

THE ROCKY FORD RETREAT

**33.62+/- ACRE RECREATIONAL TRACT
WITH IMPROVEMENTS**

AUCTION

Welcome to Rocky Ford Retreat, a recreational property located near the Withlacoochee River, boasting proximity to notable adjacent landowners such as River Bend Plantation. This property offers ample opportunities for hunting for Whitetail and Eastern Wild Turkeys with abundant wildlife habitat amongst the oak trees and long leaf pines.

HIGHLIGHTS

- ☐ Withlacoochee River Proximity
- ☐ Two Tower Deer Stands
- ☐ Abundant Wildlife Habitat (Whitetail and Eastern Wild Turkeys)
- ☐ Adjoining landowners are large land tract owners
- ☐ 50x100 Tyson Steel Building
- ☐ 140-150 B/C Class Whitetails



Contact Tucker Buckner
(229) 921-6504
TuckerB@BidWeeks.com



Contact Lane Goodroe
(229) 344-6450
Lane@TheWeeksGroup.com

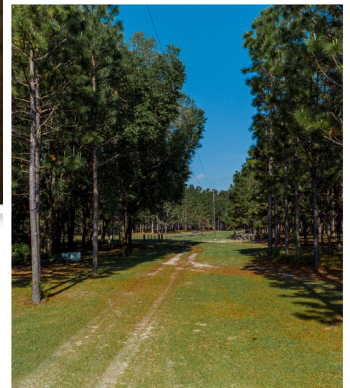
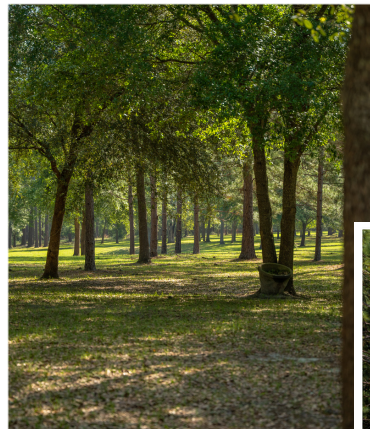


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Introduction

Dear Prospective Bidders,

Welcome to Rocky Ford Retreat, a recreational property located near the Withlacoochee River, boasting proximity to notable adjacent landowners such as River Bend Plantation. This property offers ample opportunities for hunting for Whitetail and Eastern Wild Turkeys with abundant wildlife habitat amongst the oak trees and long leaf pines. This recreational tract is turnkey with two-tower Deer Stands ready for fall hunting season.

The property features a 50x100 Tyson steel building, providing plenty of storage space for equipment and vehicles. The property has road frontage, equipped with a well, and cattle fence, making it a versatile property suitable for a variety of uses.

If hunting is your passion, you'll be delighted to know that this property has produced several 140-150 B&C class whitetails. Whether you're looking for a weekend getaway or a permanent residence in the Plantation Belt in Brooks County, Rocky Ford Retreat is a sportsman's dream.

Bidding will open on Thursday, May 4, 2023, at 10:00 AM EST and conclude on Thursday, May 18, 2023, at 3:00 PM EST subject to auto-extensions. All bidding for this property will be conducted on The Weeks Group online bidding platform. Visit our website TheWeeksGroup.com or download our mobile bidding app The Weeks Group in the App Store or Google Play Store to bid on the property. This will be an Online-Only Auction, prior to placing any bids please read this Property Information Package along with the Bidding Terms and Conditions, and the Sample Purchase Contract. These documents along with photos and videos can be found online under the "Documents" tab.

We greatly appreciate your interest in this property. Please give us a call with any questions, if we can help with the bidding process, 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: 1306 Rocky Ford Road, Quitman, GA 31643

Auction Date: Thursday, May 18, 2023 at 3:00pm

Open House: Saturday, May 13 from 9:00am - 12:00pm
Wednesday, May 17 from 4:00 - 6:00pm

County: Brooks

Assessor's Parcel Numbers: Brooks - 142 0010, 142 00101

2022 Property Taxes: \$766.32 (Enrolled in CUVA)

Important Selling Features:

