

BEAUTIFUL WOODED HOMESITE

5.74 Acres +/- in Tift County, Georgia

LISTING

Looking for a perfect place to build your dream home? This property is located only minutes away from I-75, shopping and restaurants, but still has that country feel.

HIGHLIGHTS

- ❑ 5.74+/- acres
- ❑ Convenient to Stores, Restaurants, and Schools
- ❑ Beautiful Wooded Homesite
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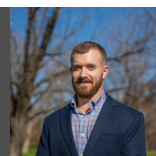









Table of Contents

 Introduction	Page 3
 Property Information	Page 4
 Aerial Map	Page 5
 Tax Card	Page 6
 Tax Map	Page 7
 Property Tax Bill	Page 8
 Legal Description	Page 9

Introduction

Dear Prospective Bidders,

The Weeks Group is pleased to announce the public Auction of this beautiful 101+/- Acre plantation tract with row crop farmland located in Terrell County, Georgia.

(Insert Property Information Paragraph from Auction Information Sheet)

Bidding will open on Wednesday January 11, 2023, at 10:00 AM EST and conclude on Tuesday January 24, 2023, at 2:00 PM EST subject to auto-extensions. All bidding for this property will be conducted on The Weeks Group online bidding platform. Visit our website TheWeeksGroup.com or download our mobile bidding app The Weeks Group in the App Store or Google Play Store to bid on the property. This will be an Online-Only Auction, prior to placing any bids please read this Property Information Package along with the Bidding Terms and Conditions, and the Sample Purchase Contract. These documents along with photos and videos can be found online under the "Documents" tab.

We greatly appreciate your interest in this property. Please give us a call with any questions, if we can help with the bidding process, or for a private showing. We pride ourselves in representing clients with farms, estates, timberland, plantations, and recreational properties. Visit our sister company Weeks Farm Machinery Auction for upcoming farm equipment Auctions. Sincerely yours,

Tyler DeMott

Tyler DeMott
Associate Broker & Auctioneer
(229) 921-1875
Tyler@BidWeeks.com



Property Information

Property Address: LL 259 Upper Ty Ty Road, Tifton, GA 31793

List Price: \$85,000.00

Property Inspection: Drive by at Any Time

County: Tift

Assessor's Parcel Numbers: Tift County 0032 035

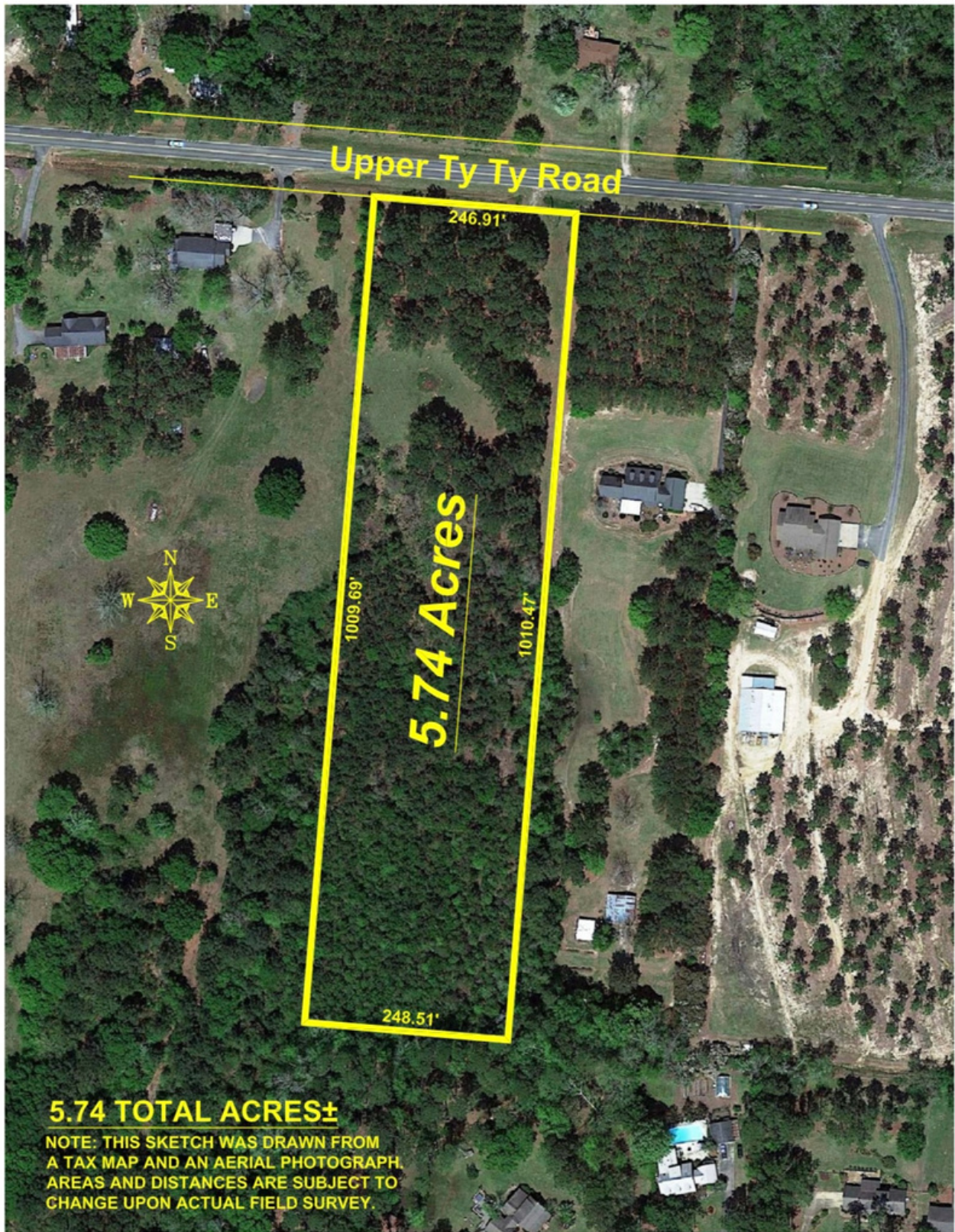
Important Selling Features:

