


AUCTION



Property Information Packet

202 +/- Acres and Home

Located in Grady County, Georgia

2872 GA Highway 188 North

Cairo, Georgia

Online Only Auction

Bidding Ends October 27, 2020

Final Contract to Include a 10% Buyer's Premium

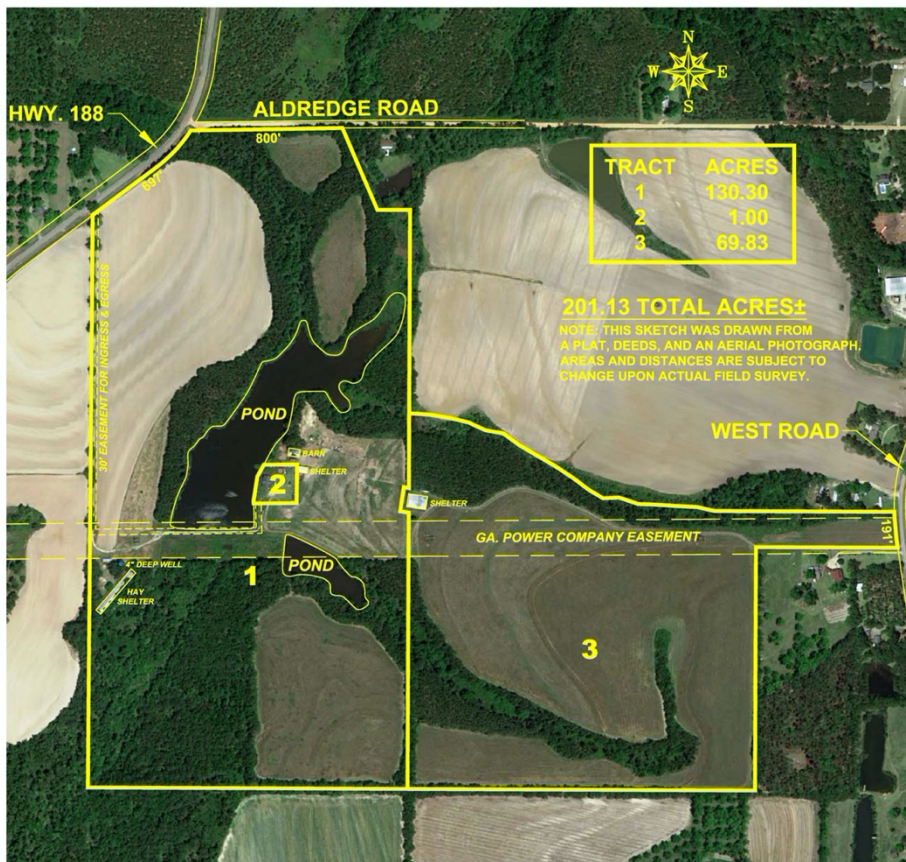


www.WeeksAuctionGroup.com

202 +/- Acres in Grady County, Georgia selling at online only auction. This property features rolling row cropland, hayfields, ponds, barns, shelters, and a custom-built 3 bedroom / 2 bath house in a beautiful setting. Located in the heart of Grady County, this property is just a short drive from Cairo and Thomasville. Great potential to be a weekend get-a-way in a country setting or a long term agricultural investment. The barn is a 7-stall horse barn with feed/tack room, 4 horse hot walker, riding arena, and more. In addition to the 7-stall barn, there are an additional 2 stalls under separate barn with a run-in stall. This property features abundant wildlife with deer, turkey, quail, and a stocked pond. This property has it all with excellent row crop land plus the additions of the home and horse barns. Browse and Bid Today. You set the price

Auction Date and Time: Tuesday, October 27th at 4:00 p.m.

Open House Dates and Times: Monday, October 12th from 4:00 p.m. – 6:00 p.m.
Monday, October 19th from 4:00 p.m. – 6:00 p.m.



For More Information Contact:

Forrest Horne
Weeks Auction Group, Inc.
(229) 890 - 2437
Forrest@BidWeeks.com

Property Information

Property Address: 2872 GA Hwy 188 N., Cairo, Georgia 39827

Property Size (Acres): 201.13 +/- Acres

Assessor's Parcel Number: 00820011001 (1 Acre Parcel with Home)
00820011 (200.2 +/- Acres)

Taxes (2020): 00820011001
00820011

NOTE: The above reference tax amount for the 200.2 +/- Acre parcel (Parcel Number 00820011) is reflective of the property being enrolled in the Agricultural Conservation Use Valuation Assessment Tax Covenant. The current enrollment ends December 31, 2029.

Driving Directions: In Cairo at the intersection of US Hwy 84 and GA Hwy 188 (5th Street) travel northeast on GA Hwy 188 (5th Street) for approximately 5 miles to the property on the right.

WATCH FOR AUCTION SIGNS!

