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**Now**

# *Property Information*

*Online Only Auction*

**211 +/- Acres  
Sumter County,  
Georgia**

*Final Contract Price to Include a  
10% Buyer's Premium*



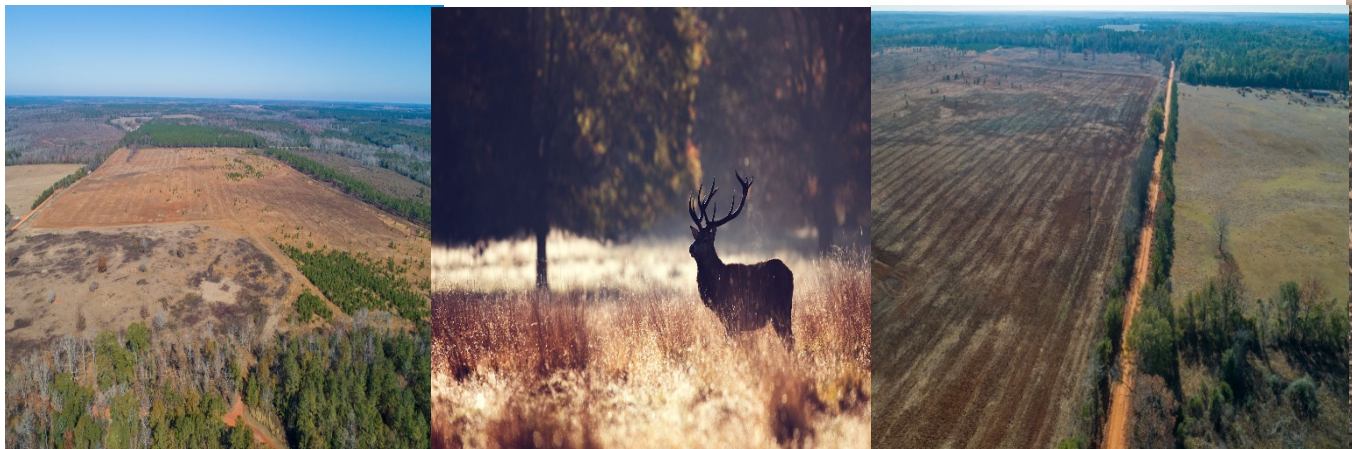
**658 Carter Fish Pond Road  
Plains, Georgia 31780**

**February 11, 2021  
at 4:00 P.M.**



**(229) 890-2437**

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





## Introduction

Dear Prospective Bidders,

Weeks Auction Group is pleased to announce the public online only Auction of this 211+/- Acre Row Crop and Recreational Farm located on Carter Fish Pond Road in Sumter County, Georgia.

This property consists of 110+/- acres in cultivation and 24+/- acres of pastureland. Looking to deer hunt? This farm has over 50+/- acres of cleared woodlands perfect for seasonal food plots. Whether you're looking for an income-producing property, expanding a farming operation, or a diversified hunting tract this property checks all the boxes!

Bidding for this property will open on January 28, 2021 at 10:00 a.m. eastern time and continue to February 11, 2021. Bidding will begin closing at 4:00 p.m. eastern time subject to auto extensions. All bidding for this property will be conducted on the Weeks Auction Group online bidding platform at [www.WeeksAuctionGroup.com](http://www.WeeksAuctionGroup.com). Prior to placing any bids please read this Property Information Package along with the Bidding Terms and Conditions, and the Sample Purchase contract. All documents can be found online under the "Documents" tab.

Please don't hesitate to contact me if you have any question about the property, the auction process, or if you'd like to schedule a private showing of the property.

Sincerely,  
Weeks Auction Group, Inc.

Cameron Morris  
Associate Broker & Auctioneer





**Auction Date and Time:** Thursday, February 11, 2021 at 4:00 P.M.

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

**For More Information Contact:** Cameron Morris  
Associate Broker & Auctioneer  
Weeks Auction Group, Inc.  
(229) 890 – 2437 Office  
(229) 881 – 7643 Cell  
Cameron@BidWeeks.com

## Property Information

**Property Address:** 658 Carter Fish Pond Road Plains, Georgia 31780

**Auction Date and Time:** February 11, 2021 at 4:00 P.M.

**Property Size (Acres):** 211 +/- Acres

**Assessor's Parcel Number:** Sumter 1702-43-1

**Taxes (2020):** \$6,192.04

**Driving Directions:** From Plains take Highway 45 South for 4 Miles towards Dawson. Turn Left on Carter Fish Pond Road South for 1.2 Miles and the property is on the left. ***Watch for Auction Signs!***

