

Go Bid  
**NOW!**

# *Property Information*



*Crawford Village  
Development  
Opportunity  
84 +/- Acres  
Oglethorpe County,  
Georgia*

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



**972 Athens Road  
Crawford, Georgia 30630**

**February 18, 2021 at 4:00 P.M.**

**Online Only Auction**



(229) 890 – 2437

www.WeeksAuctionGroup.com



## Introduction

Dear Prospective Bidders,

Weeks Auction Group is pleased to announce the public auction of this 84 +/- Acre Development Opportunity located on 972 Athens Road in Oglethorpe County, Georgia.

This property consists of 51 +/- acres of merchantable timber, extensive road network for development and is pending a PUD with Crawford, GA and Oglethorpe County. This property has (1) 662 +/- SF building and (2) barns located on tracts 3 and 4. If you are looking for a great property in town, new homesite, or the location for your next development, this property makes a great fit. Offered in 5 tracts at auction this property can sell divided and as a whole.

Bidding for this property will open on February 4, 2021 at 10:00 a.m. eastern time and continue to February 18, 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:** February 18, 2021 at 4:00 P.M.

**Open House Dates and Times:** Drive through 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:** 972 Athens Road, Crawford, Georgia 30630

**Auction Date:** February 18, 2021 at 4:00 P.M.

**Property Size (Acres):** 84 +/- Total Acres

**Assessor's Parcel Number:** Tract 1 - Oglethorpe C3 001  
Tract 2 - Oglethorpe C3 194  
Tract 3 - Oglethorpe C3 194A  
Tract 4 - Oglethorpe C3 194A01  
Tract 5 - Oglethorpe C3 194A02

**Taxes (2020):** Tract 1 – Oglethorpe County \$449.34  
Tract 2 – Oglethorpe County \$390.02  
Tract 3 – Oglethorpe County \$742.16      City of Crawford \$112.84  
Tract 4 – Oglethorpe County \$378.45      City of Crawford \$57.54  
Tract 5 – Oglethorpe County \$138.12      City of Crawford \$21.00

**Driving Directions:** From Athens take Highway 78 (Athens Road) 14 Miles East towards Crawford. Once in Crawford, GA the property begins on the left 1 mile past downtown. Then turn left and the property continues on Bunker Hill Road. **Watch for Auction Signs!**

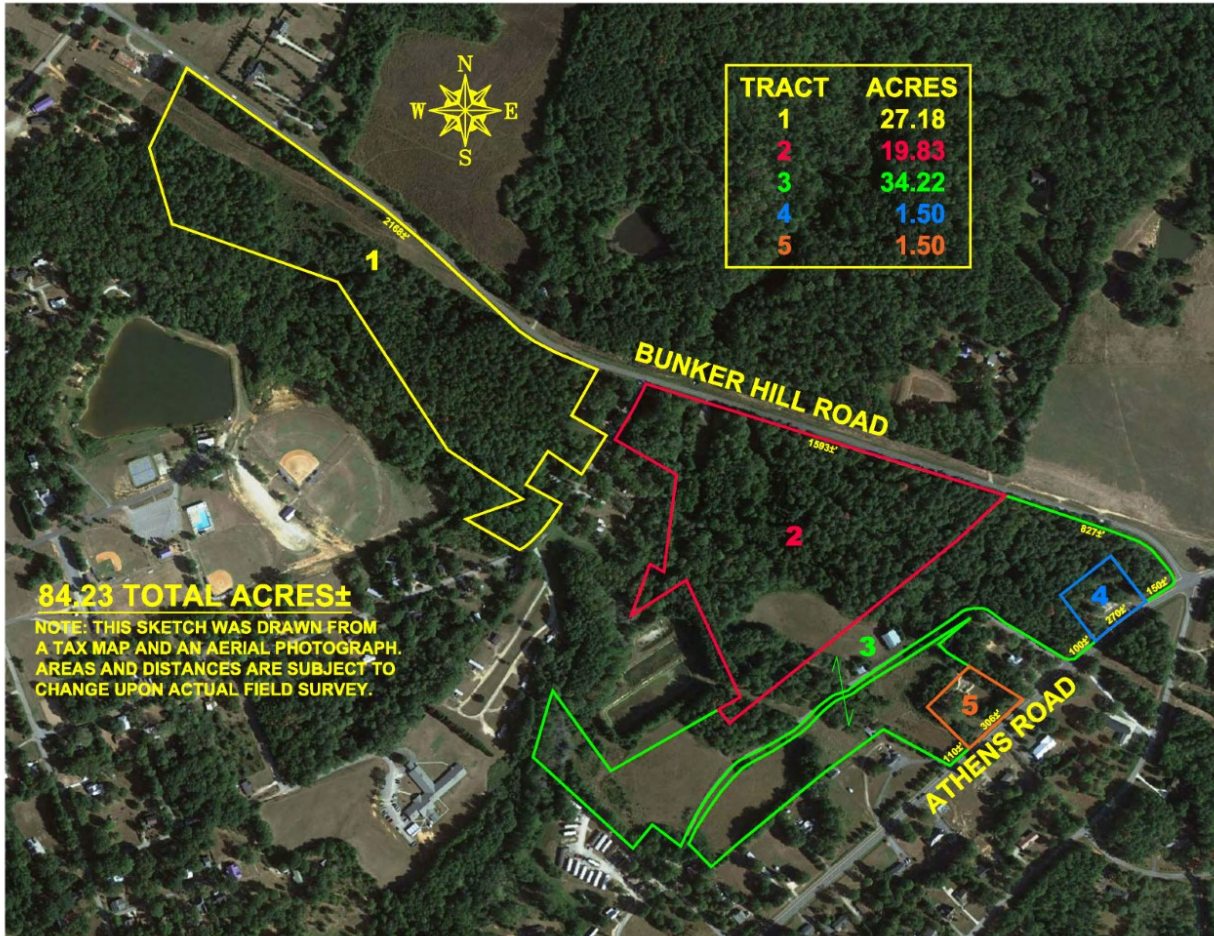
From Lexington take Highway 78 (Athens Road) 2.7 Miles North towards Crawford. The property begins on the corner of Bunker Hill Road and Athens Road. **Watch for Auction Signs!**

### Important Selling Features:

- Crawford Village Development Opportunity
- 84+/- Total Acres
- Offered in (5) Tracts
- 662+/-SF Building Located on Tract 4 at Corner of Athens/Bunker Hill Road
- (2) Barns Located on Tract 3
- Merchantable Timber Stands
- Timber Cruise Conducted December 2020
- PUD Draft Pending City and County Approval
- Located 14 Miles East of Athens



