

Go Bid
NOW!

Property Information

*241 +/- Acre Timber and
Recreational Property -
Colquitt County, Georgia*

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

Online Only Auction



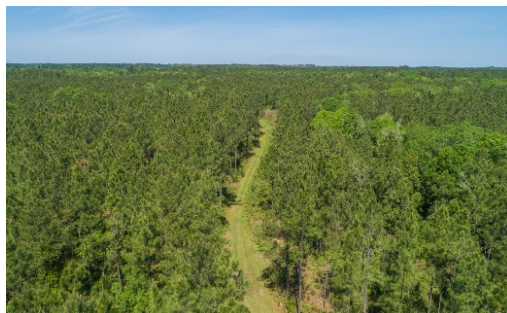
***Roundtree Bridge Road,
Colquitt County, Georgia***

Wednesday, June 2, 2021 at 4 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 241+/- Acre Timberland and Recreational Farm in Colquitt County.

This property is adjacent to Reed Bingham State Park and boasts some of the finest wildlife in the area. Located just minutes from I-75 this secluded property offers a wonderful investment opportunity. You'll love the very nature of it. Browse and bid today.

Bidding for this property will open on May 19, 2021 at 10:00 a.m. eastern time and continue to June 2, 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.

Mark L. Manley CAI, AARE
Real Estate Broker & Auctioneer



Auction Date and Time: June 2, 2021 at 4:00 P.M.

Open House Dates and Times: Drive by at any time or call to schedule a private showing.

For More Information Contact: Mark Manley, CAI, AARE
Weeks Auction Group, Inc.
(229) 890-2437 – Office
(229) 891-1377 – Cell
Mark@BidWeeks.com

Property Information

Property Address: Roundtree Bridge Road, Colquitt County, Georgia

Auction Date: Wednesday, June 2, 2012 at 4:00 P.M.

Property Size: 241 +/- Acres

Assessor's Parcel Numbers: Colquitt C085 005

2020 Property Taxes: \$3,060.17 (not currently enrolled in CUVA)

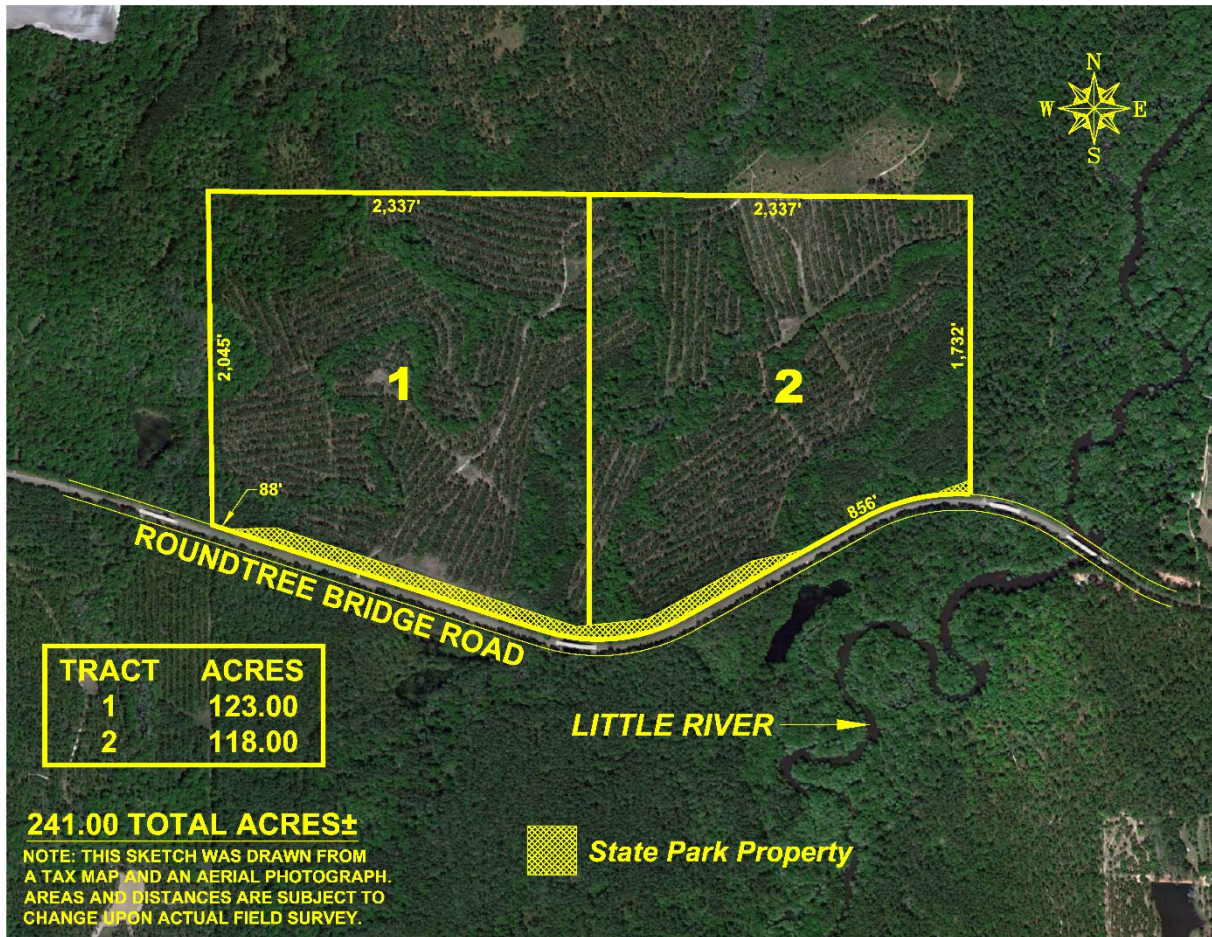
Driving Directions: From Interstate 75, take exit 41 and take Roundtree Bridge Road. Travel approximately 6 miles. Property will be on your right. **Watch for Auction Signs!**