### Important Selling Features:

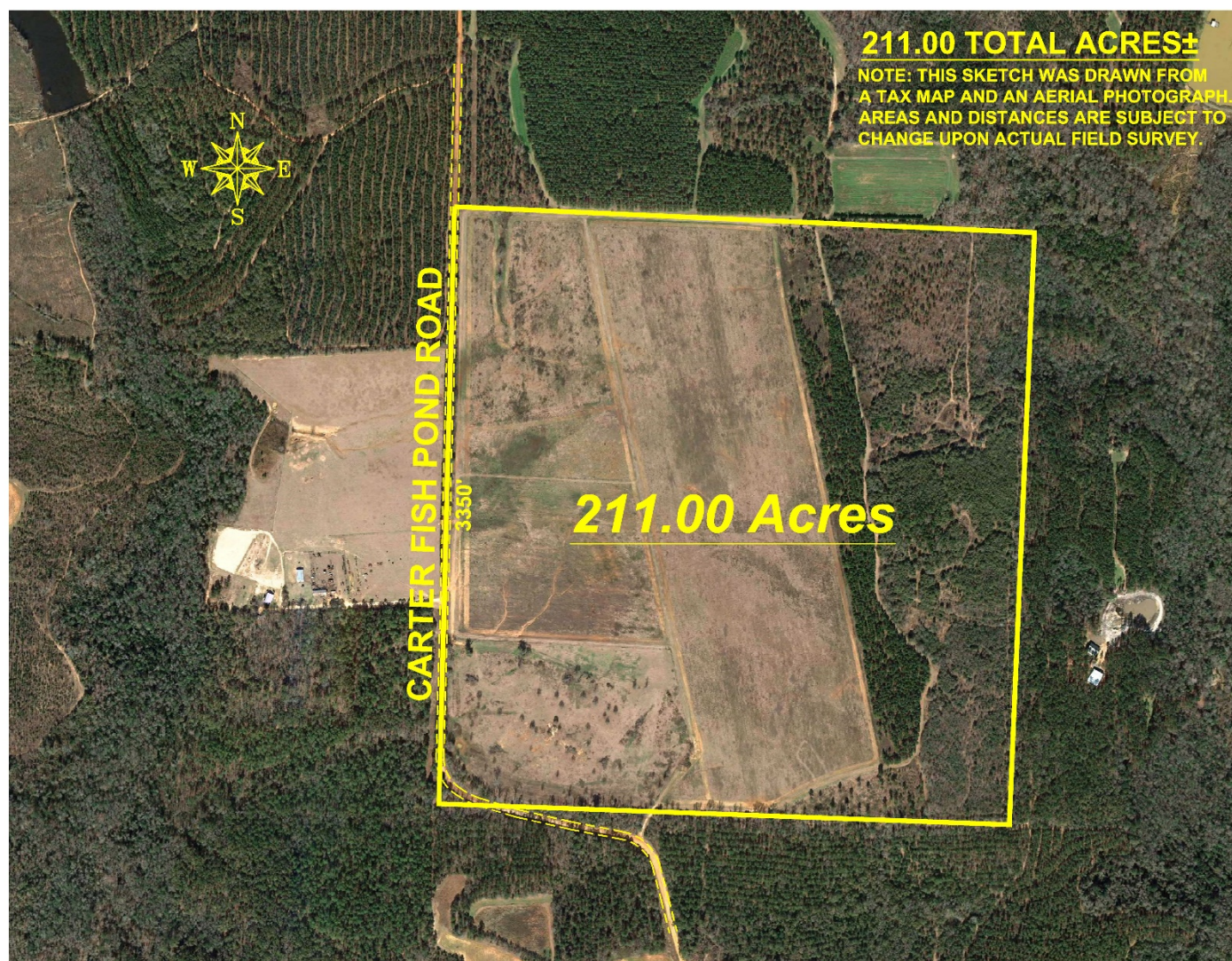
- Farm and Timberland Opportunity
- 211+/- Total Acres
- 110+/- Acres of Row Crop Potential (52%)
- 50+/- Acres of Cleared Woodlands
- 24+/- Acres of Pastureland
- 15+/- Acres of Pines
- Sportsman's Paradise w/ Income Potential
- Located South of Plains on Carter Fish Pond Road

