



## *PROPERTY INFORMATION PACKAGE*

**318± ACRES  
CRAWFORD COUNTY, GEORGIA  
Offered Divided**

**Excellent Hunting &  
Recreational Tracts**

**ONLINE ONLY**

**Auction Date:**

**June 1st, 2017**

**4:00 p.m.**

All Bidding Subject to "Dynamic Close" Auto Extend



**Property Information Package**  
318± ACRES  
OFFERED DIVIDED  
CRAWFORD COUNTY, GEORGIA

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318± ACRES  
CRAWFORD COUNTY, GEORGIA  
OFFERED DIVIDED



- Excellent Recreational Tracts
- 2 Bedroom/2 Bath Hunting Camp - Fully Furnished
- Hunter's Paradise - Deer, Turkey and Duck
- Horse Creek Frontage
- Existing Food Plots
- All Deer Stands Remain with the Property
- Convenient to Macon, Perry & Warner Robins
- Minutes from US 341 & US 19

Address: 5270 Hopewell Rd N., Roberta, Georgia

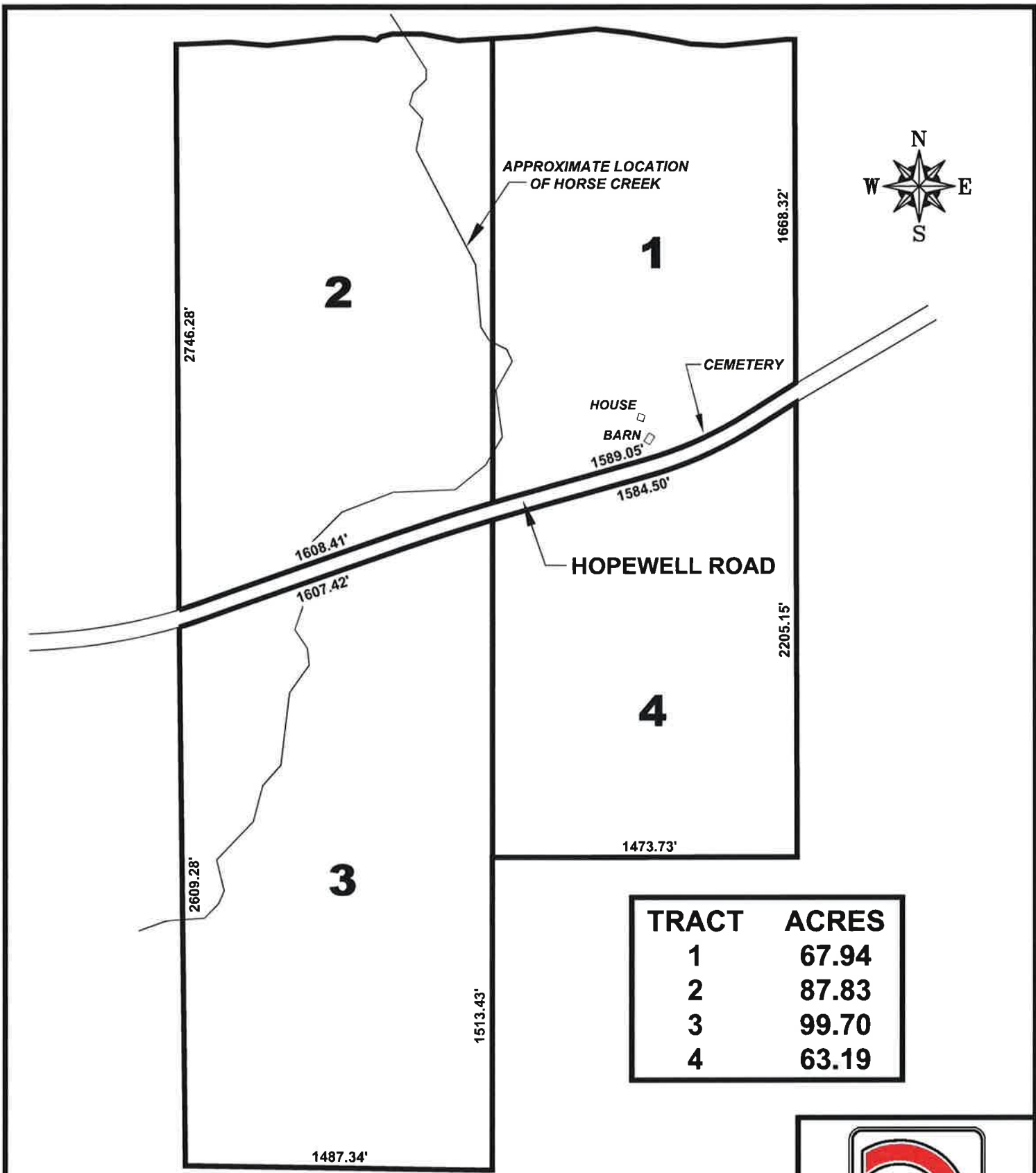
GPS Coordinates: 32° 46' 24.46'  
- 84° 5' 43.48'

