



PROPERTY INFORMATION PACKAGE

LENDER ORDERED AUCTION

**1.47± ACRES
KANUGA ROAD
HIAWASSEE, GEORGIA**

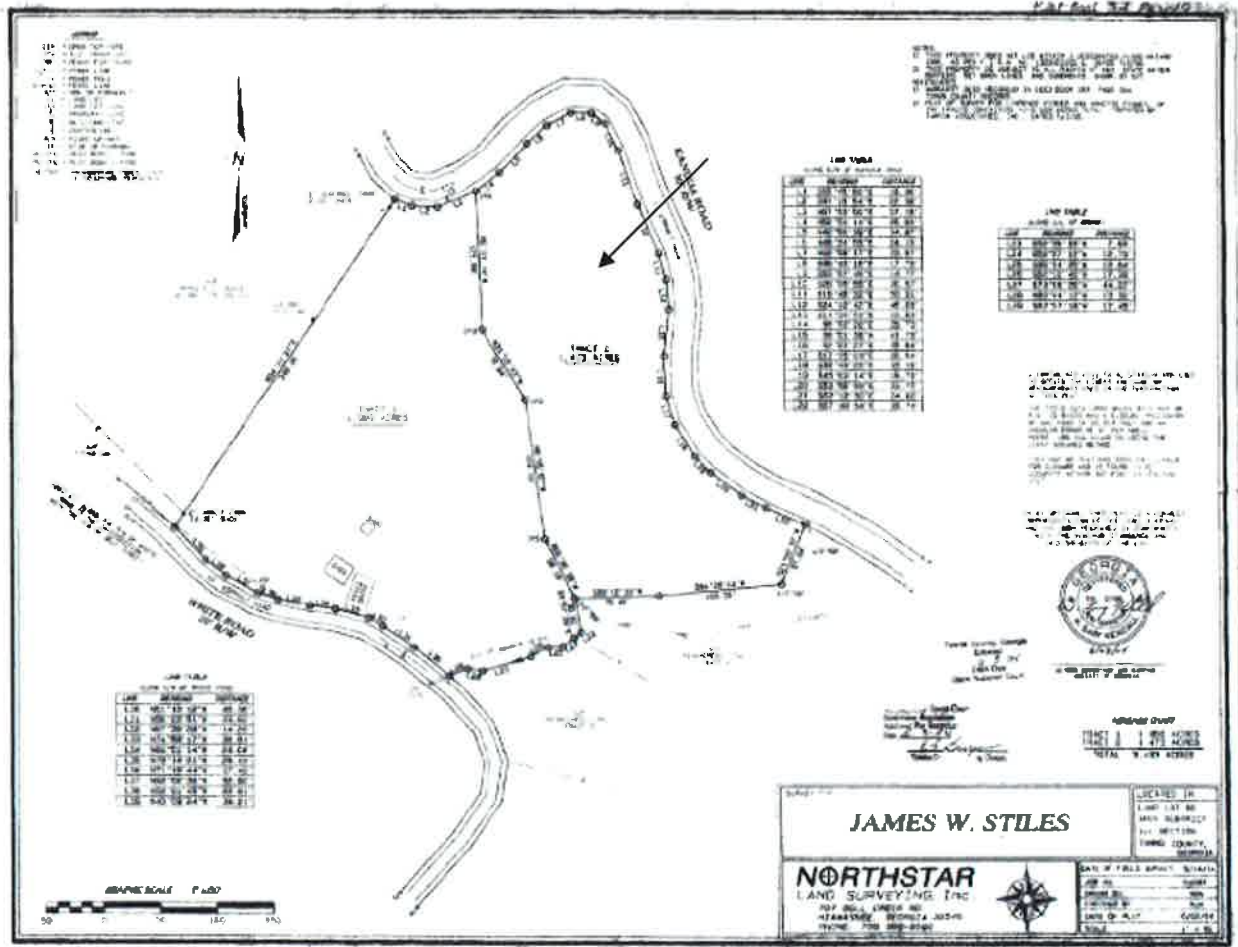
ONLINE ONLY

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

All Bidding Subject to "Dynamic Close" Auto Extend



KANUGA ROAD HIAWASSEE, GEORGIA



- 1.47 ± Acre Wooded Residential Tract
- Beautiful Building Site
- Convenient to Downtown Hiawassee & Lake Chatuge
- City Water Available

