

AUCTION



Israel Creek Farms

136+/- Acres and Custom Built Lodge

- 136 +/- Total Acres
- 129+/- Acres of Upland Pine & Hardwood Timber
- 7+/- Acres of Open Field or Potential Homesite
- 3096 +/- Square Foot Custom Lodge
- Numerous Tower Deer Stands w/ Food Plots
- Whitetail Deer and Wild Turkey

SPORTSMAN'S PARADISE

Welcome to Israel Creek Farms, a 136+/- Acre recreational haven in Upson County, Georgia. The 3,096+/- sq ft custom lodge features 2 bedrooms, 2 bathrooms, and a hot tub patio. The property includes a 40x60 metal shop and diverse terrain with 7+/- Acres of Open Field or Potential Homesite and 129+/- Acres of Upland Pine and Hardwood Timber Mix. Ideal for sportsmen, the former Doe Run Hunting Club offers a dove field, tower deer stands, and well-maintained food plots. Conveniently located near Thomaston and Forsyth, the property is auctioned in three tracts through TheWeeksGroup.com, providing a unique opportunity for buyers.



LANE GOODROE

Salesperson

(229) 344-6450 - Cell

(229) 891-7653 - Office

Lane@TheWeeksGroup.com

THE
WEEKS
GROUP
REAL ESTATE

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Introduction

Dear Prospective Bidders,

The Weeks Group, LLC is pleased to present Israel Creek Farms, spanning 136+/- prime recreational acres in Upson County, Georgia, features a custom lodge on the headwaters of Israel Creek. The 3,096+/- square foot lodge offers an open floor plan with 2 bedrooms, 2 bathrooms, and a luxurious hot tub patio. The property includes a practical 40x60 metal shop, 7+/- acres of open field, and 129+/- acres of Upland Pine and Hardwood Timber Mix. Perfect for sportsmen, it was previously known as Doe Run Hunting Club, equipped with a dove field, tower deer stands, and well-maintained food plots. Conveniently located near Thomaston and Forsyth, this auction presents a rare opportunity to own a full-scale retreat or divide the property into tracts. Register at TheWeeksGroup.com to bid on single or multiple tracts or the entire farm. Don't miss the chance to make Israel Creek Farms your own.

Bidding will open on Tuesday, February 13, 2024, at 10:00 AM EST and conclude on Tuesday, February 27, 2024, at 2:00 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.

With gratitude,

Lane Goodroe

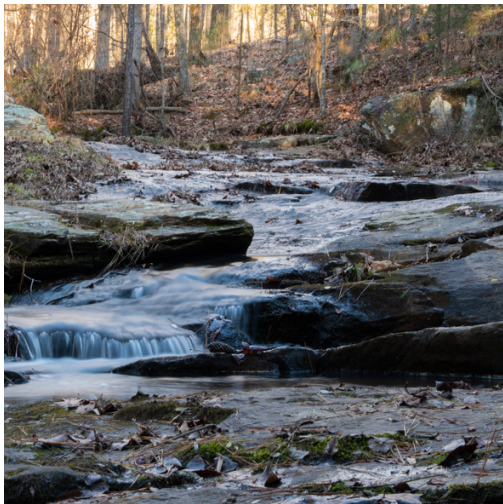
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Property Information

Property Address:

339 Grays Chapel Rd Yatesville, Ga 31097

Auction Date:

Tuesday, February 27th, 2024, at 2:00 PM EST

Open House:

Thursday, February 22nd from 2:00 – 5:00 PM

Saturday, February 24th from 10:00 AM – 3:00 PM

County:

Upson County

Assessor's Parcel Numbers:

Brooks - 142 00112 2022

2023 Property Taxes:

\$5,001.26

Important Selling Features:

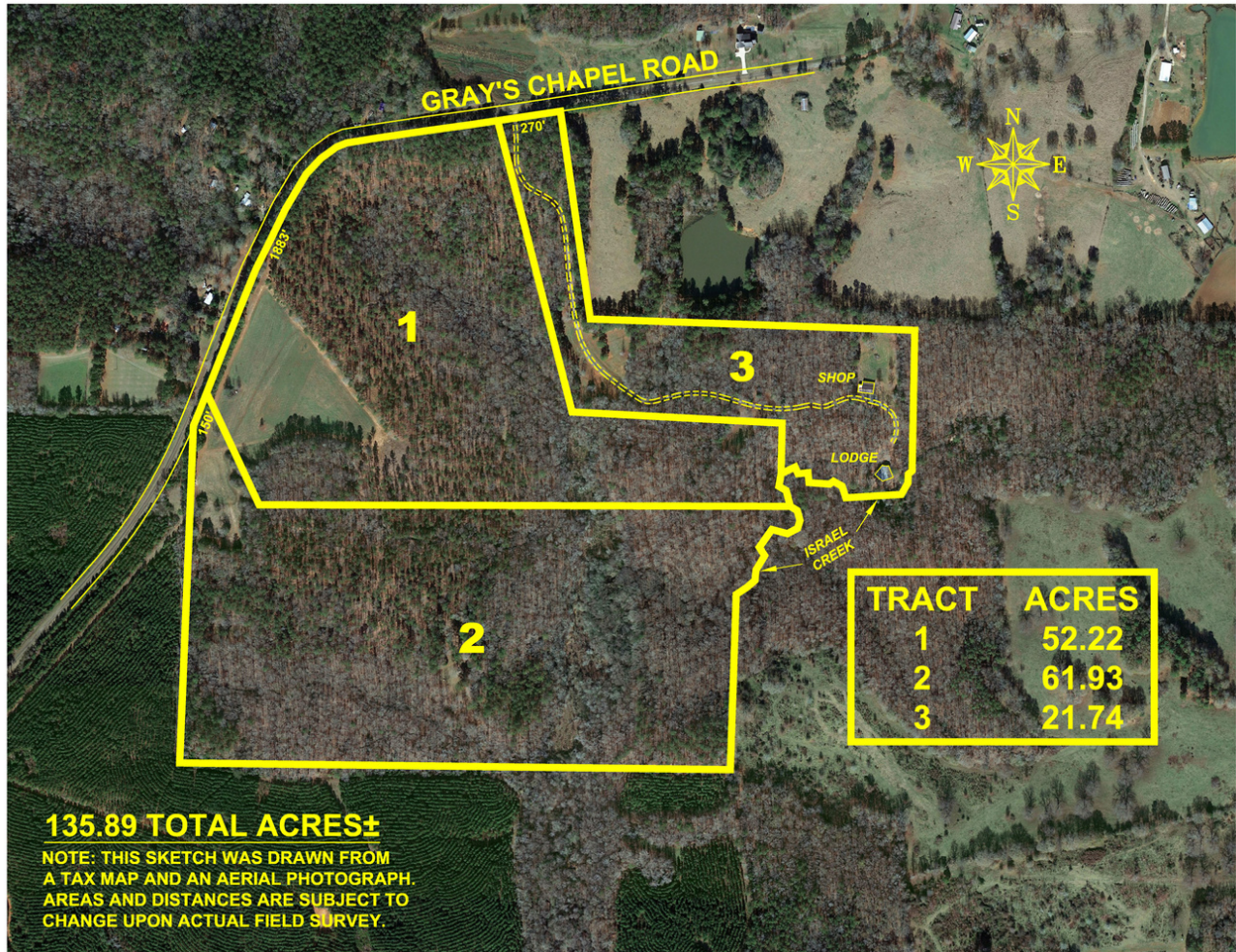
- Built on the Headwaters Israel of Creek
- 3096 +/- Square Foot Custom Lodge
- 2 Bedrooms & 2 Bathrooms w/ Hot Tub Patio
- Offered Fully Furnished
- Open Floor Plan
- 3-Bay 40x60 Metal Shop
- 136 +/- Total Acres
- 7 +/- Acres of Open Field
- 129 +/- Acres of Upland Pine & Hardwood Timber
- Potential Home Sites
- Offered Divided & as a Whole
- 11.5 Miles from Thomaston, Ga
- 18.7 Miles from Forsyth, Ga
- 28 Miles from Griffin, Ga

Driving Directions:

From Thomaston: Start by heading west on E Thompson St toward S Green St. Turn left onto US-19 S/US-80 W/S Green St. Continue to follow US-19 S/US-80 W for approximately 4 miles. Turn right onto US-19 S/US-80 W/Molena St and continue to follow US-19 S for about 8 miles. Turn left onto Grays Chapel Rd. Continue on Grays Chapel Rd for approximately 2 miles. Israel Creek Farms, 339 Grays Chapel Rd, Yatesville, GA 31097, will be on your right. Watch for Auction Signs!

