



PROPERTY INFORMATION PACKAGE

LENDER ORDERED AUCTION

**1± ACRE TRACT
KONAHETAH DRIVE
HIAWASSEE, GEORGIA**

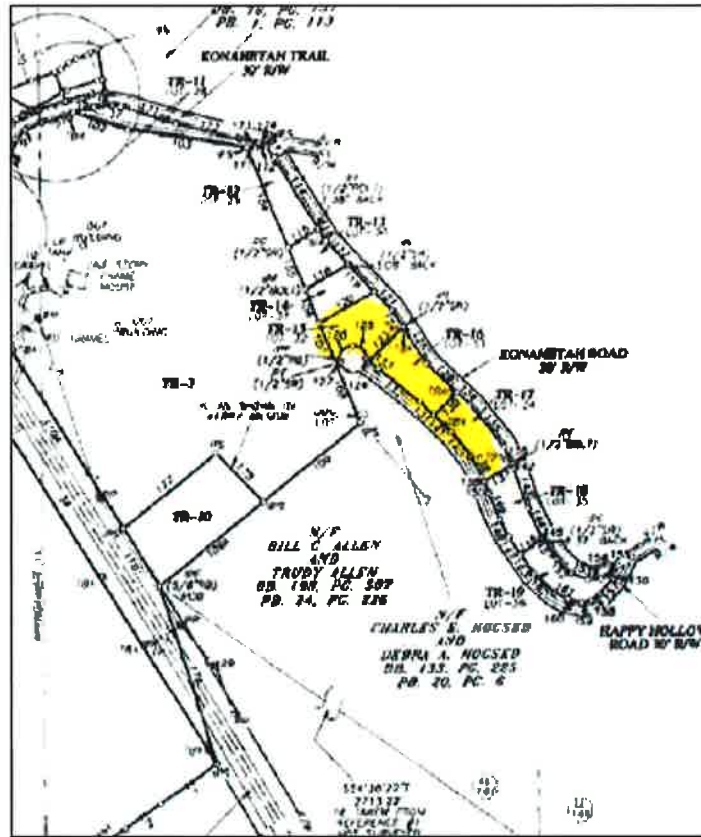
ONLINE ONLY

**Auction Date:
June 7th, 2017
4:00 p.m.**

All Bidding Subject to "Dynamic Close" Auto Extend



KONAHETAH DRIVE HIAWASSEE, GEORGIA



- 3 Residential Lots in Konahetah Village S/D
- 1 ± Acre Wooded Tract
- Mountain Views
- City Water Available

Towns County Tax Assessor's Parcel Numbers & 2016 Ad Valorem Amount:

Lot 32 - 0044D051 - 0.31 ± Acre	\$38.73
Lot 33 - 0044D050 - 0.37 ± Acre	\$38.73
Lot 34 - 0044D049 - 0.32 ± Acre	\$38.73

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





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Owner and Parcel Information

Owner Name	PARK STERLING BANK AS SUCCESSOR IN INTER	Today's Date	April 21, 2017
Mailing Address	P.O. BOX 68 HIAWASSEE, GA 30546	Parcel Number	0044D051
Location Address		Tax District	County (District 03)
Legal Description	KONAHETAH LT 32	2015 Millage Rate	14.009
Property Class(NOTE: Not Zoning Info)	R3-Residential	Acres	0.31
Zoning		Neighborhood	
Landlot/District	/	Homestead Exemption	No (S0)
		Parcel Map	Show Parcel Map

2016 Tax Year Value Information

Land Value	Improvement Value	Accessory Value	Total Value	Previous Value
\$ 7,000	\$ 0	\$ 0	\$ 7,000	\$ 10,000

Land Information

Type	Description	Calculation Method	Number of Lots	Photo
RES	Konahetah Village	Lot	1	NA

Improvement Information

No improvement information associated with this parcel.

Accessory Information

Description	Year Built	Dimensions/Units	Value
No accessory information associated with this parcel.			

Sale Information

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
03/11/2015	563 455	30 276	\$ 162,643	Unqualified - Vacant	WILSON KERRY LOUIS	PARK STERLING BANK, AS SUCCESSOR BY MERG
12/03/2003	291 285	30 276	\$ 0	Unqualified - Vacant	WILSON REIDE A	WILSON KERRY LOUIS

Permit Information

Permit Date	Permit Number	Type	Description
No permit information associated with this parcel.			

