

Go Bid
NOW!

Property Information



*Futrill Auto Parts, Inc.
Real Estate Auction
38.9 +/- Acre Salvage Yard
Worth County, Georgia*

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



**455 US Highway 82 NW
Poulan, Georgia 31781**

February 23, 2021 at 2:00 P.M.



WEEKS AUCTION GROUP
ACCELERATED REAL ESTATE MARKETING

www.WeeksAuctionGroup.com

(229) 890-2437



Introduction

Dear Prospective Bidders,

Weeks Auction Group is pleased to announce the public auction of Futrill Auto Parts Inc. located in Poulan, GA. The South Georgia auto parts icon has closed the doors with the sellers retiring from the business.

This property consists of 38.9+/- acres total with over 32,000+/- SF of improvements. If you're currently in the salvage business this would be a great expansion opportunity with plenty of growth potential. The inventory will be sold separately consisting of large bulk lots making bidding very convenient. If the real estate buyer is separate from the inventory, bidding terms will allow a six (6) month removal process. Whether you are interested in a single item, some inventory or the business as a whole our auction process makes buying simple! Give us a call today to schedule an appointment.

Bidding for this property will open on February 9, 2021 at 10:00 a.m. eastern time and continue to February 23, 2021. Bidding will begin closing at 2:00 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. 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 us 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.

Forrest Horne
Auction Coordinator
Weeks Auction Group, Inc.
(229) 225 – 6854
Forrest@BidWeeks.com

Sincerely,
Weeks Auction Group Inc.

Cameron Morris
Associate Broker and Auctioneer
Weeks Auction Group
(229) 881 – 7643
Cameron@BidWeeks.com

Auction Date and Time: February 23, 2021 at 2:00 P.M.

Open House Dates and Times: Monday, February 15, from 1 P.M. - 5 P.M.
Monday, February 22, from 1 P.M. - 5 P.M.

For More Information Contact:

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Property Information

Property Address: 455 US Highway 82 NW Poulan, GA 31781

Auction Date: February 23, 2021 at 2:00 P.M.

Property Size (Acres): 38.90 +/- Acres

Assessor's Parcel Number: Worth 0082007100A

Taxes (2020): \$5,494.55

Driving Directions: This property is located at 455 US Highway 82 NW in Poulan, GA. From Interstate 75 in Tifton, GA take US Highway 82 West towards Albany, GA for 17 miles. The property is located on the left. This drive is only 19 minutes from the interstate. ***Watch for Auction Signs!***

From Downtown, Sylvester take US Highway 82 East for 2.9 Miles. The property is located on the right. **Watch for Auction Signs!**

Important Selling Features:

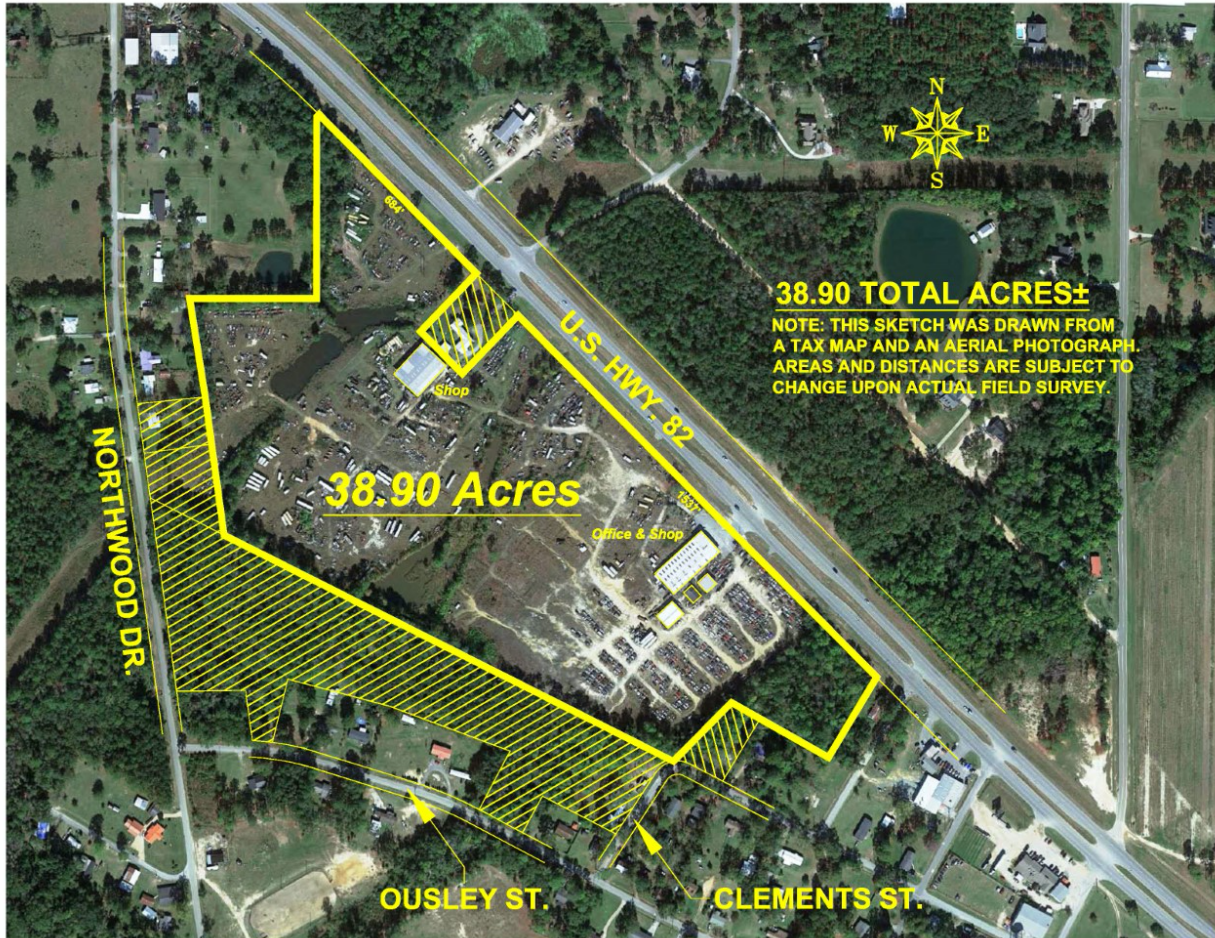
- Complete Liquidation of Futrill Auto Parts, Inc.
- 38.9+/- Total Acres
- (5) Total Improvements
- 13,300+/-SF Office/Warehouse
- 12,500+/-SF Warehouse
- 3,250+/- SF Open Barn
- 1,600+/-SF Salvage Barn
- 1,400+/-SF Service Barn
- Steel Construction
- Large Inventory of Salvage Vehicles – Selling Separately
 - 795 +/- Salvage Vehicles
- Interior Inventory and Other Inventory - Selling Separately
 - 198 +/- Engine Cores, 805 +/- Transmission Cores, 122 +/- Transfer Cases, and many other parts!
- Turn Key Business Opportunity!
- Conveniently Located on Highway 82 in Poulan, GA

Special Stipulation of the Sale of the Real Estate

1. This sale will be closed by Bo Plowden of Watson Spence, LLP at 320 W Residence Ave, Albany, GA 31701, (229) 436-1559. The closing attorney will charge the purchaser a closing fee of \$650.00 per cash transaction and \$950.00 per loan transaction. This fee includes conducting the closing, collecting and disbursing the funds and preparing a closing statement. If the purchaser wants a title opinion or other services, the closing attorney will provide them for an additional fee. The seller will pay for the preparation of the Deed only. The purchaser will pay all other closing costs associated with this sale including but not limited to recording, transfer tax, financing expenses, intangible taxes, title fees, title insurance, appraisals and inspection reports. The purchaser will be responsible for any bank wire fees associated with the closing incurred by the receiving or sending of purchaser's earnest money deposits.
2. Notwithstanding any provision to the contrary contained herein, in the event the Closing cannot occur when scheduled due to a COVID-19 related event ("CRE") resulting in the closing attorney, the mortgage lender and/or the Buyer and/or Seller being unable to perform their respective obligations, then the Closing shall be postponed until 7 days after the specific event delaying the Closing has been resolved. If the Buyer or Seller is unable to perform due to a CRE, the affected party shall promptly notify the other party both of the CRE and of its resolution. Buyer or Seller having concerns about attending the Closing or self-quarantining (in the absence of a quarantine or government ordered lockdown that specifically applies to Buyer and/or Seller) shall not excuse Buyer or Seller from attending the Closing either in-person, virtually or through a power of attorney. Buyer or Seller presently having COVID-19 shall excuse Buyer and/or Seller from attending the Closing until the party is no longer at risk of infecting others. However, in all situations where Buyer and/or Seller cannot attend the Closing, Buyer and or Seller shall use their best efforts to fulfill their contractual obligations through a power of attorney. Buyer or Seller experiencing a job loss, reduction in salary or other financial hardship shall not be deemed a CRE. If the CRE causing a permitted delay results in the Closing being delayed by more than 90 days from the original Closing date, then either Buyer or Seller may terminate this Agreement without penalty upon notice to the other party.
3. The 2021 Ad Valorem taxes will be prorated between the seller and purchaser as of the date of closing.
4. The Purchaser has read this Contract for Sale of Real Property and acknowledges and affirms that Purchaser understands the terms and conditions of this Contract for Sale of Real Property. Purchaser understands and affirms that the Seller is selling the Property and the Purchaser is purchasing the Property "AS IS" and "WHERE IS" without any warranty of any type or description, either expressed or implied, except as to the warranty of the title set forth in this Contract for Sale of Real Property. Further, as set forth in this Contract for Sale of Real Property, Seller nor Broker make or have made any warranties or representations of any type or description as to any environmental matters related to the Property.
5. This property is sold subject to all outstanding easements on said property for roads, power and telephone lines and the like and likewise subject to any cemetery or cemeteries that may now exist on this property.
6. This contract excludes all personal property located on the property.