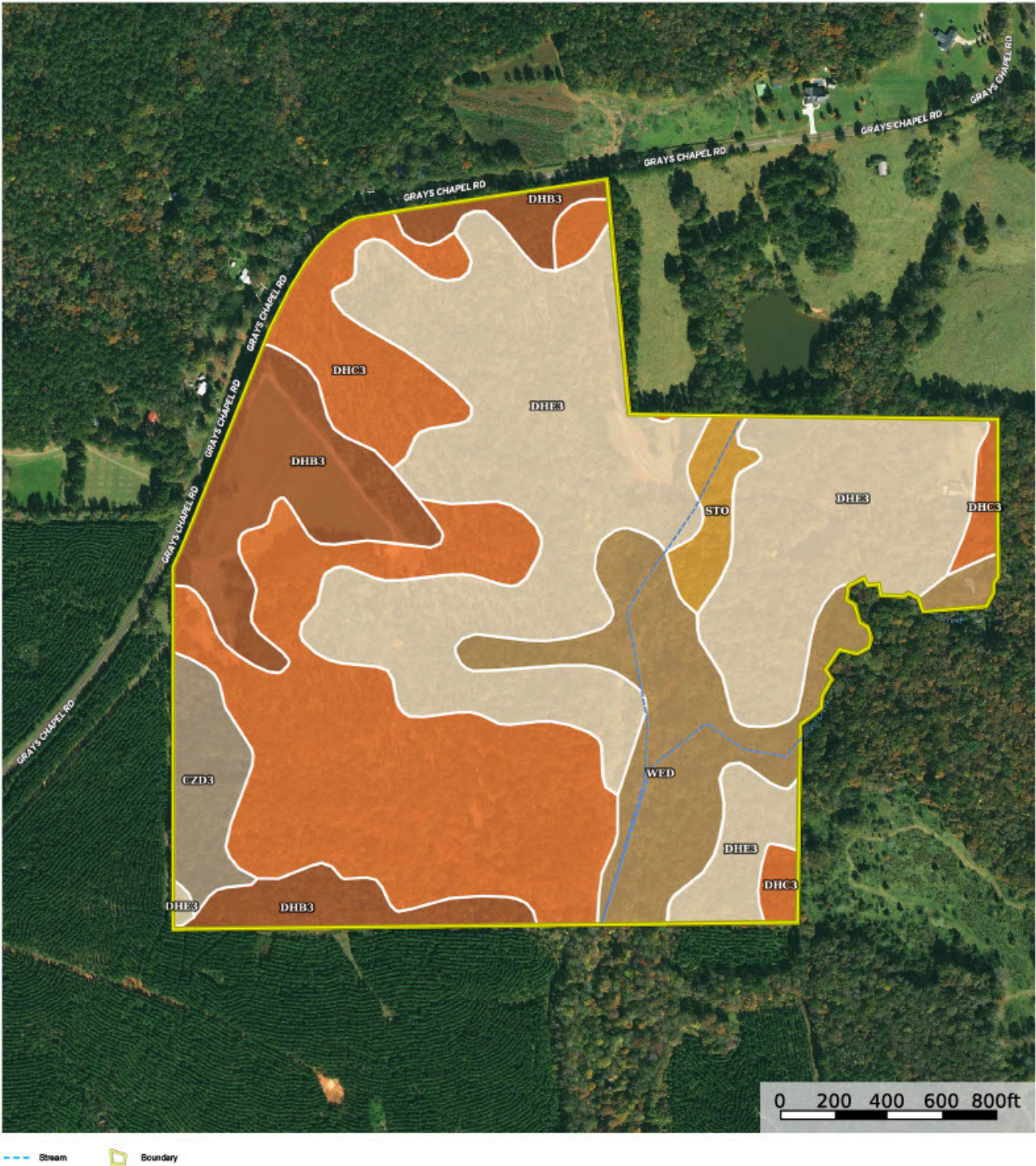
From Forsyth: Start by taking GA-83 South for 11 miles then turn right on Strouds Rd. Continue onto Strouds Rd for 0.8 Miles. Then take a left on Rock Quarry Rd. Continue on Rock Quarry Rd for 6.2 Miles to Grays Chapel Rd. Turn left onto Grays Chapel Rd. Continue on Grays Chapel Rd for approximately 1.5 miles. Israel Creek Farms, 339 Grays Chapel Rd, Yatesville, GA 31097, will be on your right. Watch for Auction Signs!