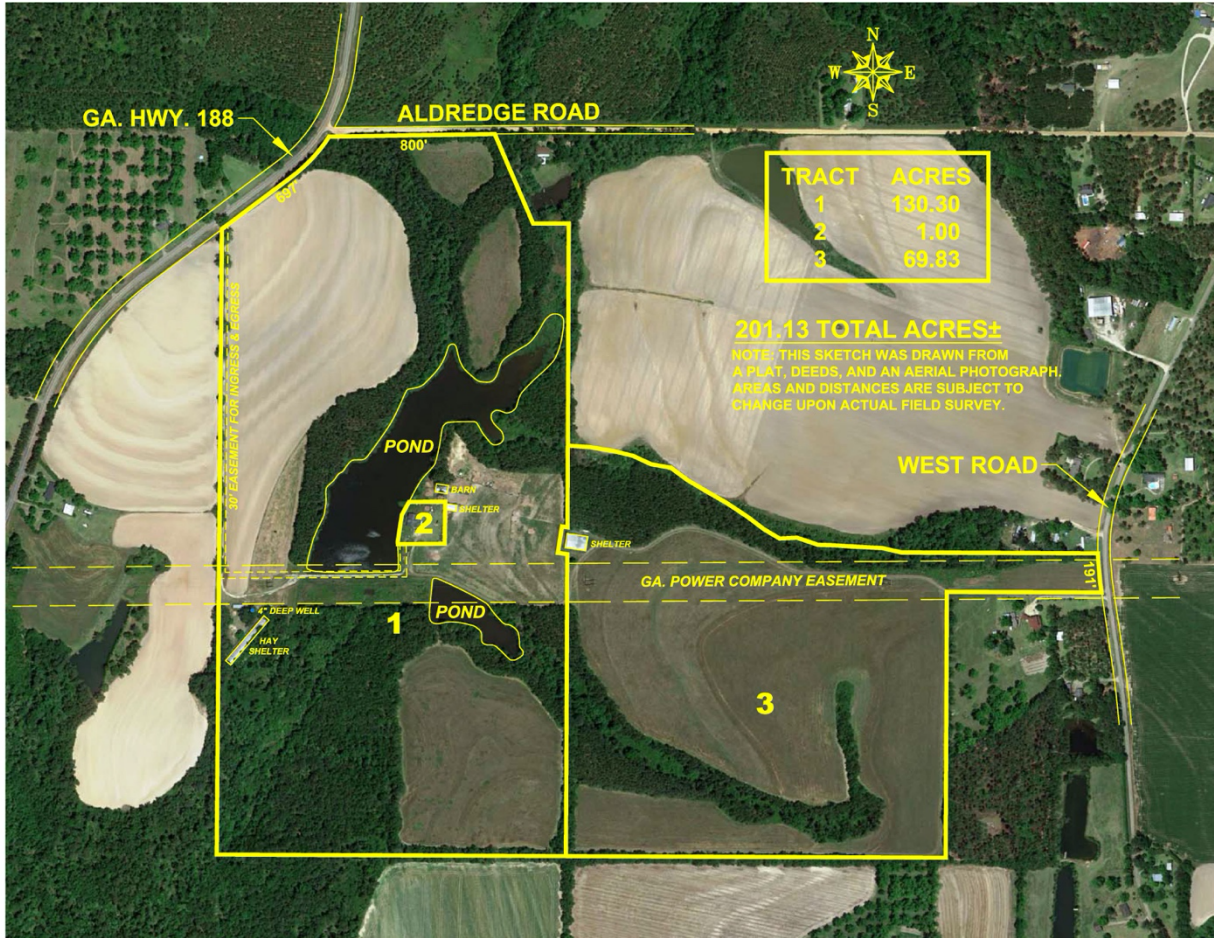
Important Selling Features:

- Excellent Farmland
- Custom Built 3BR/2BA House
- Row Crop Land
- Hay Fields
- Two Ponds
- Barns & Shelters
- 7 Stall Horse Barn w/ Feed and Tack Room
- 2 Stalls under an additional barn
- Abundant wildlife: Deer, Turkey, Quail plus excellent fishing.
- Pastures are fenced and cross fenced ready for your operation
- And many more features too numerous to list!