7. This property is being conveyed by Limited Warranty Deed.
8. Possession of the property will be granted at closing subject to removal of the personal property.
9. The purchaser hereby acknowledges the electrical service providing electricity to the 12,500 sq. ft. building is not located on the property
10. In the event the real estate sells separately from the business inventory, the purchaser of the real estate will grant the purchaser(s) of the business inventory a Temporary Access License for the removal of the business inventory for a 6-month period from the date of auction to be executed at closing. A copy of the Temporary Access License Agreement is attached to and made a part of this contract as Exhibit "D".
11. In the event the purchaser(s) of the real estate wish to continue operating the real estate as a junk yard, purchaser(s) hereby acknowledge that they must comply the City of Poulan's Ordinances as they relate to Junkyards.

Aerial Map



Tax Card Parcel Worth 0082007100A



Summary

Parcel Number 0082007100A
Location Address 315 MCGIRT ST
Legal Description LL 336-7TH LD
(Note: Not to be used on legal documents)
Class C5-Commercial
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District Poulan (District 03)
Millage Rate 34.137
Acres 48.75
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)

Owner

[FUTRILL R L & ROGER FUTRILL](#)
 & ROBIN ALLEN
 2019 SUMNER ROAD N
 SUMNER, GA 31789

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	2	14.69
RUR	Open Land	Rural	4	21.51
RUR	Woodland	Rural	8	12.55

Commercial Improvement Information

Description STORE - AUTOMOTIVE PARTS
Value \$227,786
Actual Year Built 1968
Effective Year Built 1986
Square Feet 12600
Wall Height 14
Wall Frames 03
Exterior Wall 08
Roof Cover 07
Interior Walls 12
Floor Construction 02
Floor Finish 06
Ceiling Finish 50% 01
 50% 11
Lighting 01
Heating 15% 03
 85% 13
Number of Buildings 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
GARAGE	1900	30x40 / 0	1	\$5,200
IMPLEMENT SHED FLR OR WLS & RF	1900	0x0 / 0	1	\$2,500
IMPLEMENT SHED FLR OR WLS & RF	1900	50x65 / 0	1	\$7,000
IMPLEMENT SHED FLR OR WLS & RF	1900	20x125 / 0	1	\$18,000
CANOPY, LOW COST (RESIDENTIAL)	1900	0x0 / 0	2	\$4,500

