

# PROPERTY INFORMATION PACKET



**GOLDENSHIELD**

*Real Estate Team*

**31± CULTIVATABLE ACRES  
CONNERS MILL ROAD  
SCHLEY COUNTY, GEORGIA  
PARCEL NUMBER: 0603148003**



Golden Shield Real Estate Team, LLC  
P.O. Box 229  
4428 Highway 319 North  
Norman Park, GA 31771  
229-715-7253

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# INTRODUCTION

Golden Shield Real Estate Team is pleased to offer this fine 31.25 acre piece of Schley County Property for only \$120,000.00. This property lends itself well for row crop land, cattle, gentlemen farm with home stead or multiple home sites. The farm has gentle rolling hills and is almost completely open. In addition, this farm also receives a \$2,063.00 a year crop payment.

**Notice to Purchasers: Golden Shield Real Estate Team has collected data from Government entities that we believe are reliable. No references including lines on property from aerials are legal are binding to seller or purchaser. We recommend each potential purchaser seek out their own due diligence.**

If you would like to make an offer on this farm, please reach out to us through our web site: [www.goldenshieldrealestateteam.com](http://www.goldenshieldrealestateteam.com) or you can simply call us at 229-715-7253, and ask for Ginny or Tim.



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## LEGAL DESCRIPTION

All that tract or parcel of land in land Lot 148 of the 3<sup>rd</sup> land District of Schley County, Georgia and more particularly described as follows:

The same being all of the South one-half of Land Lot 148 lying East of the paved county road leading from Georgia Highway #137 to U.S. Highway #19 at Murray's Crossroad containing 31.5 acres more or less.

Said property also described as being all of the South one-half of Land Lot 148 except that portion of Land Lot 148 sold by Willie Brown to Russell H. Wolfe by Warranty Deed dated 2-14-72 and recorded in Deed Book AA, Page 310, Schley County, Georgia records.

# PROPERTY RECORD CARD

 Schley County, GA

## Summary

Parcel Number 06031480003  
Location Address CONNERS MILL ROAD  
Legal Description 31.25 AC LL 148 DIST 3RD 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.)*  
Tax District UNINCORPORATED (District 01)  
Millage Rate 31.43  
Acres 31.25  
Homestead Exemption No (50)  
Landlot/District N/A

[View Map](#)



## Owner

[SPIRES, ANTHONY J.](#)  
1905 ROBIN LANE  
DOUGLAS, GA 31533

## Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	6	31.25

## Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	2	31.25

## Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Shed	1964	28x48 / 0	0	\$3,226
Shed	1964	34x65 / 0	0	\$5,304

## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/5/2014	219 280	3 104A	\$0	GIFT	SINGLETARY, MARY V	SQUIRES, ANTHONY J
6/16/1992	AAA 747		\$18,500	LF	CLAWSON, LOVITA	SPIRES ADDIE RUTH

## Valuation

	2021	2020	2019	2018	2017
Previous Value	\$75,202	\$75,202	\$75,202	\$75,202	\$75,202
Land Value	\$66,672	\$66,672	\$66,672	\$66,672	\$66,672
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$8,530	\$8,530	\$8,530	\$8,530	\$8,530
= Current Value	\$75,202	\$75,202	\$75,202	\$75,202	\$75,202
10 Year Land Covenant (Agreement Year / Value)	2013 / \$32,313	2013 / \$31,375	2013 / \$30,469	2013 / \$29,594	2013 / \$28,750