From Moultrie: Take Hwy 37 East Towards Adel. Turn Left onto Ellenton Omega Road. Turn Right on Roundtree Bridge Road. Property will be on your left in approximately 3 miles. **Watch for Auction Signs!**

Important Selling Features:

- Abundant Game and Wildlife
- 241+/- Total Acres
- Offered as a whole, combination, and individual tracts
- Adjacent to Reed Bingham State Park
- Located East of the Little River
- Minutes to Interstate 75

Aerial Map



Tax Card Parcel Colquitt C085 005



Summary

Parcel Number C085 005
Location Address ROUNDTREE BRIDGE RD
Legal Description LL 245 9TH LD
(Note: Not to be used on legal documents)
Class A5-Agricultural
(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning
Tax District COUNTY (District 01)
Millage Rate 27.49
Acres 248.72
Neighborhood N/A
Homestead Exemption No (50)
Landlot/District 245 / 9

[View Map](#)

Owner

[RIDDLEE J](#)
1817 HALL AVE
TIFTON, GA 31794

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	6	198.8
RUR	Woodlands	Rural	7	32.9
RUR	Woodlands	Rural	8	17.02

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/1/1994	495 175		\$0	Buyer is developer or builder		RIDDLEE J
12/7/1992	472 404		\$9,900	Bank Sale Not Mkt.		HEARN JANE ETAL

Valuation

	2020	2019	2018	2017	2016
Previous Value	\$309,544	\$309,544	\$278,455	\$278,455	\$278,455
Land Value	\$309,544	\$309,544	\$309,544	\$278,455	\$278,455
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$309,544	\$309,544	\$309,544	\$278,455	\$278,455

Assessment Notices (2020)

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

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

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](#)

