.06
CUV	Agland 93	4	28.04
CUV	Agland 93	5	12.55
CUV	Timberland 93	1	3.87
CUV	Timberland 93	2	30.07
CUV	Timberland 93	6	31.77
CUV	Timberland 93	8	48.04

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
POND 113	1900	0x0 / 12.5	0	\$13,500

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/22/1999	471 221		\$0	Unqualified - Vacant		SPOONER, HELEN NEWSOME &
	156 603		\$0	Unqualified Sale		SPOONER, S O JR

Valuation

	2020	2019	2018	2017	2016
Previous Value	\$926,128	\$926,128	\$926,128	\$926,128	\$918,922
Land Value	\$912,628	\$912,628	\$912,628	\$912,628	\$912,628
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500
= Current Value	\$926,128	\$926,128	\$926,128	\$926,128	\$926,128
10 Year Land Covenant (Agreement Year / Value)	2013 / \$0	2013 / \$253,942	2013 / \$246,709	2013 / \$239,707	2013 / \$232,941

Tax Card – Parcel 00570036 – Page 2

3/19/2020

qPublic.net - Worth County, GA - Report: 00570036

Assessment Notice 2019

Assessment Notice 2019

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

The Worth 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.

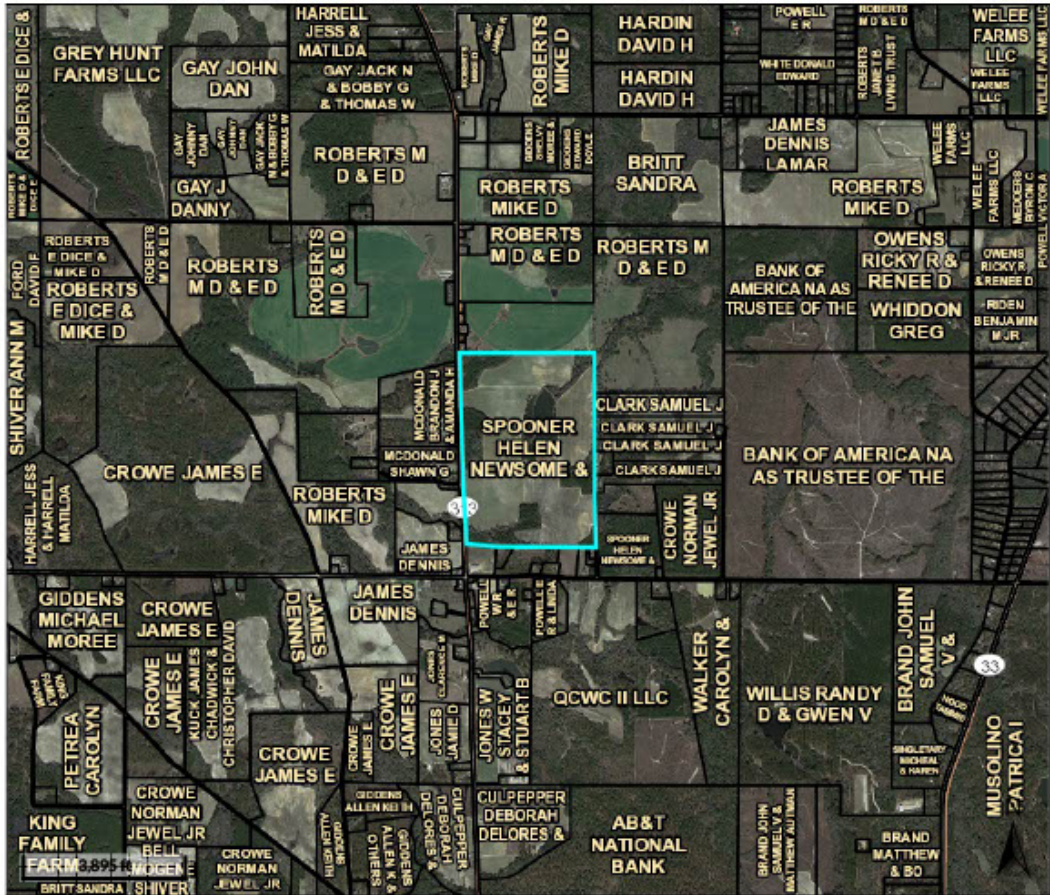
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Last Data Upload: [3/19/2020, 7:28:46 AM](#)

Developed by
 Schneider
GEOSPATIAL

[Version 2.3.46](#)