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The Assessor's Office 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 data is subject to change before the next certified tax roll. Website Updated: April 21, 2017



Towns County Assessor			
Parcel: 0044D051 Acres: 0.31			
Name:	PARK STERLING BANK AS SUCCESSOR IN INTER	Land Value:	\$7,000.00
Site:	0	Building Value:	\$0.00
Sale:	\$162,643 on 03-2015 Reason=UV Qual=U	Misc Value:	\$0.00
Mail:	P.O. BOX 68 HIAWASSEE, GA 30546	Total Value:	\$7,000.00



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 Date printed: 04/21/17 : 10:02:18



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Owner and Parcel Information

Owner Name	PARK STERLING BANK AS SUCCESSOR IN INTER	Today's Date	April 21, 2017
Mailing Address	P.O. BOX 68 HIAWASSEE, GA 30546	Parcel Number	0044D050
Location Address		Tax District	County (District 03)
Legal Description	KONAHETAH VILLAGE LT 33	2015 Millage Rate	14.009
Property Class(NOTE: Not Zoning Info)	R3-Residential	Acres	0.37
Zoning		Neighborhood	
Landlot/District	/	Homestead Exemption	No (S0)
		Parcel Map	Show Parcel Map

2016 Tax Year Value Information

Land Value	Improvement Value	Accessory Value	Total Value	Previous Value
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RES	Konahetah Village	Lot	1	NA

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Accessory Information

Description	Year Built	Dimensions/Units	Value
No accessory information associated with this parcel.			

Sale Information

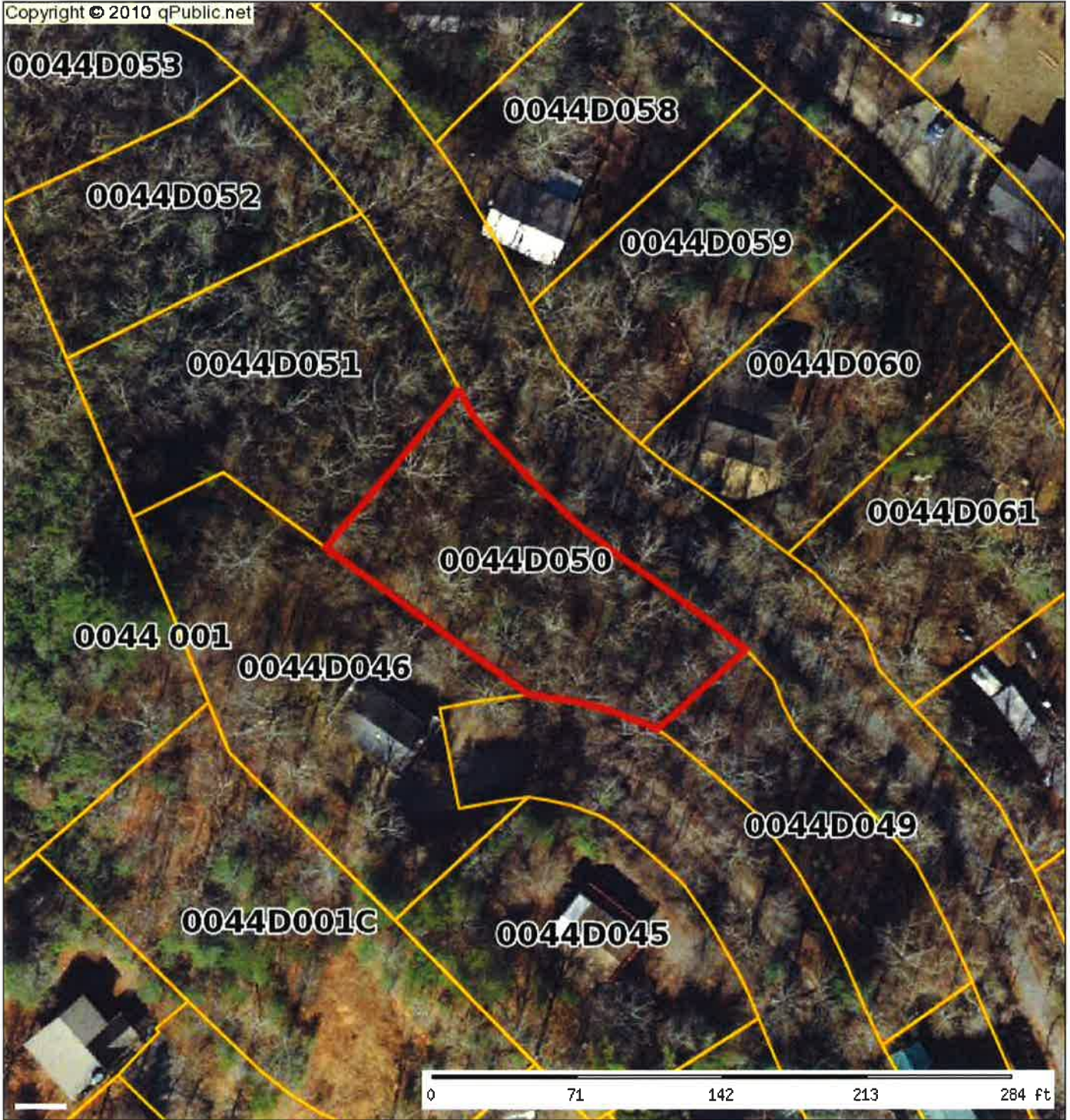
Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
03/11/2015	563 455	30` 276	\$ 162,643	Unqualified - Improved	WILSON KERRY LOUIS	PARK STERLING BANK, AS SUCCESSOR BY MERG
12/03/2003	291 285	30 276	\$ 0	Unqualified - Vacant	WILSON REIDE A	WILSON KERRY LOUIS

