

Property Information Packet

AUCTION

132 +/- Acres and Country Home, Thomas County, Georgia
11376 Salem Road, Pavo, Georgia 31778



Online Only Auction

Bidding Ends December 1, 2020

Final Contract to Include a 10% Buyer's Premium



WEEKS AUCTION GROUP
— ACCELERATED REAL ESTATE MARKETING —

www.WeeksAuctionGroup.com

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Weeks Auction Group is pleased to bring to market this excellent 132 +/- Acre farm located in the heart of Thomas County, Georgia for the living estate of Marjorie Shipley. The property will be offered in four tracts ranging in size from 2.5 +/- acres to 26.32 +/- acres and will also be offered in combinations of tracts and its entirety. A beautiful 4 bedroom / 3 ½ bath, 3300 +/- sq. ft. country home sits on the 2.5 +/- acre tract and overlooks the acreage. Tract 4 features a metal barn / shop building with attached shed for equipment and includes 25 +/- acres. Multiple tracts have ponds and fencing. If the property sells together, extensive fencing and cross fencing make this a perfect cattle farm; however, there is also potential for cropland production. 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, December 1, 2020 at 4:00 PM

Open House Dates and Times: Saturday, November 21 from 10 AM to 2 PM
Friday, November 27 from 2 PM to 5 PM



For More Information Contact:

Mike Daniel
Weeks Auction Group, Inc.
(229) 890 - 2437
Mike@BidWeeks.com

Property Information

Property Address: 11376 Salem Road, Pavo, Georgia 31778

Property Size (Acres): 132 +/- Acres

Assessor's Parcel Numbers: Thomas County Tax Parcel 003 041

2020 Property Taxes: \$6010.49

Driving Directions from Thomasville: At the intersection of US Hwy 19 and GA Hwy 122 travel east onto GA Hwy 122 12 miles to the intersection of Salem Road. Turn left on Salem Road and travel 7/10 miles to the property on the right. **Watch for Auction Signs!**

Driving Directions from Moultrie: At the intersection of US Hwy 319 / Veteran's Parkway and GA Hwy 33 travel south on GA Hwy 33 for 9.3 miles to Salem Road. Turn right onto Salem Road and travel 2.8 miles to the property on the left. **Watch for Auction Signs!**

Important Selling Features:

- 3300 +/- Sq. Ft. County Style Home
 - Detached Garage
 - Fireplace in Den
 - 4 Bedrooms / 3 1/2 Bath
 - Breakfast Nook
 - Sunroom
 - Office
 - Formal Dining Room
 - Screened Front Porch
 - Master Bath with Walk in Shower
- Fenced and Cross Fenced for Cattle
- Potential for Cropland
- Four Ponds
- Enclosed Metal Building with Equipment Shed

For More Information Contact:

