

101± ACRES

Row Crop Farmland Opportunity

BIRDSONG ROAD DAWSON, GA - TERRELL COUNTY

AUCTION

The Birdsong Farm a beautiful Sportsman's Paradise in Terrell County, GA. This 101+/- Acre property checks all the boxes with 44+/- Acres of row crop farmland, 22+/- acres of upland plantation pines and mixed hardwoods for deer hunting.

HIGHLIGHTS

- ☐ 44+/- Acres of Row Crop Farmland
- ☐ Multiple Food Plots
- ☐ 4" Shallow Well & Sumter EMC Power
- ☐ Extensive Interior Road Network
- ☐ Access by Birdsong Road
- ☐ Offered In 1 Tract

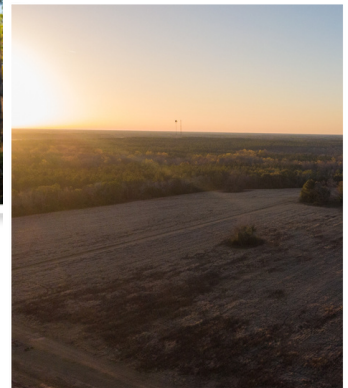
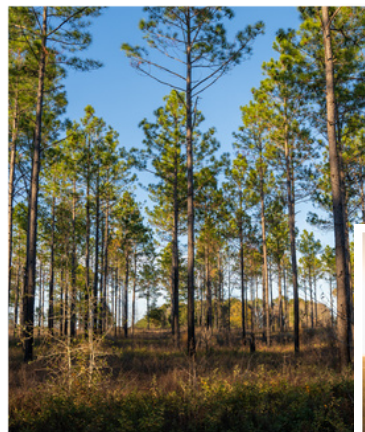
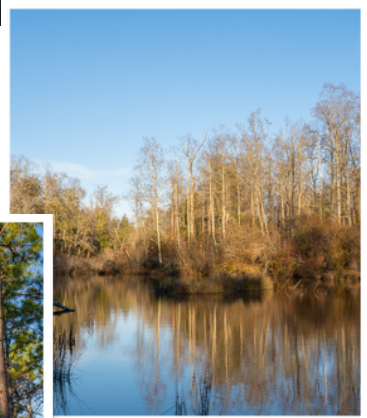


Table of Contents

 Introduction	Page 3
 Photos	Page 4
 Property Information	Page 5
 Aerial Map	Page 6
 Farm Service Agency Form 156-EZ	Pages 7-9
 Soils Report	Pages 10-11
 Tax Card	Page 12
 Tax Map	Page 13
 Property Tax Bill	Page 14
 CUVA	Pages 15-16
 Legal Description	Page 17

Introduction

Dear Prospective Bidders,

The Weeks Group is pleased to announce the public Auction of this beautiful 101+/- Acre plantation tract with row crop farmland located in Terrell County, Georgia.

The Weeks Group is pleased to present The Birdsong Farm a beautiful Sportsman's Paradise in Terrell County, GA. This 101+/- Acre property checks all the boxes with 44+/- Acres of row crop farmland, 22+/- acres of upland plantation pines and mixed hardwoods for deer hunting. Enjoy the secluded duck pond tucked away in the hardwood bottom! You simply cannot find a more diverse piece of property in this acreage class! This property is located just 3 miles West of Dawson on Doverel Highway. Register and Bid Today!

