

Go Bid
NOW!

Property Information

*Charming Country Home
Nestled on 11 +/- Acres*

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

Online Only Auction



***404 Swift Canteen Road
Moultrie, Georgia 31768***

March 16, 2021 at 2:00 P.M.



(229) 890 – 2437

www.WeeksAuctionGroup.com



Introduction

Dear Prospective Bidders,

Weeks Auction Group is pleased to announce the public auction of this 1,778 Sq.Ft. beautiful two story home on 10.9 +/- acres located in Moultrie, Georgia.

This charming, country home has 3 bedrooms and 2 bathrooms, all with hardwood floors. This property features a great yard along with a pond, planted pines, a large greenhouse, front porch, and covered back deck.

Bidding for this property will open on March 2, 2021 at 10:00 a.m. eastern time and continue to March 16, 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 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.

Jimmy Fitzpatrick
Auction Coordinator





Auction Date and Time: March 16, 2021 at 2:00 P.M.

Open House Dates and Times: Thursday, March 4, 2021 4:00 pm – 6:00 pm
Saturday, March 13, 2021 10:00 am – 12:00 pm

For More

Information Contact:

Jimmy Fitzpatrick
Auction Coordinator
Weeks Auction Group, Inc.
(229) 890-2437 Office
(229) 221-9209 Cell
Jimmy@BidWeeks.com

Property Information

Property Address: 404 Swift Canteen Road, Moultrie, Georgia 31768

Auction Date: March 16, 2021 at 2:00 P.M.