Aerial Map



Soil Map

Israel Creek Farms 137 +/-
Upson County, Georgia, 137 AC +/-



Shellie Weeks
P: 229-891-7653 www.theweeksgroup.com 2186 Sylvester Hwy, Suite 1, Moultrie, GA

id. The information contained herein was obtained from sources deemed to be reliable. Land idSM Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Soil Map

|  Boundary 135.53 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
DhE3	Davidson clay loam, 10 to 25 percent slopes, severely eroded	54.38	40.13	0	58	6e
DhC3	Davidson clay loam, 6 to 10 percent slopes, severely eroded	41.03	30.28	0	58	4e
DhB3	Lloyd clay loam, 2 to 6 percent slopes, severely eroded	16.9	12.47	0	57	3e
Wed	Wehadkee soils, 0 to 2 percent slopes, frequently flooded	15.93	11.76	0	53	6w
CZD3	Cecil sandy clay loam, 6 to 15 percent slopes, severely eroded	4.61	3.4	0	59	4e
Sto	Starr soils	2.68	1.98	0	76	1
TOTALS		135.53(*)	100%	-	57.69	4.85

(*) 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.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

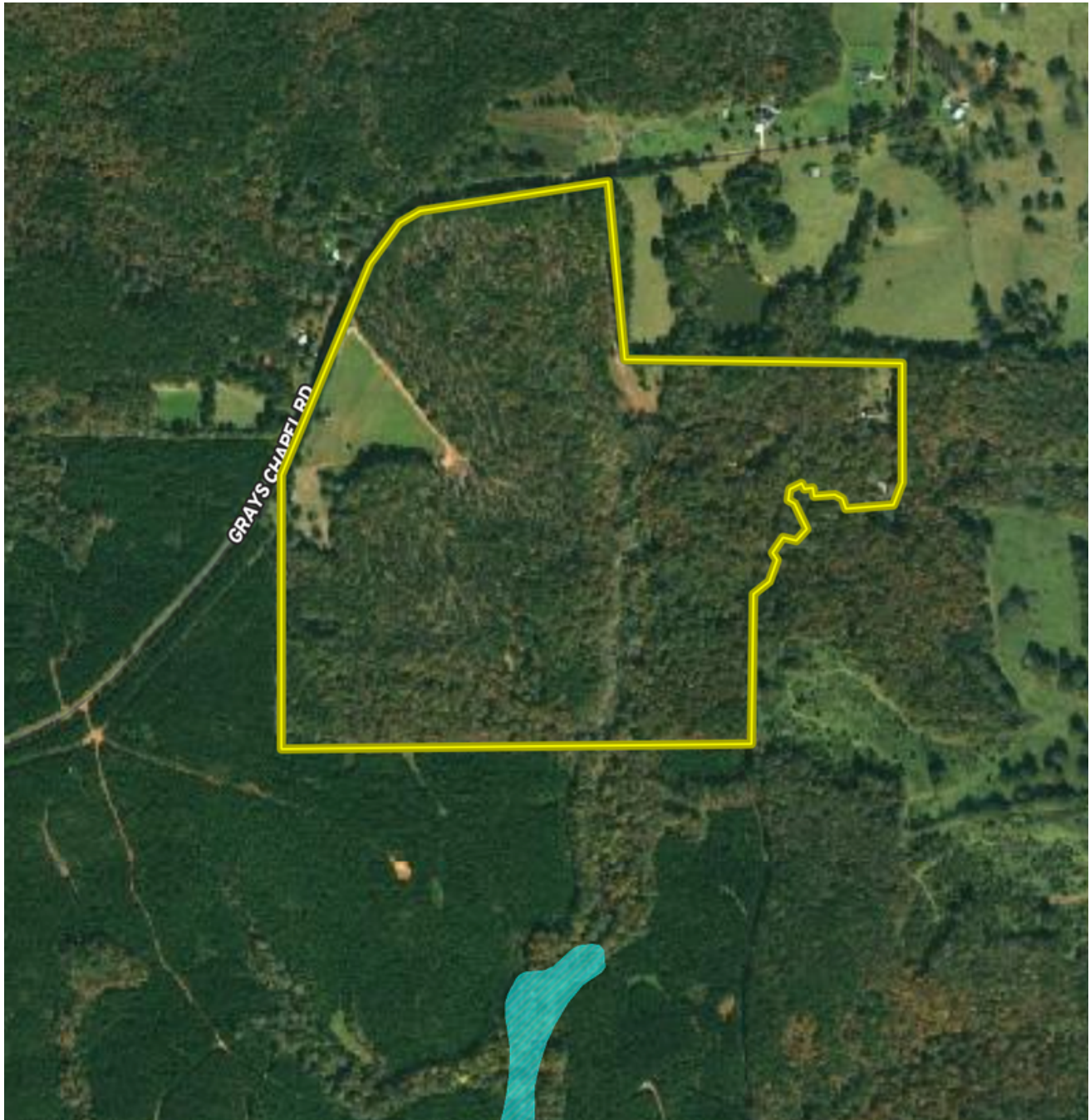
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