- 5.74+/- acres
- Beautiful Wooded Homesite
- Convenient to Stores, Restaurants, and Schools
- 2.5 Miles from Interstate 75

Property Taxes 2021: \$307.40

Driving Directions: From Interstate I-75, take exit 63B, head west onto Whiddon Mill Road for 2 miles then turn left onto Upper Ty Ty Road. The property is .6 miles down on the left. "Watch for Auction Signs!"

Aerial Map



Tax Card



Summary

Parcel Number 0032 035
Location Address UPPER TY TY RD
Legal Description LL 259 UPPER TY TY PUBLIC RD
(Note: Not to be used on legal documents)
Class R4-Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District COUNTY (District 01)
Millage Rate 29.856
Acres 5.74
Homestead Exemption No (S0)
Landlot/District 259 / 6

[View Map](#)

Owner

[SAMUEL VASQUEZ](#)
 4404 FRAZIER CIRCLE
 TIFTON, GA 31794

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	5.74

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/25/2018	1971 081	16 192	\$45,000	3L - Disq Vac - Additional Vacant	DOOLAN, ROBERT H JR	VASQUEZ, SAMUEL
12/29/1994	543 020	16 192	\$20,000	LM - Qualified Vacant Sale	COOKSEY, MICHAEL J	DOOLAN, ROBERT H JR
10/7/1985	246 296	16 192	\$17,220	LM - Qualified Vacant Sale	MARCHANT, AMOS	COOKSEY, MICHAEL J

Valuation

	2022	2021	2020	2019	2018	2017
Previous Value	\$25,740	\$25,740	\$25,740	\$25,740	\$25,740	\$25,740
Land Value	\$25,740	\$25,740	\$25,740	\$25,740	\$25,740	\$25,740
+ Improvement Value	\$0	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0	\$0
= Current Value	\$25,740	\$25,740	\$25,740	\$25,740	\$25,740	\$25,740

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 Tift 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](#)

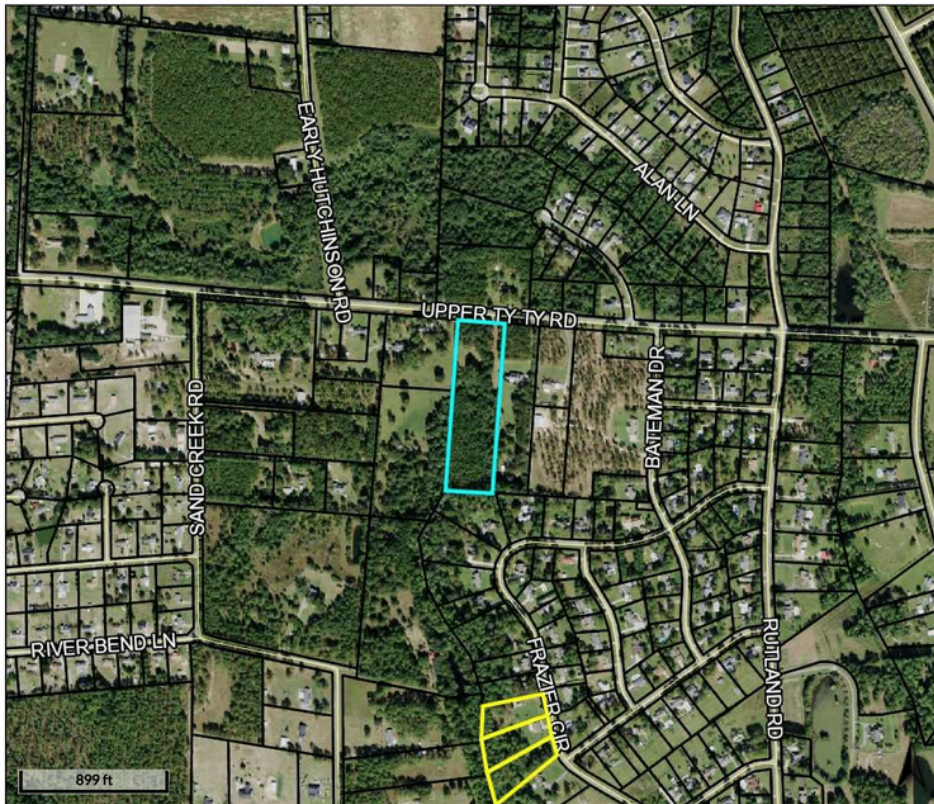
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Developed by

