

Go Bid
NOW!

Property Information

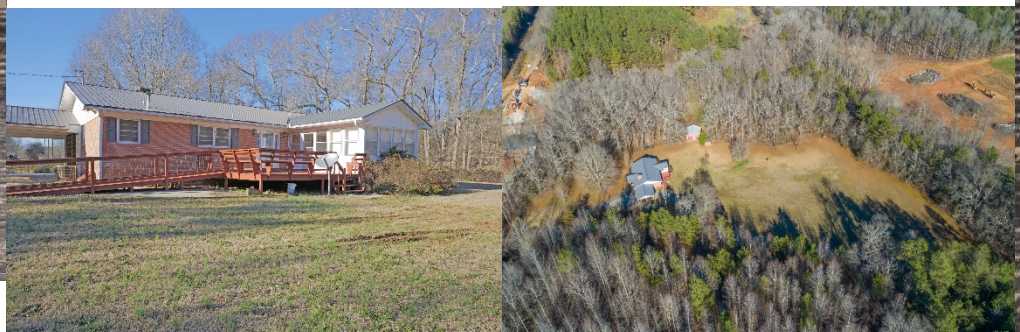
*River Front Home on 15+/-
Acres - Franklin County,
Georgia*

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

Online Only Auction



**750 Crumps Bridge Road,
Martin, Georgia 30557
Tuesday, August 17, 2021 at 2 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 River Front Home on 15+/- Acres in Franklin County, Georgia.

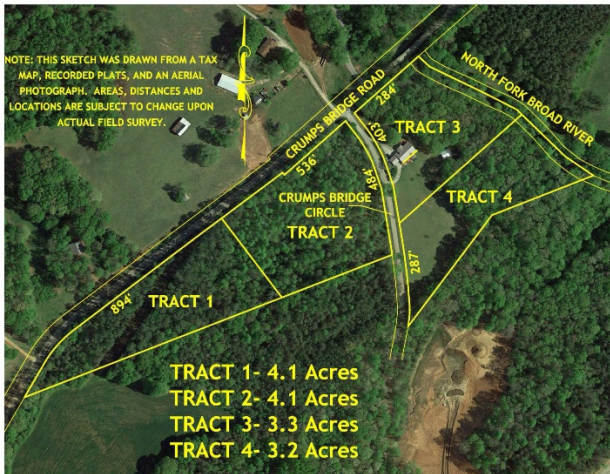
1,854 Sq.Ft. beautiful brick home on 15.53 +/- acres that runs along the North Fork Broad River. 3 bedroom /2 bathroom with a large kitchen and dining area, walk-in utility room, stone fireplace, attached carport for three vehicles, covered front porch, large back deck, and a 25'x30' shed with an 8' roll up door. Located in Franklin County.

Bidding for this property will open on June 1, 2021 at 9:00 a.m. eastern time and continue to June 15, 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



River Front Home on 15+/- Acres - Franklin County, Georgia



Auction Date and Time:

Tuesday, August 17 at 2:00 P.M.

Open House Dates and Times:

Saturday, August 7, 2021 9:00 A.M. – 12:00 P.M.

Saturday, August 14, 2021 9:00 A.M. – 12:00 P.M.

For More Information Contact:

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

Property Information

Property Address: 750 Crumps Bridge Road, Martin, Georgia 30557

Auction Date: Tuesday, August 17 at 2:00 P.M.

