

Go Bid  
**NOW!**

# *Property Information*



*Great Row Crop Investment  
in Americus, Georgia*

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

*Online Only Auction*



**573 US Highway 280 W,  
Americus, Georgia 31719  
Tuesday, August 10, 2021 at 2 P.M.**



(229) 890 – 2437

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

## Introduction

Dear Prospective Bidders,

Weeks Auction Group is pleased to announce the public auction of this 147+/- Acre Row Crop Farm in Sumter County.

This property consists of 103+/- acres in cultivation and 35+/- acres of timberland. Looking to deer hunt while generating income at the same time? This farm is loaded with whitetail deer with powerline easements perfect for seasonal food plots. Whether you're looking for an income producing property, expanding a farming operation or a diversified hunting tract this property checks all the boxes!

Bidding for this property will open on July 27, 2021 at 10:00 AM eastern time and continue to August, 10 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.

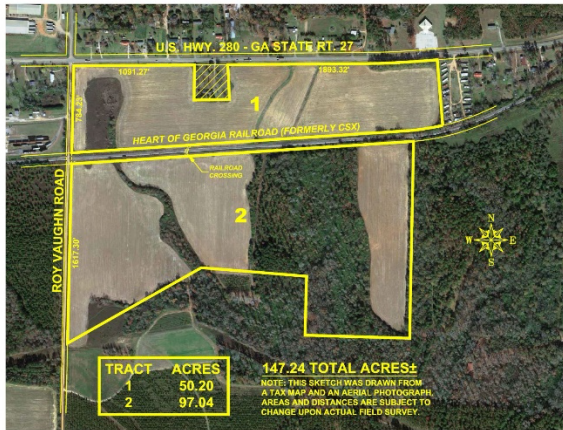
Cameron Morris  
Auction Coordinator



(229) 890-2437

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

[Info@BidWeeks.com](mailto:Info@BidWeeks.com)



**147 Acres - Sumter County, Georgia**



**Auction Date and Time:**

August 10, 2021 at 2:00 P.M.

**Open House Dates and Times:**

Drive by at any time or Call Cameron Morris for a private showing.

**For More Information Contact:**

Cameron Morris  
 Weeks Auction Group, Inc.  
 (229) 890-2437 – Office  
 (229) 881-7643 – Cell  
 Cameron@BidWeeks.com

