


# AUCTION



## Property Information Package

204 +/- Acres Irwin County, Georgia  
1120 Reagan Road, Rebecca, Georgia

Online Only Auction  
Bidding Ends November 10, 2020  
Final Contract to Include a 10% Buyer's Premium

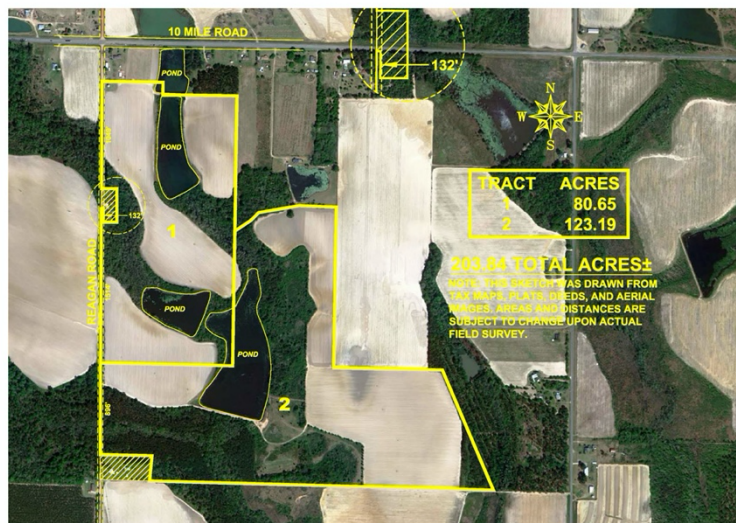


[www.WeeksAuctionGroup.com](http://www.WeeksAuctionGroup.com)

Weeks Auction Group is pleased to bring to market this excellent 204 +/- Acre farm in Irwin County Georgia. This farm has something for everyone, from productive cropland to three beautiful ponds for sport fishing, duck hunting, or irrigation and is a farm anyone would be proud to own. The farm is setup for irrigation with risers located throughout the cropland. An excellent stand of planted pine timber can be thinned for immediate income. A gorgeous homesite on a grassy knoll overlooks 14 +/- Acre Bowen Lake. If you are interested in expanding your farmland holdings or buying for the first time, this is an auction you will not want to miss!

**Auction Date and Time:** Tuesday, November 10, 2020 at 4:00 p.m.

**Open House Dates and Times:** Drive by at any time!



**For More  
Information Contact:**

Mark L Manley CAI, AARE, MPPA  
Weeks Auction Group, Inc.  
(229) 890 - 2437  
Mark@BidWeeks.com

## Property Information

**Property Address:** 1120 Reagan Road, Rebecca, Irwin, Georgia

**Property Size (Acres):** 204 +/- Acres

**Assessor's Parcel Numbers:** Irwin County 0022 0020 (80.25 Acres)  
Irwin County 0022 0030 (123.20 Acres)

**2020 Property Taxes:** Irwin County 0022 0020 \$723.69  
Irwin County 0022 0030 \$963.46

**NOTE:** The above reference tax amount for the 204 +/- 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, 2025.

**Driving Directions from Ashburn, Georgia:** From Interstate 75 Exit 82 travel west on GA Hwy 112 / 107 East for 3.3 miles to GA Hwy 107 East. Veer right onto GA Hwy 107 East and travel 10.8 miles to Reagan Road on the right. Turn right onto Reagan Road and travel approximately 450 feet to the property on the left. ***Watch for Auction Signs!***

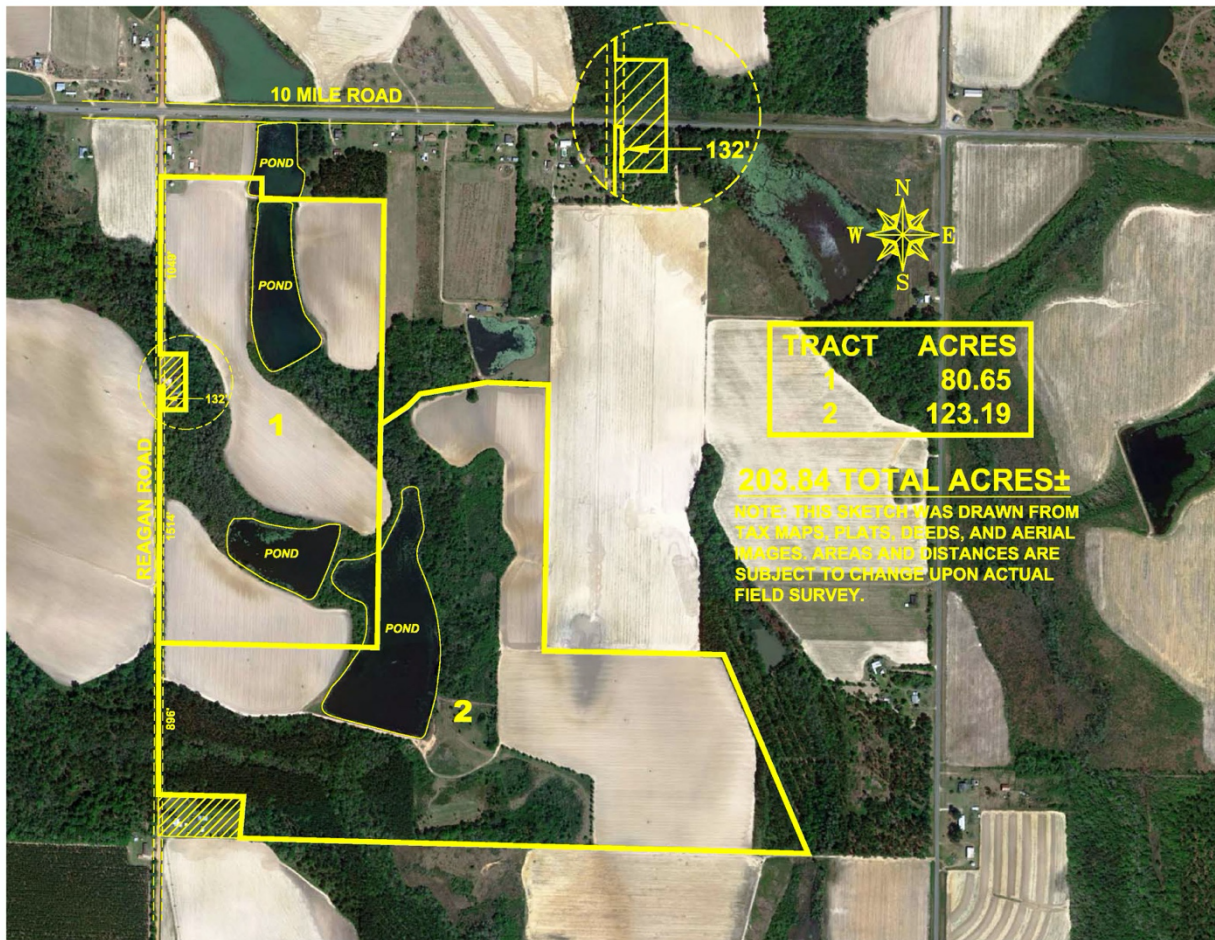
**Driving Directions from Irwinville, Georgia:** From Irwinville travel north on Jeff Davis Park Road for 5.9 miles to GA Hwy 107. Turn left onto GA Hwy 107 and travel 9/10 miles to Reagan Road on the left. Turn left onto Reagan Road and travel approximately 450 feet to the property on the left. ***Watch for Auction Signs!***

