

Go Bid
NOW!

Property Information



*224 +/- Acre Irrigated
Row Crop Farm –
Coffee County*

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

**2077 Doctor Denton Road
Broxton, Georgia 31519**

Thursday, September 30, 2021 at 4 PM

Online Only Auction



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 224+/- Acre Row Crop Farm in Coffee County

This property consists of 154+/- acres in cultivation and 63+/- acres of irrigated farmland. Looking to expand your farming operation? This farm is loaded with improvements to help get the job done. Whether you're looking for an income producing property, expanding a farming operation or a diversifying a portfolio this property has it all. Offered in five (5) tracts bidders can purchase one tract, multiple or the farm as a whole.

Bidding for this property will open on September 16, 2021 at 10:00 AM eastern time and continue to September 30, 2021. Bidding will begin closing at 4:00 PM 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
Auction Coordinator



(229) 890-2437

www.WeeksAuctionGroup.com

Info@BidWeeks.com



Auction Date and Time: Monday, September 30, 2021 at 4:00 PM

Open House Dates and Times: Drive by at anytime or Call Cameron Morris for a private Inspection.

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: 2077 Doctor Denton Road, Broxton, Georgia 31519

Auction Date: Monday, September 30, 2021 at 4:00 P.M.

Property Size: 224 Acres +/-

Assessor's Parcel Numbers: 0055 018C & 0055 019

Tax Bill Amount: \$3,045.68 (In CUVA 2015)

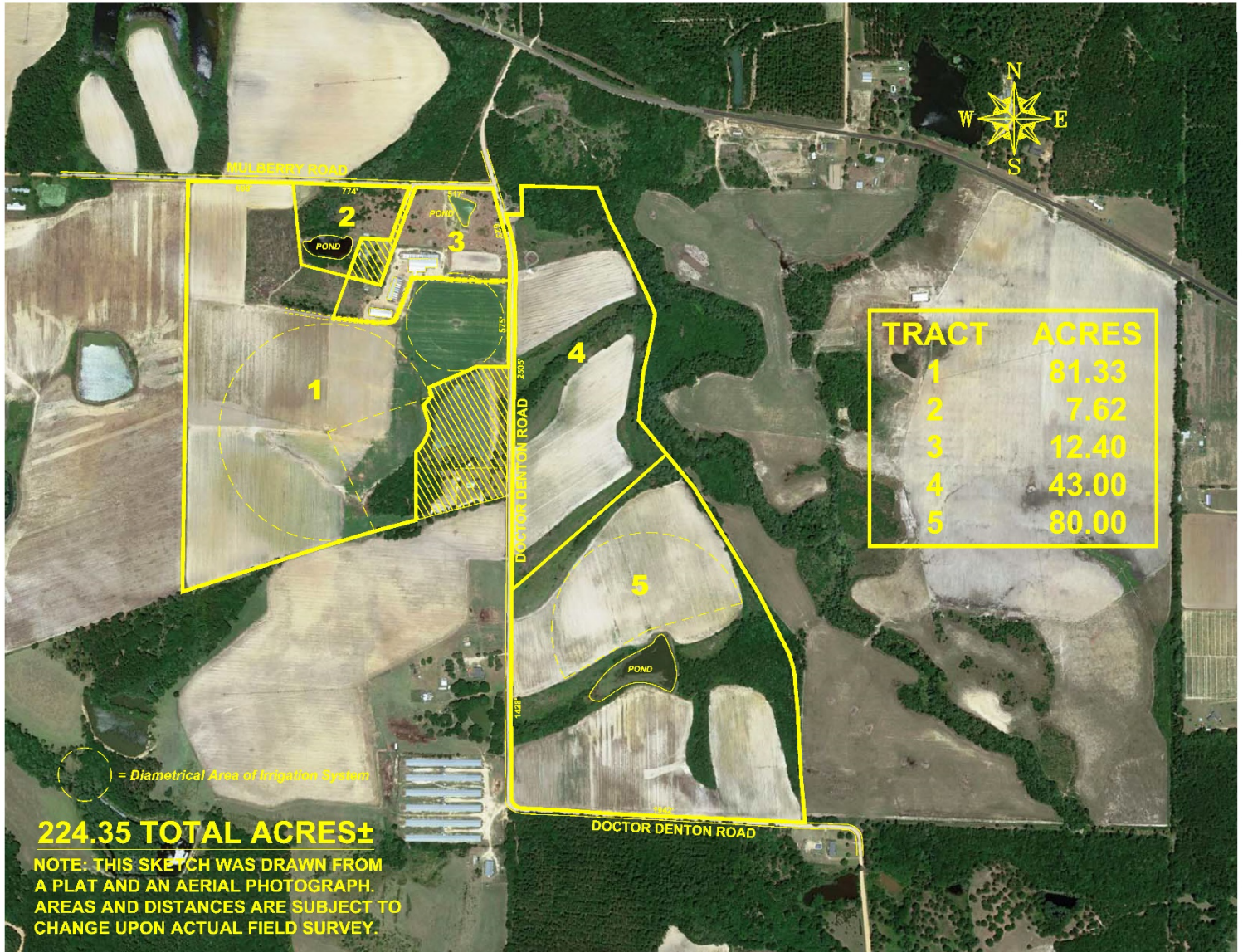
Driving Directions: From Douglas take US Highway 441 8 miles North towards Broxton. Turn Left on Fitzgerald Highway for 2.2 Miles. Turn Left on Doctor Denton Road (Dirt) and the property begins on both sides of the road in just 0.3 Miles. ***"Watch for Auction Signs!"***

From Fitzgerald take US Highway 319 and Highway 206 12.5 miles East towards Broxton. Continue on Broxton Highway, take State Route 706 for 7.5 Miles. Turn Right on Doctor Denton Road (Dirt) and the property begins on both sides of the road in just 0.3 Miles. ***"Watch for Auction Signs!"***

Important Selling Features:

- Irrigated Row Crop Farmland Opportunity
- 224+/- Total Acres
- 154+/- Acres of Row Crop Farmland (68%)
- 63+/- Acres of Irrigated Farmland (41%)
- (3) Zimmatic Pivots (4,3,1 Tower)
- 16,000 +/- SF Pole Barn W/ Shop
- (2) Open Barns Totaling 12,400 SF
- Strong Bases
- Great Row Crop Investment
- Offered In 5 Tracts
- Farm Equipment Selling October 14th!