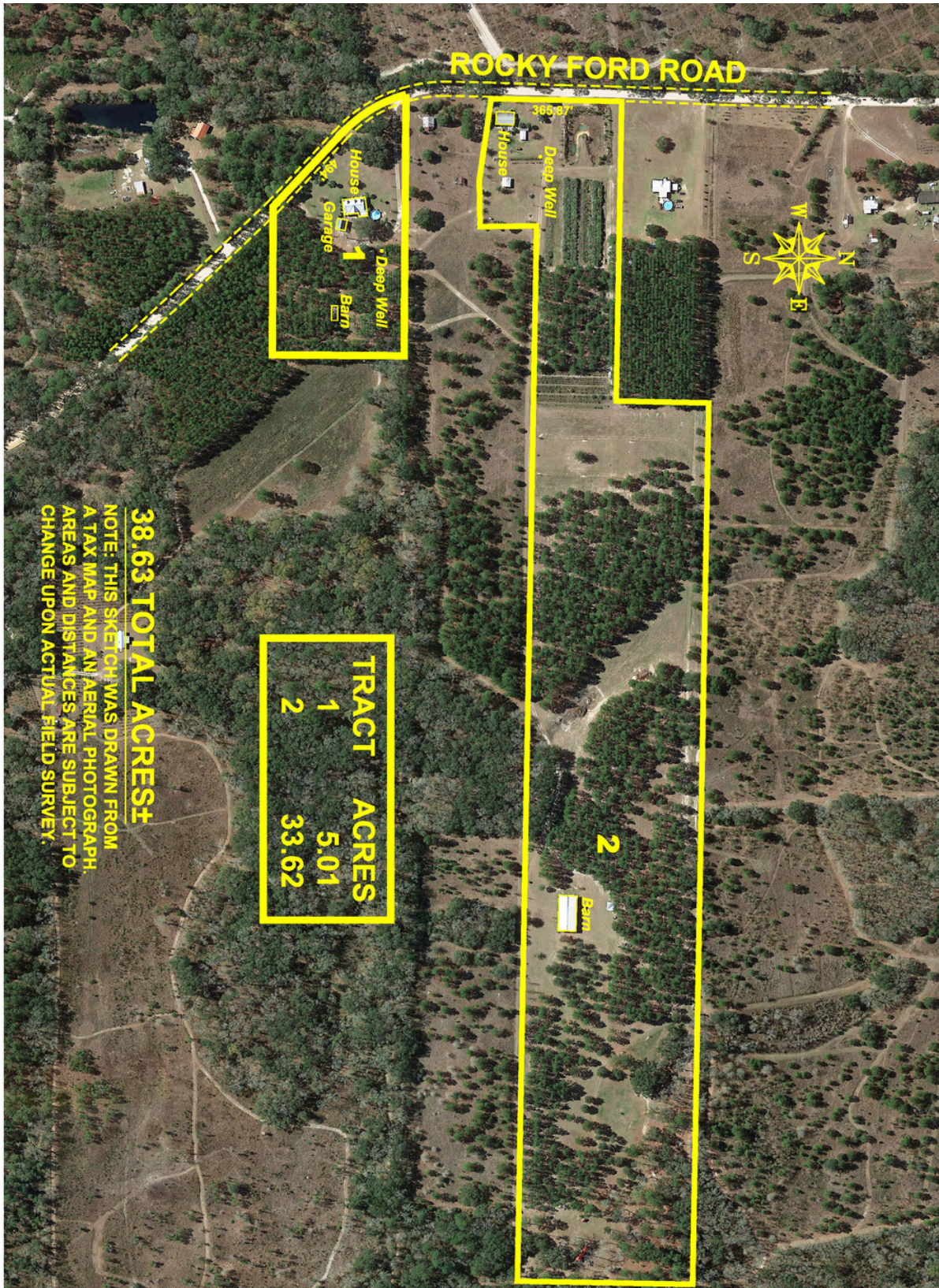
- Withlacoochee River Proximity
- Adjoining landowners are large land tract owners
- Two Tower Deer Stands
- Abundant Wildlife Habitat (Whitetail and Eastern Wild Turkeys)
- 50x100 Tyson Steel Building
- 140-150 B/C Class Whitetails