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Aerial Map

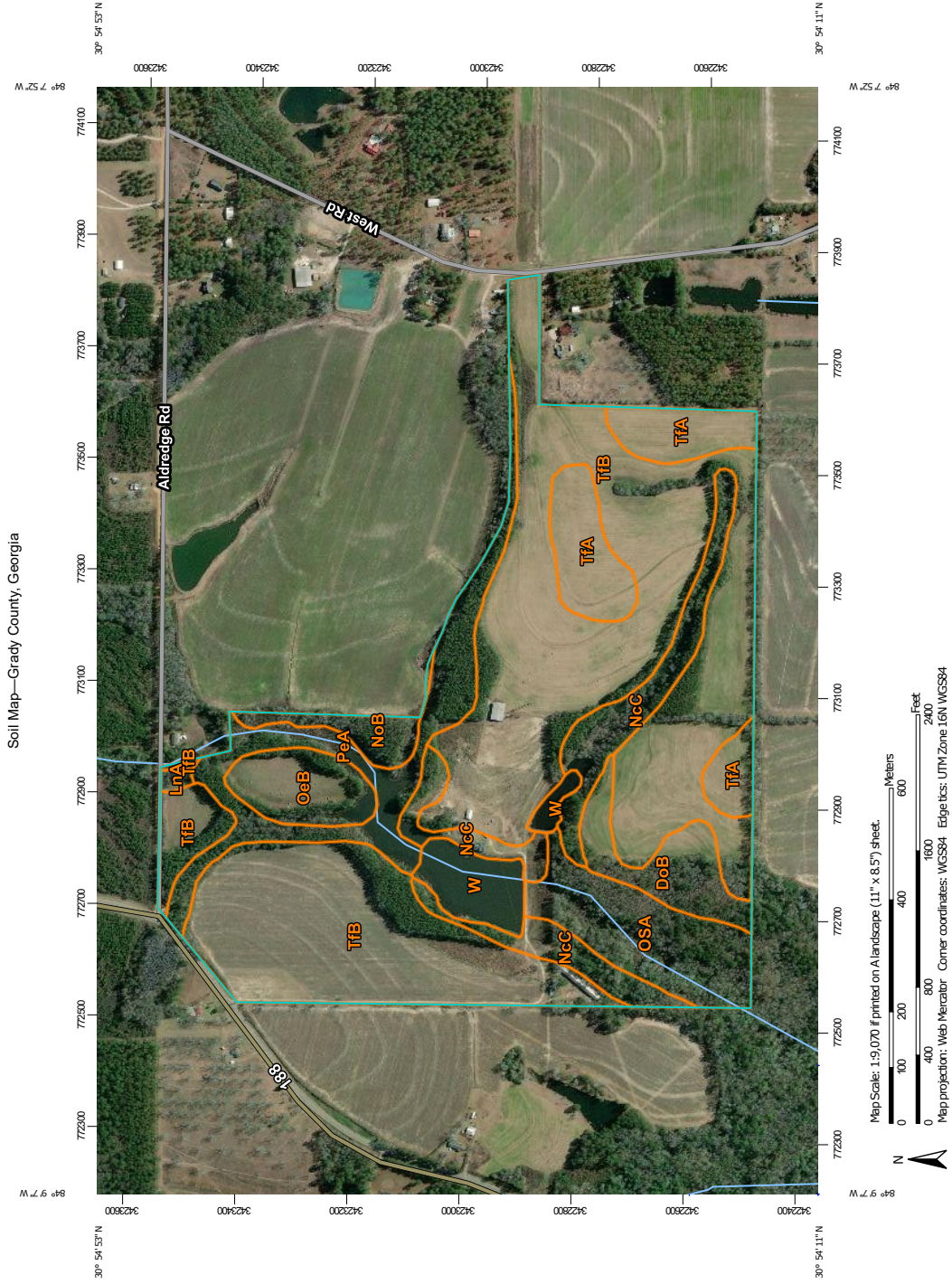


Home Floor Plan



Visit the Auction listing at www.WeeksAuctionGroup.com for a complete 3D Virtual Tour of the home.

Soil Map



Soil Map—Grady County, Georgia

10/11/2020
Page 1 of 3

Web Soil Survey
National Cooperative Soil Survey

USDA
Natural Resources
Conservation Service

Soil Map – Legend

Soil Map—Grady 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

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 1:12,000.

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

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.sc.egov.usda.gov>
 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: Grady County, Georgia
 Survey Area Data: Version 17, 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: Dec 31, 2009—Nov 19, 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—Grady County, Georgia

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DoB	Dothan loamy sand, 2 to 5 percent slopes	8.1	4.0%
LnA	Lynchburg fine sandy loam, 0 to 2 percent slopes	0.5	0.3%
NcC	Nankin-Cowarts complex, 5 to 8 percent slopes	17.8	8.8%
NoB	Norfolk loamy sand, 2 to 5 percent slopes	3.7	1.8%
OeB	Orangeburg loamy sand, 2 to 5 percent slopes	7.3	3.6%
OSA	Osier and Bibb soils, 0 to 2 percent slopes, frequently flooded	14.4	7.1%
PeA	Pelham loamy fine sand, frequently flooded	17.6	8.7%
TfA	Tifton loamy sand, 0 to 2 percent slopes	15.1	7.4%
TfB	Tifton loamy sand, 2 to 5 percent slopes	111.7	55.1%
W	Water	6.7	3.3%
Totals for Area of Interest		202.8	100.0%

FSA Map – Tract 1461

If Data Is Same For ALL Fields
 Producer Share: _____
 Irrigation Practice: NI IRR

CLU	Acres	HEL	Crop
1	8.12	UHEL	
3	50.1	NHEL	
4	11.34	UHEL	NC
5	8.32	UHEL	NC

Cropland Total: 58.22 acres

United States Department of Agriculture
2019 Program Year
Grady County, Georgia
Farm 2549 Tract 1461



- Tract Boundary
- Common Land Unit
- Non-Cropland
- Cropland
- Roads

- Wetland Determination Identifiers**
- Restricted Use
 - ▲ Limited Restrictions
 - ▲ Exempt from Conservation Compliance Provisions

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 NAI 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 (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

FSA Map – Tract 1506

If Data is Same For ALL Fields
 Producer Share: _____
 Irrigation Practice: NI IRR

CLU	Acres	HEL	Crop
1	17.69	NHEL	
3	7.81	NHEL	
4	4.46	NHEL	
5	2.69	NHEL	
6	2.91	NHEL	NC
7	2.45	UHHEL	NC
8	28.29	NHEL	
26	32.05	UHHEL	NC
33	36.51	UHHEL	NC

Cropland Total: 60.94 acres

United States Department of Agriculture
2019 Program Year
Grady County, Georgia
Farm 2549 Tract 1506



- Tract Boundary
- Common Land Unit
- Non-Cropland
- Cropland
- Roads
- Wetland Determination**
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

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156 EZ Report – Page 1

Georgia Grady Report ID: FSA-156EZ	U.S. Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM: 2549 Prepared: 9/28/20 12:59 PM Crop Year: 2021 Page: 4 of 4
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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.

