

Property Information Package

The Kearce Farm

**101 +/- Acres Located in Worth County
450 Cuffie Town Road, Ashburn Georgia**

**Online Only Auction
Bidding Ends September 1, 2020**



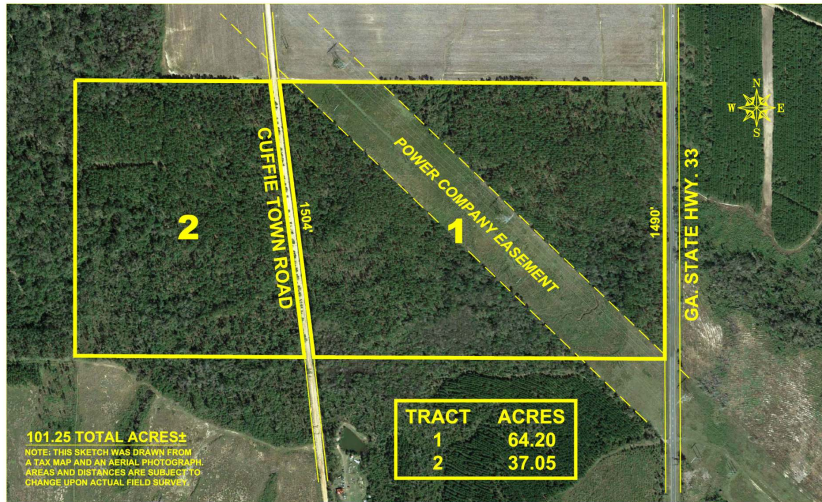
www.WeeksAuctionGroup.com

Final Contract to Include a 10% Buyer's Premium

The Kearce Tract is located just 12 miles from Ashburn near the famous, Aultman Forest. The property consists of 101+/- acres of previously harvested timberland ready for great food plots or the next timber investor. This property will be great for a CRP program while offering plenty of hunting opportunity. Offered in 1 tract, this property can sell to the highest bidder.

Auction Date and Time: Tuesday, September 1, 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: 450 Cuffie Town Road, Ashburn, Georgia

Property Size (Acres): 101 +/- Total Acres

Assessor's Parcel Number: Worth – 00690005

Taxes (2019): \$ 423.98

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 WEST, the Kearce Tract is located just 12 miles East of Ashburn, GA. Follow GA Highway 32 East towards Leesburg for 11 miles. Turn right on GA Highway 33 for one mile and the property is on the left. ***WATCH FOR AUCTION SIGNS!***

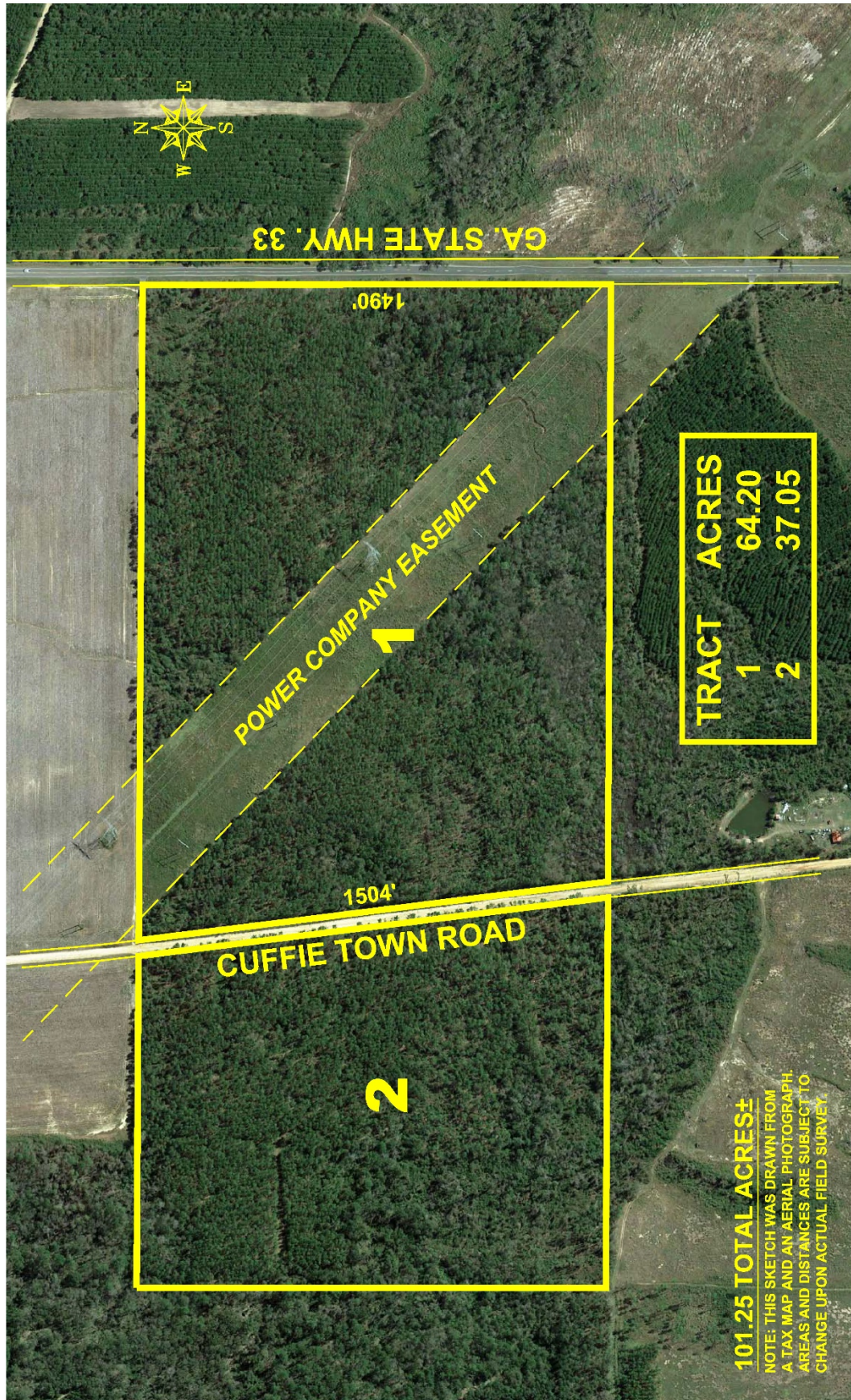
Important Selling Features:

- Land Investment Opportunity
- 101+/- Total Acres
- Merchantable Timber has been harvested
- Located near the Famous "Aultman Forest"
- Wonderful Whitetail Deer and Turkey Habitat
- Located along Cuffie Town Road & GA Highway 33
- Approximately 12 Miles from Ashburn

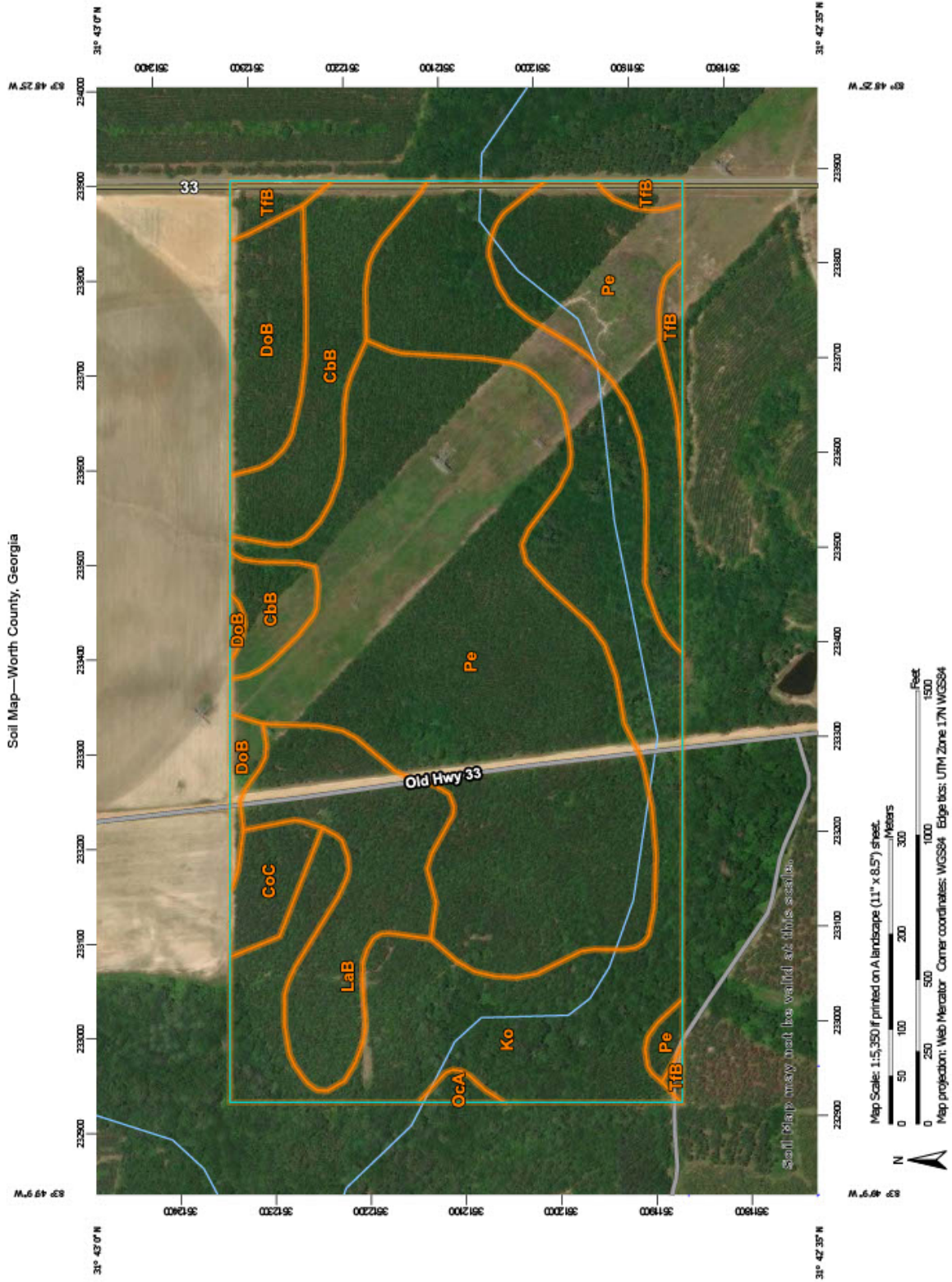
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Auction Map