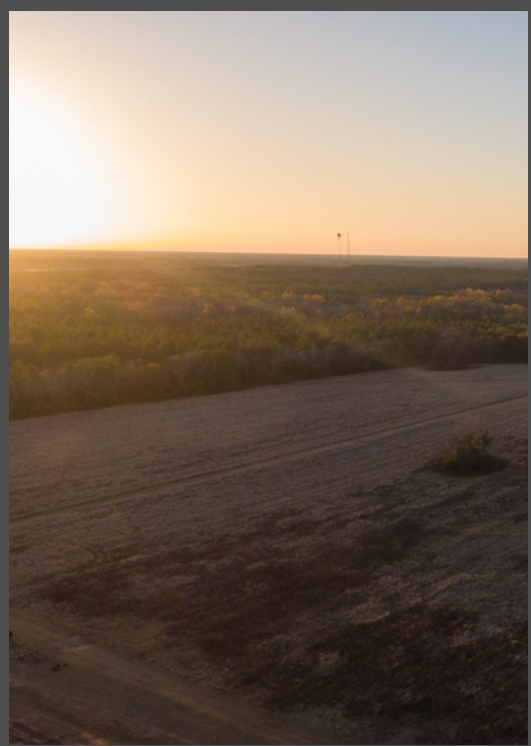
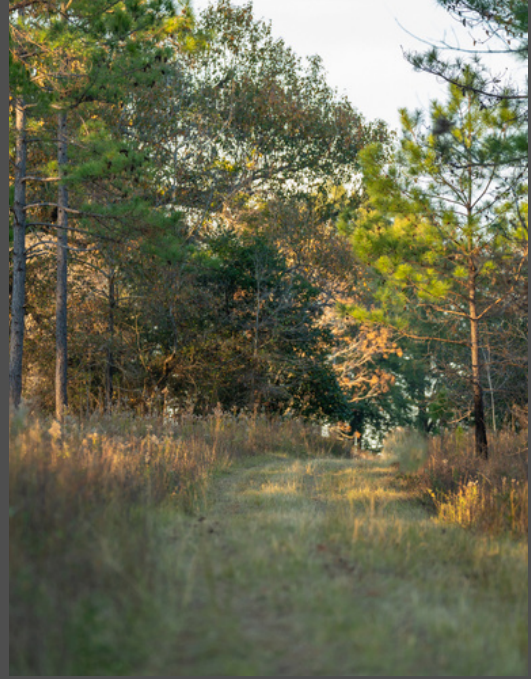
Bidding will open on Tuesday, January 10, 2023, at 10:00 AM EST and conclude on Tuesday January 24, 2023, at 2:00 PM EST subject to auto-extensions. All bidding for this property will be conducted on The Weeks Group online bidding platform. Visit our website TheWeeksGroup.com or download our mobile bidding 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. Sincerely yours,

Cameron Morris

Cameron G. Morris
Associate Broker & Auctioneer
(229) 881-7643
Cameron@BidWeeks.com





Property Information

Property Address: 1440 Birdsong Road Dawson, GA 39842

Auction Date: Tuesday January 24, 2023 at 2:00 P.M.

