

CHARMING COUNTRY FARMHOUSE ON 5+/- ACRES



EXCLUSIVE LISTING

The Rocky Ford Retreat Farmhouse is a charming country home located in the heart of the plantation belt of Brooks County. Situated on +/- 5 acres, this spacious farmhouse boasts 3 bedrooms and 3.5 bathrooms, providing ample space for you and your family to spread out and relax.



HIGHLIGHTS

- House SQ +/- 3200
- 378 Sq Ft Tool Shop w/ 360 Sq Ft Shed
- 2 Car +/- 1440 Sq Ft Garage
- 4" Deep Well
- Quail Flight Pen
- Screened in Porch

THE
WEEKS
GROUP




Contact Tucker Buckner
(229) 921-6504
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Lane@TheWeeksGroup.com

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Introduction

Dear Prospective Bidders,

The Weeks Group, LLC is pleased to present The Rocky Ford Retreat. This farmhouse is a charming country home located in the heart of the plantation belt of Brooks County. Situated on +/- 5 acres, this spacious farmhouse boasts 3 bedrooms and 3.5 bathrooms, providing ample space for you and your family to spread out and relax. You'll also find a 2-car garage with approximately +/- 1440 sqft of space to store your vehicles and equipment, as well as a +/- 378 sqft tool shop and a +/- 360 sqft shed for all your additional storage needs. With its secluded location and easy access, this property is perfect for both weekend getaways and year-round living. Enjoy rural brooks county while still being within easy reach of all the amenities you need.

We greatly appreciate your interest in this property. Please give us a call with any questions 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,

Tucker Buckner

Tucker Buckner

Salesperson

(229) 921-6504

Tucker@BidWeeks.com



Lane Goodroe

Lane Goodroe

Salesperson

(229) 344-6450

Lane@TheWeeksGroup.com





Property Information

Property Address: 1166 Rocky Ford Road Quitman, Ga 31643

County: Brooks

Assessor's Parcel Numbers: Brooks - 142 00112

2022 Property Taxes: \$2,729.18

Important Selling Features:

