



PROPERTY INFORMATION PACKAGE

**HOME ON 60± ACRES
HANCOCK COUNTY, GEORGIA**

**386 MAJAR LANE
SPARTA, GEORGIA**

ONLINE ONLY

**Auction Date:
June 20th, 2017
2:00 p.m.**

All Bidding Subject to "Dynamic Close" Auto Extend



Property Information Package
HOME ON 60± ACRES
HANCOCK COUNTY, GEORGIA

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**HOME ON 60± ACRES
With 3± ACRE POND
HANCOCK COUNTY, GEORGIA**

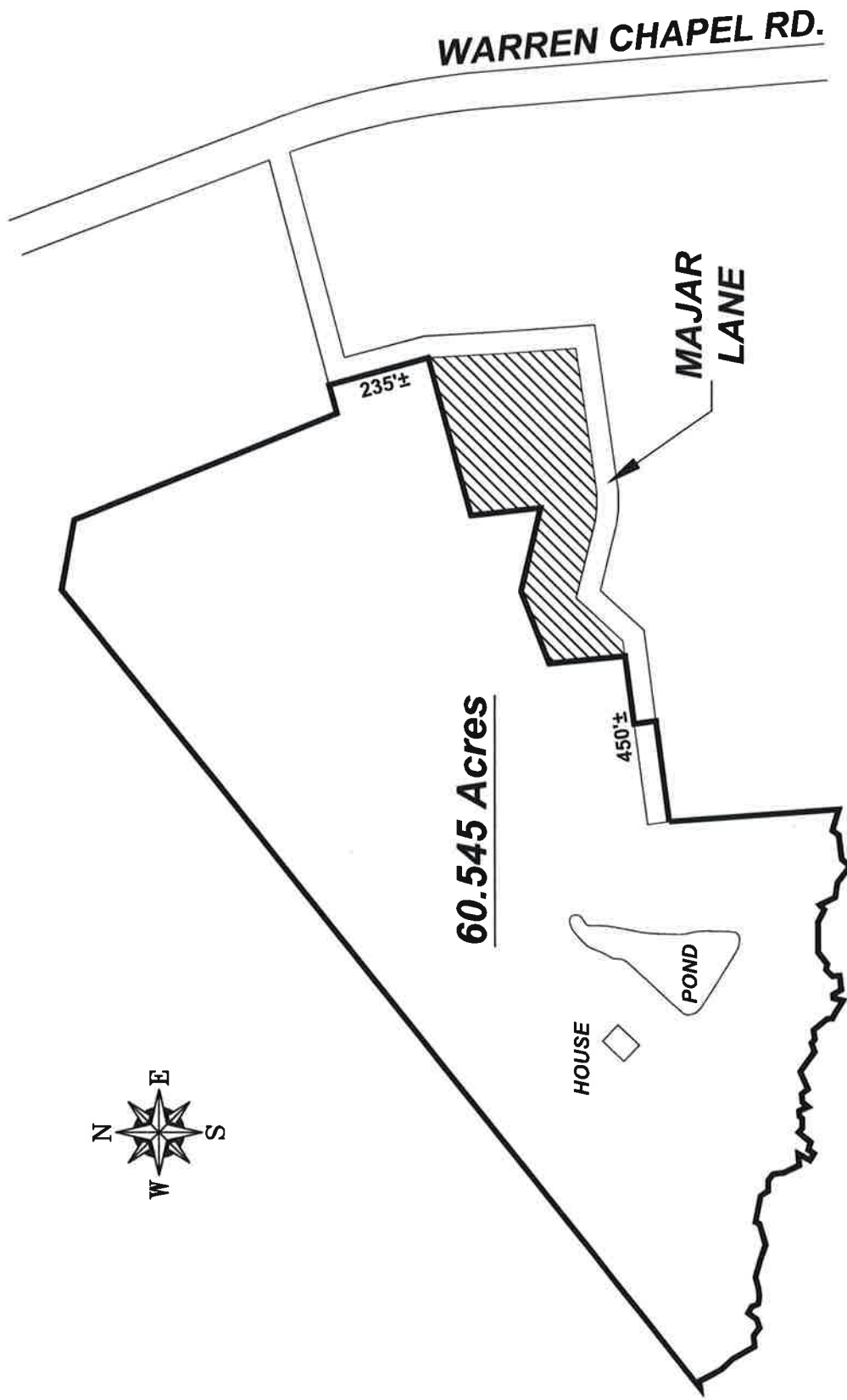


386 Major Lane, Sparta, Georgia

- Beautiful Southern Style Home/Lodge
- 10 Bedrooms, 5 Baths & 6,000 ± SF
- Living Room, Dining Room, Family Room & Kitchen
- Partially Finished Basement with Additional Kitchen
- Fantastic Views from Wrap Around Porches
- Excellent Stocked 3± Acre Pond with Fishing Dock
- Perfect for Hunting & Fishing - Abundant Deer & Turkey
- Great Pine & Hardwood Timber
- Outbuilding for Additional Storage
- Country Living at its Finest

