

PROPERTY PORTFOLIO



DORA PARKER FARMS

465.6 ACRES

COLQUITT COUNTY

- 206.6 TILLABLE ACRES
- IRRIGATION WELL
- HOLDING PONDS FOR IRRIGATION
- 254 ACRES OF WOODED AREA (CURRENTLY CLEARCUT)
- CURRENTLY IN PRODUCE PRODUCTION

LEADER IN LAND LEGACIES

POPE
THE REAL ESTATE COMPANY

SPANNING 465.6 ACRES, THIS VERSATILE PROPERTY COMPRISES 206.5 TILLABLE ACRES PRIMED FOR PRODUCE PRODUCTION WITH DRIP IRRIGATION. AN ADDITIONAL 254 WOODED ACRES, RECENTLY CLEARCUT, OFFER DEVELOPMENT POTENTIAL. THE LAND FEATURES A RELIABLE WELL, HOLDING PONDS FOR IRRIGATION, AND A BALANCED MIX OF TILLABLE AND WOODED AREAS. POSITIONED FOR ACCESSIBILITY WHILE MAINTAINING A RURAL AMBIANCE, THIS PROPERTY PRESENTS OPPORTUNITIES FOR AGRICULTURAL ENTREPRENEURS AND INVESTORS ALIKE.

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POPE, THE REAL ESTATE COMPANY
IS PLEASED TO BRING YOU

465.6 ACRES/ DORA PARKER FARMS

NESTLED ON A SPRAWLING 465.6-ACRE EXPANSE, THIS PROPERTY OFFERS A UNIQUE BLEND OF AGRICULTURAL PRODUCTIVITY AND NATURAL DIVERSITY. WITH 206.5 TILLABLE ACRES DEDICATED TO PRODUCE PRODUCTION, THE LAND IS EQUIPPED WITH STATE-OF-THE-ART DRIP IRRIGATION SYSTEMS, ENSURING EFFICIENT CULTIVATION. ADDING TO ITS APPEAL, 254 ACRES OF WOODED TERRAIN HAVE UNDERGONE A CLEAR-CUT PROCESS, PRESENTING OPPORTUNITIES FOR DEVELOPMENT OR ALTERNATIVE LAND USE. THE PROPERTY FEATURES ESSENTIAL IRRIGATION INFRASTRUCTURE, INCLUDING A RELIABLE WELL AND STRATEGICALLY POSITIONED HOLDING PONDS. THESE ELEMENTS CONTRIBUTE TO SUSTAINABLE WATER MANAGEMENT, A CRUCIAL ASPECT FOR AGRICULTURAL SUCCESS. ADDITIONALLY, THE WELL-BALANCED COMBINATION OF TILLABLE LAND AND WOODED AREAS PROVIDES FLEXIBILITY FOR A RANGE OF PURPOSES, FROM AGRICULTURE TO FORESTRY, OR EVEN POTENTIAL DEVELOPMENT. LOCATED BETWEEN NORMAN PARK & LENOX, THE PROPERTY STRIKES A HARMONIOUS BALANCE BETWEEN RURAL TRANQUILITY AND ACCESSIBILITY TO ESSENTIAL AMENITIES. WHETHER YOU'RE AN AGRICULTURAL ENTREPRENEUR SEEKING A TURNKEY OPERATION OR AN INVESTOR EXPLORING DIVERSE OPPORTUNITIES, THIS PROPERTY OFFERS A CANVAS FOR REALIZING VARIOUS OBJECTIVES. INTERESTED PARTIES ARE ENCOURAGED TO CONDUCT THOROUGH DUE DILIGENCE TO CONFIRM ALL ASPECTS OF THIS PROMISING AND VERSATILE INVESTMENT.



