

SALES PROSPECTUS

FOR

**196.49 ACRES
LAND LOT 128, 8TH LAND DISTRICT
SWIFT CANTEEN ROAD (SIGSBEE, GA.)
COLQUITT COUNTY, GA.**

OFFERED BY:

**THE SLOCUMB COMPANY
131 SOUTH MAIN STREET
MOULTRIE, GA. 31768**

229-985-9333 (Phone)

229-890-9624 (Fax)

slocumb@windstream.net (email)

FOR SALE

DEEDED ACRES:

196.49 Acres

LOCATION:

Land Lot 128, 8th Land District
Swift Canteen Road (Sigsbee, Ga.)
Colquitt County, Georgia

MAP & PARCEL:

C027, 036

CUVA PROGRAM:
(Conservation Use
Valuation Assessment)

This farm is enrolled in the CUVA Program. See included document from Colquitt County Tax Assessor's office.

COMMENTS:

This farm is located approximately 1 mile east of Sigsbee, Ga. on the north and south sides of the Swift Canteen Road. It is located toward the north end of the Ochlocknee river and has frontage on both sides of the Ochlocknee River. It is an excellent recreational tract with timber and cultivated acres. The farm has a total of 196.49 acres with 66 acres in deep cropland with the balance being in pine and hardwood timber (cruise included). The soil types are primarily comprised of Tifton, Fuquay, and Dothan soils on the cultivated acres, and Alapaha, Osier Pelham, and Chipley on the woodlands. This farm has been leased for the 2021 crop year and possession of the cultivated land will be given on January 1, 2022. Possession of the timberland will be given at closing. We have a limited sales disclosure form in our office file.

ASKING PRICE:

\$543,000

SWIFT
Canteen

Tract 3: 205 acres, more or less, in Land Lot 128 in the 8th Land District of Colquitt County, Georgia, being more particularly described as follows:

WILSON BROTHERS, INC.
WILSON BROTHERS, LLP
P.O. Box 78, Milledgeville, GA 31778
229-252-0200

SWIFT Canteen

114.59

Parcel A: 132 acres, more or less, lying South of Swift Canteen Road, being shown as a 148.6-acre tract on a plat entitled "Property of W. H. Barber" made by J. M. Leverett recorded in ~~Deed Book 268, Page 159~~ Colquitt County records.

LESS AND EXCEPT: 16.3 acres, more or less, conveyed to Mrs. Sallie N. Jordan by deed recorded in ~~Deed Book 268, Page 159~~ and shown as ~~Parcel A (Book 268, Page 202)~~ all in the records of Colquitt County, Georgia.

ALSO LESS AND EXCEPT: 1.11 acres shown as Tract 2 on a plat recorded in ~~Plat Book 1974, Page 22~~ Colquitt County records.

82.9

Parcel B: 84 acres, more or less, lying North of the Swift Canteen Road as shown as Tract B on a plat by O.H. Lang recorded in ~~Deed Book 11, Page 336~~ Colquitt County records.

LESS AND EXCEPT: 1.1 acre being shown as Tract 1 on a plat recorded in ~~Plat Book 13, Page 23~~ Colquitt County records.

197.49

Ac & Home (see Attached)

- 1.00

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in fee simple.

196.49

AND THE SAID Grantors will well and truly warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantors have hereunto set their hands and affixed their seals, the day and year first above written.

Signed, sealed and delivered
in the presence of:

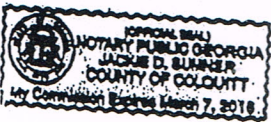
Amanda S. Stedman

Julia Joanna Dorminey (SEAL)
Julia Joanna Dorminey

Josiah S. Sumner
Notary Public

Sally Nathann Dorminey (SEAL)
Sally Nathann Dorminey

Lex Lloyd Dorminey (SEAL)
Lex Lloyd Dorminey



JTG
JJD
Sdy
WD

LESS AND EXCEPT: The residence located at the southeast intersection of the Swift Canteen Road and the Old Doerun Road, being 1 acre, more or less, of Land Lot #128 of the 8th Land District of Colquitt County, Georgia, being specifically identified on the county tax records as C027 036A.