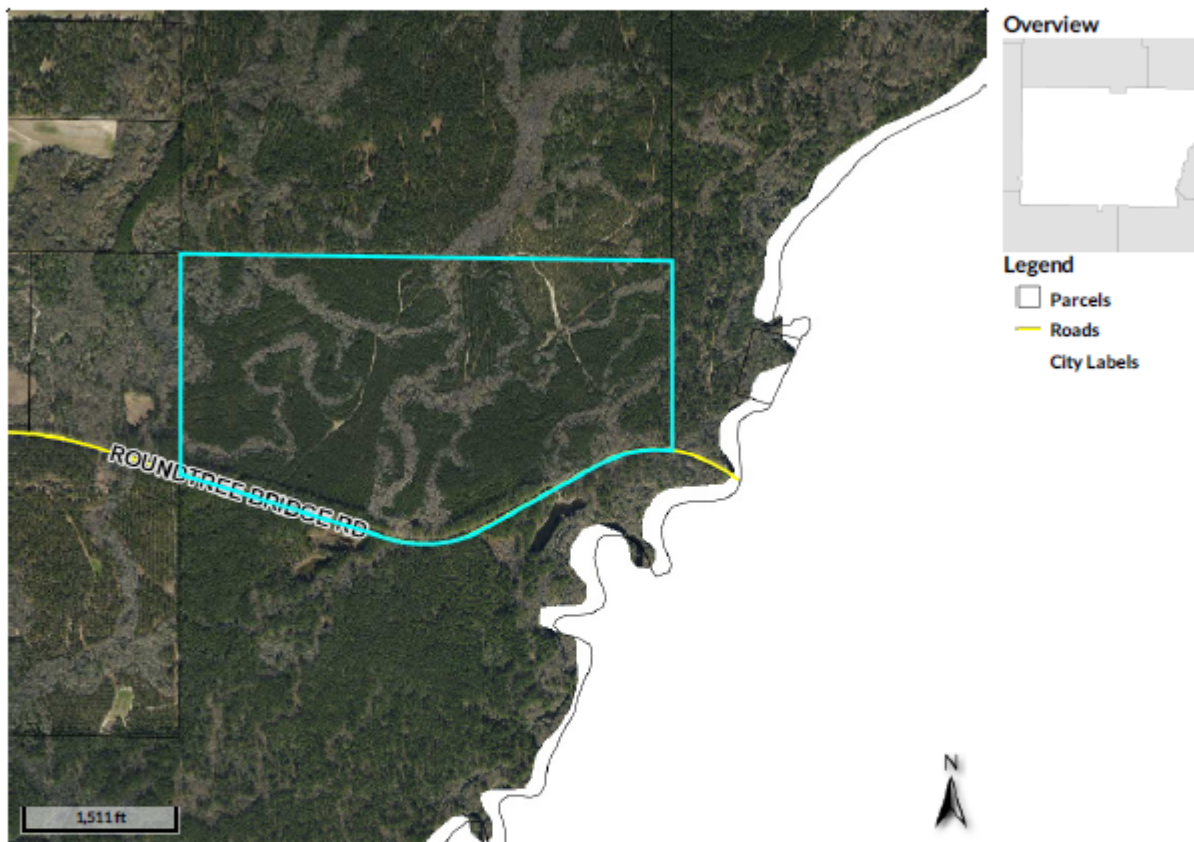
Last Data Upload: 10/28/2020, 9:51:07 PM

Developed by
 Schneider
GEOSPATIAL

[Version 2.3.92](#)

Tax Map Parcel Colquitt C085 005

 **qPublic.net**™ Colquitt County, GA



Parcel ID - C085 005
Alt Id - 12874
Address - ROUNDTREE BRIDGERD
Owner - RIDDLE E J
Acres - 248.72

Date created: 10/29/2020
Last Data Uploaded: 10/28/2020 9:51:07 PM

Developed by  **Schneider**
GEOSPATIAL

Property Tax Bill 2020

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

Bill Number	Due Date	CURRENT YEAR DUE
17233	12/10/2020	\$0.00

Payment Good Through:

Map: C085 005

Last payment made on: 11/17/2020

Location: ROUNDTREE BRIDGE RD

RIDDLE E J
 1817 HALL AVE

TIFTON, GA 31794

RETURN THIS FORM WITH PAYMENT

** 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



Tax Payer: RIDDLE E J
 Map Code: C085 005
 Description: LL 245 9TH LD
 Location: ROUNDTREE BRIDGE RD
 Bill Number: 17233
 District: 1

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

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$0.00	\$309,544.00	248.72	309544	12/10/2020	11/17/2020		

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	309544	123818	0	123818	0	0.00	0.00	0.00
COUNTY M&O UNINCORPORATED	309544	123818	0	123818	15	1857.27	0.00	1503.40
INSURANCE PREMIUM ROLLBACK	0	0	0	123818	-2.858	0.00	-353.87	0.00
SCHOOL M&O	309544	123818	0	123818	14.719	1822.48	0.00	1147.18
SCHOOL SALES TAX ROLLBACK	0	0	0	123818	-5.454	0.00	-675.30	0.00
SPECIAL SERVICE	309544	123818	0	123818	1.231	152.42	0.00	152.42
ECONOMIC DEVELOPMENT AUTH	309544	123818	0	123818	0.289	35.78	0.00	35.78
PARKS RECREATION	309544	123818	0	123818	1.788	221.39	0.00	221.39
TOTALS					24.715	4,089.34	-1,029.17	3,060.17