County: Terrell

Assessor's Parcel Numbers: Terrell – 021 021

2021 Property Taxes: \$889.58 Enrolled in CUVA (1/22-12/31)

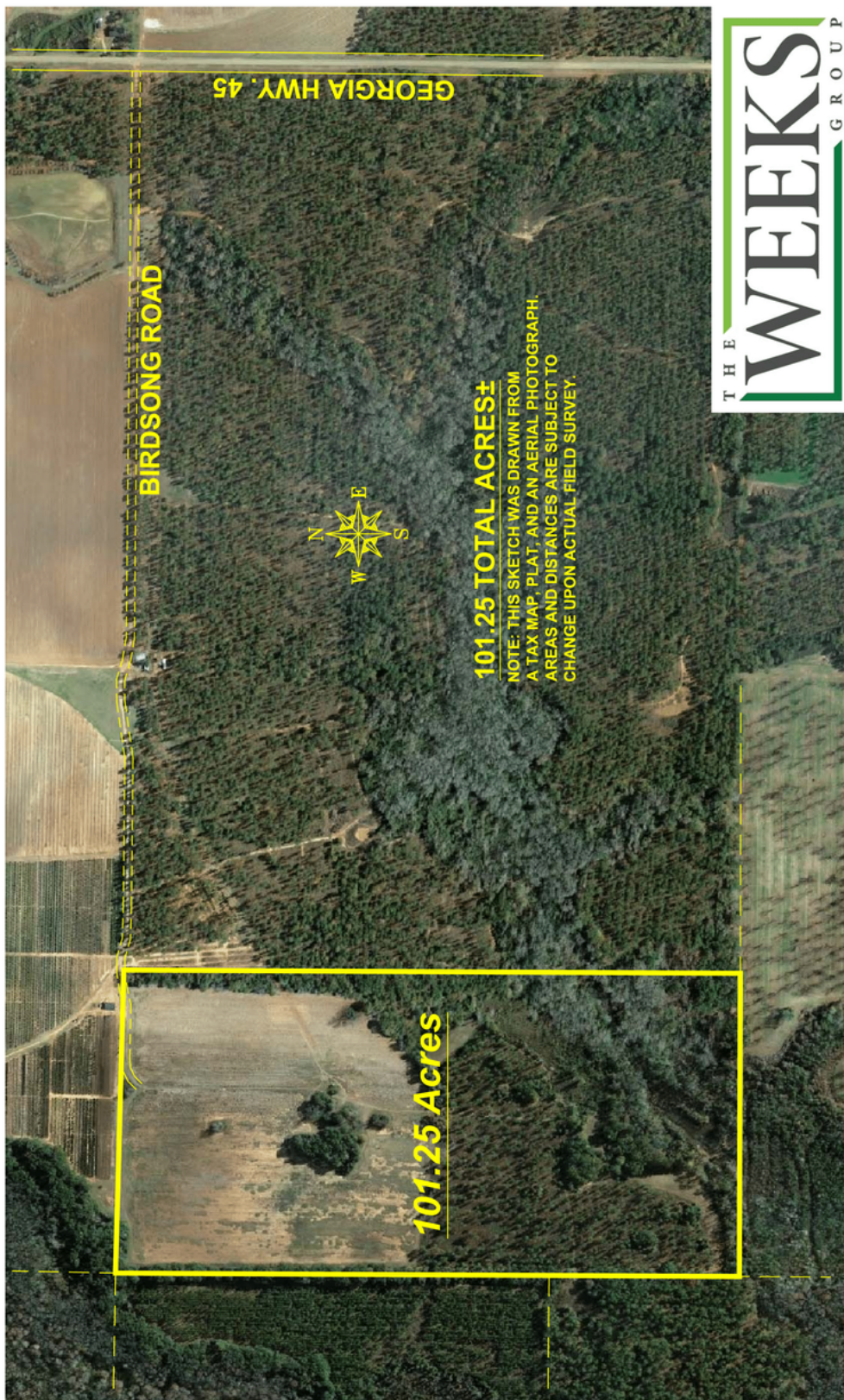
Important Selling Features:

- 101+/- Total Acres
- Sportsman's Paradise
- 44+/- Acres of Row Crop Farmland
- Strong Bases
- 0.69+/- Acre Duck Pond
- Multiple Food Plots
- 4" Shallow Well & Sumter EMC Power
- Extensive Interior Road Network
- 22.5+/- Acres if Upland Slash Plantation Pines
- Exceptional Deer, Quail and Turkey Habitat
- Access by Birdsong Road
- Offered In 1 Tract

Driving Directions: From **Dawson** take US Highway 82 West towards Shellman for 3 Miles. Turn left (South) onto Doverel Highway for 1.4 Miles. Turn right (West) onto Birdsong Road for 0.7 Miles. The property begins on your left just past the service barn. Watch for Auction Signs!

From **Shellman** take US Highway 82 East towards Dawson for 7 Miles. Turn right (South) onto Doverel Highway for 1.4 Miles. Turn right (West) onto Birdsong Road for 0.7 Miles. The property begins on your left just past the service barn. Watch for Auction Signs!

Aerial Map



Farm Service Agency Form 156-EZ

Georgia U.S. Department of Agriculture FARM: 2482
Terrell Farm Service Agency Prepared: 11/16/22 12:45 PM
Report ID: FSA-156EZ Abbreviated 156 Farm Record Crop Year: 2023
Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name Farm Identifier
SUESS, GREGORY W

Farms Associated with Operator:
3300

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
189.06	44.1	92.86	0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	92.86	0.0	0.0					

ARC/PLC					
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
WHEAT, PNUTS	SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	40.62	34	0.00	
PEANUTS	26.06	2939	0.00	
SOYBEANS	23.92	17	0.00	0
Total Base Acres:	90.6			