Towns County Tax Assessor's Parcel Number: H002 206B01
 2016 Ad Valorem Amount: \$257.42

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





Towns County

Board of Tax Assessors

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Owner and Parcel Information

Owner Name	PARK STERLING BANK	Today's Date	April 21, 2017
Mailing Address	PO BOX 68 HIAWASSEE, GA 30546	Parcel Number	H002 206B01
Location Address		Tax District	City of Hiawassee (District 01)
Legal Description	TRACT 2	2015 Millage Rate	16.269
Property Class(NOTE: Not Zoning Info)	R3-Residential	Acres	1.47
Zoning		Neighborhood	
Landlot/District	80/ 1	Homestead Exemption	No (S0)
		Parcel Map	Parcel Map Not Available for this Parcel

2016 Tax Year Value Information

Land Value	Improvement Value	Accessory Value	Total Value	Previous Value
\$ 40,000	\$ 0	\$ 0	\$ 40,000	\$ 40,000

Land Information

Type	Description	Calculation Method	Number of Lots	Photo
RES	City Large Tract	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
03/30/2015	563 607	32 144	\$ 25,000	Unqualified - Vacant	HAZELWOOD LARRY C &	PARK STERLING BANK
07/13/2004	309 100	32 144	\$ 30,000	Land Market - Vacant	STILES JAMES W	HAZELWOOD LARRY C &
06/01/2001	220 101	26 190	\$ 16,500	Land Market - Vacant	FISHER LAWRENCE D	RIVERCREST A JOINT
04/27/1998	198 486	17 49	\$ 35,000	Land Market - Vacant	FISHER LAWRENCE &	STILES JAMES W

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

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K-141 Road Set Revised

- NOTES:
- 1) THIS PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD ZONE AS PER F.L.D. NO. 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
 - 2) BUFFER SET BACK LINES AND EXISTING SURFACE GRADE AT INTERSECTIONS ARE SHOWN IN RED.
 - 3) REFERENCED DEED RECORDS IN DEED BOOK 187, PAGE 154.
 - 4) TOWN OF TOWN COUNTY RECORDS.
 - 5) THIS SURVEY WAS CONDUCTED BY JAMES W. STILES, INC., A PROFESSIONAL SURVEYING AND MAPPING FIRM, ON BEHALF OF THE CLIENT, DATED 7/27/04.

LINE TABLE
ALONG R/W OF KANUGA ROAD

LINE	BEARING	DISTANCE
L1	S89°42'30"E	15.36
L2	S97°15'04"E	22.38
L3	N87°03'50"E	37.16
L4	N46°56'14"E	30.80
L5	N46°24'58"E	34.15
L6	N82°00'17"E	22.87
L7	S88°43'18"E	17.78
L8	S53°07'46"E	14.77
L9	S28°04'59"E	26.57
L10	S19°48'32"E	50.01
L11	S24°12'42"E	46.88
L12	S5°02'30"E	29.73
L13	S5°01'38"E	41.79
L14	S5°27'27"E	35.84
L15	S17°15'03"E	26.54
L16	S42°43'25"E	35.16
L17	S45°03'14"E	16.79
L18	S53°19'35"E	35.23
L19	S57°18'39"E	34.97
L20	S57°48'34"E	35.74

LINE TABLE
ALONG C/L OF BRANCH

LINE	BEARING	DISTANCE
L21	S85°09'14"E	7.84
L22	S85°09'14"E	7.84
L23	S85°09'14"E	7.84
L24	S85°09'14"E	7.84
L25	S85°09'14"E	7.84
L26	S85°09'14"E	7.84
L27	S85°09'14"E	7.84
L28	S85°09'14"E	7.84
L29	S85°09'14"E	7.84
L30	S85°09'14"E	7.84

4. SECTION 416-2110 LOCAL ORDINANCE WAS USED TO DETERMINE THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAN.

THE FIELD BOOK WHICH THIS PLAN OR THIS SURVEY IS BASED UPON IS LOCATED AT THE OFFICE OF THE SURVEYOR AND IS AVAILABLE FOR INSPECTION BY ANY PERSON AT ANY TIME UPON REQUEST.

THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATED AND SHOWN THEREON AND I AM NOT AWARE OF ANY VIOLATION OF THE REQUIREMENTS OF THE LAW.



Towne County, Georgia
Entered
July 3, 2004
Cecil D. ...
Clerk Superior Court

ACREAGE CHART
TRACT 1 1,950 ACRES
TRACT 2 1,473 ACRES
TOTAL 3,423 ACRES

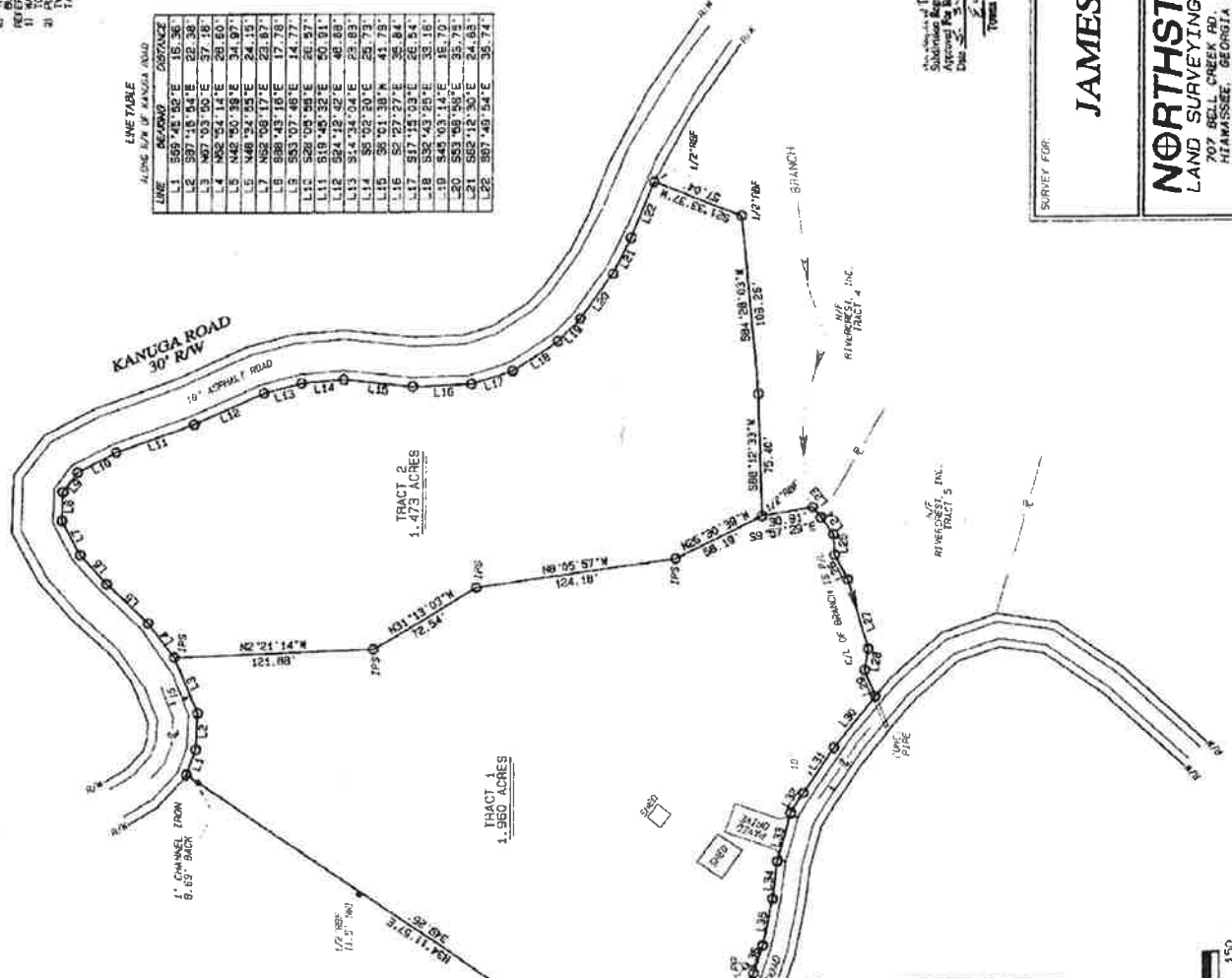
LOCATED IN:
LAND LOT 90
16TH DISTRICT
1ST SECTION
TOWNSHIP 10N
COUNTY 10E
STATE OF GEORGIA