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



Farm Service Agency Form 156-EZ

GEORGIA
BROOKS

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3554

Prepared : 4/6/23 7:57 AM CST

Crop Year : 2023

Operator Name : RANDY K BECTON
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
33.39	3.64	22.71	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	22.71	0.00			0.00	0.00	19.07	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
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NOTES

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Tract Number : 77077

Description : L-14
FSA Physical Location : GEORGIA/BROOKS
ANSI Physical Location : GEORGIA/BROOKS
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : RANDY K BECTON, GINA M BECTON
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
33.39	3.64	22.71	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	22.71	0.00	0.00	0.00	19.07	0.00

Farm Service Agency Form 156-EZ

GEORGIA
BROOKS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3554
Prepared : 4/6/23 7:57 AM CST
Crop Year : 2023

DCP Crop Data

Tract 77077 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
-----------	------------	-----------------------------	-----------

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (800) 632-9002. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Tax Card Parcel

142 0010

 Brooks County, GA

Summary

Parcel Number 142 0010
 Location Address ROCKY FORD RD
 Legal Description PB 15-156 331-141
 Class (Note: Not to be used on legal documents)
 V5-Consrv Use
 (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 32.62
 Neighborhood SOUTH EAST (00016)
 Homestead Exemption No (50)
 Landlot/District 158 / 15

[View Map](#)



Owner

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

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Agricultural	Rural	6	7.5
RUR	Woodland	Rural	6	6.5
RUR	Agricultural	Rural	4	1.5
RUR	Agricultural	Rural	5	1.5
RUR	Woodland	Rural	7	15.62

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	5	1.5
CUV	Agland 93	6	7.5
CUV	Agland 93	4	1.5
CUV	Timberland 93	6	6.5
CUV	Timberland 93	7	15.62

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
*FIRE PROTECTION	2014	0x0 / 0	1	\$0
AP5 SHED MTL 4 SIDES OPEN	2014	50x100 / 0	1	\$13,500
AP6 SHED WD 4 SIDES OPEN	2014	20x20 / 0	1	\$790

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/28/2019	802 380		\$0	Covenant Recording	BECTON, RANDY K & GINA M	CONSERVATION USE COVENANT RECORDING
4/24/2009	591 044		\$0	Covenant Recording		CONSERVATION USE COVENANT RECORDING
12/17/2008	583 287		\$0	Not Market	LE: JEANNINE BECTON	BECTON, RANDY K & GINA M
10/15/1999	331 141		\$0	Old Sale	BECTON, ROBERT G	BECTON, RANDY K & GINA M **
9/29/1999	330 219		\$0	Old Sale	TOWSON, JANICE BECTON ETAL	BECTON, ROBERT G
9/29/1999	330 217	15 156	\$0	Old Sale	BECTON, LESTER H AS ADMINISTRATOR	BECTON, ROBERT G
9/9/1999	264 287	15 156	\$0	Old Sale	BECTON, C MITCHELL	BECTON, ROBERT G
10/26/1996	265 238		\$0	Old Sale	BECTON, ROBERT L	BECTON, ROBERT G
9/9/1996	264 289		\$0	Old Sale	BECTON, ROBERT G	BECTON, ROBERT ETAL
1/27/1995	236 255		\$0	Old Sale	BECTON, A M	BECTON, ROBERT G
	71 201		\$0	Old Sale		BECTON, A M

Tax Card Parcel

142 0010

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	\$86,920	\$88,360	\$85,190	\$69,500
Land Value	\$97,500	\$72,100	\$72,800	\$69,100
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$14,290	\$14,820	\$15,560	\$16,090
= Current Value	\$111,790	\$86,920	\$88,360	\$85,190
10 Year Land Covenant (Agreement Year / Value)	2019 / \$17,074	2019 / \$16,596	2019 / \$16,127	2019 / \$15,668