### For More Information Contact:

Cameron Morris  
Associate Broker and Auctioneer  
Weeks Auction Group, Inc.  
(229) 890 – 2437 Office  
(229) 881 – 7643 Cell  
[Cameron@bidweeks.com](mailto:Cameron@bidweeks.com)



## Aerial Map









































## Soil Map





## Soil Map Legend

Soil Map—Schley and Sumter Counties, Georgia

MAP LEGEND		MAP INFORMATION
<b>Area of Interest (AOI)</b>  Area of Interest (AOI)	 Spot Area  Stony Spot  Very Stony Spot  Wet Spot  Other  Special Line Features	<p>The soil surveys that comprise your AOI were mapped at 1:20,000.</p> <div style="border: 1px solid black; padding: 5px;"> <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> </div> <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: Schley and Sumter Counties, Georgia  Survey Area Data: Version 16, 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: Apr 16, 2016—Nov 29, 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>
<b>Soils</b>  Soil Map Unit Polygons  Soil Map Unit Lines  Soil Map Unit Points	 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	<b>Water Features</b>  Streams and Canals <b>Transportation</b>  Rails  Interstate Highways  US Routes  Major Roads  Local Roads <b>Background</b>  Aerial Photography

## Soil Map Unit Legend

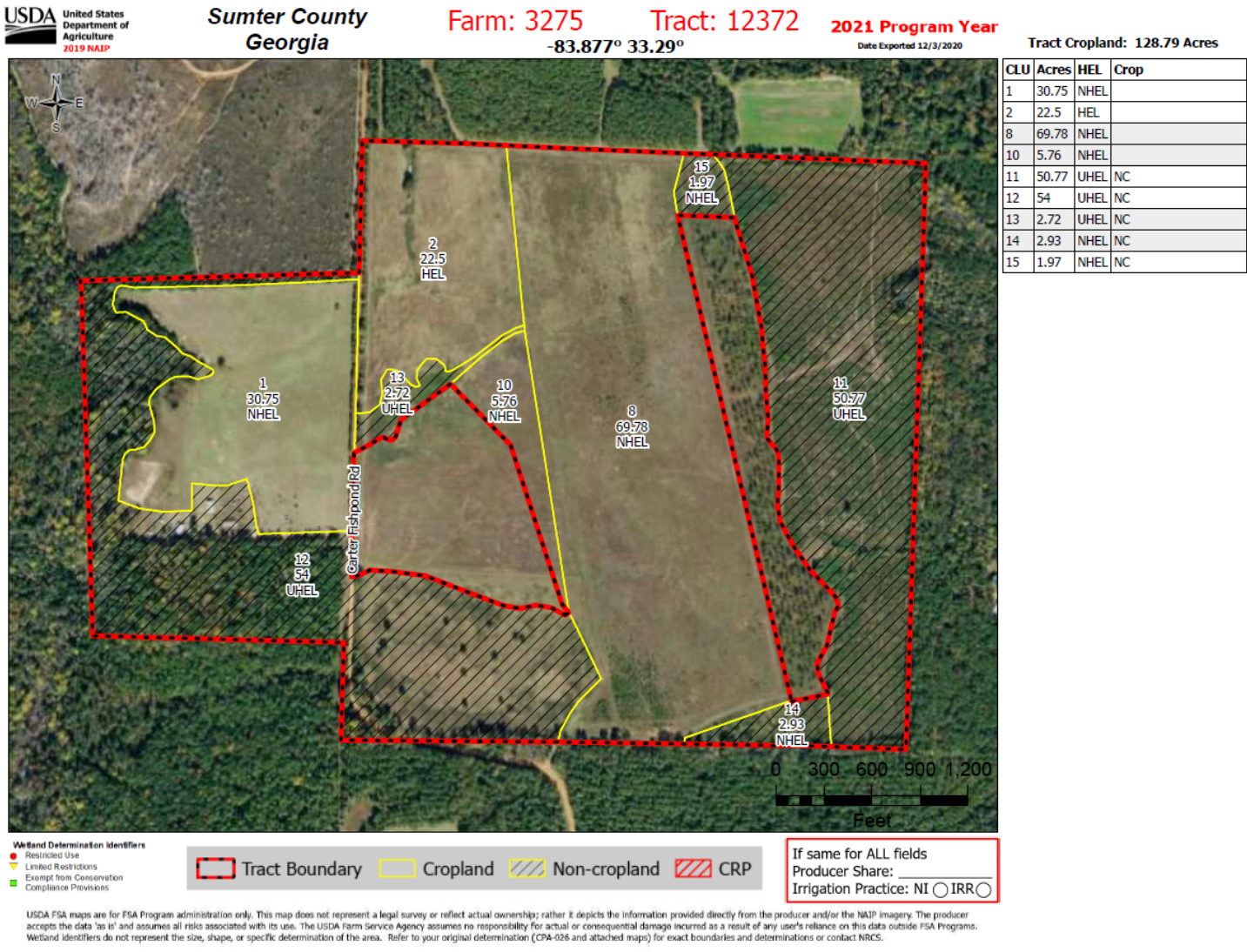
Soil Map—Schley and Sumter Counties, Georgia