Flood Map



Tax Card Parcel

097 024

Upson County, GA

Summary

Parcel Number 097 024
Account/Realkey 7643
Location Address 339 GRAYS CHAPEL RD
Legal Description Tract C of PB 11/114
(Note: Not to be used on legal documents)
Tax District COUNTY (District 01)
Millage Rate 27.73
Acres 136.89
Homestead Exemption No (50)
Landlot/District 215 / 11

[View Map](#)



Owner

[Gleaton Byron](#)
Deen Murray
Roberts Wayne
1030 Walton Circle
Thomaston, GA 30286

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	4	10.25
RUR	Open Land	Rural	8	2.76
RUR	Woodlands	Rural	1	2.69
RUR	Woodlands	Rural	7	69.14
RUR	Woodlands	Rural	8	52.05

Residential Improvement Information

Style One Family
Heated Square Feet 3096
Interior Walls Other
Exterior Walls Log House
Foundation Masonry
Attic Square Feet 0
Basement Square Feet 0
Year Built 1990
Roof Type Wood Shingles
Flooring Type Hardwood
Heating Type Central Heat/AC
Number Of Rooms 4
Number Of Bedrooms 2
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Number Of Plumbing Extras 3
Value \$253,050
Condition Average
Fireplaces/Appliances Const 1 sty 1 Box 1
House Address 339 GRAYS CHAPEL

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
UT/Acc Bldg NO VALUE	2021	10x20 / 0	1	\$0
Detached Garage- Pre Fab	2020	30x46 / 0	1	\$13,524
Canopy/Hay Shed/Pole Barn	2020	14x46 / 0	1	\$3,348
Detached Garage- Pre Fab	1990	13x31 / 0	1	\$2,293

Permits

Permit Date	Permit Number	Type	Description
01/13/2021	2100015	ELECTRIC	Install 100ft of electrical wire to existing barn. 2022: Completed. 9/10/21 HB

Tax Card Parcel

097 024

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/8/2018	1564 259	11 114	\$425,000	FAIR MARKET VALUE	Triple E East LLC	Gleaton Byron EtAl
2/9/2007	1085 144	11 114	\$840,000	TV	Dender Todd Jason	Triple E East LLC
4/14/2003	858 287	11 114	\$310,000	SALE TO RELATIVE	Dender Investments LP	Dender Todd Jason
1/14/1997	554 245-52		\$0	XX	Dender Raymond E	DENDER INVESTMENTS

Valuation

	2023	2022	2021	2020	2019	2018
Previous Value	\$412,090	\$371,715	\$309,839	\$294,369	\$294,369	\$300,599
Land Value	\$210,160	\$195,175	\$195,175	\$143,519	\$143,519	\$143,519
+ Improvement Value	\$253,050	\$197,750	\$176,540	\$166,320	\$150,850	\$150,850
+ Accessory Value	\$19,165	\$19,165	\$0	\$0	\$0	\$0
= Current Value	\$482,375	\$412,090	\$371,715	\$309,839	\$294,369	\$294,369