Permit Information

Permit Date	Permit Number	Type	Description
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Towns County Assessor			
Parcel: 0044D050 Acres: 0.37			
Name:	PARK STERLING BANK AS SUCCESSOR IN INTER	Land Value:	\$7,000.00
Site:	0	Building Value:	\$0.00
Sale:	\$162,643 on 03-2015 Reason=UI Qual=U	Misc Value:	\$0.00
Mail:	P.O. BOX 68 HIAWASSEE, GA 30546	Total Value:	\$7,000.00





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Owner and Parcel Information

Owner Name	PARK STERLING BANK	Today's Date	April 21, 2017
Mailing Address	P.O. BOX 68 HIAWASSEE, GA 30546	Parcel Number	0044D049
Location Address		Tax District	County (District 03)
Legal Description	KONAHETAH VILLAGE LT 34	2015 Millage Rate	14.009
Property Class(NOTE: Not Zoning Info)	R3-Residential	Acres	0.32
Zoning		Neighborhood	
Landlot/District	/	Homestead Exemption	No (\$0)
		Parcel Map	Show Parcel Map

2016 Tax Year Value Information

Land Value	Improvement Value	Accessory Value	Total Value	Previous Value
\$ 7,000	\$ 0	\$ 0	\$ 7,000	\$ 10,000

Land Information

Type	Description	Calculation Method	Number of Lots	Photo
RES	Konahetah Village	Lot	1	NA

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Towns County Assessor

Parcel: 0044D049 Acres: 0.32

Name:	PARK STERLING BANK	Land Value:	\$7,000.00
Site:	0	Building Value:	\$0.00
Sale:	\$162,643 on 03-2015 Reason=UV Qual=U	Misc Value:	\$0.00
Mail:	P.O. BOX 68	Total Value:	\$7,000.00
	HIAWASSEE, GA 30546		