POPE
THE REAL ESTATE COMPANY

PROPERTY INFORMATION

PROPERTY ADDRESS

VICKERS BRIDGE RD NORMAN PARK 31771

COUNTY

COLQUITT COUNTY

ASSESSOR'S PARCEL NUMBERS:

C084 025

PROPERTY TAXES

\$3,951.45

IMPORTANT FEATURES

- 465.6 TOTAL ACRES
- 206.6 TILLABLE ACRES
- 254 WOODED ACRES (CLEARCUT)
- IRRIGATION WELL
- APPROX. 5 ACRES OF HOLDING PONDS
- CURRENTLY LEASED FOR PRODUCE FARMING
- ENROLLED IN CUVA

DRIVING DIRECTIONS:

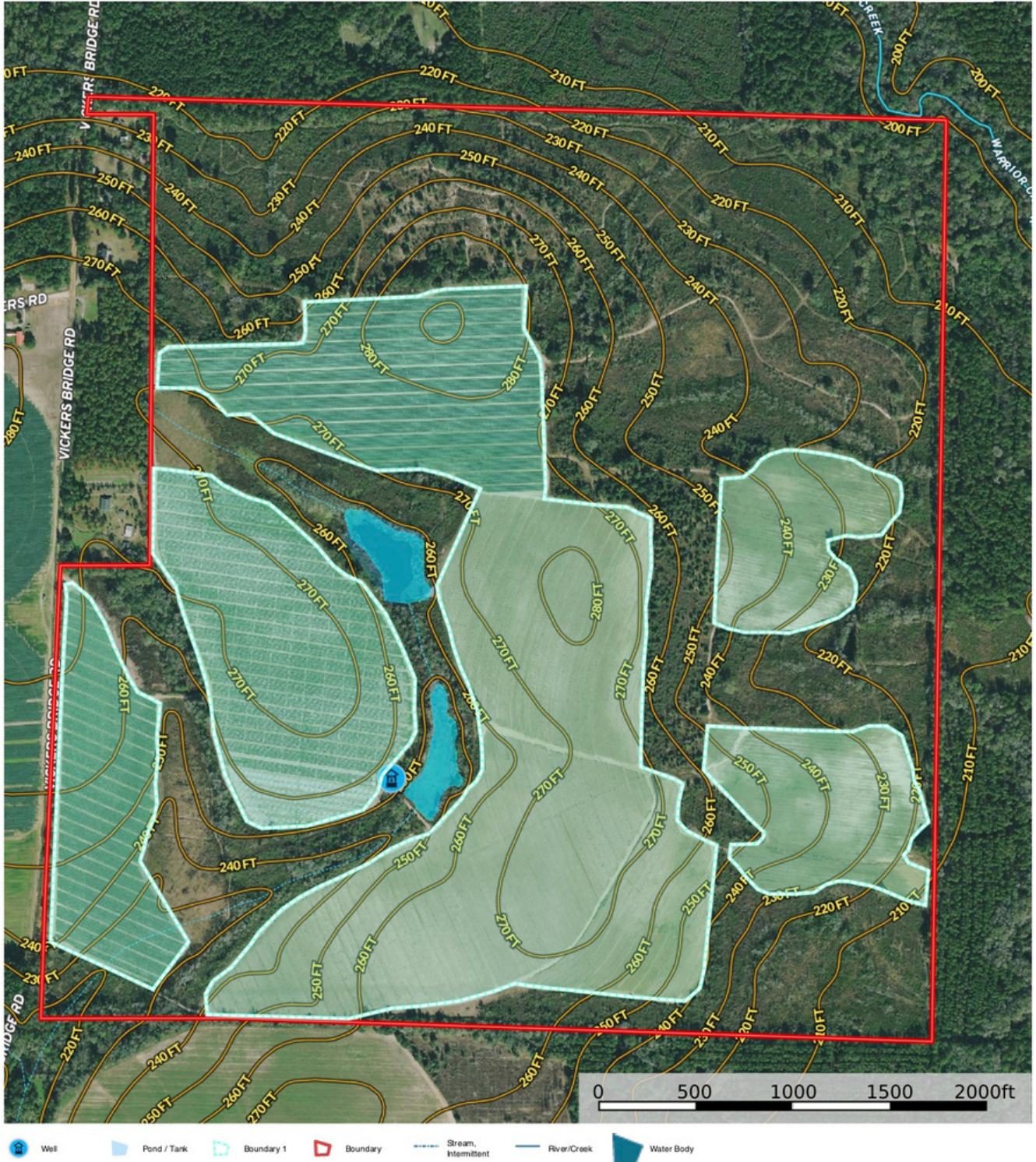
TRAVEL WEST OUT OF LENOX ON KINDARD BRIDGE RD FOR 4

MILES, LEFT ON VICKERS BRIDGE RD. PROEPRTY IS 2 MILES DOWN

ON THE LEFT

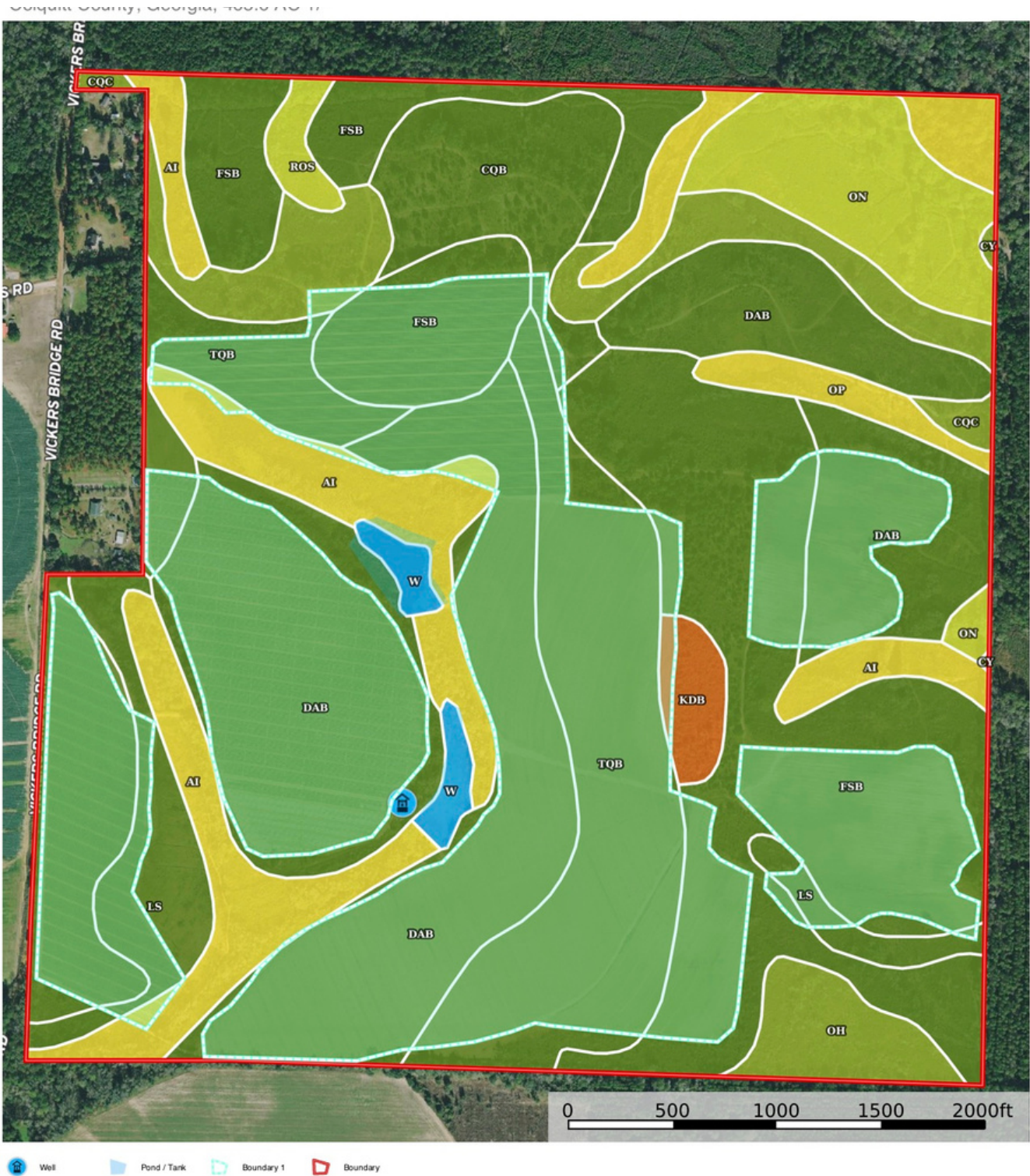
AERIAL MAP

465.6 ACRES/ DORA PARKER FARMS



SOIL MAP

465.6 ACRES/ DORA PARKER FARMS



SOIL MAP

465.6 ACRES/ DORA PARKER FARMS

Boundary 473.68 ac

| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|---|---------------|-------|-----|-------|------|
| DaB | Dothan loamy sand, 2 to 5 percent slopes | 124.7 7 | 26.34 | 0 | 61 | 2e |
| FsB | Fuquay loamy sand, 1 to 4 percent slopes | 111.8 1 | 23.61 | 0 | 44 | 2s |