Crawford County Tax Assessor's Parcel Number: C 015 020

2016 Ad Valorem Amount: \$2,307.02

For more property information please visit [www.rowellauctions.com](http://www.rowellauctions.com) or call 1 (800) 323-8388





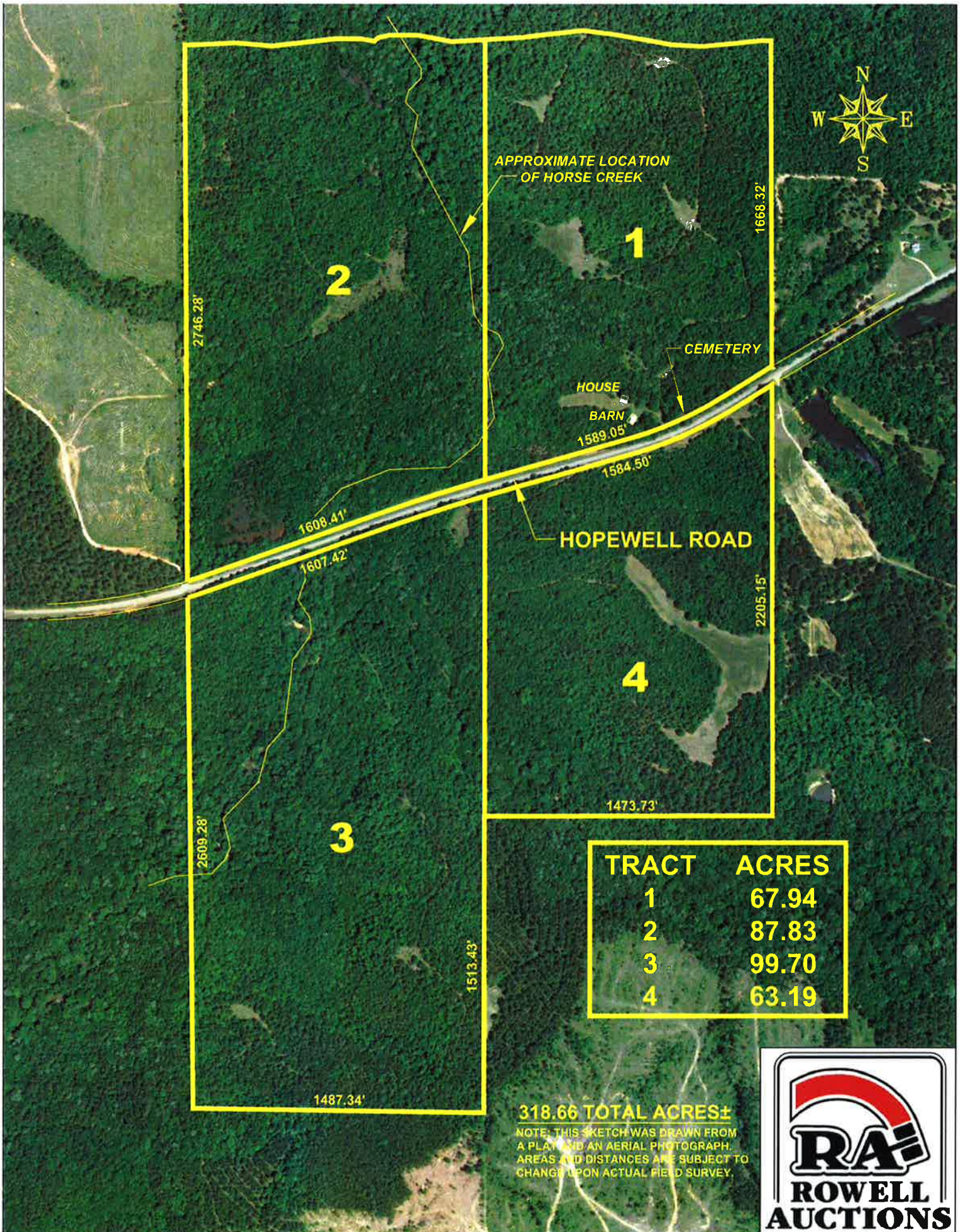
TRACT	ACRES
1	67.94
2	87.83
3	99.70
4	63.19