Aerial Map



Farm Service Agency Form 156-EZ

Georgia	U.S. Department of Agriculture	FARM: 4751
Coffee	Farm Service Agency	Prepared: 8/26/21 1:17 PM
Report ID: FSA-156EZ	Abbreviated 156 Farm Record	Crop Year: 2021
		Page: 1 of 3

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier
KIRKLAND, BRANDON	

Farms Associated with Operator:
 114, 393, 2307, 2712, 3600, 4584, 4990, 5129, 5217, 5373, 5752, 5753, 5754, 6332, 6347, 6348, 6349

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
233.7	157.54	157.54	0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	157.54	0.0	0.0					

ARC/PLC					
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
PNTS, SUP	WHEAT, CORN , SORGH SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	2.4	32	0.00	
CORN	24.5	107	0.00	0
GRAIN SORGHUM	4.77	33	0.00	
PEANUTS	40.96	3788	0.00	
SOYBEANS	12.47	32	0.00	
SEED COTTON	31.3	2107	0.00	
Total Base Acres:	116.4			

Farm Service Agency Form 156-EZ Map

USDA Coffee County, Georgia



Common Land Unit
 Cropland Non-cropland CRP

Farm 4751
Tract 571

Wetland Determination Identifiers
 ● Restricted Use
 ▼ Limited Restrictions
 ■ Exempt from Conservation Compliance Provisions

2021 Crop Year



Tract 1 of 2

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Farm Service Agency Form 156-EZ Map



Coffee County, Georgia



Common Land Unit
 Cropland Non-cropland CRP

Farm 4751
Tract 1001

Wetland Determination Identifiers
 ● Restricted Use
 ▼ Limited Restrictions
 ■ Exempt from Conservation Compliance Provisions

2021 Crop Year



Tract 2 of 2

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Soil Map Page 1








































Soil Map—Atkinson, Bacon, and Coffee Counties, Georgia



Soil Map Page 2

Soil Map—Atkinson, Bacon, and Coffee Counties, Georgia

MAP LEGEND

- | | | |
|----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Area of Interest (AOI) |  | Spoil Area |
|  Area of Interest (AOI) |  | Stony Spot |
| Soils |  | Very Stony Spot |
|  Soil Map Unit Polygons |  | Wet Spot |
|  Soil Map Unit Lines |  | Other |
|  Soil Map Unit Points |  | Special Line Features |
| Special Point Features | Water Features |  |
|  Blowout |  | Streams and Canals |
|  Borrow Pit | Transportation |  |
|  Clay Spot |  | Rails |
|  Closed Depression |  | Interstate Highways |
|  Gravel Pit |  | US Routes |
|  Gravelly Spot |  | Major Roads |
|  Landfill |  | Local Roads |
|  Lava Flow | Background |  |
|  Marsh or swamp |  | Aerial Photography |
|  Mine or Quarry | | |
|  Miscellaneous Water | | |
|  Perennial Water | | |
|  Rock Outcrop | | |
|  Saline Spot | | |
|  Sandy Spot | | |
|  Severely Eroded Spot | | |
|  Sinkhole | | |
|  Slide or Slip | | |
|  Sodic Spot | | |

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Atkinson, Bacon, and Coffee Counties, Georgia
 Survey Area Data: Version 14, Jun 8, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 18, 2018—Apr 27, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Soil Map Page 3

Soil Map—Atkinson, Bacon, and Coffee Counties, Georgia

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CeB2	Carnegie sandy loam, 3 to 5 percent slopes, eroded	11.9	4.7%
CgC2	Carnegie-Cowarts complex, 5 to 8 percent slopes, eroded	17.0	6.7%
CnB	Clarendon loamy sand, 2 to 5 percent slopes	29.7	11.8%
DoB	Dothan loamy sand, 2 to 5 percent slopes	35.4	14.0%
FsB	Fuquay loamy sand, 1 to 5 percent slopes	26.7	10.6%
KJ	Kinston and Johnston soils, 0 to 2 percent slopes, frequently flooded	25.6	10.1%
Le	Leefield loamy sand	0.1	0.1%
Pe	Pelham loamy sand, occasionally flooded	36.5	14.5%
StA	Stilson loamy sand, 0 to 2 percent slopes	0.0	0.0%
TfA	Tifton loamy sand, 0 to 2 percent slopes	2.7	1.1%
TfB	Tifton loamy sand, 2 to 5 percent slopes	61.9	24.6%
W	Water	4.5	1.8%
Totals for Area of Interest		252.0	100.0%

Well Permit Tract 1, Page 1



State of Georgia
Department of Natural Resources
ENVIRONMENTAL PROTECTION DIVISION



PERMIT FOR FARM USE OF GROUND AND/OR SURFACE WATER

COFFEE COUNTY

SATILLA BASIN
SATILLA RIVER WATERSHED

Permit No: A08-034-0666

Permittee's Name and
Mailing Address: BRANDON KIRKLAND
 1827 DOCTOR DENTON RD
 BROXTON, GA 31519

Permission to Withdraw Water: In accordance with the provisions of the Ground Water Use Act, as amended (O.C.G.A. 12-5-105, et seq.), and the Water Quality Control Act, as amended (O.C.G.A. 12-5-31, et seq.), and any Rules and Regulations pursuant thereto, this permit is issued to withdraw, obtain, or use ground water and/or surface water as follows:

Specific Water Sources and Pumping Rate: One 6-inch diameter, 680 ft deep well drilled into Floridan aquifer at a location as specified on the Letter of Concurrence dated February 15, 2006 or as measured during a subsequent site inspection. A map G-05127 indicating the location of the well is attached herein and is made a part of this permit. Water may be withdrawn at a maximum rate of 450 gallons per minute from the well.

Usage: Water withdrawn from the above water source(s) shall be used for the purpose of irrigation of a maximum area of 45 acres within any one year and/or other farm uses including livestock watering, pond refill, nursery/greenhouses, commercial fish production, or farm preparation of fruits and vegetables.

Original Permit Date: June 27, 2008

Director, Environmental Protection Division

Permit No. A08-034-0666

Page 1 of 3

Well Permit Tract 1, Page 2

Permit No. A08-034-0666

Page 2 of 3

Standard Conditions:

1. The Provisions of the Ground Water Use and Water Quality Control Acts, or any of the Rules & Regulations therein specified will apply.
2. **Use Limitations:** The use of groundwater and/or surface water is limited to the quantity and purpose herein specified;
3. **Water Source Limitations:** This permit covers only the specific water sources and locations listed in the permit application.
4. **Transferability:** The Environmental Protection Division will transfer or assign this Permit to subsequent owners of the lands, which are the subject of this permit only after receiving complete permit transfer forms from the subsequent owners.
5. **Changes in Use or Capacity:** Any modification in the use or capacity conditions contained in the permit or in the lands, which are the subject of such permit, shall require the permittee to submit an application for review and approval by the director consistent with the requirements of this part.
6. **Water Metering:** All withdrawals for irrigation will be metered as provided for in the Ground Water Use and Water Quality Control Acts and administered by the State Soil and Water Conservation Commission.

Special Conditions:

1. **Prior Use:** Withdrawal of water from this source does not fall under the Prior Use (Grandfathered) provisions of the Ground Water Use Act or Water Quality Control Act. If the Environmental Protection Division (EPD) determines that pumping from this source is detrimental to the resource or is impacting a Grandfathered user, the Director of EPD reserves the right to adjust your Permit limits as necessary.
2. **Expiration Date:** This permit has no expiration date.
3. **Water Conservation Plan:** Water conservation plans are not a provision of this permit, but they are strongly encouraged.

