

Go Bid
NOW!

Property Information



*71 +/- Acres
Bleckley County, Georgia*

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

Online Only Auction



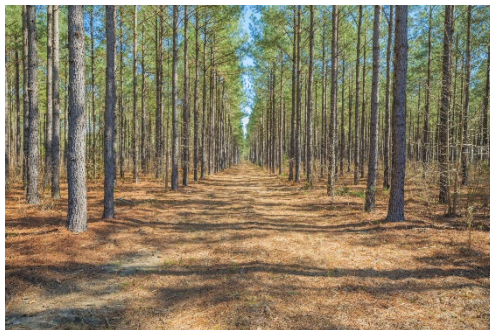
**200 Longstreet Road
Cochran, Georgia 31014**

March 24, 2021 at 4:00 P.M.



(229) 890 – 2437

www.WeeksAuctionGroup.com



Introduction

Dear Prospective Bidders,

Weeks Auction Group is excited to announce the Public Auction of this 71 +/- acre beautiful timber tract located North of Cochran, Georgia.

This property has 68 +/- acres of Loblolly Pines planted in 2001. Looking for a great hunting tract? This property has it all! With a beautiful stand of pines, hardwood timber bottoms and an extensive road network you will be able to enjoy the entire property from the truck window. Check out the timber cruise report available online. Whether you are looking for great timber investment, a weekend getaway or a beautiful homesite this property is perfect! Just 22 miles from Warner Robins Air Force Base!

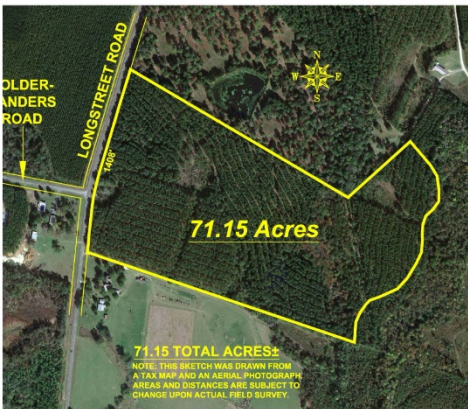
Bidding for this property will open on March 10, 2021 at 10:00 a.m. eastern time and continue to March 24, 2021. Bidding will begin closing at 4:00 p.m. eastern time subject to auto extensions. All bidding for this property will be conducted on the Weeks Auction Group online bidding platform at www.WeeksAuctionGroup.com. 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: March 24, 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: 200 Longstreet Road, Cochran, Georgia 31014

Auction Date: March 24, 2021 at 4:00 P.M.

Property Size (Acres): 71 +/- Acres

Assessor's Parcel Number: BLECKLEY – B29 026

Taxes (2020): \$535.34

Driving Directions:

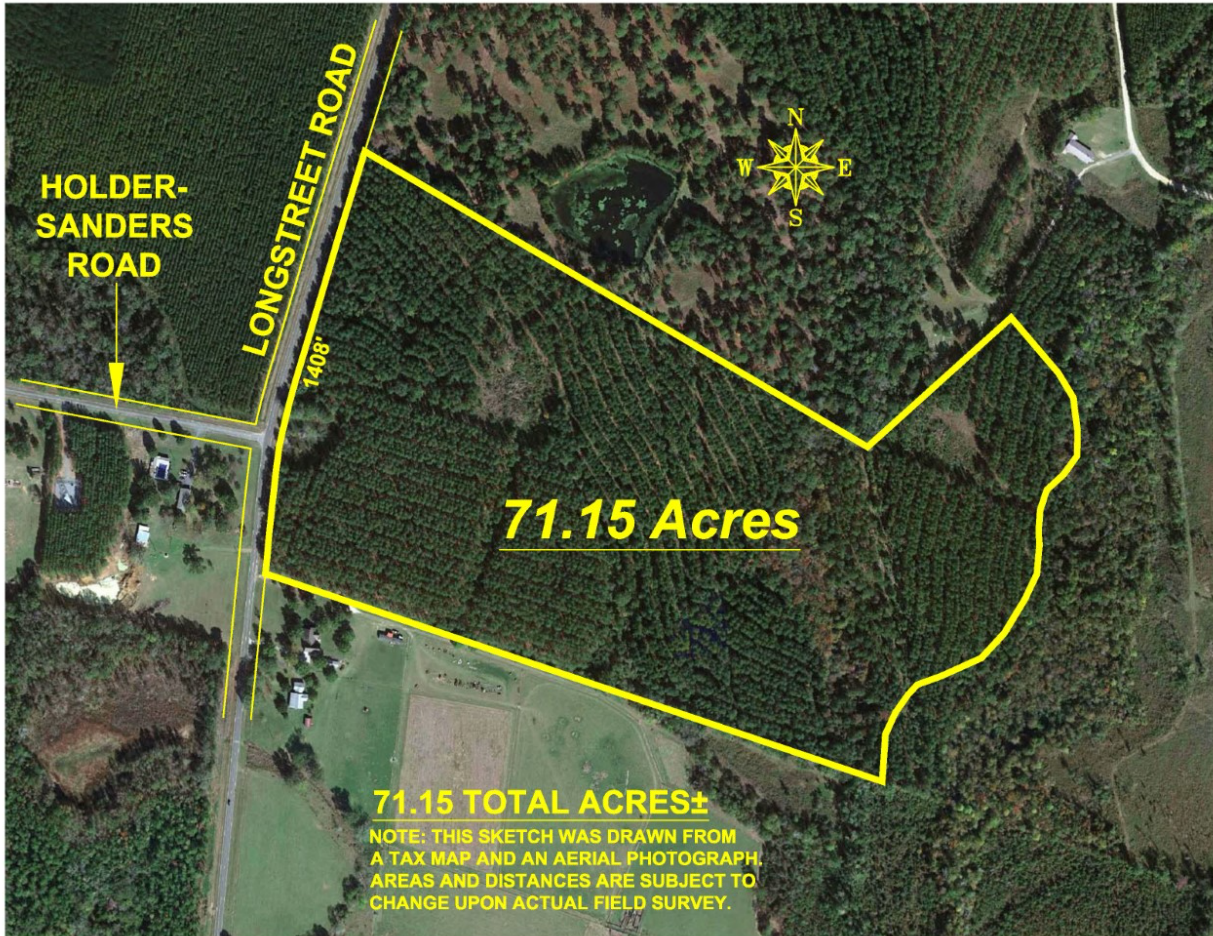
From WARNER ROBINS, take Robins Parkway South for 6 Miles. Turn Left on Highway 96 across Ocmulgee WMA for 9 miles. Turn South on GA Highway 129 for 7 Miles. Turn Left on Holder-Sanders Road and the property is located at the end of Holder-Sanders Road. ***Watch for Auction Signs!***

From COCHRAN, take North Second Street 3 Miles until it turns into GA Highway 129. Turn Right on Longstreet Road and the property is ¾ miles ahead on the Right. ***Watch for Auction Signs!***

Important Selling Features:

- 71+/- Total Acres
- 68+/- Acres Loblolly Pines – Thinned By Forester
- Great Timber Investment - Planted in 2001
- Hardwood Timber Bottoms
- Great Homesite Potential
- Cleared Food Plots
- Frontage on Evergreen Creek
- Large Food Plots
- Extensive Road Network – Easy Access
- Near Ockmulgee WMA
- 22+/- Miles from Warner Robins Air Force Base

Aerial Map



Tax Card Parcel – Page 1 BLECKLEY – B29 026

 **qPublic.net™** Bleckley County, GA

Summary

Parcel Number B29 026
Location Address LONGSTREET RD
Legal Description LL 197 & 198 24 LD
(Note: Not to be used on legal documents)
Class V5-Consrv Use
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District UNINCORPORATED (District 02)
Millage Rate 29.414
Acres 71.15
Homestead Exemption No (50)
Landlot/District 197 / 24

[View Map](#)



Owner

SANDERS F HUNT JR
 88 SANDHAMMOCK LAKE ROAD
 TIFTON, GA 31794

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	1	31.54
RUR	Woodlands	Rural	2	15.47
RUR	Woodlands	Rural	4	1.64
RUR	Woodlands	Rural	6	9.24
RUR	Woodlands	Rural	7	11.62
RUR	Ponds	Rural	2	1.64

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Timberland 93	2	54.27
CUV	Timberland 93	6	15.3
CUV	Timberland 93	4	1.58