Property Size (Acres): 10.9 +/- Acres

Assessor's Parcel Number: Colquitt C027 078

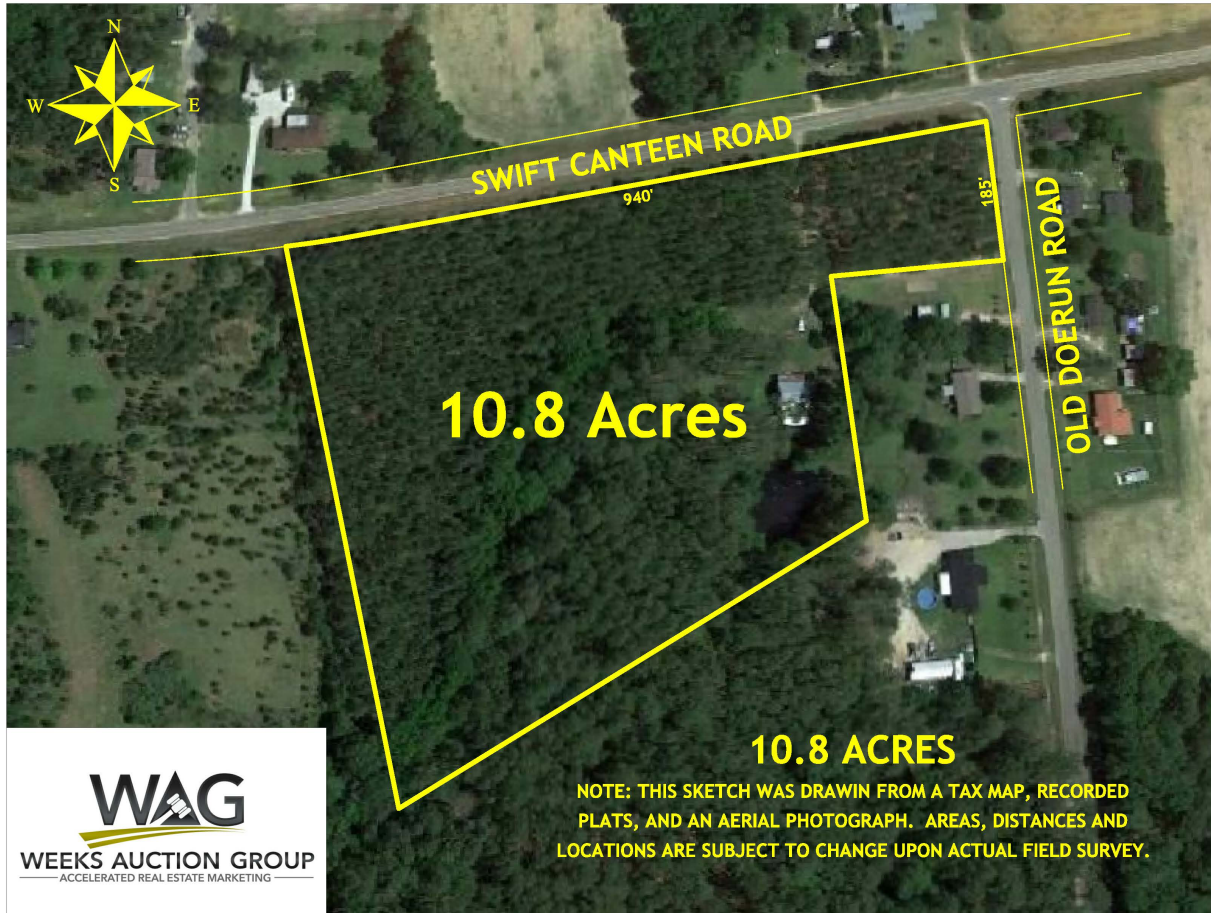
Taxes (2020): \$1,038.12

Driving Directions: From Downtown Moultrie, Head west on W. Central Avenue toward 1st Street SW (384 feet). Turn right at the first cross street onto 1st Street NW (367 feet). Turn right at the first cross street onto 1st Avenue NW (.1 miles). Turn left onto 1st Street NE (1.3 