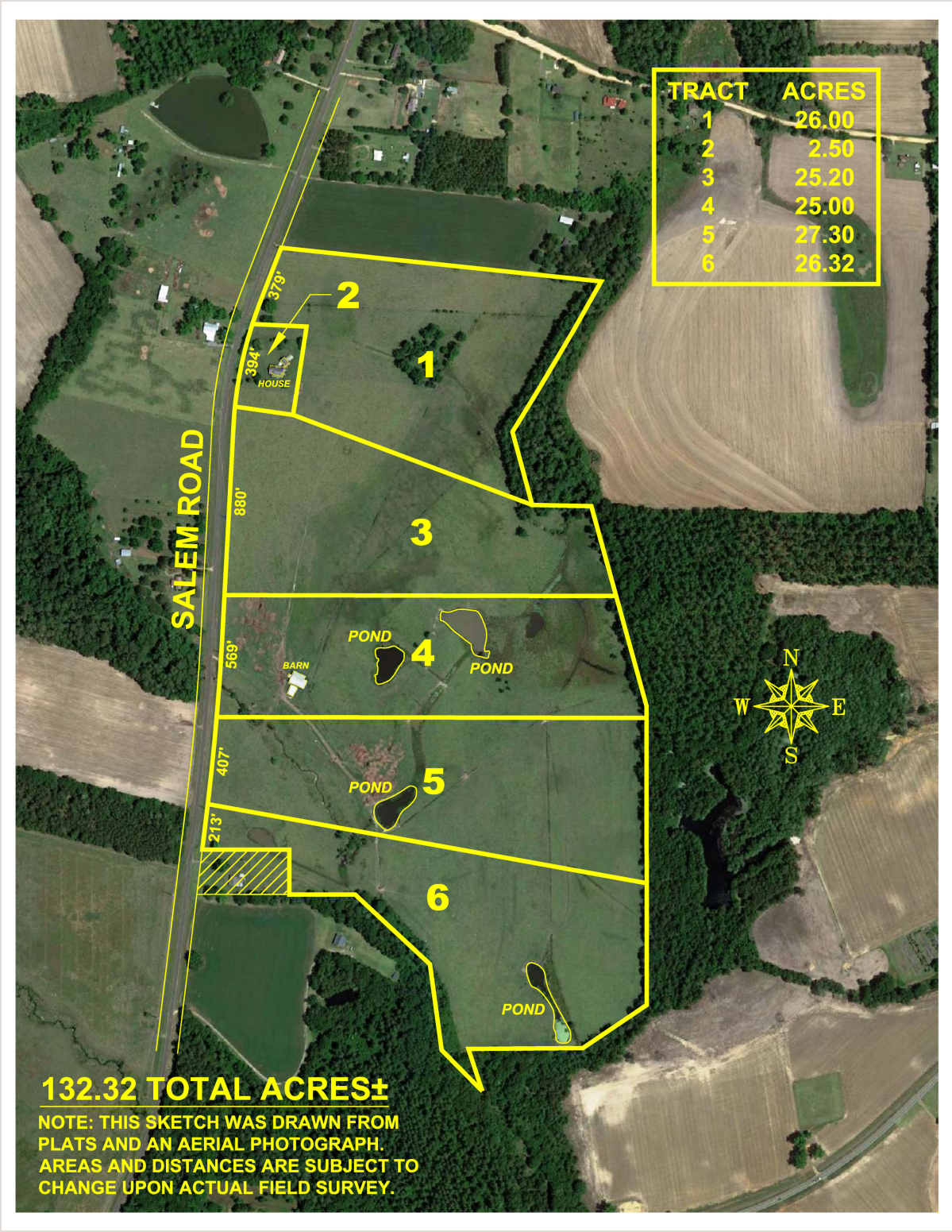
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Home Floor Plan



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

Aerial Map



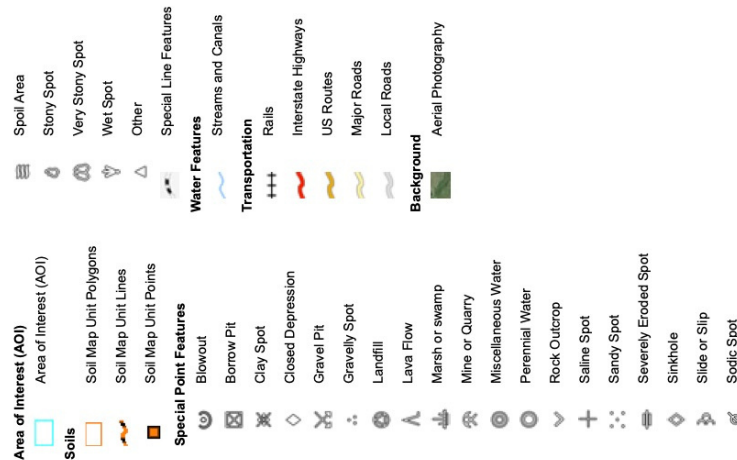
Soil Map



Soil Map - Legend

Soil Map—Brooks and Thomas Counties, Georgia
(132.32 +/- Acres)

MAP LEGEND



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: Brooks and Thomas Counties, 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: Feb 5, 2019—Mar 21, 2019

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—Brooks and Thomas Counties, Georgia

132.32 +/- Acres

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ap	Alapaha loamy sand, 0 to 2 percent slopes, occasionally flooded	68.0	50.7%
DoB	Dothan loamy sand, 2 to 5 percent slopes	12.5	9.3%
FsB	Fuquay loamy sand, 0 to 5 percent slopes	4.0	3.0%
Le	Leefield loamy sand, 0 to 2 percent slopes	12.6	9.4%
Se	Stilson loamy sand, 0 to 2 percent slopes	16.5	12.3%
TfA	Tifton loamy sand, 0 to 2 percent slopes	19.9	14.8%
TfB	Tifton loamy sand, 2 to 5 percent slopes	0.7	0.5%
TsC2	Tifton sandy loam, 5 to 8 percent slopes, eroded	0.0	0.0%
Totals for Area of Interest		134.3	100.0%