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
Total Base Acres:	44.38		
Owners: CLARK, KATER F CLARK, ANGELA K		CLARK, STEVEN TOD	
Other Producers: None			

Tract Number: 1506 **Description:** H6/1A

FSA Physical Location: Grady, GA **ANSI Physical Location:** Grady, GA

BIA Range Unit Number:

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

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
134.86	60.94	66.3	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	66.3	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
PEANUTS	42.26	3488	0.0
SOYBEANS	7.23	21	0.0
Total Base Acres:	49.49		
Owners: CLARK, KATER F CLARK, ANGELA K		CLARK, STEVEN TOD	
Other Producers: C & R FARMS PTN			

156EZ Report – Page 2

Tract Number: 1461 **Description:** H6/2A

FSA Physical Location : Grady, GA

ANSI Physical Location: Grady, GA

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
77.88	55.87	55.87	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	55.87	0.0	0.0			
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
PEANUTS	37.9	3488	0.0				
SOYBEANS	6.48	21	0.0				

Tax Card Parcel 00820011001 – Page 1



Summary

Parcel Number 00820011001
Location Address 2872 HWY 188 N
Legal Description LL 374 LD 17
(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 03)
Millage Rate 27.45
Acres 1
Homestead Exemption Yes (S1)
Landlot/District N/A

[View Map](#)

Owner

CLARK ANGELA K
 2872 HWY 188 N
 CAIRO, GA 39827

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Sm Parc (700)	Rural	1	1

Residential Improvement Information

Style One Family
Heated Square Feet 1802
Interior Walls SHEETROCK
Exterior Walls COMP/HARDYB SIDING
Foundation Slab
Attic Square Feet 0
Basement Square Feet 0
Year Built 2008
Roof Type ASPHALT SHINGLE
Flooring Type OAK/TILE CER/TILE SHEET VINYL
Heating Type CENTHEAT&AIR COND
Number Of Rooms 0
Number Of Bedrooms 0
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Number Of Plumbing Extras 3
Value \$117,513
Condition Average

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
SEPTIC TANK	1900	0x0 / 0	1	\$2,000

Sales

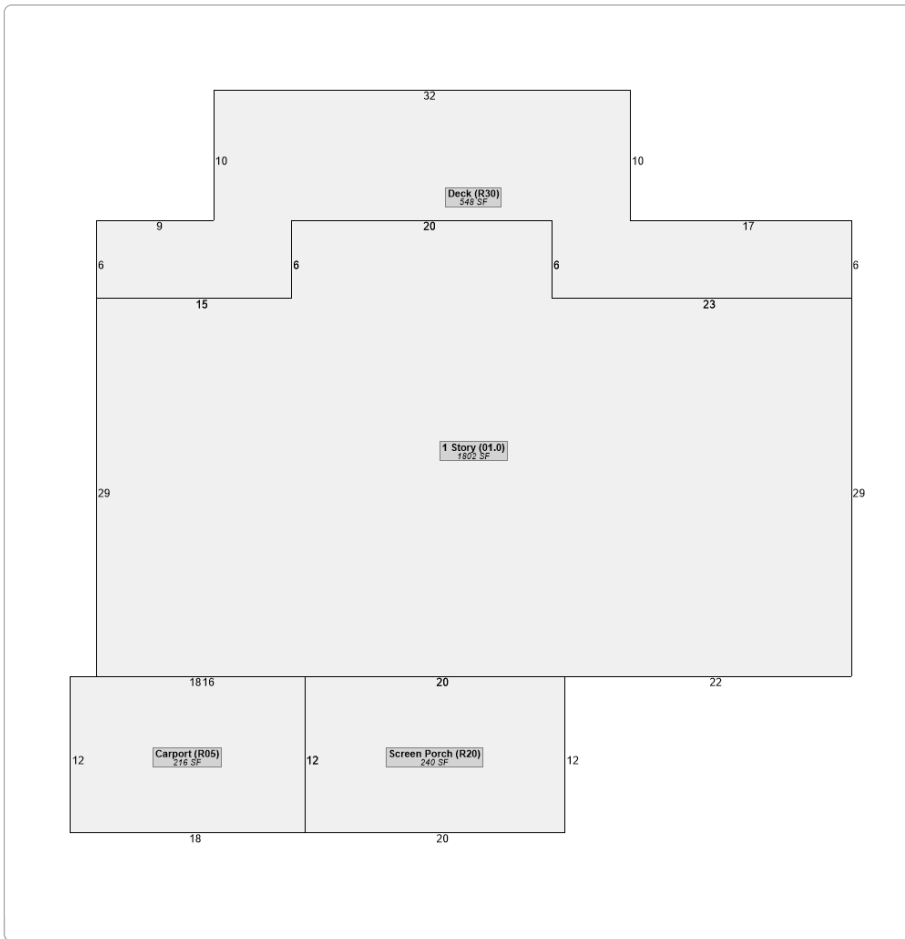
Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/21/2008	672 379	42 137	\$0	Unqualified - Vacant		CLARK ANGELA K

Valuation

	2019	2018	2017	2016
Previous Value	\$124,553	\$124,553	\$104,753	\$104,753
Land Value	\$5,040	\$5,040	\$5,040	\$5,040
+ Improvement Value	\$117,513	\$117,513	\$117,513	\$97,713
+ Accessory Value	\$2,000	\$2,000	\$2,000	\$2,000
= Current Value	\$124,553	\$124,553	\$124,553	\$104,753

Sketches

Tax Card Parcel 00820011001 – 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 Grady 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.