### Map Unit Legend

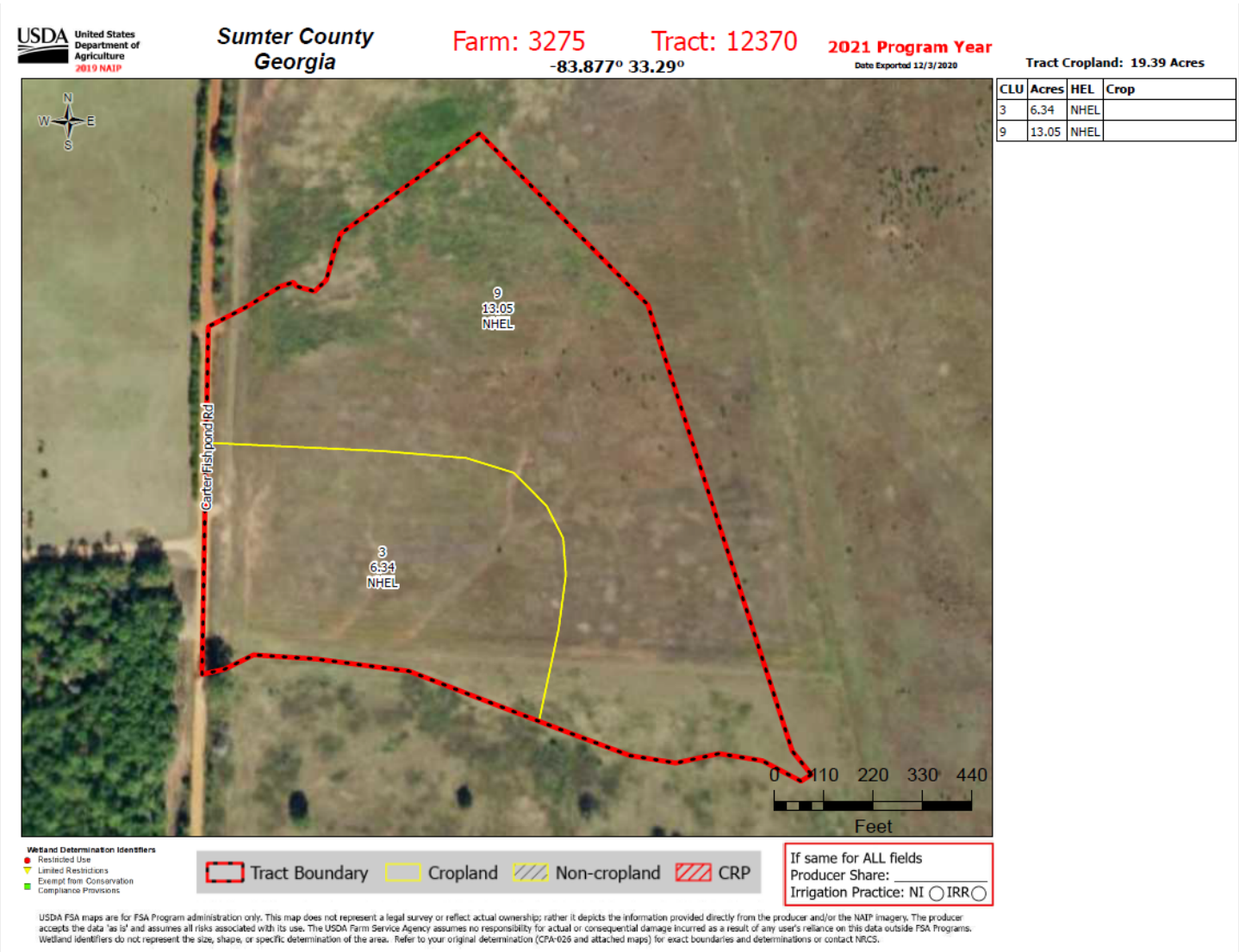
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ArB	Americus loamy sand, 0 to 5 percent slopes	8.3	3.9%
ArC	Americus loamy sand, 5 to 8 percent slopes	10.6	5.0%
FuA	Faceville sandy loam, 0 to 2 percent slopes	10.7	5.1%
FuB2	Faceville sandy loam, 2 to 5 percent slopes, moderately eroded	5.1	2.4%
GoB	Greenville sandy loam, 2 to 5 percent slopes	29.2	13.8%
GqC3	Greenville sandy clay loam, 5 to 8 percent slopes, severely eroded	13.7	6.5%
HdC	Henderson cherty sandy loam, 2 to 8 percent slopes	0.7	0.4%
LpC	Lakeland sand, 0 to 8 percent slopes	20.5	9.7%
OeB	Orangeburg loamy sand, 2 to 5 percent slopes	32.9	15.6%
OeD2	Orangeburg loamy sand, 8 to 12 percent slopes, moderately eroded	1.5	0.7%
RhB	Red Bay sandy loam, 2 to 5 percent slopes	60.2	28.5%
RhC2	Red Bay sandy loam, 5 to 8 percent slopes, eroded	5.4	2.6%
TuA	Tifton sandy loam, 0 to 2 percent slopes	12.6	6.0%
<b>Totals for Area of Interest</b>		<b>211.4</b>	<b>100.0%</b>