miles). After traffic circle, continue straight onto Sylvester Hwy (2.1 miles). Turn left onto GA-133 North (3.7 miles). Continue on Old Doerun Road (.7 miles). Turn right onto Old Doerun Road (.6 miles). Turn left onto Swift Canteen Road and destination will be on the left (.1 miles). ***Watch for Auction Signs!***

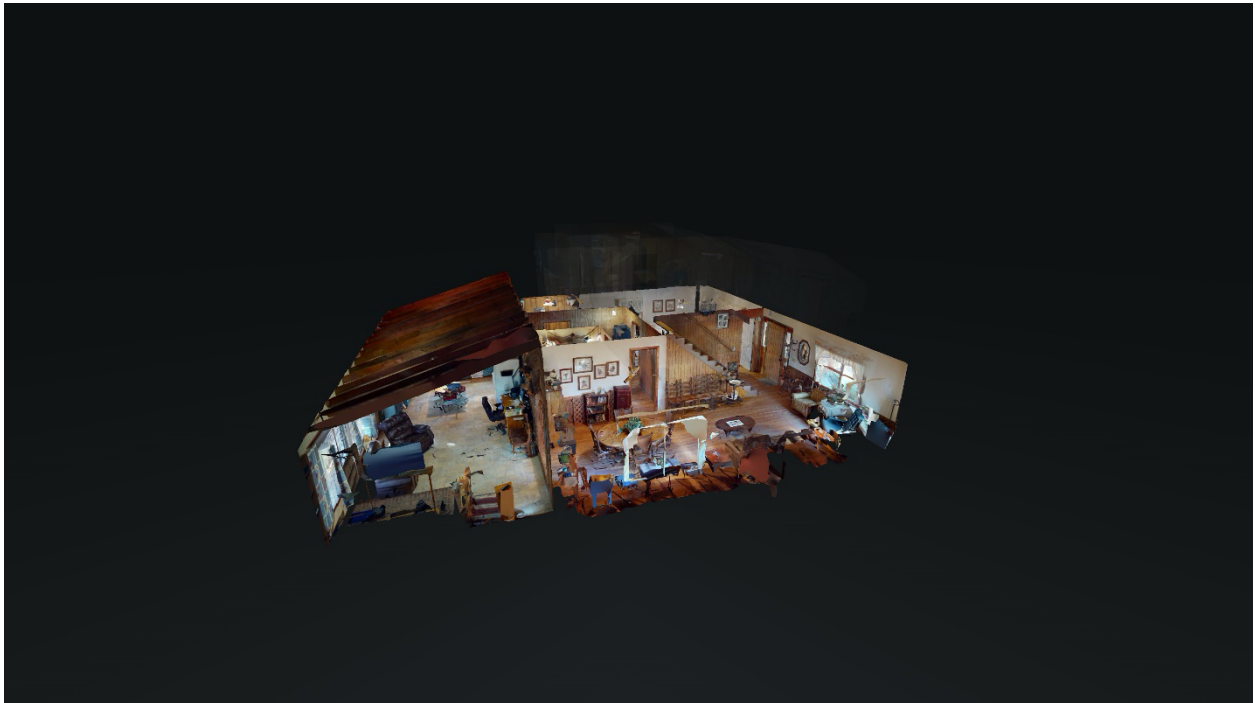
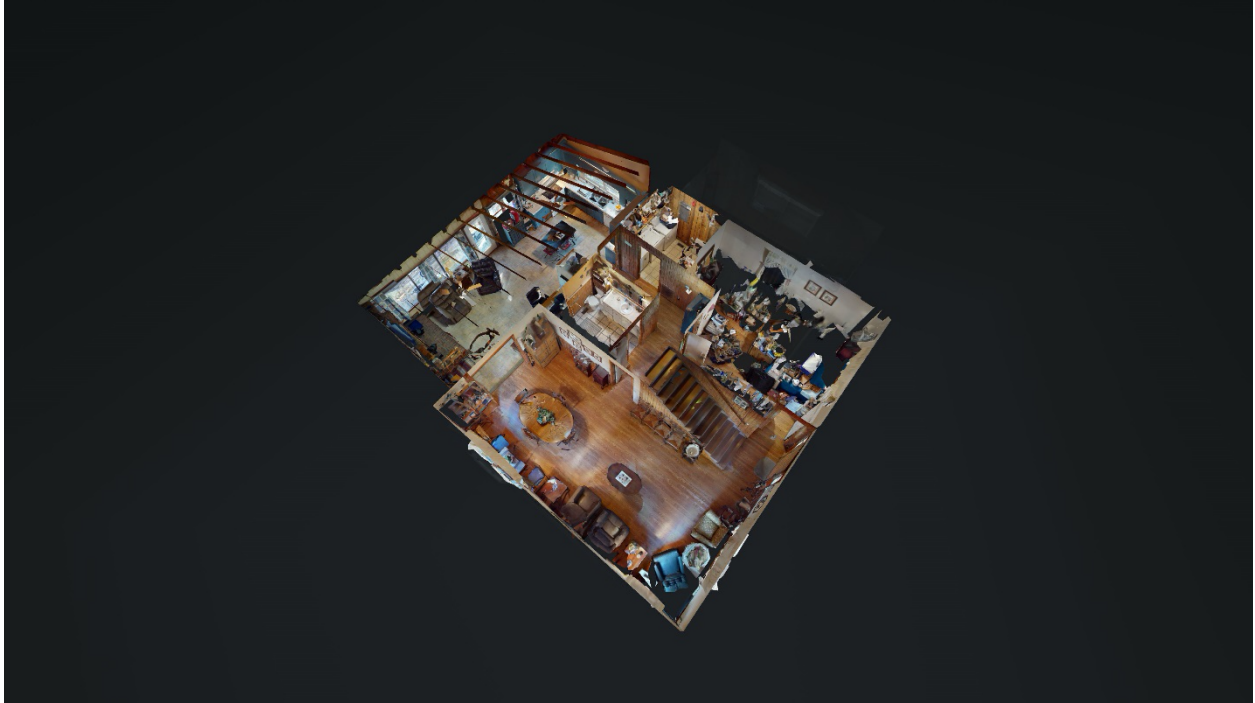
Important Selling Features:

- 1,778 Sq. Ft. two story home on 10.9 +/- acres with a pond and planted pines
- 3 bedroom /2 bathroom with hardwood floors
- Great yard, greenhouse, large front porch, and covered back deck.
- Located in Colquitt County

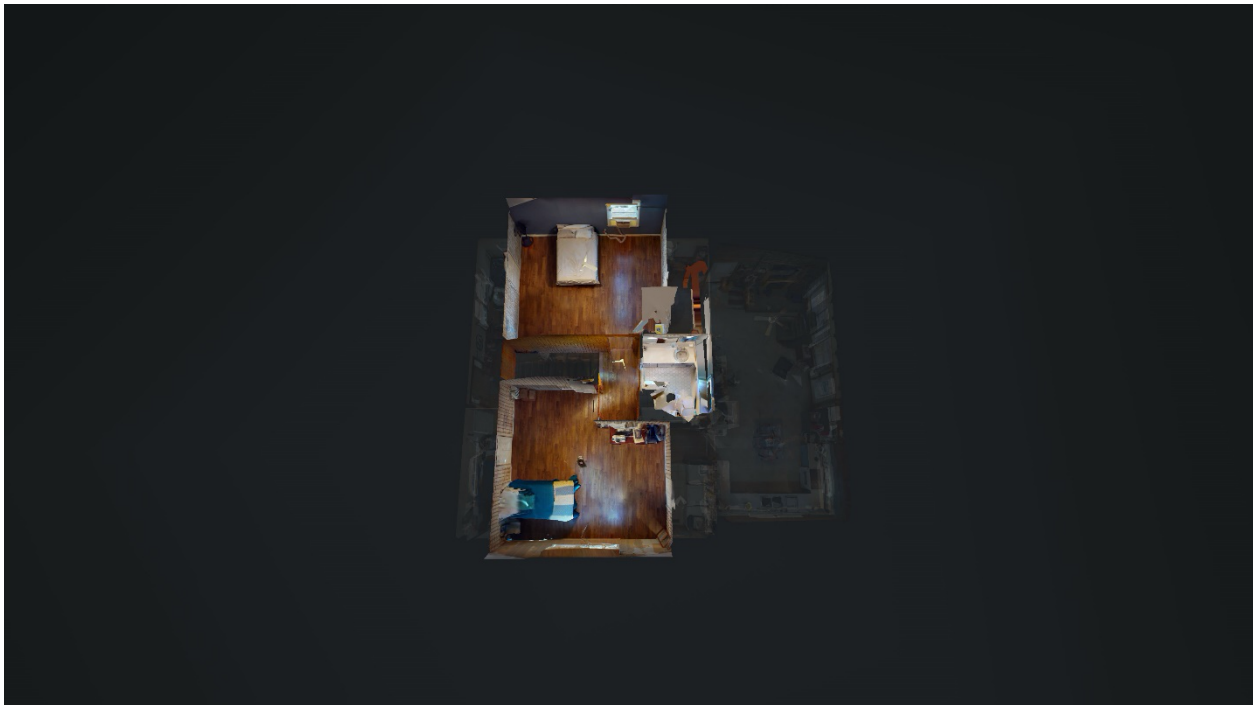
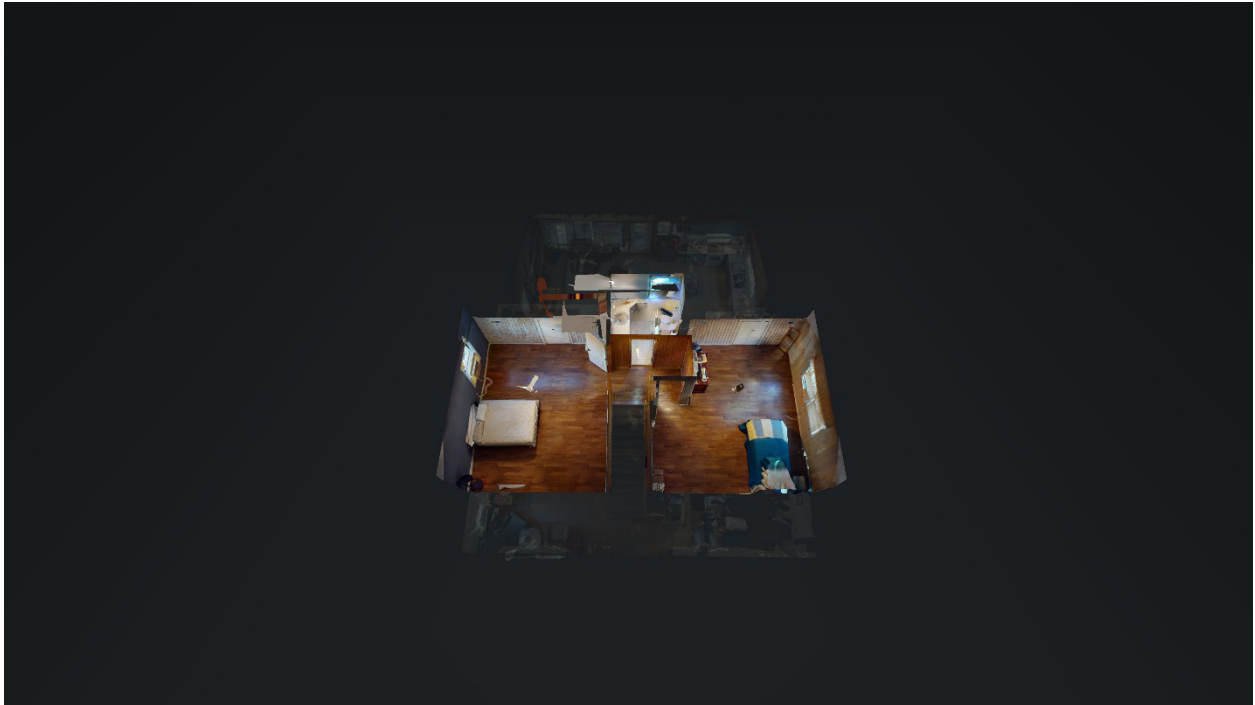
Aerial Map