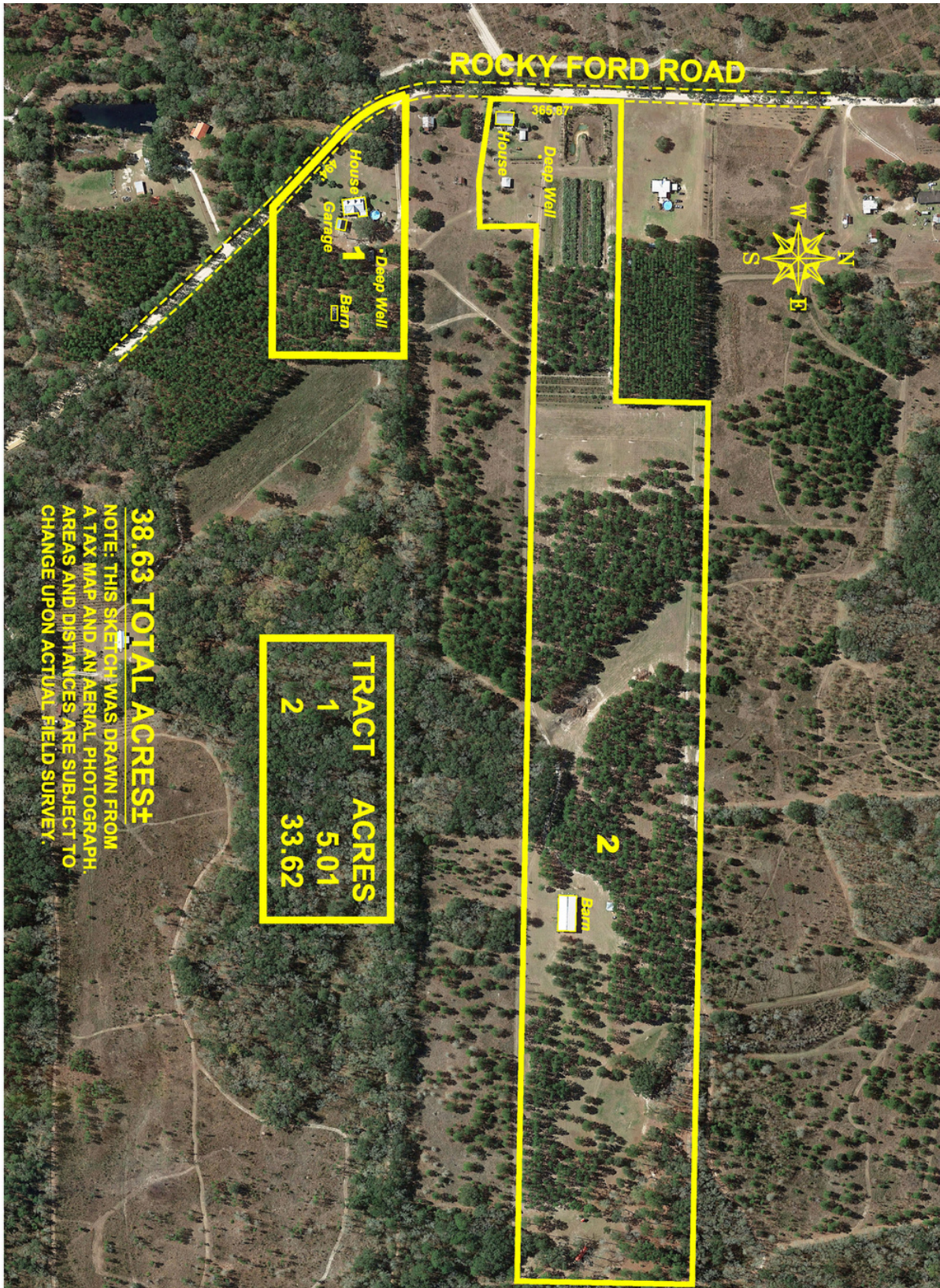
- House SQ +/- 3200
- 378 SqFt Tool Shop w/ 360 SqFt Shed
- 2 Car +/- 1440 SqFt Garage
- 4" Deep Well
- Quail Flight Pen

Driving Directions:

Take Highway 333 out of Quitman heading SE for 9.2 miles. Take a left on Nankin Rd for 4.4 miles, then take a left on Rocky Ford Rd. The destination is 1.4 miles on the left. Watch for signs!



Aerial Map



Tax Card Parcel

142 00112



Summary

Parcel Number 142 00112
 Location Address 1166 ROCKY FORD RD
 Legal Description PB 17-27 280-285 360-40
 Class (Note: Not to be used on legal documents)
 R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning AG
 1
 Tax District Unincorporated (District 02)
 Millage Rate 27.953
 Acres 5.01
 Neighborhood SOUTH EAST (00016)
 Homestead Exemption Yes (S1)
 Landlot/District 158 / 15



[View Map](#)