Farm Service Agency Farm Map



Farm Service Agency Farm Map Continued







## Farm Service Agency 156 EZ Report- Page 1

Georgia U.S. Department of Agriculture FARM: 3275  
 Sumter Farm Service Agency Prepared: 12/29/20 1:52 PM  
 Report ID: FSA-156EZ Abbreviated 156 Farm Record Crop Year: 2021  
 Page: 1 of 3  
 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  
 TANNER, DONALD PHILLIP COMB 3289/3273

Farms Associated with Operator:  
 None

ARC/PLC G/WF Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
275.57	148.18	168.08	0.0	0.0	0.0	0.0	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	168.08	0.0	0.0					
ARC/PLC									
PLC PNUITS, SUP	ARC-CO WHEAT, CORN	ARC-IC NONE	PLC-Default NONE	ARC-CO-Default NONE	ARC-IC-Default NONE				

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	32.5	40	0.00	0
CORN	32.9	46	0.00	0
PEANUTS	58.1	2721	0.00	
SEED COTTON	9.28	1320	0.00	
UNA GENERIC	2.32	0	0.00	
Total Base Acres:	135.1			

Tract Number: 12370 Description: A7/1B  
 FSA Physical Location: Sumter, GA ANSI Physical Location: Sumter, 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
19.39	19.39	19.39	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	19.39	0.0	0.0			
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
CORN	10.0	46	0.00				
Total Base Acres:	10.0						



## Farm Service Agency 156 EZ Report- Page 2

Georgia U.S. Department of Agriculture FARM: 3275  
Sumter Farm Service Agency Prepared: 12/29/20 1:52 PM  
Report ID: FSA-156EZ Abbreviated 156 Farm Record Crop Year: 2021  
Page: 2 of 3  
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.

Owners: TANNER, DONALD PHILLIP  
Other Producers: None

Tract Number: 12371 Description A7/1B  
FSA Physical Location : Sumter, GA ANSI Physical Location: Sumter, GA  
BIA Range Unit Number:  
HEL Status: HEL Determinations not complete  
Wetland Status: Tract contains a wetland or farmed wetland  
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
15.0	0.0	15.0	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	15.0	0.0	0.0			

Owners: TANNER, DONALD PHILLIP  
Other Producers: None

Tract Number: 12372 Description A7/1B  
FSA Physical Location : Sumter, GA ANSI Physical Location: Sumter, GA  
BIA Range Unit Number:  
HEL Status: HEL Determinations not complete  
Wetland Status: Tract contains a wetland or farmed wetland  
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
241.18	128.79	133.69	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	133.69	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	32.5	40	0.00
CORN	22.9	46	0.00
PEANUTS	58.1	2721	0.00
SEED COTTON	9.28	1320	0.00
UNA GENERIC	2.32	0	0.00
Total Base Acres:	125.1		

