

PROPERTY INFORMATION PACKET



GOLDENSHIELD

Real Estate Team

25 ACRES

OLD HWY 19 SOUTH ROAD

SCHLEY COUNTY, GEORGIA

PARCEL NUMBER: 25301610004



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 25 acre piece of Schley County Property for only \$150,000.00. This property lends itself well for growing timber and for home sites. The farm has gentle rolling hills, with the road frontage clear cut and the back portion of the property still has some standing timber.

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 or you can simply call us at 229-715-7253, and ask for Ginny or Tim.



LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lt 161 of the 30th Land District of Schley County, Georgia, and more particularly described as follows:

Twenty-Four and One-half (24.5) acres of land in Land Lot 161, of the 30th Land District of Schley County Georgia, as shown by a plat of survey dated April 23, 1976, prepared by James R. Littlefield, Georgia Registered No. 1304, and recorded in Plat Book 3, Page 104A, Schley County, Georgia, Records. The tract being conveyed being all of that certain 25 acre tract shown on the survey except a one-half acre tract which lies in Land Lot 165, the 24.5 acres is more specifically described as follows: START at a point on the east side of U.S. Highway 19 where the north lot line of Land Lot 161 crosses and run S 35 degrees 25' E a distance of 681.36 feet to the POINT OF BEGINNING; thence turn right and run N 88 degrees 33'W a distance of 999.45 feet to a point on the fence line; thence turn left and run S 0 degrees 50'W along the fence line in a distance of 833.9 feet to a stake; thence turn left and run S 88 degrees 33'E a distance of 1486.65 feet to the west lot line of Land Lot 165; thence turn left and run in a northerly direction along the land lot line a distance of 164 feet to the west R.O.W. line of U.S. 19; thence turn left and run N 35 degrees 28"W along the west side of U.S. 19 a distance of 831.6 feet to the point of beginning. This deed is made subject to a 40 foot road easement reserved by L.M. Slappey in his warranty deed to J.H. Parks, which deed is dated September 24, 1977.

All that tract or parcel of land lying and begin in Land Lot 165 of the 29th Land District of Schley County, Georgia, and more particularly describes as follows:

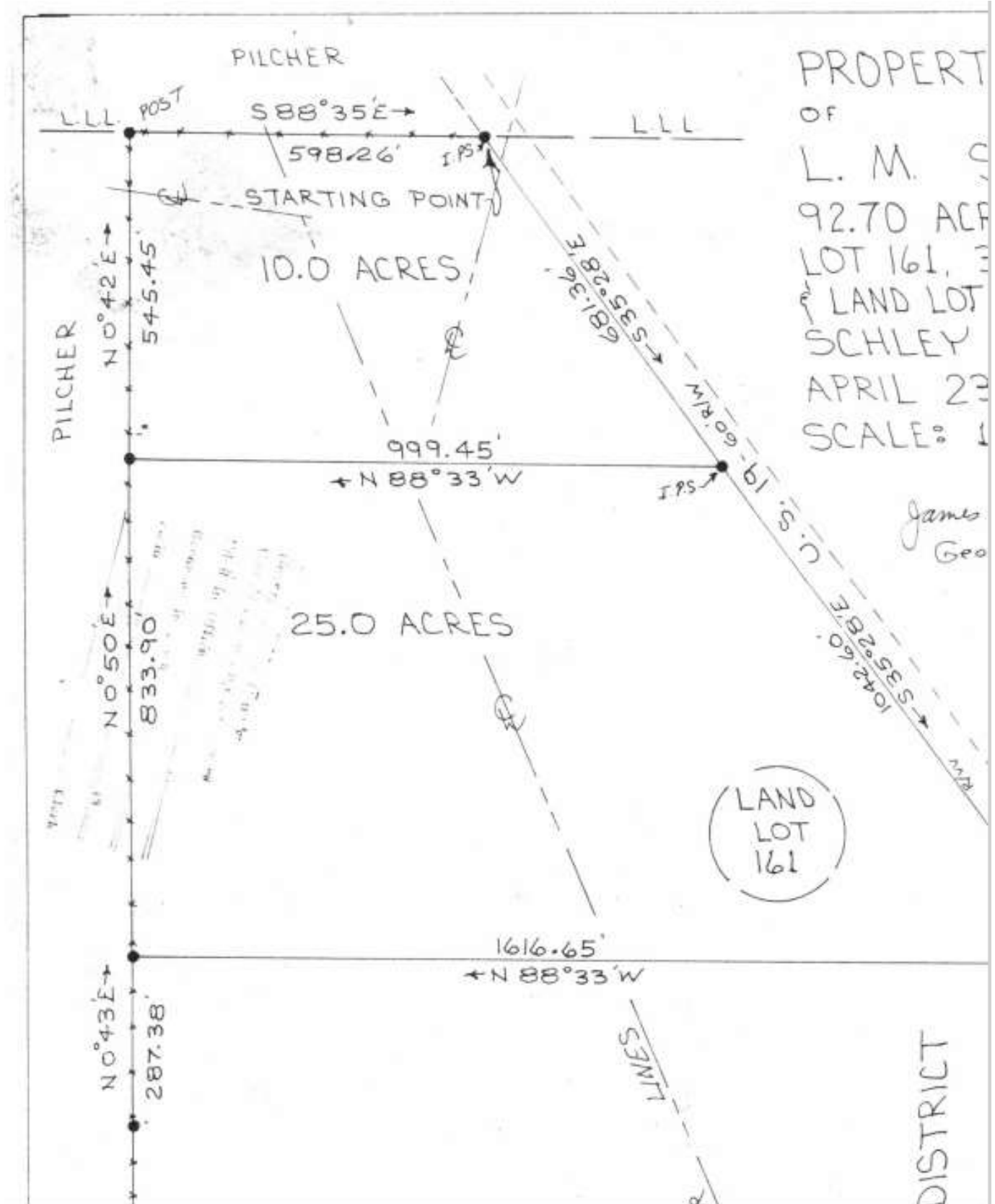
One quarter (0.25) acre of land located in Land Lot 165 of the said 29th Land District of Schley and starting at a point on the east side of U.S. Highway 19 where the west land lot line of Land Lot 165 intersects the west right of way line of U.S. Highway 19; thence run S 35 degrees 28" E along U.S. Highway 19 a distance of 216 feet to a stake; thence turn right and run N 88 degrees 33" W a distance of 130 feet to a stake; thence turn right and run N 3 degrees 24" E a distance of 164 feet to the point of beginning