## Photos

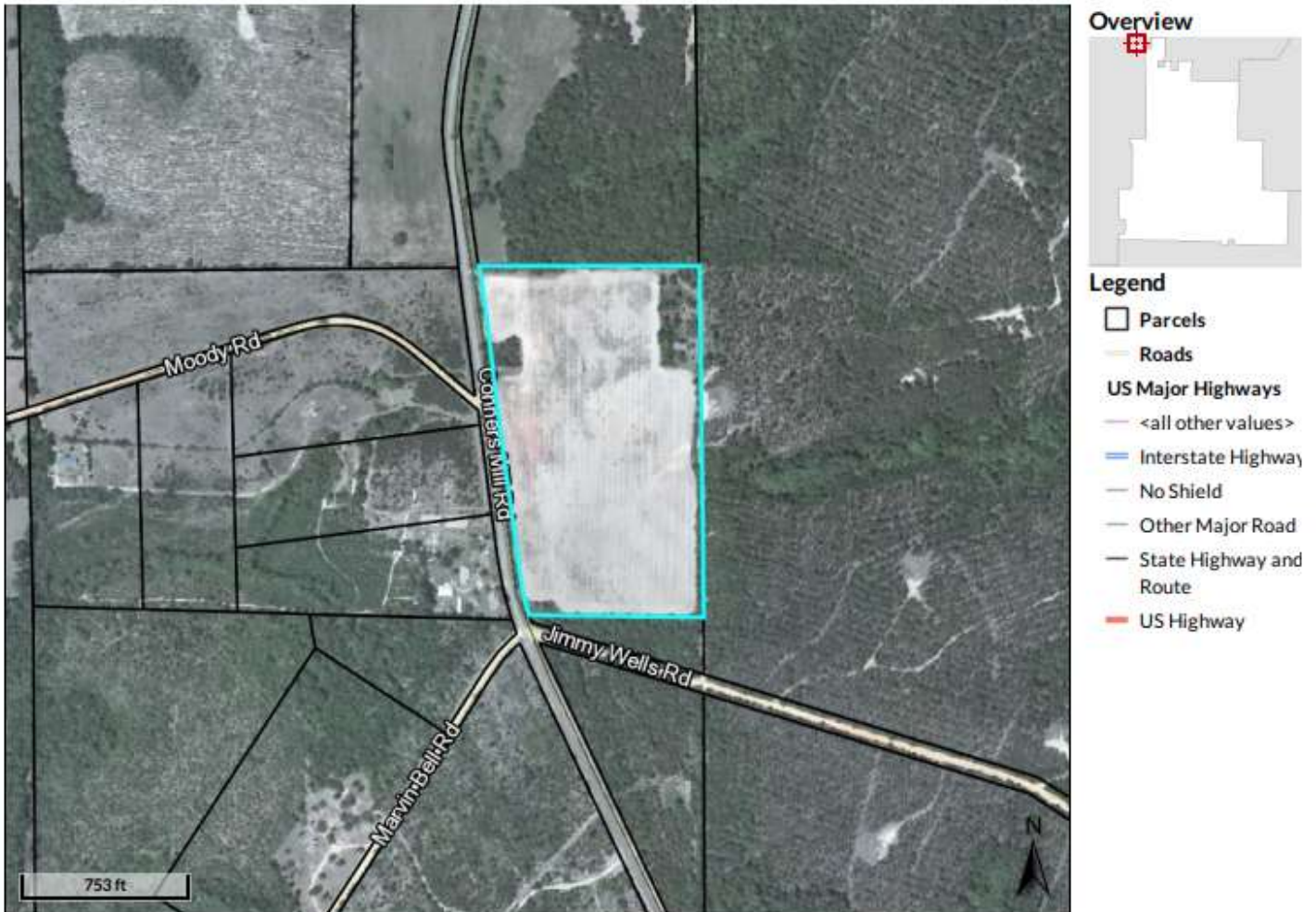




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# SCHLEY COUNTY TAX ASSESSOR'S MAP

qPublic.net™ Schley County, GA



Parcel ID 06031480003  
 Class Code Consv Use  
 Taxing District UNICORPORATED  
 Acres 31.25

Owner SPIRES, ANTHONY J.  
 1905 ROBIN LANE  
 DOUGLAS, GA 31533  
 Physical Address CONNERS MILL ROAD  
 Assessed Value Value \$75202