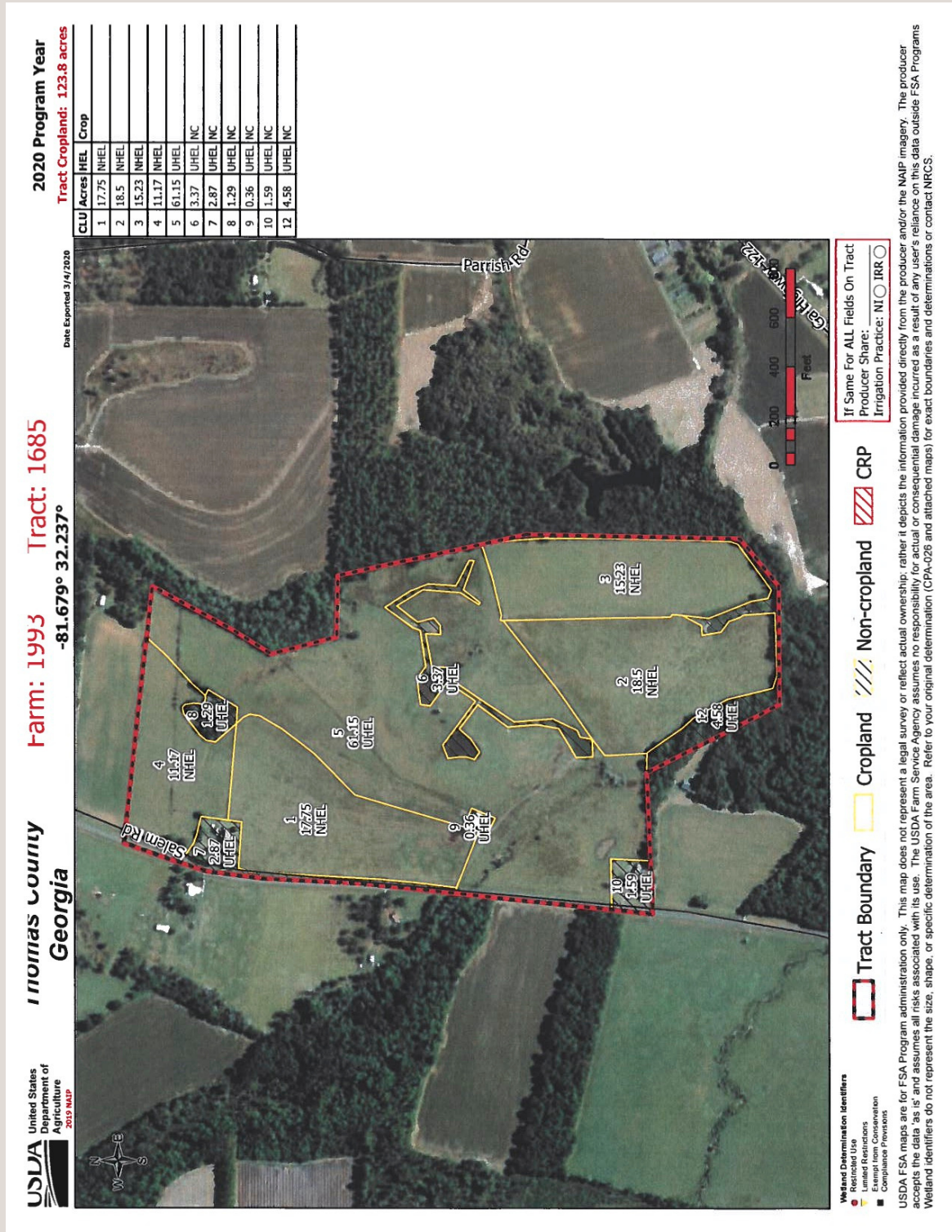


Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

11/13/2020
Page 3 of 3

Farm Service Agency Map



Farm Service Agency 156 EZ Report

Georgia U.S. Department of Agriculture FARM: 1993
 Thomas Farm Service Agency Prepared: 10/23/20 9:31 AM
 Report ID: FSA-156EZ Abbreviated 156 Farm Record Crop Year: 2021
 Page: 1 of 1

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
 LANIER, HOMER A III NONE

Farms Associated with Operator:
 1187, 1544, 2518, 2739

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
137.86	123.8	123.8	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	123.8	0.0	0.0					

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
UNA GENERIC	26.5	0	0.00
Total Base Acres:	26.5		