<b>Important Selling Features:</b>	204 +/- Acres Farm
	Offered in Two Tracts
	3 Ponds (25 +/- Acres Total)
	100 +/- Acres of Highly Productive Cropland
	Predominately Tifton Soil Types
	Set up for Irrigation with Risers Throughout
	Beautiful Homesite
	Potential for Pastureland

<b>For More Information Contact:</b>	Mark L Manley CAI, AARE, MPPA
	Weeks Auction Group, Inc.
	(229) 890-2437
	Mark@BidWeeks.com

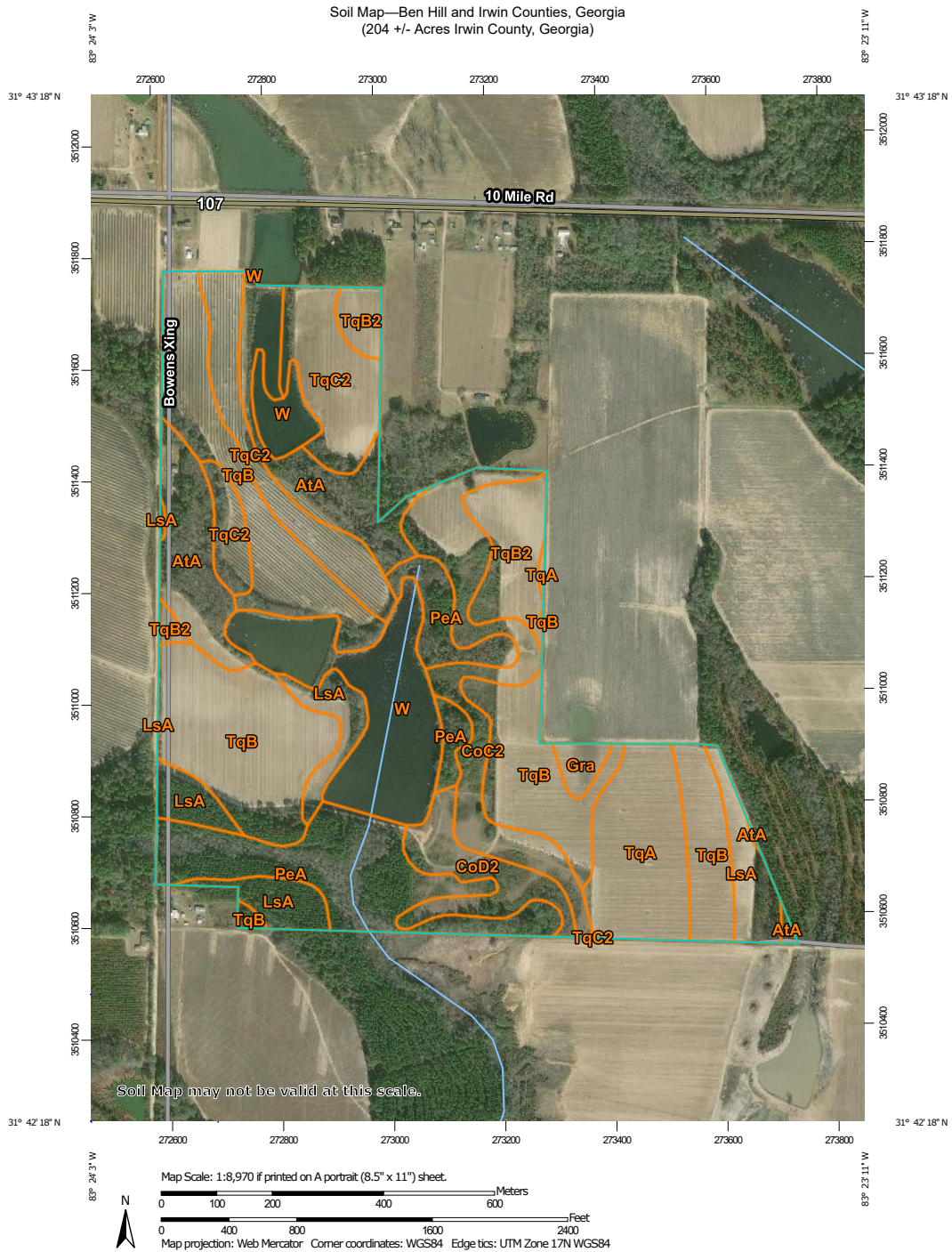


## Aerial Map





# Soil Map



**Natural Resources  
Conservation Service**

Web Soil Survey  
National Cooperative Soil Survey

10/6/2020  
Page 1 of 3



# Soil Map Unit Legend

Soil Map—Ben Hill and Irwin Counties, Georgia

204 +/- Acres Irwin County, Georgia

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AtA	Alapaha loamy sand, 0 to 2 percent slopes, occasionally flooded	20.2	9.9%
CoC2	Carnegie sandy loam, 5 to 8 percent slopes, moderately eroded	16.1	7.9%
CoD2	Carnegie sandy loam, 8 to 12 percent slopes, moderately eroded	7.5	3.7%
Gra	Grady sandy loam, 0 to 2 percent slopes, frequently ponded	1.6	0.8%
LsA	Leefield loamy sand, 0 to 2 percent slopes	14.3	7.0%
PeA	Plummer sand, 0 to 3 percent slopes	24.7	12.1%
TqA	Tifton loamy sand, 0 to 2 percent slopes	13.8	6.7%
TqB	Tifton loamy sand, 2 to 5 percent slopes	52.2	25.5%
TqB2	Tifton loamy sand, 2 to 5 percent slopes, moderately eroded	10.3	5.0%
TqC2	Tifton loamy sand, 5 to 8 percent slopes, moderately eroded	22.4	10.9%
W	Water	21.5	10.5%
<b>Totals for Area of Interest</b>		<b>204.5</b>	<b>100.0%</b>



# Farm Service Agency Farm Map



# Farm Service Agency 156 EZ Report – Page 1

Georgia U.S. Department of Agriculture FARM: 222  
 Irwin Farm Service Agency Prepared: 9/30/20 4:11 PM  
 Report ID: FSA-156EZ Abbreviated 156 Farm Record 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 Farm Identifier  
 BROWN, GREGORY ALLEN

Farms Associated with Operator:  
 465, 545, 1094, 1952, 2925, 2926, 3019, 3165, 3749

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
215.36	105.52	105.52	0.0	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	105.52	0.0	0.0					
ARC/PLC									
PLC		ARC-CO	ARC-IC	PLC-Default		ARC-CO-Default		ARC-IC-Default	
CORN , PNUTS, SOYBN SUP		NONE	NONE	NONE		NONE		NONE	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	30.5	123	0.00
PEANUTS	32.62	4781	0.00
SOYBEANS	2.65	24	0.00
SEED COTTON	12.33	2522	0.00
Total Base Acres:	78.1		

Tract Number: 225 Description D-3  
 FSA Physical Location : Irwin, GA ANSI Physical Location: Irwin, 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