Photos



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

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

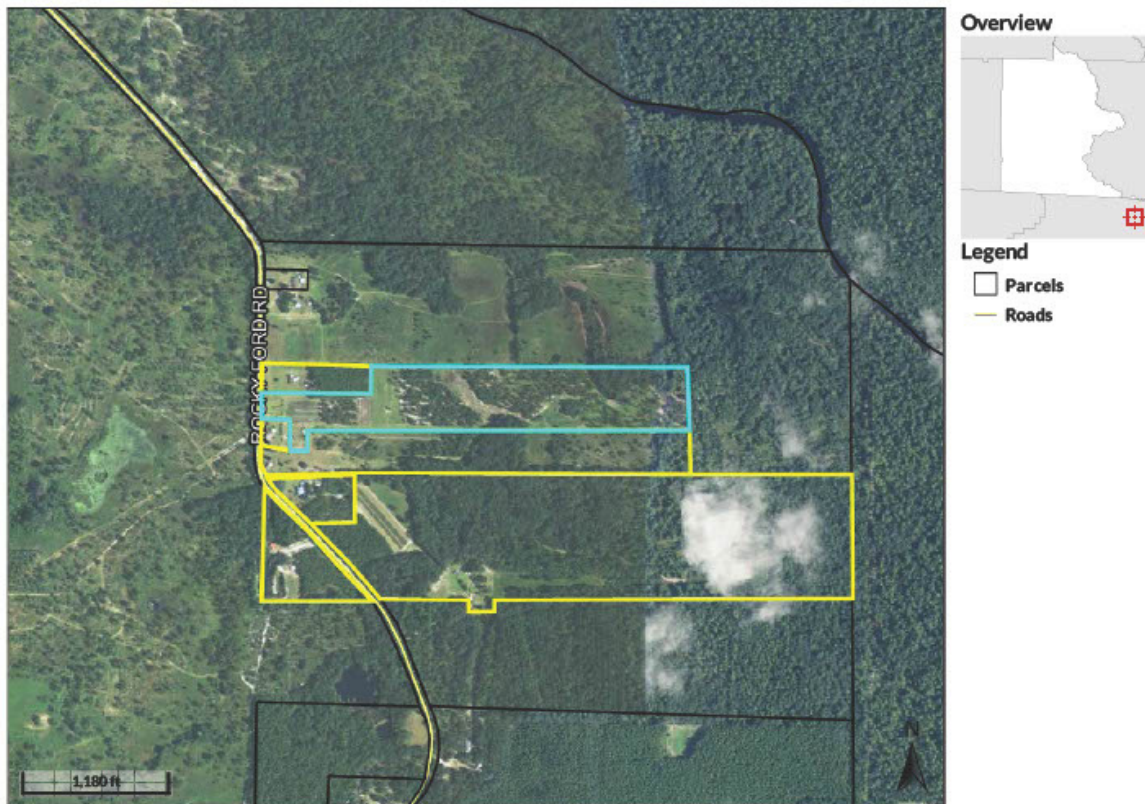
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GEOSPATIAL

Version 2.3.253

Tax Map Parcel

142 0010

 **qPublic.net**™ Brooks County, GA



Parcel ID 142 0010
Class Code Consv Use
Taxing District Unincorporated
Acres 32.62

Owner RANDY K & GINA M BECTON
1166 ROCKY FORD RD
QUITMAN, GA 31643
Physical Address ROCKY FORD RD
Assessed Value Value \$111790

Last 2 Sales			
Date	Price	Reason	Qual
5/28/2019	0	CR	U
4/24/2009	0	CR	U

(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 0010

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 M
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*
2022-10546	11/15/2022	\$0.00	\$392.73	\$0.00	Paid 11/16/2022

Map: 142 10
Location: ROCKY FORD RD

Printed: 04/10/2023

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 M
Map Code: 142 10 Real
Description: PB 15-156 331-141
Location: ROCKY FORD RD
Bill No: 2022-10546
District: 002