Owner

[RANDY K & GINA BECTON](#)
 1166 ROCKY FORD RD
 QUITMAN, GA 31643

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	5.01

Residential Improvement Information

Style One Family
 Heated Square Feet 2473
 Interior Walls Sheetrock/Panel
 Exterior Walls Vinyl Siding
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 2000
 Roof Type Metal - Galvanized
 Flooring Type Carpet/Hardwood
 Heating Type Central Heat/AC
 Number Of Rooms 0
 Number Of Bedrooms 3
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 1
 Number Of Plumbing Extras 7
 Value \$162,900
 Condition Average
 House Address 1166 ROCKY FORD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
*FIRE PROTECTION (HOMESTEAD)	2014	0x0 / 0	1	\$0
*FIRE PROTECTION	2014	0x0 / 0	1	\$0
LT1 LEAN TO	2010	20x20 / 0	1	\$350
RS3 METAL PRE-FAB UTIL	2010	18x20 / 0	1	\$1,500
RC3 PRE-FAB METAL CARPORT - LC	2010	18x20 / 0	1	\$500
*SOLID WASTE FEE	2007	0x0 / 0	1	\$0
*Site Improvement C Grade	2007	1x1 / 1	1	\$3,500
RC3 PRE-FAB METAL CARPORT - LC	2007	0x0 / 0	2	\$1,000
RS3 METAL PRE-FAB UTIL	2007	20x18 / 0	1	\$1,300
LT1 LEAN TO	2007	20x20 / 0	1	\$350
RS1 FRAME UTIL	2007	10x20 / 0	1	\$380
RG1 FRAME OR CONC BLK GARAGE	2001	24x30 / 0	1	\$8,300

Tax Card Parcel

142 00112

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/11/1997	280 285		\$0	Old Sale		BECTON, RANDY K & GINA

2022 Assessment Notices

[2022 Assessment Notice \(PDF\)](#)

2021 Assessment Notices

[2021 Assessment Notice \(PDF\)](#)

2020 Assessment Notices

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

Valuation

	2022	2021	2020	2019
Previous Value	\$202,580	\$205,980	\$200,280	\$200,780
Land Value	\$36,800	\$36,000	\$36,400	\$38,600
+ Improvement Value	\$162,900	\$149,100	\$151,800	\$143,500
+ Accessory Value	\$17,180	\$17,480	\$17,780	\$18,180
= Current Value	\$216,880	\$202,580	\$205,980	\$200,280

Photos



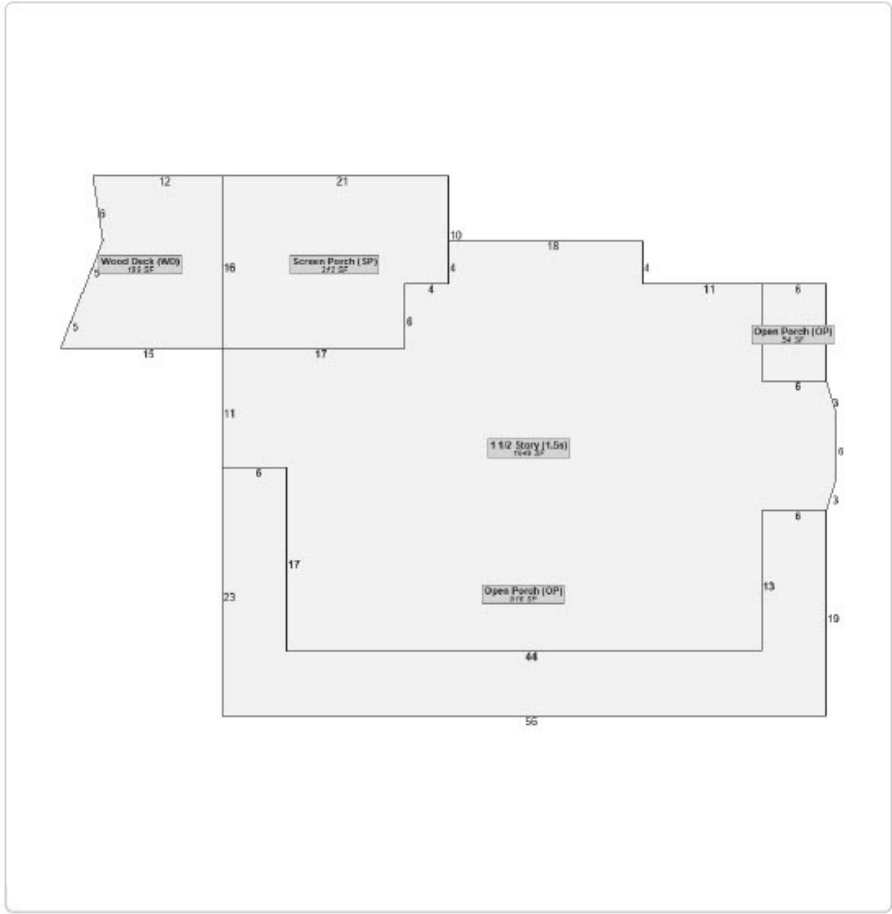
Tax Card Parcel

142 00112



Sketches

Tax Card Parcel 142 00112



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

The Brooks 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 preliminary data and is subject to the appeal process. All other data is subject to change.