Jeb Griffin
891-4902

Joel Griffin
891-1386

GRIFFIN TIMBER SERVICES
CONSULTING FORESTERS
GA. REG FORESTER NO. 2752
TELEPHONE (229) 769-5321
P. O. BOX 406 • NORMAN PARK, GA 31771

Colquitt County, Georgia
March 10, 2021
Dorminey Estate Appraisal

To whom it may concern:

The following attachment is a summation of the Swift Canteen Rd. Tract in Colquitt County, Georgia. The cruise was completed March 10, 2021. A total of 134 acres of Natural Pine and Planted Pine was cruised. A 2x5 grid pattern and tenth acre plots were used to conduct the appraisal. The entire tract is in Land Lot 128 of the 8th Land district.

I have included a summation of the types of wood, their diameters, and their volumes in this package.

Thank you,

Jeb Griffin

Jeb Griffin
891-4902

Joel Griffin
891-1386

GRIFFIN TIMBER SERVICES
CONSULTING FORESTERS
GA. REG FORESTER NO. 2752
TELEPHONE (229) 769-5321
P. O. BOX 406 • NORMAN PARK, GA 31771

SWIFT CANTEEN ROAD TRACT TOTAL

134 ACRES OF 16-YEAR-OLD PLANTED & NATURAL PINE

TOTAL TRACT VALUE = \$114,972.00

Georgia
Colquitt

U.S. Department of Agriculture
Farm Service Agency

Prepared: 2/24/21 7:20 AM
Crop Year: 2021

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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

LONITA FARMS LLC

Farms Associated with Operator:
1629

ARC/PLC G/IF Eligibility: Eligible

CRP Contract Number(s): None

| Farmland | Cropland | DCP Cropland | WBP | WRP | EWP | CRP Cropland | GRP | Farm Status | Number of Tracts |
|--------------------|--------------------|------------------------|----------------|--------|-----|--------------|-----|-------------|------------------|
| 257.62 | 63.56 | 66.93 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | Active | 1 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FP | | | | | |
| 0.0 | 0.0 | 66.93 | 0.0 | 0.0 | | | | | |

ARC/PLC

| PLC | ARC-CO | ARC-IC | PLC-Default | ARC-CO-Default | ARC-IC-Default |
|-------------------|--------|--------|-------------|----------------|----------------|
| WHEAT, PNUTS, SUP | NONE | NONE | NONE | NONE | NONE |

| Crop | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|--------------|-----------|-----------------------|
| WHEAT | 11.38 | 42 | 0.00 |
| PEANUTS | 22.93 | 3038 | 0.00 |
| SEED COTTON | 23.09 | 1783 | 0.00 |
| Total Base Acres: | 57.4 | | |

SWIFT CANTON ROAD

Tract Number: 1002 Description E3/2B

FSA Physical Location: Colquitt, GA

ANSI Physical Location: Colquitt, GA

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

| Farmland | Cropland | DCP Cropland | WBP | WRP | EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|--------|-----|--------------|-----|
| 257.62 | 63.56 | 66.93 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FP | | | |
| 0.0 | 0.0 | 66.93 | 0.0 | 0.0 | | | |

| Crop | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|-------------|--------------|-----------|-----------------------|
| WHEAT | 11.38 | 42 | 0.00 |
| PEANUTS | 22.93 | 3038 | 0.00 |
| SEED COTTON | 23.09 | 1783 | 0.00 |

Georgia
Colquitt

U.S. Department of Agriculture
Farm Service Agency

FARM: 1628
Prepared: 2/24/21 7:20 AM
Crop Year: 2021
Page: 2 of 2

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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: | 57.4 | | |

Owners: LLONITA FARMS LLC

Other Producers: STEPHENS, JARED MICHAEL

CGC FARMS LLC

The Slocumb Company

From: rhardy@ccboc.com
Sent: Thursday, March 04, 2021 4:11 PM
To: 'The Slocumb Company'
Subject: RE: Penalty for Llonita Farms.

The estimate is as follows

| | | |
|---------------------|-------------------|-----------------------------|
| C085-002 | 20,282 | Winters Road |
| C077-066 | 15,598 | Roundtree Bridge |
| C027-036 | 23,658 | SWIFT Canteen |

Rebecca

From: The Slocumb Company <slocumb@windstream.net>
Sent: Tuesday, February 23, 2021 3:53 PM
To: rhardy@ccboc.com
Subject: Penalty for Llonita Farms.