Revocability: In accordance with the original application dated January 19, 2006 and the statements and supporting data therein or attached thereto or submitted in support thereof (all of which are filed with the Georgia Environmental Protection Division and are hereby made a part of this Permit), this Permit is effective from the date of permit issuance. This Permit is subject to revocation on any of the grounds identified in O.C.G.A 12-5-90 et seq., including but not limited to:

- a. Non-compliance with any of the provisions of the Groundwater Use or the Water Quality Control Acts, as amended, or any of the Rules promulgated pursuant thereto;
- b. Misrepresentation made with the above mentioned application or statements and supporting data therein or attached thereto;
- c. Non-compliance with any condition of this Permit.

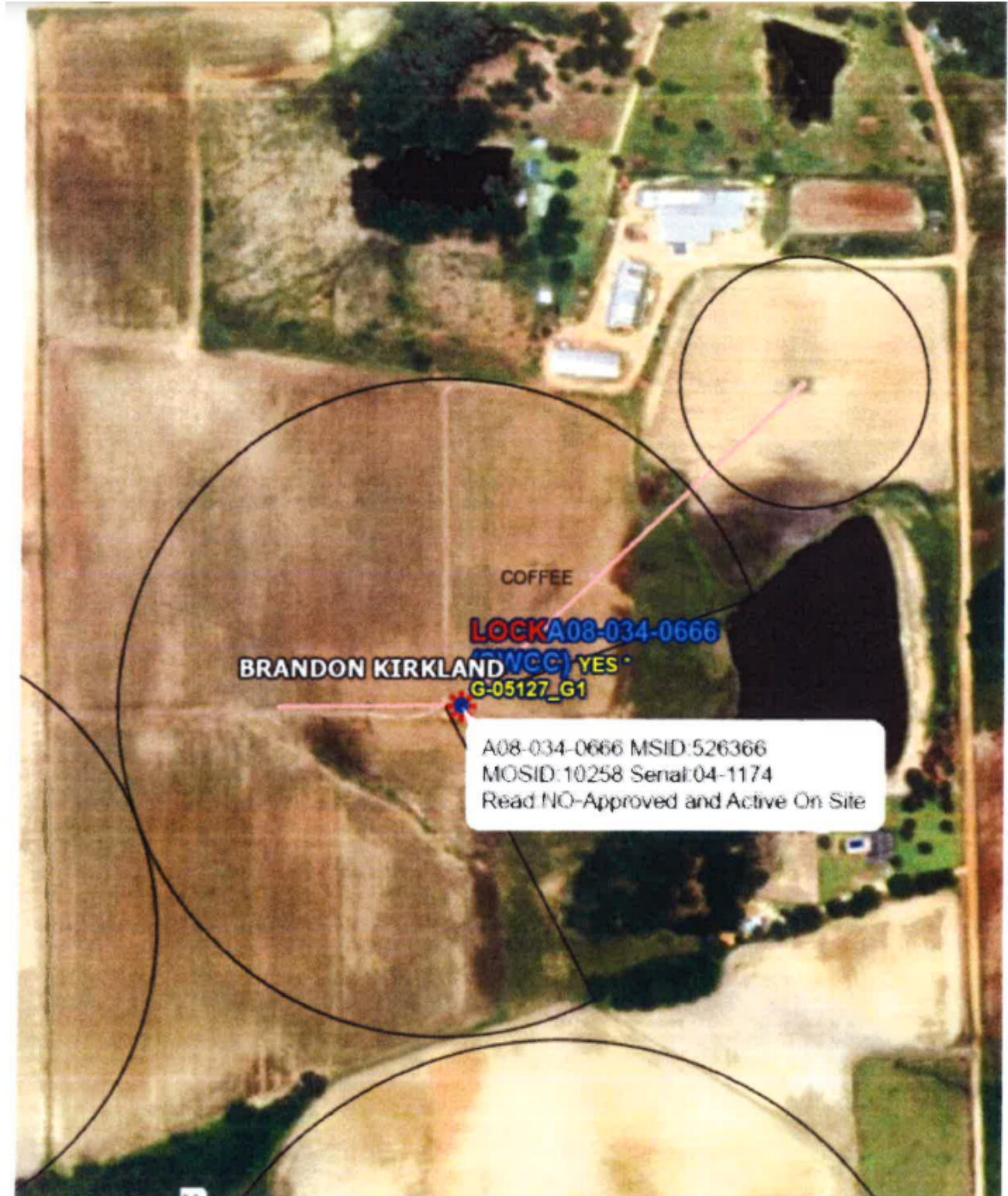
Well Permit Tract 1, Page 3

Permit No. A08-034-0666

Page 3 of 3



Well Permit Tract 1, Page 4



Tax Card Parcel – 0055 019

Page 1



Summary

Parcel Number 0055 019
Location Address 2077 DOCTOR DENTON RD
Legal Description LL 48/49 1 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.)
Zoning AG
Tax District County (District 01)
Millage Rate 24.286
Acres 226.95
Homestead Exemption No (50)
Landlot/District N/A

[View Map](#)

Owner

[KIRKLAND BRANDON](#)
 1827 DOCTOR DENTON RD
 BROXTON, GA 31519-3182

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	CeB2	Rural	1	4
RUR	CgC2	Rural	1	8
RUR	DoB	Rural	1	13
RUR	FsB	Rural	1	18
RUR	TfB	Rural	1	58
RUR	CeB2W	Rural	1	8
RUR	CgC2W	Rural	1	5
RUR	CnBW	Rural	1	9.15
RUR	KJW	Rural	1	18
RUR	PeW	Rural	1	22.2
RUR	DoBW	Rural	1	17
RUR	CnB	Rural	1	7
RUR	FsBW	Rural	1	6
RUR	TfA	Rural	1	3
RUR	FsBW	Rural	1	3.8
RUR	Pe	Rural	1	26.8

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	6	4
CUV	Agland 93	6	8
CUV	Agland 93	2	13
CUV	Agland 93	4	18
CUV	Agland 93	2	58
CUV	Agland 93	3	7
CUV	Agland 93	2	3
CUV	Agland 93	8	26.8
CUV	Timberland 93	6	3.8
CUV	Timberland 93	6	6
CUV	Timberland 93	2	8
CUV	Timberland 93	2	5
CUV	Timberland 93	3	9.15
CUV	Timberland 93	8	18
CUV	Timberland 93	8	22.2
CUV	Timberland 93	2	17

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Tobacco barn, bulk	2015	0x0 / 13	0	\$13,000
Impl Shed, roof only	2006	30x112 / 0	0	\$9,500
Tobacco barn, bulk	2006	0x0 / 0	0	\$1,000
Tobacco barn, bulk	2006	0x0 / 0	0	\$1,000
Tobacco barn, bulk	2006	0x0 / 0	0	\$1,000