215.36	105.52	105.52	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	105.52	0.0	0.0			
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
CORN	30.5	123	0.00				

## Farm Service Agency 156 EZ Report – Page 2

Georgia

U.S. Department of Agriculture

**FARM: 222**

Irwin

Farm Service Agency

Prepared: 9/30/20 4:11 PM

Report ID: FSA-156EZ

### Abbreviated 156 Farm Record

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.

---

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
PEANUTS	32.62	4781	0.00
SOYBEANS	2.65	24	0.00
SEED COTTON	12.33	2522	0.00
<b>Total Base Acres:</b>	78.1		

**Owners:** ANN DILL MACDONALD REVOCABLE LIVING TRUST

**Other Producers:** None

---



# Tax Card Parcel 0022 0020 – Page 1



## Summary

Parcel Number	0022 0020
Location Address	1646 TEN MILE RD
Legal Description	LAND LOT 111 3RD DIST (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	29.066
Acres	80.25
Homestead Exemption	No (\$0)
Landlot/District	111 / 3
Water	Well
Sewer	Septic Tank
Electric	Electricity
Gas	Tank Gas
Topography	Level
Drainage	Good
Road Class	State
Parcel Road Access	Paved

[View Map](#)

## Owner

MACDONALD ANN DILL REVOCABLE TRUST  
5496 POTOMAC LANDING DRIVE  
KING GEORGE, VA 22485

## Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	2	25.25
RUR	Open Land	Rural	3	2
RUR	Open Land	Rural	4	1
RUR	Open Land	Rural	5	20
RUR	Open Land	Rural	8	2
RUR	Woodlands	Rural	2	2
RUR	Woodlands	Rural	5	18
RUR	Woodlands	Rural	8	3
RUR	Ponds	Rural	2	7

## Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	2	25.25
CUV	Agland 93	3	2
CUV	Agland 93	4	1
CUV	Agland 93	5	20
CUV	Agland 93	8	2
CUV	Timberland 93	2	2
CUV	Timberland 93	5	18
CUV	Timberland 93	8	10

## Valuation

	2019	2018
Previous Value	\$157,600	\$157,600
Land Value	\$157,600	\$157,600
+ Improvement Value	\$0	\$0
+ Accessory Value	\$0	\$0
= Current Value	\$157,600	\$157,600
10 Year Land Covenant (Agreement Year / Value)	2016 / \$55,763	2016 / \$55,763

## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/13/2015	307 200	1 136	\$0	Kin/Same Person	MCDONALD ANN DILL	MCDONALD ANN DILL REVOCABLE TRUST
4/5/2015	307 198	1 132	\$0	DEED OF ASSENT	BOWEN, ROBERT	MCDONALD ANN DILL
5/19/1963	42 169		\$0	Gift		BOWEN, ROBERT

## Tax Card Parcel 0022 0020 – Page 2

**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 information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed. No warranty, expressed or implied, is provided for the data herein, or its use.