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
14,290.00	97,500.00	32.6200	\$111,790.00	11/15/2022			SV	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	\$111,790	\$44,716	\$32,170	\$12,546	17.965900	\$225.40	\$0.00	\$225.40
FIRE PROTECTION	\$111,790	\$0	\$0	\$0	0.000000	\$40.00	\$0.00	\$40.00
INDUSTRIAL AUTHORITY	\$111,790	\$44,716	\$32,170	\$12,546	0.300000	\$3.76	\$0.00	\$3.76
INSURANCE ROLLBACK	\$111,790	\$44,716	\$32,170	\$12,546	-1.954800	\$0.00	-\$24.52	-\$24.52
SALES ROLLBACK	\$111,790	\$44,716	\$32,170	\$12,546	-1.858600	\$0.00	-\$23.32	-\$23.32
SCHOOL M&O	\$111,790	\$44,716	\$32,170	\$12,546	13.500000	\$169.37	\$0.00	\$169.37
STATE TAX	\$111,790	\$44,716	\$32,170	\$12,546	0.000000	\$0.00	\$0.00	\$0.00
TOTALS					27.952500	\$438.53	-\$47.84	\$390.69

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	\$390.69
Penalty	\$0.00
Interest	\$2.04
Other Fees	\$0.00
Previous Payments	\$392.73
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/16/2022

BK 802 pg 380-381

PT283A Rev. 2/15

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

To the Board of Tax Assessors of Brooks 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.

BECTON RANDY K & GINA M

Owner's mailing address 1166 ROCKY FORD RD			City, State, Zip QUITMAN, GA 31643		Number of acres included in this application. Agricultural Land: <u>10.5</u> Timber Land: <u>22.12</u>	
Property location (Street, Route, Hwy, etc.) 0 ROCKY FORD RD			City, State, Zip of Property: QUITMAN, GA 31643		Covenant Acres <u>32.62</u> Total Acres <u>32.62</u>	
District 15	Land Lot 158	Sublot & Block 	Recorded Deed Book/Page 591 044	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 contained in the questions, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of G.S. 208-285. I further swear that I am authorized to sign this application on behalf of the owner's making application and that I have shown the percentage interest for each of the individuals having a ownership right to this property on the back of the application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Signature of Taxpayer or Taxpayer's Authorized Representative

Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)

Sworn to and subscribed before me this 2nd day of July, 2019.

If denied, Georgia law O.C.G.A. § 48-5-74 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	TAX DISTRICT	TAXPAYER ACCOUNT NUMBER	YEAR COVENANT:
142 0010	02	4273	Begin: Jan 1, 2019 Ends: Dec 31, 2028
If transferred from Preferential Agricultural Assessment, provide date of transfer:	If applicable, covenant is a renewal for tax year: Begin: Jan 1, <u>2019</u> Ends: Dec 31, <u>2028</u>		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 6th 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: ☒ Date: <u>5-14-19</u>	 Board of Tax Assessors		Date: <u>5-14-19</u>
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.			

Tax Card Parcel

142 00101

 **qPublic.net**™ Brooks County, GA

Summary

Parcel Number 142 00101
 Location Address 1306 ROCKY FORD RD
 Legal Description PARCEL CREATED PER OWNER'S REQUEST
 (Note: Not to be used on legal documents)
 Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning 1
 Tax District Unincorporated (District 02)
 Millage Rate 27.953
 Acres 1
 Neighborhood SOUTH EAST (00016)
 Homestead Exemption No (50)
 Landlot/District 158 / 15

[View Map](#)



Owner

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

Rural Land

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

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
*FIRE PROTECTION	2014	0x0 / 0	1	\$0
RS1 FRAME UTIL	2009	12x24 / 0	1	\$1,200
*Site Improvement MH	2008	0x0 / 1	1	\$1,500
*SOLID WASTE FEE	2008	0x0 / 0	1	\$0

Prebill Mobile Homes

Account Number	Owner	Lot Number	Year Built	Manufacturer	Model	Width x Length
498	RANDY K & GINA M BECTON		1976	GUERDON	GREAT LAKES	24x48

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/6/2009	588 033		\$0	No Consideration		BECTON, RANDY K & GINA M

2022 Assessment Notices

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

2021 Assessment Notices

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

2020 Assessment Notices

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

Tax Card Parcel

142 00101

Valuation

	2022	2021	2020	2019
Previous Value	\$10,500	\$10,600	\$11,100	\$10,700
Land Value	\$8,000	\$7,800	\$7,900	\$8,400
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$2,700	\$2,700	\$2,700	\$2,700
= Current Value	\$10,700	\$10,500	\$10,600	\$11,100