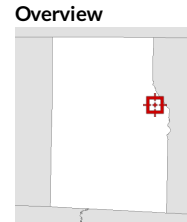
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Developed by
 Schneider
GEO SPATIAL

[Version 2.3.66](#)

Tax Map Parcel 00820011001



- Legend**
- Parcels
 - Roads

Parcel ID 00820011001
 Class Code Residential
 Taxing District COUNTY
 Acres 1

Owner CLARK ANGELA K
 2872 HWY 188 N
 CAIRO GA 39827
 Physical Address 2872 HWY 188 N
 Assessed Value Value \$124553

Last 2 Sales			
Date	Price	Reason	Qual
4/21/2008	0	UV	U
n/a	0	n/a	n/a

(Note: Not to be used on legal documents)

Date created: 10/11/2020
 Last Data Uploaded: 10/9/2020 1:06:00 PM

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 GEOSPATIAL

Tax Bill Parcel 00820011001



Parcel Information

Tax Year 2019
Bill Number 2353
Account Number 99137
Tax District 03
Parcel Number 82-11-1
Building Value \$119,513.00
Land Value \$5,040.00
Acres 1.0000
Fair Market Value \$124,553.00
Brief Legal Description LL 374 LD 17
Situs Address 2872 HWY 188 N

Owner

CLARK ANGELA K
 2872 HWY 188 N
 CAIRO, GA 39827

Total Billing Amount

Taxing Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	\$124,553.00	\$49,821.00	\$2,000.00	\$47,821.00	0.000			\$0.00
COUNTY TAX	\$124,553.00	\$49,821.00	\$2,000.00	\$47,821.00	19.950	\$954.03		\$831.61
SALES TAX CREDIT				\$47,821.00	-2.560		(\$122.42)	
SCHOOL TAX	\$124,553.00	\$49,821.00	\$2,000.00	\$47,821.00	13.600	\$650.37		\$650.37
TOTALS					30.990	\$1,604.40	(\$122.42)	\$1,481.98

Payment Information

Current Due	Current Due Date	Penalty	Interest	Other Fees	Previous Payment	Back Taxes	Total Due
1481.98	01/22/2020	\$0.00	\$0.00	\$0.00	\$1,481.98	\$0.00	\$0.00

No data available for the following modules: Mobile Home Information.

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[Version 2.3.90](#)

Tax Card Parcel 00820011



Summary

Parcel Number 00820011
Location Address N 188 HWY
Legal Description N/A
Class V5-Consrv Use
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District COUNTY (District 03)
Millage Rate 27.45
Acres 200.2
Homestead Exemption No (S0)
Landlot/District 374 / 17

[View Map](#)

Owner

MERRITT ANGELA CLARK
 2872 GA HWY 188 N
 CAIRO, GA 39827

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Pasture	Rural	4	14
RUR	Pasture	Rural	3	102.2
RUR	Woodland	Rural	4	73
RUR	Woodland	Rural	3	9
RUR	Pond 00-03	Rural	1	2

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	7	11.15
CUV	Agland 93	2	50.6
CUV	Agland 93	1	5.71
CUV	Agland 93	3	55.22
CUV	Timberland 93	4	21.4
CUV	Timberland 93	8	44.07
CUV	Timberland 93	2	12.05

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
HAY BARN OR POLE SHED	2000	30x225 / 0	1	\$1,984
HAY BARN OR POLE SHED	1999	50x100 / 0	1	\$3,797
WELL	1900	0x0 / 0	1	\$3,000

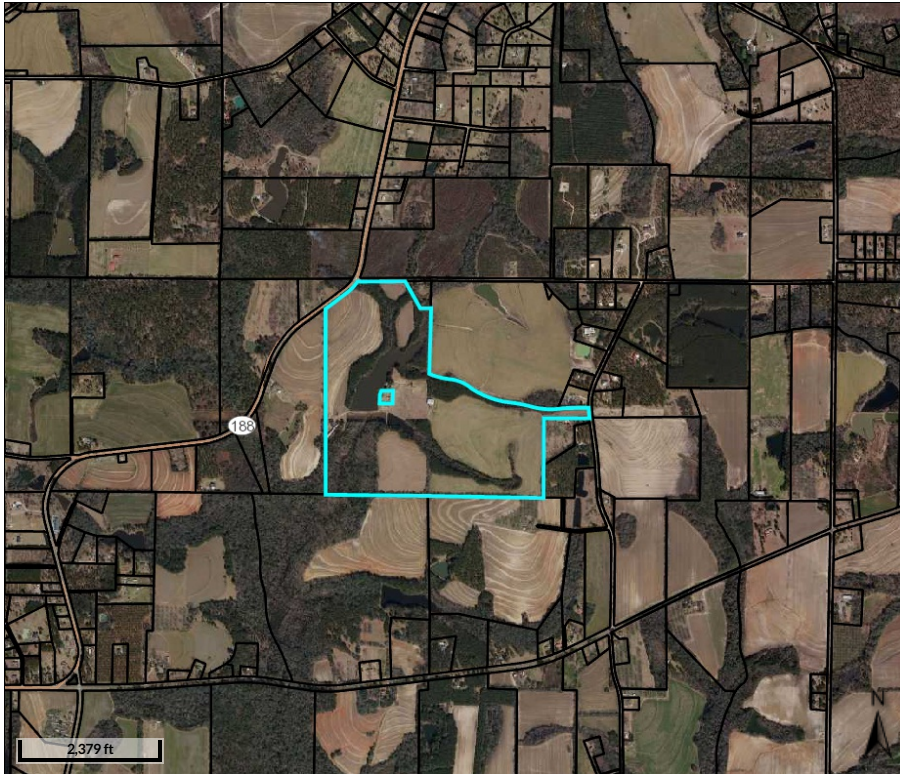
Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/30/2019	859 776		\$0	Unqualified - Improved	CLARK STEVEN T & RUMBLE ANGELA K C	MERRITT ANGELA CLARK
8/20/2013	762 547		\$0	Unqualified - Improved	CLARK KATER F	CLARK STEVEN T & RUMBLE ANGELA K C
1/12/1990	252 52		\$95,000	Fair Market - Improved		CLARK KATER F