Soil Map – Page 1




Soil Map—Worth County, Georgia

Soil Map - Legend

Soil Map—Worth County, Georgia

MAP LEGEND


Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

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.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Worth County, Georgia

Survey Area Data: Version 14, Jun 8, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 15, 2014—Nov 9, 2017

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.

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
CbB	Carnegie gravelly sandy loam, 2 to 5 percent slopes	9.1	8.0%
CoC	Cowarts loamy sand, 5 to 8 percent slopes	2.2	1.9%
DoB	Dothan loamy sand, 2 to 5 percent slopes	5.8	5.0%
Ko	Kinston fine sandy loam, frequently flooded	33.0	28.7%
LaB	Lakeland sand, 0 to 5 percent slopes	10.0	8.7%
OcA	Ocilla loamy sand, 0 to 2 percent slopes	0.4	0.4%
Pe	Pelham loamy sand, 0 to 2 percent slopes	51.8	45.2%
TfB	Tifton loamy sand, 2 to 5 percent slopes	2.4	2.1%
Totals for Area of Interest		114.7	100.0%



Tax Card – Page 1

2/4/2020

qPublic.net - Worth County, GA - Report: 00690005



Worth County, GA

Summary

Parcel Number 00690005
Location Address
Legal Description J M KERCE 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 101.25
Homestead Exemption No (50)
Landlot/District 187 / 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	13.79
RUR	Woodland	Rural	6	0.62
RUR	Woodland	Rural	7	9.92
RUR	Woodland	Rural	8	76.92

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Timberland 93	2	13.79
CUV	Timberland 93	6	0.62
CUV	Timberland 93	7	9.92
CUV	Timberland 93	8	76.92

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	\$142,422	\$142,422	\$142,422	\$142,422	\$130,884
Land Value	\$142,422	\$142,422	\$142,422	\$142,422	\$142,422
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$142,422	\$142,422	\$142,422	\$142,422	\$142,422
10 Year Land Covenant (Agreement Year / Value)	2013 / \$0	2013 / \$36,995	2013 / \$35,969	2013 / \$34,958	2013 / \$33,959

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.