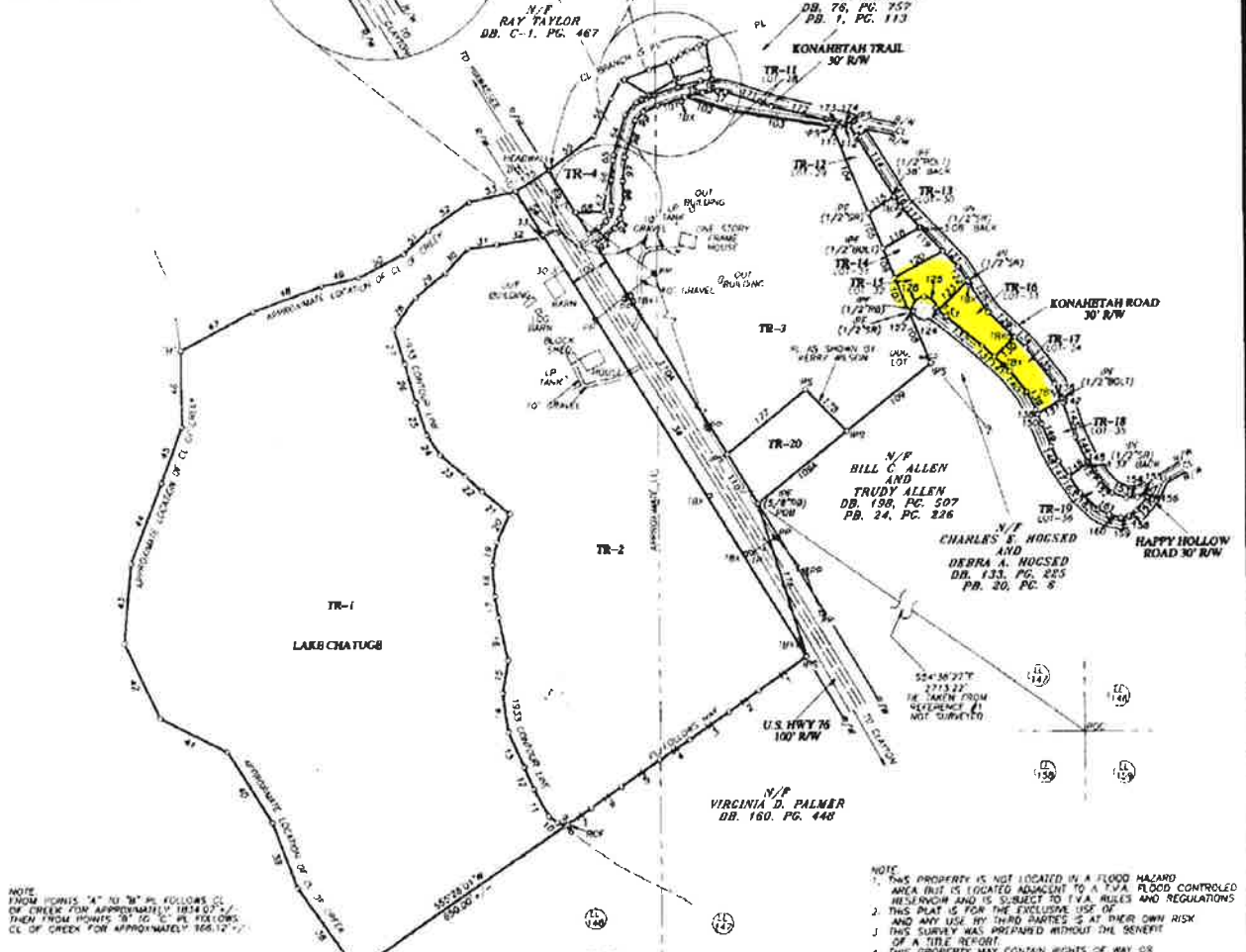
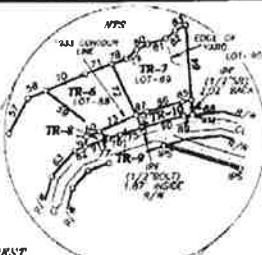
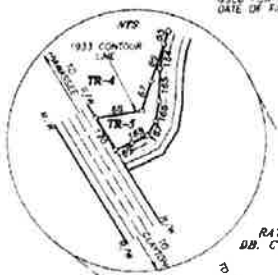


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Date printed: 04/21/17 : 10:04:00

- LEGEND**
- CL - CENTER LINE
 - DB, PG - DEED BOOK, PAGE
 - EP - EDGE OF PAVEMENT
 - ESM - EASEMENT
 - HWP - HIGHWAY PAVEMENT
 - IP - IRON PIN FOUND
 - IPS - IRON PIN SET 1/2" HUI
 - LL - LAND LOT
 - LL - LAND LOT LINE
 - N/S - NOW OR FORMERLY
 - N/S - NOT TO SCALE
 - PL - PROPERTY LINE
 - POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCEMENT
 - PP - POWER POLE
 - PP PG - H. AT DOOR PALE
 - PP - PE-BAN
 - RCF - ROCK CORNER FOUND
 - RD - ROAD
 - R/W - RIGHT OF WAY
 - SM - STEEL ROD
 - ST - STAKE
 - ST - STAKE FEET
 - TBX - TELEPHONE BOX
 - TR - TRAIL
 - TR - TRAIL POINT OF BEGINNING
 - WM - WATER METER