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/30/1999	199 72	4 271	\$0	Gift Deed	BLANKENSHIP, MELISSA	SANDERS, F HUNT JR
11/30/1999	199 70	4 271	\$0	Gift Deed	SANDERS, F HUNT	SANDERS, F HUNT JR
12/21/1998	181 256	4 271	\$0	Gift Deed	SANDERS, F HUNT &	SANDERS, FLOYD HUNT
12/21/1998	181 254	4 271	\$0	Gift Deed	SANDERS, F HUNT	BLANKENSHIP, MELISSA
12/21/1998	181 252	4 271	\$0	Gift Deed	SANDERS, F HUNT	SANDERS, BRADLEY B

Valuation

	2020	2019	2018	2017	2016
Previous Value	\$95,380	\$95,380	\$95,380	\$95,380	\$95,380
Land Value	\$111,200	\$95,380	\$95,380	\$95,380	\$95,380
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$111,200	\$95,380	\$95,380	\$95,380	\$95,380
10 Year Land Covenant (Agreement Year / Value)	2020 / \$45,964	2010 / \$43,611	2010 / \$42,341	2010 / \$41,108	2010 / \$39,911

Photos

Tax Card Parcel – Page 2 BLECKLEY – B29 026

12/29/2020

qPublic.net - Bleckley County, GA - Report: B29 026



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

The Bleckley County Board of Assessors 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](#)

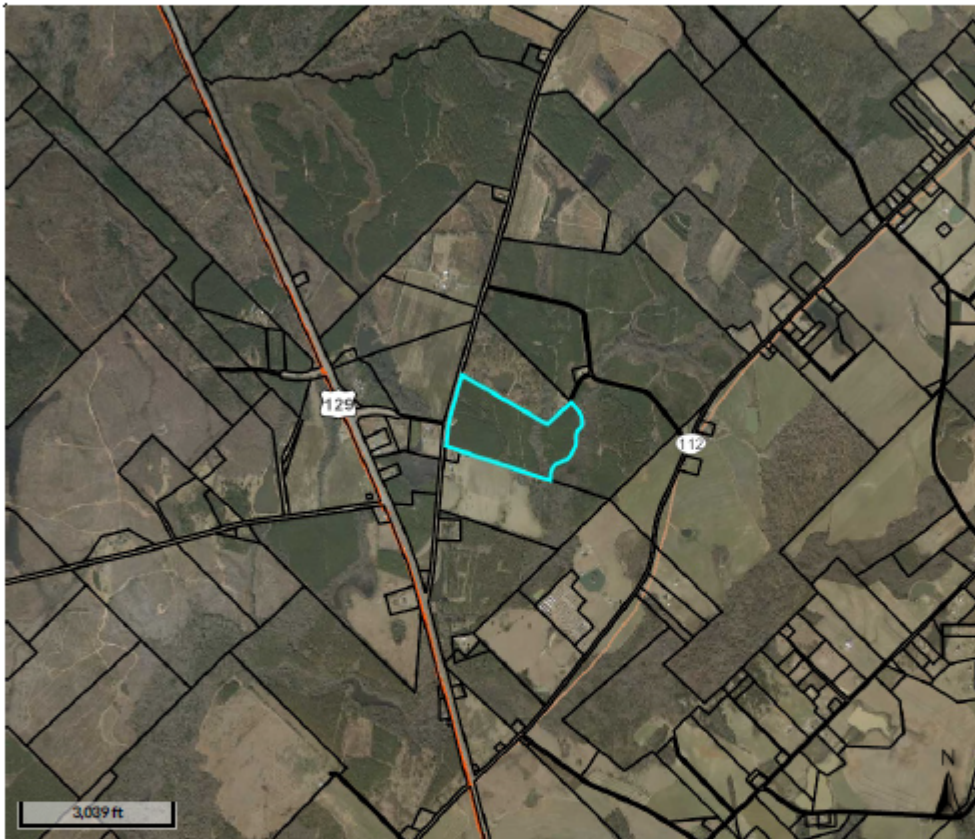
[Last Data Upload: 12/29/2020, 6:22:36 AM](#)



Developed by
 Schneider
GEOSPATIAL

[Version 2.3.99](#)