Photos



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

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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Last Data Upload: 4/10/2023, 12:37:53 AM

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GEOSPATIAL

Version 3.1.1

Tax Map Parcel

142 00101

 **qPublic.net**™ Brooks County, GA



Parcel ID 142 00101
Class Code Residential
Taxing District Unincorporated
Acres 1

Owner RANDY K & GINA M BECTON
1166 ROCKY FORD RD
QUITMAN, GA 31643
Physical Address 1306 ROCKY FORD RD
Assessed Value Value \$10700

Last 2 Sales

Date	Price	Reason	Qual
3/6/2009	0	NC	U
n/a	0	n/a	n/a

(Note: Not to be used on legal documents)

Date created: 4/10/2023
Last Data Uploaded: 4/10/2023 12:37:53 AM

Developed by  **Schneider**
GEOSPATIAL

Property Tax Bill 2022

142 00101

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 M
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*
2022-10547	11/15/2022	\$0.00	\$377.59	\$0.00	Paid 11/16/2022

Map: 142 10 1
Location: 1306 ROCKY FORD RD

Printed: 04/10/2023

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 M
Map Code: 142 10 1 Real
Description: PARCEL CREATED PER OWNER'S REQUEST
Location: 1306 ROCKY FORD RD
Bill No: 2022-10547
District: 002

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
2,700.00	8,000.00	1.0000	\$10,700.00	11/15/2022					
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
COUNTY M&O	\$10,700	\$4,280	\$0	\$4,280	17.965900	\$76.89	\$0.00	\$76.89	
FIRE PROTECTION	\$10,700	\$0	\$0	\$0	0.000000	\$40.00	\$0.00	\$40.00	
INDUSTRIAL AUTHORITY	\$10,700	\$4,280	\$0	\$4,280	0.300000	\$1.28	\$0.00	\$1.28	
INSURANCE ROLLBACK	\$10,700	\$4,280	\$0	\$4,280	-1.954800	\$0.00	-\$8.37	-\$8.37	
SALES ROLLBACK	\$10,700	\$4,280	\$0	\$4,280	-1.858600	\$0.00	-\$7.95	-\$7.95	
SCHOOL M&O	\$10,700	\$4,280	\$0	\$4,280	13.500000	\$57.78	\$0.00	\$57.78	
SOLID WASTE	\$10,700	\$0	\$0	\$0	0.000000	\$216.00	\$0.00	\$216.00	
STATE TAX	\$10,700	\$4,280	\$0	\$4,280	0.000000	\$0.00	\$0.00	\$0.00	
TOTALS					27.952500	\$391.95	-\$16.32	\$375.63	

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	\$375.63
Penalty	\$0.00
Interest	\$1.96
Other Fees	\$0.00
Previous Payments	\$377.59
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/16/2022

Legal Description

Tax Parcel Number: 142 0010

Property Description: 1306 Rocky Ford Road, Quitman, GA 31643

All that Tract or parcel of land lying and being in Land Lot No. 158 of the 15th Land District of Brooks County, Georgia, being more particularly described as a tract consisting to 38.616 acres, said tract being more particularly on a plat of survey as recorded in Plat Book 15, Page 156, Brooks County Clerk's Office, Georgia

LESS AND EXCEPT:

All that tract parcel of land lying and being in Land Lot 158 of the 15th Land District of Brooks County, Georgia, being shown and designated as 5 acres, more or less, said tract being shown more particularly on a plat of survey prepared by Albert Sloan, Georgia Registered Land Surveyor, said plat being dated May 2, 1999, said plat being recorded in Plat Book 16, Page 267, Brooks County Clerk's Office Georgia, This is a portion of Parcel 10-142 as shown in Brooks County Tax Commissioner's Office