**318.66 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.

**ROWELL AUCTIONS**

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



APPROXIMATE LOCATION  
OF HORSE CREEK

2

1

CEMETERY

HOUSE

BARN

1589.05'

1584.50'

HOPEWELL ROAD

4

3

1473.73'

**TRACT ACRES**

1 67.94

2 87.83

3 99.70

4 63.19

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Symbol	Name
CeB	Cecil sandy loam, 2 to 6 percent slopes
CeC	Cecil sandy loam, 6 to 10 percent slopes
Ch	Chenney silt loam, frequently flooded
CaC	Carnegie gravelly sandy loam, 5 to 8 percent slopes
HaC	Helena sandy loam, 6 to 10 percent slopes
PaC2	Pacolet sandy clay loam, 6 to 10 percent slopes, moderately eroded
PaD2	Pacolet sandy clay loam, 10 to 15 percent slopes, moderately eroded
WnD	Wynott sandy loam, 10 to 15 percent slopes



## Summary

**Parcel Number** C015 020  
**Location Address** 5270 HOPEWELL RD W  
**Legal Description** N/A  
**Class** V5-Consrv Use  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**Tax District** Unincorporated (District 02)  
**Millage Rate** 30.03  
**Acres** 318.66  
**Homestead Exemption** No (S0)  
**Landlot/District** 50 / 1  
**Water** Private Well  
**Sewer** Septic Tank  
**Electric** Electricity  
**Gas** Tank Gas  
**Topography** Rolling  
**Drainage** Good  
**Road Class** County  
**Parcel Road Access** Paved



[View Map](#)

## Owner

CAVIN MICHAEL M ETAL  
 6893 MAIN ST  
 P O BOX 408  
 LITHONIA, GA 30058

## Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	3	75.36
RUR	Woodlands	Rural	5	12.11
RUR	Woodlands	Rural	6	161.4
RUR	Homesites	Rural	4	1
RUR	Open Land	Rural	4	0.08
RUR	Open Land	Rural	7	4.96
RUR	Woodlands	Rural	1	63.75

## Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	4	0.08
CUV	Agland 93	7	4.96
CUV	Timberland 93	1	63.75
CUV	Timberland 93	3	75.36
CUV	Timberland 93	5	12.11
CUV	Timberland 93	6	161.4

## Residential Improvement Information

**Style** One Family  
**Heated Square Feet** 1024  
**Interior Walls** Sheetrock  
**Exterior Walls** Comp Bd/Asbestos  
**Attic Square Feet** 0  
**Basement Square Feet** 0  
**Year Built** 1992  
**Roof Type** Metal/New Type  
**Flooring Type** Tile  
**Heating Type** No Heat  
**Number Of Rooms** 0  
**Number Of Bedrooms** 2  
**Number Of Full Bathrooms** 1  
**Number Of Half Bathrooms** 0  
**Number Of Plumbing Extras** 0  
**Value** \$34,900  
**Condition** Average