Tax Map Parcel
BLECKLEY – B29 026

 **qPublic.net™** Bleckley County, GA



- Legend**
-  Parcels
 -  Roads

Parcel ID	B29 026	Owner	SANDERS F HUNT JR	Last 2 Sales			
Class Code	Consrv Use		88 SANDHAMMOCK LAKE ROAD	Date	Price	Reason	Qual
Taxing District	UNICORPORATED		TIFTON, GA 31794	11/30/1999	0	GD	U
Acres	71.15	Physical Address	LONGSTREET RD	11/30/1999	0	GD	U
		Assessed Value	Value \$111200				

(Note: Not to be used on legal documents)

Date created: 12/29/2020
 Last Data Uploaded: 12/29/2020 6:22:36 AM

Developed by  **Schneider**
GEOSPATIAL

2020 Property Tax Bill BLECKLEY – B29 026

2020 Property Tax Statement

David Brown
Bleckley County T.C.
112 North 2nd Street
Cochran, GA 31014

SANDERS F HUNT JR
88 SANDHAMMOCK LAKE ROAD
TIPTON, GA 31794


Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2020-000006100	12/29/2020	\$0.00	\$535.34	\$0.00	Paid 11/30/2020

Map: 0B290-00026-000-000
Location: LONGSTREET RD
Account No: 610000 010

The gradual reduction and elimination of the STATE MILLAGE RATE is the result of property tax relief passed by the Governor, the Georgia State Senate, and the House of Representatives.

RETURN THIS PORTION WITH PAYMENT

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

<p>David Brown Bleckley County T.C. 112 North 2nd Street Cochran, GA 31014</p>		<p>Tax Payer: SANDERS F HUNT JR Map Code: 0B290-00026-000-000 Real Description: LL 197 & 198 24 LD Location: LONGSTREET RD Bill No: 2020-000006100</p>							
Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
0.00	0.00	71.1500	\$111,200.00	12/29/2020	10/16/2020				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
COUNTY	\$0	\$44,480	\$26,094	\$18,386	0.014831	\$317.62	-\$44.94	\$272.68	
SCHOOL	\$0	\$44,480	\$26,094	\$18,386	0.014286	\$262.66	\$0.00	\$262.66	
TOTALS						0.029117	\$580.28	-\$44.94	\$535.34
<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 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 the office of the County Tax Office at 112 NORTH 2ND STREET and/or 478-934-3203. If you feel that your property has been assigned too high of 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 year's taxes. Information on filing a return can be obtained from the County Tax Office at 112 NORTH 2ND STREET and/or 478-934-3203.</p>						<p>Current Due \$535.34 Discount \$0.00 Penalty \$0.00 Interest \$0.00 Other Fees \$0.00 Previous Payments \$535.34 Back Taxes \$0.00</p>		<p>Total Due \$0.00 Paid Date 11/30/2020</p>	
<p>LOCAL OPTION SALES TAX CREDIT: The General Assembly reenacted the Local Option Sales Tax Act and another part of your bill shows the dollar amount of reduction of local property taxes which you have received. The law now requires the following additional information to be provided to each taxpayer:</p>									
<p>LOCAL TAX LEVY: * Mill rate required to produce local budget: 17.141 * Reduction in mill rate due to rollback to taxpayers of sales tax proceeds this previous year: 2.258 * Actual mill rate set by local officials: 14.883</p>									

Conservation Use Tax Valuation Parcel

GEORGIA, BLECKLEY COUNTY
 FILED AND RECORDED

2020 FEB -6 AM 10: 39

BOOK 439 PAGE 468-469
Judith Carter, Deputy
 CAROL EVANS, CLERK
 BLECKLEY SUPERIOR COURT

PT283A Rev. 2/15

**APPLICATION AND QUESTIONNAIRE FOR CURRENT USE
 ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY**

Bid CK #2693

To the Board of Tax Assessors of Bleckley County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) - The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

SANDERS F HUNT JR

Phone # 229-733-4420

Owner's mailing address 88 SANDHAMMOCK LAKE ROAD		City, State, Zip TIFTON, GA 31794	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 0 LONGSTREET RD		City, State, Zip of Property:	Covenant Acres 71.15 Total Acres 71.15
District 24	Land Lot 197	Sublot & Block	Recorded Deed Book/Page 199 72
List types of storage and processing buildings:			

