

**AUCTION**

## Property Information Package

Mixed Use Farm and  
Timberland Opportunity

53.47+/- Acres

Waters Road

Blakely, Early County, Georgia

Online Only Auction

Bidding Ends December 10, 2020

Final Contract to Include a 10% Buyer's Premium



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

Weeks Auction Group is pleased to announce the Public Auction of this Early County property consisting of 53.47+/- Acres. Comprising of 35+/- Acres of timberland this property would make a great sportsman's paradise with plenty of row crop potential for food plots. If you are looking to expand a farming operation the existing 18+/- Acres of well-established bases is a great row crop investment. Some timberland could be cleared for additional row crop acreage and potentially a center pivot for irrigation.

**Auction Date and Time:** Thursday, December 10, 2020 at 4:00 p.m.

**Open House Dates and Times:** Drive by at any time or for a private showing call:

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



## Property Information

**Property Address:** 59 Waters Road Blakely, Georgia 39823

**Property Size (Acres):** 53.47 +/- Acres

**Assessor's Parcel Number:** 0148 018

**2020 Property Taxes:** \$299.96

**NOTE:** The above reference tax amount for the 53.47 +/- Acre Tax Parcel 0148 018 is reflective of the property being enrolled in the Agricultural Conservation Use Valuation Assessment Tax Covenant. The current enrollment ends December 31, 2027.

**Driving Directions:** From Blakely take GA Hwy 62 south for approximately 10 miles to GA Hwy 370. Turn left on GA Hwy 370 and travel approximately 4.7 miles to Waters Road on the left. Turn left onto Waters Road and travel approximately 8/10 mile to the property on the left. ***WATCH FOR AUCTION SIGNS!***

### **Important Selling Features:**

- Mixed Use Farm and Timberland Opportunity
- 53.47+/- Total Acres
- 18+/- Acres of Non-Irrigated Cropland (33%)
- 35+/- Acres of Woodland (65%)
- Extensive Wildlife Habitat
- Complete Road System
- Conveniently Located Near Highway 370

The Early County property consists of 53.47+/- Acres. Comprising of 35+/- Acres of timberland this property would make a great sportsman's paradise with plenty of row crop potential for food plots. If you are looking to expand a farming operation the existing 18+/- Acres of well-established bases is a great row crop investment. Some timberland could be cleared for additional row crop acreage and potentially a center pivot for irrigation.

**For More Information Contact:** Cameron Morris  
Weeks Auction Group, Inc.  
(229) 890-2437  
Cameron@BidWeeks.com

# Aerial Map







































# Soil Map



# Soil Map Legend

Soil Map—Calhoun and Early Counties, Georgia  
(53.47 Acres Soil Map)

MAP LEGEND		MAP INFORMATION
<p><b>Area of Interest (AOI)</b></p> <p> Area of Interest (AOI)</p> <p><b>Soils</b></p> <p> Soil Map Unit Polygons</p> <p> Soil Map Unit Lines</p> <p> Soil Map Unit Points</p> <p><b>Special Point Features</b></p> <p> Blowout</p> <p> Borrow Pit</p> <p> Clay Spot</p> <p> Closed Depression</p> <p> Gravel Pit</p> <p> Gravelly Spot</p> <p> Landfill</p> <p> Lava Flow</p> <p> Marsh or swamp</p> <p> Mine or Quarry</p> <p> Miscellaneous Water</p> <p> Perennial Water</p> <p> Rock Outcrop</p> <p> Saline Spot</p> <p> Sandy Spot</p> <p> Severely Eroded Spot</p> <p> Sinkhole</p> <p> Slide or Slip</p> <p> Sodic Spot</p>	<p> Spoil Area</p> <p> Stony Spot</p> <p> Very Stony Spot</p> <p> Wet Spot</p> <p> Other</p> <p> Special Line Features</p> <p><b>Water Features</b></p> <p> Streams and Canals</p> <p><b>Transportation</b></p> <p> Rails</p> <p> Interstate Highways</p> <p> US Routes</p> <p> Major Roads</p> <p> Local Roads</p> <p><b>Background</b></p> <p> Aerial Photography</p>	<p>The soil surveys that comprise your AOI were mapped at 1:20,000.</p> <p><b>Warning: Soil Map may not be valid at this scale.</b></p> <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Calhoun and Early Counties, Georgia Survey Area Data: Version 18, Jun 8, 2020</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Feb 11, 2016—Dec 15, 2017</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p>