Tract Number: 1685 Description L-6 1-A
 FSA Physical Location : Thomas, GA ANSI Physical Location: Thomas, GA

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
137.86	123.8	123.8	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	123.8	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
UNA GENERIC	26.5	0	0.00
Total Base Acres:	26.5		

Owners: SHIPLEY, MARJORIE L
 Other Producers: None

Tax Card Parcel 003 041 - Page 1



Summary

Parcel Number 003 041
Location Address 11376 SALEM RD
Legal Description 132.3 AC/ 11020 & 11376 SALEM RD
(Note: Not to be used on legal documents)
Class A5-Agricultural
(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning AG
Tax District 04 Fire District 03 (District 04)
Millage Rate 25.383
Acres 132.3
Neighborhood Rur Par North East (155020)
Homestead Yes (\$1)
Exemption
Landlot/District 352 / 13

[View Map](#)



Owner

Shipley Marjorie L
11376 Salem Rd
Pavo, GA 31778

The owner above is the owner as of Jan 1, 2019. Look at the Sales section below for most recent owner.

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	2	8.96
RUR	Open Land	Rural	4	11
RUR	Open Land	Rural	5	18.6
RUR	Open Land	Rural	8	24.83
RUR	Woodlands	Rural	2	15.01
RUR	Woodlands	Rural	4	0.79
RUR	Woodlands	Rural	5	49.81
RUR	Woodlands	Rural	6	3.3

Residential Improvement Information

Style One Family
Heated Square Feet 3317
Interior Walls Sheetrock
Exterior Walls Wood Siding
Foundation Slab Perimeter Footing
Attic Square Feet 0
Basement Square Feet 0
Year Built 1990
Roof Type Shingle Asphalt
Flooring Type Carpet/Hardwood
Heating Type CH AC
Number Of Rooms 0
Number Of Bedrooms 0
Number Of Full Bathrooms 1
Number Of Half Bathrooms 0
Number Of Plumbing Extras 11
Value \$257,325
Condition Average
Fireplaces/Appliances FP Const 1 sty 1 Box 1
House Address 11376 SALEM RD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Housesite w/Deep Well	2009	1x1 / 1	1	\$7,000
Canopy, Average	1998	17x60 / 0	0	\$1,616
Shop, Farm	1998	30x30 / 0	0	\$2,093
Canopy, Low Cost Residential	1998	10x12 / 0	0	\$108
Canopy, Average	1998	16x30 / 0	1	\$648
Canopy, Average	1990	40x75 / 0	1	\$4,428
Pond 05 acs and less	1900	0x0 / 5	0	\$25,000

Tax Card Parcel 003 041 - Page 2

Permits

Permit Date	Permit Number	Type
11/19/2008	353-08	NEW SFR

Sales

NOTE: Deed information from sales prior to the 1990's maybe approximate.

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/9/2010	1667 396	5 64	\$0	Estate/DOA	SHIPLEY ALFRED R estate	Shipley Marjorie L
7/7/1989	254 741	5 64	\$99,000	Land Unimproved		SHIPLEY ALFRED R

Valuation

	2020	2019	2018
Previous Value	\$602,638	\$722,015	\$708,569
Land Value	\$304,420	\$304,420	\$309,550
+ Improvement Value	\$257,325	\$257,325	\$357,572
+ Accessory Value	\$40,893	\$40,893	\$54,893
= Current Value	\$602,638	\$602,638	\$722,015