Sales

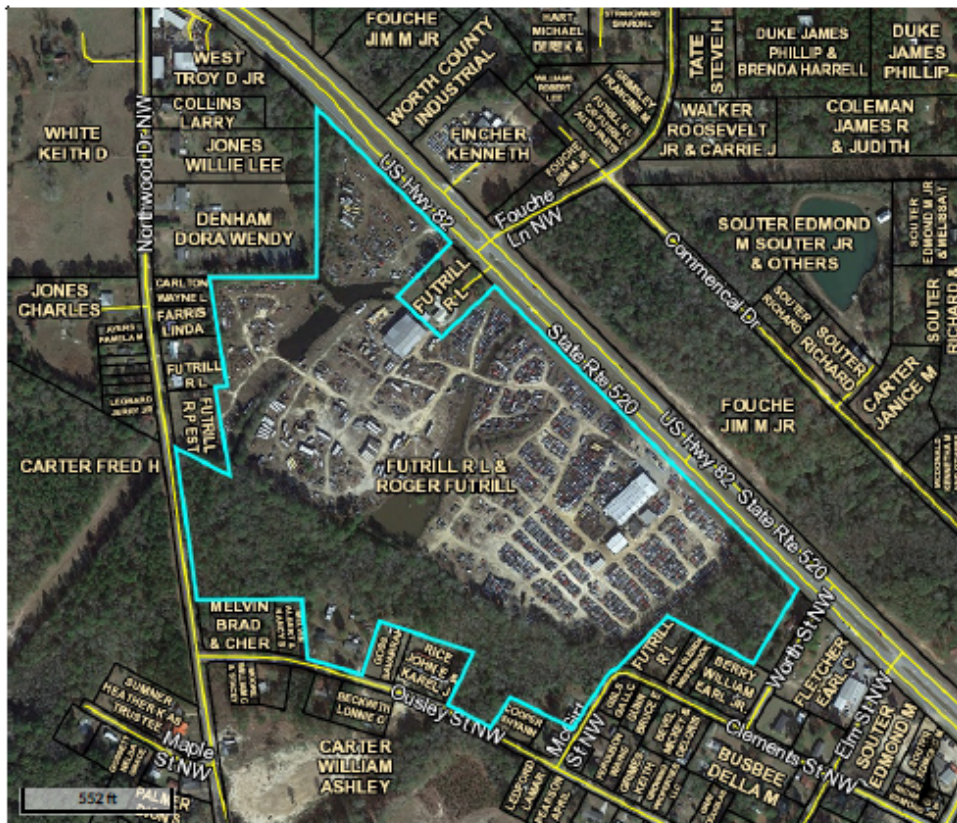
Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/12/2019	1096 176		\$0	Unqualified - Improved	FUTRILL R L WAYNE, ROGER, & JACK	FUTRILL R L & ROGER FUTRILL

Valuation

	2020	2019	2018	2017	2016
Previous Value	\$402,390	\$402,390	\$402,390	\$402,390	\$400,507
Land Value	\$137,404	\$137,404	\$137,404	\$137,404	\$137,404
+ Improvement Value	\$227,786	\$227,786	\$227,786	\$227,786	\$227,786
+ Accessory Value	\$37,200	\$37,200	\$37,200	\$37,200	\$37,200
= Current Value	\$402,390	\$402,390	\$402,390	\$402,390	\$402,390

Tax Map Parcel
Worth 0082007100A

 **qPublic.net™** Worth County, GA



Legend
 □ Parcels
 □ Parcel Owner
 — Roads

Parcel ID	0082007100A	Owner	FUTRILL R L & ROGER FUTRILL & ROBIN ALLEN	Last 2 Sales			
Class Code	Commercial		2019 SUMNER ROAD N	Date	3/12/2019	Price	0
Taxing District	Poulan		SUMNER GA 31789		n/a	Reason	UI
							U
Acres	48.75	Physical Address	315 MCGIRT ST				n/a
		Assessed Value	Value \$402390				n/a

(Note: Not to be used on legal documents)

Date created: 4/21/2020
 Last Data Uploaded: 4/21/2020 7:38:49 AM

Developed by  **Schneider**
 GEOSPATIAL

Property Tax Bill Worth 0082007100A

2019 Property Tax Statement

Worth County Tax Office
Tabetha Dupriest TC
201 N. Main St, TM-15
Sylvester, GA 31791


FUTRILL R L WAYNE, ROGER
% R L FUTRILL, ROGER FUT
ROBIN ALLEN
SYLVESTER, GA 31791

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2019-3927	11/15/2019	\$0.00	\$5494.55	\$0.00	Paid 11/13/2019