## Aerial Map

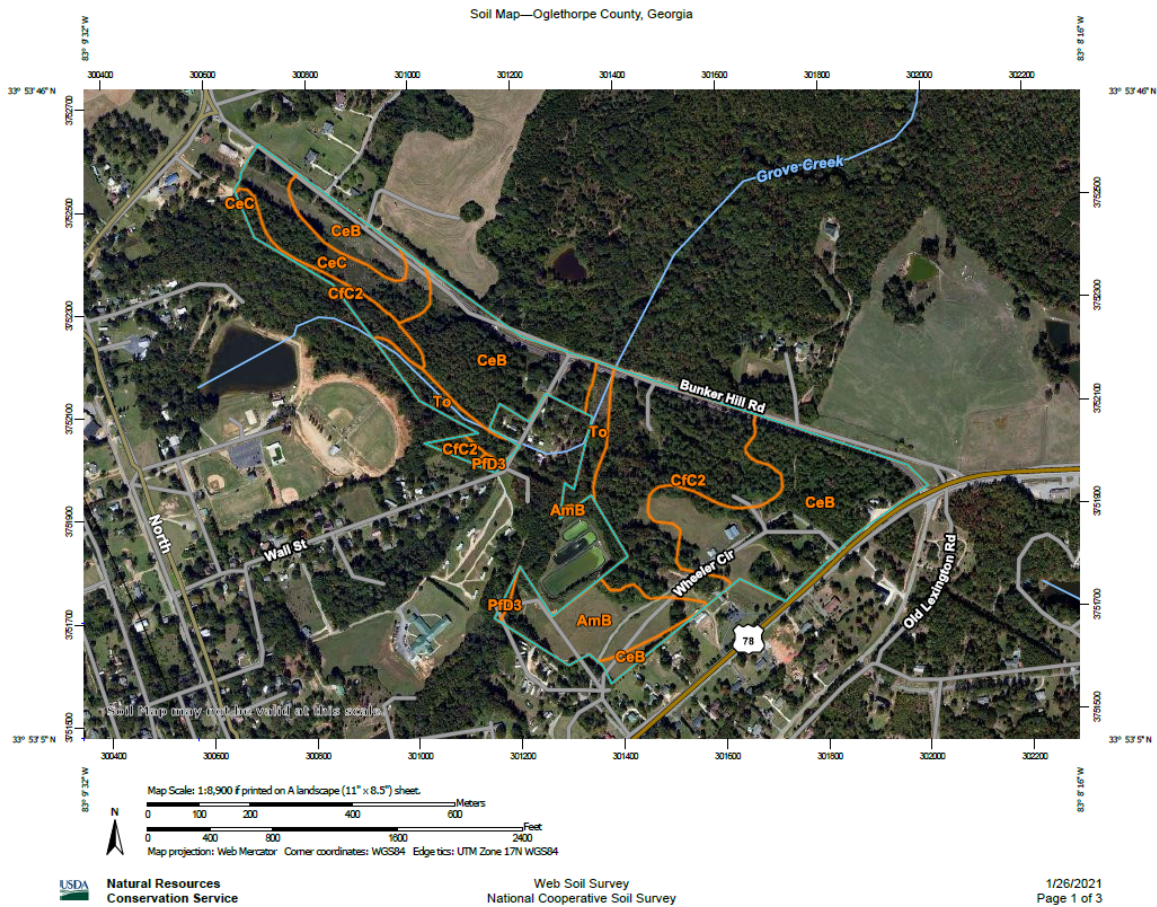


## PUD Map





# Soil Map





# Soil Map Legend

Soil Map—Oglethorpe County, Georgia

MAP LEGEND		MAP INFORMATION
<p><b>Area of Interest (AOI)</b></p> <ul style="list-style-type: none"> <li>Area of Interest (AOI)</li> </ul> <p><b>Soils</b></p> <ul style="list-style-type: none"> <li>Soil Map Unit Polygons</li> <li>Soil Map Unit Lines</li> <li>Soil Map Unit Points</li> </ul> <p><b>Special Point Features</b></p> <ul style="list-style-type: none"> <li>Blowout</li> <li>Borrow Pit</li> <li>Clay Spot</li> <li>Closed Depression</li> <li>Gravel Pit</li> <li>Gravelly Spot</li> <li>Landfill</li> <li>Lava Flow</li> <li>Marsh or swamp</li> <li>Mine or Quarry</li> <li>Miscellaneous Water</li> <li>Perennial Water</li> <li>Rock Outcrop</li> <li>Saline Spot</li> <li>Sandy Spot</li> <li>Severely Eroded Spot</li> <li>Sinkhole</li> <li>Slide or Slip</li> <li>Sodic Spot</li> </ul>	<ul style="list-style-type: none"> <li>Spill Area</li> <li>Stony Spot</li> <li>Very Stony Spot</li> <li>Wet Spot</li> <li>Other</li> <li>Special Line Features</li> </ul> <p><b>Water Features</b></p> <ul style="list-style-type: none"> <li>Streams and Canals</li> </ul> <p><b>Transportation</b></p> <ul style="list-style-type: none"> <li>Rails</li> <li>Interstate Highways</li> <li>US Routes</li> <li>Major Roads</li> <li>Local Roads</li> </ul> <p><b>Background</b></p> <ul style="list-style-type: none"> <li>Aerial Photography</li> </ul>	<p>The soil surveys that comprise your AOI were mapped at 1:20,000.</p> <div style="border: 1px solid black; padding: 5px;"> <p>Warning: Soil Map may not be valid at this scale.</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: Oglethorpe County, Georgia            Survey Area Data: Version 12, Jun 9, 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 23, 2010—Dec 28, 2011</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—Oglethorpe County, Georgia

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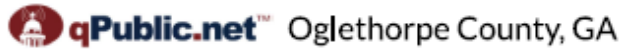
### Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AmB	Appling coarse sandy loam, 2 to 6 percent slopes	9.4	10.1%
CeB	Cecil sandy loam, 2 to 6 percent slopes	42.2	45.6%
CeC	Cecil sandy loam, 6 to 10 percent slopes	8.3	8.9%
CfC2	Cecil sandy clay loam, 6 to 10 percent slopes, moderately eroded	26.4	28.6%
PfD3	Pacolet sandy clay loam, 10 to 25 percent slopes, severely eroded	0.5	0.5%
To	Toccoa fine sandy loam, occasionally flooded	5.8	6.2%
<b>Totals for Area of Interest</b>		<b>92.5</b>	<b>100.0%</b>

# Tax Card – Tract 1

8/11/2020

qPublic.net - Oglethorpe County, GA - Report: C3 001



### Summary

**Parcel Number** C3 001  
**Location Address** Bunker Hill Rd  
**Legal Description** 27.18 acres  
(Note: Not to be used on legal documents)  
**Class** A-Agricultural  
(Note: This is for tax purposes only. Not to be used for zoning.)  
**Tax District** COUNTY (District 01)  
**Millage Rate** 30.193  
**Acres** 27.18  
**Homestead Exemption** No (50)  
**Landlot/District** N/A

[View Map](#)



### Owner

[Wheeler Peter](#)  
 c/o Wheeler Crossing LLC  
 1847 Butlers Lane  
 Decatur, GA 30033

### Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	1	1.41
RUR	Woodlands	Rural	3	18.45
RUR	Woodlands	Rural	6	2.6
RUR	Woodlands	Rural	7	0.23
RUR	Easements	Rural	3	4.49

### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/28/2000	12N 124		\$0	Gift	WHEELER PETE AND	WHEELER PETER
6/13/1995	90 392		\$0	Family/Related		WHEELER PETE & GERAL

### Valuation


	2019	2018	2017	2016	2015
Previous Value	\$63,070	\$63,070	\$63,070	\$63,070	\$63,070
Land Value	\$51,500	\$63,070	\$63,070	\$63,070	\$63,070
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$51,500	\$63,070	\$63,070	\$63,070	\$63,070