[User Privacy Policy](#)

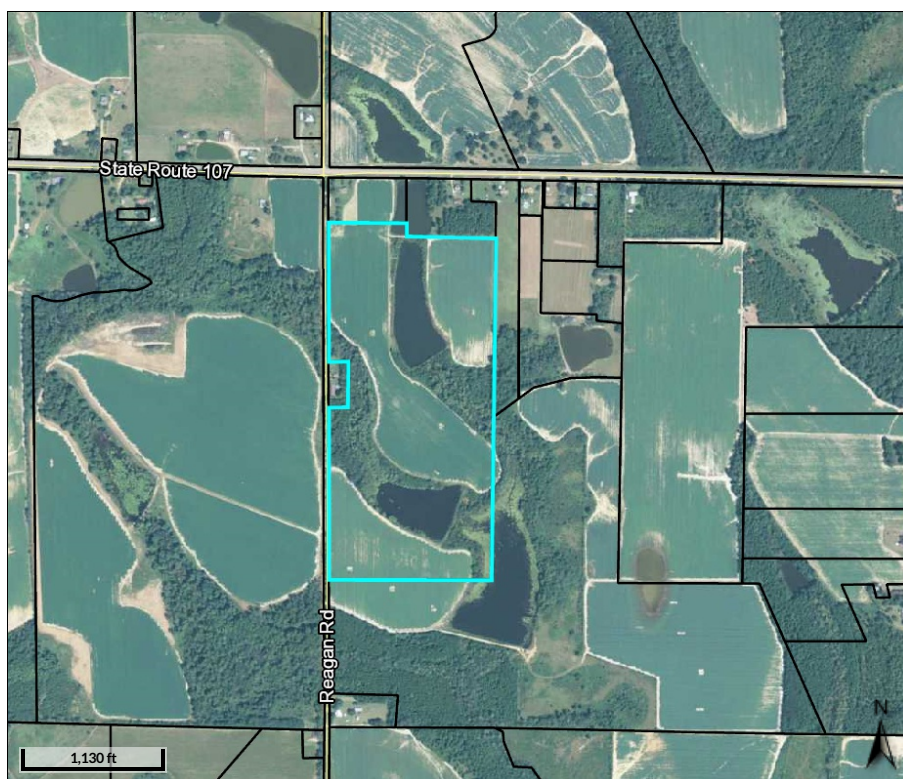
[GDPR Privacy Notice](#)

[Last Data Upload: 8/18/2020, 6:39:56 AM](#)

Developed by  
 **Schneider**  
GEOSPATIAL

[Version 2.3.77](#)

# Tax Map Parcel 0022 0020



## Overview



## Legend

- Parcels
- Roads

<b>Parcel ID</b>	0022 0020	<b>Owner</b>	MACDONALD ANN DILL REVOCABLE TRUST			
<b>Class Code</b>	Consrv Use		5496 POTOMAC LANDING DRIVE			
<b>Taxing District</b>	COUNTY		KING GEORGE VA 22485			
<b>Acres</b>	80.25	<b>Physical Address</b>	1646 TEN MILE RD			
		<b>Assessed Value</b>	Value \$157600			
		<b>Last 2 Sales</b>	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
			4/13/2015	0	KI	U
			4/5/2015	0	DA	U

(Note: Not to be used on legal documents)

Date created: 8/18/2020  
Last Data Uploaded: 8/18/2020 6:39:56 AM

Developed by  Schneider  
GEOSPATIAL



# 2020 Tax Bill 0022 0020

## 2020 ADVALOREM TAX NOTICE FOR THE COUNTY OF IRWIN

SHIRLEY A JOHNSON TC  
IRWIN COUNTY T C  
202 S IRWIN AVE  
OCILLA GA 31774

BILL NUMB. 2020 3329  
ACCT NUMB. 332900 010  
TAXPAYER MACDONALD ANN DILL REVOC  
MAP NUMBER 22 20  
LEGAL DESC LAND LOT 111 3RD DIST  
LOCATION 1646 TEN MILE RD  
CURRENT YEAR TAXES 723.69

If paying by check or money order,  
please include your tax bill number.

PAY THIS AMOUNT----->723.69  
ON OR BEFORE DECEMBER 20, 2020

MACDONALD ANN DILL REVOC  
5496 POTOMAC LANDING DRI  
KING GEORGE VA 22485

3329PT

SHIRLEY A JOHNSON TC 2020  
IRWIN COUNTY T C CO.PT.  
202 S IRWIN AVE 3329  
OCILLA GA 31774

Please return this portion of your bill with your payment

## 2020 ADVALOREM TAX NOTICE FOR THE COUNTY OF IRWIN

YEAR	BILL NUM	ACCOUNT NUMBER	DI	LOCATION/DESCRIPTION	MAP/PARCEL	FAIR MARKET VALUE
2020	003329	332900 010	1	LAND LOT 111 3RD DIST	22 20	157,600
TAXING ENTITY	ASSESSMENT	EXEMPTION	TAXABLE VALUE	MILLAGE RATE	CREDITS	TAXES DUE
COUNTY	63040	40066	22974	.0148680	39.65	341.58
SCHOOL	63040	40066	22974	.0156820		360.28
IND AUTH	63040	40066	22974	.0009500		21.83

THIS YEAR TAX 723.69

**TOTAL TAX DUE 723.69**

MACDONALD ANN DILL REVOC  
5496 POTOMAC LANDING DRI  
KING GEORGE VA 22485

CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY

PAYMENT MUST BE MADE ON OR BEFORE  
DECEMBER 20, 2020

YOUR CANCELLED CHECK IS YOUR RECEIPT

SHIRLEY A JOHNSON TC  
IRWIN COUNTY T C  
202 S IRWIN AVE  
OCILLA GA 31774

### -----PLEASE READ, THIS IS AN IMPORTANT PART OF YOUR TAX BILL-----

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 4/01/2021 in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact the office of the County Tax Office at 202 S IRWIN AVE 229-468-5505. If you feel that your property has been assigned too high a value for tax purposes by the Board of Tax Assessors, you should file a tax return reducing the value not later than 4/01/2021 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 202 S IRWIN AVE and/or 229-468-5505.