DATE OF FIELD SURVEY: 5/14/04
JOB NO. 04897
DRAWN BY: NSK
CHECKED BY: RJK
DATE OF PLAN: 5/27/04
SCALE: 1" = 50'



JAMES W. STILES

NORTHSTAR
LAND SURVEYING, INC.
707 BRICK CREEK RD.
HEMLOCK, GEORGIA 30046
PHONE: 706 598-8090



- LEGEND
- OPEN TOP STAKE
 - 1/2" BEAR S&I
 - REBAR PIN POINT
 - WOOD SIGN
 - WOOD PILE
 - WOOD BENCHMARK
 - LAND LOT
 - LAND LOT LINE
 - LAND LOT CORNER
 - SECTION CORNER
 - CENTERLINE
 - RIGHT-UP-MAY
 - RIGHT-DOWN-MAY
 - DEED BOOK / PAGE
 - DEED BOOK / PAGE
 - UNDESIGNED PROPERTY
 - VEGETATION

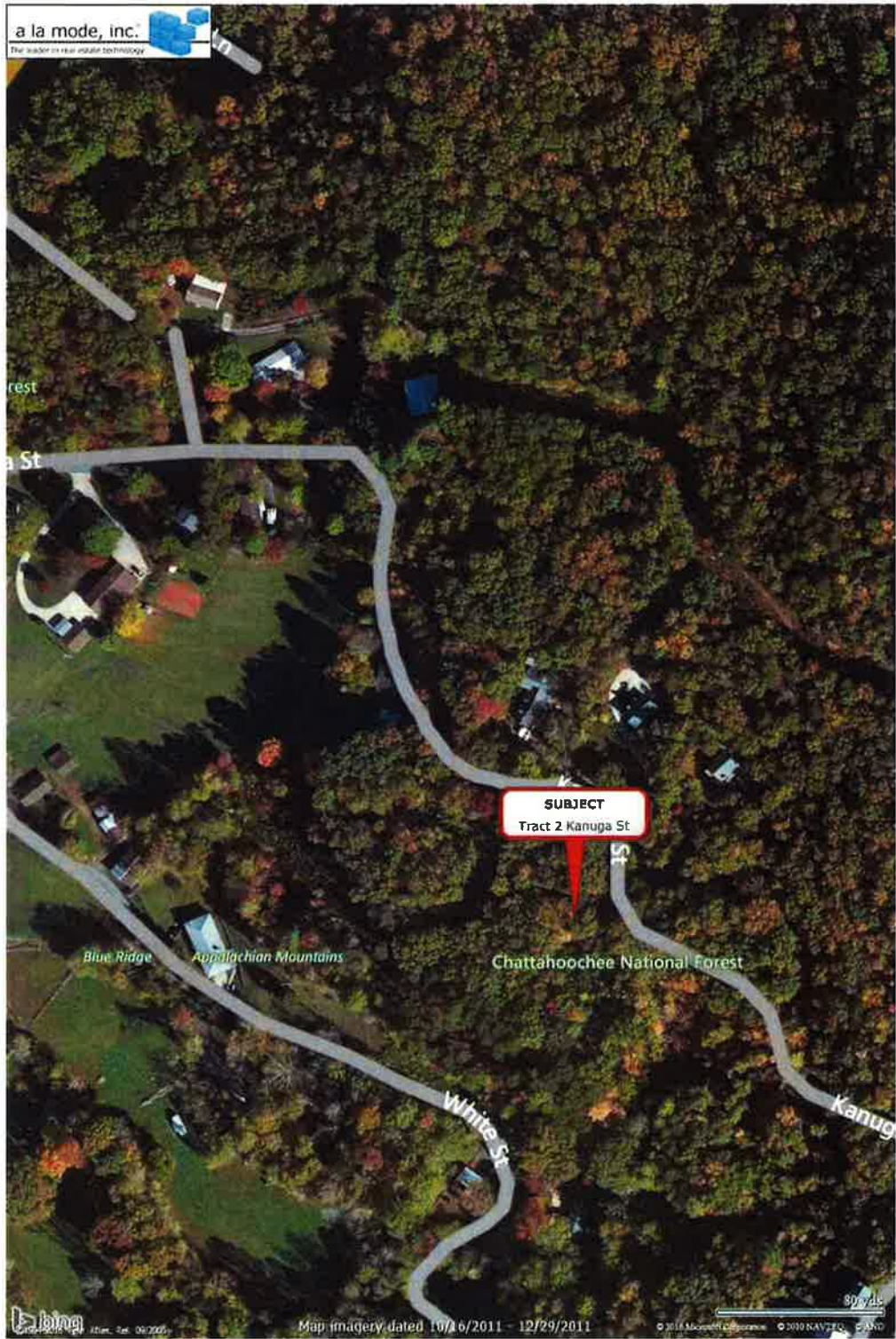
LINE TABLE
ALONG R/W OF WHITE ROAD

LINE	BEARING	DISTANCE
L30	N51°10'12"W	40.38
L31	N56°23'51"W	33.62
L32	N67°35'28"W	14.28
L33	N74°09'17"W	30.81
L34	N62°51'14"W	23.08
L35	N79°14'21"W	29.43
L36	N71°19'44"W	17.42
L37	N62°02'38"W	32.80
L38	N52°01'15"W	22.81
L39	N45°03'24"W	39.21



Location Map

Borrower/Client						
Property Address						
City	County	Union	State	GA	Zip Code	30546
Lender/Client						



LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 80, 18TH DISTRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA, BEING SHOWN AS TRACT 2, CONTAINING 1.473 ACRES ON PLAT OF SURVEY ENTITLED "SURVEY FOR JAMES W. STILES" BY NORTHSTAR LAND SURVEYING, INC. DATED JUNE 2, 2004 AS RECORDED IN PLAT BOOK 32, PAGE 144, TOWNS COUNTY, GEORGIA RECORDS WHICH DESCRIPTION ON SAID PLAT IS INCORPORATED HEREIN BY REFERENCE HERETO.

ALSO CONVEYED IS A NON-EXCLUSIVE RIGHT TO TIE ONTO AND USE THE WATER LINES PLACED BY GRANTOR.

SUBJECT TO RESERVATION OF RIGHT TO TIE INTO THE EXISTING WATER LINES LOCATED ON THE TRACT (TWO) 2 TO SERVICE TRACT ONE (1) AS STATE ON WARRANTY DEED RECORDED IN DEED BOOK 309, PAGES 100-101, TOWNS COUNTY, GEORGIA RECORDS.

PROPERTY HEREIN CONVEYED IS SUBJECT TO RESTRICTIONS AS RECORDED IN DEED BOOK 309, PAGE 98-99, TOWNS COUNTY, GEORGIA RECORDS.

SUBJECT TO EASEMENT AS RECORDED IN DEED BOOK 244, PAGE 157, TOWNS COUNTY, GEORGIA RECORDS.

SUBJECT TO MATTERS AS SHOWN ON PLATS OF SURVEY RECORDED IN PLAT BOOK 32, PAGE 144; AND PLAT BOOK 17, PAGE 49, TOWNS COUNTY, GEORGIA RECORDS.

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**