# Soil Map Unit Legend

Soil Map—Calhoun and Early Counties, Georgia

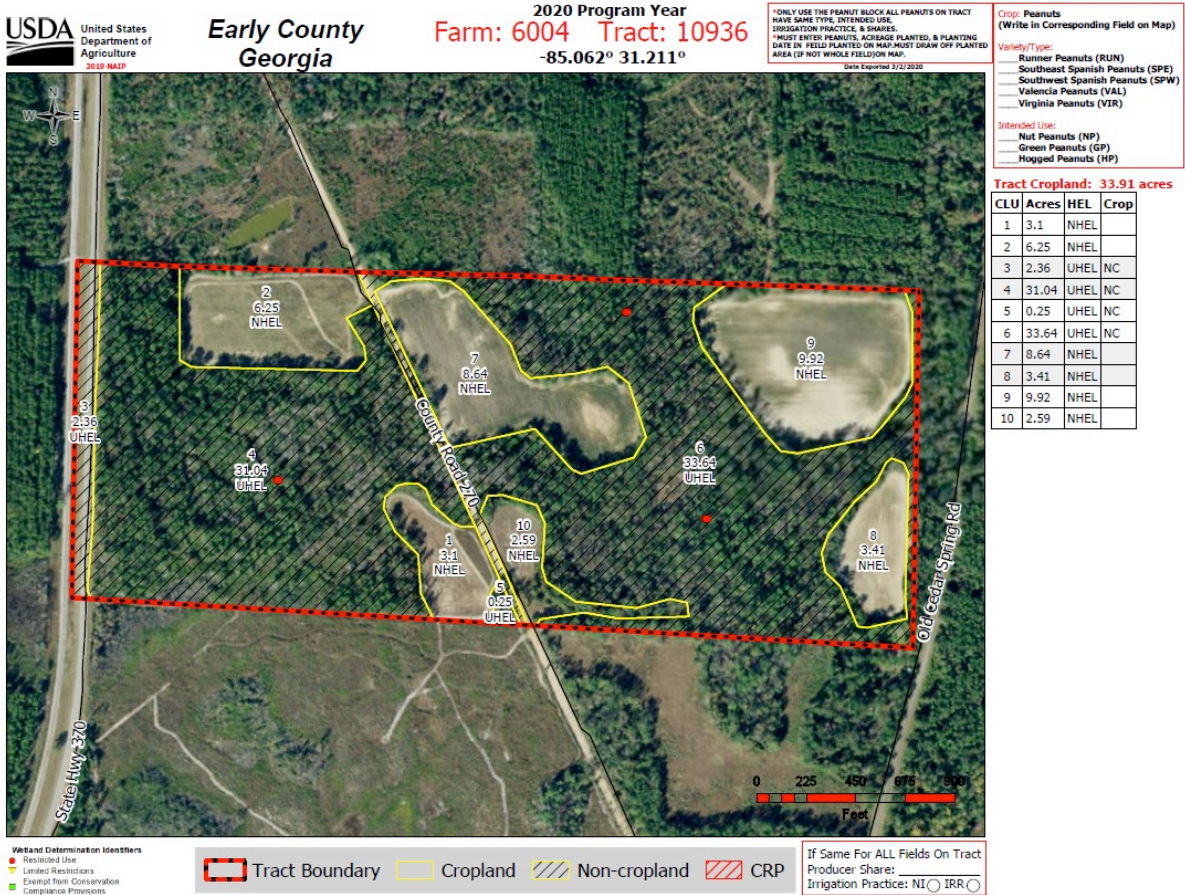
53.47 Acres Soil Map

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
NoB	Norfolk loamy sand, 2 to 5 percent slopes	6.5	11.8%
Oc	Ocilla loamy sand, 0 to 2 percent slopes	1.5	2.7%
Ra	Rains loamy sand	22.0	39.9%
TfB	Tifton loamy sand, 2 to 5 percent slopes	5.5	9.9%
TLB	Troup-Lakeland association, 0 to 5 percent slopes	1.5	2.7%
WaB	Wagram loamy sand, 0 to 5 percent slopes	18.2	32.9%
Totals for Area of Interest		55.2	100.0%

# Farm Service Agency Farm Map

The map below includes property on the west side of County Road 270 / Waters Road that is NOT included in the auction. Only the indicated property located to the east of County Road 270 is being sold.