| TqB | Tifton loamy sand, 2 to 5 percent slopes | 78.28 | 16.53 | 0 | 65 | 2e |
| Ai | Alapaha loamy sand, 0 to 2 percent slopes, occasionally flooded | 41.88 | 8.84 | 0 | 33 | 5w |
| CqC | Cowarts loamy sand, 5 to 8 percent slopes | 22.16 | 4.68 | 0 | 44 | 3e |
| On | Ocilla loamy fine sand, 0 to 2 percent slopes, frequently flooded | 22.1 | 4.67 | 0 | 57 | 4w |
| CqB | Cowarts loamy sand, 2 to 5 percent slopes | 19.83 | 4.19 | 0 | 45 | 2e |
| Ls | Leefield loamy sand, 0 to 2 percent slopes | 18.45 | 3.9 | 0 | 53 | 2w |
| OP | Osier-Pelham complex, 0 to 2 percent slopes, frequently flooded | 12.71 | 2.68 | 0 | 19 | 5w |
| Oh | Ocilla loamy sand, 0 to 2 percent slopes | 9.15 | 1.93 | 0 | 61 | 3w |
| KdB | Kershaw sand, 0 to 5 percent slopes | 4.94 | 1.04 | 0 | 18 | 7s |
| W | Water | 4.18 | 0.88 | 0 | - | - |
| Ros | Rains fine sandy loam | 3.07 | 0.65 | 0 | 64 | 4w |
| Cy | Chipleys soils, frequently flooded | 0.35 | 0.07 | 0 | 31 | 3w |
| TOTALS | | 473.6 8(*) | 100% | - | 51.1 | 2.58 |