Tax Card Parcel – 0055 019

Page 2

4/27/2021

qPublic.net - Coffee County, GA - Report: 0055 019

Tobacco barn, bulk	2006	0x0 / 0	0	\$1,000
Tobacco barn, bulk	2006	0x0 / 0	0	\$1,000
Tobacco barn, bulk	2006	0x0 / 0	0	\$1,000
Impl Shed, roof only	2004	30x150 / 0	0	\$9,738
Impl Shed, roof only	2004	60x195 / 0	0	\$19,539
Tobacco barn, bulk	2004	0x0 / 0	0	\$1,000
Tobacco barn, bulk	2004	0x0 / 0	0	\$1,000
Tobacco barn, bulk	2004	0x0 / 0	0	\$1,000
Tobacco barn, bulk	2004	0x0 / 0	0	\$1,000
Tobacco barn, bulk	2004	0x0 / 0	0	\$1,000
Tobacco barn, bulk	2004	0x0 / 0	0	\$1,000
Tobacco barn, bulk	2004	0x0 / 0	0	\$1,000
Tobacco barn, bulk	2004	0x0 / 0	0	\$1,000
Tobacco barn, bulk	2004	0x0 / 0	0	\$1,000
Tobacco barn, bulk	2004	0x0 / 0	0	\$1,000
Farm Pond	1900	0x0 / 4.5	0	\$2,250
Utility Bldg, unfinished	1900	0x0 / 0	0	\$600

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/2/2003	999 68	96 16	\$457,600	DQ - Improved	BATTEN, TOM, BRUCE & REX	KIRKLAND, BRANDON
11/8/2001	889 160		\$346,500	DQ - Vacant	SAYER, WAYNE	BATTEN, REXFORD & JOY D.
11/8/2001	889 160		\$169,065	Fair Market Value		BATTEN, REXFORD & JOY D
1/22/1993	429 279		\$0	DQ - Vacant		SAYER, WAYNE

Valuation

	2020	2019	2018	2017	2016	2015
Previous Value	\$506,514	\$506,514	\$506,514	\$506,514	\$486,563	\$476,620
Land Value	\$437,887	\$437,887	\$437,887	\$437,887	\$437,887	\$437,887
+ Improvement Value	\$0	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$68,627	\$68,627	\$68,627	\$68,627	\$68,627	\$48,676
= Current Value	\$506,514	\$506,514	\$506,514	\$506,514	\$506,514	\$486,563
10 Year Land Covenant (Agreement Year / Value)	2015 / \$164,136	2015 / \$159,493	2015 / \$154,957	2015 / \$150,555	2015 / \$146,310	2015 / \$142,142

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

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Version 2.3.118

Tax Map Parcel 0055 019

 **qPublic.net™** Coffee County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	0055 019	Owner	KIRKLAND BRANDON	Last 2 Sales			
Class Code	Consv Use		1827 DOCTOR DENTON RD	Date	Price	Reason	Qual
Taxing District	County		BROXTON, GA 315193182	4/2/2003	\$457600	4	U
Acres	226.95	Physical Address	2077 DOCTOR DENTON RD	11/8/2001	\$169065	FM	Q
		Assessed Value	Value \$506514				

(Note: Not to be used on legal documents)

Date created: 4/27/2021
Last Data Uploaded: 4/27/2021 6:25:59 AM

Developed by  Schneider
GEO SPATIAL

Property Tax Bill 2020 0055 019

2020 Property Tax Statement

Shanda Henderson
Coffee County Tax Commissioner
P.O. Box 1207
Douglas, GA 31534
<http://coffeecountypay.com>

MAKE CHECK OR MONEY ORDER PAYABLE TO:
Coffee County Tax Commissioner

KIRKLAND BRANDON
1827 DOCTOR DENTON RD
BROXTON, GA 315193182

RETURN THIS PORTION WITH PAYMENT

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


Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2020-9727	12/01/2020	\$2,661.34	\$0.00	\$9,316.02	\$11,977.36

Map: 0055 019

Payment Good through: 09/01/2021
Printed: 08/26/2021

Location: 2077 DOCTOR DENTON RD

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for homeowners, certain elderly persons are entitled to additional 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 these exemptions and are not now receiving the benefit, you must apply for the exemption no later than April 1st in order to receive the exemption in future years in compliance with GA Code 48-5-56. For more information contact the Coffee County tax assessor's office at 912-384-2136.

Shanda Henderson Coffee County Tax Commissioner P.O. Box 1207 Douglas, GA 31534 http://coffeecountypay.com				Tax Payer: KIRKLAND BRANDON Map Code: 0055 019 Real Description: LL 48/49 1 LD Location: 2077 DOCTOR DENTON RD Bill No: 2020-9727 District: 001					
Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
68,627.00	437,887.00	226.9500	\$506,514.00	12/01/2020		09/01/2021	SV		
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
COUNTY EDA	\$506,514	\$202,606	\$109,500	\$93,106	0.500000	\$46.55	\$0.00	\$46.55	
COUNTY M&O	\$506,514	\$202,606	\$109,500	\$93,106	7.754000	\$721.94	\$0.00	\$721.94	
SCHOOL M&O	\$506,514	\$202,606	\$109,500	\$93,106	16.032000	\$1,492.68	\$0.00	\$1,492.68	
STATE TAX	\$506,514	\$202,606	\$109,500	\$93,106	0.000000	\$0.00	\$0.00	\$0.00	
TOTALS					24.286000	\$2,261.17	\$0.00	\$2,261.17	
<ul style="list-style-type: none"> • Interest and Penalty will be applied to unpaid bills after the due date. • If a receipt is desired, please include a stamped, self-addressed envelope. • If taxes are to be paid by a mortgage company, send the top portion of this statement to them. • Per resolution No. 2017-14, after September 1st, all legal and appropriate steps to collect any delinquent taxes, including but not limited to, levying on property and completing a judicial sale. 						Current Due	\$2,261.17		
						Penalty	\$226.12		
						Interest	\$97.05		
						Other Fees	\$77.00		
						Previous Payments	\$0.00		
						Back Taxes	\$9,316.02		
						Total Due	\$11,977.36		

Tax Card Parcel 0055 018C



Summary

Parcel Number 0055 018C
Location Address 103 MULBERRY RD
Legal Description LL 48 1 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 AG
Tax District County (District 01)
Millage Rate 24.286
Acres 7.62
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)

Owner

[KIRKLAND BRANDON](#)
 1827 DOCTOR DENTON RD
 BROXTON, GA 31519

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Tract-700	Rural	1	7.62

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/14/2008	1391 76	92 90B	\$40,000	DQ - Improved	SAYER COLBY JEAN ANNE	KIRKLAND BRANDON
2/13/2008	1391 74	92 91	\$0	DQ - Improved	SAYER JOEL	SAYER COLBY JEAN ANNE
9/16/2003	1039 81	92 91	\$0	DQ - Improved		SAYER JOEL
9/16/2003	1039 81	92 91	\$0	DQ - Improved		SAYER JOEL

Valuation

	2021	2020	2019	2018	2017	2016
Previous Value	\$27,681	\$27,681	\$27,681	\$27,681	\$27,681	\$27,681
Land Value	\$27,681	\$27,681	\$27,681	\$27,681	\$27,681	\$27,681
+ Improvement Value	\$0	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0	\$0
= Current Value	\$27,681	\$27,681	\$27,681	\$27,681	\$27,681	\$27,681

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.