Current Due:	\$3,060.17
Penalty:	\$0.00
Interest:	\$0.00
Other Fees:	\$0.00
Back Taxes:	\$0.00
Amount Paid:	\$3,060.17
TOTAL DUE:	\$0.00

Legal Description

All that tract or parcel of land situate, lying and being 248.80 acres, more or less, located in Land Lot No. 245, 9th Land District, Colquitt County, Georgia, more particularly described according to that certain plat of survey entitled "Property of E. J. Riddle and Estate of W. F. Frederick" dated March 14, 1968, prepared by Harold G. Harper, Georgia Registered Surveyor, recorded in Colquitt County Plat Book 5, Page 63. Said plat by reference hereto is incorporated herein and made a part of this description.

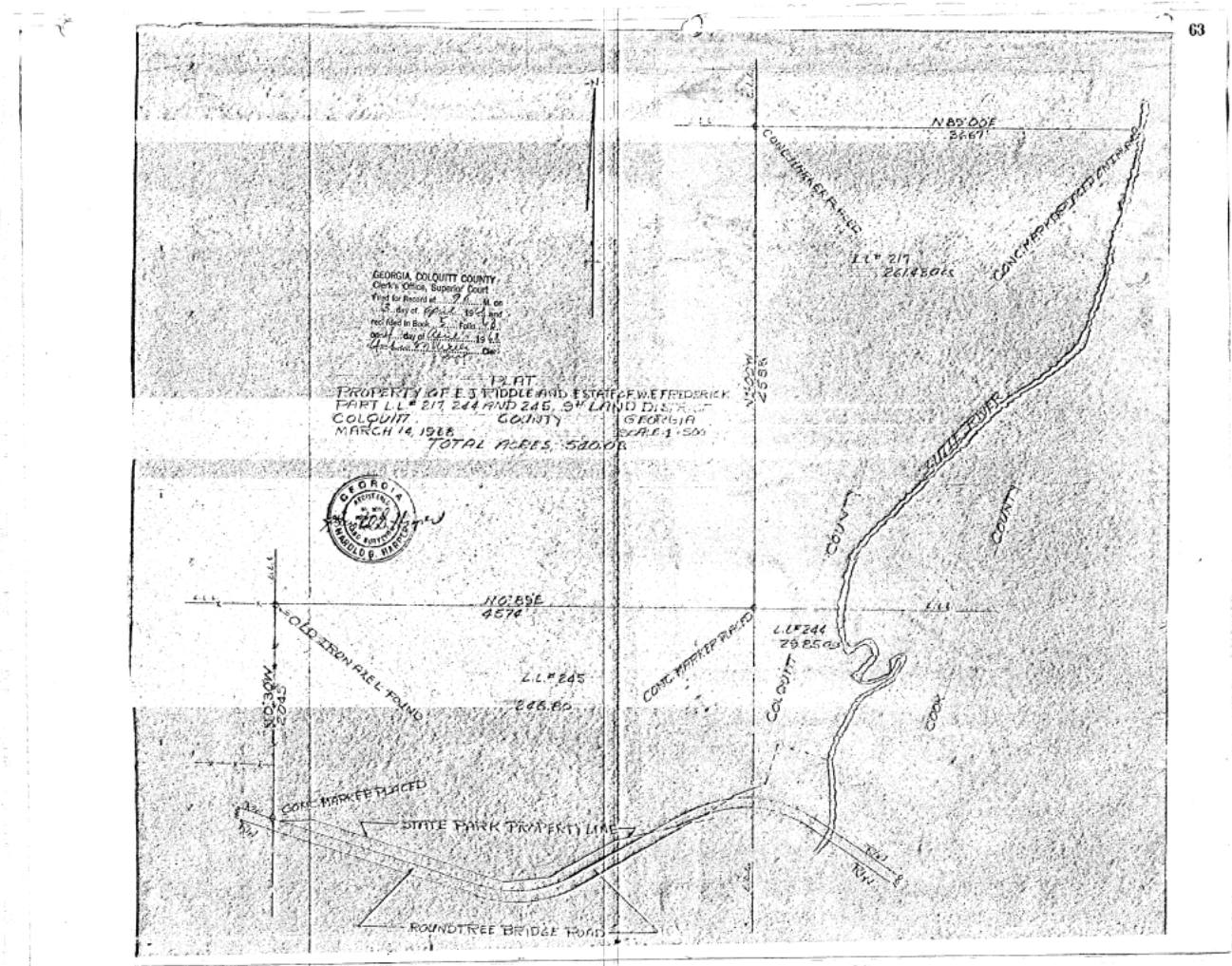
SCRIVENERS NOTE: The parties **agree that the** Eastern property line of the above described property is more particularly shown on that updated plat of survey entitled "Survey for E. J. Riddle and Jane F. Hearn" dated December 27, 1988, by James H. Hampton, Georgia Registered Surveyor No. 1682, recorded in Colquitt County Plat Book 26, Page 217. Said plat accurately depicts the Eastern property line of the property which by this deed will be owned in fee simple by E. J. Riddle and the Western property line of the two tracts (29.85 acre tract and 261.43 acre tract) which will be jointly owned by grantors herein.