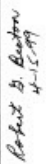
Tax Parcel Number: 142 00101

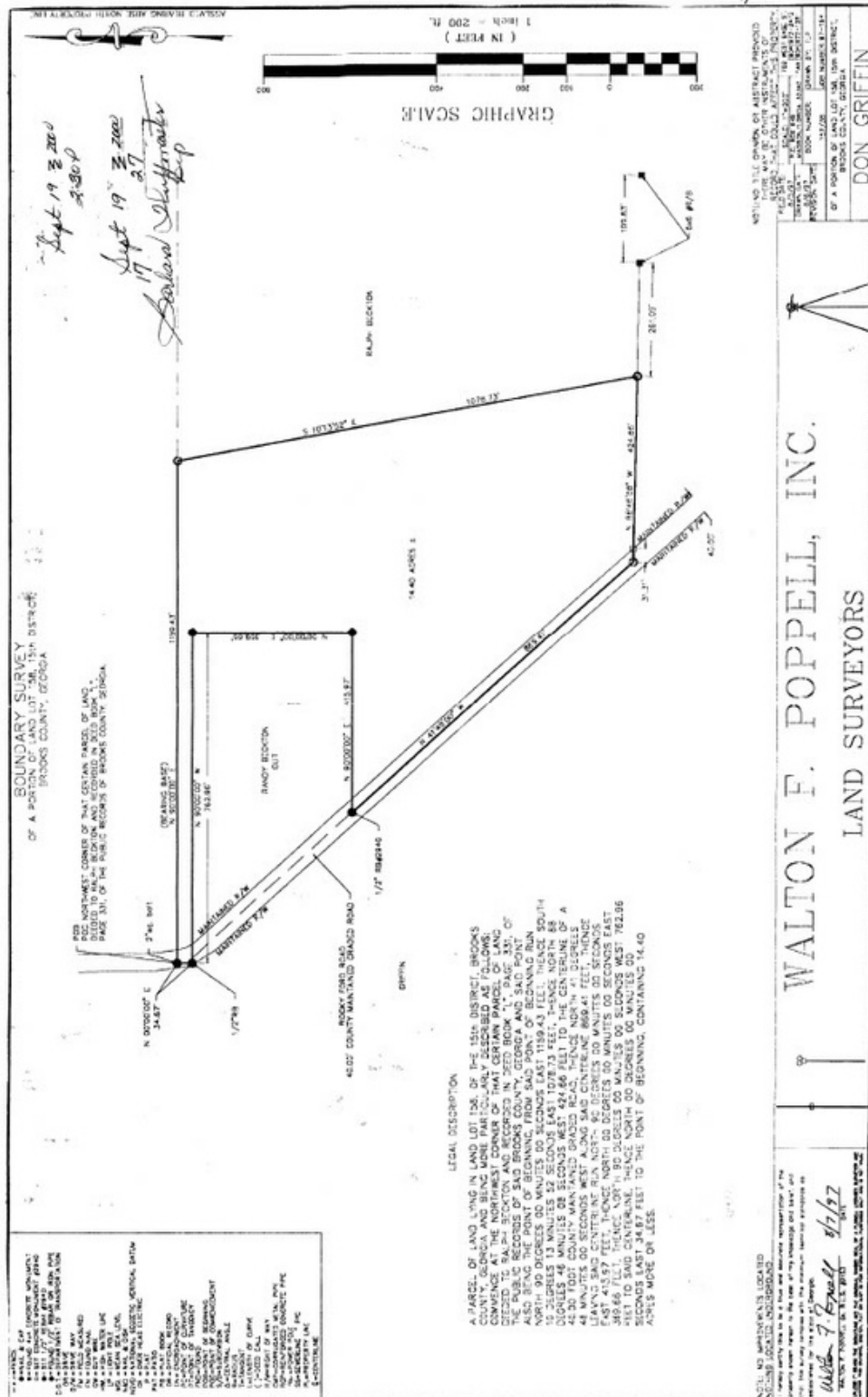
Property Description: 1306 Rocky Ford Road, Quitman, GA 31643

Being located in land lot 158 of the 15th Land District, Brooks County, Georgia. Legal description of one acre tract to be cut out of the 33.616 acres so the 32.616 can put in the conservation program. Point of beginning I.P.S on SW corner of property at County Rd #83 better known as Rocky Ford Rd. going E 210ft then N 210ft then W 210ft to County Rd #83 South down right of way 210ft to I.P.S. which is point of being in SW corner of the property.



Robert G. Beaton
4-15-99





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