Property Size: 15.53 +/- Acres

Assessor's Parcel Numbers: 033 025

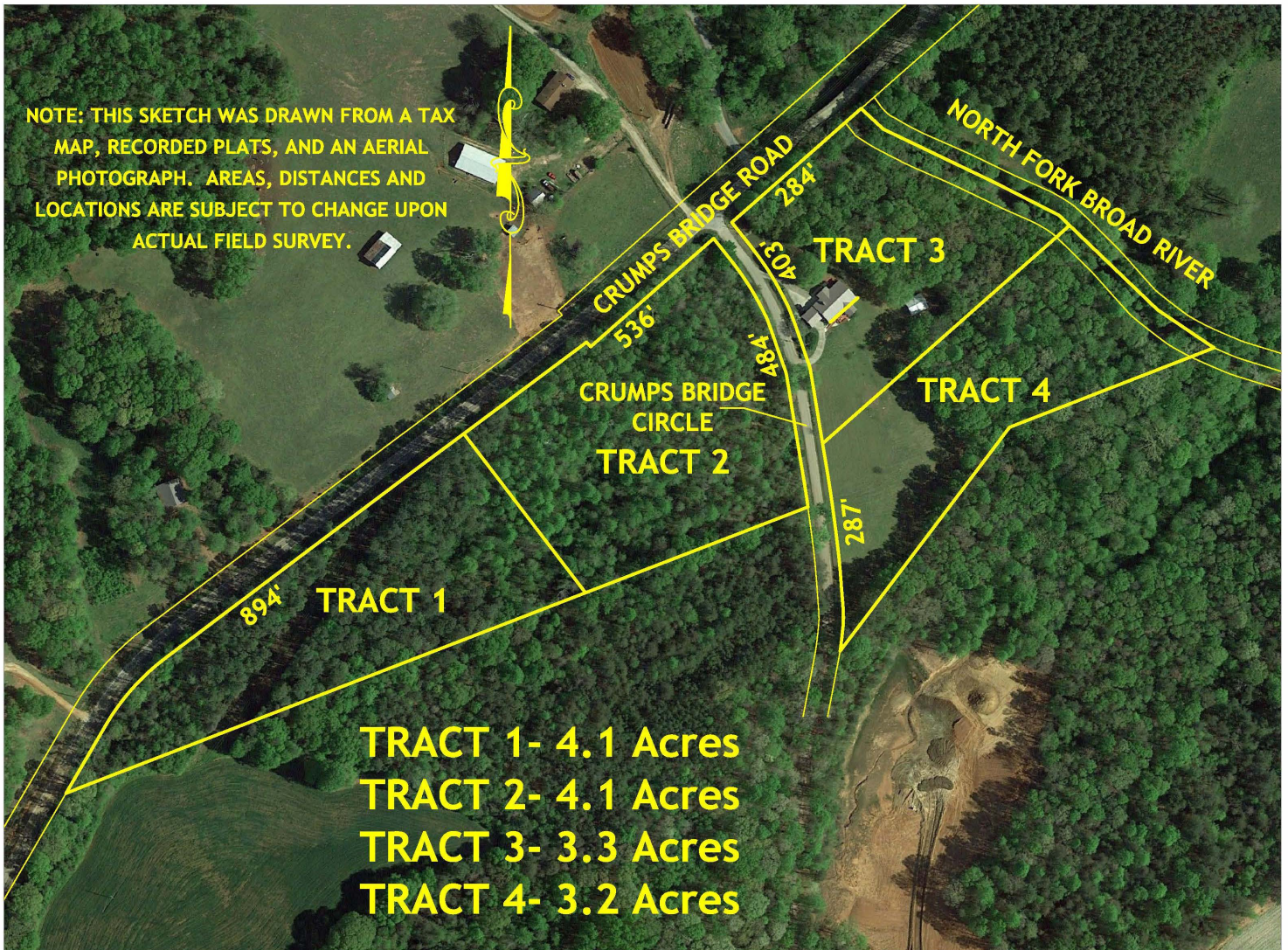
Property Tax Amount: \$1128.42

Driving Directions: From Pilot Travel Center off Exit 166 on I85N. Turn right onto GA-106N (3.4 mi). Turn right onto Crumps Bridge Road and Destination will be on right (1.7 mi). ***"Watch for Auction Signs!"***

Important Selling Features:

- 1,854 Sq. Ft. Brick Home on 15.53 +/- Acres on the North Fork Broad River
- 3 Bedroom / 2 Bathroom with Florida Room
- Large Kitchen and Dining Area
- Stone Fireplace
- Covered Front Porch
- Back Deck with Ramp
- Large Attached Carport
- 25' x 30' Shop / Storage Shed with 8' roll up door
- Rolling Yard
- Located in Franklin County