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 NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.



# Farm Service Agency 156 EZ Report – Page 1

FARM: 6004  
 Prepared: 11/8/20 12:13 PM  
 Crop Year: 2021  
 Page: 1 of 1

Georgia U.S. Department of Agriculture  
 Early Farm Service Agency  
 Report ID: FSA-156EZ Abbreviated 156 Farm Record

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.

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Operator Name WILGRO FARMS LLC	Farm Identifier	Recon Number 2016 - 50
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Farms Associated with Operator:  
 1154, 2249, 3384, 4679, 4731, 5194, 6037, 6272

ARC/PLC G/IF Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
101.2	33.91	33.91	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	33.91	0.0	0.0

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ARC/PLC					
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
PNUTS	NONE	NONE	NONE	NONE	NONE

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Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
PEANUTS	6.93	3408	0.00
<b>Total Base Acres:</b>	<b>6.93</b>		

Tract Number: 10936      Description  
 FSA Physical Location : Early, GA      ANSI Physical Location: Early, GA

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields Recon Number  
2016 - 51  
 Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
101.2	33.91	33.91	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	33.91	0.0	0.0

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Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
PEANUTS	6.93	3408	0.00
<b>Total Base Acres:</b>	<b>6.93</b>		

Owners: WILSON, BILLY JOE  
 Other Producers: WILSON, BEVERLY

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# Tax Card Parcel 0148 018 – Page 1



## Summary

Parcel Number 0148 018  
 Location Address LL 376-26TH LD 57.10 ACRES  
 Legal Description (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 UNINCORPORATED (District 01)  
 Millage Rate 27.599  
 Acres 57.1  
 Homestead Exemption No (50)  
 Landlot/District 376 / 26

[View Map](#)

## Owner

WILSON BILLY J  
 642 WILKIE MOSLEY RD  
 BLAKELY, GA 39823

## Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	3	1.76
RUR	Woodlands	Rural	5	0.68
RUR	Woodlands	Rural	6	1.06
RUR	Woodlands	Rural	7	8.03
RUR	Woodlands	Rural	8	21.41
RUR	Open Land	Rural	2	3
RUR	Open Land	Rural	3	4.79
RUR	Open Land	Rural	6	0.74
RUR	Woodlands	Rural	2	2.42
RUR	Open Land	Rural	5	13.21

## Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	5	13.21
CUV	Agland 93	2	3
CUV	Agland 93	3	4.79
CUV	Agland 93	6	0.74
CUV	Timberland 93	2	2.42
CUV	Timberland 93	3	1.76
CUV	Timberland 93	5	0.68
CUV	Timberland 93	6	1.06
CUV	Timberland 93	7	8.03
CUV	Timberland 93	8	21.41

## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/29/2016	341 410		\$67,900	Multi Parcel	MACK,ANNETTE EVERETT ETAL	WILSON BILLY J
1/29/2001	235 551	220 208	\$0	Non-Market	EVERETT ORSAY	MACK,ANNETTE EVERETT

## Valuation

	2019	2018	2017	2016	2015
Previous Value	\$75,445	\$65,163	\$65,163	\$67,478	\$63,310
Land Value	\$75,445	\$75,445	\$65,163	\$65,163	\$67,478
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$75,445	\$75,445	\$65,163	\$65,163	\$67,478
10 Year Land Covenant (Agreement Year / Value)	2018 / \$29,153	2018 / \$28,321			

