

Go Bid  
**NOW!**

# *Property Information*

*2,279 +/- sq. ft. Brick Home  
on 1 +/- Acre Located in  
Worth County*

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

*Online Only Auction*



**535 US Highway 82 Poulan, GA 31781**

**February 25, 2021 at 2:00 P.M.**

**WAG**  
WEEKS AUCTION GROUP  
ACCELERATED REAL ESTATE MARKETING

(229) 890 - 2437

www.WeeksAuctionGroup.com



## Introduction

Dear Prospective Bidders,

Weeks Auction Group is pleased to announce the public auction of this 2,279 square foot, brick home and 1 Acre located on 535 US Highway 82 in Worth County, Georgia.

The living estate of Mr. RL Futrill will be sold on February 25th at Online Auction. This property consists of 3 bedrooms, 2 bathrooms, and a great room for entertainment.

Bidding for this property will open on February 11, 2021 at 10:00 a.m. eastern time and continue to February 25, 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](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.

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

Sincerely,  
Weeks Auction Group Inc.

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



**Auction Date and Time:** February 25, 2021 at 2:00 P.M.

**Open House Dates and Times:** Monday, February 15, from 1 PM - 5 PM  
Monday, February 22, from 1 PM - 5 PM

**For More Information Contact:**

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

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

## Property Information

**Property Address:** 535 US Highway 82 Poulan, GA 31781

**Auction Date:** February 25, 2021 at 2:00 P.M.

**Property Size (Acres):** 2,279 Sq. ft. Home Located on 1 Acre

**Assessor's Parcel Number:** Worth 00820071

**Taxes (2020):** 2019 Property Taxes - \$1,472.95

**Driving Directions:** This property is located at 535 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. ***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:

- 1.0 +/- Total Acres
- 2,279 +/- Total Sq. ft.
- Residential Property
- Brick Construction
- Large Yard
- Conveniently Located Just Off Hwy 82

## Aerial Map



## Tax Card Parcel 00820071



### Summary

**Parcel Number** 00820071  
**Location Address** 535 HICKORY HWY 82  
**Legal Description** RESIDENCE  
*(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** Poulan (District 03)  
**Millage Rate** 34.137  
**Acres** 1  
**Homesite Exemption** Yes (51)  
**Lot/District** 336 / 7111

[View Map](#)

### Owner

**FUTRILL, R L**  
 C/O FUTRILL AUTO PARTS  
 535 U S HWY 82 NW  
 POULAN, GA 31781

### Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Homesite 1.0 AC	Rural	1	1

### Residential Improvement Information

**Style** One Family  
**Heated Square Feet** 2279  
**Interior Walls** Sheetrock  
**Exterior Walls** Brick Veneer  
**Foundation** 001  
**AHJ Square Feet** 0  
**Basement Square Feet** 0  
**Year Built** 1961  
**Roof Type** 003  
**Flooring Type** Carpet/Tile  
**Heating Type** Central Heat & AC  
**Number Of Rooms** 0  
**Number Of Bedrooms** 0  
**Number Of Full Bathrooms** 0  
**Number Of Half Bathrooms** 0  
**Number Of Plumbing Extras** 0  
**Value** \$101,979  
**Condition** Average  
**Fireplaces/Appliances** Comb 1 sty 1 Box 1

### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
	202 640		\$0	Unqualified Sale		FUTRILL, R L

### Valuation

	2020	2019	2018	2017	2016
Previous Value	\$111,979	\$111,979	\$111,979	\$111,979	\$111,979
Land Value	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Improvement Value	\$101,979	\$101,979	\$101,979	\$101,979	\$101,979
Accessory Value	\$0	\$0	\$0	\$0	\$0
<b>Current Value</b>	<b>\$111,979</b>	<b>\$111,979</b>	<b>\$111,979</b>	<b>\$111,979</b>	<b>\$111,979</b>

### Assessment Notice 2019

[Assessment Notice 2019](#)

### Sketches

**Tax Map Parcel 00820071**

 **qPublic.net™** Worth County, GA



**Legend**  
 □ Parcels  
 □ Parcel Owner  
 — Roads

<b>Parcel ID</b>	00820071	<b>Owner</b>	FUTRILL R L	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		C/O FUTRILL AUTO PARTS	<b>Date</b>	Price	Reason	Qual
<b>Taxing District</b>	Poulan		535 U S HWY 82 NW	n/a	0	n/a	n/a
	Poulan		POULAN GA 31781	n/a	0	n/a	n/a
<b>Acres</b>	1	<b>Physical Address</b>	535 HIGHWAY 82				
		<b>Assessed Value</b>	Value \$111979				

(Note: Not to be used on legal documents)

Date created: 4/24/2020  
 Last Data Uploaded: 4/24/2020 7:38:21 AM

Developed by  **Schneider**  
 GEOSPATIAL

## 2019 Property Tax Bill

### 2019 Property Tax Statement

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


FUTRILL R L  
 C/O FUTRILL AUTO PARTS  
 535 U S HWY 82 NW  
 POULAN, GA 31781

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2019-3923	11/15/2019	\$0.00	\$1472.95	\$0.00	Paid 09/27/2019

Map: 00820-00000-071-000  
 Location: 535 HIGHWAY 82  
 Account No: 196150 010

**RETURN THIS PORTION WITH PAYMENT**

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

Worth County Tax Office Tabetha Dupriest TC 201 N. Main St, TM-15 Sylvester, GA 31791		<b>Tax Payer:</b> FUTRILL R L <b>Map Code:</b> 00820-00000-071-000 Real <b>Description:</b> RESIDENCE <b>Location:</b> 535 HIGHWAY 82 <b>Bill No:</b> 2019-3923
--	--	---

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
0.00	0.00	0.0000	\$111,979.00	11/15/2019	07/25/2019		

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Credit	Net Tax
COUNTY	\$0.00	\$44,792.00	\$2,000.00	\$42,792.00	0.012560	-\$81.30	\$537.47
EDA	\$0.00	\$44,792.00	\$0.00	\$44,792.00	0.000591	\$0.00	\$26.47
POULAN	\$0.00	\$44,792.00	\$0.00	\$44,792.00	0.005486	\$0.00	\$245.73
SCHOOL	\$0.00	\$44,792.00	\$2,000.00	\$42,792.00	0.015500	\$0.00	\$663.28
<b>TOTALS</b>					<b>0.034137</b>	<b>-\$81.30</b>	<b>\$1,472.95</b>

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.

<b>Current Due</b>	\$1,472.95
<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>	\$1,472.95
<b>Back Taxes</b>	\$0.00
<b>Total Due</b>	<b>\$0.00</b>
<b>Paid Date</b>	09/27/2019



## Legal Description

535 US Highway 82

All the tract or parcel of land lying and being one (1) acre of land, more or less, in Land Lot No. 336 in the 7<sup>th</sup> Land District of Worth County, Georgia, more particularly described as follows: Beginning at a point on the south margin of U.S. Highway 82, which point is South 47 ¼ degrees East 653' from a point on the south margin of said highway, where the east line of J.R White's land intersects with the south side of Highway No. 82, and from this beginning point run thence South 32 ¼ degrees West 210', thence South 47 ¼ degrees East a distance of 210'; thence North 32 ¼ degrees East a distance of 210' to the south margin of said highway; thence North 47 ¼ degrees West a distance of 210' to the beginning point; according to survey and plat made by I.J. Medders on August 20, 1960.

***Go Bid Now!***



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