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[GDPR Privacy Notice](#)

Last Data Upload: 3/17/2023, 2:39:50 AM

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Schneider
GEOSPATIAL

Version 2.3.253

Tax Map Parcel 142 00112

 **qPublic.net**™ Brooks County, GA



Parcel ID	142 00112	Owner	RANDY K & GINA BECTON	Last 2 Sales			
Class Code	Residential		1166 ROCKY FORD RD	Date	Price	Reason	Qual
Taxing District	Unincorporated		QUITMAN, GA 31643	7/11/1997	0	OS	U
Acres	5.01	Physical Address	1166 ROCKY FORD RD	n/a	0	n/a	n/a
		Assessed Value	Value \$216880				

(Note: Not to be used on legal documents)

Date created: 3/17/2023
Last Data Uploaded: 3/17/2023 2:39:50 AM

Developed by  **Schneider**
GEOSPATIAL

Property Tax Bill 2022

142 00112

2022 Property Tax Statement

Becky P Rothrock
BROOKS COUNTY TAX COMMISSIONER
610 South Highland Road
Quitman, GA 31643
brothrock@brookscountytax.com

BECTON RANDY K & GINA
1166 ROCKY FORD RD
QUITMAN, GA 31643

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*
2022-10545	11/15/2022	\$0.00	\$2729.18	\$0.00	Paid 11/16/2022

Map: 142 11 2
Location: 1166 ROCKY FORD RD

Printed: 03/20/2023

PAY ONLINE - www.brookscountypay.com
PAY BY MAIL - 610 S. Highland Rd. Quitman, GA 31643
PAY IN OFFICE - Monday - Friday 8:00a.m. - 4:30 p.m.

Additional 3% fee on ALL credit/debit card payments.

PAY by the DUE DATE to avoid interest and penalty. If paying after due date, call for an amount due.

Becky P Rothrock
BROOKS COUNTY TAX COMMISSIONER
610 South Highland Road
Quitman, GA 31643
brothrock@brookscountytax.com



Tax Payer: BECTON RANDY K & GINA
Map Code: 142 11 2 Real
Description: PB 17-27 280-285 360-40
Location: 1166 ROCKY FORD RD
Bill No: 2022-10545
District: 002

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
180,080.00	36,800.00	5.0100	\$216,880.00	11/15/2022			S1	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	\$216,880	\$86,752	\$2,000	\$84,752	17.965900	\$1,522.65	\$0.00	\$1,522.65
FIRE PROTECTION	\$216,880	\$0	\$0	\$0	0.000000	\$130.00	\$0.00	\$130.00
INDUSTRIAL AUTHORITY	\$216,880	\$86,752	\$2,000	\$84,752	0.300000	\$25.43	\$0.00	\$25.43
INSURANCE ROLLBACK	\$216,880	\$86,752	\$2,000	\$84,752	-1.954800	\$0.00	-\$165.67	-\$165.67
SALES ROLLBACK	\$216,880	\$86,752	\$2,000	\$84,752	-1.858600	\$0.00	-\$157.52	-\$157.52
SCHOOL M&O	\$216,880	\$86,752	\$2,000	\$84,752	13.500000	\$1,144.15	\$0.00	\$1,144.15
SOLID WASTE	\$216,880	\$0	\$0	\$0	0.000000	\$216.00	\$0.00	\$216.00
STATE TAX	\$216,880	\$86,752	\$2,000	\$84,752	0.000000	\$0.00	\$0.00	\$0.00
TOTALS					27.952500	\$3,038.23	-\$323.19	\$2,715.04

Taxpayers have a right to file a tax return for the current value on real and personal property. The Board of Assessors will receive returns for the taxable year on Jan. 1 through April 1. All Homestead Exemptions must be filed during the same period in the Tax Assessor's office. Homeowners age 65 or older may qualify for an extra homestead exemption. Please call the Tax Assessor's office for additional information at 229-263-7920.