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

# Tax Map Parcel 0148 018



**Overview**

**Legend**

- Parcels
- Roads

<b>Parcel ID</b>	0148 018	<b>Owner</b>	WILSON BILLY J	<b>Last 2 Sales</b>			
<b>Class Code</b>	Consv Use		642 WILKIE MOSLEY RD	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	UNINCORPORATED		BLAKELY GA 39823	2/29/2016	\$67900	MP	U
	UNINCORPORATED	<b>Physical Address</b>	n/a	1/29/2001	0	NM	U
<b>Acres</b>	57.1	<b>Assessed Value</b>	Value \$75445				

(Note: Not to be used on legal documents)

Date created: 12/19/2019  
 Last Data Uploaded: 12/19/2019 1:00:12 PM

Developed by Schneider  
 GEOSPATIAL

# Conservation Use Valuation (CUVA) Parcel 0148 018 – Page 1

Recorded 04/10/2018 09:00AM Dead Doc: COVE

GAYLE W. ANDERSON  
Clerk of Superior Court, Early County, Ga.  
Bl: 00355 Pg 0096-0097

PT283A Rev. 2/15

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

To the Board of Tax Assessors of Early 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

WILSON BILLY J

Owner's mailing address 642 WILKIE MOSLEY RD			City, State, Zip BLAKELY, GA 39823	Number of acres included in this application. Agricultural Land: 11.00 Timber Land: 46.10
Property location (Street, Route, Hwy, etc.) 0			City, State, Zip of Property:	Covenant Acres 57.10 Total Acres 57.10
District 26	Land Lot 376	Sublot & Block	Recorded Deed Book/Page 341 410	List types of storage and processing buildings:

### AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information provided hereon, 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 provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have obtained the consent of 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 of this application if this covenant is breached.

Signature of Taxpayer or Taxpayer's Authorized Representative: *Billy J Wilson* Date Application Filed: 3-28-18  
 Sworn before me this 28 day of March 2018  
 Signature of Notary Public: *Ben* Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal if the application is denied as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

### FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER	TAX DISTRICT	TAXPAYER ACCOUNT NUMBER	YEAR COVENANT:
0148 018	01	3957	Begin: Jan 1, 2018 Ends: Dec 31, 2027
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, ____ Ends: Dec 31, ____
	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>[Signature]</i> Date: 3-29-18	Board of Tax Assessors		Date: 3-29-18

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 Valuation (CUVA) Parcel 0148 018– Page 2

CURRENT USE ASSESSMENT QUESTIONNAIRE – PT283A 0148 018				
<p><b>ALL APPLICANTS</b>, 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>				
<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.)</p>	<p>Relationship (complete only if application is for a family farm entity)</p>	<p>Percent interest owned in property in <u>this application</u> only</p>	<p>Counties where you own interest in property under other covenants and total acres in other conservation use covenants</p>	<p>Each owner's percent interest owned and number of acres owned by each under other covenants</p>
Name / Relationship			County	% Interest / No of Acres
<p><b>Check Appropriate Ownership Type:</b></p> <p><input checked="" type="checkbox"/> One or more natural or naturalized citizens.</p> <p><input type="checkbox"/> An estate of which the devisees or heirs are one or more natural or naturalized citizens.</p> <p><input type="checkbox"/> A trust of which the beneficiaries are one or more natural or naturalized citizens.</p> <p><input type="checkbox"/> 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.))</p> <p><input type="checkbox"/> Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)</p> <p><input type="checkbox"/> 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.)</p>				
<p><b>Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.</b></p> <p><input checked="" type="checkbox"/> Raising, harvesting, or storing crops % <u>19</u></p> <p><input type="checkbox"/> Feeding, breeding, or managing livestock or poultry % _____</p> <p><input type="checkbox"/> Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____</p> <p><input type="checkbox"/> 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))</p> <p><input checked="" type="checkbox"/> Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apian products % <u>81</u></p> <p><input type="checkbox"/> Other _____</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.)</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Are there any deed restrictions on this property? If yes, please list the restrictions.</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Does the current zoning on this property allow agricultural use? If no, please explain.</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is there any type business operated on this property? If yes please indicate business name &amp; type of business.</p> <p><small>* 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.</small></p>				
<p><b>APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY</b></p>				
<p>I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.</p>				
Sworn to and subscribed before me		Taxpayer's Authorized Signature		Approved by: Board of Tax Assessors
This ___ day of _____		_____		_____
Notary Public	Date Filed	Date Approved		