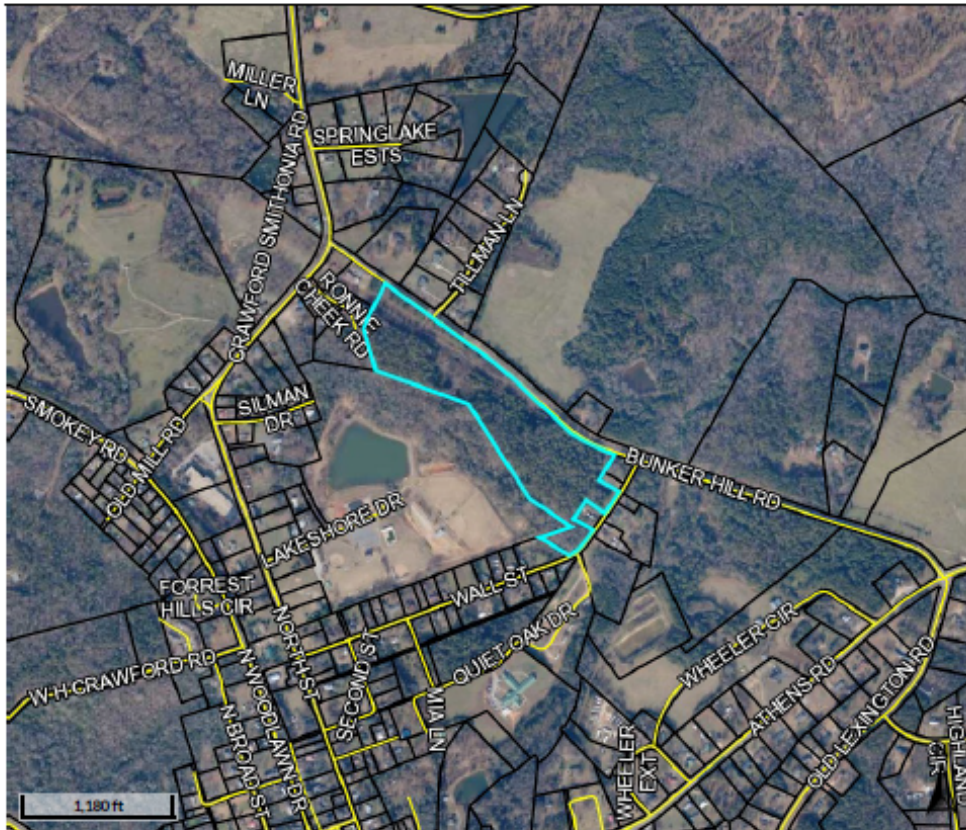
### Photos





## Tax Map – Tract 1



 **qPublic.net™** Oglethorpe County, GA



### Overview



### Legend

-  Parcels
-  Roads

<b>Parcel ID</b>	C3 001	<b>Owner</b>	Wheeler Peter	<b>Last 2 Sales</b>			
<b>Class Code</b>	Agricultural		c/o Wheeler Crossing LLC	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	COUNTY		1847 Butlers Lane	11/28/2000	0	GF	U
<b>Acres</b>	27.18		Decatur GA 30033	6/13/1995	0	FA	U
		<b>Physical Address</b>	Bunker Hill Rd				
		<b>Assessed Value</b>	Value \$51500				

(Note: Not to be used on legal documents)

Date created: 8/11/2020  
 Last Data Uploaded: 8/11/2020 6:28:33 AM

Developed by  **Schneider**  
 GEOSPATIAL

## County Tax Bill – Tract 1

### 2020 Property Tax Statement

Sheila Arnold  
 Oglethorpe County Tax Commissioner  
 P.O. Box 305  
 339 West Main St  
 Lexington, GA 30648  
 (706) 743-8422

WHEELER PETER  
 C/O WHEELER CROSSING LLC  
 1847 BUTLERS LANE  
 DECATUR, GA 30033

**RETURN THIS PORTION WITH PAYMENT**

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2020-010038	12/20/2020	\$0.00	\$449.34	\$0.00	Paid 10/22/2020


Map: C3 001  
 Location: Bunker Hill Rd  
 Account No: 5316R

**IMPORTANT NOTICES**

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional 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 no later than April 1st 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:

Oglethorpe County Tax Assessors  
 341 W. Main St, Lexington, GA 30648  
 (706) 743-5166

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 no later than April 1st in order to have an opportunity to have this value lowered for next years' taxes. Information on filing a return can be obtained at the location and phone number above.

Sheila Arnold Oglethorpe County Tax Commissioner P.O. Box 305 339 West Main St Lexington, GA 30648 (706) 743-8422		<b>Tax Payer:</b> WHEELER PETER C/O WHEELER CROSSING LLC <b>Map Code:</b> C3 001 Property <b>Description:</b> 27.18 acres <b>Location:</b> Bunker Hill Rd <b>Bill No:</b> 2020-010038 <b>District:</b> 01																																				
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">Entity</th> <th style="width: 15%;">Adjusted FMV</th> <th style="width: 15%;">Net Assessment</th> <th style="width: 15%;">Exemptions</th> <th style="width: 15%;">Taxable Value</th> <th style="width: 15%;">Millage Rate</th> <th style="width: 15%;">Gross Tax</th> <th style="width: 15%;">Credit</th> <th style="width: 15%;">Net Tax</th> </tr> </thead> <tbody> <tr> <td>S BOND</td> <td>\$51,500</td> <td>\$20,600</td> <td>\$0</td> <td>\$20,600</td> <td>2.973000</td> <td>\$61.24</td> <td>\$0.00</td> <td>\$61.24</td> </tr> <tr> <td>SCHOOL</td> <td>\$51,500</td> <td>\$20,600</td> <td>\$0</td> <td>\$20,600</td> <td>18.840000</td> <td>\$388.10</td> <td>\$0.00</td> <td>\$388.10</td> </tr> <tr> <td colspan="5" style="text-align: center;"><b>TOTALS</b></td> <td><b>21.813000</b></td> <td><b>\$449.34</b></td> <td><b>\$0.00</b></td> <td><b>\$449.34</b></td> </tr> </tbody> </table>			Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	S BOND	\$51,500	\$20,600	\$0	\$20,600	2.973000	\$61.24	\$0.00	\$61.24	SCHOOL	\$51,500	\$20,600	\$0	\$20,600	18.840000	\$388.10	\$0.00	\$388.10	<b>TOTALS</b>					<b>21.813000</b>	<b>\$449.34</b>	<b>\$0.00</b>	<b>\$449.34</b>
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<b>Paid Date</b>	10/22/2020																																					

## Tax Card – Tract 2

8/11/2020

qPublic.net - Oglethorpe County, GA - Report: C3 194

 **qPublic.net™** Oglethorpe County, GA

### Summary

**Parcel Number** C3 194  
**Location Address** Bunker Hill Rd  
**Legal Description** 19.83 acres/Outside City limits  
(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** COUNTY (District 01)  
**Millage Rate** 30.193  
**Acres** 19.83  
**Homestead Exemption** No (50)  
**Landlot/District** N/A

[View Map](#)



### Owner

[Wheeler Peter](#)  
 c/o Wheelers Crossing  
 1847 Buffers Lane  
 Decatur, GA 30033

### Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	19.83

### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/28/2000	12N 124		\$0	Gift	WHEELER PETE AND	WHEELER PETER

### Valuation

	2019	2018	2017	2016	2015
Previous Value	\$45,191	\$45,191	\$45,191	\$45,191	\$45,191
Land Value	\$44,700	\$45,191	\$45,191	\$45,191	\$45,191
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$44,700	\$45,191	\$45,191	\$45,191	\$45,191


### Photos

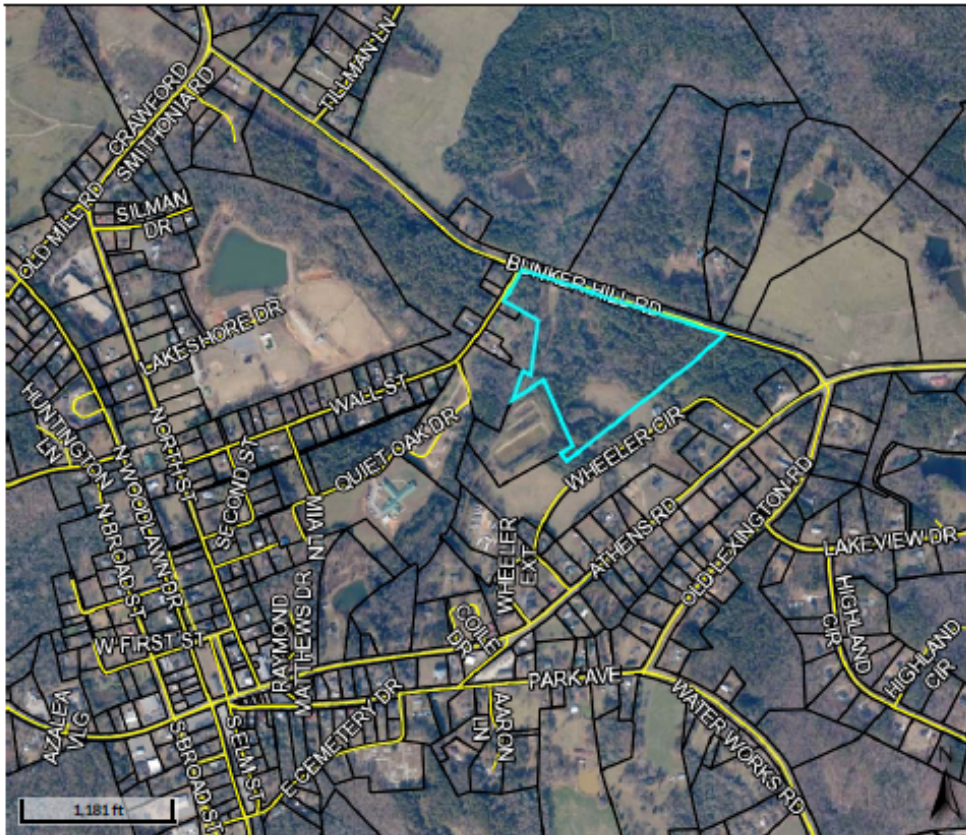


No data available for the following modules: Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Sketches.