Owners: TANNER, DONALD PHILLIP  
Other Producers: None

## Tax Card Parcel – Page 1

10/20/2020

qPublic.net - Sumter County, GA - Report: 1702 43 1



### Summary

Parcel Number 1702 43 1  
Location Address 657 S CARTER FISHPOND RD  
Legal Description OLD MCTIER PL 239.5 AC,  
(Note: Not to be used on legal documents)  
Class A5-Agricultural  
(Note: This is for tax purposes only. Not to be used for zoning.)  
Tax District UNINCORPORATED COUNTY (District 07)  
Millage Rate 31.478  
Acres 239.5  
Neighborhood N/A  
Homestead Exemption Yes (51)  
Landlot/District 43 / 17  
Water Well  
Sewer Septic Tank  
Electric Electricity  
Gas Tank Gas  
Topography Rolling  
Drainage Fair  
Road Class County  
Parcel Road Access Paved



[View Map](#)

### Owner

DONALD PHILLIP TANNER  
567 CARTER FISHPOND ROAD  
PLAINS, GA 31780

### Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	2	36
RUR	Open Land	Rural	3	86.5
RUR	Open Land	Rural	6	41
RUR	Woodlands	Rural	1	35
RUR	Woodlands	Rural	2	5
RUR	Woodlands	Rural	6	17
RUR	Woodlands	Rural	7	17
RUR	Woodlands	Rural	8	2

### Residential Improvement Information

Style One Family  
Heated Square Feet 1392  
Interior Walls Sheetrock  
Exterior Walls Wood  
Foundation Piers  
Attic Square Feet 0  
Basement Square Feet 0  
Year Built 1991  
Roof Type Metal - Enamel  
Flooring Type Tile  
Heating Type No Heat  
Number Of Rooms 2  
Number Of Bedrooms 1  
Number Of Full Bathrooms 1  
Number Of Half Bathrooms 0  
Number Of Plumbing Extras 0  
Value \$35,000  
Condition Fair  
House Address 657 S CARTER FISHPOND

<https://qpublic.schneidercorp.com/Application.aspx?AppID=849&LayerID=15775&PageTypeID=4&PageID=7043&Q=1318130290&KeyValue=1702++...> 1/3



## Tax Card Parcel – Page 2

10/20/2020

qPublic.net - Sumter County, GA - Report: 1702 43 1

### Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FIRE FEE - PARCEL	2010	0x0 / 0	1	\$0
FIRE FEE - RESIDENTIAL IMP	2010	0x0 / 0	1	\$0
GARBAGE UNITS	2007	0x0 / 0	1	\$0
CPY5 CANOPY RESIDENTIAL WD	1998	0x0 / 0	0	\$0
AP6L POLE SHED WD 4 OPEN NO FL	1991	18x24 / 0	0	\$360
AD1 DAIRY/HORSE BARN	1980	36x60 / 0	1	\$7,500
AH3 SWINE SHED	1980	25x69 / 0	1	\$2,200
Well/Septic Tank	1900	0x0 / 1	1	\$4,500
SITE IMPROVEMENT <\$25000	1900	0x0 / 1	1	\$500
SITE IMPROVEMENT <\$25000	1900	0x0 / 1	1	\$500

### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/11/2003	803 55		\$120,000	Kin	TANNER, DONALD	TANNER, DONALD PHILLIP
9/1/1960	064 131		\$0	Old Sale		TANNER, DONALD

### Valuation

	2020	2019	2018	2017
Previous Value	\$461,760	\$461,760	\$461,760	\$461,760
Land Value	\$411,200	\$411,200	\$411,200	\$411,200
+ Improvement Value	\$35,000	\$35,000	\$35,000	\$35,000
+ Accessory Value	\$15,560	\$15,560	\$15,560	\$15,560
= Current Value	\$461,760	\$461,760	\$461,760	\$461,760