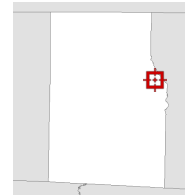
Valuation

	2019	2018	2017	2016
Previous Value	\$419,305	\$419,305	\$419,305	\$419,305
Land Value	\$410,524	\$410,524	\$410,524	\$410,524
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$8,781	\$8,781	\$8,781	\$8,781
= Current Value	\$419,305	\$419,305	\$419,305	\$419,305
10 Year Land Covenant (Agreement Year / Value)	2013 / \$141,288	2013 / \$137,254	2013 / \$133,346	2013 / \$129,568



Tax Map Parcel 00820011



Overview



Legend

-  Parcels
-  Roads

Parcel ID	00820011	Owner	MERRITT ANGELA CLARK	Last 2 Sales			
Class Code	Agricultural		2872 GA HWY 188 N	Date	Price	Reason	Qual
Taxing District	COUNTY		CAIRO GA 39827	12/30/2019	0	UI	U
	COUNTY	Physical Address	188 HWY	8/20/2013	0	UI	U
Acres	200.2	Assessed Value	Value \$419305				

(Note: Not to be used on legal documents)

Date created: 7/1/2020
 Last Data Uploaded: 7/1/2020 1:13:58 PM

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 GEOSPATIAL

Tax Bill Parcel 00820011



Parcel Information

Tax Year 2020
 Bill Number 7000008
 Account Number T82-11
 Tax District 03
 Parcel Number T82-11
 Building Value \$0.00
 Land Value \$0.00
 Acres 200.0000
 Fair Market Value \$55,684.20
 Brief Legal Description TIMBER
 Situs Address

Owner

CLARK ANGELA
 2872 GA HWY 188 N
 CAIRO, GA 39827

Total Billing Amount

Taxing Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	\$55,684.00	\$55,684.00	\$0.00	\$55,684.00	0.000			\$0.00
COUNTY TAX	\$55,684.00	\$55,684.00	\$0.00	\$55,684.00	19.950	\$1,110.90		\$968.35
SALES TAX CREDIT				\$55,684.00	-2.560		(\$142.55)	
SCHOOL TAX	\$55,684.00	\$55,684.00	\$0.00	\$55,684.00	13.600	\$757.30		\$757.30
TOTALS					30.990	\$1,868.20	(\$142.55)	\$1,725.65

Payment Information

Current Due	Current Due Date	Penalty	Interest	Other Fees	Previous Payment	Back Taxes	Total Due
1725.65	08/03/2020	\$0.00	\$33.42	\$0.00	\$0.00	\$0.00	\$1,759.07

Fees apply to paying by credit card. The fee is 2.5% which is \$43.98. You will be redirected to a secure payment processing center. Follow the directions for entering the credit card information. Be sure to print your receipt. You will also receive an email confirmation from the payment processing center. This site will show processed payments within 24 hours; for immediate payment verification contact the Tax Commissioners Office. **Note: Any payment made online by noon today, will be reflected on the website tomorrow.**

Pay Total Due Now

No data available for the following modules: Mobile Home Information.

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Version 2.3.90

Agricultural CUVA Parcel 00820011 – Page 1

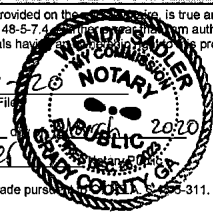
Deed Doc: COVE
Filed for Record and Recorded
06/29/2020 12:27PM

PT61#:
DEBBIE KINES
 Clerk Superior Court, GRADY County, Ga
 Bk **00868** Pg **0741-0742**

PT283A Rev. 2/15

APPLICATION AND QUESTIONNAIRE FOR CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

To the Board of Tax Assessors of Grady 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			
MERRITT ANGELA CLARK			
Owner's mailing address 2872 GA HWY 188 N		City, State, Zip CAIRO, GA 39827	Number of acres included in this application. Agricultural Land: <u>200.20</u> Timber Land: _____
Property location (Street, Route, Hwy, etc.) ON 188 HWY		City, State, Zip of Property:	Covenant Acres <u>200.20</u> Total Acres <u>200.20</u>
District 17	Land Lot 374	Sublot & Block	Recorded Deed Book/Page 859 776
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 back of this application, 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 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 interest in the 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 <i>[Signature]</i>		Date Application Filed <u>3-27-20</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>27</u> day of <u>March</u> , 20 <u>20</u> <i>Wendy Sootler</i>	
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.			
FOR TAX ASSESSORS USE ONLY			
MAP & PARCEL NUMBER 00820011	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 6946	YEAR COVENANT: Begin: Jan 1, 2020 Ends: Dec 31, 2029
If transferred from Preferential Agricultural Assessment, provide date of transfer:	If applicable, covenant is a renewal for tax year: Begin: Jan 1, ____ Ends: Dec 31, ____		If applicable, covenant is a continuation for tax year: Begin: Jan 1, 2013 Ends: Dec 31, 2022
	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.		If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number:
Approved: <i>J. [Signature]</i> Date: <u>6-1-20</u>	Board of Tax Assessors <i>Julian Ramba</i>		Date: <u>6-1-20</u>
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.			



Agricultural CUA Parcel 00820011 – Page 2

GRADY COUNTY
Blk **00868** Pg **0742**

CURRENT USE ASSESSMENT QUESTIONNAIRE – PT283A		00820011		
<p>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 all other information applicable to this application.</p>				
Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application</u> only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants
Name / Relationship			County	Total Acres
			E	

Check Appropriate Ownership Type:

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 non-profitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

Raising, harvesting, or storing crops % 100

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 apian 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.) Cole Prince - 20 Acres

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 business operated on this property? If yes please indicate business name & 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:
 (1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber. (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) 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. § 48-5-7.4.