## Property Information

**Property Address:** 573 US Highway 280 W, Americus, Georgia 31719

**Auction Date:** Tuesday, August 10 at 2:00 P.M.

**Property Size:** 147 +/- Total Acres

**Assessor's Parcel Numbers:** 2617-238-2

**Property Tax Bill Amount:** \$1504.42

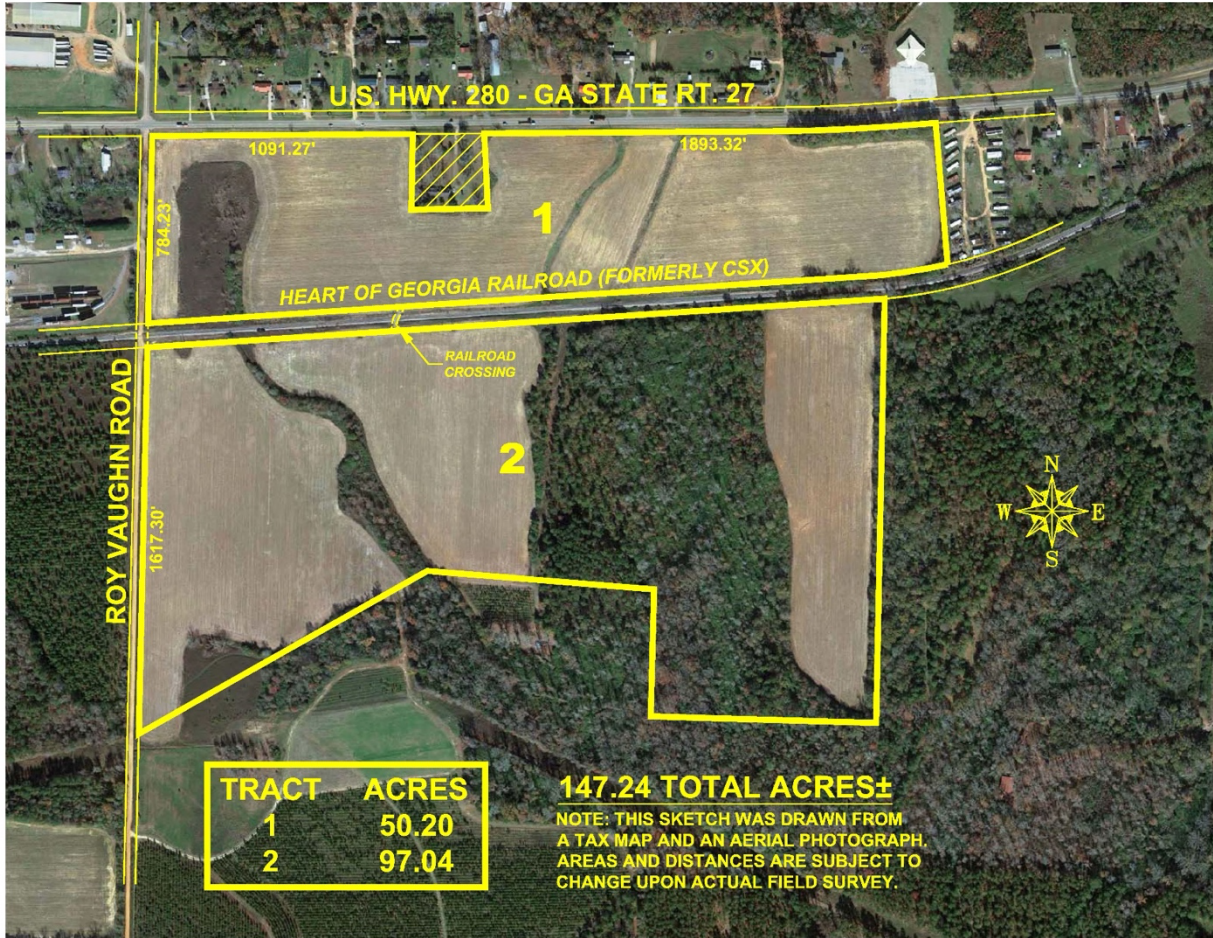
**Driving Directions:** From Americus take US Highway 19 South for 1 Mile. Turn Right on Highway 280 West for 2 Miles towards Plains. The property is on the left. ***"Watch for Auction Signs!"***

From Plains take Highway 280 East for 6 Miles. The property is on the Right at 583 US Highway 280 W. ***"Watch for Auction Signs!"***

### Important Selling Features:

- Row Crop Farmland Opportunity
- 147+/- Total Acres
- 103+/- Acres of Row Crop Farmland (70% Cultivable)
- 35+/- Acres of Timberland
- Strong Bases
- Great Row Crop Investment
- Located Minutes from Americus on Highway 280 W

**Aerial Map**



## Tax Card Parcel – Page 1 2617 238 2



### Summary

**Parcel Number** 2617 238 2  
**Location Address** 573 US HWY 280 W  
**Legal Description** 147.24 AC LL 238 26 LD cuva  
(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 COUNTY (District 07)  
**Millage Rate** 31.346  
**Acres** 147.24  
**Neighborhood** N/A  
**Homestead Exemption** No (S0)  
**Landlot/District** 238 / 26  
**Water** Well  
**Sewer** Septic Tank  
**Electric** Electricity  
**Gas** Tank Gas  
**Topography** Rolling  
**Drainage** Fair  
**Road Class** County  
**Parcel Road Access** Paved

[View Map](#)

### Owner

CHARLOTTE V PRICE  
 3220 RAMSGATE RD  
 AUGUSTA, GA 30909-3246

### Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	2	13.76
RUR	Open Land	Rural	3	66.48
RUR	Open Land	Rural	4	7
RUR	Open Land	Rural	5	7
RUR	Woodlands	Rural	1	11
RUR	Woodlands	Rural	2	31
RUR	Woodlands	Rural	4	11

### Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	2	13.76
CUV	Agland 93	3	66.48
CUV	Agland 93	4	7
CUV	Agland 93	5	7
CUV	Timberland 93	1	11
CUV	Timberland 93	2	31
CUV	Timberland 93	4	11

### Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FIRE FEE - PARCEL	2014	0x0 / 1	0	\$0

### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/6/2011	1231 78	C 127J	\$0	Estate	VAUGHN, ROY L	PRICE, CHARLOTTE V
11/23/1953	45 495	A8 126	\$0	Old Sale		VAUGHN, ROY L