Floor Plan First Floor

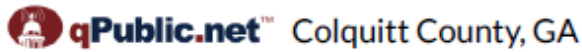


Floor Plan Second Floor



Tax Card Parcel – Page 1

Colquitt C027 078



Summary

Parcel Number C027 078
 Location Address 404 SWIFT CANTEEN RD
 Legal Description LL 128 8TH LD
 (Note: Not to be used on legal documents)
 Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning
 Tax District COUNTY (District 01)
 Millage Rate 27.49
 Acres 10.9
 Neighborhood 30003 COUNTY AVERAGE (30003)
 Homestead Exemption Yes (S1)
 Landlot/District 128 / 8

[View Map](#)



Owner

DEMOTT VICKI LANDRUM
 404 SWIFT CANTEEN ROAD
 MOULTRIE, GA 31768

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	10.9

Residential Improvement Information

Style One Family (Single Family)
 Heated Square Feet 1788
 Interior Walls Sheetrock
 Exterior Walls Wood Siding
 Foundation Open Wood Joist
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1986
 Roof Type Galvanized Metal
 Flooring Type Carpet/Tile
 Heating Type Cent AC/Heat
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 3
 Value \$55,556
 Condition Average

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
XWell - Residential	1999	0x0 / 1	0	\$2,000
XSeptic System - Res	1999	0x0 / 1	0	\$750
XUtility Bldg, Unfinished	1900	10x12 / 0	0	\$160

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/8/1998	608 109		\$5,500	Fair Mkt - Vacant		DEMOTT VICKIE L
4/4/1996	550 494		\$2,000	Fair Mkt - Vacant		DOSS JANE
4/30/1993	478 865		\$66,000	Fair Mkt - Improved		LANDRUM VICKI
4/20/1982	359 362		\$0	NOT MARKET		LASTINGER E R
4/20/1982	359 359		\$0	NOT MARKET		BIUS VERNON W

Tax Card Parcel – Page 2

Colquitt C027 078

Valuation

	2020	2019	2018	2017	2016
Previous Value	\$106,674	\$106,674	\$95,267	\$95,267	\$95,267
Land Value	\$48,208	\$48,208	\$48,208	\$36,801	\$36,801
+ Improvement Value	\$58,889	\$55,556	\$55,556	\$55,556	\$55,556
+ Accessory Value	\$2,910	\$2,910	\$2,910	\$2,910	\$2,910
= Current Value	\$110,007	\$106,674	\$106,674	\$95,267	\$95,267
10 Year Land Covenant (Agreement Year / Value)				2008 / \$7,642	2008 / \$7,420

Assessment Notices (2020)

[2020 Assessment Notice \(PDF\)](#)