## Tax Map – Tract 2



 **qPublic.net**™ Oglethorpe County, GA



**Overview**



**Legend**

-  Parcels
-  Roads

<b>Parcel ID</b>	C3 194	<b>Owner</b>	Wheeler Peter	<b>Last 2 Sales</b>			
<b>Class Code</b>	Agricultural		c/o Wheelers Crossing	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	COUNTY		1847 Butlers Lane	11/28/2000	0	GF	U
<b>Acres</b>	19.83		Decatur GA 30033	n/a	0	n/a	n/a
		<b>Physical Address</b>	Bunker Hill Rd				
		<b>Assessed Value</b>	Value \$44700				

(Note: Not to be used on legal documents)

Date created: 8/11/2020  
 Last Data Uploaded: 8/11/2020 6:28:33 AM

Developed by  **Schneider**  
 GEOSPATIAL

## County Tax Bill – Tract 2

### 2020 Property Tax Statement

Sheila Arnold  
 Oglethorpe County Tax Commissioner  
 P.O. Box 305  
 339 West Main St  
 Lexington, GA 30648  
 (706) 743-8422

WHEELER PETER  
 C/O WHEELERS CROSSING  
 1847 BUTLERS LANE  
 DECATUR, GA 30033

**RETURN THIS PORTION WITH PAYMENT**  
 (Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2020-010039	12/20/2020	\$0.00	\$390.02	\$0.00	Paid 10/22/2020


Map: C3 194  
 Location: Bunker Hill Rd  
 Account No: 6673R

#### IMPORTANT NOTICES

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional 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 no later than April 1st 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:

Oglethorpe County Tax Assessors  
 341 W. Main St, Lexington, GA 30648  
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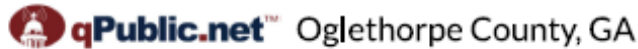
If you feel that your property has been assigned too high a value for tax purposes by the Board of Tax Assessors, you should file a tax return reducing the value no later than April 1st in order to have an opportunity to have this value lowered for next years' taxes. Information on filing a return can be obtained at the location and phone number above.

Sheila Arnold Oglethorpe County Tax Commissioner P.O. Box 305 339 West Main St Lexington, GA 30648 (706) 743-8422				<b>Tax Payer:</b> WHEELER PETER C/O WHEELERS CROSSING <b>Map Code:</b> C3 194 Property <b>Description:</b> 19.83 acres/Outside City limit <b>Location:</b> Bunker Hill Rd <b>Bill No:</b> 2020-010039 <b>District:</b> 01				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
S BOND	\$44,700	\$17,880	\$0	\$17,880	2.973000	\$53.16	\$0.00	\$53.16
SCHOOL	\$44,700	\$17,880	\$0	\$17,880	18.840000	\$336.86	\$0.00	\$336.86
<b>TOTALS</b>					<b>21.813000</b>	<b>\$390.02</b>	<b>\$0.00</b>	<b>\$390.02</b>
<b>IMPORTANT MESSAGE - PLEASE READ</b> Property owners who have a mortgage shall be responsible for sending bill information to their lending agencies. This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by Governor and the House of Representatives and the Georgia State Senate.  If you have questions about the valuation of your property, please direct them to the Board of Assessors at (706) 743-5166. If you have questions about your tax bill, please direct them to the Tax Commissioner's Office at (706) 743-8422.					<b>Current Due</b> \$390.02 <b>Discount</b> \$0.00 <b>Penalty</b> \$0.00 <b>Interest</b> \$0.00 <b>Other Fees</b> \$0.00 <b>Previous Payments</b> \$390.02 <b>Back Taxes</b> \$0.00 <b>Total Due</b> <b>\$0.00</b> <b>Paid Date</b> 10/22/2020			

## Tax Card – Tract 3

8/11/2020

qPublic.net - Oglethorpe County, GA - Report: C3 194A



### Summary

**Parcel Number** C3 194A  
**Location Address** Bunker Hill Rd  
**Legal Description** 34.22 Acs/ Inside City Limits  
(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** CRAWFORD (District 03)  
**Millage Rate** 35.47  
**Acres** 34.22  
**Homestead Exemption** No (50)  
**Landlot/District** N/A

[View Map](#)



### Owner

[Wheeler Crossing, LLC](#)  
 1847 Butlers Lane  
 Decatur, GA 30033

### Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	4	16.54
RUR	Open Land	Rural	6	1.42
RUR	Woodlands	Rural	3	12.55
RUR	Woodlands	Rural	6	3.18
RUR	Woodlands	Rural	7	0.53

### Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Barn	1970	0x0 / 0	1	\$0
Canopy	1970	0x0 / 0	1	\$0
Barn	1960	0x0 / 0	1	\$0

### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/9/2016	56 569	18 614	\$0	Legal	Jones Alexander Bevel and Char	WHEELER CROSSING, LLC
3/24/2016	54 577		\$0	Legal	Wheeler Peter	Jones Alexander Bevel and Charles Peter
11/28/2000	12N 124		\$0	Gift	WHEELER PETE AND	WHEELER PETER


### Valuation

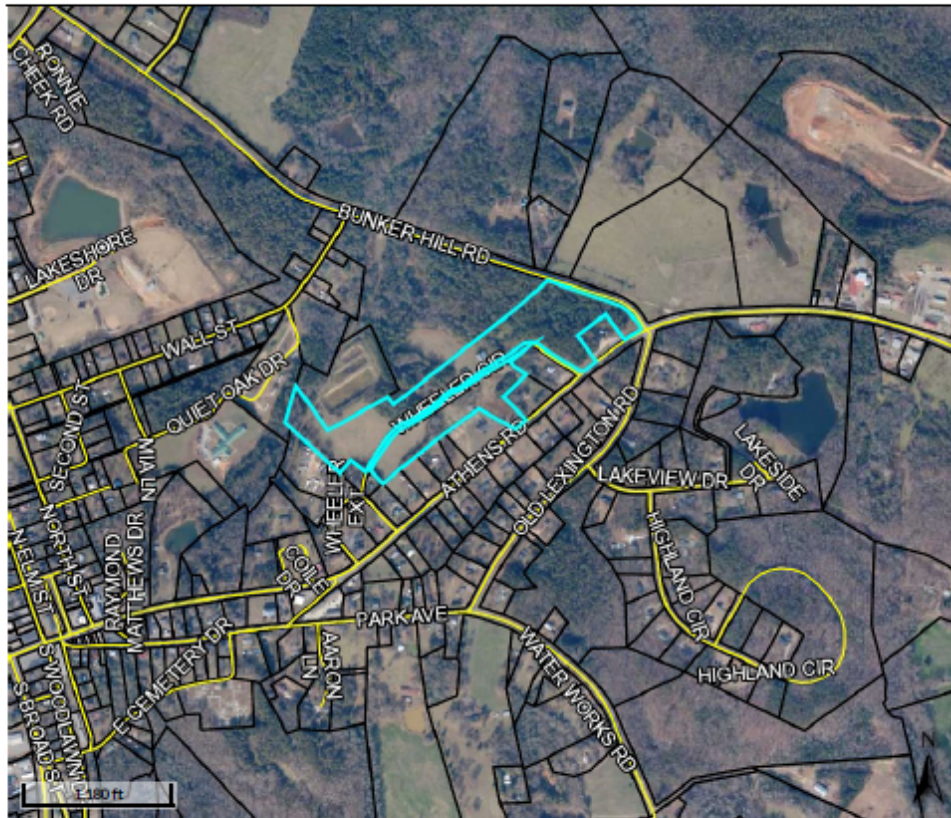
	2019	2018	2017	2016	2015
Previous Value	\$83,727	\$83,727	\$83,727	\$83,727	\$83,727
Land Value	\$80,600	\$78,431	\$78,431	\$78,431	\$78,431
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$5,296	\$5,296	\$5,296	\$5,296
= Current Value	\$80,600	\$83,727	\$83,727	\$83,727	\$83,727