Aerial Map



Tax Card Parcel – Page 1

033 025



Summary

Parcel Number 033 025
 Location Address 750 CRUMPS BRIDGE RD
 Legal Description 15.53 ACRES CRUMP BRIDGE RD
 (Note: Not to be used on legal documents)
 Class V4-Consrv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning
 Tax District COUNTY (District 01)
 Millage Rate 26.863
 Acres 15.53
 Neighborhood Rural #1 (01293)
 Homestead Exemption Yes (L4)
 Landlot/District N/A

[View Map](#)

Owner

HEAD SR WILLIAM L
 750 CRUMPS BRIDGE ROAD
 MARTIN, GA 30557

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Tract	Rural	1	1
RUR	Swamp Land	Rural	1	14.53

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	6	1.01
CUV	Timberland 93	1	2.17
CUV	Timberland 93	7	10.99
CUV	Timberland 93	8	0.36

Residential Improvement Information

Style One Family
 Heated Square Feet 1854
 Interior Walls Sheetrock/Panel
 Exterior Walls Br Veneer
 Foundation Conc Wall/Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1976
 Roof Type Galvanized Metal
 Flooring Type Carpet/Tile
 Heating Type Cent Heat/AC
 Number Of Rooms 6
 Number Of Bedrooms 3
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 3
 Value \$108,336
 Condition Average
 Fireplaces/Appliances Const 1 sty 1 Box 1
 House Address 750 CRUMPS BRIDGE

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
AP2 POLE SHED WD 4 SIDE	1980	24x30 / 720	1	\$3,684

Sales

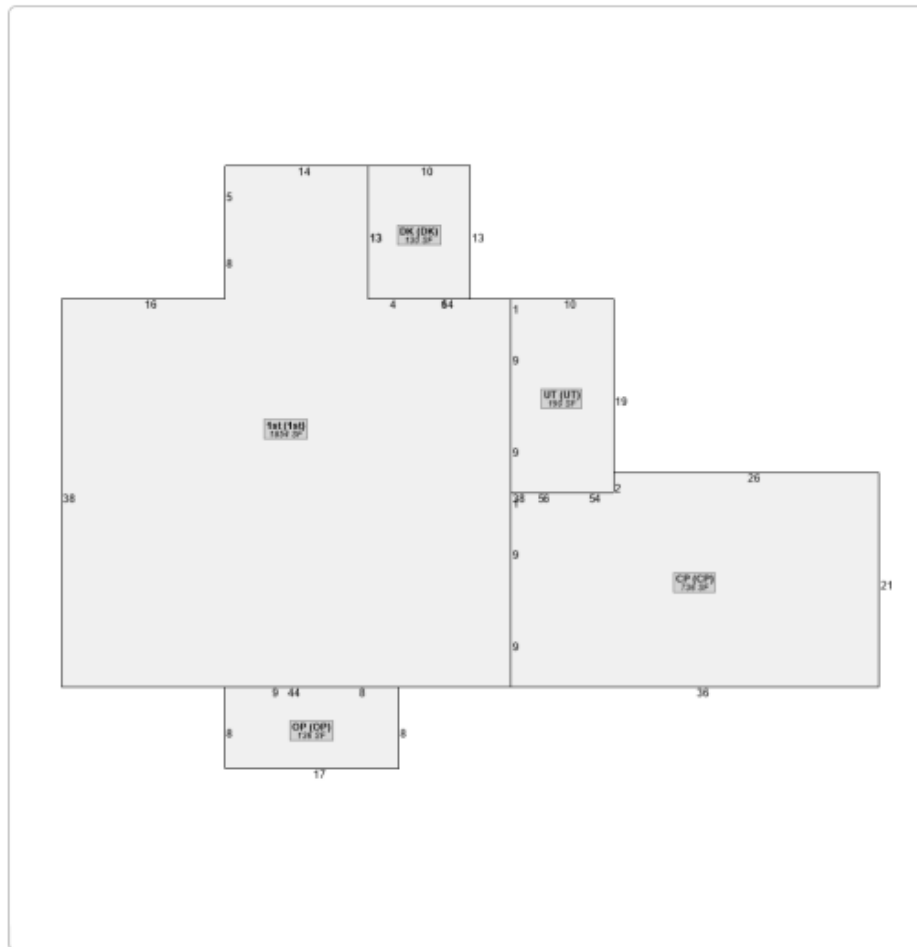
Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/4/2017	1261 25	30 300	\$0	QUIT CLAIM DEED	HEAD SR WILLIAM L	HEAD SR WILLIAM L
2/5/2014	1144 88	27 981	\$0	ESTATE	HEAD W L & EVELYN	HEAD SR WILLIAM L
5/17/2010	1008 304		\$0	KIN	HEAD W L & EVELYN	HEAD W L & EVELYN
10/2/1989	02700 543		\$0	Non-Market		HEAD W L & EVELYN