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

[Signature]
 Signature of Taxpayer or Taxpayer's Authorized Representative

JAN 21
 Date Application

Signature of Taxpayer or Taxpayer's Authorized Representative
 (Please have additional taxpayers sign on reverse side of application)

Sworn to and subscribed before me this *21st* day of *JAN* 2020



If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER B29 026	TAX DISTRICT 02	TAXPAYER ACCOUNT NUMBER 2299	YEAR COVENANT: Begin: Jan 1, 2020 Ends: Dec 31, 2029
If transferred from Preferential Agricultural Assessment, provide date of transfer:	If applicable, covenant is a renewal for tax year: Begin: Jan 1, ____ Ends: Dec 31, ____		If applicable, covenant is a continuation for tax year: Begin: Jan 1, ____ Ends: Dec 31, ____
	Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 8th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number:

Approved: *[Signature]* Date: *2-4-2020*

[Signature]
 Board of Tax Assessors

Date: *2-4-2020*

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

Conservation Use Tax Valuation Parcel Continued

CURRENT USE ASSESSMENT QUESTIONNAIRE – PT283A B29 026				
<p>ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.</p>				
<p>Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)</p>	<p>Relationship (complete only if application is for a family farm entity)</p>	<p>Percent interest owned in property in this application only</p>	<p>Counties where you own interest in property under other covenants and total acres in other conservation use covenants</p>	<p>Each owner's percent interest owned and number of acres owned by each under other covenants</p>
Name / Relationship			County	Total Acres
%			% Interest / No of Acres	
<p>Check Appropriate Ownership Type:</p> <p><input checked="" type="checkbox"/> One or more natural or naturalized citizens.</p> <p><input type="checkbox"/> An estate of which the devisees or heirs are one or more natural or naturalized citizens.</p> <p><input type="checkbox"/> A trust of which the beneficiaries are one or more natural or naturalized citizens.</p> <p><input type="checkbox"/> A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.))</p> <p><input type="checkbox"/> Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)</p> <p><input type="checkbox"/> Bona fide club organized for pleasure, recreation, and other non-profitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)</p>				
<p>Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.</p> <p><input type="checkbox"/> Raising, harvesting, or storing crops % _____</p> <p><input type="checkbox"/> Feeding, breeding, or managing livestock or poultry % _____</p> <p><input checked="" type="checkbox"/> Producing plants, <u>grass</u>, fow, or animals (including the production of fish or wildlife) % _____</p> <p><input type="checkbox"/> Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % _____ (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))</p> <p><input type="checkbox"/> Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apian products % _____</p> <p><input type="checkbox"/> Other _____</p>				
<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.) <i>Permalink on</i></p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Are there any deed restrictions on this property? If yes, please list the restrictions.</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Does the current zoning on this property allow agricultural use? If no, please explain.</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is there any type business operated on this property? If yes please indicate business name & type of business.</p>				
<p>* If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use. * Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include: (1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber, (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.) * The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.</p>				
<p>APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY</p>				
<p>I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.</p>				
<p>Sworn to and subscribed before me This ____ day of _____</p>		<p>Taxpayer's Authorized Signature _____</p>	<p>Approved by: Board of Tax Assessors _____</p>	
<p>Notary Public _____</p>	<p>Date Filed _____</p>	<p>Date Approved _____</p>		

Legal Description

ALL THAT CERTAIN TRACT OF LAND containing 71.15 acres, more or less, in Land Lot 197 and Land Lot 198 in the 24th Land District of Bleckley County, State of Georgia, approximately 4.7 miles North from Cochran, Georgia, being bounded now or formerly as follows: Northeast by other lands of F. Hunt Sanders, and lands of Dr. Beverly B , Sanders; Southeast by Evergreen Creek; and Southwest by lands of Ann Wimberly Holder, and Northwest by the southeasterly Right of Way of Longstreet Road. Said tract of land is shown and delineated as "71.15 Acres" according to a plat of survey prepared by John W. Dye, GRLS No. 940, dated April 17, 1975; which plat is recorded in Plat Book 4, page 271, Clerk's Office, Bleckley Superior Court, Bleckley County, Georgia, and is incorporated herein by reference as a part of this description.

Go Bid Now!



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