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.



(229)890 - 2437







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 extentions. 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 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, Sincerely,

Weeks Auction Group, Inc.

Weeks Auction Group Inc.

Forrest Horne Cameron Morris

Auction Coordinator Associate Broker and Auctioneer

Weeks Auction Group, Inc. Weeks Auction Group (229) 225 – 6854 (229) 881 – 7643

Forrest@BidWeeks.com 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

Cameron Morris
Associate Broker and Auctioneer
Weeks Auction Group
(229) 881 – 7643
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!*

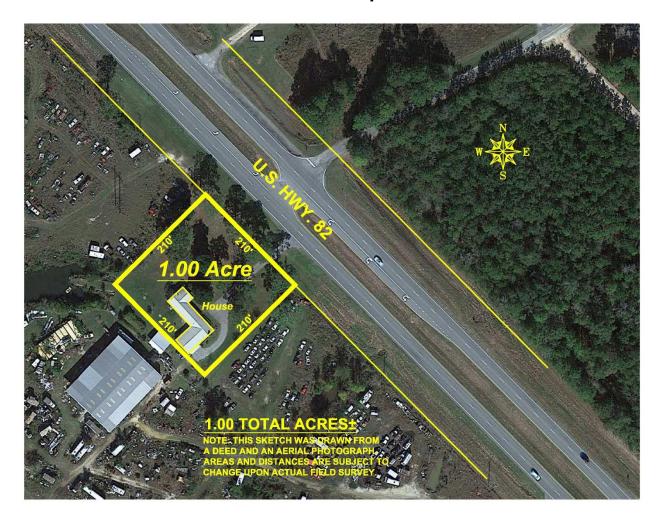
From Downtown Sylvester take US Highway 82 East for 2.9 Miles. The property is located on the right. *Watch for Auction Signs!*

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

00820071 5351HCHWAY 82 Location Address

Legal Description

RESIDENCE (Note: Not to be used on legal documents) R4 Residential

(Note: This is for tax purposes only. Not to be used for zoning.)
Poulan (District 03) Tax District

34.137 Miliago Rato Acres Homevicad Exemption Yes (51) Landiot/Dhtrict 336/7TII

View Map

PUTRILL R L C/O PUTRILL AUTO PARTS 535 US HWY 87 NW POULAN, GA 31781

Rural Land

Type	Description	Calculation Method	Soll Productivity	Acres
DUD	Homesite 1.0 AC	Burni		

Residential Improvement Information

Style Heated Square Feet Interior Walls Exterior Walls One Family 2279 Sheetrock Brick Vencer Foundation Attic Square Feet Basement Square Feet Year Built Roof Type Flooring Type 1961 003 Carpet/Tile Flooring Type
Heating Type
Number Of Rooms
Number Of Bedrooms
Number Of Pull Bathrooms
Number Of Half Bathrooms Central Heat & AC

Number Of Plumbing Extran 0 Value \$101,979 Condition Average
Pireplaces\Appliances Comt 1 sty 1 Box 1

Sales

Sale Date	Dood Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantco
	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
I Improvement Value	\$101,979	\$101,979	\$101,979	\$101,979	\$101,979
Accessory Value	\$0	\$0	\$0	\$0	\$0
 Current Value 	\$111,979	\$111,979	\$111,979	\$111,979	\$111,979

Assessment Notice 2019

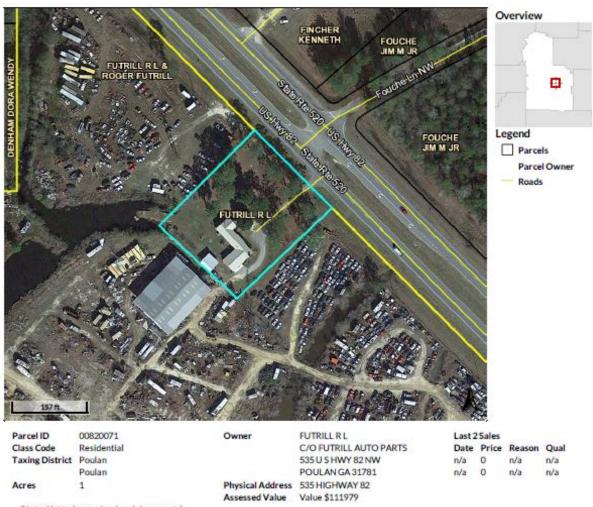
Assessment Notice 2019

Sketches



Tax Map Parcel 00820071





(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



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



Tax Payer: FUTRILL R L

Map Code: 00820-00000-071-000 Real

Description: RESIDENCE Location: 535 HIGHWAY 82 Bill No: 2019-3923

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billi	ng Date P	ayment Good through	Exemptions
0.00	0.00	0.0000	\$111,979.00	11/15/2019	07/2	25/2019		
Entity A	djusted No	et Assessm	ent Exemptions	Taxable Va	lue	Millage Rate	Credit	Net Tax
COUNTY	\$0.00	\$44,79	2.00 \$2,000.00	\$42,79	2.00	0.012560	-\$81.30	\$537.47
EDA	\$0.00	\$44,79	2.00 \$0.00	\$44,79	2.00	0.000591	\$0.00	\$26.47
POULAN	\$0.00	\$44,79	2.00 \$0.00	\$44,79	2.00	0.005486	\$0.00	\$245.73
SCHOOL	\$0.00	\$44,79	2.00 \$2,000.00	\$42,79	2.00	0.015500	\$0.00	\$663.28
TOTALS						0.034137	-\$81.30	\$1,472.95
nomestead exemptions. In entil 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 Anall late in order to have an exemptivity to have this value. Total Due								\$1,472.95 \$0.00 \$0.00 \$0.00 \$0.00 \$1,472.95 \$0.00 \$0,00 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 7th 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.



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