### Photos



## Tax Map – Tract 3



 **qPublic.net™** Oglethorpe County, GA



**Overview**



**Legend**

-  Parcels
-  Roads

<b>Parcel ID</b>	C3 194A	<b>Owner</b>	Wheeler Crossing, LLC	<b>Last 2 Sales</b>			
<b>Class Code</b>	Agricultural		1847 Butlers Lane	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	CRAWFORD		Decatur GA 30033	5/9/2016	0	LG	U
<b>Acres</b>	34.22	<b>Physical Address</b>	Bunker Hill Rd	3/24/2016	0	LG	U
		<b>Assessed Value</b>	Value \$80600				

(Note: Not to be used on legal documents)

Date created: 8/11/2020

Last Data Uploaded: 8/11/2020 6:28:33 AM

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## County Tax Bill – Tract 3

### 2020 Property Tax Statement

Sheila Arnold  
 Oglethorpe County Tax Commissioner  
 P.O. Box 305  
 339 West Main St  
 Lexington, GA 30648  
 (706) 743-8422

WHEELER CROSSING, LLC  
 1847 BUTLERS LANE  
 DECATUR, GA 30033

**RETURN THIS PORTION WITH PAYMENT**  
 (Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2020-010032	12/20/2020	\$0.00	\$742.16	\$0.00	Paid 10/22/2020


Map: C3 194A  
 Location: Bunker Hill Rd  
 Account No: 5321R

#### IMPORTANT NOTICES

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional 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 no later than April 1st 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:

Oglethorpe County Tax Assessors  
 341 W. Main St, Lexington, GA 30648  
 (706) 743-5166

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 no later than April 1st in order to have an opportunity to have this value lowered for next years' taxes. Information on filing a return can be obtained at the location and phone number above.

Sheila Arnold Oglethorpe County Tax Commissioner P.O. Box 305 339 West Main St Lexington, GA 30648 (706) 743-8422				<b>Tax Payer:</b> WHEELER CROSSING, LLC <b>Map Code:</b> C3 194A Property <b>Description:</b> 34.22 Acs/Inside City Limits <b>Location:</b> Bunker Hill Rd <b>Bill No:</b> 2020-010032 <b>District:</b> 03				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY	\$0	\$0	\$0	\$32,240	1.207000	\$38.91	\$0.00	\$38.91
S BOND	\$80,600	\$32,240	\$0	\$32,240	2.973000	\$95.85	\$0.00	\$95.85
SCHOOL	\$80,600	\$32,240	\$0	\$32,240	18.840000	\$607.40	\$0.00	\$607.40
<b>TOTALS</b>					<b>23.020000</b>	<b>\$742.16</b>	<b>\$0.00</b>	<b>\$742.16</b>
<b>IMPORTANT MESSAGE - PLEASE READ</b>						<b>Current Due</b> \$742.16 <b>Discount</b> \$0.00 <b>Penalty</b> \$0.00 <b>Interest</b> \$0.00 <b>Other Fees</b> \$0.00 <b>Previous Payments</b> \$742.16 <b>Back Taxes</b> \$0.00 <b>Total Due</b> <b>\$0.00</b> <b>Paid Date</b> 10/22/2020		
Property owners who have a mortgage shall be responsible for sending bill information to their lending agencies. This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by Governor and the House of Representatives and the Georgia State Senate.								
If you have questions about the valuation of your property, please direct them to the Board of Assessors at (706) 743-5166. If you have questions about your tax bill, please direct them to the Tax Commissioner's Office at (706) 743-8422.								

### City of Crawford Tax Bill – Tract 3

2020 000327 ACCT # 5321R 34.22 Acs/Inside City Limits  
 WHEELER CROSSING, LLC C3 194A

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	80,600	GROSS ASSESSMENT	32,240	112.84
COUNTY EXEMPTION		NET COUNTY ASSESSMENT	32,240	INTEREST
SCHOOL EXEMPTION		NET SCHOOL ASSESSMENT	32,240	COLLECTION COST
CITY TAX	112.84			FIFA CHARGE
				PENALTY
DUE 12/20/20	112.84			TOTAL

*pd ✓ # 9145  
10/22/20*

00000 03 T WHEELER CROSSING, LLC  
 O 1847 BUTLERS LANE  
 DECATUR GA 30033

FROM CITY OF CRAWFORD  
 PO BOX 383  
 CRAWFORD, GA 30630-0383

OFFICIAL RECEIPT  
 DUE IN FULL BY 12/20/2020

2020 000327 ACCT # 5321R 34.22 Acs/Inside City Limits  
 WHEELER CROSSING, LLC C3 194A

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	80,600	GROSS ASSESSMENT	32,240	112.84
COUNTY EXEMPTION		NET COUNTY ASSESSMENT	32,240	INTEREST
SCHOOL EXEMPTION		NET SCHOOL ASSESSMENT	32,240	COLLECTION COST
CITY TAX	112.84			FIFA CHARGE
				PENALTY
DUE 12/20/20	112.84			TOTAL

00000 03 T WHEELER CROSSING, LLC  
 O 1847 BUTLERS LANE  
 DECATUR GA 30033

FROM CITY OF CRAWFORD  
 PO BOX 383  
 CRAWFORD, GA 30630-0383

TAX COMMISSIONER  
 DUE IN FULL BY 12/20/2020

2020 000327 ACCT # 5321R 34.22 Acs/Inside City Limits  
 WHEELER CROSSING, LLC C3 194A

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	80,600	GROSS ASSESSMENT	32,240	112.84
COUNTY EXEMPTION		NET COUNTY ASSESSMENT	32,240	INTEREST
SCHOOL EXEMPTION		NET SCHOOL ASSESSMENT	32,240	COLLECTION COST
CITY TAX	112.84			FIFA CHARGE
				PENALTY
DUE 12/20/20	112.84			TOTAL

00000 03 T WHEELER CROSSING, LLC  
 O 1847 BUTLERS LANE  
 DECATUR GA 30033

FROM CITY OF CRAWFORD  
 PO BOX 383  
 CRAWFORD, GA 30630-0383

FIFA  
 DUE IN FULL BY 12/20/2020

## Tax Card – Tract 4



### Summary

**Parcel Number** C3 194A01  
**Location Address** 972 Athens Rd  
**Legal Description** The Hut/1.50 Acres  
(Note: Not to be used on legal documents)  
**Class** C4-Commercial  
(Note: This is for tax purposes only. Not to be used for zoning.)  
**Tax District** CRAWFORD (District 03)  
**Millage Rate** 35.47  
**Acres** 1.5  
**Homestead Exemption** No (50)  
**Landlot/District** N/A

[View Map](#)



### Owner

[Wheeler Crossing, LLC](#)  
 1847 Butlers Lane  
 Decatur, GA 30033

### Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-City of Crawford	Acres	65,340	0	0	1.5	0

### Residential Improvement Information

**Style** 1 Family (Detached)  
**Heated Square Feet** 662  
**Interior Walls** Finished  
**Exterior Walls** Wood  
**Foundation** Piers  
**Attic Square Feet** 0  
**Basement Square Feet** 0  
**Year Built** 1970  
**Roof Type** Asphalt Shingles  
**Flooring Type** Finished  
**Heating Type** No Heat/Sp Htr  
**Number Of Rooms** 0  
**Number Of Bedrooms** 0  
**Number Of Full Bathrooms** 1  
**Number Of Half Bathrooms** 0  
**Number Of Plumbing Extras** 0  
**Value** \$8,600  
**Condition** Fair  
**House Address** 972 Athens

### Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Site Value (D)	1998	0x0 / 1	1	\$2,500

### Permits


Permit Date	Permit Number	Type	Description
07/11/2014	A70	CARPORT	Accessory structure Metal carport 18 x 20
06/15/2011	2011-1972	CARPORT	18x24 carport

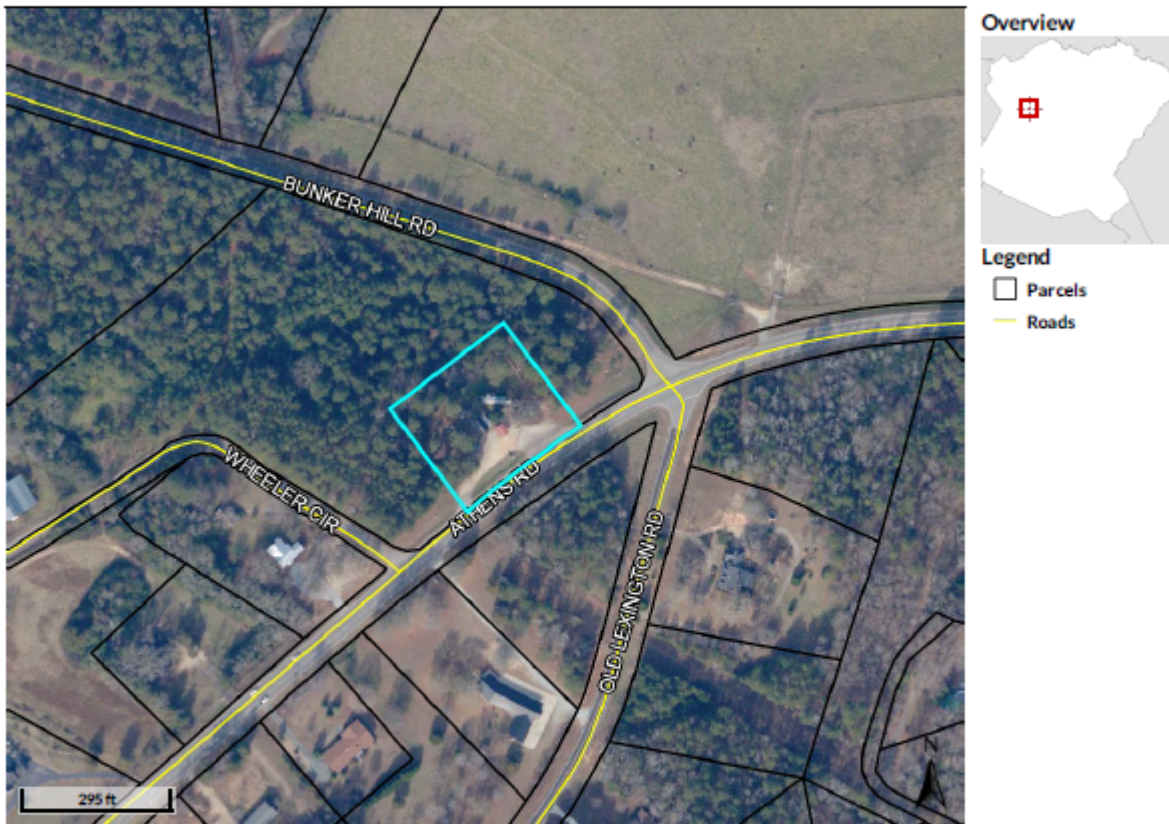
### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/9/2016	56 569		\$0	Legal	Jones Alexander Bevel and Charles Peter	Wheeler Crossing, LLC



## Tax Map – Tract 4

 **qPublic.net™** Oglethorpe County, GA



<b>Parcel ID</b>	C3 194A01	<b>Owner</b>	Wheeler Crossing, LLC	<b>Last 2 Sales</b>			
<b>Class Code</b>	Commercial		1847 Butlers Lane	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	CRAWFORD		Decatur GA 30033	5/9/2016	0	LG	U
<b>Acres</b>	1.5	<b>Physical Address</b>	972 Athens Rd	n/a	0	n/a	n/a
		<b>Assessed Value</b>	Value \$41100				

(Note: Not to be used on legal documents)

Date created: 8/11/2020  
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 GEOSPATIAL

## County Tax Bill – Tract 4

### 2020 Property Tax Statement

Sheila Arnold  
 Oglethorpe County Tax Commissioner  
 P.O. Box 305  
 339 West Main St  
 Lexington, GA 30648  
 (706) 743-8422

WHEELER CROSSING, LLC  
 1847 BUTLERS LANE  
 DECATUR, GA 30033

**RETURN THIS PORTION WITH PAYMENT**  
 (Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2020-010033	12/20/2020	\$0.00	\$378.45	\$0.00	Paid 10/22/2020


Map: C3 194A 01  
 Location: 972 Athens Rd  
 Account No: 12214R

#### IMPORTANT NOTICES

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Sheila Arnold Oglethorpe County Tax Commissioner P.O. Box 305 339 West Main St Lexington, GA 30648 (706) 743-8422									<b>Tax Payer:</b> WHEELER CROSSING, LLC <b>Map Code:</b> C3 194A 01 Property <b>Description:</b> The Hut/1.50 Acres <b>Location:</b> 972 Athens Rd <b>Bill No:</b> 2020-010033 <b>District:</b> 03			
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax				
COUNTY	\$0	\$0	\$0	\$16,440	1.207000	\$19.84	\$0.00	\$19.84				
S BOND	\$41,100	\$16,440	\$0	\$16,440	2.973000	\$48.88	\$0.00	\$48.88				
SCHOOL	\$41,100	\$16,440	\$0	\$16,440	18.840000	\$309.73	\$0.00	\$309.73				
<b>TOTALS</b>					<b>23.020000</b>	<b>\$378.45</b>	<b>\$0.00</b>	<b>\$378.45</b>				
<b>IMPORTANT MESSAGE - PLEASE READ</b>						<b>Current Due</b> \$378.45 <b>Discount</b> \$0.00 <b>Penalty</b> \$0.00 <b>Interest</b> \$0.00 <b>Other Fees</b> \$0.00 <b>Previous Payments</b> \$378.45 <b>Back Taxes</b> \$0.00 <b>Total Due</b> <b>\$0.00</b> <b>Paid Date</b> 10/22/2020						
Property owners who have a mortgage shall be responsible for sending bill information to their lending agencies. This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by Governor and the House of Representatives and the Georgia State Senate.												
If you have questions about the valuation of your property, please direct them to the Board of Assessors at (706) 743-5166. If you have questions about your tax bill, please direct them to the Tax Commissioner's Office at (706) 743-8422.												

### City of Crawford Tax Bill – Tract 4

2020 000328 ACCT # 12214R The Hut/1.50 Acres  
 WHEELER CROSSING, LLC C3 194A 01

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	41,100	GROSS ASSESSMENT	16,440	57.54
COUNTY EXEMPTION		NET COUNTY ASSESSMENT	16,440	INTEREST
SCHOOL EXEMPTION		NET SCHOOL ASSESSMENT	16,440	COLLECTION COST
CITY TAX	57.54	<i>pd ✓ #9045 10/22/20 r</i>		FIFA CHARGE
DUE 12/20/20	57.54			PENALTY
				TOTAL

00000 03 T WHEELER CROSSING, LLC  
 O 1847 BUTLERS LANE  
 DECATUR GA 30033

FROM CITY OF CRAWFORD  
 PO BOX 383  
 CRAWFORD, GA 30630-0383

OFFICIAL RECEIPT  
 DUE IN FULL BY 12/20/2020

2020 000328 ACCT # 12214R The Hut/1.50 Acres  
 WHEELER CROSSING, LLC C3 194A 01

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	41,100	GROSS ASSESSMENT	16,440	57.54
COUNTY EXEMPTION		NET COUNTY ASSESSMENT	16,440	INTEREST
SCHOOL EXEMPTION		NET SCHOOL ASSESSMENT	16,440	COLLECTION COST
CITY TAX	57.54			FIFA CHARGE
DUE 12/20/20	57.54			PENALTY
				TOTAL