**Accessory Information**

Description	Year Built	Dimensions/Units	Identical Units	Value
Garbage Fee	2010	0x0 / 0	1	\$0
AP5 SHED MTL 4 SIDES OPEN	2005	15x30 / 0	1	\$1,600
*SITE IMPROVEMENT W/S	1993	1x0 / 2	1	\$3,000

**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/19/1991	118 45	9 229	\$56,077	Land Market Sale		CAVIN, MICHAEL ETAL

**Valuation**

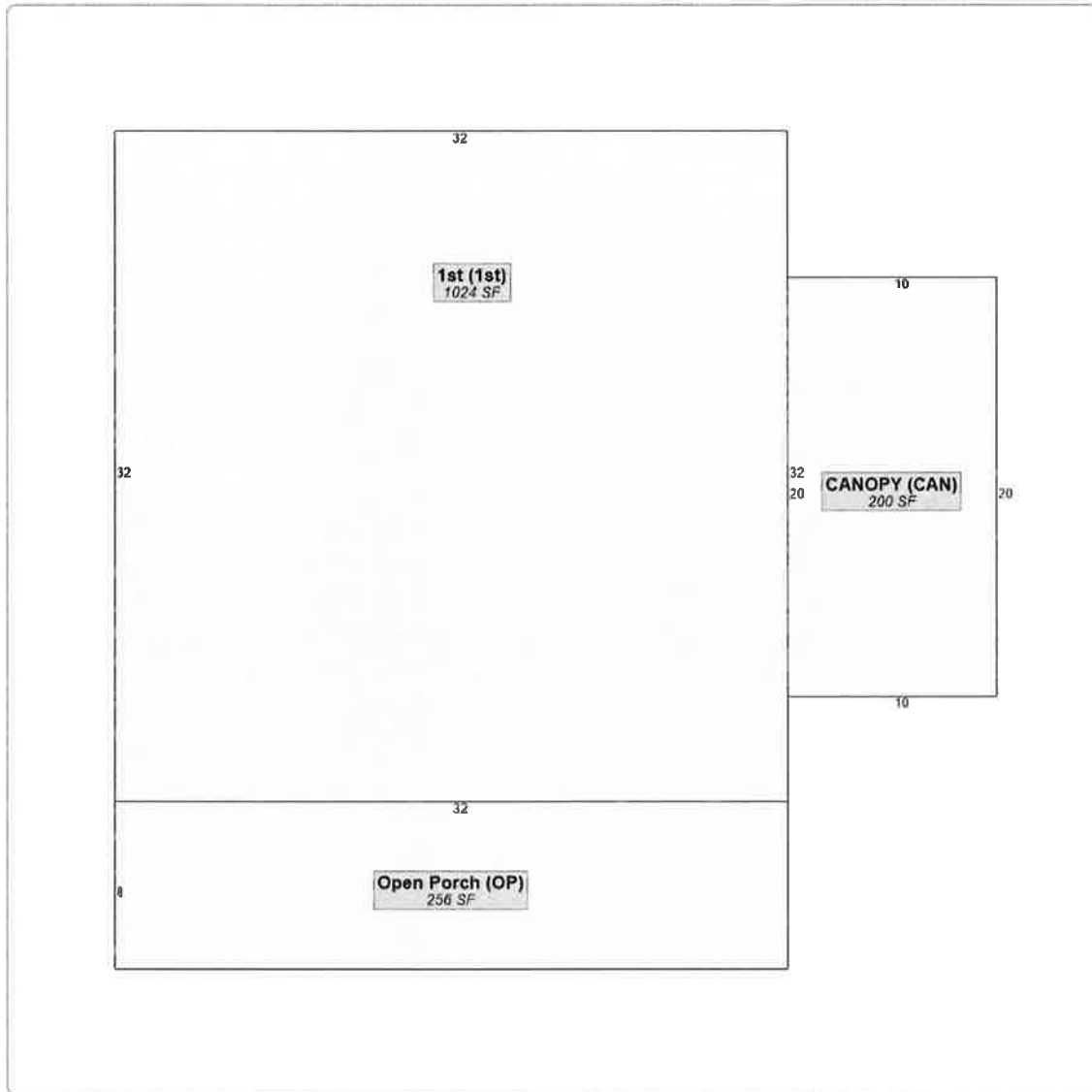
	2016	2015
Previous Value	\$296,600	\$297,800
Land Value	\$257,100	\$257,100
+ Improvement Value	\$34,900	\$34,900
+ Accessory Value	\$4,600	\$4,600
= <b>Current Value</b>	<b>\$296,600</b>	<b>\$296,600</b>
10 Year Land Covenant (Agreement Year / Value)	2007 / \$140,905	2007 / \$136,801