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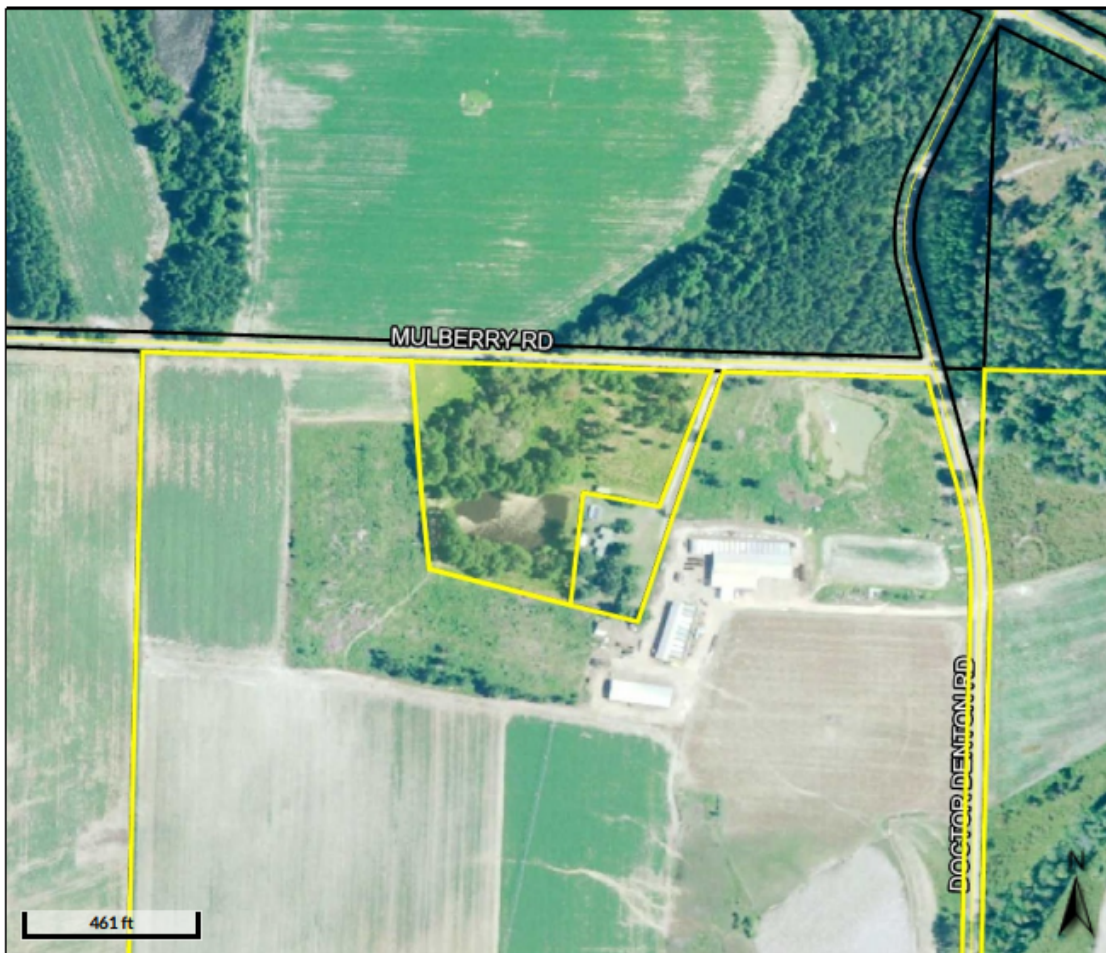
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Version 2.3.143

Tax Map Parcel
0055 018C

 **qPublic.net™** Coffee County, GA



Overview



Legend

-  Parcels
-  Roads

Parcel ID 0055 018C
Class Code Residential
Taxing District County
Acres 7.62

Owner KIRKLAND BRANDON
 1827 DOCTOR DENTON RD
 BROXTON, GA 31519
Physical Address 103 MULBERRY RD
Assessed Value Value \$27681

Last 2 Sales

Date	Price	Reason	Qual
2/14/2008	\$40000	4	U
2/13/2008	0	4	U

(Note: Not to be used on legal documents)

Date created: 8/30/2021
 Last Data Uploaded: 8/30/2021 7:22:47 AM

Developed by  **Schneider**
 GEOSPATIAL

Property Tax Bill 2020 0055 019C

2020 Property Tax Statement

Shanda Henderson
Coffee County Tax Commissioner
P.O. Box 1207
Douglas, GA 31534
<http://coffeecountypay.com>

MAKE CHECK OR MONEY ORDER PAYABLE TO:
Coffee County Tax Commissioner

KIRKLAND BRANDON
1827 DOCTOR DENTON RD
BROXTON, GA 31519

RETURN THIS PORTION WITH PAYMENT

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

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2020-9726	12/01/2020	\$384.34	\$0.00	\$1,176.33	\$1,560.67

Map: 0055 018C

Payment Good through: 09/01/2021

Printed: 08/26/2021

Location: 103 MULBERRY RD

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for homeowners, certain elderly persons are entitled to additional 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 these exemptions and are not now receiving the benefit, you must apply for the exemption no later than April 1st in order to receive the exemption in future years in compliance with GA Code 48-5-56. For more information contact the Coffee County tax assessor's office at 912-384-2136.

Shanda Henderson
Coffee County Tax Commissioner
P.O. Box 1207
Douglas, GA 31534
<http://coffeecountypay.com>



Tax Payer: KIRKLAND BRANDON
Map Code: 0055 018C Real
Description: LL 48 1 LD
Location: 103 MULBERRY RD
Bill No: 2020-9726
District: 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
0.00	27,681.00	7.6200	\$27,681.00	12/01/2020		09/01/2021	

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY EDA	\$27,681	\$11,072	\$0	\$11,072	0.500000	\$5.54	\$0.00	\$5.54
COUNTY M&O	\$27,681	\$11,072	\$0	\$11,072	7.754000	\$85.85	\$0.00	\$85.85
SCHOOL M&O	\$27,681	\$11,072	\$0	\$11,072	16.032000	\$177.51	\$0.00	\$177.51
STATE TAX	\$27,681	\$11,072	\$0	\$11,072	0.000000	\$0.00	\$0.00	\$0.00
TOTALS					24.286000	\$268.90	\$0.00	\$268.90

- Interest and Penalty will be applied to unpaid bills after the due date.
- If a receipt is desired, please include a stamped, self-addressed envelope.
- If taxes are to be paid by a mortgage company, send the top portion of this statement to them.
- Per resolution No. 2017-14, after September 1st, all legal and appropriate steps to collect any delinquent taxes, including but not limited to, levying on property and completing a judicial sale.