Current Due	\$2,715.04
Penalty	\$0.00
Interest	\$14.14
Other Fees	\$0.00
Previous Payments	\$2,729.18
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/16/2022

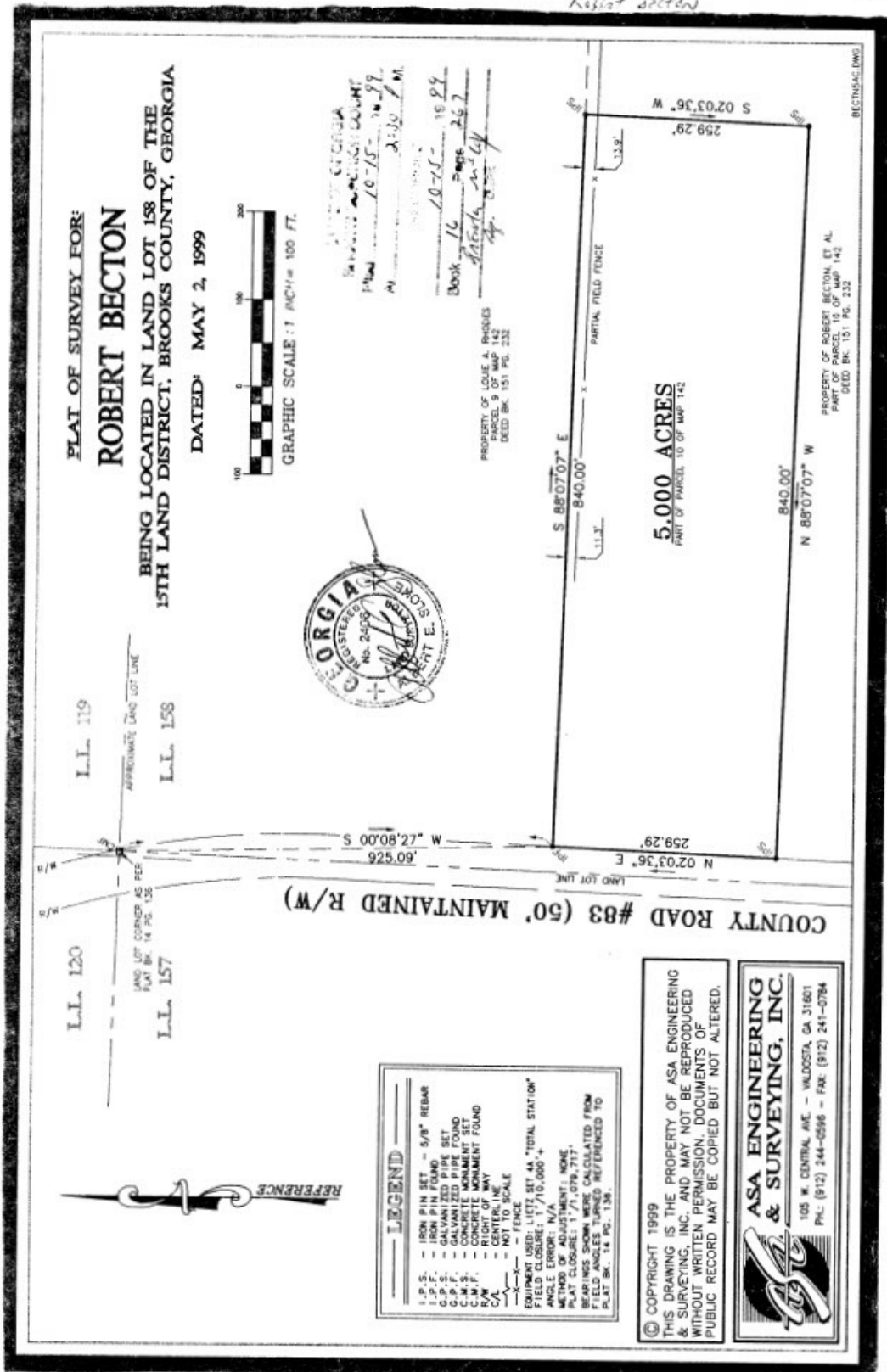
Legal Description

Tax Parcel Number: 142 0012

Property Description: 1166 Rocky Ford Road Quitman, Ga 31643

A Parcel of land lying in Land Lot 158 of the 15th District, Brooks County, Georgia and being more particularly described as follows: Commence at the northwest corner of that certain parcel of land deeded to Ralph Beckton and recorded in Deed Book "L" page 331 of the public records of said Brooks County, Georgia and run south 34.67 feet thence east 10.94 feet to the point of beginning to herein described 5.01 acre parcel, from said point of beginning run east 752.02 feet, thence south 369.66 feet, thence west 415.97 feet to the center of county road No. 83 (Rocky Ford Road), thence north 44 degrees 31 minutes 23 seconds west along said road 261.46 feet, thence north 39 degrees 48 minutes 25 seconds west along said road 238.54 feet to the point of beginning, containing 5.01 acres, more or less.

Plat Map



PLAT OF SURVEY FOR:
ROBERT BECTON
 BEING LOCATED IN LAND LOT 158 OF THE
 15TH LAND DISTRICT, BROOKS COUNTY, GEORGIA