00000 03 T WHEELER CROSSING, LLC  
 O 1847 BUTLERS LANE  
 DECATUR GA 30033

FROM CITY OF CRAWFORD  
 PO BOX 383  
 CRAWFORD, GA 30630-0383

TAX COMMISSIONER  
 DUE IN FULL BY 12/20/2020

2020 000328 ACCT # 12214R The Hut/1.50 Acres  
 WHEELER CROSSING, LLC C3 194A 01

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	41,100	GROSS ASSESSMENT	16,440	57.54
COUNTY EXEMPTION		NET COUNTY ASSESSMENT	16,440	INTEREST
SCHOOL EXEMPTION		NET SCHOOL ASSESSMENT	16,440	COLLECTION COST
CITY TAX	57.54			FIFA CHARGE
DUE 12/20/20	57.54			PENALTY
				TOTAL

00000 03 T WHEELER CROSSING, LLC  
 O 1847 BUTLERS LANE  
 DECATUR GA 30033

FROM CITY OF CRAWFORD  
 PO BOX 383  
 CRAWFORD, GA 30630-0383

FIFA  
 DUE IN FULL BY 12/20/2020



## Tax Card – Tract 5



### Summary

**Parcel Number** C3 194A02  
**Location Address** 1000 ATHENS Rd  
**Legal Description** 1.50 acres  
(Note: Not to be used on legal documents)  
**Class** R4-Residential  
(Note: This is for tax purposes only. Not to be used for zoning.)  
**Tax District** CRAWFORD (District 03)  
**Millage Rate** 35.47  
**Acres** 1.5  
**Homestead Exemption** No (50)  
**Landlot/District** N/A

[View Map](#)

### Owner

[Wheeler Crossing, LLC](#)  
 1847 Butlers Lane  
 Decatur, GA 30033

### Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	Res-City of Crawford	Acres	0	0	0	1.5	0

### Residential Improvement Information

**Style** 1 Family (Detached)  
**Heated Square Feet** 1773  
**Interior Walls** Finished  
**Exterior Walls** Wood  
**Foundation** Crawl/Masonry  
**Attic Square Feet** 0  
**Basement Square Feet** 0  
**Year Built** 1940  
**Roof Type** Asphalt Shingles  
**Flooring Type** Finished  
**Heating Type** No Heat/Sp Htr  
**Number Of Rooms** 5  
**Number Of Bedrooms** 3  
**Number Of Full Bathrooms** 1  
**Number Of Half Bathrooms** 0  
**Number Of Plumbing Extras** 0  
**Value** \$28,200  
**Condition** Fair  
**Fireplaces/Appliances** Const 1 sty 1 Box 1  
**House Address** 1000 ATHENS

### Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Site Value (D)	1998	0x0 / 1	1	\$2,500

### Permits

Permit Date	Permit Number	Type	Description
06/28/2019	DB	House	Demo/shing old house.


### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/9/2016	56 569		\$0	Legal	Jones Alexander Bevel and Charles Peter	Wheeler Crossing, LLC

### Valuation

	2019	2018	2017	2016	2015
Previous Value	\$16,966	\$16,966	\$16,966	\$16,966	\$16,966
Land Value	\$15,000	\$6,136	\$6,136	\$6,136	\$6,136
+ Improvement Value	\$28,200	\$8,330	\$8,330	\$8,330	\$8,330
+ Accessory Value	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
= Current Value	\$45,700	\$16,966	\$16,966	\$16,966	\$16,966

## Tax Map – Tract 5

 **qPublic.net™** Oglethorpe County, GA



Parcel ID	C3 194A02	Owner	Wheeler Crossing, LLC	Last 2 Sales			
Class Code	Residential		1847 Butlers Lane	Date	Price	Reason	Qual
Taxing District	CRAWFORD		Decatur GA 30033	5/9/2016	0	LG	U
Acres	1.5	Physical Address	1000 ATHENS Rd	n/a	0	n/a	n/a
		Assessed Value	Value \$45700				

(Note: Not to be used on legal documents)

Date created: 8/11/2020  
 Last Data Uploaded: 8/11/2020 6:28:33 AM

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## County Tax Bill – Tract 5

### 2020 Property Tax Statement

Sheila Arnold  
 Oglethorpe County Tax Commissioner  
 P.O. Box 305  
 339 West Main St  
 Lexington, GA 30648  
 (706) 743-8422

WHEELER CROSSING, LLC  
 1847 BUTLERS LANE  
 DECATUR, GA 30033

**RETURN THIS PORTION WITH PAYMENT**

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2020-010034	12/20/2020	\$0.00	\$138.12	\$0.00	Paid 10/22/2020


Map: C3 194A 02  
 Location: 1000 ATHENS Rd  
 Account No: 12215R

**IMPORTANT NOTICES**

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Sheila Arnold Oglethorpe County Tax Commissioner P.O. Box 305 339 West Main St Lexington, GA 30648 (706) 743-8422	<div style="text-align: center;">  </div> <p><b>Tax Payer:</b> WHEELER CROSSING, LLC  <b>Map Code:</b> C3 194A 02 Property  <b>Description:</b> 1.50 acres  <b>Location:</b> 1000 ATHENS Rd  <b>Bill No:</b> 2020-010034  <b>District:</b> 03</p>																																													
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Entity</th> <th>Adjusted FMV</th> <th>Net Assessment</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Millage Rate</th> <th>Gross Tax</th> <th>Credit</th> <th>Net Tax</th> </tr> </thead> <tbody> <tr> <td>COUNTY</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$6,000</td> <td style="text-align: right;">1.207000</td> <td style="text-align: right;">\$7.24</td> <td style="text-align: right;">\$0.00</td> <td style="text-align: right;">\$7.24</td> </tr> <tr> <td>S BOND</td> <td style="text-align: right;">\$15,000</td> <td style="text-align: right;">\$6,000</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$6,000</td> <td style="text-align: right;">2.973000</td> <td style="text-align: right;">\$17.84</td> <td style="text-align: right;">\$0.00</td> <td style="text-align: right;">\$17.84</td> </tr> <tr> <td>SCHOOL</td> <td style="text-align: right;">\$15,000</td> <td style="text-align: right;">\$6,000</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$6,000</td> <td style="text-align: right;">18.840000</td> <td style="text-align: right;">\$113.04</td> <td style="text-align: right;">\$0.00</td> <td style="text-align: right;">\$113.04</td> </tr> <tr> <td colspan="5" style="text-align: center;"><b>TOTALS</b></td> <td style="text-align: right;"><b>23.020000</b></td> <td style="text-align: right;"><b>\$138.12</b></td> <td style="text-align: right;"><b>\$0.00</b></td> <td style="text-align: right;"><b>\$138.12</b></td> </tr> </tbody> </table>		Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	COUNTY	\$0	\$0	\$0	\$6,000	1.207000	\$7.24	\$0.00	\$7.24	S BOND	\$15,000	\$6,000	\$0	\$6,000	2.973000	\$17.84	\$0.00	\$17.84	SCHOOL	\$15,000	\$6,000	\$0	\$6,000	18.840000	\$113.04	\$0.00	\$113.04	<b>TOTALS</b>					<b>23.020000</b>	<b>\$138.12</b>	<b>\$0.00</b>	<b>\$138.12</b>
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax																																						
COUNTY	\$0	\$0	\$0	\$6,000	1.207000	\$7.24	\$0.00	\$7.24																																						
S BOND	\$15,000	\$6,000	\$0	\$6,000	2.973000	\$17.84	\$0.00	\$17.84																																						
SCHOOL	\$15,000	\$6,000	\$0	\$6,000	18.840000	\$113.04	\$0.00	\$113.04																																						
<b>TOTALS</b>					<b>23.020000</b>	<b>\$138.12</b>	<b>\$0.00</b>	<b>\$138.12</b>																																						
<p><b>IMPORTANT MESSAGE - PLEASE READ</b>          Property owners who have a mortgage shall be responsible for sending bill information to their lending agencies. This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by Governor and the House of Representatives and the Georgia State Senate.</p> <p>If you have questions about the valuation of your property, please direct them to the Board of Assessors at (706) 743-5166. If you have questions about your tax bill, please direct them to the Tax Commissioner's Office at (706) 743-8422.</p>		<table style="width: 100%;"> <tr> <td><b>Current Due</b></td> <td style="text-align: right;">\$138.12</td> </tr> <tr> <td><b>Discount</b></td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td><b>Penalty</b></td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td><b>Interest</b></td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td><b>Other Fees</b></td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td><b>Previous Payments</b></td> <td style="text-align: right;">\$138.12</td> </tr> <tr> <td><b>Back Taxes</b></td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td><b>Total Due</b></td> <td style="text-align: right;"><b>\$0.00</b></td> </tr> <tr> <td><b>Paid Date</b></td> <td style="text-align: right;">10/22/2020</td> </tr> </table>	<b>Current Due</b>	\$138.12	<b>Discount</b>	\$0.00	<b>Penalty</b>	\$0.00	<b>Interest</b>	\$0.00	<b>Other Fees</b>	\$0.00	<b>Previous Payments</b>	\$138.12	<b>Back Taxes</b>	\$0.00	<b>Total Due</b>	<b>\$0.00</b>	<b>Paid Date</b>	10/22/2020																										
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### City of Crawford Tax Bill – Tract 5