Photos



Sketches

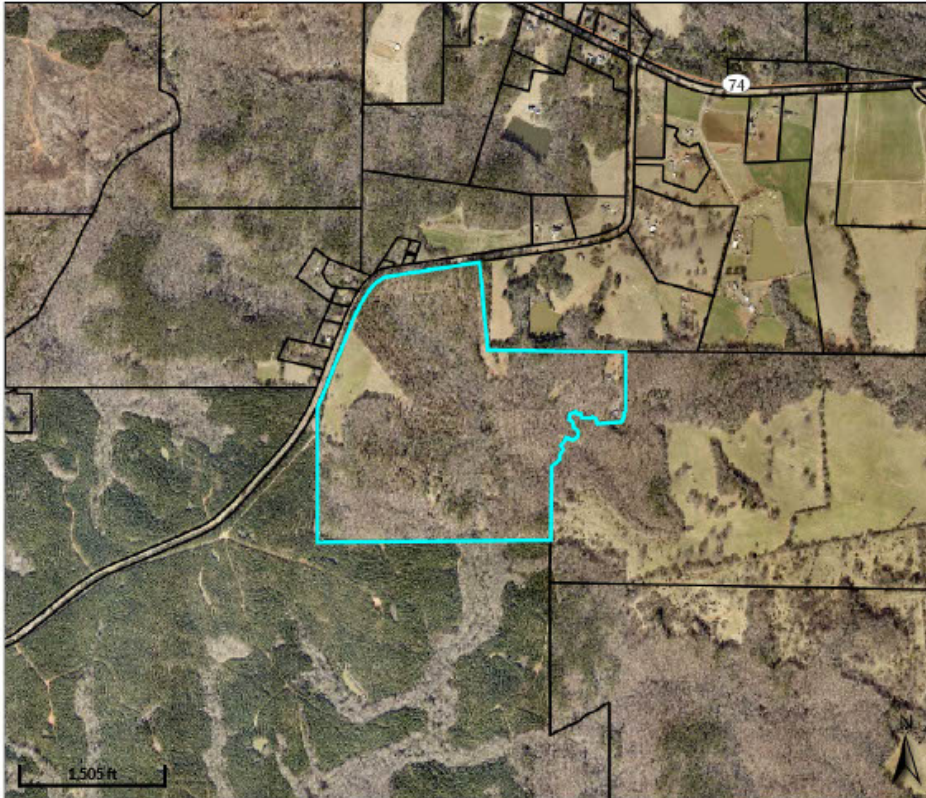
Developed by
 **Schneider**
GEOSPATIAL

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Tax Map Parcel

097 024

 Upson County, GA



Overview



Legend

-  Parcels
-  Roads

Parcel ID 097 024
Taxing District COUNTY
Acres 136.89

Owner Gleaton Byron
Deen Murray
Roberts Wayne
1030 Walton Circle
Thomaston, GA 30286
Physical Address 339 GRAYS CHAPEL RD
Assessed Value Value \$482375

Last 2 Sales			
Date	Price	Reason	Qual
11/8/2018	\$425000	FM	Q
2/9/2007	\$840000	TV	U

(Note: Not to be used on legal documents)

Date created: 1/12/2024

Last Data Uploaded: 1/12/2024 6:03:27 AM

Developed by  Schneider
GEOSPATIAL

Property Tax Bill 2022

097 024

2023 Property Tax Statement

Andy Chastain
Upson County Tax Commissioner
116 W Main St
P.O. Box 409
Thomaston, GA 30286
(706) 647-8931

GLEATON BYRON
DEEN MURRAY
ROBERTS WAYNE
1030 WALTON CIRCLE
THOMASTON, GA 30286

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2023-005758	11/15/2023	\$0.00	\$5001.26	\$0.00	Paid 11/06/2023

Map: 097 024
Location: 339 GRAYS CHAPEL RD
Account No: 7643R

Printed: 01/12/2024

RETURN THIS PORTION WITH PAYMENT

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

Andy Chastain Upson County Tax Commissioner 116 W Main St P.O. Box 409 Thomaston, GA 30286 (706) 647-8931		Tax Payer: GLEATON BYRON DEEN MURRAY Map Code: 097 024 Property Description: Tract C of PB 11/114 Location: 339 GRAYS CHAPEL RD Bill No: 2023-005758 District: 01
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Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY	\$482,375	\$192,950	\$0	\$192,950	6.450000	\$1,244.53	\$0.00	\$1,244.53
JOINT PROJ	\$482,375	\$192,950	\$0	\$192,950	2.710000	\$522.89	\$0.00	\$522.89
SCHOOL M&O	\$482,375	\$192,950	\$0	\$192,950	14.010000	\$2,703.23	\$0.00	\$2,703.23
UNIC SERVS	\$482,375	\$192,950	\$0	\$192,950	2.750000	\$530.61	\$0.00	\$530.61
TOTALS					25.920000	\$5,001.26	\$0.00	\$5,001.26