**LOCAL OPTION SALES TAX CREDIT:**  
The General Assembly reenacted the Local Option Sales Tax Act and another part of your bill shows the dollar amount of reduction of local property taxes which you have received. The law now requires the following additional information to be provided to each taxpayer:

**LOCAL TAX LEVY:**  
Mill rate required to produce local budget 16.594  
Reduction in mill rate due to rollback to taxpayers 1.726  
of sales tax proceeds this previous year 14.868  
Actual mill rate set by local officials

# Conservation Use Tax Valuation (CUVA) Parcel 0022 0020 Page 1

00323  
00185

2016

#767  
GEORGIA, IRWIN COUNTY  
CLERK'S OFFICE SUPERIOR COURT  
FILED FOR RECORD May 09, 2016  
AT 8:45 o'clock A.M.  
RECORDED IN BOOK 323 PAGE 285-186  
May 09, 2016  
Dep. Philip S. Kempf CLERK

new

PT 283A REV 8/07

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

To the Board of Tax Assessors of Irwin 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 or 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

MACDONALD ANN DILL REVOCABLE TRUST

Owner's Mailing Address

5496 POTOMAC LANDING DRIVE

Property location (Street Route, HWY etc)

1645 TEN MILE RD

City, State and Zip

KING GEORGE VA 22485

City State and Zip of Property

Number of acres included in this application

Agricultural Land 53

Timberland 30

Covenant Acres 83

Total Acres 83 00

District	Land Lot	Sublot and Block	Recorded Deed	List types of storage and processing buildings
3	111		307 200	

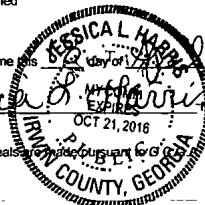
### AUTHORIZED SIGNATURE

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 Section 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 Ann Dill McDonald  
Signature of Taxpayer or Taxpayer's Authorized Representative

4-18-16  
Date Filed

Sworn to and subscribed before me this



2016

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

If denied, Georgia law O C G A Section 48-5-7 4 provides that the applicant may appeal in the same manner as other property appeals pursuant to O C G A Section 48-5-311

### FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER

0022 0020

If transferred from Preferential Agricultural Assessment, provide date of transfer

TAX DISTRICT

01

TAXPAYER ACCOUNT NUMBER

536

YR COVENANT

Begins Jan 1, 2016 Ends Dec 31, 2025

If applicable, covenant is renewal for tax year

If applicable covenant is a continuation for tax year

Beginning Jan 1 Ending Dec 31

Pursuant to O C G A Sec 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

Based on the information submitted above, as well as the information provided on the questionnaire, the Irwin County Board of Tax Assessors has considered such information and has made the following determination of this application

Approved ☒ Date 5-3-16

Board of Tax Assessors

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 Section 48-5-306

# Conservation Use Tax Valuation (CUVA) Parcel 0022 0020 Page 2

00323

00186

CURRENT USE ASSESSMENT QUESTIONNAIRE - PT283A

PIN 0022 0020

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 the percentage interest and number of acres of property in other counties where covenants are in effect. Attach additional pages if needed

Each Individual's Name having any beneficial interest in the property described in this application	Relationship (complete only if application is for a family farm entity	Percent interest owned in property in this application	County where you own interest in property under other covenants	Percent interest owned and number of acres under other covenants	
				Percent Interest	No. of Acres

## 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 nonproftable 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 % \_\_\_\_\_
  - ☐ 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 apianan 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)
- ( ) 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 of business operated on this property? If yes, please indicate business name and 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 Section 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 Sec 48-5-7 4(w) no fee is required for 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 \_\_\_\_\_

Notary Public

Authorized Signature

Date Filed

Approved By: Board of Tax Assessors

Date Approved



# Tax Card Parcel 0022 0030 – Page 1



## Summary

Parcel Number	0022 0030
Location Address	REAGAN RD
Legal Description	LAND LOT 111 3RD DIST
Class	V5-Consrv Use (Note: Not to be used on legal documents)
Tax District	COUNTY (District 01)
Millage Rate	29.066
Acres	123.2
Homestead Exemption	No (\$0)
Landlot/District	111 / 3
Water	No Water
Sewer	No Sewer
Electric	No Electricity
Gas	Tank Gas
Topography	Level
Drainage	Good
Road Class	County
Parcel Road Access	Unpaved

[View Map](#)

## Owner

MACDONALD ANN DILL REVOCABLE LIVING  
TRUS  
5496 POTOMAC LANDING DRIVE  
KING GEORGE, VA 22485

## Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	2	28.2
RUR	Open Land	Rural	3	7
RUR	Open Land	Rural	4	12
RUR	Open Land	Rural	5	1
RUR	Open Land	Rural	6	16
RUR	Open Land	Rural	8	8
RUR	Woodlands	Rural	2	2
RUR	Woodlands	Rural	3	3
RUR	Woodlands	Rural	6	9
RUR	Woodlands	Rural	8	24
RUR	Woodlands	Rural	9	1
RUR	Ponds	Rural	2	12

## Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	2	28.2
CUV	Agland 93	3	7
CUV	Agland 93	4	12
CUV	Agland 93	5	1
CUV	Agland 93	6	16
CUV	Agland 93	8	8
CUV	Timberland 93	2	2
CUV	Timberland 93	3	3
CUV	Timberland 93	6	9
CUV	Timberland 93	8	24
CUV	Timberland 93	9	13

## Valuation

	2019	2018
Previous Value	\$220,660	\$220,660
Land Value	\$220,660	\$220,660
+ Improvement Value	\$0	\$0
+ Accessory Value	\$0	\$0
= Current Value	\$220,660	\$220,660
10 Year Land Covenant (Agreement Year / Value)	2016 / \$74,239	2016 / \$74,239

## Tax Card Parcel 0022 0030 – Page 2

### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/13/2015	307 200		\$0	Kin/Same Person	MCDONALD ANN DILL	MACDONALD ANN DILL REVOCABLE LIVING TRUS
4/5/2015	307 198	1 136	\$0	DEED OF ASSENT	BOWEN ROBERT ESTATE	MCDONALD ANN DILL

**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 information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed. No warranty, expressed or implied, is provided for the data herein, or its use.