This conveyance is made pursuant to that certain "Agreement of Dissolutionment and Exchange of Interest in Commonly Owned Investments Properties" of even date executed by all parties hereto.

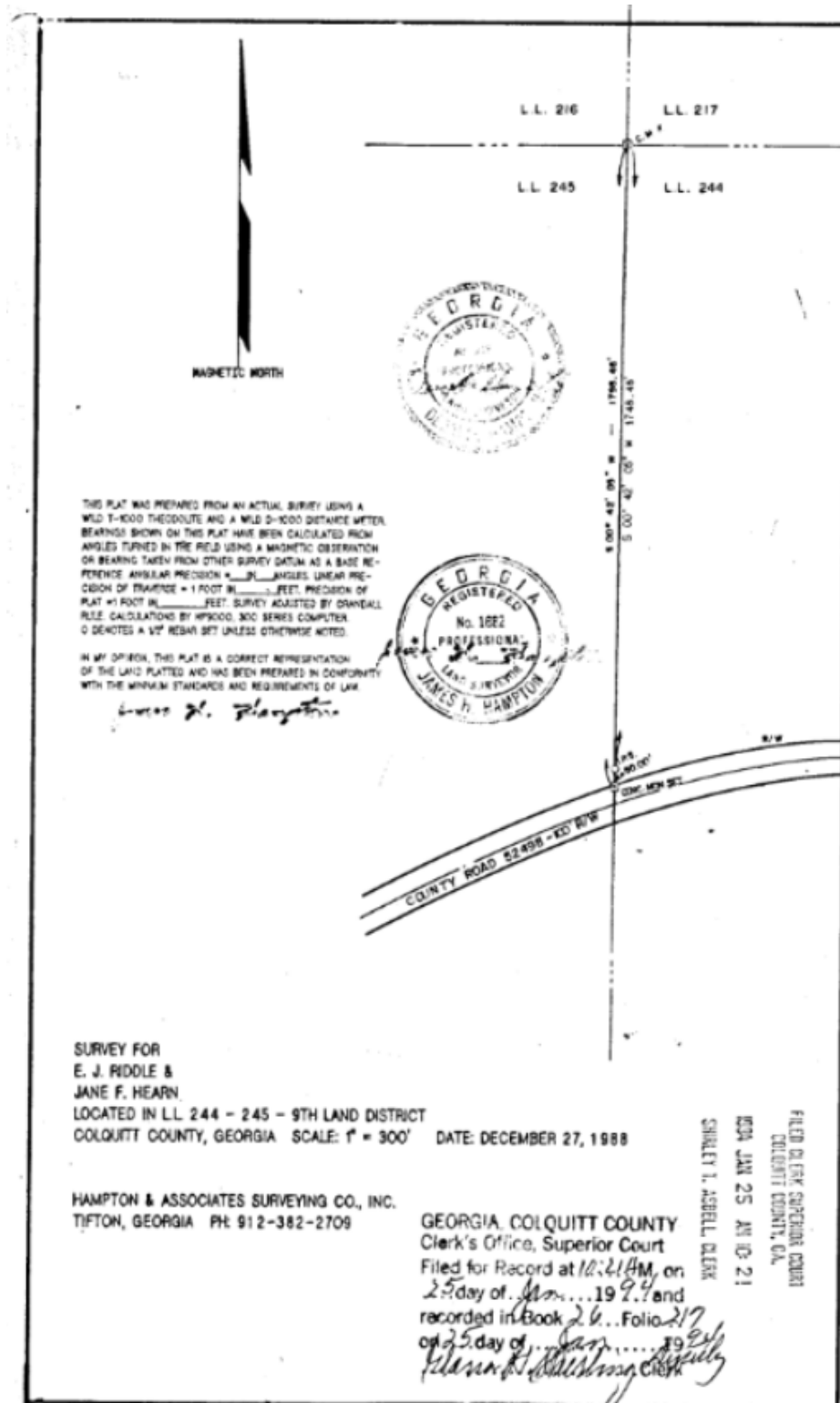
It is expressly agreed between the parties that the within conveyance is by the tract and not by the acre.