### Photos



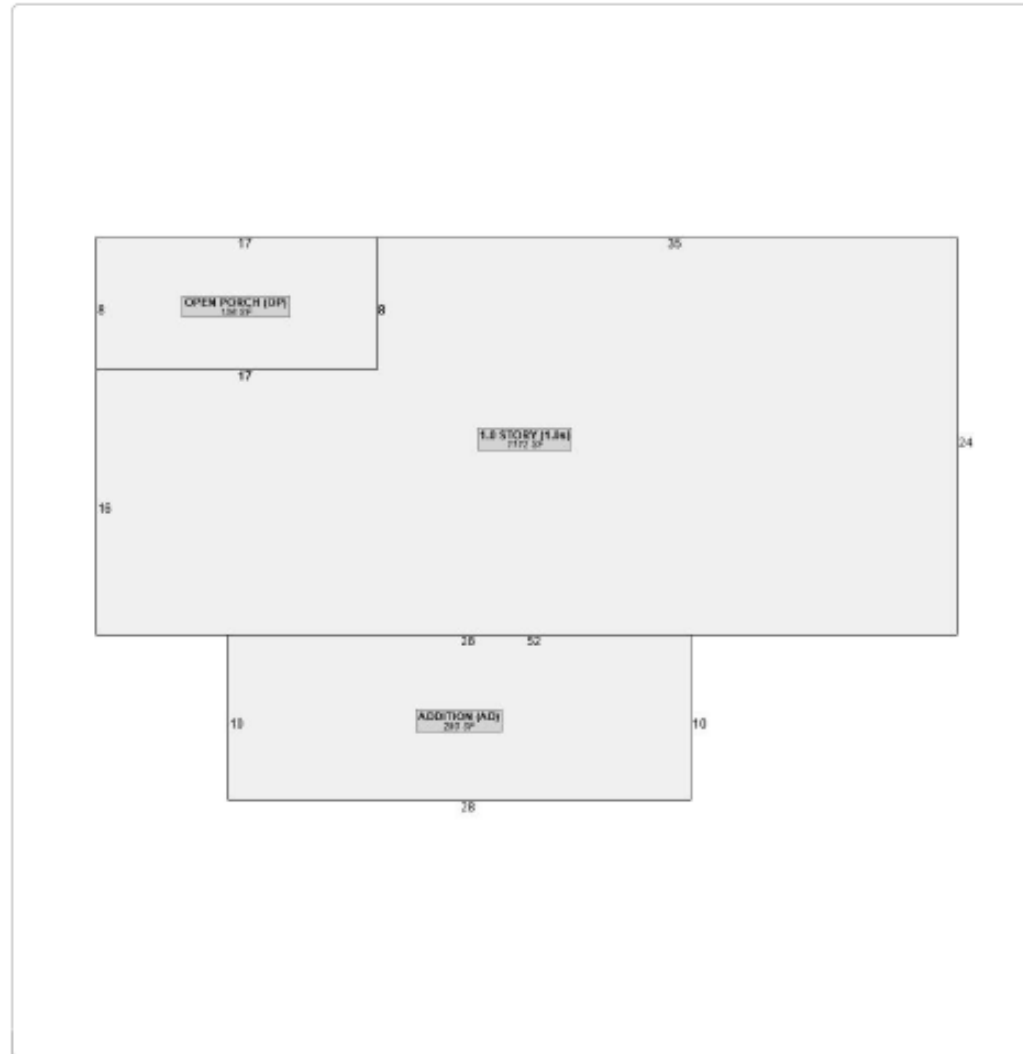
### Sketches

<https://qpublic.schneidercorp.com/Application.aspx?AppID=849&LayerID=15775&PageTypeID=4&PageID=7043&Q=1318130290&KeyVal=1702++...> 2/3

## Tax Card Parcel – Page 3

10/20/2020

qPublic.net - Sumter County, GA - Report: 1702 43 1



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

Sumter County 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 taxroll. All data is subject to change before the next certified taxroll.

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

Last Data Upload: 10/20/2020, 3:21:04 AM

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**Schneider**  
GEOSPATIAL

Version 2.3.91

<https://qpublic.schneidercorp.com/Application.aspx?AppID=849&LayerID=15775&PageTypeID=4&PageID=7043&Q=1318130290&KeyValue=1702++...> 3/3



## Tax Map Parcel

 **qPublic.net**™ Sumter County, GA



Parcel ID	1702431	Owner	DONALD PHILLIP TANNER	Last 2 Sales				
Class Code	Agricultural		567 CARTER FISH POND ROAD	Date	Price	Reason	Qual	
Taxing District	UNINCORPORATED COUNTY		PLAINS, GA 31780	7/11/2003	\$120000	KN	U	
Acres	239.5	Physical Address	657 S CARTER FISHPOND RD	9/1/1960	0	OS	U	
		Assessed Value	Value \$461760					

(Note: Not to be used on legal documents)

Date created: 10/20/2020  
 Last Data Uploaded: 10/20/2020 3:21:04 AM

Developed by  **Schneider**  
GEOSPATIAL

## Tax Bill Parcel

### 2020 Property Tax Statement

WILKIE SMITH  
Sumter County Tax Commissioner  
500 West Lamar Street Ste 120  
P.O. Box 1044  
AMERICUS, GA 31709  
Phone: (229) 928-4530  
Fax: (229) 928-4533

TANNER DONALD PHILLIP

567 CARTER FISH POND ROAD

PLAINS, GA 31780

**RETURN THIS FORM WITH PAYMENT**

Bill Number	Due Date	CURRENT YEAR DUE
13991	12/1/2020	\$6,272.02

Payment Good Through: 1/20/2021

Map: 1702 43 1

Last payment made on:

Location: 657 S CARTER FISHPOND RD

This is the Property Tax Statement for the property you owned in Sumter County on January 1, 2020.