Current Due	\$5,001.26
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$5,001.26
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/06/2023

Legal Description

Tax Parcel Number:

097 024

Property Description:

135.89 +/- Acres, 339 Grays Chapel Rd, Yatesville, Upson County, GA 31097

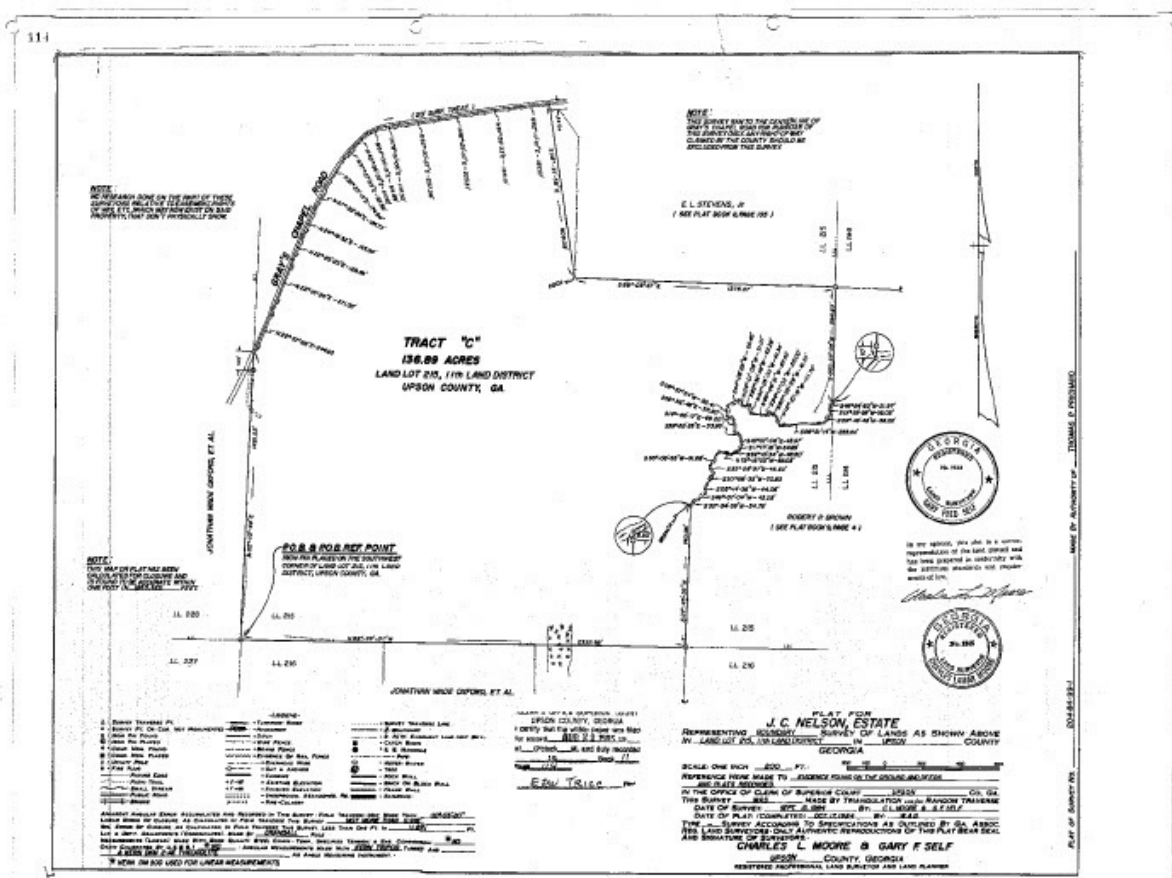
All that tract or parcel of land, containing 136.89 acres, lying and being in the south part of Land Lot No. 215 of the 11th Land District of Upson County, Georgia, on the southeast side of Gray's Chapel Road and designated Tract "C" upon plat thereof prepared by Moore & Self, Surveyors, dated October 17, 1994, recorded in Plat Book 11, page 114, Clerk's Office, Superior Court, Upson County, Georgia, reference to which is here made in aid of this description. The tract here conveyed is more particularly described according to said plat as follows: BEGINNING at the original southwest corner of said Land Lot 215, and running thence north 02 degrees 10 minutes 44 seconds east along the west line of said land lot a distance of 1,491.53 feet to the center line of Gray's Chapel Road; thence northeasterly up the center line of Gray's Chapel Road the following courses and distances: North 22 degrees 57 minutes 26 second east 244.63 feet, north 22 degrees 15 minutes 20 seconds east 271.03 feet, north 22 degrees 25 minutes 25 seconds east 129.86 feet, north 24 degrees 18 minutes 32 seconds east 163.88 feet, north 27 degrees 53 minutes 24 seconds east 124.73 feet, north 32 degrees 23 minutes 15 seconds east 174.84 feet, north 37 degrees 57 minutes 29 seconds east 93.38 feet, north 48 degrees 55 minutes 58 seconds east 87.52 feet,