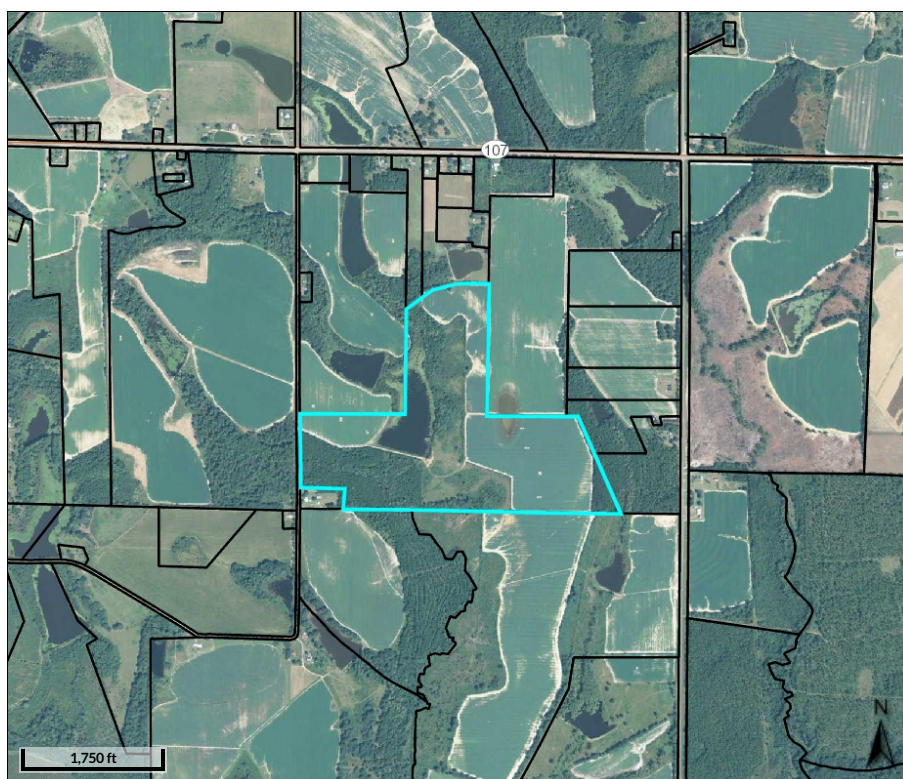
[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

[Last Data Upload: 9/15/2020, 6:39:51 AM](#)

Developed by  
 **Schneider**  
GEOSPATIAL

[Version 2.3.84](#)

# Tax Map Parcel 0022 0030



## Overview



## Legend

- Parcels
- Roads

Parcel ID	0022 0030	Owner	MACDONALD ANN DILL REVOCABLE LIVING TRUS	Last 2 Sales			
Class Code	Consv Use		5496 POTOMAC LANDING DRIVE	Date	Price	Reason	Qual
Taxing District	COUNTY		KING GEORGE VA 22485	4/13/2015	0	KI	U
Acres	123.2		REAGAN RD	4/5/2015	0	DA	U
		Physical Address	Value \$220660				
		Assessed Value					

(Note: Not to be used on legal documents)

Date created: 9/15/2020  
Last Data Uploaded: 9/15/2020 6:39:51 AM

Developed by Schneider GEOSPATIAL

# 2020 Tax Bill 0022 0030

## 2020 ADVALOREM TAX NOTICE FOR THE COUNTY OF IRWIN

SHIRLEY A JOHNSON TC  
IRWIN COUNTY T C  
202 S IRWIN AVE  
OCILLA GA 31774

BILL NUMB. 2020 3330  
ACCT NUMB. 333000 010  
TAXPAYER MACDONALD ANN DILL REVOC  
MAP NUMBER 22 30  
LEGAL DESC LAND LOT 111 3RD DIST  
LOCATION REAGAN RD  
CURRENT YEAR TAXES 963.46

If paying by check or money order,  
please include your tax bill number.

PAY THIS AMOUNT----->963.46  
ON OR BEFORE DECEMBER 20, 2020

MACDONALD ANN DILL REVOC  
5496 POTOMAC LANDING DRI  
KING GEORGE VA 22485

3330PT

SHIRLEY A JOHNSON TC 2020  
IRWIN COUNTY T C CO. PT.  
202 S IRWIN AVE 3330  
OCILLA GA 31774

Please return this portion of your bill with your payment

## 2020 ADVALOREM TAX NOTICE FOR THE COUNTY OF IRWIN

YEAR	BILL NUM	ACCOUNT NUMBER	DI	LOCATION/DESCRIPTION	MAP/PARCEL	FAIR MARKET VALUE
2020	003330	333000 010	1	LAND LOT 111 3RD DIST	22 30	220,660
TAXING ENTITY	ASSESSMENT	EXEMPTION	TAXABLE VALUE	MILLAGE RATE	CREDITS	TAXES DUE
COUNTY	88264	57678	30586	.0148680	52.79	454.75
SCHOOL	88264	57678	30586	.0156820		479.65
IND AUTH	88264	57678	30586	.0009500		29.06

THIS YEAR TAX 963.46

**TOTAL TAX DUE 963.46**

MACDONALD ANN DILL REVOC  
5496 POTOMAC LANDING DRI  
KING GEORGE VA 22485

CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY

PAYMENT MUST BE MADE ON OR BEFORE  
DECEMBER 20, 2020

YOUR CANCELLED CHECK IS YOUR RECEIPT

SHIRLEY A JOHNSON TC  
IRWIN COUNTY T C  
202 S IRWIN AVE  
OCILLA GA 31774

### -----PLEASE READ, THIS IS AN IMPORTANT PART OF YOUR TAX BILL-----

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 these exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than 4/01/2021 in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact the office of the County Tax Office at 202 S IRWIN AVE 229-468-5505. If you feel that your property has been assigned too high a value for tax purposes by the Board of Tax Assessors, you should file a tax return reducing the value not later than 4/01/2021 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 202 S IRWIN AVE and/or 229-468-5505.