Tax Card Parcel – Page 2
033 025

Valuation

	2020	2019	2018	2017
Previous Value	\$203,414	\$170,607	\$168,673	\$154,097
Land Value	\$91,394	\$91,394	\$75,163	\$73,229
+ Improvement Value	\$108,336	\$108,336	\$91,760	\$91,760
+ Accessory Value	\$3,684	\$3,684	\$3,684	\$3,684
= Current Value	\$203,414	\$203,414	\$170,607	\$168,673
10 Year Land Covenant (Agreement Year / Value)	2016 / \$10,435	2016 / \$10,132	2016 / \$9,837	2016 / \$9,551

Sketches



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

The Franklin 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 data is subject to change before the next certified tax roll.

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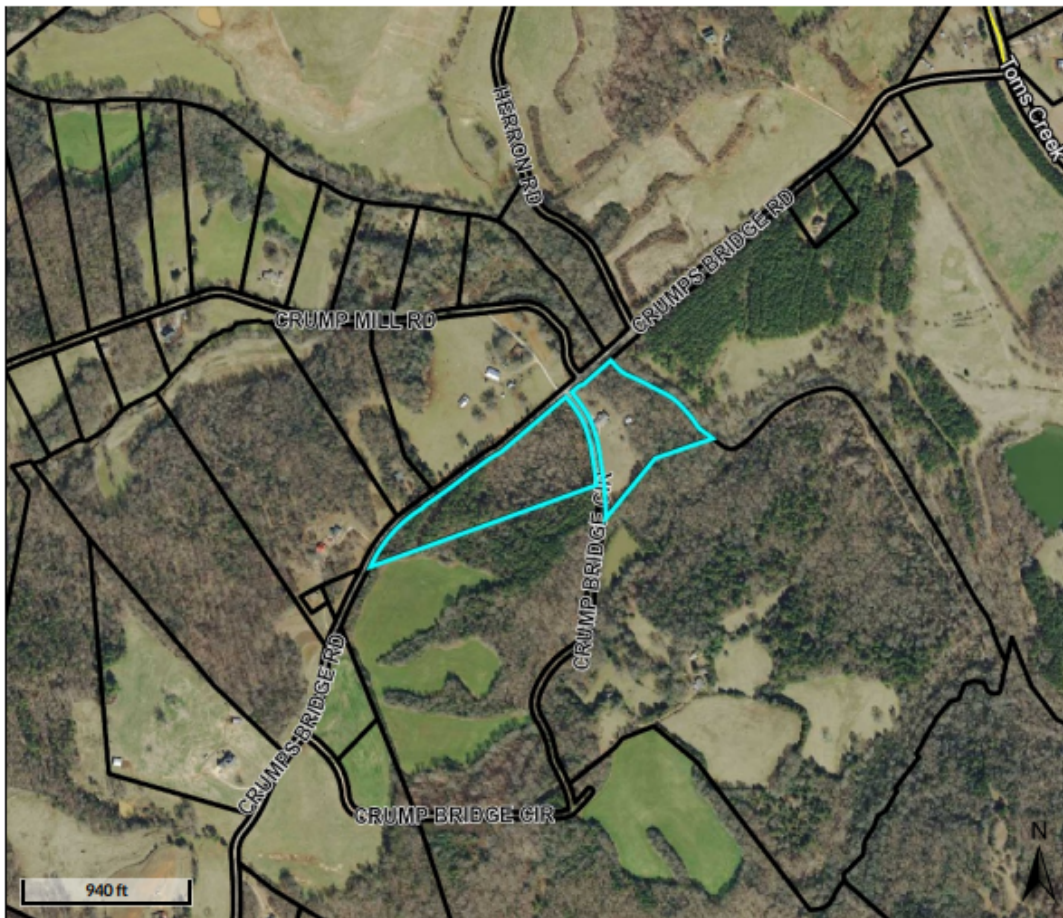
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 **Schneider**
GEOSPATIAL