north 64 degrees 04 minutes 15 seconds east 64.89 feet, north 78 degrees 51 minutes 03 seconds east 114.30 feet, north 82 degrees 20 minutes 27 seconds east 207.96 feet, north 82 degrees 29 minutes 10 seconds east 203.31 feet, north 81 degrees 59 minutes 33 seconds east 193.15 feet, and north 82 degrees 11 minutes 01 second east 187.07 feet to lands of E. L. Stephens, Jr., thence south 08 degrees 21 minutes 58 seconds east along the west boundary of said Stephens tract a distance of 909.09 feet to a rock; thence continuing along said Stephens tract, but running south 88 degrees 09 minutes 57 seconds east, a distance of 1,375.47 feet to the original east line of said Land Lot No. 215; thence south 00 degrees 55 minutes 04 seconds west along the east line of said land lot a distance of 594.63 feet to lands of Robert P. Brown located in the center of the run of a branch; thence westerly, southwesterly and southerly along the center of the run of said branch (separating the tract here conveyed from lands of Robert P. Brown) the following courses and distances: south 48 degrees 24 minutes 20 seconds west 21.97 feet, south 01 degree 59 minutes 58 seconds west 36.02 feet, south 29 degrees 48 minutes 48 seconds west 56.22 feet, south 86 degrees 21 minutes 14 seconds west 235.44 feet, north 18 degrees 10 minutes 19 seconds west 51.70 feet, north 60 degrees 59 minutes 29 seconds west 41.75 feet, south 54 degrees 17 minutes 02 seconds west 20.00 feet, north 86 degrees 06 minutes 31 seconds west 87.53 feet, north 06 degrees 25 minutes 00 seconds west 41.34 feet, south 83 degrees 38 minutes 58 seconds west 42.26 feet, north 24 degrees 01 minute 09 seconds west 31.07 feet, south 64 degrees 28 minutes 26 seconds west 65.43 feet, south 09 degrees 57 minutes 54 seconds west 53.41 feet, south 59 degrees 56 minutes 48 seconds east 35.80 feet, south 14 degrees 42 minutes 17 seconds east 69.20 feet, south 59 degrees 32 minutes

28 seconds east 33.96 feet, south 15 degrees 57 minutes 06 seconds east 43.97 feet, south 17 degrees 17 minutes 18 seconds west 34.89 feet, south 62 degrees 15 minutes 34 seconds west 48.50 feet, north 75 degrees 16 minutes 33 seconds west 68.02 feet, south 35 degrees 08 minutes 56 seconds west 91.68 feet, south 32 degrees 05 minutes 37 seconds east 42.23 feet, south 30 degrees 58 minutes 35 seconds west 70.83 feet, south 05 degrees 14 minutes 36 seconds west 44.06 feet, south 49 degrees 07 minutes 04 seconds west 45.02 feet, and south 55 degrees 54 minutes 59 seconds west 54.78 feet, thence leaving said branch and running south 01 degree 45 minutes 55 seconds west along the west boundary of said Brown tract a distance of 740.96 feet to the original south line of said Land Lot No. 215, and thence north 89 degrees 28 minutes 00 seconds west along the south line of said land lot a distance of 2,332.98 feet to the POINT OF BEGINNING.

This is the identical real estate conveyed to Triple E East, LLC, by warranty deed of Todd Jason Dender, dated February 9, 2007, and of record in Deed Book 1085, page 144, in the Office of the Clerk of the Superior Court of Upson County, Georgia.

Plat Map



<https://search.gsocca.org/Imaging/HTML5Viewer.aspx?key1=11&key2=114&county=145&countyname=UPSON&userid=808441&appid=28>

1%



REAL ESTATE

229-891-SOLD

TheWeeksGroup.com

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2186 Sylvester Highway Suite 1, Moultrie GA 31768