**LOCAL OPTION SALES TAX CREDIT:**  
The General Assembly reenacted the Local Option Sales Tax Act and another part of your bill shows the dollar amount of reduction of local property taxes which you have received. The law now requires the following additional information to be provided to each taxpayer:

**LOCAL TAX LEVY:**  
Mill rate required to produce local budget 16.594  
Reduction in mill rate due to rollback to taxpayers 1.726  
of sales tax proceeds this previous year 14.868  
Actual mill rate set by local officials

mark@bidweeks.com



# Conservation Use Tax Valuation (CUVA) Parcel 0022 0030 Page 1

00323  
00187

2016

# 768  
GEORGIA, IRWIN COUNTY  
CLERK'S OFFICE SUPERIOR COURT  
FILED FOR RECORD May 9, 2016  
AT 8:45 O'CLOCK A M  
RECORDED IN BOOK 323 PAGE 187-188  
May 9, 2016  
Dep. Clerk CLERK

new

PT-283A REV 8/07

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

To the Board of Tax Assessors of Irwin 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 or 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

MACDONALD ANN DILL REVOCABLE LIVING TRUS

Owner's Mailing Address

5496 POTOMAC LANDING DRIVE

City, State and Zip

KING GEORGE VA 22485

Number of acres included in this application

Agricultural Land 72.20

Timberland 51.00

Covenant Acres 123.20

Total Acres 123.20

Property location (Street, Route HWY etc )

0 REAGAN RD

City State and Zip of Property

District

3

Land Lot

111

Sublot and Block

Recorded Deed

307 - 200

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 Section 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 individual(s) having 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 Ann Dill McDonald  
Signature of Taxpayer or Taxpayer's Authorized Representative

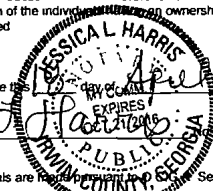
4-18-16  
Date Filed

Sworn to and subscribed before me this 18 day of April 2016

Signature of Taxpayer or Taxpayer's Authorized Representative

(please have additional taxpayers sign on reverse side of application)

If denied Georgia law O C G A Section 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 Section 48-5-311



### FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER

0022 0030

TAX DISTRICT

01

TAXPAYER ACCOUNT NUMBER

543

YR COVENANT

Begins Jan 1, 2016 Ends Dec 31, 2025

If transferred from Preferential Agricultural Assessment, provide date of transfer

If applicable covenant is renewal for tax year

If applicable covenant is a continuation for tax year

Beginning Jan 1 Ending Dec 31

Pursuant to O C G A Sec 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

Based on the information submitted above, as well as the information provided on the questionnaire the Irwin County Board of Tax Assessors has considered such information and has made the following determination of this application

Approved ☒ Date 5-3-16

Thomas J. King III  
Board of Tax Assessors

5-3-16  
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 Section 48-5-306

# Conservation Use Tax Valuation (CUVA) Parcel 0022 0030 Page 2

00323  
00188

CURRENT USE ASSESSMENT QUESTIONNAIRE - PT283A

PIN 0022 0030

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 the percentage interest and number of acres of property in other counties where covenants are in effect. Attach additional pages if needed

Each Individual's Name having any beneficial interest in the property described in this application	Relationship (complete only if application is for a family farm entity	Percent interest owned in property in this application	County where you own interest in property under other covenants	Percent interest owned and number of acres under other covenants	
				Percent Interest	No of Acres

## 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 % \_\_\_\_\_  
☐ 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)

( ) 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 of business operated on this property? If yes, please indicate business name and 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. Section 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. Sec 48-5-7 4(w), no fee is required for 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 \_\_\_\_\_

Notary Public

Authorized Signature

Date Filed

Approved By: Board of Tax Assessors

Date Approved

## Legal Description

Property Address: 1120 Reagan Road, Rebecca, GA 31783

Parcel: Irwin County 0022 0020 (80.25 Acres) and Irwin County 0022 0030 (123.20 Acres)

A tract of land lying and being situated in Land Lot 111 in the 3<sup>rd</sup> Land District of Irwin County, Georgia and being described as tract(s) \_\_\_\_\_ containing \_\_\_\_\_ ± acres according to an engineer's sketch attached to this contract as Exhibit " A2 ". And being all or a portion of that tract of land being more particularly described as follows:

### TRACT 1:

Ninety Three and twenty-nine one-hundredths (93.29) acres, more or less, of land in Lot Number One Hundred Eleven (111) in the 3rd Land District of Irwin County, Georgia, described as BEGINNING at the southwest corner of said lot, and running thence along the west lot line north 1 degree 40 minutes West 1122 feet to a corner; thence along an established line south 86 degrees 30 minutes east 3338 feet to an established corner; thence along an established line south 24 degrees 55 minute east 1279 feet to the south original lot line; thence along the south lot line south 89 degrees 15 minutes west 3854 feet to the southwest corner of said land lot, the point of beginning.

All according to plat of same recorded in Plat Book 1, page 136, Clerk's Office Superior Court, Irwin County, Georgia, and being the same property conveyed by J. E. and F. L. McElmurray to William L. Terrell dated March 21, 1944, as recorded in Deed Book 16, page 271, Irwin County deed records.