2020 000329 ACCT # 12215R 1.50 acres  
 WHEELER CROSSING, LLC C3 194A 02

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	15,000	GROSS ASSESSMENT	6,000	21.00
COUNTY EXEMPTION		NET COUNTY ASSESSMENT	6,000	
SCHOOL EXEMPTION		NET SCHOOL ASSESSMENT	6,000	INTEREST
CITY TAX	21.00			COLLECTION COST
				FIFA CHARGE
DUE 12/20/20	21.00			PENALTY
				TOTAL

*pd ✓ # 9145  
10/22/20*

00000 03 T WHEELER CROSSING, LLC  
 O 1847 BUTLERS LANE  
 DECATUR GA 30033

FROM CITY OF CRAWFORD  
 PO BOX 383  
 CRAWFORD, GA 30630-0383

OFFICIAL RECEIPT  
 DUE IN FULL BY 12/20/2020

2020 000329 ACCT # 12215R 1.50 acres  
 WHEELER CROSSING, LLC C3 194A 02

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	15,000	GROSS ASSESSMENT	6,000	21.00
COUNTY EXEMPTION		NET COUNTY ASSESSMENT	6,000	
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				FIFA CHARGE
DUE 12/20/20	21.00			PENALTY
				TOTAL

00000 03 T WHEELER CROSSING, LLC  
 O 1847 BUTLERS LANE  
 DECATUR GA 30033

FROM CITY OF CRAWFORD  
 PO BOX 383  
 CRAWFORD, GA 30630-0383

TAX COMMISSIONER  
 DUE IN FULL BY 12/20/2020

2020 000329 ACCT # 12215R 1.50 acres  
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				TOTAL

00000 03 T WHEELER CROSSING, LLC  
 O 1847 BUTLERS LANE  
 DECATUR GA 30033

FROM CITY OF CRAWFORD  
 PO BOX 383  
 CRAWFORD, GA 30630-0383

FIFA  
 DUE IN FULL BY 12/20/2020

## Legal Description

BEGINNING at the junction of Bunker Hill Road and Highway No. 78 and running thence along said highway south 69 degrees west 300 feet; thence south 59½ degrees west 216 feet; thence south 48 degrees west 423 feet, to the line of L. J. Harris; thence along the line of L. J. Harris north 48½ degrees west 415 feet to a stake; thence south 40½ degrees west 203 feet to a rock; thence south 45½ degrees east 42 feet, to sweet-gum; thence south 60 degrees east 383 feet to a culvert at said highway; thence along said highway south 48 degrees west 421 feet to rock column, common corner with Allen Huff; thence north 60 degrees west 360 feet to a rock; thence south 45½ degrees west 980 feet to corner of Ezra Clarke; thence north 44½ degrees west 273 feet to another corner of Ezra Clarke; thence south 45½ degrees west 130 feet to a corner on line of Mrs. R. O. Smith; thence along the line of Mrs. Smith north 44½ degrees west 638 feet to an iron pin at fence; thence north 15½ degrees east 250 feet to iron pin; thence north 16½ degrees west 184 feet to rock buried in the ground; thence south 58 degrees east 276 feet to branch; thence north 22 degrees east 221 feet along branch; thence north 3½ degrees west 219 feet to iron on north side of branch; thence south 58 degrees east 147 feet to iron stake, common corner to Allen Freeman; thence north 9 degrees east 385 feet to stake or post; thence north 59½ degrees east 307 feet to middle of Main Street, marked by a stone set back on lower side of said street; thence along said street north 30½ degrees east 187 feet to center of Bunker Hill Road; thence along Bunker Hill Road south 89 degrees east 426 feet; thence south 75½ degrees east 225½ feet to beginning corner at junction of Bunker Hill Road and Highway No. 78.

The above description represents two tracts of land of the subdivision of the Bunker Hill property (the lot of L. J. Harris being deleted as indicated on plat) with the corresponding numbers viz: -1, from which lot of L. J. Harris is cut, 2, building lot, 3 and 4, which is designated as the spring cut.

The area embraced in this description is Sixty-Five and 50/100 (65.50) acres, more or less.

Description of Tract No. 5, which is a part of this conveyance: Beginning at a point in Bunker Hill Road, a point common to the lot of the Harwoods, marked by a stone set back on west side of said road and running, thence south 30½ degrees west 215 feet to a stone; thence south 59½ degrees east 189 feet to middle of

## Legal Description Continued

Main Street, marked by a stone set back on north side of street; thence along the middle of said street south 30½ degrees west 130 feet to a point in said street, marked by a stone set back on north side of street; thence north 59½ degrees west 187 feet to a stone; thence south 30½ degrees west 167 feet to corner of Nan Kinnebrew's lot; thence along the line of Nan Kinnebrew south 65 degrees west 185 feet to a point in Main Street, marked by a stone set back on north side of said street; thence along said street 312 feet to an iron pin set on north side of street; thence along the line of Cooper north 22½ degrees west 214.5 feet to an iron pin on Jefferson Mills' line; thence along the said Jefferson Mills' line south 67½ degrees east 214 feet to branch; thence along the general direction of said branch north 58 degrees west 354 feet; thence further along the Jefferson Mills' line north 35½ degrees west 832 feet; thence north 72½ degrees west 762 feet to corner of the church and school property of the colored; thence along the said school and church property north 16½ degrees west 336 feet; thence north 22½ degrees east 427 feet to middle of Bunker Hill Road, marked by a wild cherry tree on west side of road; thence along Bunker Hill Road south 54½ degrees east 3214 feet to a point in said road; thence continuing along said road south 50 degrees east 900 feet and then south 52½ degrees east 100 feet to beginning corner.

This tract of land contains twenty-seven and 18/100 (27.18) acres, more or less.

The several tracts embraced in this deed aggregate, in area, Ninety-Two and 68/100 (92.68) acres, more or less. These several tracts all adjoin, except at a point on Main Street by which they are separated by the distance of 55 feet and the eastern end of this measurement is 187 feet from the middle of Bunker Hill Road, the eastern terminus of Main Street.

These several tracts are located in Crawford and suburbs, Crawford District, 130) G. M., of Oglethorpe County, Georgia.

The above described property is that identical property conveyed to Ruby Gordon Wheeler and Peter Wheeler by W.H. Gordon, dated February 12, 1953 as recorded in Deed Book 3-P, page 410 of the Deed Records of Oglethorpe, Georgia with the Grantor herein conveying to the Grantee herein all of the Grantor's undivided interest in and to the above described property.



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