



PROPERTY INFORMATION PACKAGE

**8 ± ACRES
CORNER RESIDENTIAL LOT
INDIAN CREEK PLANTATION
PERRY, GEORGIA**

**Auction Date
MAY 9TH, 2017
4:00 P.M.**

All Bidding Subject to "Dynamic Close" Auto Extend



8 ±ac. Corner Residential Lot Indian Creek Plantation Perry, Georgia



- Spacious 8 ± Acre Corner Residential Building Lot
- Beautiful Views
- Gated Community
- Convenient to Fort Valley, Perry and Warner Robins
- Community Septic Tank & Well
- Peach County Tax Parcel ID: 036 012
- Active Home Owners Association (www.IndianCreekPlantation.com)
- Home Owners Association Yearly Dues \$650.00 (Declaration of Restrictive Covenants posted to Rowell Auctions website for bidder review).

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





Summary

Parcel Number 036 012
 Location Address DEER RUN & BROKEN ARROW TRL
 Legal Description L43 PH 2 INDIAN CREEK PLANTATION S/D LL13LD14
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District County (District 01)
 Millage Rate 31.555
 Acres 8.06
 Homestead Exemption No (50)
 Landlot/District 13 / 14

[View Map](#)

Owner

THOMAS C HOLLINGSWORTH
 670 LAKE JOY ROAD
 KATHLEEN, GA 31047

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
RES	INDIAN CREEK PLANTAT	Acres	351,094	0	0	8.06	0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/31/2015	532 372		\$0	Non-Market	ICPACCA, INC	HOLLINGSWORTH, THOMAS C
7/28/2015	532 369	25 032	\$34,900	Financial - Seller	WELLS FARGO BANK NA	HOLLINGSWORTH, THOMAS C
5/6/2014	517 144	25 032	\$58,895	Financial - Buyer	WHITLEY, MELISSA N	WELLS FARGO BANK NA
10/6/2005	337 077	25 068	\$125,000	Land Market Sale	JANUS LAND COMPANY	WHITLEY, MELISSA N
8/5/2003	284 245	25 032	\$0	Relative/Corp Affil	JANUS LAND COMPANY	JANUS LAND COMPANY

Area Sales Report

Valuation

Previous Value	2015
Land Value	\$104,700
+ Improvement Value	\$0
+ Accessory Value	\$0
= Current Value	\$104,700

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

The Peach 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: 1/18/2017 8:01:48 PM





Overview



Legend

 Parcels

856 ft



Parcel ID	036 012	Owner	THOMAS C HOLLINGSWORTH	Last 2 Sales			
Class Code	Residential		670 LAKE JOY ROAD	Date	Price	Reason	Qual
Taxing District	County		KATHLEEN GA 31047	7/31/2015	\$0	NM	U
	County	Physical Address	DEER RUN & BROKEN ARROW TRL	7/28/2015	\$34900	US	U
Acres	8.06	Assessed Value	Value \$34900				

(Note: Not to be used on legal documents)

Date created: 1/20/2017
 Last Data Uploaded: 1/18/2017 8:01:48 PM

 **Developed by**
 The Schneider Corporation

Legal Description

All that tract or parcel of land situate, lying and being in Land Lot 13 of the 14th Land District of Peach County, Georgia, and being known and designated as Lot 43, Indian Creek Plantation Subdivision, Phase II, containing 8.056 acres and having such shapes, metes, bounds, courses and distances as are shown on a plat of survey prepared by Lee R. Jones, Surveyor, dated February 5, 2005 and recorded in Plat Book 25, Page 32, Clerk's Office, Peach Superior Court. Said plat of survey and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.