## Tax Card Parcel – Page 2 2617 238 2

### Valuation

	2020	2019	2018	2017
Previous Value	\$269,900	\$269,900	\$269,900	\$269,900
Land Value	\$269,900	\$269,900	\$269,900	\$269,900
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
<b>= Current Value</b>	<b>\$269,900</b>	<b>\$269,900</b>	<b>\$269,900</b>	<b>\$269,900</b>
10 Year Land Covenant (Agreement Year / Value)	2015 / \$119,986	2015 / \$116,560	2015 / \$113,269	2015 / \$110,033

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

Sumter County 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 taxroll. All data is subject to change before the next certified taxroll.

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

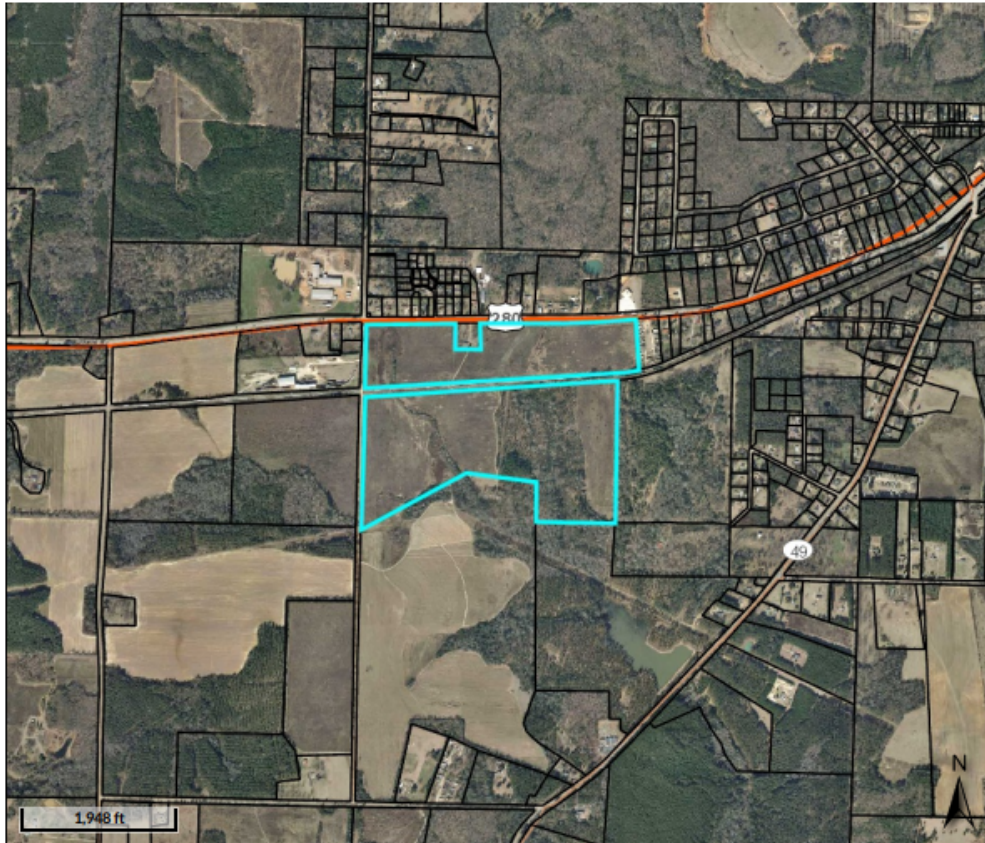
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Developed by  


Version 2.3.125

**Tax Map Parcel**  
**2617 238 2**






 **qPublic.net™** Sumter County, GA



**Overview**



**Legend**

-  City Boundaries
-  Parcels
-  City Labels
-  Roads
-  County Boundary

**Parcel ID** 2617 238 2  
**Class Code** Consv Use  
**Taxing District** UNINCORPORATED COUNTY  
**Acres** 147.24

**Owner** CHARLOTTE V PRICE  
 3220 RAMSGATE RD  
 AUGUSTA, GA 309093246  
**Physical Address** 573 US HWY 280 W  
**Assessed Value** Value \$269900

**Last 2 Sales**

Date	Price	Reason	Qual
9/6/2011	0	ES	U
11/23/1953	0	OS	U

(Note: Not to be used on legal documents)