Last 2 Sales			
Date	Price	Reason	Qual
5/5/2014	0	GF	U
6/16/1992	\$18500	LF	U

(Note: Not to be used on legal documents)

Date created: 11/8/2021  
 Last Data Uploaded: 11/8/2021 5:05:36 AM

Developed by Schneider  
 GEOSPATIAL





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# SCHLEY COUNTY TAX COMMISSIONER'S TAX CARD

## 2021 Property Tax Statement

Jessica E. Smith  
 Schley County Tax Comm  
 P.O. Box 326  
 Ellaville, GA 31806

SPIRES, ANTHONY J.  
 1905 ROBIN LANE  
 DOUGLAS, GA 31533

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2021-2578	12/20/2021	\$509.18	\$0.00	\$0.00	<b>\$509.18</b>

Map: 00603-00148-003-000

Payment Good through:  
 12/20/2021

Location: CONNERS MILL ROAD

Account No: 644500 010

The gradual reduction and elimination of the STATE MILLAGE RATE is the result of property tax relief passed by the Governor, the Georgia State Senate, and the House of Representatives.

### RETURN THIS PORTION WITH PAYMENT

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

Jessica E. Smith  
 Schley County Tax Comm  
 P.O. Box 326  
 Ellaville, GA 31806



Tax Payer: SPIRES, ANTHONY J.  
 Map Code: 00603-00148-003-000 Real  
 Description: 31.25 AC LL 148 DIST 3RD  
 Location: CONNERS MILL ROAD  
 Bill No: 2021-2578

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
0.00	0.00	31.2500	\$75,202.00	12/20/2021	09/27/2021	12/20/2021			
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
COUNTY		\$0	\$30,081	\$13,744	\$16,337	0.012257	\$228.40	-\$28.16	\$200.24
SCH BOND		\$0	\$30,081	\$13,744	\$16,337	0.002300	\$37.58	\$0.00	\$37.58
SCHOOL		\$0	\$30,081	\$13,744	\$16,337	0.016610	\$271.36	\$0.00	\$271.36
<b>TOTALS</b>					<b>0.031167</b>	<b>\$537.34</b>	<b>-\$28.16</b>	<b>\$509.18</b>	

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead authorized for all homeowners, certain elderly persons are entitled to additional homestead 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 the exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not 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 the office of the County Tax Office at COURTHOUSE SQUARE and/or 229-937-2689. If you feel that your property has been assigned too high of 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 year's taxes. Information on filing a return can be obtained from the County Tax Office at COURTHOUSE SQUARE and/or 229-937-2689.

Current Due	\$509.18
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$0.00
Back Taxes	\$0.00
<b>Total Due</b>	<b>\$509.18</b>

### LOCAL OPTION SALES TAX CREDIT:

The General Assembly reenacted the Local Option Sales Tax Act and another part of your bill shows the dollar amount of reduction of local property taxes which you have received. The law now requires the following additional information to be provided to each taxpayer:

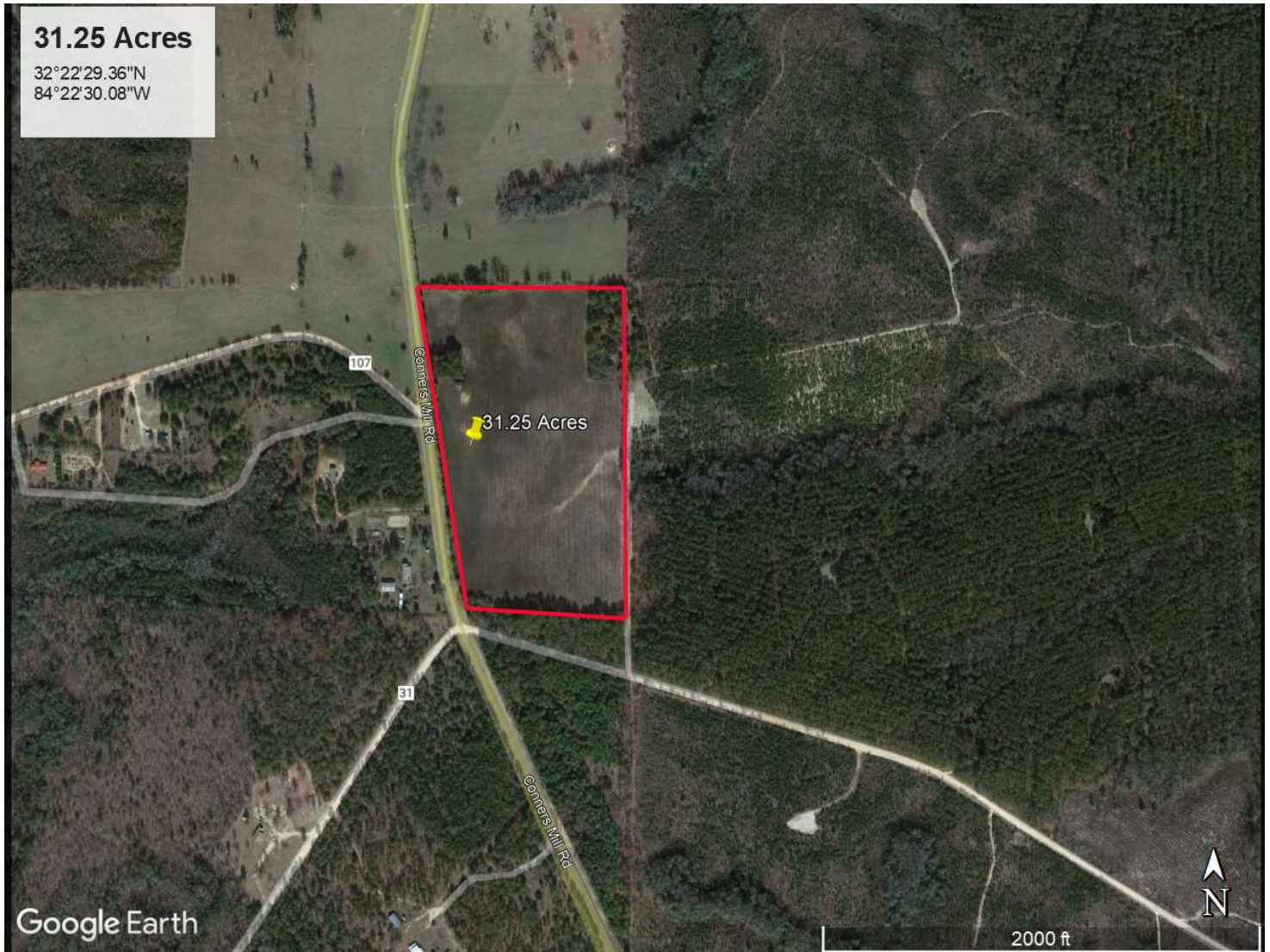
### LOCAL TAX LEVY:

- \* Mill rate required to produce local budget: 21.525
- \* Reduction in mill rate due to rollback to taxpayers of sales tax proceeds this previous year: 5.943
- \* Actual mill rate set by local officials: 15.582



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# GOOGLE EARTH OVERVIEW WITH LONGITUDE AND LATITUDE LOCATION







# SOIL MAP



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

11/8/2021  
Page 1 of 3

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
LpC	Lakeland sand, 0 to 8 percent slopes	30.2	100.0%
<b>Totals for Area of Interest</b>		<b>30.2</b>	<b>100.0%</b>



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# SOIL MAP LEGEND

## MAP LEGEND

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

## 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: Schley and Sumter Counties, Georgia  
 Survey Area Data: Version 17, Sep 8, 2021

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

Date(s) aerial images were photographed: Jan 23, 2016—Mar 3, 2017

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.