Tract Number: 8701 Description RANDOLPH COUNTY

FSA Physical Location : Randolph, GA ANSI Physical Location: Randolph, GA

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
141.84	0.0	48.76	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	48.76	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	21.33	34	0.00
PEANUTS	13.68	2939	0.00
SOYBEANS	12.56	17	0.00

Farm Service Agency Form 156-EZ

Georgia

Terrell

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 2482

Prepared: 11/16/22 12:45 PM

Crop Year: 2023

Page: 2 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
Total Base Acres:	47.57		

Owners: SUESS, GREGORY W

Other Producers: None

Tract Number: 8705 Description D8/2B

FSA Physical Location : Terrell, GA

ANSI Physical Location: Terrell, GA

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
47.22	44.1	44.1	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	44.1	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	19.29	34	0.00
PEANUTS	12.38	2939	0.00
SOYBEANS	11.36	17	0.00
Total Base Acres:	43.03		

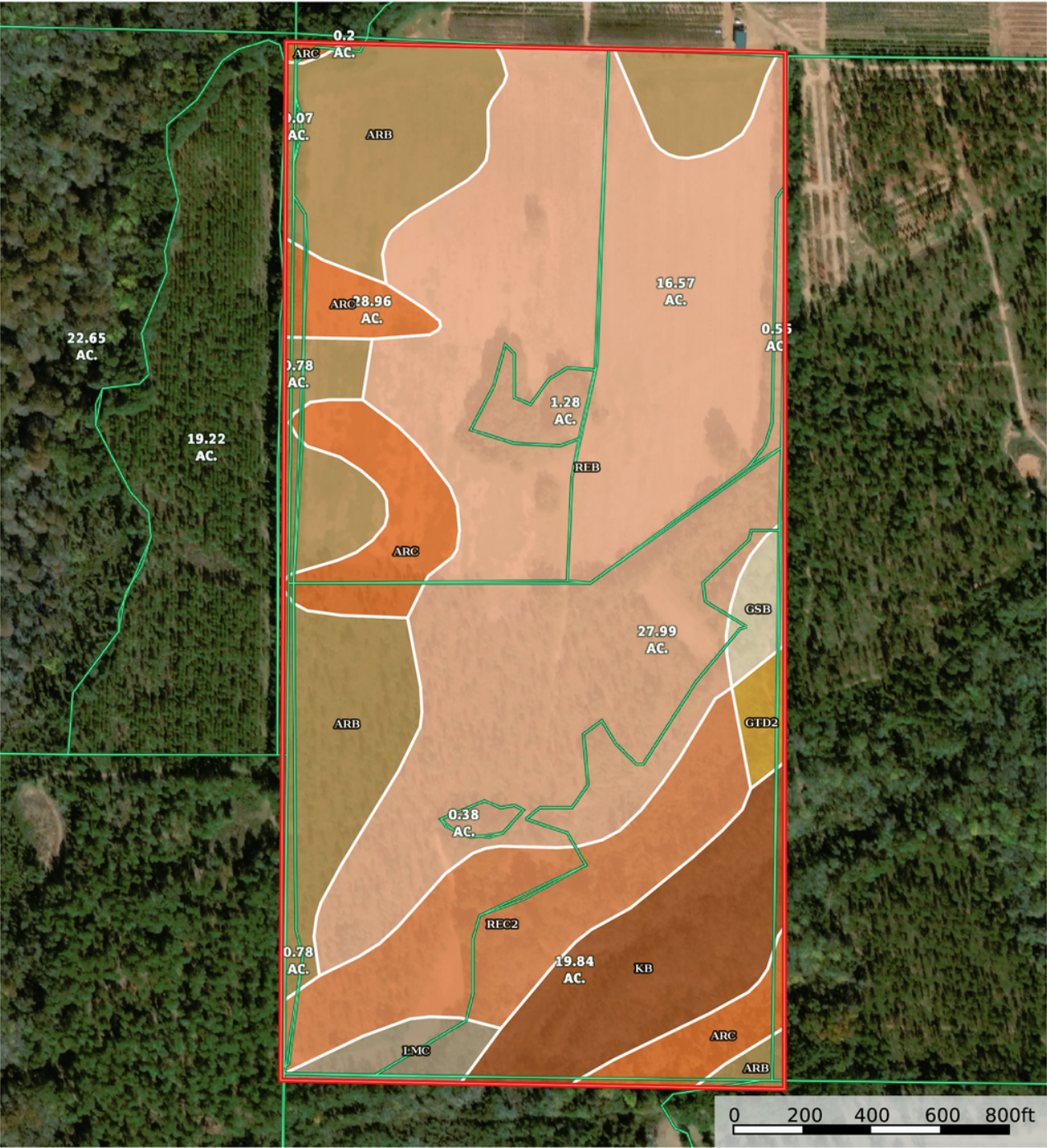
Owners: SUESS, GREGORY W

Other Producers: MILLER, DARRELL A

Soils Report

Soil Map

Terrell County, Georgia, 101.25 AC +/-



Soils Report

Boundary 100.39 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
ReB	Red Bay sandy loam, 2 to 5 percent slopes	50.37	50.17	0	70	2e
ArB	Americus sand, 0 to 5 percent slopes	19.78	19.7	0	44	3s
ReC2	Red Bay sandy loam, 5 to 8 percent slopes, eroded	10.05	10.01	0	65	4e
Kb	Kinston and Bibb soils, 0 to 2 percent slopes, frequently flooded	8.23	8.2	0	30	6w
ArC	Americus sand, 5 to 8 percent slopes	7.94	7.91	0	43	4s
LmC	Lucy loamy sand, 5 to 8 percent slopes	1.79	1.78	0	54	3s
GsB	Greenville sandy loam, 2 to 5 percent slopes	1.25	1.25	0	74	2e