Date created: 6/16/2021  
 Last Data Uploaded: 6/16/2021 3:29:13 AM

Developed by  **Schneider**  
 GEOSPATIAL



## Property Tax Bill 2020 2617 238 2

### 2020 Property Tax Statement

Bill Number	Due Date	CURRENT YEAR DUE
11498	12/1/2020	\$0.00

Payment Good Through:

WILKIE SMITH  
Sumter County Tax Commissioner  
500 West Lamar Street Ste 120  
P.O. Box 1044  
AMERICUS, GA 31709  
Phone: (229) 928-4530  
Fax: (229) 928-4533

Map: 2617 238 2

Last payment made on: 11/3/2020

Location: 573 US HWY 280 W

PRICE CHARLOTTE V

3220 RAMSGATE RD

AUGUSTA, GA 309093246

**RETURN THIS FORM WITH PAYMENT**

This is the Property Tax Statement for the property you owned in Sumter County on January 1, 2020.

Payments accepted are cash, check, money order, or debit/credit card. Tax Payments may also be made on-line at [www.sumtercountygatax.com](http://www.sumtercountygatax.com). A third-party convenience fee is added to all debit/credit card transactions.

American Express, Discover, VISA, and MasterCard are accepted on-line at this site.

If you should have any questions, please contact:

SUMTER COUNTY TAX COMMISSIONER  
(229) 928-4530

WILKIE SMITH  
Sumter County Tax Commissioner  
500 West Lamar Street Ste 120  
P.O. Box 1044  
AMERICUS, GA 31709  
Phone: (229) 928-4530  
Fax: (229) 928-4533



**Tax Payer:** PRICE CHARLOTTE V  
**Map Code:** 2617 238 2  
**Description:** 147.24 AC LL 238 26 LD cuva  
**Location:** 573 US HWY 280 W  
**Bill Number:** 11498  
**District:** 7

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$0.00	\$269,900.00	147.24	269900	12/1/2020	11/3/2020		SV

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
STATE TAX	269900	107960	59966	47994	0	0.00	0.00	0.00	
COUNTY M&O	269900	107960	59966	47994	16.102	772.80	0.00	632.66	
SALES TAX ROLLBACK	0	0	0	47994	-2.92	0.00	-140.14	0.00	
SCHOOL M&O	269900	107960	59966	47994	18.164	871.76	0.00	871.76	
FIRE FEE 1 - \$75	269900	0	0	0	0	0.00	0.00	0.00	
<b>TOTALS</b>						<b>31.346</b>	<b>1,644.56</b>	<b>-140.14</b>	<b>1,504.42</b>

If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid.

- All bills are sent to the January 1 owner and address of record.
- Interest charges (set by State Statute) accrue monthly and begin the day after the due date.
- A 5% penalty (set by State Statute) is imposed on all property (other than homesteaded property with a tax bill under \$500) every 120 days after the due date. The penalty is assessed on the tax balance. Penalties will not exceed 20%.
- Your cancelled check is your receipt. Send a self-addressed stamped envelope to receive an additional receipt.
- The amount shown is good thru the printed date indicated in the upper right corner of this statement. If you are paying after the due date, please call our office for the correct amount due.

1. Begin making payments when you receive this bill. Make as many payments as you choose before the Due Date. No interest charges prior to the due date. A taxpayer may not have back taxes to participate in this program.
2. If you have back taxes, call the Tax Commissioner NOW. Payment plans may be available. Certain restrictions apply.

Current Due:	\$1,504.42
Penalty:	\$0.00
Interest:	\$0.00
Other Fees:	\$0.00
Back Taxes:	\$0.00
Amount Paid:	\$1,504.42