**Photos**



**Sketches**





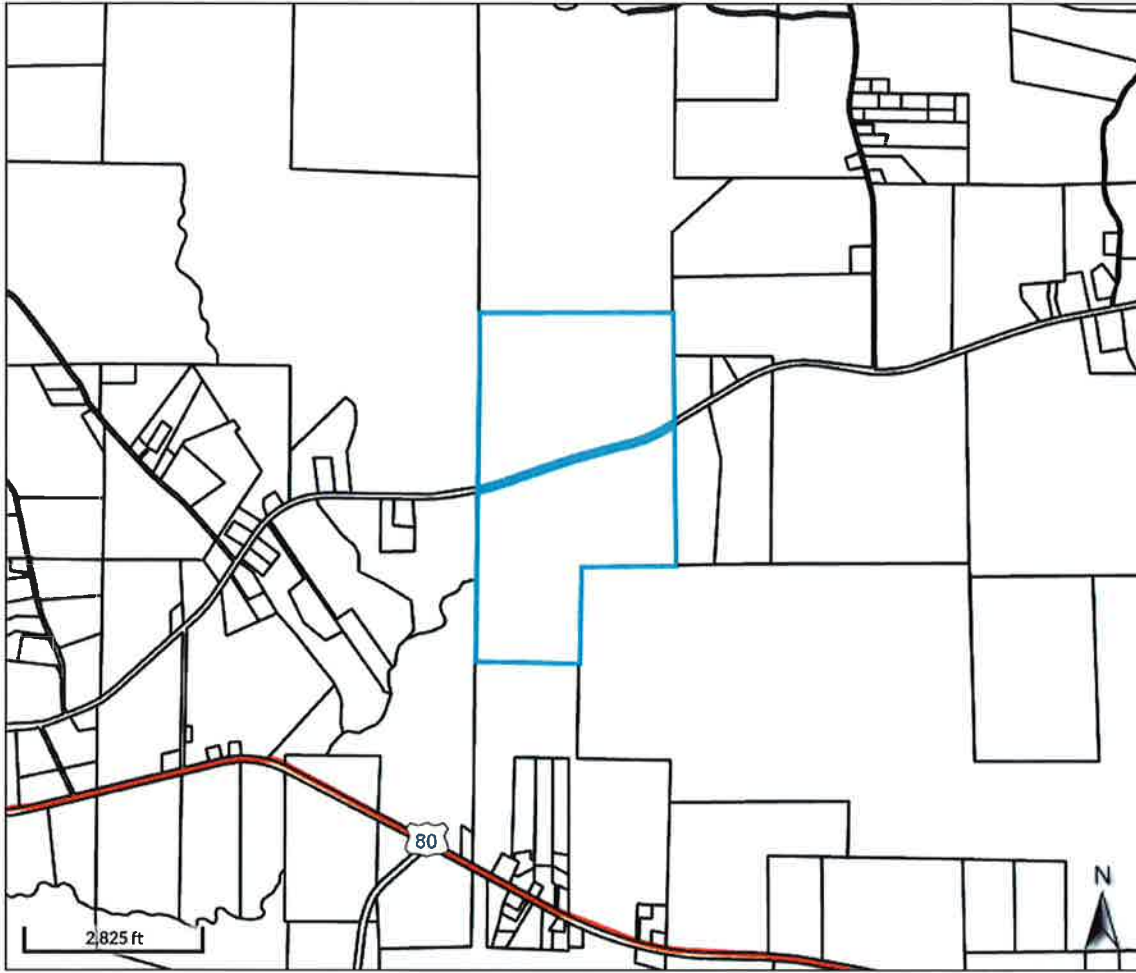
No data available for the following modules: Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits.