### TRACT 2:

86.40 acres of land in Lot No. 111 in the 3rd Land District of Irwin County, Georgia, bounded and described as follows: Commencing at the original northwest corner of said land lot, in the intersection of roads, and running thence along the north lot line North 89 degrees 25 minutes East 603 feet to a corner marked by a pine stake; thence south 1 degree East 496 feet to a corner marked by a pine stake; thence North 89 degrees East 726 feet to a pine stake corner; thence South 1 degree East 2640 feet to a corner marked by a pine stake; thence south 89 degrees West 1292 feet to an established corner on the west original lot line; thence along said lot line in public road North 1 degrees 40 minutes West 3134 feet to the northwest corner, the starting point. All as shown on plat of survey made by M. T. Henderson, Surveyor, dated January 1944, designated as Tract No. 1 of said survey, recorded in Office of Clerk of Superior Court, Irwin County, Georgia, in Plat Book No. 1, page 132.

## Legal Description (continued)

### TRACT 3:

Thirty Two and Seven-tenths (32.7) acres, more or less, of land in Lot Number 111 in the 3rd Land District of Irwin County, Georgia, described as follows: BEGINNING at the original northeast corner of said land lot and running thence along the north lot line in public road North 86 degrees 30 minutes West 2310 feet to a point; thence south 2 degrees 30 minutes East 1564 feet to a point, said point being the beginning of the description or the tract or land herein conveyed; thence South 2 degrees 30 minutes East 1564 feet to an established corner; thence along an established line North 86 degrees 30 minutes West 987 feet to a corner; thence long an established line North 2 degrees 30 minutes West 1282 feet to a corner; thence North 55 degrees East 191 feet, North 43 degrees East 104 feet, North 79 degrees East 402 feet, and South 89 degrees East 382 feet to the beginning point. All according to plat of survey thereof made by M. R. Lindsey, Surveyor, dated January 22, 1954.

### LESS AND EXCEPT

1.0 acre of land in Land Lot Number 111 in the 3rd Land District of Irwin County, Georgia being more particularly described as follows: To obtain a point of beginning commence at the Northwest corner of said Land Lot No. 111 and run thence South 01 degree 40 minutes 00 seconds East 4018.43 feet along the center line of Reagan Road to a corner, being the POINT OF BEGINNING; thence run North 89 degrees 05 minutes 48 seconds East 504.82 feet to a corner; thence run South 02 degrees 59 minutes 40 seconds West 87.00 feet to a corner; thence run South 89 degrees 04 minutes 28 seconds East 497.75 feet to a corner in the center of Reagan Road; thence run North 01 degree 40 minutes 00 seconds West 87.00 feet along the center of Reagan Road to the point of beginning. As shown on Plat of Survey by James D. Weeks, Registered Surveyor, dated 9/17/02, recorded in Plat Slide A19B of the deed records of Irwin County, Georgia, reference to said plat being made hereto for the purpose of incorporating the same herein and making it a part of this description.

### LESS AND EXCEPT

2.0 acres of land lying and situate in Land Lot No. 111 in the 3<sup>rd</sup> Land District of Irwin County, Georgia, and being more particularly described as follows: BEGINNING at the point where the West land lot line of said Land Lot No. 111 intersects the South right of way line of Georgia State Route No. 107 and run thence along said right of way line North 89 degrees 20 minutes 36 seconds East 253.27 feet to a corner, thence run South 01 degree 40 minutes 00 seconds East 344.01 feet to a corner; thence run South 89 degrees 20 minutes 36 seconds West 253.27 feet to a corner on the said West land lot line of said Land Lot No. 111; thence along the said West land lot line of said Land Lot No. 111 North 01 degree 40 minutes 00 seconds West 344.01 feet to the point of beginning. All as shown on that certain Plat of Survey by James D. Weeks, Surveyor No. 2111, dated February 21, 2013 and recorded on Plat Slide A53C1 in the office of

## **Legal Description (continued)**

the Clerk of Irwin County Superior Court Reference being made hereto for the purpose of incorporating the same herein and making it a part of this description.

### **LESS AND EXCEPT**

All of that tract or parcel of land containing 2.75 acres lying and being in Land Lot No. 111 in the Third Land District of Irwin County, Georgia as shown on that certain plat of survey prepared by James D. Weeks, Georgia Registered Land Surveyor No. 2111, dated February 15, 2016, and recorded on Plat Slide A6TD1 in the office of Clerk of the Superior Court of Irwin County, Georgia which plat is incorporated herein by reference for a more complete and accurate description.

### **LESS AND EXCEPT**

One acre in Land Lot No. 111 in the Third Land District of Irwin County, Georgia, and being more particularly described as beginning at a point located south 01 degrees 00 minutes 00 seconds east 1436 feet to the northwest corner of said land lot, and which point is the Point of Beginning of the tract described herein; thence north 88 degrees 57 minutes 05 seconds east 151 feet to a point marked by an iron pin; thence south 01 degrees 00 minutes 00 seconds east 330 feet to a point marked by an iron pin; thence south 89 degrees 00 minutes 00 seconds west 132 feet to a point marked by an iron pin; thence north 01 degree 00 minutes 00 seconds west 132 feet to a point marked by an iron pin; thence south 89 degrees 00 minutes 00 seconds west 19 feet to a point on the centerline of County Road No. 116; thence north 01 degree 00 minutes 00 seconds west 198 feet to the point of beginning; all as shown by plat prepared by M. Rhett Royal, Georgia Registered Land Surveyor, dated March 21, 1992, and recorded in Plat Book 11, page 217, in the office of the Clerk of the Superior Court of Irwin County, Georgia.

This instrument is subject to the right of way of said County Road No. 116 as shown on plat recorded in Plat Book 11, page 217, above referred to.

The above described property is the same property acquired by Stanley Evans and Marla Evans by warranty deed from Jimmy E. Ewing and Ginger D. Ewing (0.40 acre) dated September 28, 1979, and recorded in Deed Book 81, page 8, and warranty deed from Robert Bowen to Stanley Evans and Marla Evans (0.60 acre) dated April 29, 1988 and recorded in Deed Book 107, pages 794-795, deed records of Irwin County, Georgia.



***Go Bid Now!***

**[www.WeeksAuctionGroup.com](http://www.WeeksAuctionGroup.com)**