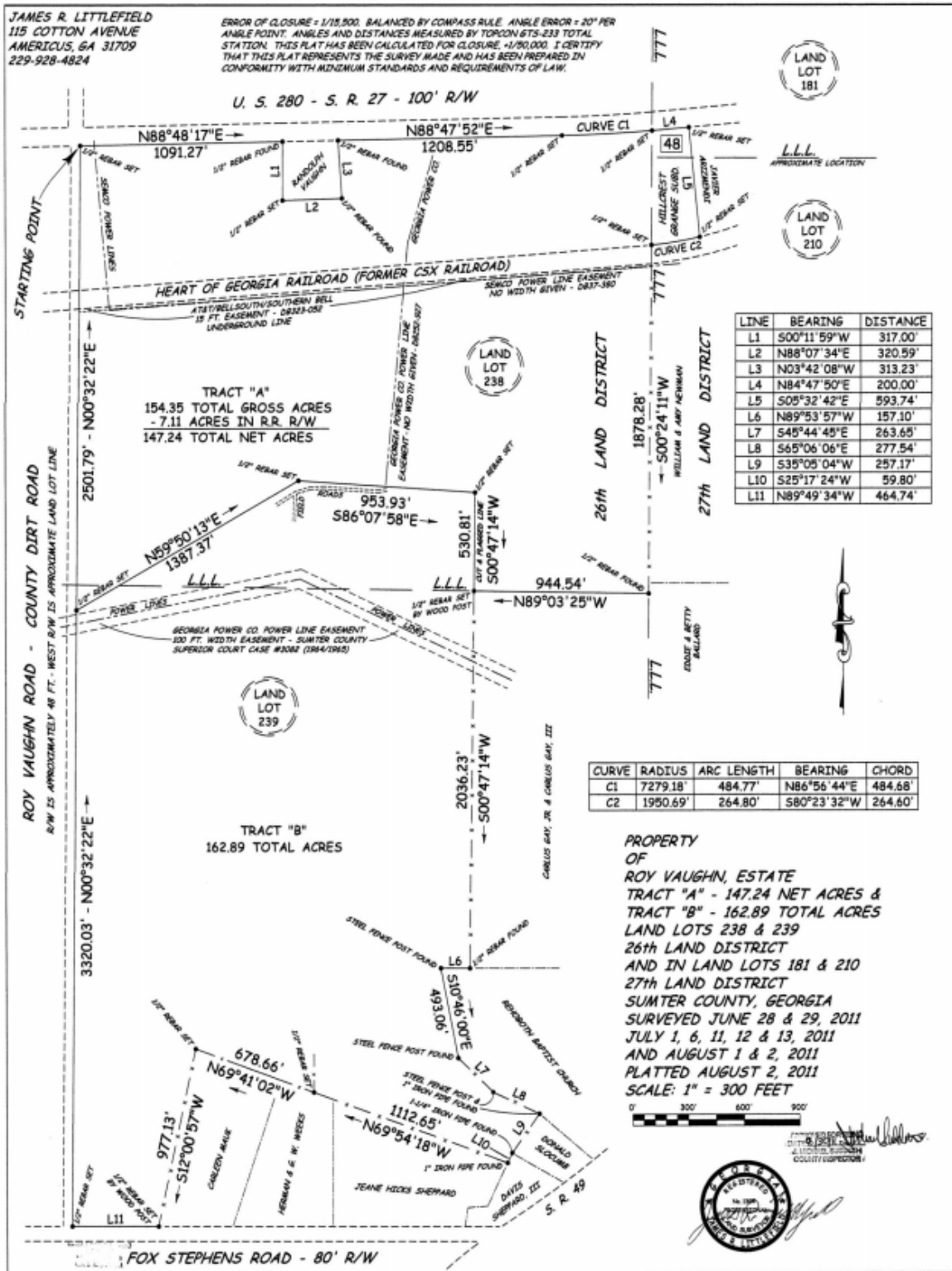
**TOTAL DUE: \$0.00**

## Legal Description

All that tract or parcel of land in Land Lots 238 and 239 of the 26th Land District and Land Lots 181 and 210 of the 27th Land District of Sumter County, Georgia, and being Tract "A" containing 147.24 total net acres, all according to a plat of survey prepared by James R. Littlefield, Surveyor, Georgia Registered No. 1304, of the Property of the Roy Vaughn Estate, surveyed June 28 and 29, 2011, July 1, 6, 11, 12 and 13, 2011 and August 1 and 2, 2011, and platted August 2, 2011, which plat is found of record in Plat Cabinet C, Slide 127-J, in the Office of the Clerk of Superior Court of Sumter County, Georgia, and which said plat is made a part of this description by specific reference thereto.

Subject to easements and rights-of-way of record and in use, including a Heart of Georgia Railroad Right-of-Way, a Georgia Power Company power Line Easement, and an AT&T/Bellsouth/Southern Bell Easement, all traversing the above-described property.

**Plat Map**



***Go Bid Now!***



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