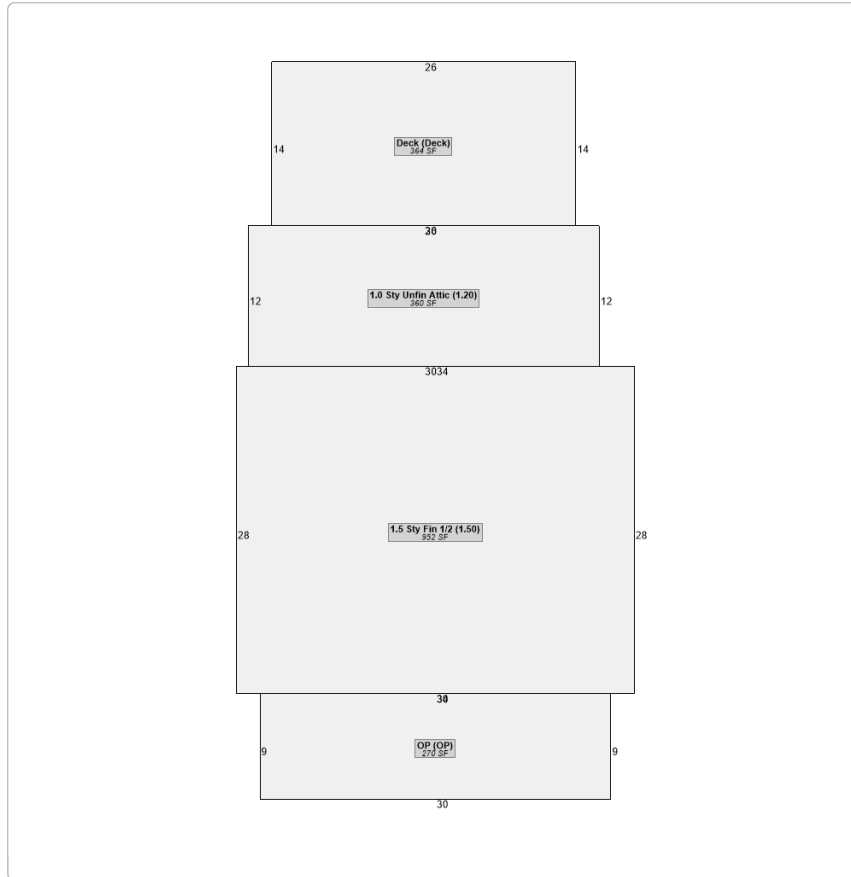
Photos



Sketches

Tax Card Parcel – Page 3

Colquitt C027 078



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

The Colquitt County Assessor 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 tax roll. All other data is subject to change.


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

Last Data Upload: 1/22/2021, 9:42:46 PM

Developed by
Schneider
 GEOSPATIAL

Version 2.3.103

Tax Map Parcel Colquitt C027 078

 **qPublic.net**™ Colquitt County, GA



Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID - C027 078
Alt Id - 2989
Address - 404 SWIFT CANTEEN RD
Owner - DEMOTT VICKI LANDRUM
Acres - 10.9

Date created: 1/25/2021
Last Data Uploaded: 1/22/2021 9:42:46 PM

Developed by  **Schneider**
GEOSPATIAL

2020 Property Tax Bill Colquitt C027 078

2020 Property Tax Statement

Cindy Harvin
Colquitt County Tax Office
101 East Central Ave
PO BOX 99
Moultrie, GA 31776

Phone: 229-616-7410
Fax: 229-668-8371

DEMOTT VICKI LANDRUM
404 SWIFT CANTEEN ROAD

MOULTRIE, GA 31768

RETURN THIS FORM WITH PAYMENT

Bill Number	Due Date	CURRENT YEAR DUE
5446	12/10/2020	\$0.00

Payment Good Through:

Map: C027 078

Last payment made on: 10/26/2020

Location: 404 SWIFT CANTEEN RD

** Georgia law requires all bills be sent to the January 1st owner-if sold, forward this bill to the new owner.

** Interest at a rate of 1% per month begins at the day after the due date.

** A 10% penalty is imposed on all property other than homestead property with a bill under \$500.00 ninety days after the due date.

** If you do not receive a tax bill on the other property you own, you must check with the Tax Commissioner's Office before the due date to avoid late charges.

This office cannot guarantee receipt of bill in the mail.
(If paid by mortgage company send them this portion)

Cindy Harvin
Colquitt County Tax Office
101 East Central Ave
PO BOX 99
Moultrie, GA 31776