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 17,745 FEET AND AN ANGULAR ERROR OF 05 SECONDS PER ANGLE AND WAS ADJUSTED USING LEAST SQUARES. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 570,888 FEET. TOWNSHIP 07S-11E USED FOR ANGULAR AND LINEAR MEASUREMENTS. DATE OF FIELD WORK: 03/25/03



NOTE FROM POINTS 'A' TO 'M' HE FOLLOWS CL OF CREEK FOR APPROXIMATELY 1834.07', THEN FROM POINTS 'N' TO 'O' HE FOLLOWS CL OF CREEK FOR APPROXIMATELY 366.12'.

- NOTE**
1. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA BUT IS LOCATED ADJACENT TO A T.C.A. FLOOD CONTROLLED RESERVOIR AND IS SUBJECT TO T.C.A. RULES AND REGULATIONS.
 2. THIS PLAT IS FOR THE EXCLUSIVE USE OF AND ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
 3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 4. THIS PROPERTY MAY CONTAIN RIGHTS OF WAY OR EASEMENTS NOT SHOWN.

- REFERENCES**
- 1) PLAT PREPARED BY TAMMOR ASSOCIATES, INC. FOR BILL C. ALLEN AND TRUDY ALLEN, DATED FEBRUARY 14, 2000, RECORDED IN PLAT BOOK 24, PAGE 226, TOWNS COUNTY RECORDS.
 - 2) PLAT PREPARED BY TAMMOR ASSOCIATES, INC. FOR DEBRA M. NIGHT, DATED JULY 7, 1994, RECORDED IN PLAT BOOK 20, PAGE 8, TOWNS COUNTY RECORDS.
 - 3) PLAT RECORDED IN PLAT BOOK 1, PAGE 44, TOWNS COUNTY RECORDS.
 - 4) PLAT RECORDED IN PLAT BOOK 1, PAGE 113, TOWNS COUNTY RECORDS.



Towns County, Georgia
 Entered
 11-31-03
 Deed Dye
 Clerk Superior Court

TOTAL AREA= 62.767 ACRES

Not Subject to Towns County
 Subdivision Regulations
 Approved For Recording
 Date 11-31-03
J. DeLoach
 Towns County Planning Commission

TOWNS COUNTY RECORDS

SHEET OF
 1 2
 DATE: 04/21/03
 SCALE: 1"=200'
 FILE# 203045
 DWG. NET
 DRAWN BY: GPC

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE IN WRITING OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

GRAPHIC SCALE
 0 50 100

NO.	DATE	DESCRIPTION
1	11-31-03	REVISION

SURVEY FOR
KERRY WILSON
 LOCATED IN LAND LOTS 1478/148
 18th DISTRICT, 1st SECTION
 TOWNS COUNTY, GEORGIA

Rochester
 Rochester & Associates, Inc.
 121 Red Horseman Drive, P.O. Box 87
 Marietta, Georgia 30067
 (770)745-5106 (770)745-5987 Fax
 www.rochester-associates.com

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 146 AND 147, 18TH DISTRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA AND BEING SHOWN AS TRACT 15 (LOT 32), TRACT 16 (LOT 33), AND TRACT 17 (LOT 34) OF KONAHEHAH VILLAGE SUBDIVISION AS SHOWN ON A PLAT OF SURVEY DONE BY ROCHESTER ASSOCIATES, INC., DATED 4/21/03, RECORDED AT PLAT BOOK 30, PAGES 276-277, TOWNS COUNTY, GEORGIA RECORDS WHICH DESCRIPTION ON SAID PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

THE PROPERTY IS CONVEYED SUBJECT TO ALL MATTERS AND CONDITIONS AS SHOWN ON THE ABOVE REFERENCED PLAT OF SURVEY.

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
Cell: 229-891-8638
Office: 800-323-8388

Tony Deloache
tdeloache@rowellauctions.com
Cell: 229-890-0681
Office: 800-323-8388



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DIRT to GOLD**