GtD2	Greenville sandy clay loam, 5 to 12 percent slopes, eroded	0.98	0.98	0	67	6e
TOTALS		100.39(*)	100%	-	58.7	2.94

(*) 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

Tax Card

11/10/22, 5:51 PM

qPublic.net - Terrell County, GA - Report: 021 021



Summary

Parcel Number 021 021
Location Address LL 175 4TH 1D/588 99.0AC
Legal Description (Note: Not to be used on legal documents)
Class V5-Consrv Use
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District TERRELL (District 01)
Millage Rate 30.984
Acres 99
Homestead Exemption No (\$0)
Landlot/District N/A

[View Map](#)

Owner

FOWL PLAY FARMS LLC
3208 WESTGATE DRIVE
ALBANY, GA 31721

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	4	48
RUR	Open Land	Rural	6	20
RUR	Woodlands	Rural	1	21
RUR	Woodlands	Rural	8	10

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	4	48
CUV	Agland 93	6	20
CUV	Timberland 93	1	21
CUV	Timberland 93	8	10

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/31/2020	12M 390		\$0	INDIVIDUAL TO CORPORATION	SUESS GREGORY WILLIAM	FOWL PLAY FARMS LLC
8/25/2020	12M 388		\$0	DEED OF ASSENT	SUESS MARY LENE	SUESS GREGORY WILLIAM
3/9/2016	11I 152		\$0	DEED OF ASSENT	SUESS LAMBERT	SUESS MARY LENE

Valuation

	2022	2021	2020	2019	2018
Previous Value	\$152,504	\$152,504	\$152,504	\$152,504	\$152,504
Land Value	\$152,504	\$152,504	\$152,504	\$152,504	\$152,504
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$152,504	\$152,504	\$152,504	\$152,504	\$152,504
10 Year Land Covenant (Agreement Year / Value)	2022 / \$71,777	2012 / \$69,739	2012 / \$67,742	2012 / \$65,793	2012 / \$63,933

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

The Terrell 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.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