## 2020 Tax Bill Parcel 0148 018

FMUMFB	ANN HARRELL EARLY CO TAX COMMISSIONER	12/01/20
FMUMFB01	Clerk AH2 Date 2020 12 01 Sequence 135048	14:02:09
Bill Number . .	2020 008932 Acct 3957R20	Fair Mkt Val 81,717
Taxpayer Name .	WILSON BILLY J	Bill Date 2020 08 28
Additional Name .		Due Date 2020 12 20
Address Line 1 .		H/S Code
Address Line 2 .	642 WILKIE MOSLEY RD	Lender Code
City ST Zip 4 .	BLAKELY GA 39823	Under Appeal
Loctn/Desc . . .	LL 376-26TH LD 57.10 ACRES	Bankruptcy
Map Blk Par Sub.	0148 018 Dist 01	Check Notes
Original Bill	Adj & Charges Payments	Descriptions This Tran
299.96		Taxes 299.96
		Assessment Pen
		Interest
		Costs
		Late Penalty
		Other Penalty
299.96		TOTALS 299.96
	Last T/A Date	Payment/Adjust (P/A) P
		Reason Code (F13) 00
Email Address:		
F1=Options	F3=Return	F4=Delete
		F8=Adj to Total

*Cameron@bidweeks.com*

## Legal Description

Property Address: 59 Waters Road Blakely, Georgia 39823

Parcel: Early County, Georgia Tax Parcel: 0148018

A parcel of land containing 97.77 acres, more or less, located in land lot No 376 in the 26" Land District of Early County, Georgia, and more particularly described as follows: Beginning at the northeast corner of land lot No. 376 in the 26th Land District of Early County, Georgia, thence run south 01 degree 54 minutes 21 seconds west the distance of 1,363.66 feet; thence run north 87 degrees 04 minutes 34 seconds west the distance of 3,177.55 feet to the east margin of the right-of-way of Great Southern Highway; thence run north 02 degrees 09 minutes 26 seconds east along said margin the distance of 1,319.80 feet; thence run south 87 degrees 52 minutes 00 seconds east the distance of 3,171.28 feet to the point of beginning.

A plat of said parcel of land made by G. L. Holman, dated July 12, 2000, is recorded in Deed Book 220, Page 208, Early County, Georgia, Deed Records, which plat, and the record thereof are by reference incorporated in this description.

Said parcel of land is the same land described in and conveyed by that Deed of Gift with Reservation of Life Estate from Orsay Everett to Annette Everett Mack, Gennett Everett Mclaughlin, Jerrie Everett Coleman, Oscar Lewis Everett and Betty Jean Everett Respress, dated January 29, 2001, and recorded in Deed Book 235 at page 551, Early County, Georgia, Deed Records.

Less and Except

All of the following described land lying west of Waters Road (County Graded Road) containing 44.30 acres, more or less:

A parcel of land containing 97.77 acres, more or less, located in land lot No.. 376 in the 26" Land District of Early County, Georgia, and more particularly described as follows:

Beginning at the northeast corner of Land Lot No. 376 in the 26" Land District of Early County, Georgia, thence run south 01 degree 54 minutes 21 seconds west the distance of 1,363.66 feet; thence run north 87 degrees 04 minutes 34 seconds west the distance of 3,177.55 feet to the east margin of the right-of-way of Great Southern Highway; thence run north 02 degrees 09 minutes 26 seconds east along said margin the distance of 1,319.80 feet; thence run south 87 degrees 52 minutes 00 seconds east the distance of 3,171.28 feet to the point of beginning.