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

Developed by
 Schneider
GEOSPATIAL

[Version 2.3.38](#)

Tax Map



Overview



Legend

- Parcels
- Parcel Owner
- Roads

Parcel ID	00690005	Owner	SPOONER HELEN NEWSOME & OTHERS AS TRUSTEES U/W OF S O SPOONER JR				
Class Code	Consv Use			Last 2 Sales			
Taxing District	County			Date	Price	Reason	Qual
	County			11/22/1999	0	UV	U
Acres	101.25			n/a	0	n/a	n/a
		Physical Address	P O BOX 128 WARWICK GA 31796				
		Assessed Value	Value \$142422				

(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

00937
00282

<p>1620</p> <p>BOOK 0037 PAGE 0282</p>	<p>FILED WORTH COUNTY CLERK'S OFFICE</p> <p>2013 JUN -7 AM 11:34</p> <p>BRENDA W. HICKS CLERK</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 North 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>40 Box 128</u>		City, State, Zip <u>North Carolina 31796</u>		Number of acres included in this application <u>101.25</u>
Property location (Street, Route, Hwy, etc.)			City, State, Zip	Agricultural Land: <u>0</u> Timber Land: <u>101.25</u>
District <u>16</u>	Land Lot <u>187</u>	Sublot & Block	Recorded Deed Book/Page <u>471 / 221</u>	List types of storage and processing buildings:

AUTHORIZED SIGNATURE	
<p>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.</p>	
<p><u>Diane S. Chapman (BOA)</u> Signature of Taxpayer or Taxpayer's Authorized Representative</p>	<p>3-19-13 Date Application Filed</p> <p>Sworn to and subscribed before me this <u>19th</u> day of <u>March</u>, 2013 <u>Diane Chapman</u> Notary Public</p>
<p>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. 15, 2013</p>	

FOR TAX ASSESSORS' USE ONLY				
Map and Parcel Number <u>69-5</u>	Tax District <u>01</u>	Taxpayer Account Number <u>655425</u>	Total Number of Acres <u>101.25</u>	Yr Covenant: - Begins: Jan 1 <u>2013</u> Ends: Dec 31 <u>2022</u>
<p>If transferred from Preferential Agricultural Assessment, provide date of transfer:</p>		<p>If applicable, covenant is a renewal for tax year: Beginning Jan 1, _____ Ending: Dec 31, _____</p> <p>Pursuant to O.C.G.A. § 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.</p>		
<p>If applicable, covenant is a continuation for tax year Beginning Jan 1, _____ Ending: Dec 31, _____</p>		<p>If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number:</p>		
<p>Based on the information submitted above, as well as the information provided on the questionnaire, the <u>North</u> County Board of Tax Assessors has considered such information and has made the following final determination of this application.</p>				
<p>Approved: <input checked="" type="checkbox"/> Date: <u>4-18-13</u></p>		<p><u>4-19-13</u> Date</p>		
<p>Denied: <input type="checkbox"/> Date: _____</p>		<p>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.</p>		

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY		
<p>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.</p>		
<p>Sworn to and subscribed before me This _____ day of _____</p> <p>_____ Notary Public</p>	<p>Taxpayer's Authorized Signature _____ Date Filed</p>	<p>Approved by: Board of Tax Assessors _____ Date Approved</p>

2019 Tax Bill

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*
2019-10301	11/15/2019	\$0.00	\$423.98	\$0.00	Paid 11/19/2019

Map: 00690-00000-005-000

Location:

Account No: 515050 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: 00690-00000-005-000 Real
Description: J M KERCE PROPERTY
Location:
Bill No: 2019-10301

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
0.00	0.00	0.0000	\$142,422.00	11/15/2019	07/25/2019		
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Credit	Net Tax
COUNTY	\$0.00	\$56,969.00	\$42,171.00	\$14,798.00	0.012560	-\$28.12	\$185.86
EDA	\$0.00	\$56,969.00	\$42,171.00	\$14,798.00	0.000591	\$0.00	\$8.75
SCHOOL	\$0.00	\$56,969.00	\$42,171.00	\$14,798.00	0.015500	\$0.00	\$229.37
TOTALS					0.028651	-\$28.12	\$423.98

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	\$423.98
Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$423.98
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/19/2019

Legal Description

TRACT IV (J. M. KERCE PROPERTY)

All that tract or parcel of land lying and being in Worth County, Georgia, and being the south half of Land Lot 187 in the Sixteenth District of Worth County, Georgia, containing 101-1/4 acres more or less; subject to the one half interest in oil and mineral rights reserved by William P. Elving in deed to G. C. McKenzie dated February 27, 1946.

This is the same property which is conveyed by J. M. Kerce to S. O. Spooner, Sr. and S. O. Spooner, Jr. by warranty deed dated November 28, 1953, recorded in Deed Book 95, Page 216, in the office of the Clerk of Superior Court of Worth County, Georgia. (Tract Nine, Deed of Assent al Deed Book 228, Page 513, Worth County land records.)

Go Bid Now!

www.WeeksAuctionGroup.com