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 _____

Legal Description

Property Address: 2872 GA Hwy 188 N., Cairo, Georgia 39827

Parcel: 00820011 & 00820011001

Legal Description:

Tax Parcel: 008200110001

All that tract or parcel of land containing 1 acre, more or less, lying and being in Land Lot 374 of the 17th District of Grady County, Georgia being more particularly described as follows: To Find the Point of Beginning of the tract herein conveyed commence at the northeast corner of said Land Lot 374 and run thence South 0 degrees 30 minutes 0 seconds East 18 feet to a point on the south right of way margin of Aldridge Road; run thence South 89 degrees 29 minutes 54 seconds West 431.48 feet; run thence South 88 degrees 25 minutes 30 seconds West 763.97 feet to a point on the southeasterly right of way margin of State Highway 188; run thence along the southeasterly right of way margin of said State Highway to a point having a chord bearing South 41 degrees 56 minutes 21 seconds West a chord distance of 274.09 feet; run thence South 52 degrees 14 minutes 34 seconds West 384.03 feet; run thence South 00 degrees 27 minutes 23 seconds East 1691.81 feet; run thence North 88 degrees 31 minutes 30 seconds East 853.07 feet; run thence North 02 degrees 18 minutes 59 seconds West 128.9 feet to the Point of Beginning of the tract herein conveyed. From said Point of Beginning run thence South 88 degrees 37 minutes 00 seconds West 10 feet; run thence North 02 degrees 18 minutes 59 seconds West 14.04 feet; thence North 07 degrees 58 minutes 36 seconds East 131.02 feet; run thence North 27 degrees 58 minutes 35 seconds East 71.07 feet; run thence North 88 degrees 37 minutes 00 seconds East 10 feet; run thence North 88 degrees 37 minutes 00 seconds East 166.6 feet; run thence South 00 degrees 12 minutes 06 seconds East 205.29 feet; run thence South 88 degrees 37 minutes 00 seconds West 188.28 feet; run thence South 88 degrees 37 minutes 00 seconds West 30 feet to the Point of Beginning of the tract herein conveyed.

Also conveyed is a non-exclusive easement for ingress, egress and placement of utilities over, under and across the following described tract of land: To find the Point of Beginning of the easement conveyed commence at the Northeast corner of said Land Lot 374 and run thence South 00 degrees 30 minutes 00 seconds East 18 feet to a point on the south right of way margin of Aldridge Road; run thence South 89 degrees 29 minutes 54 seconds West 431.48 feet; run thence South 88 degrees 25 minutes 30 seconds West 763.97 feet to a point on the southeast right of way margin of State Highway 188; run thence along the southeast margin of said State Highway 188 to a point having a chord bearing South 41 degrees 56 minutes 21 seconds West a chord distance of 274.09 feet; run thence South 52 degrees 14 minutes 34 seconds West 384.03 feet to the Point of Beginning of the easement herein conveyed: From said Point of Beginning run thence South 00 degrees 27 minutes 23 seconds East 1691.81 feet; run thence North 88 degrees 31 minutes 30 seconds East 853.07 feet; run thence North 02 degrees 18 minutes 59 seconds West 128.9 feet; run thence North 88 degrees 37 minutes 00 seconds East 30 feet; run thence South 02 degrees 18 minutes 59 East 158.85 feet; run thence South 88 degrees 31 minutes

30 seconds West 914.05 feet; run thence North 00 degrees 27 minutes 23 seconds West 1699.49 feet to a point on the southeasterly right of way margin of State Hwy 188; run thence along the southeasterly right of way margin of said State Highway North 52 degrees 14 minutes 34 seconds East 37.71 feet to the Point of Beginning of the easement herein conveyed.

It being the intent of this easement to provide access from State Highway 188 to the above described property herein conveyed.

Said tract or parcel of land and easement being more particularly described on that plat of survey for Angie Clark by Williams Land Surveying LLC, dated February 25, 2008 recorded in Plat Book 42, Page 137, Grady County Land Records. Reference to said plat of survey is being made to incorporate same herein by reference thereto.

Tax Parcel: 00820011

Tract One: A certain tract or parcel of land together with all improvements thereon, containing 132 acres, more or less, located on Land Lot 374 of the 17th District of Grady County, Georgia, and being Tracts "C" and "D" according to that plat of survey prepared by E.L. Reagan for R.M. Sellers on June 29, 1925, and recorded in Deed Book 22, Page 281, Grady County records.

Except all the lands in Tract "D" which lie north and west of Georgia State Highway Route No. 188 and running through said Tract, being 3 acres, more or less, as conveyed by Jimmie E. Sellars to C. Royal Cook and Bernice S. Cook in a warranty deed dated June 25, 1965, and recorded in Deed Book 112, Page 499, Grady County records.

Except 3.07 acres in the northeast corner of Tract "C" as shown by a plat by C.E. Layton dated May 2, 1970, and recorded in Plat Bok 11, Page 45, Grady County records.