Map: 00820-00000-071-00A
Location: 315 MCGIRT ST
Account No: 196350 010

RETURN THIS PORTION WITH PAYMENT

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

<p>Worth County Tax Office Tabetha Dupriest TC 201 N. Main St, TM-15 Sylvester, GA 31791</p>		<p>Tax Payer: FUTRILL R L WAYNE, ROGER Map Code: 00820-00000-071-00A Real Description: LL 336-7TH LD Location: 315 MCGIRT ST Bill No: 2019-3927</p>																							
Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions																		
0.00	0.00	0.0000	\$402,390.00	11/15/2019	07/25/2019																				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Credit	Net Tax																		
COUNTY	\$0.00	\$160,956.00	\$0.00	\$160,956.00	0.012560	-\$305.82	\$2,021.61																		
EDA	\$0.00	\$160,956.00	\$0.00	\$160,956.00	0.000591	\$0.00	\$95.12																		
POULAN	\$0.00	\$160,956.00	\$0.00	\$160,956.00	0.005486	\$0.00	\$883.00																		
SCHOOL	\$0.00	\$160,956.00	\$0.00	\$160,956.00	0.015500	\$0.00	\$2,494.82																		
TOTALS					0.034137	-\$305.82	\$5,494.55																		
<p>Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead authorized for all homeowners, certain elderly persons are entitled to additional homestead exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of the exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than March 1st in order to receive the exemption in future years. For information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact the office of the County Tax Office at Worth Co. Courthouse 229-776-8204. 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 return reducing the value not later than April 1st in order to have an opportunity to have this value lowered for next year's taxes. Information on filing a return can be obtained from the County Tax Office at Worth Co. Courthouse and/or 229-776-8204.</p>						<table style="width: 100%;"> <tr> <td>Current Due</td> <td style="text-align: right;">\$5,494.55</td> </tr> <tr> <td>Discount</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Penalty</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Interest</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Other Fees</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Previous Payments</td> <td style="text-align: right;">\$5,494.55</td> </tr> <tr> <td>Back Taxes</td> <td style="text-align: right;">\$0.00</td> </tr> <tr style="background-color: #ffff00;"> <td>Total Due</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Paid Date</td> <td style="text-align: right;">11/13/2019</td> </tr> </table>		Current Due	\$5,494.55	Discount	\$0.00	Penalty	\$0.00	Interest	\$0.00	Other Fees	\$0.00	Previous Payments	\$5,494.55	Back Taxes	\$0.00	Total Due	\$0.00	Paid Date	11/13/2019
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Legal Description

455 Highway 82 NW, Poulan, GA 31781

All that tract or parcel of land lying and being in Land Lot Number Three Hundred and Thirty-Six (336) in the 7th Land District of Worth County, Georgia, containing forty-nine (49) acres, more or less, and further described as follows: Begin on the south boundary line of right-of-way of U.S. Highway 82, at a point six hundred and seven (607) feet North 47 degrees West from original east line of said land lot which beginning point is also the intersection of west boundary line of Weed Street with the south boundary line of said highway, thence running along south boundary line of said right-of-way of Highway No. 82 North 47 degrees West twenty-three hundred and thirteen (2313) feet to north corner of land of White; thence running along east boundary line of said White tract South 2 degrees East five hundred fifty-one (551) feet to southeast corner of said White tract; thence running along south line of said White tract North 87 ½ degrees East five hundred and ninety (590) feet to old Poulan Highway; thence running along east boundary line of said old Poulan Highway South 10 degrees East five hundred ninety-three (593) feet; thence running south 64 degrees East along line of old Herrington land to Weed Street; and thence running along west boundary line of Weed Street North 26 degrees East to Highway No. 82, at starting point.

EXCEPTED THEREFROM: One (1) acre, more or less, of above described tract previously conveyed to Jim Walter Corporation, as shown by deed recorded in Deed Book 121, Page 239, Worth County records.

ALSO EXCEPTED THEREFROM: One-half (½) acre, more or less, of above described tract previously conveyed to Mid-State Homes, Inc., as shown by deed recorded in Deed Book 124, Page 90, Worth County records.

ALSO EXCEPTED THEREFROM: Seven and eight-tenths (7.8) acres, more or less, of above described tract previously conveyed to Earl C. Fletcher, as shown by deed recorded in Deed Book 128, Page 102, Worth County records.

ALSO EXCEPTED THEREFROM: One-half (½) acre, more or less, of above described tract previously conveyed to William Hardy Jones, as shown by deed recorded in Deed Book 123, Page 87, Worth County records.

ALSO EXCEPTED THEREFROM: One-half (½) acre, more or less, of above described tract previously conveyed to William Lewis, as shown by deed recorded in Deed Book 129, Page 257, Worth County records.

ALSO EXCEPTED THEREFROM: One-half (½) acre, more or less, of above described tract previously conveyed to James Winston Martin, et. al., as shown by deed recorded in Deed Book 136, Page 221, Worth County records.

ALSO EXCEPTED THEREFROM: One (1) acre, more or less, of above described tract previously conveyed to Mid-State Homes, Inc., as shown by deed recorded in Deed Book 141, Page 305, Worth County records.

ALSO EXCEPTED THEREFROM: One-half (½) acre, more or less, of above described tract previously conveyed to Curtis Eunice, et. al., as shown by deed recorded in Deed Book 142, Page 62, Worth County records.

ALSO EXCEPTED THEREFROM: One-half (½) acre, more or less, of above described tract previously conveyed to Curtis Eunice, et. al., as shown by deed recorded in Deed Book 180, Page 96, Worth County records.

TOGETHER WITH ALL IMPROVEMENTS THEREON.

Go Bid Now!



www.WeeksAuctionGroup.com