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

TAX CARD PARCEL

465.6 ACRES/ DORA PARKER FARMS

Colquitt County, GA

Summary

Parcel Number C084 025
 Location Address VICKERS BRIDGE RD
 Legal Description LL 170 9TH
 (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 COUNTY (District 01)
 Tax District COUNTY (District 01)
 Millage Rate 27.49
 Acres 465.6
 Neighborhood N/A
 Homestead Exemption No (\$0)
 Landlot/District 170 / 9

[View Map](#)



Owner



Rural Land

| Type | Description | Calculation Method | Soil Productivity | Acres |
|------|-------------|--------------------|-------------------|--------|
| RUR | Ag Land | Rural | 9 | 1.02 |
| RUR | Ag Land | Rural | 2 | 155.69 |
| RUR | Ag Land | Rural | 4 | 50.05 |
| RUR | Ag Land | Rural | 5 | 1.58 |
| RUR | Ag Land | Rural | 8 | 2.56 |
| RUR | Ponds | Rural | 2 | 4.33 |
| RUR | Woodlands | Rural | 2 | 83.58 |
| RUR | Woodlands | Rural | 5 | 38.38 |
| RUR | Woodlands | Rural | 6 | 121.18 |
| RUR | Woodlands | Rural | 7 | 3.02 |
| RUR | Woodlands | Rural | 8 | 4.21 |