Tax Map



Overview



Legend

- Parcels
- Parcel Owner
- Roads

Parcel ID	00570036	Owner	SPOONER HELEN NEWSOME & CLARK SAMUEL J	Last 2 Sales			
Class Code	Consv Use		OTHERS AS TRUSTEES U/W OF S O SPOONER JR	Date	Price	Reason	Qual
Taxing District	County		P O BOX 128	11/22/1999	0	UV	U
Acres	318.28		WARWICK GA 31796	n/a	0	n/a	n/a
		Physical Address	n/a				
		Assessed Value	Value \$926128				

(Note: Not to be used on legal documents)

Date created: 3/19/2020
 Last Data Uploaded: 3/19/2020 7:28:46 AM

Developed by Schneider
 GEOSPATIAL

Agricultural CUVA – Parcel 00570036

00937
00280

<p style="font-size: 24pt; margin: 0;">1618</p> <p style="font-size: 18pt; margin: 0;">BOOK 0937 PAGE 0280</p>	<p style="font-size: 10pt; margin: 0;">FILED WORTH COUNTY CLERK'S OFFICE</p> <p style="font-size: 12pt; margin: 0;">2013 JUN -7 AM 11:34</p> <p style="font-size: 10pt; margin: 0;">BRENDA W. HICKS CLERK</p> <p style="font-size: 12pt; margin: 0;"><i>Brenda W. Hicks</i></p>
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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 Worth 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, 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				
<u>Spooner, Helen Newman + Others as Trustees w/w...</u>				
Owner's mailing address <u>PO Box 128</u>	City, State, Zip <u>Norwich, MA 31796</u>	Number of acres included in this application.		
Property location (Street, Route, Hwy, etc.)	City, State, Zip	Agricultural Land. <u>204.53</u>	Timber Land. <u>113.75</u>	
District <u>16</u>	Land Lot <u>112</u>	Sublot & Block	Recorded Deed Book/Page <u>471 / 221</u>	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. § 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.	
Signature of Taxpayer or Taxpayer's Authorized Representative <u>Diane S. Chapman (POA)</u>	Date Application Filed <u>3-19-2013</u>
Signature of Taxpayer or Taxpayer's Authorized Representative (Please have additional taxpayers sign on reverse side of application)	Sworn to and subscribed before me this <u>19th</u> day of <u>March</u> , 2013 <u>Diane Chapman</u> Notary Public
If denied, Georgia law O.C.G.A. § 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. § 311.	
My Commission Expires Sept. 18, 2018	

FOR TAX ASSESSORS USE ONLY				
Map and Parcel Number <u>57-36</u>	Tax District <u>01</u>	Taxpayer Account Number <u>655425</u>	Total Number of Acres <u>318.28</u>	Yr Covenant: Begins: Jan 1 <u>2013</u> Ends: Dec 31 <u>2022</u>
If transferred from Preferential Agricultural Assessment, provide date of transfer:	If applicable, covenant is a renewal for tax year: Beginning Jan 1, _____ Ending: Dec 31, _____			If applicable, covenant is a continuation for tax year Beginning Jan 1, _____ Ending: Dec 31, _____
	Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9 th 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 <u>Worth</u> County Board of Tax Assessors has considered such information and has made the following final determination of this application.				
Approved: <input checked="" type="checkbox"/> Date: <u>4-18-13</u>	<u>Diane Chapman</u> Board of Tax Assessors			Date <u>4-19-13</u>
Denied: <input type="checkbox"/> 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. § 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. § 48-5-7.4(w), no fee is required for the 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 _____, _____	Taxpayer's Authorized Signature _____ Date Filed	Approved by: Board of Tax Assessors _____ Date Approved
Notary Public		

2019 Tax Bill – Parcel 00570036

2019 Property Tax Statement

Worth County Tax Office
 Tabetha Dupriest TC
 201 N. Main St, TM-15
 Sylvester, GA 31791

SPOONER HELEN NEWSOME &
 OTHERS AS TRUSTEES U/W
 OF S O SPOONER JR
 warwick, GA 31796

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2019-10300	11/15/2019	\$0.00	\$3064.99	\$0.00	Paid 11/19/2019


Map: 00570-00000-036-000

Location:

Account No: 515000 010

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Worth County Tax Office Tabetha Dupriest TC 201 N. Main St, TM-15 Sylvester, GA 31791		Tax Payer: SPOONER HELEN NEWSOME & Map Code: 00570-00000-036-000 Real Description: DOUG FORD PROPERTY Location: Bill No: 2019-10300																							
Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions																		
0.00	0.00	0.0000	\$926,128.00	11/15/2019	07/25/2019																				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Credit	Net Tax																		
COUNTY	\$0.00	\$370,451.00	\$263,474.00	\$106,977.00	0.012560	-\$203.26	\$1,343.63																		
EDA	\$0.00	\$370,451.00	\$263,474.00	\$106,977.00	0.000591	\$0.00	\$63.22																		
SCHOOL	\$0.00	\$370,451.00	\$263,474.00	\$106,977.00	0.015500	\$0.00	\$1,658.14																		
TOTALS					0.028651	-\$203.26	\$3,064.99																		
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 March 1st in order to receive the exemption in future years. For 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 Worth Co. Courthouse 229-776-8204. 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 return reducing the value not later than April 1st 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 Worth Co. Courthouse and/or 229-776-8204.						<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Current Due</td> <td style="text-align: right;">\$3,064.99</td> </tr> <tr> <td>Discount</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Penalty</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Interest</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Other Fees</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Previous Payments</td> <td style="text-align: right;">\$3,064.99</td> </tr> <tr> <td>Back Taxes</td> <td style="text-align: right;">\$0.00</td> </tr> <tr style="background-color: #ffff00;"> <td>Total Due</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Paid Date</td> <td style="text-align: right;">11/19/2019</td> </tr> </table>		Current Due	\$3,064.99	Discount	\$0.00	Penalty	\$0.00	Interest	\$0.00	Other Fees	\$0.00	Previous Payments	\$3,064.99	Back Taxes	\$0.00	Total Due	\$0.00	Paid Date	11/19/2019
Current Due	\$3,064.99																								
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Back Taxes	\$0.00																								
Total Due	\$0.00																								
Paid Date	11/19/2019																								

Legal Description

Worth County Deed Book 350, Page 50

A ONE-HALF UNDIVIDED INTEREST IN THE ANTIOCH PLACE. A one-half undivided interest in all that tract or parcel of land lying, situate and being 320 acres, more or less, in Land Lot 112 in the 16th Land District of Worth County, Georgia, bounded as follows: on North by north line of said lot; on East by east line of said lot; on South by lands of Clarence McCrary; and on West by west lot line of said lot in part, and by Alex Williams four acre tract in part.

TRACT VII (DOUG FORD PROPERTY)

An undivided one half (½) interest in and to the following described property in the Sixteenth Land District of said County, more fully described as follows: 320 acres, more or less, of Land Lot 112, bounded as follows: on north by north line of said lot; on east by east line of said lot; on south by land now or formerly of Clarence McCrary; and on west by west lot line or said lot in part, and by Alex Williams four-acre tract in part.

This is a portion of the property acquired by S. O. Spooner, Sr. and S. O. Spooner, Jr. in those certain deeds recorded in Deed Book 103, Pages 307, 308, 353, 365 and 425, and in Deed Book 104, Page 175, Worth County land record. S. O. Spooner, Sr. conveyed his one-half(½) interest to S. O. Spooner, Jr. by deed recorded in Deed Book 156, Page 603, and S. O. Spooner, Jr. conveyed a one-half (1/2) interest to Helen Newsome Spooner by deed recorded in Deed Book 350, Page 50, Worth County land records.

TRACT VIII (KING PROPERTY)

All that tract or parcel of land lying and being in Worth County, Georgia, described as follows: Fifty (50) acres of Land Lot 113 in the Sixteenth Land District of Worth County, Georgia, bounded as follows : North by lands of Norman J. Crowe, east by lands of Norman J. Crowe, south by original land line and public road, and west by Clarence McCrary and S. O. Spooner, Sr. and S. O. Spooner, Jr..

This is the same property which is conveyed by Hallie Walling King to S. O. Spooner, Sr. and S. O. Spooner, Jr. by warranty deed dated April 11, 1960 and recorded in Deed Book 119, Page 540, in the office of the Clerk of Superior Court of Worth County, Georgia. (Tract One, Deed of Assent at Deed Book 228. Page 513, Worth County land records.);

LESS AND EXCEPT that certain 1.04 acre tract of land located in Land Lot 113 of the Sixteenth Land District of Worth County, Georgia, as more particularly described in that certain deed from the Co-Executrices of the Estate of Stephen O. Spooner, Jr., deceased to Dewey C. Johnson, dated March 30, 1997, recorded in Deed Book 390, Page 224, Worth County land records, a plat of which is recorded in Deed Book 390, Page 224, Worth County land records.

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