Grantors reserve the right of Ingress and egress to ~~themselves, their heirs and assigns~~ as more particularly set forth and described in that easement recorded August 18, 1971, in Colquitt County Deed Book 277, Page 196, Grantee **agrees to** and acknowledges said easement by his acceptance of this deed.

Plat Map – Page 1



Plat Map – Page 2



Easement – Page 1

Return to:
Sims & Fleming
P. O. Box 1165
Tifton, GA 31793
912/386-0964

eFiled & eRecorded
DATE: 4/6/2021
TIME: 12:58 PM
DEED BOOK: 01447
PAGE: 00018 - 00019
RECORDING FEES: \$25.00
PARTICIPANT ID: 5939321500
CLERK: Lynn G. Purvis
Colquitt County, GA

EASEMENT

THIS INDENTURE is made this 16th day of March, 2021, by and between **SARAH R. POWELL, EXECUTOR OF THE ESTATE OF ERNEST JOE RIDDLE, deceased**, hereinafter called "grantor", and **JAMES L. ALLEN**, hereinafter called "grantee":

WHEREAS, the Estate of Ernest Joe Riddle is the owner in fee simple of property in Land Lot 245 in the 9th Land District of Colquitt County, Georgia, more particularly described in the Quit Claim Deed recorded in Deed Book 495, Page 175, public records, Colquitt County, Georgia, which is by reference made a part hereof; and

WHEREAS, grantee is the owner in fee simple of property in Land Lot 216 in the 9th Land District of Colquitt County, Georgia and being North of and adjacent to the property referenced above (which property joins the North boundary line of the above-described property of grantor), more particularly described in the Warranty Deed recorded in Deed Book 414, Page 122, public records, Colquitt County, Georgia; and

WHEREAS, the property of grantee is landlocked and without any means of access, ingress and egress; and

WHEREAS, grantor and grantee desire to provide a means of access, ingress and egress to and from grantee's property over, through and across grantors' property to Roundtree Bridge Road;

NOW, THEREFORE, for and in consideration of the sum of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged by grantor, grantor does hereby grant unto grantee a perpetual, non-exclusive easement for the purposes of ingress and egress over and along the field roads located on the property of grantor.

This easement is granted as appurtenant to the above-described property of grantee as a private way for a means of access, ingress and egress over, through and across the property of grantor to and from said property of grantee.

Easement – Page 2

eFiled & eRecorded
DATE: 4/6/2021
TIME: 12:58 PM
DEED BOOK: 01447
PAGE: 00019

This indenture shall bind the heirs and assigns of the grantor and shall inure to the benefit of the successors in title of the grantee.

IN WITNESS WHEREOF, the grantor have hereunto set her hand and seal the day and year above written.

Signed, sealed and delivered on this 16th
day of March, 2021 in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public



[Signature]
Sarah R. Powell, Executor of the Estate
of Ernest Joe Riddle, deceased

C:\FORMS\EASEMENT.1&E

SIMS, FLEMING & BENSON
823 Love Ave., P. O. Box 1165
Tifton, Georgia 31793
(912) 386-0964

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