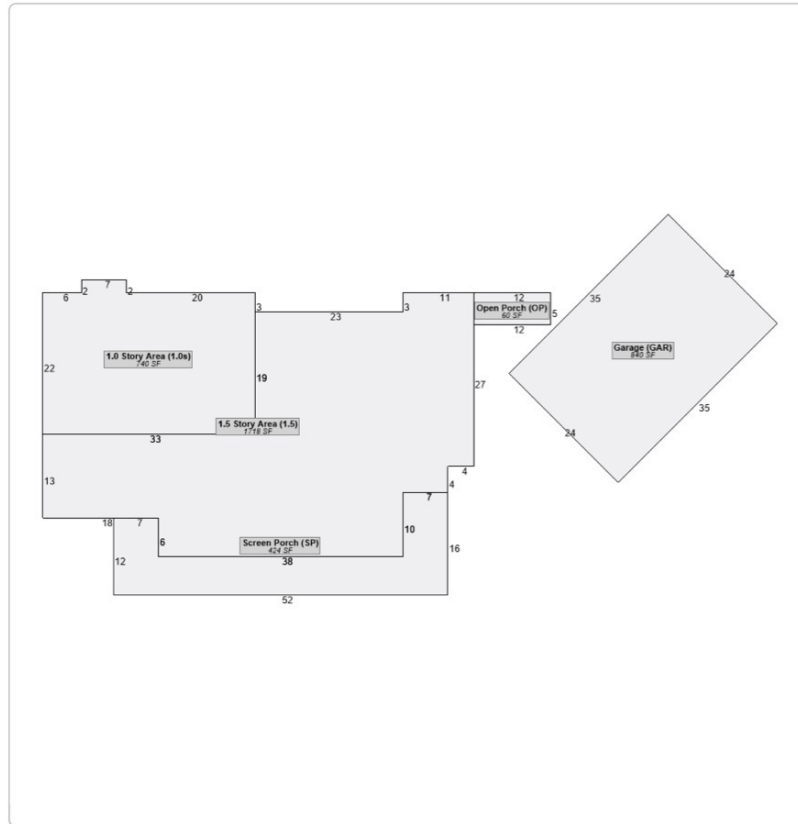
2020 values are tentative.

Photos



Sketches

Tax Card Parcel 003 041 - Page 3



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

The Thomas 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 2019 Certified Values. All other data is subject to change.

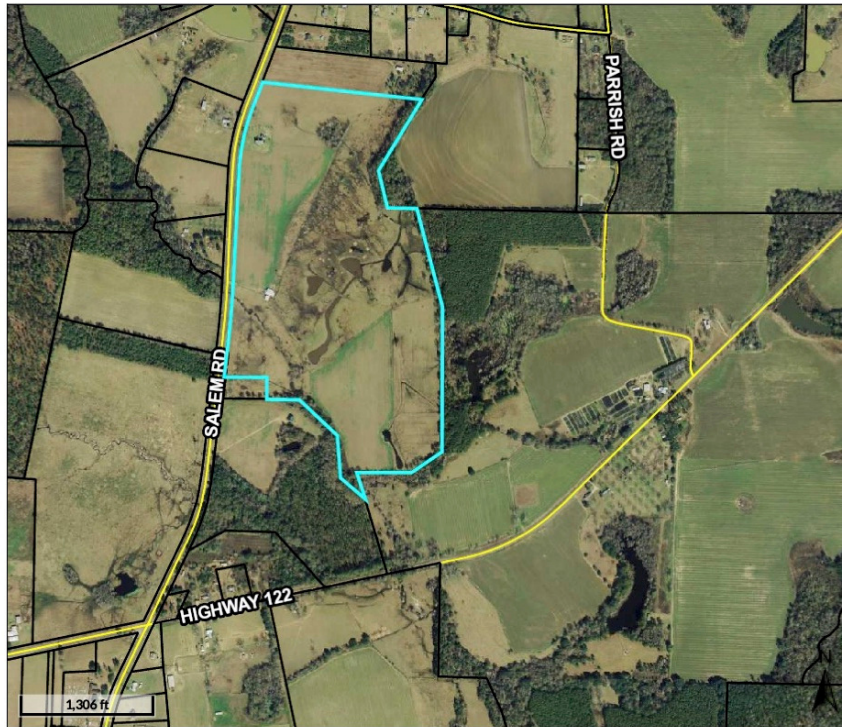
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Developed by
 **Schneider**
GEOSPATIAL

Version 2.3.86

Tax Map Parcel 003 041



Overview



Legend

- Parcels
- Roads

Parcel ID	003041	Owner	Shipley Marjorie L	Last 2 Sales			
Class Code	Agricultural		11376 Salem Rd	Date	Price	Reason	Qual
Taxing District	04 Fire District 03		Pavo GA 31778	11/9/2010	0	19	U
Acres	132.3	Physical Address	11376 SALEM RD	7/7/1989	\$99000	LM	Q
		Assessed Value	Value \$602638				

(Note: Not to be used on legal documents)

Date created: 9/26/2020
Last Data Uploaded: 9/26/2020 7:04:49 AM

Developed by Schneider
GEO SPATIAL

Zoning Map



Legal Description

ALL THAT TRACT OR PARCEL OF LAND situate, lying and being in Land Lots 352 and 353 of the 13th Land District of Thomas County, Georgia, and more particularly described as follows:

TO REACH A POINT OF BEGINNING run from the intersection of the north right of way line of State Route 122 with the east right of way line of the Boston-Moultrie Road north 25 degrees 47 minutes east along the east right of way line of the Boston-Moultrie Road a distance of 815.20 feet to a point on a curve; run thence north 16 degrees 31 minutes east a distance of 631.19 feet along a chord to a point of tangent on the east right of way line of the Boston-Moultrie Road; run thence north 7 degrees 15 minutes east along the east right of way line of the Boston-Moultrie Road a distance of 747.53 feet to the Point of Beginning. FROM THE POINT OF BEGINNING run thence north 7 degrees 15 minutes east along the east right of way line of the Boston-Moultrie Road a distance of 423.39 feet to a point of curve; run thence along the arc of the curve on the east right of way line of the Boston-Moultrie Road a distance of 776.71 feet to a point of tangent; run thence along the east right of way line of the Boston-Moultrie Road north 3 degrees 23 minutes east a distance 989.41 feet to a point of curve; run thence along the east right of way line of the Boston-Moultrie Road along the arc of the curve a distance of 589.16 feet to a point of tangent; run thence north 21 degrees 32 minutes east along the east right of way line of the Boston-Moultrie Road a distance of 273.91 feet to an Iron pin; run thence south 83 degrees 38 minutes 49 seconds east a distance of 1497.92 feet to a ½ inch iron pin found in a branch; run thence along the centerline of the branch to a point which is reached by running south 29 degrees 56 minutes 32 seconds west a distance of 271.93 feet and thence south 30 degrees 56 minutes 46 seconds west a distance of 314.41 feet, and thence south 31 degrees 55 minutes 41 seconds west a distance of 226.94 feet to a point in the centerline of the branch; continuing thence along the centerline of the branch to a point which is reached by running south 14 degrees 45 minutes 50 seconds east a distance of 352.40 feet to a point in the branch; run thence south 88 degrees 32 minutes east along the Land Lot line between Land Lot 352 and 353 a distance of 275.09 feet to a iron pin at a fence corner; run thence south 15 degrees 5 minutes 47 seconds east along a fence a distance of 964.77 feet to a placed ½ inch iron pin and a fence; run thence south 0 degree 16 minutes 57 seconds west along a fence a distance of 1393.66 feet to a placed ½ inch iron pin at a fence corner; run thence south 56 degrees 17 minutes 22 seconds west a distance of 358.80 feet to a placed 1/4 inch iron pin at a fence corner; run thence south 89 degrees 54 minutes 16 seconds west a distance of 533 feet to a placed ½ inch pin at a fence corner; run thence south 17 degrees 46 minutes 4 seconds east a distance of 207.04 feet to a placed ½ inch iron pin at a fence corner in the center of a branch; run thence along the centerline of a branch to a point which is reached by running north 44 degrees 19 minutes 45 seconds west a distance of 269.01 feet and thence north 7 degrees 26 minutes 1 second west a distance of 403.82 feet and thence north 46 degrees 40 minutes 40 seconds west a distance of 475.64 feet to a placed ½ inch iron pin at a fence in the center of the drain on a branch; run thence north 89 degrees 32 minutes 5 seconds west along a fence a distance of 736.93 feet TO THE POINT AND PLACE OF BEGINNING.

Legal Description (continued)

This is the same land described in a survey by Frank E. Carlton, Registered Surveyor, said survey being dated June 15, 1981 and titled "A Plat of Survey Prepared for the Commercial Bank" located in Land Lots 352 and 353 of Land District 13 in Thomas County, Georgia. Said plat is recorded in Plat Book 5, Page 64 among the Deed Records of Thomas County, Georgia.

The above described tract contains 134.32 acres, more or less, by said plat, and is also known as 11376 Salem Road, Pavo, Georgia according to the present numbering system of Thomas County, Georgia.

LESS AND EXCEPT

All that tract or parcel of land situate, lying and being in Land Lot 352 of the 13th Land District of Thomas County, Georgia and identified as 2.000 +/- acres as shown on that plat of survey for Marjorie L. Shipley prepared by Frank E. Carlton, Georgia Registered Land Surveyor No. 1544 dated 6-11-18 and recorded 6/14/2018 in Plat Book 9, Page 167 the Deed Records of Thomas County, Georgia, particular reference being made to said plat of survey for the purpose of incorporating herein the metes and bounds of said 2.000 +/- acres as shown on said plat of survey.

GO BID NOW!

www.WeeksAuctionGroup.com



Only Only Auction
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For More Information Contact:

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