Phone: 229-616-7410
Fax: 229-668-8371



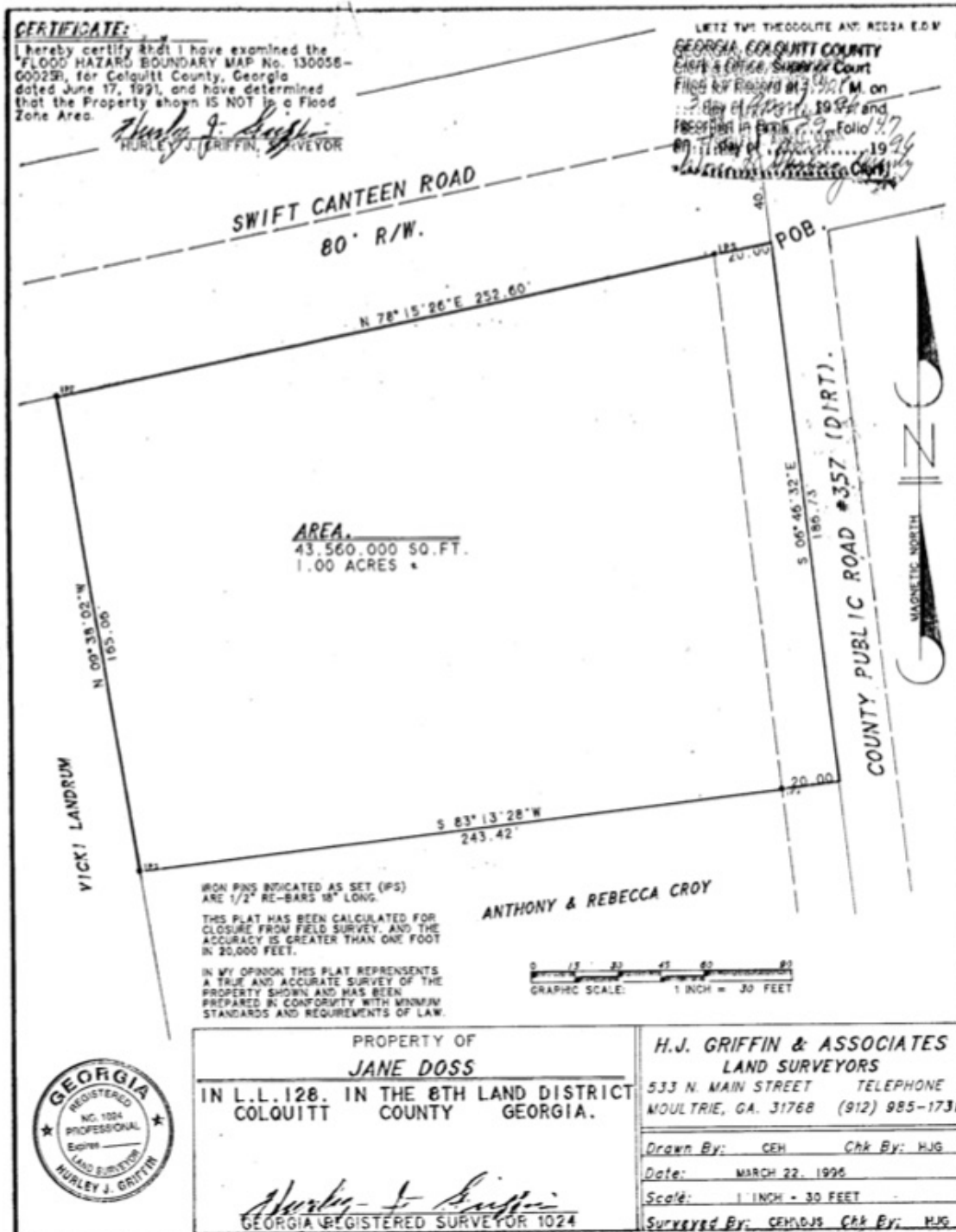
Scan this code with your mobile phone to view or pay this bill.

Tax Payer: DEMOTT VICKI LANDRUM
Map Code: C027 078
Description: LL 128 8TH LD
Location: 404 SWIFT CANTEEN RD
Bill Number: 5446
District: 1

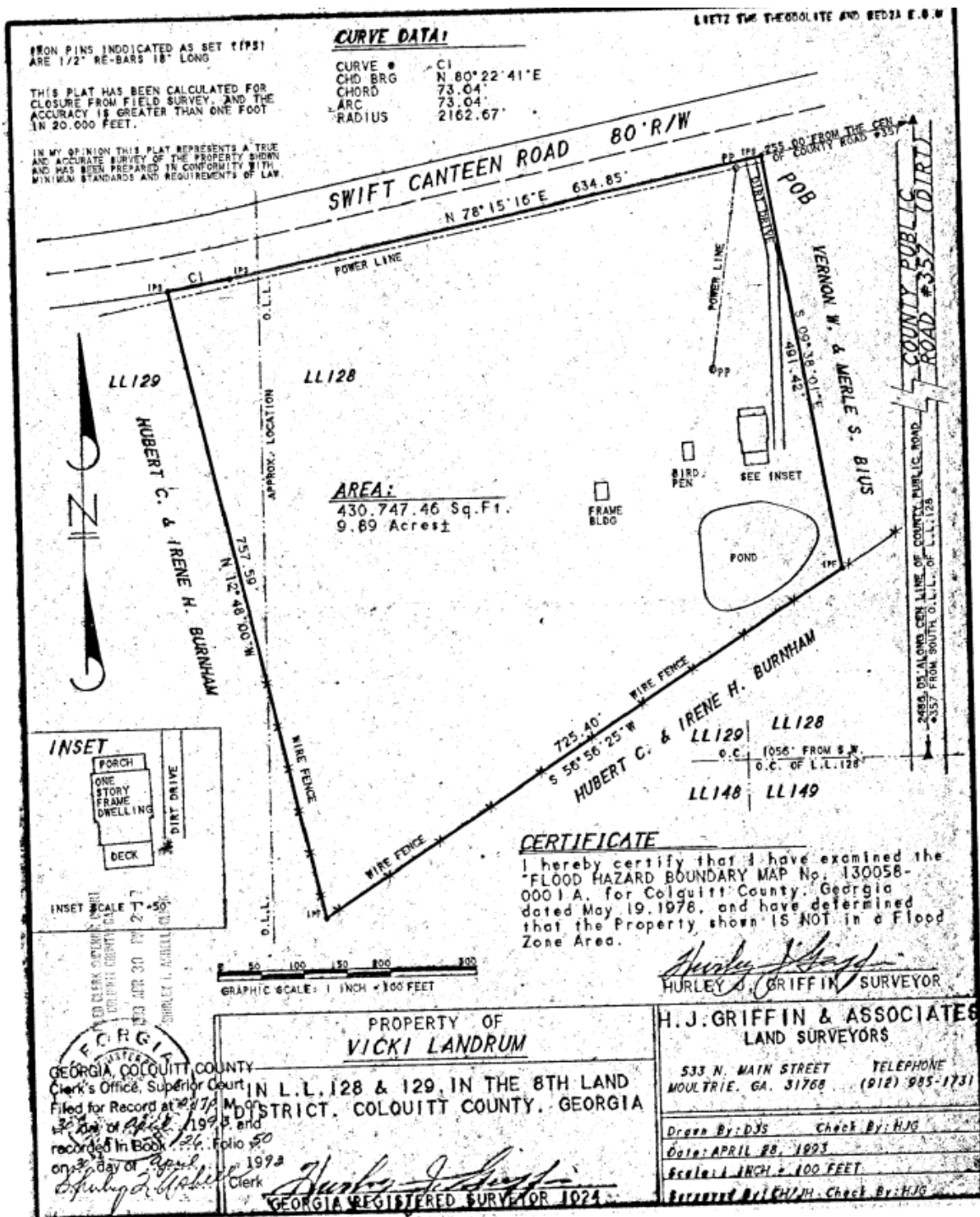
Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$61,799.00	\$48,208.00	10.9	110007	12/10/2020	10/26/2020		S1