For more property information please visit www.rowellauctions.com or call 1 (800) 323-8388





ROWELL AUCTIONS
800-323-8388
Moultrie, GA
www.rowellauctions.com

60.545 TOTAL ACRES±

NOTE: THIS SKETCH WAS DRAWN FROM A PLAT AND AN AERIAL PHOTOGRAPH. AREAS AND DISTANCES ARE SUBJECT TO CHANGE UPON ACTUAL FIELD SURVEY.

WARREN CHAPEL RD.

MAJAR LANE

235'±

450'±

60.545 Acres

POND

HOUSE



60.545 TOTAL ACRES±
NOTE: THIS SKETCH WAS DRAWN FROM A PLAT AND AN AERIAL PHOTOGRAPH. AREAS AND DISTANCES ARE SUBJECT TO CHANGE UPON ACTUAL FIELD SURVEY.





Summary

Parcel Number 047 013 RES
Location Address 385 MAJAR LN
Legal Description 8.28 ACRES & RESIDENCE
 (Note: Not to be used on legal documents)
Class A4-Agricultural
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District County (District 01)
Millage Rate 31.237
Acres 8.28
Homestead Exemption Yes (S4)
Landlot/District N/A

Map Not Available

Owner

SOLOMON CHARLES J & JAMES E & ETAL
 C/O LERETA LLC
 TAX DISBURSEMENT TEAM
 1123 PARK VIEW DR
 COVINA, CA 91724

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	3	8.28

Residential Improvement Information

Style One Family
Heated Square Feet 4004
Interior Walls Sheetrock
Exterior Walls Comp Bd/Asbestos
Attic Square Feet 0
Basement Square Feet 0
Year Built 2001
Roof Type Asphalt Shingles
Flooring Type Carpet/Hardwood
Heating Type Central Heat/AC
Number Of Rooms 14
Number Of Bedrooms 11
Number Of Full Bathrooms 4
Number Of Half Bathrooms 0
Number Of Plumbing Extras 9
Value \$187,000
Condition Average
Fireplaces/Appliances Pre-fab 2 sty 1 Box 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Retaining Wall Fin	2008	3x110 / 0	0	\$203
Boat Dock-D	2008	3x30 / 0	0	\$432

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/28/2012	427 278	198 080	\$0	Family or Kin	LEE HAZEL S	HARPER MIRIAM P
6/3/2002	198 69	198 080	\$0	Family or Kin		SOLOMON CHARLES J & JAMES E & ETAL

Valuation

	2016
Previous Value	\$202,313
Land Value	\$14,678
+ Improvement Value	\$187,000
+ Accessory Value	\$635
= Current Value	\$202,313

Sketches



Summary

Parcel Number 047 013 CUV
 Location Address 52.26 ACRES COVENANTED
 Legal Description (Note: Not to be used on legal documents)
 Class V5-Consv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District County (District 01)
 Millage Rate 31.237
 Acres 52.26
 Homestead Exemption No (50)
 Landlot/District N/A

Map Not Available

Owner

SOLOMON CHARLES J & JAMES E & ETAL
 C/O HAZEL S LEE
 2433 PARKLAND DRIVE
 DECATUR, GA 30032

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	3	47.9
RUR	Woodlands	Rural	4	2.36
RUR	Ponds	Rural	2	2

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Timberland 93	3	52.26

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/28/2012	427 278	198 080	\$0	Family or Kin	LEE HAZEL S	HARPER MIRIAM P
8/7/2006	314 277	12 103	\$0	Family or Kin	HAZEL S LEE EXECUTRIX OF BEN S SOLOMON	LEE HAZEL S
6/3/2002	198 79	198 080	\$0	Family or Kin	SOLOMON CHARLES J & ETAL	SOLOMON CHARLES J & JAMES E & ETAL
5/16/2002	198 069	12 103	\$0	Family or Kin	CARR HOWARD & ETAL	SOLOMON JAMES E & ET
12/13/2001	189 341	12 103	\$0	Family or Kin	SOLOMON JAMES E & ETA	CARR HOWARD
2/9/2001	172 283	12 103	\$0	Family or Kin	SOLOMON JAMES E	SOLOMON JAMES E & ETA
1/14/1999	141 261	12 103	\$50,000	Fair Market Value	VEAL FAY P	SOLOMON JAMES E
9/25/1998	132 166	12 103	\$0	Timber Included	MAYWEATHER LEE FRANK	VEAL FAY P