Also a 40 foot driveway easement located adjacent to and immediately west of the above described 0.25 acre tract which is that same easement reserved by the Grantor in that certain warranty deed to J.H. Parks dated September 24, 1977.

The plat of survey of James R. Littlefield, dated April 23, 1976 and recorded in Plat Book 3, Page 104-A, Schley County, Georgia, Records is made apart of this description.



PLAT





PROPERTY RECORD CARD

Schley County, GA

Summary

Parcel Number 25301610004
Location Address 25 AC LL 161 30TH LD
Legal Description (Note: Not to be used on legal documents)
Class V4-Consrv Use (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District UNICORPORATED (District 01)
Millage Rate 31.43
Acres 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	Woodlands	Rural	4	21
RUR	Open Land	Rural	2	4

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	3	8
CUV	Timberland 93	3	17

Permits

Permit Date	Permit Number	Type	Description
03/07/2019		LOGGING PERMIT	ISSUED BY BILL SAWYER

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
5/5/1989	WW 245		\$0			SPIRES, ADDIE RUTH

Valuation

	2021	2020	2019	2018	2017
Previous Value	\$121,319	\$121,319	\$121,319	\$121,319	\$121,319
Land Value	\$121,319	\$121,319	\$121,319	\$121,319	\$121,319
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$121,319	\$121,319	\$121,319	\$121,319	\$121,319
10 Year Land Covenant (Agreement Year / Value)	2013 / \$20,105	2013 / \$19,532	2013 / \$18,984	2013 / \$18,436	2013 / \$17,913

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

The Schley 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: 11/8/2021 5:05:36 AM



Version 2.3.158



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SCHLEY COUNTY TAX ASSESSOR'S MAP

Schley County, GA



Parcel ID 25301610004
 Class Code Consrv Use
 Taxing District UNICORPORATED
 Acres 25

Owner SPIRES, ANTHONY J.
 1905 ROBIN LANE
 DOUGLAS, GA 31533
 Physical Address n/a
 Assessed Value Value \$121319

Last 2 Sales			
Date	Price	Reason	Qual
5/5/2014	0	GF	U
5/5/1989	0	n/a	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

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*
2021-2579	12/20/2021	\$250.65	\$0.00	\$0.00	\$250.65

Map: 02530-00161-004-000

Payment Good through:
 12/20/2021

Location:
 Account No: 644750 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.

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



Tax Payer: SPIRES, ANTHONY J.
Map Code: 02530-00161-004-000 Real
Description: 25 AC LL 161 30TH LD
Location:
Bill No: 2021-2579

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
0.00	0.00	25.0000	\$121,319.00	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	\$48,528	\$40,486	\$8,042	0.012257	\$112.43	-\$13.86	\$98.57
SCH BOND		\$0	\$48,528	\$40,486	\$8,042	0.002300	\$18.50	\$0.00	\$18.50
SCHOOL		\$0	\$48,528	\$40,486	\$8,042	0.016610	\$133.58	\$0.00	\$133.58
TOTALS					0.031167	\$264.51	-\$13.86	\$250.65	

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	\$250.65
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$0.00
Back Taxes	\$0.00
Total Due	\$250.65