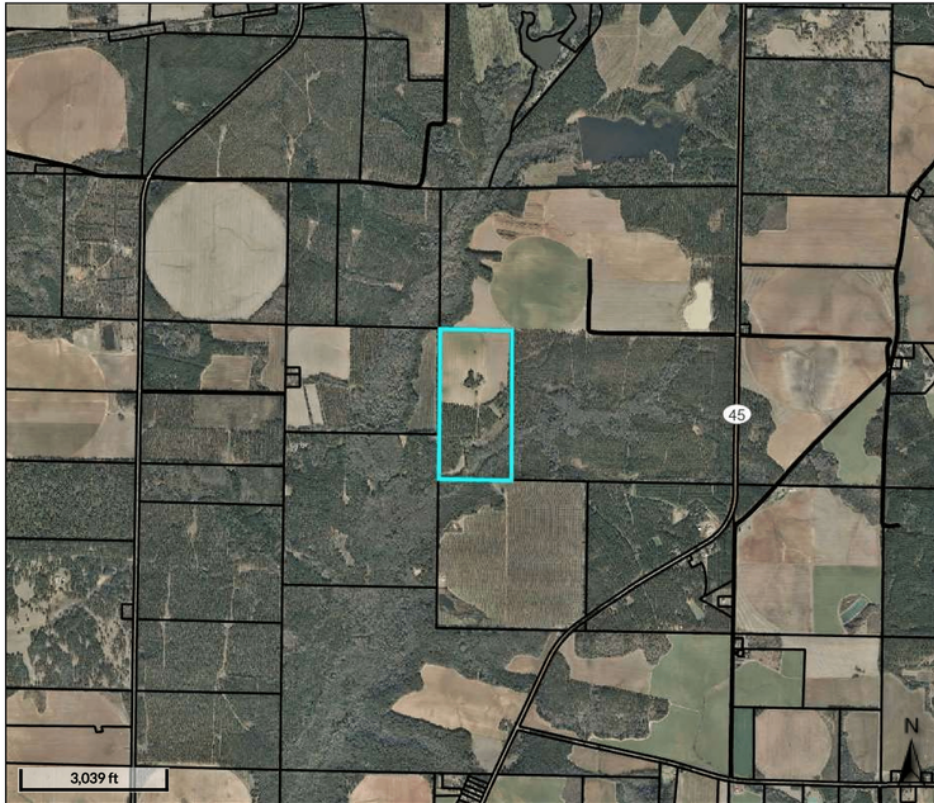
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Developed by
 Schneider
GEOSPATIAL

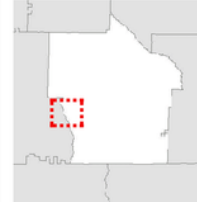
Version 2.3.230

Tax Map

 **qPublic.net**™ Terrell County, GA



Overview



Legend

-  Parcels
-  Roads

Parcel ID	021 021	Owner	FOWL PLAY FARMS LLC	Last 2 Sales			
Class Code	Consv Use		3208 WESTGATE DRIVE	Date	Price	Reason	Qual
Taxing District	TERRELL		ALBANY, GA 31721	8/31/2020	0	IC	U
Acres	99	Physical Address	n/a	8/25/2020	0	DA	U
		Assessed Value	Value \$152504				

(Note: Not to be used on legal documents)

Date created: 11/10/2022

Last Data Uploaded: 11/10/2022 7:04:58 AM

Developed by  **Schneider**
GEOSPATIAL

Property Tax Bill 2021

2022 Property Tax Statement

Mary Ellen Harnage
Terrell County Tax Commissioner
187 Lee St
Dawson, GA 39842
229-995-5151

FOWL PLAY FARMS LLC
3208 WESTGATE DRIVE
ALBANY, GA 31721

RETURN THIS PORTION WITH PAYMENT

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

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2022-001956	12/20/2022	\$889.58	\$0.00	\$0.00	\$889.58

Map: 021 021

Payment Good through: 12/20/2022

Account No: 5392R

You are receiving this bill due to a change. The change may be due to a variety of factors, such as recent purchase of the mobile home, settlement of an appeal, partial payment of taxes, or other adjustments.

THIS IS THE CORRECT BILL.

Please pay this bill, instead of the original bill.
If you have questions, call (229) 995-5151.