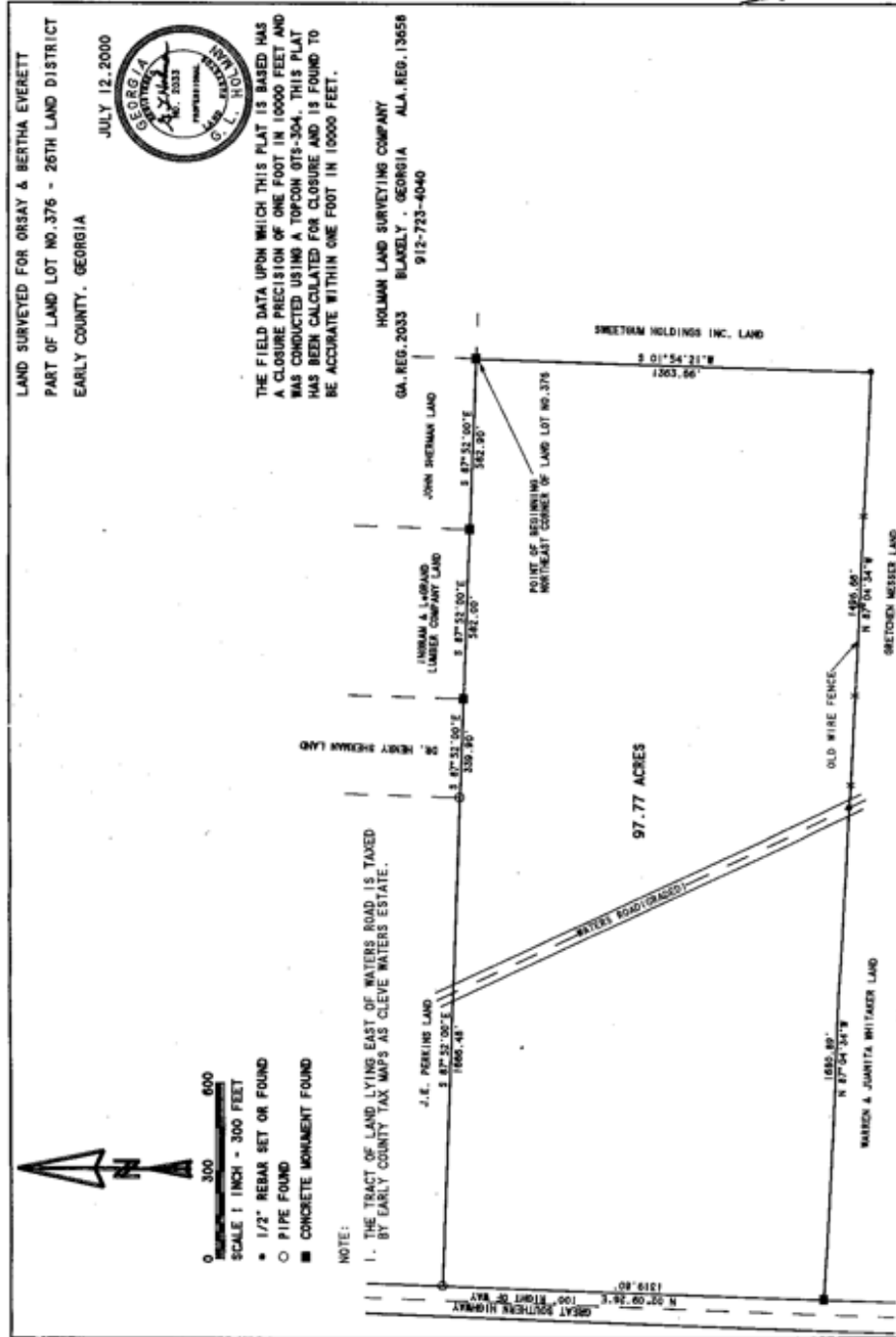
## **Legal Description**

A plat of said parcel of land made by G. L. Holman, dated July 12, 2000, is recorded in Deed Book 220, Page 208, Early County, Georgia, Deed Records, which plat, and the record thereof are by reference incorporated in this description.

Said parcel of land is the same land described in and conveyed by that Deed of Gift with Reservation of Life Estate from Orsay Everett to Annette Everett Mack, Gennett Everett Mclaughlin, Jerrie Everett Coleman, Oscar Lewis Everett and Betty Jean Everett Respress, dated January 29, 2001, and recorded in Deed Book 235 at page 551, Early County, Georgia, Deed Records.



# Plat



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