Current Due	\$268.90
Penalty	\$26.90
Interest	\$11.54
Other Fees	\$77.00
Previous Payments	\$0.00
Back Taxes	\$1,176.33
Total Due	\$1,560.67

Legal Description

Tax Parcel Number: 0055 019, 0055 018C

Property Address: 2077 Doctor Denton Road, Broxton, Coffee County, GA 31519

All that tract or parcel of land situate, lying and being in Original Land Lots 48 and 49 in the 1st Land District of Coffee County, Georgia, and containing 228.80 acres, more or less, according to that certain plat and survey prepared by Ronny Barron, RLS, dated March 24, 2003 and recorded in the Office of the Clerk of Superior Court of Coffee County, Georgia in Plat Book 96 at Page 16.

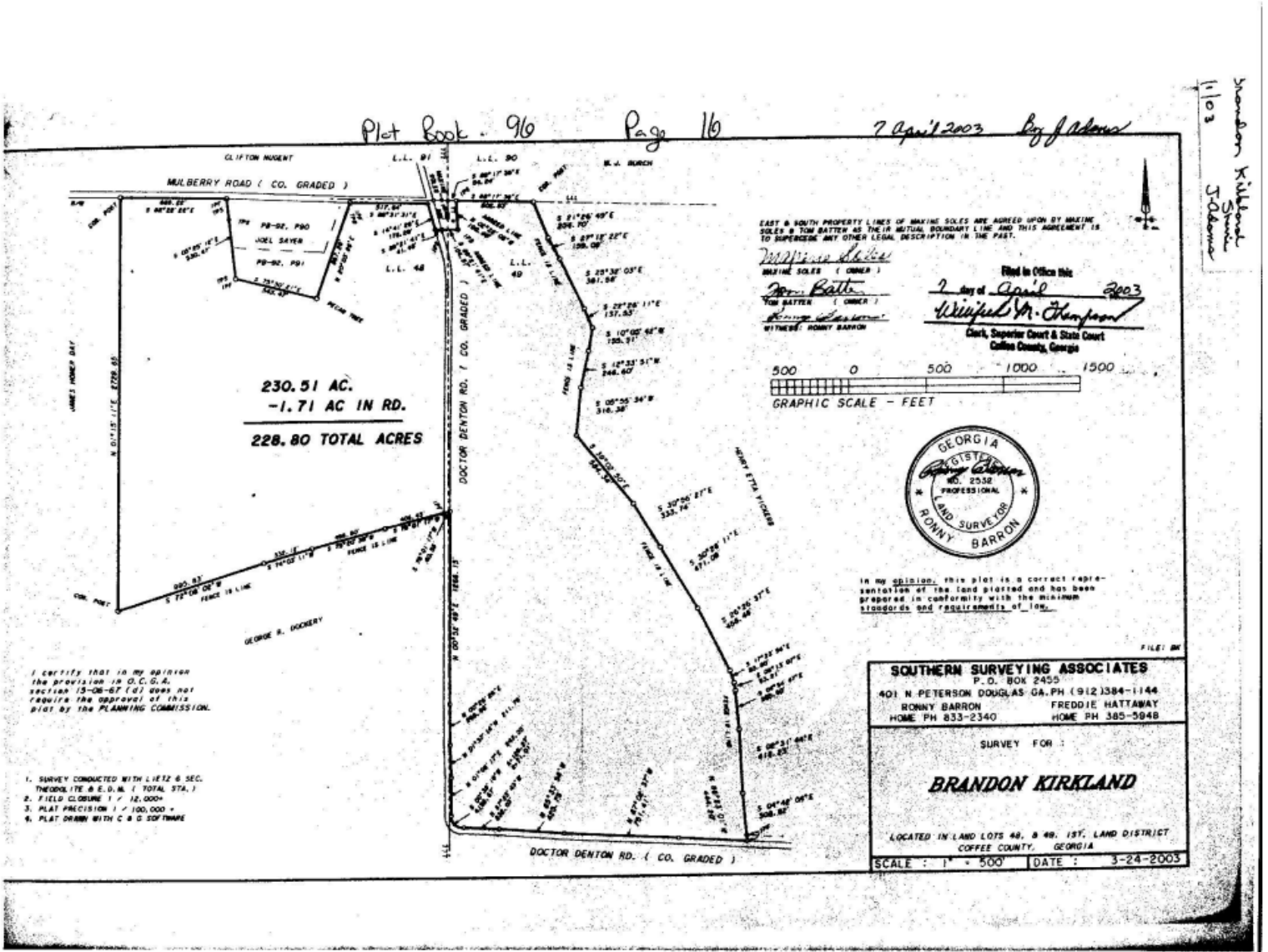
ALSO: All that certain tract or parcel of land consisting of 3.80 acres, more or less, situate, lying and being in Original Lot of Land No. 48, in the First land District of Coffee County, Georgia and being more particularly described and delineated by reference to a certain plat made from a survey for Wayne Sayer and Joel Sayer by M. Rhett Royal, Registered Land Surveyor #2156, dated April 12, 2000 and recorded in the Office of the Clerk of Superior Court of Coffee County, Georgia in Plat Book 92, Page 91, and by reference thereto Incorporated herein for descriptive purposes.

ALSO: All that certain tract of land consisting of 5.52 acres, more or less, situate, lying and being in Original Lot of Land No. 48, in the First land District of Coffee County, Georgia, and being more particularly described and delineated by reference to a certain plat made from a survey for Wayne Sayer and Joel Sayer by M. Rhett Royal, Registered Land Surveyor #2156, dated May 25, 2001 and recorded in the Office of the Clerk of Superior Court of Coffee County, Georgia in Plat Book 92, Page 90B, and by reference thereto Incorporated herein for descriptive purposes.