DATED: MAY 2, 1999



GRAPHIC SCALE: 1 INCH = 100 FT.



STATE OF GEORGIA
 BROOKS COUNTY
 Map 10-15-14-99
 Book 16 Page 267
 Date 10-15-99
 M. A. ...

PROPERTY OF LOUIE A. RHODES
 PARCEL 9 OF MAP 142
 DEED BK. 151 PG. 231

5.000 ACRES
 PART OF PARCEL 10 OF MAP 142

PROPERTY OF ROBERT BECTON, ET AL.
 PART OF PARCEL 10 OF MAP 142
 DEED BK. 151 PG. 232

L.L. 120
 LAND LOT CORNER AS PER
 PLAT BK. 14 PG. 136
 APPROXIMATE DANG. LOT LINE
 L.L. 119
 L.L. 157
 L.L. 158

COUNTY ROAD #83 (50' MAINTAINED R/W)
 LAND LOT LINE
 N 02°03'36" E 259.29'
 S 88°07'07" E 840.00'
 N 88°07'07" W 840.00'
 S 02°03'36" W 259.29'

LEGEND	
I.P.S.	IRON PIN SET - 5/8" REBAR
I.P.F.	IRON PIN FOUND
G.P.S.	GALVANIZED PIPE SET
G.P.F.	GALVANIZED PIPE FOUND
C.M.P.	CONCRETE MONUMENT FOUND
R/W	RIGHT OF WAY
C/L	CENTER LINE
X-X	1/4" FENCE SCALE
- - -	NO FENCE
EQUIPMENT USED: LEITZ SET 44 "TOTAL STATION"	
FIELD CLOSURE: 1/10,000 +	
ANGLE ERROR: N/A	
METHOD OF ADJUSTMENT: NONE	
MAGNITUDE OF ADJUSTMENT: 1/100,000	
BEARING SIGHTING METHOD: 771° RELATED FROM	
FIELD ANGLES TURNED REFERENCED TO	
PLAT BK. 14 PG. 136.	

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Robert Becton

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