The Crawford 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: 4/19/2017 8:12:17 PM



Developed by  
The Schneider  
Corporation



Overview



Legend

- Parcels
- Roads

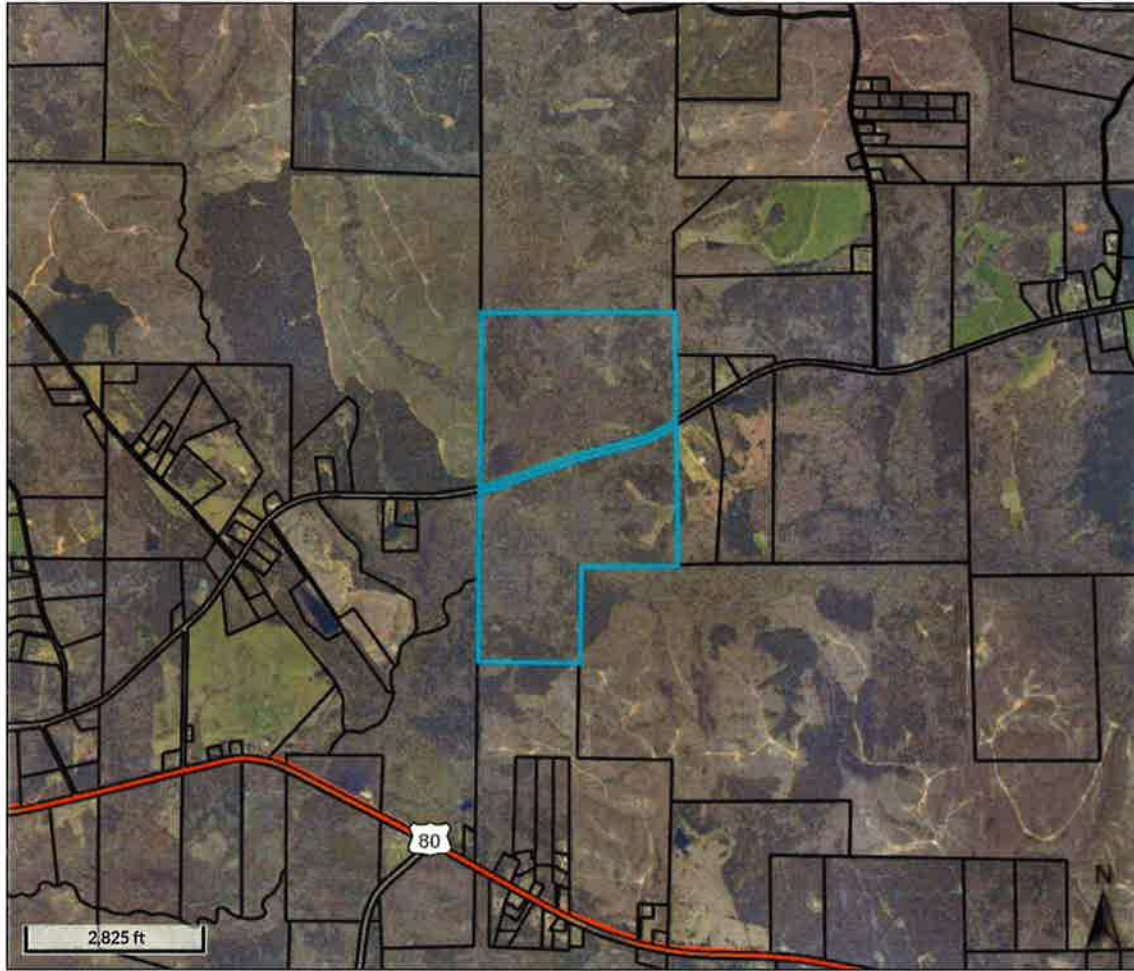
<b>Parcel ID</b>	C015 020	<b>Owner</b>	CAVIN MICHAEL METAL	<b>Last 2 Sales</b>			
<b>Class Code</b>	Consv Use		6893 MAIN ST	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	Unincorporated		P O BOX 408	10/19/1991	\$56077	LM	Q
	Unincorporated		LITHONIA GA 30058	n/a	\$0	n/a	n/a
<b>Acres</b>	318.66	<b>Physical Address</b>	5270 HOPEWELL RD W				
		<b>Assessed Value</b>	Value \$296600				