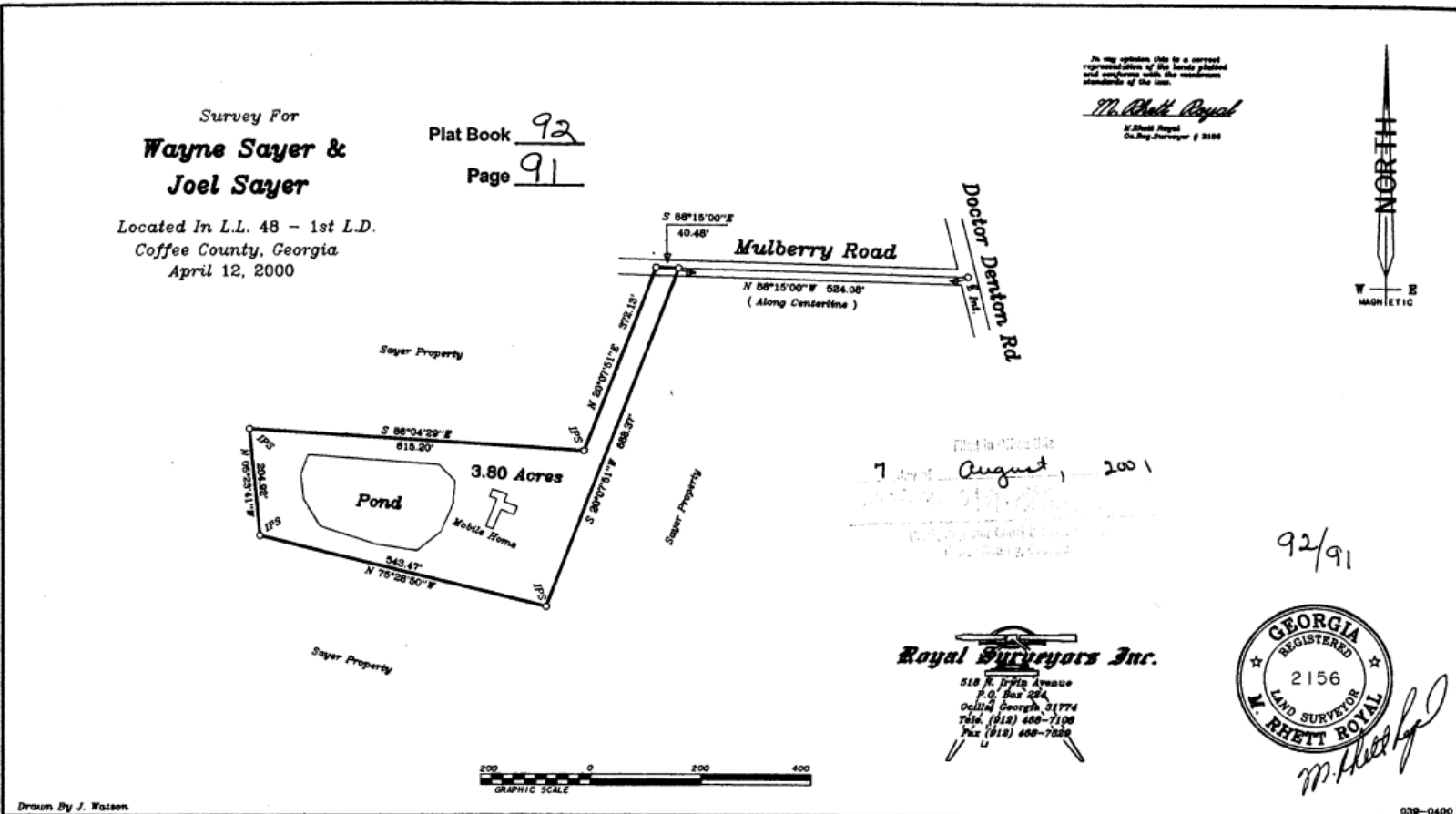
LESS AND EXCEPT: All that certain tract or parcel of land lying and being situate in Original Land Lot No. 48 in the First Land District of Coffee County, Georgia, containing 1.70 acres, more or less, and being more particularly described according to a plat prepared by Kirby Holton, RLS #2944, Statewide Surveying, dated November 13, 2008 and recorded in Plat Book 107, Page 33A, in the Office of the Clerk of Superior Court of Coffee County, Georgia; said plat and the recording thereof being incorporated herein for all purposes.

LESS AND EXCEPT: The shaded area located on Tract 1 of the Engineer's Sketch attached as Exhibit "A2" which is located along Doctor Denton Road containing approximately 10+/- acres.