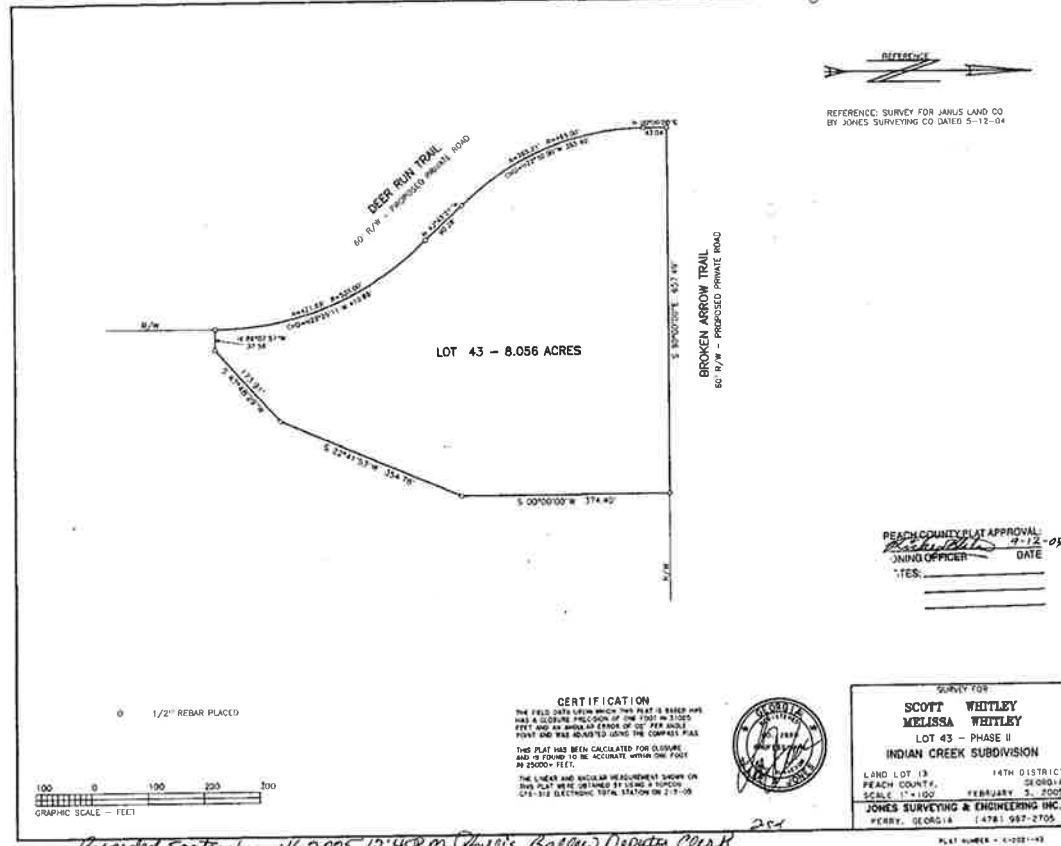
**Property Address: Lot 43 Indian Creek Plantation, Fort Valley, GA 31008
APN: 036-012**

The property sells subject to all existing restrictions and covenants of record.

In addition, this property is sold subject to all outstanding easements on said property for roads, power and telephone lines and the like to include the easement for Indian Creek Subdivision recorded in Deed Book 532 Page 372 and referenced below:

All those tracts or parcels of land situate, lying and being in the 14th and 9th Land Districts of Peach County, Georgia, and in the 14th Land District of Houston County, Georgia being more particularly described as all those roads located within Indian Creek Plantation Subdivision with a sixty (60) foot right-of-way designated as "Eagle Feather Trail"; "Broken Arrow Trail"; and "Deer Run Trail."

LNK 243
Pg 32



8683-43 Recorded September 14, 2005 12:48 P.M. (Phyllis Ballard) Deputy Clerk

2016 Property Tax Statement

W.L. Brown
 Peach County Tax Commissioner
 P.O. BOX 931
 Fort Valley, GA 31030

Bill Number	Due Date	CURRENT YEAR DUE
5575	12/20/2016	\$450.34

Payment Good Through: 3/21/2017

Map: 036 012

Last payment made on:

Location: DEER RUN & BROKEN AR TRL

HOLLINGSWORTH THOMAS C
 121 VEULAH CHURCH ROAD

WARNER ROBINS, GA 31088

RETURN THIS FORM WITH PAYMENT

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all home owners, certain elderly persons are entitled to additional exemption. If you are eligible for one of these exemptions and are not now receiving the benefit of the exemption, you must apply between Jan 1st and April 1st in order to receive the exemption in future years. You may contact; Peach County Tax Assessor's Office, 478-825-5924. If you feel your property value is too high, you should file a tax return with the Tax Assessor's Office no later than April 1st.

W.L. Brown
 Peach County Tax Commissioner
 P.O. BOX 931
 Fort Valley, GA 31030



Scan this code with your mobile phone to view or pay this bill.

Tax Payer: HOLLINGSWORTH THOMAS C
Map Code: 036 012
Description: L43 PH 2 INDIAN CREEK PLANTATION S/D LL13LD14
Location: DEER RUN & BROKEN AR TRL
Bill Number: 5575
District: 1

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$0.00	\$34,900.00	8.0600	34900.00	12/20/2016	7/5/2016	3/21/2017	

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
STATE TAX	34900	13960.00	0.00	13960.00	0	0.00	0.00	0.00	
COUNTY M&O	34900	13960.00	0.00	13960.00	17.606	245.78	0.00	203.19	
SALES TAX ROLLBACK	0	0.0	0.0	13960.00	-3.051	0.0	-42.59	0.0	
SCHOOL M&O	34900	13960.00	0.00	13960.00	17	237.32	0.00	237.32	
TOTALS						31.555	483.10	-42.59	440.51

Peach County Tax Commissioner 1) If a receipt is desired, please a stamped self-addressed envelope. 2) If you are paying after the due date, please call our office for the full amount due. 3) Interest will accrue at a rate of 1% per month starting the day after the due date. 4) A 10% penalty is imposed on all property, other than homesteaded property with a bill under \$500.00 dollars, 90 days after the due date.		Current Due: \$440.51 Penalty: \$0.00 Interest: \$9.83 Other Fees: \$0.00 Back Taxes: \$0.00 Amount Paid: \$0.00
		TOTAL DUE: \$450.34

For more information about this property or the auction terms and procedures please contact the Rowell team member listed below:

Tony Deloache
tdeboache@rowellauctions.com

Cell: 229-890-0681
Office: 800-323-8388