Payments accepted are cash, check, money order, or debit/credit card. Tax Payments may also be made on-line at [www.sumtercountygatax.com](http://www.sumtercountygatax.com). A third-party convenience fee is added to all debit/credit card transactions.

American Express, Discover, VISA, and MasterCard are accepted on-line at this site.

If you should have any questions, please contact:

SUMTER COUNTY TAX COMMISSIONER  
(229) 928-4530

WILKIE SMITH  
Sumter County Tax Commissioner  
500 West Lamar Street Ste 120  
P.O. Box 1044  
AMERICUS, GA 31709  
Phone: (229) 928-4530  
Fax: (229) 928-4533



**Tax Payer:** TANNER DONALD PHILLIP  
**Map Code:** 1702 43 1  
**Description:** OLD MCTIER PL 239.5 AC.  
**Location:** 657 S CARTER FISHPOND RD  
**Bill Number:** 13991  
**District:** 7

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$50,560.00	\$411,200.00	239.5	461760	12/1/2020	1/2/2021	1/20/2021	S1

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	461760	184704	2000	182704	0	0.00	0.00	0.00
COUNTY M&O	461760	184704	2000	182704	16.102	2941.90	0.00	2408.40
SALES TAX ROLLBACK	0	0	0	182704	-2.92	0.00	-533.50	0.00
SCHOOL M&O	461760	184704	2000	182704	18.164	3318.64	0.00	3318.64
FIRE FEE 1 - \$75	461760	0	0	0	0	75.00	0.00	75.00
FIRE FEE 2 - \$150	461760	0	0	0	0	150.00	0.00	150.00
SANITATION - GARBAGE FEE	461760	0	0	0	0	240.00	0.00	240.00
<b>TOTALS</b>					<b>31.346</b>	<b>6,725.54</b>	<b>-533.50</b>	<b>6,192.04</b>

If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid.

- All bills are sent to the January 1 owner and address of record.
- Interest charges (set by State Statute) accrue monthly and begin the day after the due date.
- A 5% penalty (set by State Statute) is imposed on all property (other than homesteaded property with a tax bill under \$500) every 120 days after the due date. The penalty is assessed on the tax balance. Penalties will not exceed 20%.
- Your cancelled check is your receipt. Send a self-addressed stamped envelope to receive an additional receipt.
- The amount shown is good thru the printed date indicated in the upper right corner of this statement. If you are paying after the due date, please call our office for the correct amount due.

- Begin making payments when you receive this bill. Make as many payments as you choose before the Due Date. No interest charges prior to the due date. A taxpayer may not have back taxes to participate in this program.
- If you have back taxes, call the Tax Commissioner NOW. Payment plans may be available. Certain restrictions apply.

Current Due: \$6,192.04  
Penalty: \$0.00  
Interest: \$79.98  
Other Fees: \$0.00  
Back Taxes: \$16,087.51  
Amount Paid: \$0.00

**TOTAL DUE: \$22,359.53**



## Legal Description

00803  
00058

BOOK 803 PAGE 58

### EXHIBIT "A"

**ALL of Lot No. 43 in the 17th Land District of Sumter County, Georgia containing 202 ½ acres, more or less; also 37 ½ acres of land, more or less, in the 17th Land District of Sumter County, Georgia lying in front of residence formerly occupied by R. B. McTyier and lying and being situate in Lot of Land No. 22 and in the southeast corner of the 150 acre tract of land owned and/or formerly owned by J. F. Forrest, the four sides of said tract of land being equal and bounded on the north by the lands formerly owned by U. K. McTyier, on the east by a public road, and on the south and west by lands now or formerly owned by J. L. Forrest, Sr., said land herein described being the same land conveyed to Mrs. Grace Kennedy Theus by Mrs. Jessie Mae McGill Glenn by Warranty Deed dated April 25, 1953, recorded in the Office of the Clerk of Superior Court of Sumter County, Georgia, in Deed Book 45 at Pages 321 and 322.**

***Go Bid Now!***



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