Conservation Use Rural Land

| Type | Description | Soil Productivity | Acres |
|------|---------------|-------------------|--------|
| CUV | Agland 93 | 4 | 50.05 |
| CUV | Agland 93 | 5 | 1.58 |
| CUV | Agland 93 | 8 | 2.56 |
| CUV | Agland 93 | 9 | 1.02 |
| CUV | Agland 93 | 2 | 155.69 |
| CUV | Timberland 93 | 9 | 4.33 |
| CUV | Timberland 93 | 2 | 83.58 |
| CUV | Timberland 93 | 5 | 38.38 |
| CUV | Timberland 93 | 6 | 121.18 |
| CUV | Timberland 93 | 7 | 3.02 |
| CUV | Timberland 93 | 8 | 4.21 |

Accessory Information

| Description | Year Built | Dimensions/Units | Identical Units | Value |
|---------------|------------|------------------|-----------------|----------|
| XWell - Irrig | 2022 | 6x0 / 1 | 2 | \$29,400 |

Sales

| Sale Date | Deed Book / Page | Plat Book / Page | Sale Price | Reason | Grantor | Grantee |
|-----------|------------------|------------------|------------|--------|------------------------|----------------------|
| 3/21/2013 | 1181 125 | | \$0 | N T D | LINDSEY CAROL ANN ETAL | DORA PARKER FARM LLC |
| 2/27/2013 | 1165 176 | | \$0 | N T D | PARKER DORIE ABBIE | LINDSEY CAROL ANN |

TAX MAP PARCEL

465.6 ACRES/ DORA PARKER FARMS

Valuation

***PLEASE NOTE: Values are subject to change dependent upon new data collected from on-site visits**

| | 2023 | 2022 | 2021 | 2020 | 2019 |
|--|--------------------|--------------------|------------------|------------------|------------------|
| Previous Value | \$1,134,937 | \$971,889 | \$971,889 | \$971,889 | \$971,889 |
| Land Value | \$1,156,246 | \$1,133,737 | \$970,689 | \$970,689 | \$970,689 |
| + Improvement Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| + Accessory Value | \$29,400 | \$1,200 | \$1,200 | \$1,200 | \$1,200 |
| = Current Value | \$1,185,646 | \$1,134,937 | \$971,889 | \$971,889 | \$971,889 |
| 10 Year Land Covenant (Agreement Year / Value) | 2023 / \$385,478 | 2013 / \$369,928 | 2013 / \$359,277 | 2013 / \$349,044 | 2013 / \$339,150 |

Assessment Notices

[2023 Assessment Notice \(PDF\)](#)

Photos



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

The Colquitt 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](#)
Last Data Upload: 2/3/2024, 7:42:13 AM

[Contact Us](#)

Developed by
Schneider
GEO SPATIAL

PROPERTY TAX BILL

465.6 ACRES/ DORA PARKER FARMS

COLQUITT COUNTY BOARD OF ASSESSORS
PO BOX 880
MOULTRIE GA 31776-0880
229-616-7425

PT-306 (revised May 2018)

Official Tax Matter - 2023 Tax Year

This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.

Annual Assessment Notice Date: 6/20/2023

Last date to file a written appeal: 8/4/2023

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
www.qpublic.schneider.net/colquitt

13637006-11432-1-

13637006-11432-1 1 2 *****AUTO**ALL FOR AACD 323



The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

A

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 101 East Central Ave P O Box 880 Moultrie, GA 31776 and which may be contacted by telephone at: (229) 616-7425. **Your staff contacts are Blake Hembree and Jimmac Booth.**