Thank you,
Mary Ellen Harnage
Terrell County Tax Commissioner

Mary Ellen Harnage
Terrell County Tax Commissioner
187 Lee St
Dawson, GA 39842
229-995-5151



Tax Payer: FOWL PLAY FARMS LLC
Map Code: 021 021 Property
Description: LL 175 4TH 1D/588 99.0AC
Bill No: 2022-001956
District: 01

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY	\$152,504	\$61,002	\$32,291	\$28,711	13.500000	\$387.60	\$0.00	\$387.60
SCHOOL	\$152,504	\$61,002	\$32,291	\$28,711	17.484000	\$501.98	\$0.00	\$501.98
TOTALS					30.984000	\$889.58	\$0.00	\$889.58

Please make check or Money Order Payable to:
Terrell County Tax Commissioner

If a receipt is desired, please furnish a stamped, self addressed envelope with your payment.

Please Note: If taxes are to be paid by your mortgage company, send them this portion only.

Current Due \$889.58
Penalty \$0.00
Interest \$0.00
Other Fees \$0.00
Previous Payments \$0.00
Back Taxes \$0.00

Total Due **\$889.58**

CUVA

Filed & Recorded 03/17/2022 08:46AM

Deed Doc: COVE

PT 61 #:

Name: *Lisa Ayers*

Deputy Clerk Superior Court, Terrell County, Ga.

Bk 0013C

Pg 0011-0012

PT283A Rev. 2/15

APPLICATION AND QUESTIONNAIRE FOR CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

To the Board of Tax Assessors of Terrell County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

FOWL PLAY FARMS LLC

Owner's mailing address 3208 WESTGATE DRIVE		City, State, Zip ALBANY, GA 31721	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 0		City, State, Zip of Property:	Covenant Acres 99.00 Total Acres 99.00
District	Land Lot	Sublot & Block	Recorded Deed Book/Page 12M 390
List types of storage and processing buildings:			

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

[Signature]
Signature of Taxpayer or Taxpayer's Authorized Representative

3-16-2022
Date Application Filed

Sworn to and subscribed before me this *16th* day of *March*, 2022

Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)

[Signature] Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER	TAX DISTRICT	TAXPAYER ACCOUNT NUMBER	YEAR COVENANT:
021 021	01	5392	Begin: Jan 1, 2022 Ends: Dec 31, 2031
If transferred from Preferential Agricultural Assessment, provide date of transfer:	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____		If applicable, covenant is a continuation for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____
	Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number:
Approved: <i>[Signature]</i> Date: <i>3/17/22</i>	Board of Tax Assessors <i>[Signature]</i>		Date: <i>3/17/22</i>
Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-308.			

CUVA

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in this application only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants
Name / Relationship			County	Total Acres

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited liability company). Percent (%) of gross income from bona fide conservation uses _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records).)
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/chapter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other non-profitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/chapter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☒ Raising, harvesting, or storing crops % 30
- ☐ Feeding, breeding, or managing livestock or poultry % _____
- ☒ Producing plants, trees, fruit, or animals (including the production of fish or wildlife) % 70
- ☐ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % _____ (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apian products % _____
- ☐ Other _____

Yes No

- ☒ Yes ☐ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☐ Yes ☒ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.
- ☐ Yes ☒ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☒ Yes ☐ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☐ Yes ☒ No Is there any type business operated on this property? If yes please indicate business name & type of business.

* If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.
 * Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:
 (1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber, (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate return (e.g., Federal Form 1065, 1120, etc.)
 * The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me
 This ____ day of _____ Taxpayer's Authorized Signature _____ Approved by: Board of Tax Assessors _____
 Notary Public _____ Date Filed _____ Date Approved _____

Legal Description

Tax Parcel Number: 021 021

Property Description: 99+/- Acres, LL 175, 4th Land District

All that tract or parcel of land lying and being in Terrell County, Georgia, and being the West one-half of Land Lot 175 in the Fourth Land District of said County, and being the same property described in a warranty deed from Mrs. M. G. Hill to Ruby C. Brown, dated February 7, 1939, recorded in Deed Book GG, Page 235, Terrell County Land Records.

BID NOW!



www.TheWeeksGroup.com