Can you please give Johnny the Penalty on the three farms owned by Llonita Farms that are in the covenant program. Map and parcel numbers are:

C085, 002
C077, 066
C027, 036

Thanks,

Karen Haughton
The Slocumb Company
P.O. Box 814 – 131 South Main Street
Moultrie, Ga. 31776

229-985-9333 (phone)
229-890-9624 (fax)



This email has been checked for viruses by AVG antivirus software.
www.avg.com

Summary

Parcel Number C027 036
 Location Address SWIFT CANTEEN RD
 Legal Description LL 128 8TH LD
 (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.)
 Zoning
 Tax District COUNTY (District 01)
 Millage Rate 27.49
 Acres 205.72
 Neighborhood 30004 COUNTY BELOW AVG (30004)
 Homestead Exemption No (S0)
 Landlot/District 128 / 8

[View Map](#)

Owner

[LLONITA FARMS LLC](#)
 541 ROUNDTREE BRIDGE ROAD
 NORMAN PARK, GA 31771

Rural Land

| Type | Description | Calculation Method | Soil Productivity | Acres |
|------|-------------|--------------------|-------------------|-------|
| RUR | Ag Land | Rural | 2 | 37.4 |
| RUR | Ag Land | Rural | 3 | 8.88 |
| RUR | Ag Land | Rural | 4 | 7.49 |
| RUR | Ag Land | Rural | 5 | 26.44 |
| RUR | Ag Land | Rural | 6 | 44.53 |
| RUR | Ag Land | Rural | 7 | 8.88 |
| RUR | Ag Land | Rural | 8 | 25.47 |
| RUR | Ag Land | Rural | 9 | 8.04 |
| RUR | Woodlands | Rural | 2 | 12.25 |
| RUR | Woodlands | Rural | 5 | 22.94 |
| RUR | Woodlands | Rural | 6 | 3.4 |

Conservation Use Rural Land

| Type | Description | Soil Productivity | Acres |
|------|---------------|-------------------|-------|
| CUV | Agland 93 | 2 | 42.37 |
| CUV | Agland 93 | 3 | 9.95 |
| CUV | Agland 93 | 4 | 8.25 |
| CUV | Timberland 93 | 2 | 14.27 |
| CUV | Timberland 93 | 5 | 41.65 |
| CUV | Timberland 93 | 6 | 51.96 |
| CUV | Timberland 93 | 7 | 10.87 |
| CUV | Timberland 93 | 8 | 26.4 |

Sales

| Sale Date | Deed Book / Page | Plat Book / Page | Sale Price | Reason | Grantor | Grantee |
|------------|------------------|------------------|------------|------------|-----------------------------|-----------------------------|
| 10/15/2013 | 1193 277 | | \$0 | N T D | DORMINEY JULIA JUANITA ETAL | LLONITA FARMS LLC |
| 10/15/2013 | 1193 275 | | \$0 | N T D | DORMINEY JULIAN L | DORMINEY JULIA JUANITA ETAL |
| 2/16/2004 | 811 167 | | \$0 | NOT MARKET | DORMINEY MARVIN R | BLAIR DEANN |
| 12/9/1977 | 322 774 | | \$0 | NOT MARKET | | DORMINEY MARVIN R |
| 10/6/1971 | 278 378 | | \$0 | NOT MARKET | | DORMINY JULIAN L |