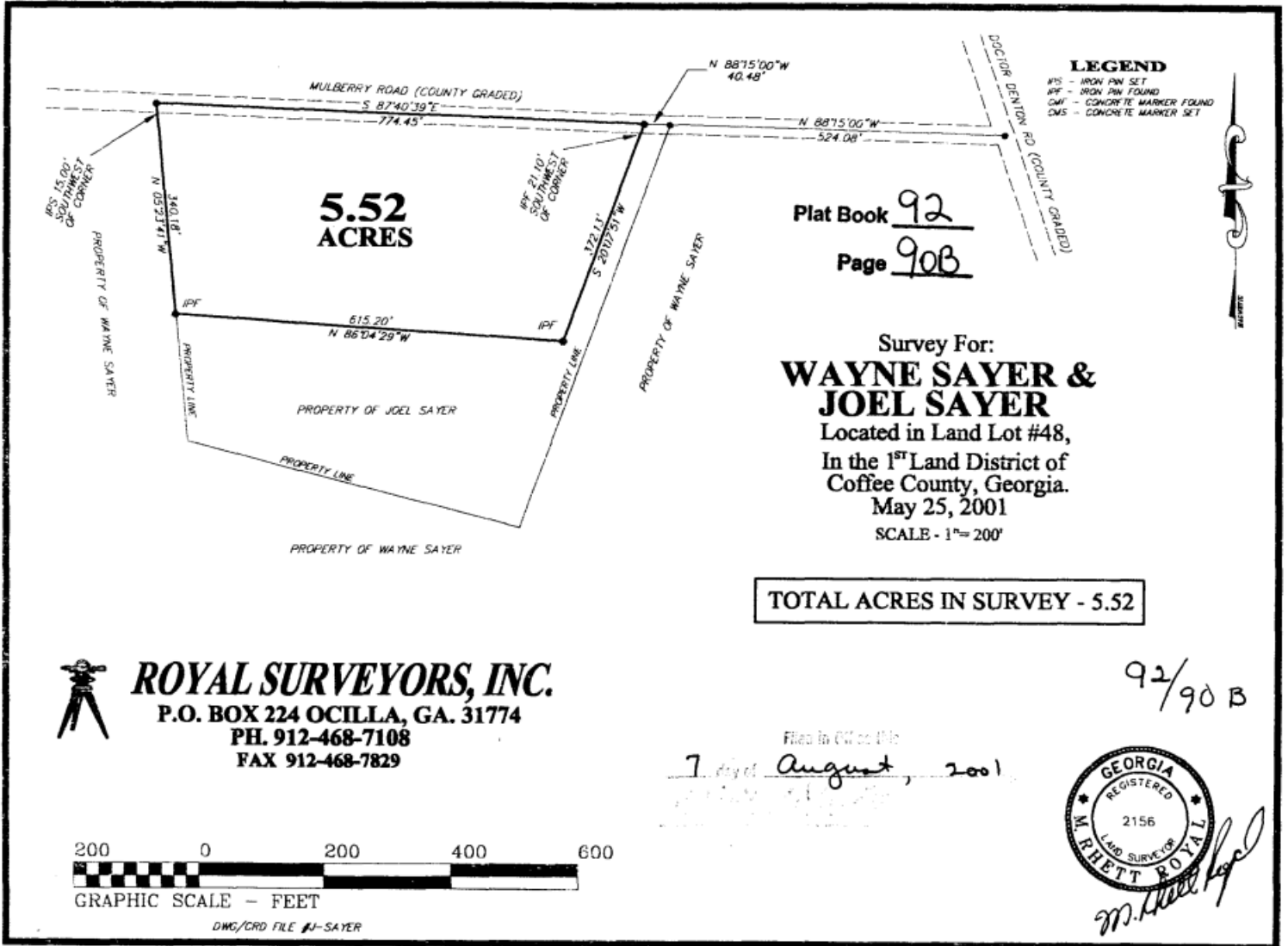
Plat Map
Book 96, Page 16



Plat Map:
Book 92, Page 91



Plat Map:
Book 92, Page 90B

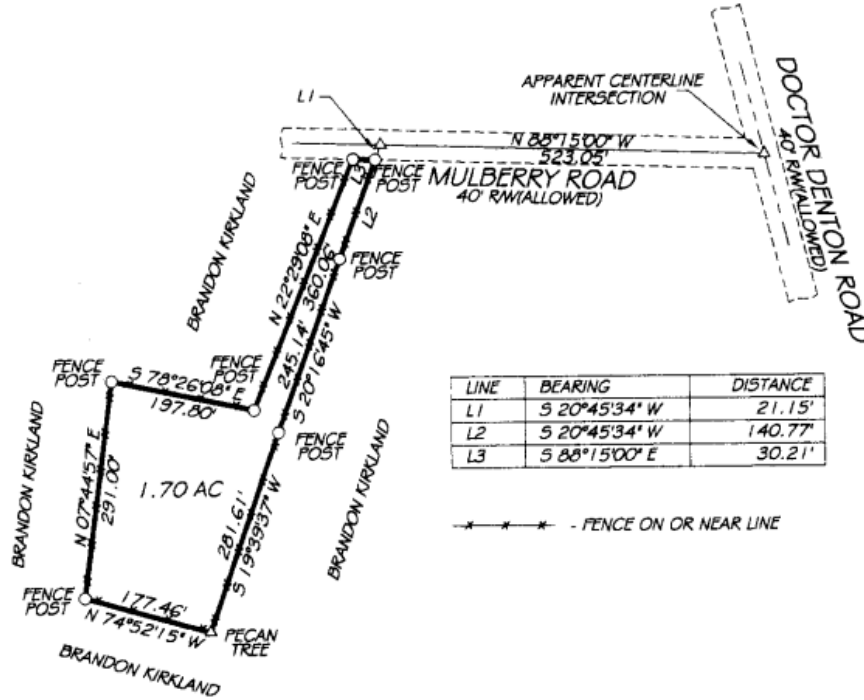


**Less and Except Plat Map:
 Book 107, 33A**

Big Lisa Jewelle 12-12-08

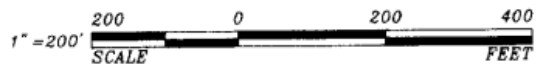
SURVEY FOR:
BRANDON KIRKLAND
 LOCATED IN LAND LOT 48, 1ST LAND DISTRICT
 COFFEE COUNTY, GEORGIA
 SCALE: 1" = 200'
 DATE: 11-13-2008

COFFEE COUNTY, GEORGIA
 CLERK OF SUPERIOR COURT
 Filed & Recorded
Dec 12 2008
 at 10:30 A.M.
 Plat BOOK
 No. 107 Page 33A
Linda J. Sells
 Clerk Superior Court



LINE	BEARING	DISTANCE
L1	S 20°45'34" W	21.15'
L2	S 20°45'34" W	140.77'
L3	S 88°15'00" E	30.21'

--- FENCE ON OR NEAR LINE



ERROR OF CLOSURE: 1" IN 25,000'
 ANGULAR ERROR: LESS THAN 5" PER ANGLE
 ADJUSTED CLOSURE: 1" = 100,000'
 COMPASS RULE ADJUSTMENT
 FIELD SURVEYOR: KEITH HOLTON
 EQUIP. USED: TOPCON GTS 3B TOTAL STATION
 PLAT BY: KIRBY HOLTON
 CADD FILE: S:\SURVEYING\KSM\BKIRKLAND_111108

I CERTIFY THIS PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND THAT IT CONFORMS TO THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW, GEORGIA LAWS 1978, AND IS SUITABLE FOR RECORDING.
 I CERTIFY THAT IN MY OPINION THE PROVISIONS IN O.C.G.A. SECTION 15-06-67(a) DOES NOT REQUIRE APPROVAL OF THIS PLAT BY THE PLANNING COMMISSION.

STATEWIDE SURVEYING
 521 ETHEL STREET
 DOUGLAS, GEORGIA 31533
 912-384-7723

Plat Book 107 Page 33A

CUVA

**TAX ASSESSORS OFFICE
COFFEE COUNTY COURTHOUSE
101 S. PETERSON AVE. SUITE A-21
DOUGLAS, GA. 31533**

**DOC# 001154
FILED IN OFFICE
03/23/2015 11:53 AM
BK:1778 PG:85-86
ANGIE SPELL-HUTTO
CLERK OF SUPERIOR
COURT
COFFEE COUNTY**

PT-283A REV 8/07

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

To the Board of Tax Assessors of Coffee 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 or 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.**

Owner's Mailing Address 1827 DOCTOR DENTON RD		City, State and Zip: BROXTON GA 31510-3182	Number of acres included in this application: Agricultural Land: <u>79.80</u> Timberland : <u>148.15</u> Covenant Acres : _____ Total Acres : 226.95
Property location (Street, Route, HWY, etc.): 2077 DOCTOR DENTON RD		City, State and Zip of Property:	

District <u>1</u>	Land Lot <u>489</u>	Sublot and Block	Recorded Deed 999 - 68	List types of storage and processing buildings:
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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. Section 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.

Brandon Kirkland
Signature of Taxpayer or Taxpayer's Authorized Representative

3-4-15 Date Filed

Sworn to and subscribed before me this 7th day of March 2015

Wilson Smith
Notary Public

**WILSON SMITH
NOTARY PUBLIC
COFFEE COUNTY
EXPIRES
DEC. 27, 2015**

Signature of Taxpayer or Taxpayer's Authorized Representative (please have additional taxpayers sign on reverse side of application)
If denied, Georgia law O.C.G.A. Section 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals pursuant to O.C.G.A. Section 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER: 0055 019	TAX DISTRICT: 01	TAXPAYER ACCOUNT NUMBER: 6451	YR. COVENANT: Begins: Jan 1, 2015 Ends: Dec 31, 2024
If transferred from Preferential Agricultural Assessment, provide date of transfer:	If applicable, covenant is renewal for tax year: Pursuant to O.C.G.A. Sec 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year Beginning Jan 1, Ending Dec 31. If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number:

Based on the information submitted above, as well as the information provided on the questionnaire, the Coffee County Board of Tax Assessors has considered such information and has made the following determination of this application:

Approved: Date: 3-20-15

Antonio Smith
Board of Tax Assessors

Date: 3-20-15

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 48-5-308.

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