

SALES PROSPECTUS

FOR

**194.5 ACRES
LAND LOTS 214 & 215, 9TH LAND DISTRICT
WAITES ROAD (ELLENTON, 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:

194.5 Acres

LOCATION:

**Land Lots 214 & 215, 9th Land District
Waites Road (Ellenton, Ga.)
Colquitt County, Georgia**

MAP & PARCEL:

C085, 002

**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 at the intersection of Waites Rd and Jim Sharp Road approximately 3 miles northeast from Ellenton on a county graded dirt road. The farm has a total of 194.5 acres and has approximately 40 acres of dcp cropland with the balance being in pine and hardwood timber (cruise included). The soil types are Tifton on the cultivated acres and the woodlands are comprised of Dothan, Stilson, Tifton, and Alapaha with minor amounts of other soils. This farm has been leased for the 2021 crop year and possession of the cultivated land will be given 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:

\$642,000.00

BOOK PAGE
1193 0277

FILED
CLERK OF SUPERIOR COURT
COLQUITT COUNTY, GA

2013 DEC -6 PM 3:12

LYNN C. FUKUIS, CLERK

GEORGIA, COLQUITT COUNTY
CLERK'S OFFICE, SUPERIOR COURT
RECORDED IN BOOK 1193, FOLIO 0277
ON ~~12/06/2013~~ PAY OF \$ ~~10.00~~ TO
Mary Ann DEPUTY CLERK

2173
ATTORNEY'S FEES RETURN TO:
WHELAN & CALTON, LLP
P. O. Box 788, Marietta, GA 30177
770-429-1199

WARRANTY DEED

THIS INDENTURE, made the 5th day of October, 2013, between Julia Juanita Dorminey, Sally Nathans Dorminey and Lex Lloyd Dorminey, as parties of the first part, hereinafter called Grantors, and LLonita Farms, LLC, as party of the second part, hereinafter called Grantee,

WITNESSETH: THAT Grantors for \$10.00 and other valuable consideration have granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, convey and confirm unto the said Grantee the following described property, to wit:

Tract 1: 194.5 acres, more or less, in Land Lots 214 and 215 of the 9th Land District of Colquitt County, Georgia, more particularly described as follows: BEGIN at a point in the run of Mill Creek at the South margin of the right of way of Jim Sharp Road and run thence in a southerly direction along the run of said branch to the South line of Land Lot 214; run thence East along the South Land Lot Lines of Land Lots 214 and 215 to a point in the centerline of Waites Road; run thence North along the West line of property now or formerly of E. L. Waites to the northeast intersection of the rights of way of Jim Sharp Road and Waites Road; run thence East along the North line of property now or formerly of E. L. Waites to the East Land Lot Line of Land Lot 215; run thence North to the Southeast corner of property now or formerly of E. L. Waites as shown on a plat recorded in ~~Book 1193, Page 0277~~ Colquitt County records; run thence South 89 degrees West along said Waites property line 3900 feet to a corner; run thence North 10 degrees West 725 feet to a point; run thence South 89 degrees West 1052 feet to a point in the run of Mill Creek; run thence down said creek with a traverse headed due South 800 feet to a point; continue along the run of said creek with a traverse of South 61 degrees West 500 feet to a point; continue the traverse of said creek North 65 degrees West 100 feet to a point; run thence South along the East line of property now or formerly of David L. Whiddon and Susan W. Whiddon as shown on a plat recorded in ~~Book 1193, Page 0277~~ Colquitt County records, to the run of a branch shown on a plat of property of Kenneth E. Swinson recorded in ~~Book 1193, Page 0277~~ Colquitt County records; thence run along the traverse of said branch as shown on the Swinson survey South 63 degrees 09 minutes 20 seconds East 237.50 feet; thence run South 19 degrees 52 minutes 20 seconds East 205.92 feet to a point in the centerline of Jim Sharp Road; thence run across Jim Sharp Road to the point of beginning.