Additional information on the appeal process may be obtained at <http://dor.georgia.gov/property-tax-real-and-personal-property>

| Account Number | Property ID Number | Acreage | Tax Dist | Covenant Year | Homestead |
|--------------------------------------|-------------------------|---------------------------------|---------------------------------------|--------------------------|-----------|
| 12859 | C084 025 | 465.60 | 01 | 2023 | None |
| Property Description | LL 170 9TH | | | | |
| Property Address | 0 VICKERS BRIDGE RD | | | | |
| | Taxpayer Returned Value | Previous Year Fair Market Value | Current Year Fair Market Value | Current Year Other Value | |
| 100% Appraised Value | 0 | 1,134,937 | 1,185,646 | 385,478 | |
| 40% Assessed Value | 0 | 453,975 | 474,258 | 154,191 | |
| Reasons for Assessment Notice | | | | | |
| Accessories Added; | | | | | |

The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.

| Taxing Authority | Other Exempt | Homestead Exempt | Net Taxable | Millage | Estimated Tax |
|----------------------------|--------------|------------------|-------------|-----------|------------------|
| C COUNTY | 308,307 | 0 | 165,951 | 11.889000 | 1,972.99 |
| SCHOOL | 308,307 | 0 | 165,951 | 8.685000 | 1,441.28 |
| SPECIAL SERVICES | 308,307 | 0 | 165,951 | 1.212000 | 201.13 |
| PARKS & RECREATI | 308,307 | 0 | 165,951 | 1.755000 | 291.24 |
| ECONOMIC DEVELO | 308,307 | 0 | 165,951 | 0.270000 | 44.81 |
| Total Estimated Tax | | | | | \$3951.45 |

CUVA

465.6 ACRES/ DORA PARKER FARMS

BOOK PAGE
1537 0228

FILED
CLERK OF SUPERIOR COURT
COLQUITT COUNTY, GA.

2023 APR 21 PM 3: 24

LYNN G. PURVIS, CLERK

GEORGIA, COLQUITT COUNTY
CLERK'S OFFICE, SUPERIOR COURT
RECORDED IN BOOK 1537 FOLIO 0228
ON 21 DAY OF APRIL, 2023
Lynn G. Purvis DEPUTY CLERK

PT283A Rev. 2/15

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

To the Board of Tax Assessors of Colquitt 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, 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.

DORA PARKER FARM LLC

| | | |
|---|-------------------------------------|---|
| Owner's mailing address [REDACTED] | City, State, Zip LENOX, GA 31637 | Number of acres included in this application. Agricultural Land: <u>186.50</u> Timber Land: <u>279.10</u> |
| Property location (Street, Route, Hwy, etc.) 0 VICKERS BRIDGE RD | City, State, Zip of Property: . | Covenant Acres <u>465.60</u> Total Acres <u>465.60</u> |

| | | | | |
|---------------|-----------------|----------------|-------------------------------------|---|
| District 9 | Land Lot 170 | Sublot & Block | Recorded Deed Book/Page 1181 125 | List types of storage and processing buildings: |
|---------------|-----------------|----------------|-------------------------------------|---|

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 for the current use and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and to give them 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 penalties provided in O.C.G.A. § 48-5-7.4 apply if this covenant is breached.

Signature of Taxpayer or Taxpayer's Authorized Representative: *Paul P. Mellas*
Date Application Filed: 3/27/2023
Signature of Taxpayer or Taxpayer's Authorized Representative: *[Signature]*
(Please have additional taxpayer(s) sign on reverse side of application)
Notary Public: *[Signature]*
I declare, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

| | | | |
|---|--|----------------------------------|---|
| MAP & PARCEL NUMBER C084 025 | TAX DISTRICT 01 | TAXPAYER ACCOUNT NUMBER 12859 | YEAR COVENANT: Begin: Jan 1, 2023 Ends: Dec 31, 2032 |
| If transferred from Preferential Agricultural Assessment, provide date of transfer: | If applicable, covenant is a renewal for tax year: Begin: Jan 1, ____ Ends: Dec 31, ____ | | If applicable, covenant is a continuation for tax year: Begin: Jan 1, ____ Ends: Dec 31, ____ |
| | Pursuant to O.C.G.A. § 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 continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: |

Approved: *[Signature]* Date: 4/19/2023
Board of Tax Assessors Date: 4/19/2023

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 48-5-306.

POPE

THE REAL ESTATE COMPANY