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	110007	44003	2000	42003	0	0.00	0.00	0.00
COUNTY M&O UNINCORPORATED	110007	44003	2000	42003	15	630.05	0.00	510.01
INSURANCE PREMIUM ROLLBACK	0	0	0	42003	-2.858	0.00	-120.04	0.00
SCHOOL M&O	110007	44003	2000	42003	14.719	618.24	0.00	389.16
SCHOOL SALES TAX ROLLBACK	0	0	0	42003	-5.454	0.00	-229.08	0.00
SPECIAL SERVICE	110007	44003	2000	42003	1.231	51.71	0.00	51.71
ECONOMIC DEVELOPMENT AUTH	110007	44003	2000	42003	0.289	12.14	0.00	12.14
PARKS RECREATION	110007	44003	2000	42003	1.788	75.10	0.00	75.10
TOTALS					24.715	1,387.24	-349.12	1,038.12

**Plat Map
1 Acre
Colquitt C027 078**



Plat Map
9.89 Acres
Colquitt C027 078



Legal Description

9.89 Acre Tract

All that tract or parcel of land situate, lying and being in Land Lot Numbers 128 and 129 in the 8th Land District of Colquitt County, Georgia being more particularly describe as follow:

9.89 acres, more or less, of Land Lot Numbers 128 and 129 located in the 8th Land District of Colquitt County, Georgia more particularly described on that certain plat of survey thereof dated April 28, 1993, by H.J. Griffin and Associates, Land Surveyors, and recorded in Plat Book 26, Page 50, in the Office of the Clerk of the Superior Court of Colquitt County, Georgia, which plat and the recorded thereof are incorporated herein by reference and made a part hereof.

Also a,

1.0 Acre Tract

All that tract or parcel of land situate, lying an being in Original Land Lot Number 128 in the 8th Land District of Colquitt County, Georgia, being 1.00 acre more or less, as shown by a plat dated March 22, 1996, entitled "Property of Jane Doss" recorded in Plat Book 29, Page 147, Colquitt County Records, which plat and record thereof are incorporated and made a part of the description herein, said property being more particularly described as follows:

Commence at the point of intersection of the centerline of Colquitt Public Road #357 (Dirt) and the South right of way margin of Swift Canteen Road and run thence South 06 degrees 46 minutes 32 seconds East a distance of 186.73 feet to a point: run thence south 83 degrees 13 minutes 28 seconds West a distance of 243.42 feet to a point; run thence North 09 degrees 38 minutes 02 seconds West a distance 165.06 feet to a point, being a point on the south right of way margin of Swift Canteen Road; run North 78 Degrees 15 Minutes 26 Seconds East a distance 252.60 feet to the point of beginning.

Go Bid Now!



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