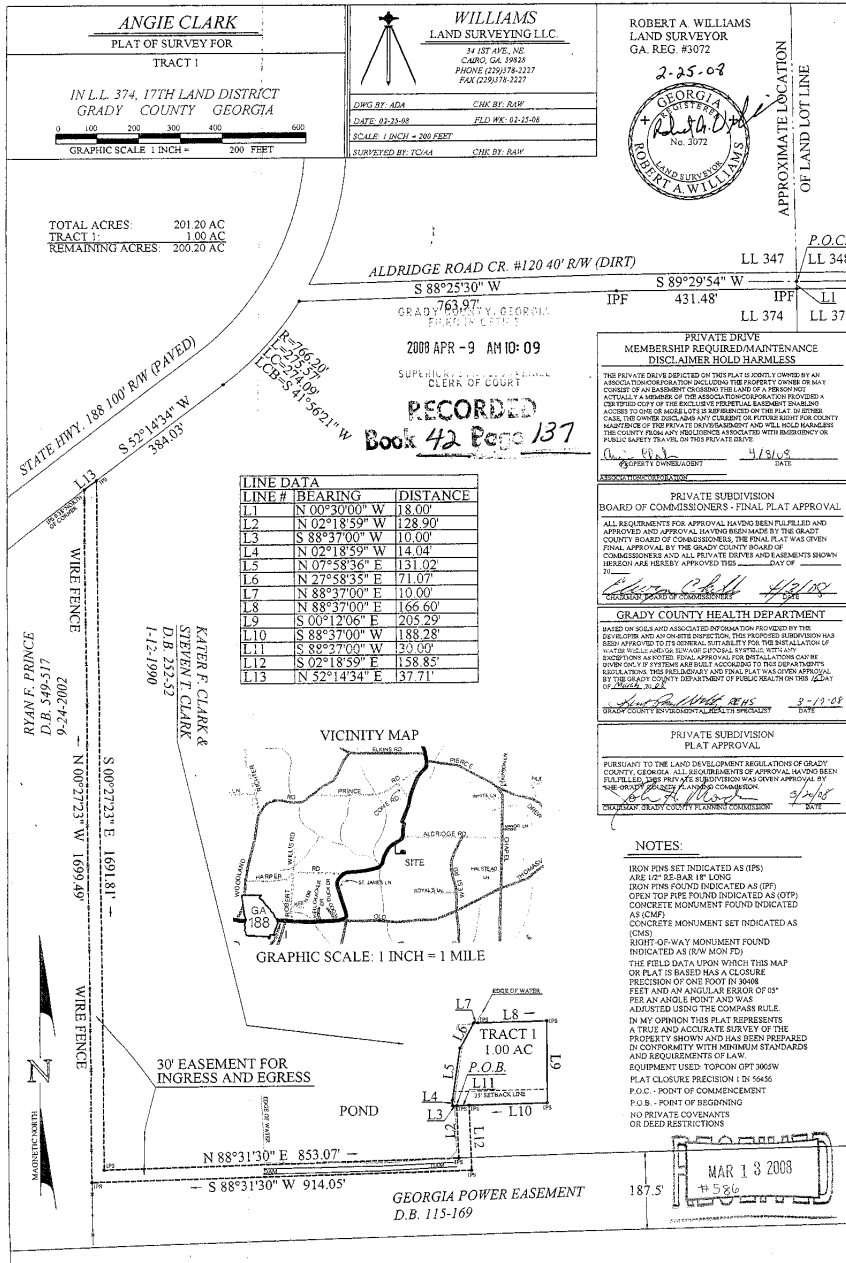
SUBJECT TO that easement to Grady EMC dated May 5, 1938, and recorded in Deed Bok 39, Page 551, Grady County records; deed from D.L. Sellers to E.C. Laster dated October 23, 1944, conveying one half of the oil, gas and mineral rights of said lands, said deed recorded in Deed Book 53, folio 542, Grady County records and an easement for right-of-way purposes to Georgia Power Company dated January 11, 1966, recorded in Deed Book 115, Page 717, Grady County records.

Tract Two: A certain tract of land consisting of 75.20 acres, more or less, located in Land Lot 373 in 17 District of Grady County, Georgia, more fully described as follows: Starting at the southeast corner of said Land Lot and run thence north 01 degree 00 minutes west along the west lot line a distance of 1996 feet to a branch, thence south 87 degrees 15 minutes east along said branch a distance of 112 feet, thence south 81 degrees 40 minutes east along said branch a distance of 110 feet, thence south 78 degrees 00 minutes east a distance of 98 feet, thence south 66 degrees 15 minutes east a distance of 99 feet, thence south 81 degrees 20 minutes east a distance of 98 feet, thence south 55 degrees 00 minutes east a distance of 104 feet, thence south 60 degrees 40 minutes east a distance of 112 feet, thence south 61 degrees 34 minutes east a distance of 105 feet, thence south 57 degrees 30 minutes east a distance of 121 feet, thence south 54

degrees 18 minutes east a distance of 102 feet, thence south 60 degrees 21 minutes east a distance of 87 feet, thence north 86 degrees 10 minutes east a distance of 86 feet, thence south 72 degrees 30 minutes east a distance of 106 feet, thence south 76 degrees 91 minutes east a distance of 98 feet, thence south 87 degrees 30 minutes east a distance of 114 feet, thence south 88 degrees 15 minutes east a distance of 120 feet, thence south 78 degrees 35 minutes east a distance of 97 feet, thence north 89 degrees 00 minutes east a distance of 945 feet to a point on the west margin of a county road, thence south 04 degrees 00 minutes east a distance of 191 feet, thence south 89 degrees 00 minutes west a distance of 734.5 feet to a point, thence south 01 degree 00 minutes east a distance of 1293.5 feet to the south lot line of said lot, thence south 89 degrees 00 minutes west a distance of 1848 feet to the point of beginning.

Said property being more fully shown and delineated on a plat of survey prepared for J. David Halstead and Clara Halstead under date of January 25, 1971, by Leroy Outzs, Georgia Registered Land Surveyor No. 1654, recorded in Plat Book 11, Page 102, Grady County records, reference to same being made for the purpose of making the description therein a part hereof by reference.

Plat 1 Acre Parcel



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