Valuation

Previous Value	2016
Land Value	\$92,643
+ Improvement Value	\$0
+ Accessory Value	\$0
= Current Value	\$92,643
10 Year Land Covenant (Agreement Year / Value)	2015 / \$29,736

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

The Hancock 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.

Last Data Upload: 5/15/2017 8:04:10 PM



Developed by
The Schneider Corporation

Hancock County Tax Assessor's Parcel Number & 2016 Ad Valorem Taxes:

047 013RES	8.28 acres	\$2,316.16
047 013CUV	52.26 acres	*\$371.53

*This parcel is enrolled in the Conservation Use Tax Assessment Covenant (CUVA)

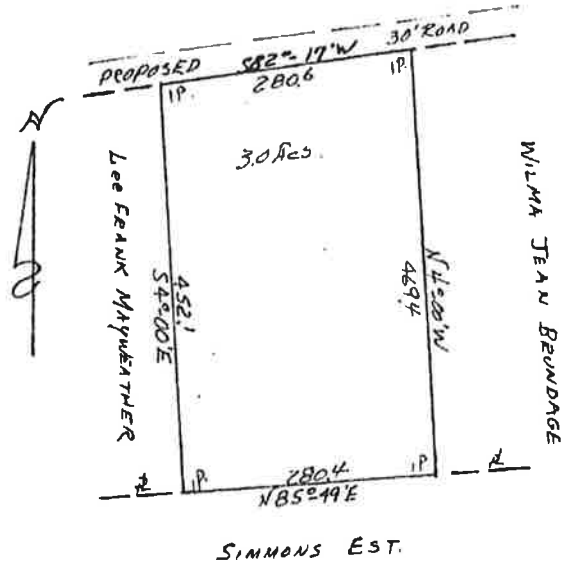
Important Note Regarding CUVA

This property is enrolled in the Conservation Use Valuation Assessment (CUVA) and said enrollment does not end until December 31, 2025.

- 1) Purchaser shall assume the responsibility of covenant in the following matter:
 - a. Provided that Purchaser is qualified and intends to continue to use the property in a qualified use, the Purchaser shall make a timely application to continue said program with the Hancock County Tax Assessors Office and continue to own the property in a manner that complies with OCGA Section 48-5-7.4 until the covenant ends. Purchaser shall further indemnify the Seller for any penalties arising from a breach of the program which occurs at any time after the closing of the property.
 - b. In the event that the Purchaser elects to remove the Property from the Program or the Purchaser does not qualify for the program the Purchaser shall pay the penalty for the breach at closing. The estimated penalty for the property is \$3,256.00

Entered this

3 ACRE LESS & EXCEPT



The above plat represents a lot of land cut from lands of Lee Frank Hayweather for Dogwood Hunting Inc. located in the 101st C. N. District, Hancock County, Georgia.
 Surveyed June, 13, 1988
 Scale: 1" = 100'

I CERTIFY THAT IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMITY WITH THE SURVEYOR STANDARDS AND REQUIREMENTS OF THE GEORGIA PLAT LAW.
P. E. DOLEFREE
 P. E. DOLEFREE



LEGAL DESCRIPTION

All that piece, parcel or lot of land with improvements thereon lying and being in the 101st G.M.D. of Hancock County, Georgia, shown and designated as 63.545 acres, as per a plat of survey thereof by Bellew Surveyors for Delores Bell dated 8/26/98, and attached hereto as exhibit A, less and except a certain parcel of approximately three (3 +/-) acres conveyed to Dogwood Hunting, Inc., subsequent to the drawing of said plat of survey and which has been indicated generally on said plat of survey, the metes and bounds of which are not set forth on said plat of survey but which exact description appears of record in Hancock County Public Records.

This conveyance is made subject to any restrictions, reservations, zoning ordinances, covenants or easements that may appear of record or on the premises.

**For more information about this property or the
auction terms and procedures please contact:**



Office: 800-323-8388