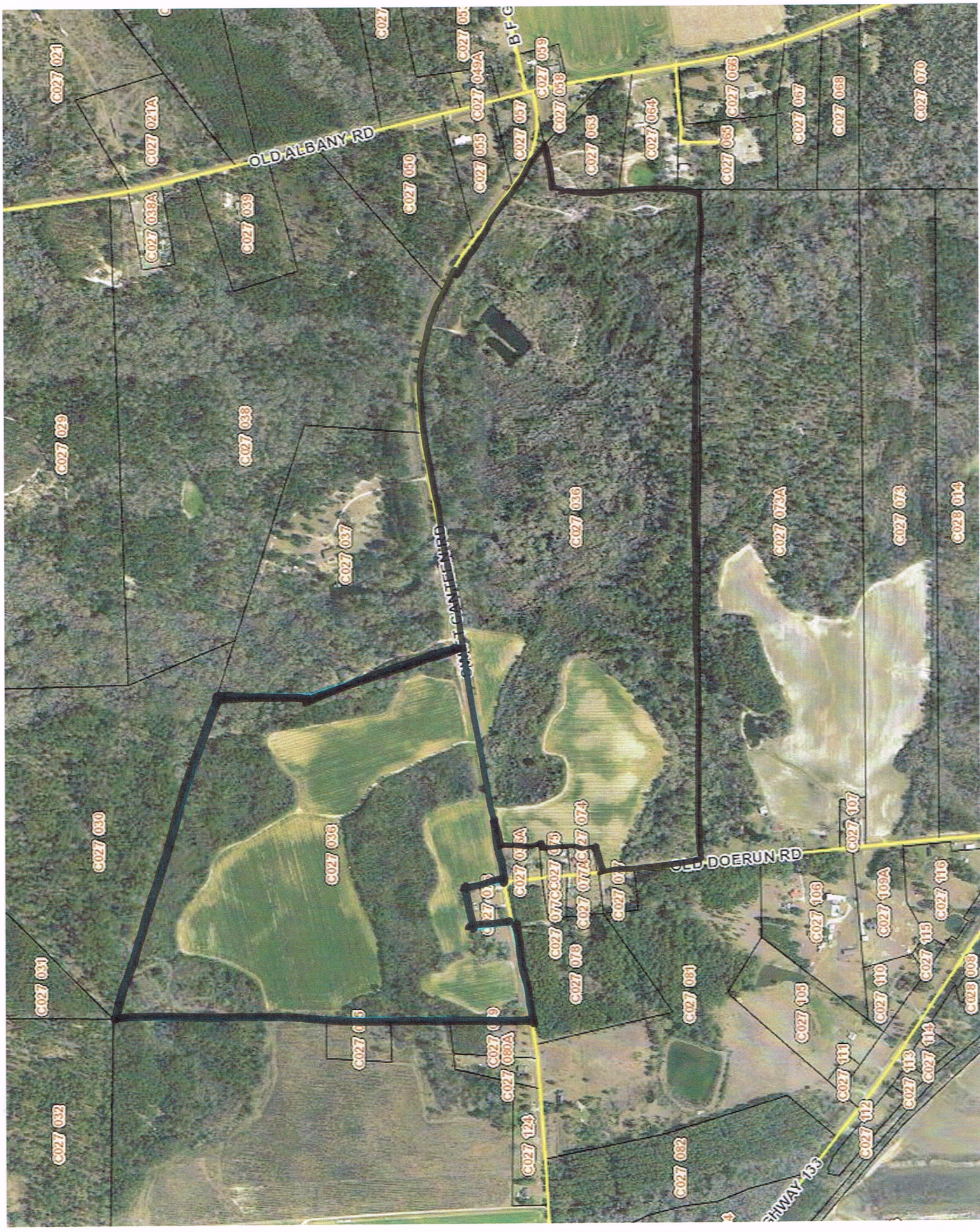
Valuation

| | 2020 | 2019 | 2018 | 2017 | 2016 |
|--|------------------|------------------|------------------|------------------|------------------|
| Previous Value | \$406,368 | \$406,368 | \$341,345 | \$341,345 | \$341,345 |
| Land Value | \$406,368 | \$406,368 | \$406,368 | \$341,345 | \$341,345 |
| + Improvement Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| + Accessory Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| = Current Value | \$406,368 | \$406,368 | \$406,368 | \$341,345 | \$341,345 |
| 10 Year Land Covenant (Agreement Year / Value) | 2018 / \$130,524 | 2018 / \$126,842 | 2018 / \$123,230 | 2008 / \$114,251 | 2008 / \$110,924 |

Assessment Notices (2020)

[2020 Assessment Notice \(PDF\)](#)

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



SWIFT CANTEEN ROAD FARM



SWIFT CANTEEN ROAD FARM



SWIFT CANTEEN ROAD FARM