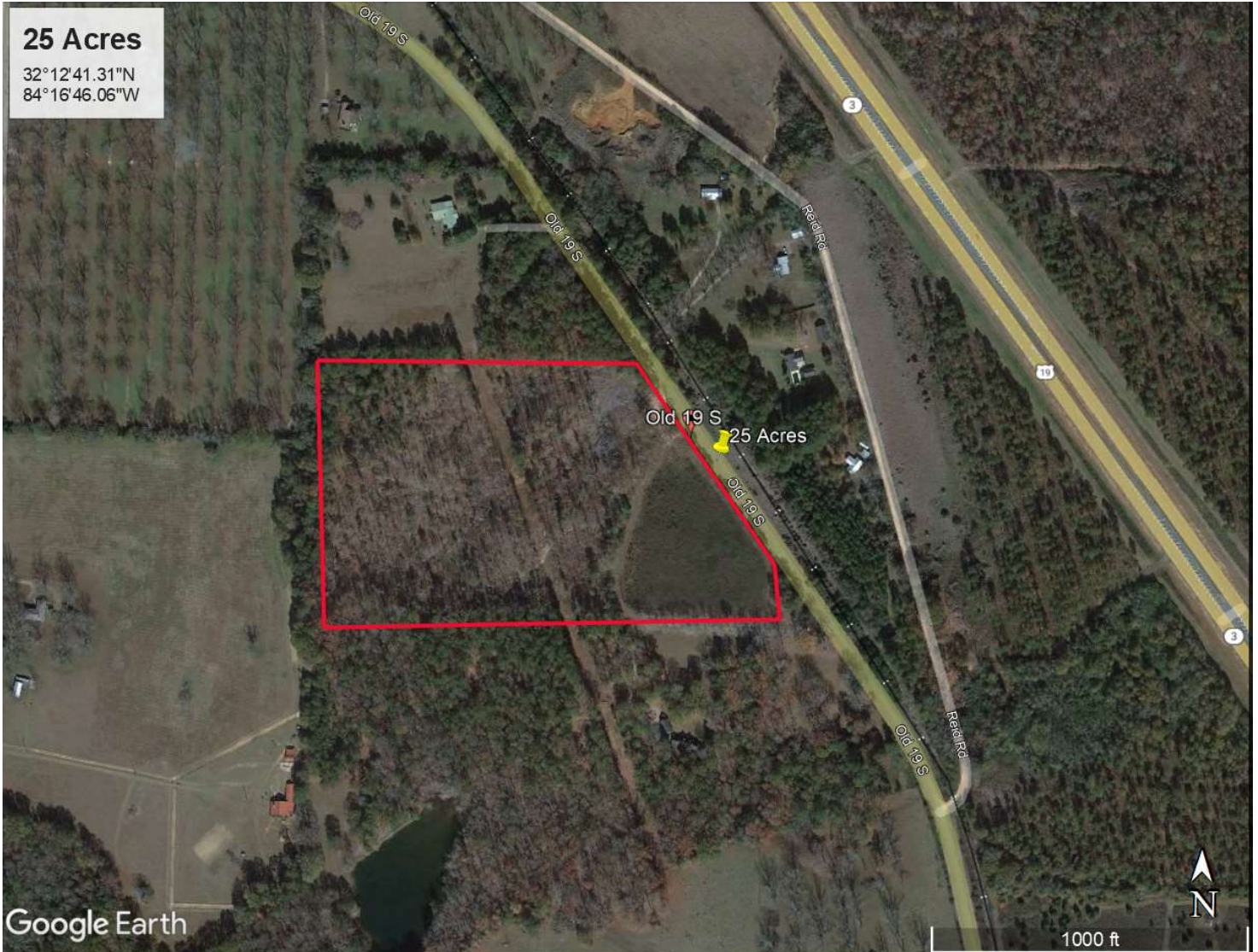
LOCAL OPTION SALES TAX CREDIT:
 The General Assembly reenacted the Local Option Sales Tax Act and another part of your bill shows the dollar amount of reduction of local property taxes which you have received. The law now requires the following additional information to be provided to each taxpayer:

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

Soil Map—Schley and Sumter Counties, Georgia



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
OeA	Orangeburg loamy sand, 0 to 2 percent slopes	7.8	28.2%
OeB	Orangeburg loamy sand, 2 to 5 percent slopes	7.3	26.3%
OeD2	Orangeburg loamy sand, 8 to 12 percent slopes, moderately eroded	12.5	45.5%
Totals for Area of Interest		27.6	100.0%



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SOIL MAP LEGEND

MAP LEGEND

- Area of Interest (AOI)**
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- 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
- Water Features**
 - Streams and Canals
- Transportation**
 - Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads
- Background**
 - Aerial Photography
- Other Features**
 - Spoil Area
 - Stony Spot
 - Very Stony Spot
 - Wet Spot
 - Other
 - Special Line Features

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.