Version 2.3.103

Tax Map Parcel
033 025

 **qPublic.net™** Franklin County, GA



Overview



Legend

-  Parcels
-  Roads

Parcel ID	033 025	Owner	HEAD SR WILLIAM L	Last 2 Sales			
Class Code	Consv Use		750 CRUMPS BRIDGE ROAD	Date	Price	Reason	Qual
Taxing District	COUNTY		MARTIN, GA 30557	5/4/2017	0	QC	U
Acres	15.53	Physical Address	750 CRUMPS BRIDGE RD	2/5/2014	0	ES	U
		Assessed Value	Value \$203414				

(Note: Not to be used on legal documents)

Date created: 1/18/2021

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Property Tax Bill 2020

Page 1

Franklin County Property Search

Bill 2020-6854

Property Information

Map Number	033 025
Description	15.53 ACRES CRUMP BRIDGE RD
Property Address	750 CRUMPS BRIDGE RD
Property Type	REAL
Acres	15.5300
District	001 FRANKLIN COUNTY

Owner Information

Account ID	58910
Owner Name	HEAD SR WILLIAM L
Address	750 CRUMPS BRIDGE ROAD MARTIN , GA 30557

Value Information

Land Value	91394.00
Building Value	112020.00
Assessed Value	203414.00
Exemptions	L4 SV S4

Bill Summary

Status	Tax Year	Bill Number	Tax Due	Due Date	Penalty Amount	Interest Amount	Other Fees	Paid Amount	Amount Due
✓ PAID ON 11/13/2020	2020	6854	1128.42	11/15/2020	0.00	0.00	0.00	1128.42	0
✓ PAID ON 11/12/2019	2019	6836	1087.02	11/15/2019	0.00	0.00	0.00	1087.02	0
✓ PAID ON 11/12/2018	2018	6823	898.05	11/15/2018	0.00	0.00	0.00	898.05	0
✓ PAID ON 11/14/2016	2016	6660	798.91	11/15/2016	0.00	0.00	0.00	798.91	0

Property Tax Bill 2020

Page 2

✓ PAID ON 10/06/2015	2015	6645	843.03	11/15/2015	0.00	0.00	0.00	843.03	0
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<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2016</u>	<u>2015</u>					
Taxing Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
STATE TAX	203414.00	81366.00	81366.00						
COUNTY M&O	203414.00	81366.00	40780.00	40586.00	15.1300	614.07		428.31	
SALES TAX ROLLBACK			40780.00	40586.00	-3.4300		-139.21		
INSURANCE PREMIUM RB			40780.00	40586.00	-1.1470		-46.55		
COUNTY SCHOOL M&O	203414.00	81366.00	40780.00	40586.00	17.0000	689.96		689.96	
INDUSTRIAL AUTHORITY	203414.00	81366.00	40780.00	40586.00	0.2500	10.15		10.15	
TOTALS					27.8030	1314.18	-185.76	1128.42	

Current Due:

\$1128.42

Penalty:

\$0.00

Interest:

\$0.00

Other Fees:

\$0.00

Previous Payments:

\$1128.42

Back Taxes:

\$0.00

Total Due:

\$0.00

DISCLAIMER

DISCLAIMER

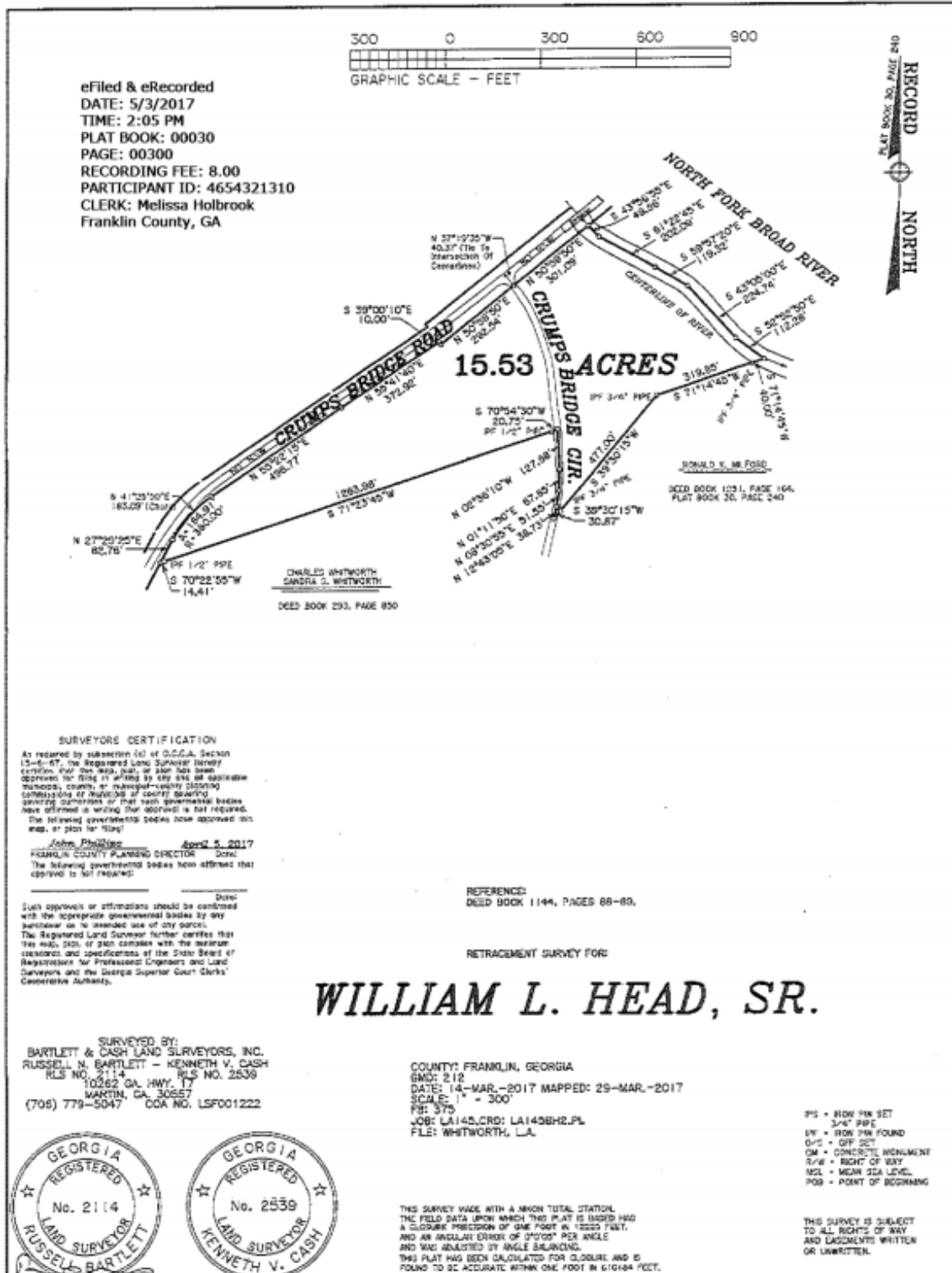
Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact Franklin County at (706-384-3455) to verify all information for accuracy.

Legal Description

All that tract of land situate, lying and being in the 212th District, G.M., Franklin County, Georgia, CONTAINING 15.53 acres, more or less, and bounded, now or formerly, on the North and Northwest by 60' Right-of-way for Crumps Bridge Road; on the South by lands of Whitworth and Milford; and on the Northeast by North Fork Broad River; Said property is more clearly shown and delineated on plat of survey for William L. Head, Sr., by Russell N. Bartlett, Georgia Registered Land Surveyor, dated March 14, 2017, and recorded in Plat Book 30, Page 300, public records of Franklin County, Georgia. Said plat and the description therein are incorporated herein and made a part of this description by reference hereto.

Property herein conveyed subject to right-of-ways and easements as shown on the plat, and all right-of-ways and easements of record.

Plat Map



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