Version 2.3.207

Tax Map

 Tift County, GA



Overview



Legend

-  Parcels
-  Roads
-  Corporate Limits

Parcel ID	0032 035	Owner	SAMUEL VASQUEZ	Last 2 Sales			
Class Code	Residential		4404 FRAZIER CIRCLE	Date	Price	Reason	Qual
Taxing District	COUNTY		TIFTON, GA 31794	6/25/2018	\$45000	3L	U
Acres	5.74	Physical Address	UPPER TY TY RD	12/29/1994	\$20000	LM	Q
		Assessed Value	Value \$25740				

(Note: Not to be used on legal documents)

Date created: 7/18/2022
Last Data Uploaded: 7/18/2022 3:47:15 AM

Developed by  Schneider
GEOSPATIAL

Property Tax Bill 2021

2022 Property Tax Statement

Chad Alexander
Tift County Tax Commissioner
225 N. Tift Ave, Room 106
P.O. Box 930
Tifton, GA 31793
(229) 386-7820

VASQUEZ SAMUEL
4404 FRAZIER CIRCLE
TIFTON, GA 31794

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*
2022-020317	11/15/2022	\$0.00	\$305.61	\$0.00	Paid 11/04/2022

Map: 0032 035
Location: UPPER TY TY RD
Account No: 8826R

IMPORTANT NOTICES

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all 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 of the exemption, you must apply for the exemption no 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:

Tift County Tax Assessor
225 Tift Ave #110, Tifton, GA 31794
(229) 386-7840

If you feel that your property has been assigned too high 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 years' taxes. Information on filing a return can be obtained at the location and phone number above.

Chad Alexander
Tift County Tax Commissioner
225 N. Tift Ave, Room 106
P.O. Box 930
Tifton, GA 31793
(229) 386-7820



Tax Payer: VASQUEZ SAMUEL
Map Code: 0032 035 Property
Description: UPPER TY TY RD
Location: UPPER TY TY RD
Bill No: 2022-020317
District: 01

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	\$25,740	\$10,296	\$0	\$10,296	11.856000	\$122.07	\$0.00	\$122.07
SCHOOL M&O	\$25,740	\$10,296	\$0	\$10,296	16.505000	\$169.94	\$0.00	\$169.94
SPEC SERV	\$25,740	\$10,296	\$0	\$10,296	1.321000	\$13.60	\$0.00	\$13.60
TOTALS					29.682000	\$305.61	\$0.00	\$305.61

IMPORTANT MESSAGE - PLEASE READ

Property owners who have a mortgage shall be responsible for sending bill information to their lending agencies. This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by Governor and the House of Representatives and the Georgia State Senate.

If you have questions about the valuation of your property, please direct them to the Board of Assessors at (229) 386-7840. If you have questions about your tax bill, please direct them to the Tax Commissioner's Office at (229) 386-7820.

Current Due	\$305.61
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$305.61
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/04/2022

Legal Description

Property Description: LL 259, Upper Ty Ty Road, Tifton, GA

Parcel ID: 0032-035

All that tract or parcel of land lying and being in the County of Tift, State of Georgia, being a part of Land Lot No. 259, 6th Land District, said State and County, and being more particularly described as follows: Commence at the intersection of the South right of way line of the Upper Ty Ty Public Road with the West right of way line of Bateman Drive and run thence North $87^{\circ} 22' 20''$ West and along the South right of way line of the Upper Ty Ty Public Road for a distance of 889.50 feet to the place and point of beginning. From this point of beginning run thence South $2^{\circ} 37' 40''$ West for a distance of 1,010.47 feet to a point; run thence North $87^{\circ} 11' 35''$ West for a distance of 248.51 feet to a point; run thence North $2^{\circ} 43' 7''$ East for a distance of 1,009.69 feet to a point on the South line of said Upper Ty Ty Public Road; run thence South $87^{\circ} 22' 20''$ East and along the South line of the Upper Ty Ty Public Road for a distance of 246.91 feet to the place and point of beginning. Said tract of land contains 5.74 acres, more or less, and is more particularly described as Lot 5 on that certain plat of survey prepared by Hampton & Associates Surveyors, dated September 23, 1985, and recorded in PJat Book 16, Page 192, Office of Clerk of Superior Court, Tift County, Georgia, said plat being incorporated into this description by reference thereto.

Subject to all easements, restrictions and zoning ordinances of record.

BID NOW!



www.TheWeeksGroup.com