(Note: Not to be used on legal documents)

Date created: 4/20/2017  
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Developed by  
The Schneider Corporation



Overview



Legend

-  Parcels
-  Roads

Parcel ID C015020  
 Class Code Consv Use  
 Taxing District Unincorporated  
 Acres 318.66

Owner CAVIN MICHAEL M ETAL  
 6893 MAIN ST  
 P O BOX 408  
 LITHONIA GA 30058  
 Physical Address 5270 HOPEWELL RD W  
 Assessed Value Value \$296600

Last 2 Sales			
Date	Price	Reason	Qual
10/19/1991	\$56077	LM	Q
n/a	\$0	n/a	n/a

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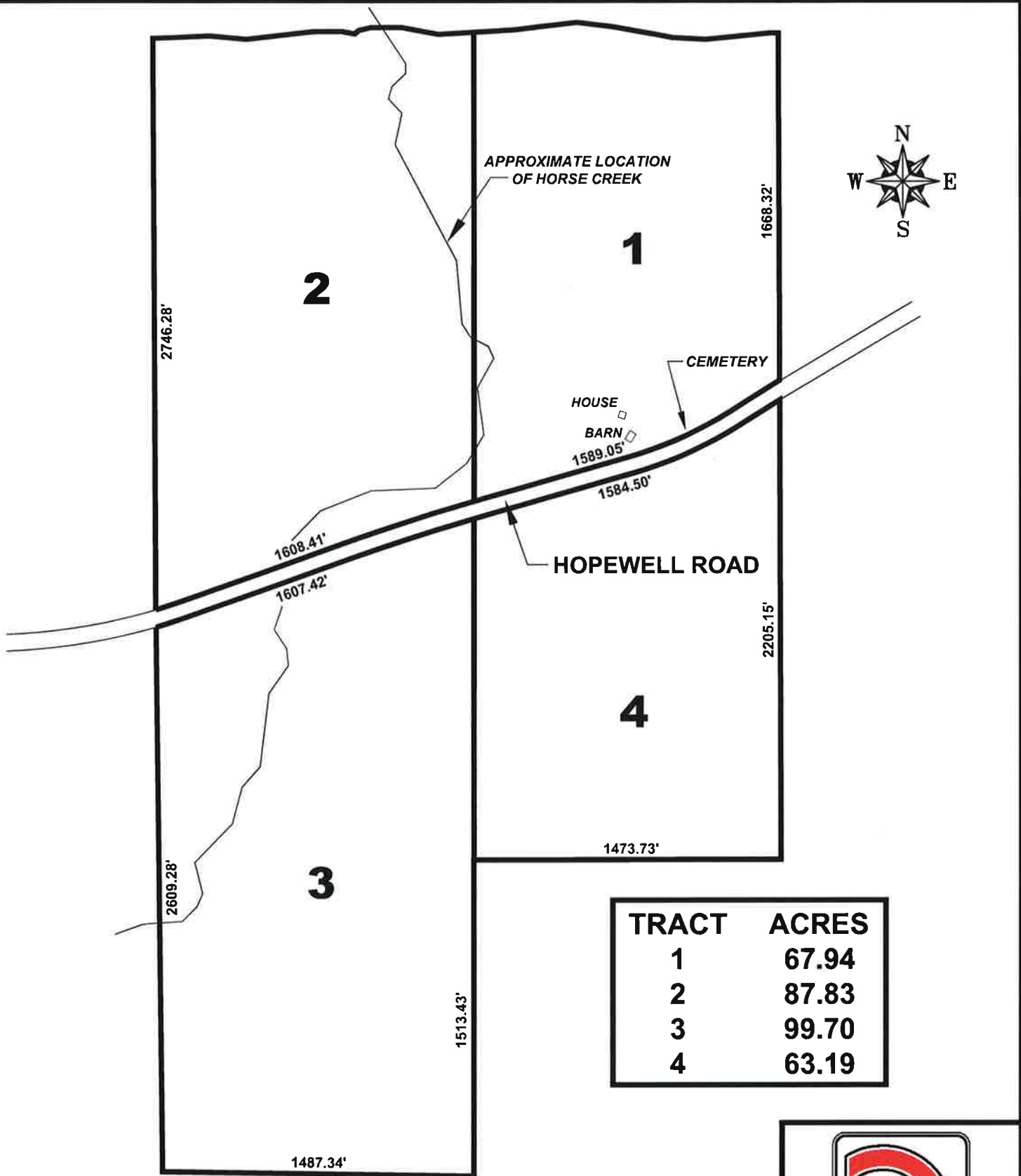
## Important Note Regarding CUVA

This property is enrolled in the Conservation Use Valuation Assessment (CUVA) and said enrollment does not end until December 31, 2027.

- 1) In the event the property sells to a single Purchaser, the Purchaser shall assume the responsibility of Conservation 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 Crawford 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 \$2,559.00.

## Legal Description

A tract of land lying and being situated in Land Lots 50 & 51 in the 11<sup>th</sup> Land District of Crawford County, Georgia and being described as tract(s) \_\_\_\_\_ containing \_\_\_\_\_ ± acres according to the auction map attached as Exhibit A2 being all or a portion of the property shown on a plat of survey for Una B. Fisher Est. attached hereto as Exhibit A3.



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IF ANY OF PLAT HAS BEEN CALCULATED FOR  
SCALE AND IS FOUND TO BE INCORRECT BY  
FOUR OR MORE PERCENT

MEASUREMENTS TAKEN WITH  
A TOTAL STATION GTS 30

PLAT NO. 1  
DATE OF PLAT 10/10/1988  
BY J. B. FINCHER  
RECORDED UNDER NO. 188  
IN DEED BOOK 83 PAGE 295

WORLD ARMSTRONG

*SERVICE RD FOR TIMBER CO*

TRACT 'B'  
15577 ACRES

TRACT 'A'  
162.89 ACRES

ERNEST BLALOCK  
REF. DEED BOOK 4 PAGE 458  
DEED 60

LARRY D GRACE &  
MARSHALL W GRACE JR  
REF. DEED BOOK 04 PAGE 150

PROCTOR & GAMBLE  
REF. PLAT BOOK 8 PAGE 164  
DEED BOOK 83 PAGE 295

*HWY 341  
3.7 mi.*

- 1. 158' 00" 0.0
- 2. 148' 00" 0.0
- 3. 138' 00" 0.0
- 4. 128' 00" 0.0
- 5. 118' 00" 0.0
- 6. 108' 00" 0.0
- 7. 98' 00" 0.0
- 8. 88' 00" 0.0
- 9. 78' 00" 0.0
- 10. 68' 00" 0.0
- 11. 58' 00" 0.0
- 12. 48' 00" 0.0
- 13. 38' 00" 0.0
- 14. 28' 00" 0.0
- 15. 18' 00" 0.0
- 16. 8' 00" 0.0



PROPERTY SURVEY FOR  
**UNA B. FINCHER EST.**  
LAND -OTS 30,51,52  
11th LAND DISTRICT  
CRAWFORD COUNTY, GEORGIA  
SCALE: AS SHOWN  
DATE: 10/10/88

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

Ronnie Reagin  
[rreagin@rowellauctions.com](mailto:rreagin@rowellauctions.com)  
Cell: 229-891-8638  
Office: 800-323-8388