194.5 ac
Waites
Road

Handwritten signatures and initials:
JW
JD
Sdy
LD

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 17, 2021
Dorminey Estate Appraisal

To whom it may concern:

The following attachment is a summation of the Waites Rd. Tract in Colquitt County, Georgia. The cruise was completed March 16, 2021. A total of 122 acres of Natural Pine and Hardwood was cruised. A 3x5 grid pattern and tenth acre plots were used to conduct the appraisal. The entire tract is located in Land Lots 214 & 215 of the 9th 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

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WAITES ROAD TRACT TOTALS

122 ACRES OF NATURAL PINE AND HARDWOOD

Pine Sawtimber = 2,051.36 tons
x \$40.00/ton
\$82,054.56

Oak/Poplar Sawtimber = 223.58 tons
x \$30.00/ton
\$6,707.52

Pine Pulpwood = 353.07 tons
x \$12.50/ton
\$4,413.38

Hardwood Pulpwood = 184.17 tons
x \$5.00/ton
\$920.85

TOTAL VALUE OF TRACT = \$ 94,096.31

Georgia
Colquitt

Report ID: FSA-156EZ

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.

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 1629
Prepared: 2/24/21 7:20 AM
Crop Year: 2021
Page: 1 of 2

Operator Name: LLONITA FARMS LLC
Farm Identifier

Farms Associated with Operator:
1628

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
289.99	87.16	87.16	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	87.16	0.0	0.0					

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
PNUTS, SUP	NONE	NONE	NONE	NONE	NONE	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
PEANUTS	5.6	2411	0.00
SEED COTTON	58.9	2170	0.00
Total Base Acres:	64.5		

WATERS ROAD

Tract Number: 2576 Description: O5/2B
FSA Physical Location: Colquitt, GA ANSI Physical Location: Colquitt, GA

BIA Range Unit Number:
HEL Status: NHEL: no agricultural commodity planted on undetermined fields
Wetland Status: Wetland determinations not complete
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
170.09	40.35	40.35	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	40.35	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
SEED COTTON	26.4	2170	0.00
Total Base Acres:	26.4		

Owners: LLONITA FARMS LLC
Other Producers: CHAFIN, GLENN C

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	WATLES ROAD
C077-066	15,598	ROCKWELL BRIDGE
C027-036	23,658	SWIFT CENTER

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	C085 002
Location Address	WAITES RD
Legal Description	LL 214 215 9TH LD <i>(Note: Not to be used on legal documents)</i>
Class	V5-Consrv Use <i>(Note: This is for tax purposes only. Not to be used for zoning.)</i>
Zoning	
Tax District	COUNTY (District 01)
Millage Rate	27.49
Acres	194.5
Neighborhood	N/A
Homestead Exemption	No (S0)
Landlot/District	N/A / 9

[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	38.53
RUR	Ag Land	Rural	4	10.04
RUR	Ag Land	Rural	5	41.72
RUR	Ag Land	Rural	6	8.21
RUR	Ag Land	Rural	8	18.97
RUR	Woodlands	Rural	2	5.28
RUR	Woodlands	Rural	3	9.53
RUR	Woodlands	Rural	5	51.84
RUR	Woodlands	Rural	6	5.67
RUR	Woodlands	Rural	7	4.71

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	2	40.92
CUV	Agland 93	4	5.08
CUV	Agland 93	5	6.14
CUV	Agland 93	5	61.58
CUV	Timberland 93	6	27.83
CUV	Timberland 93	7	6.14
CUV	Timberland 93	2	40.11
CUV	Timberland 93	3	6.7

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/15/2013	1193 277		\$0	NTD	DORMINEY JULIA JUANITA ETAL	LLONITA FARMS LLC
10/15/2013	1193 275		\$0	NTD	DORMINEY JULIAN L	DORMINEY JULIA JUANITA ETAL
			\$0	NOT MARKET		DORMINEY JULIAN L

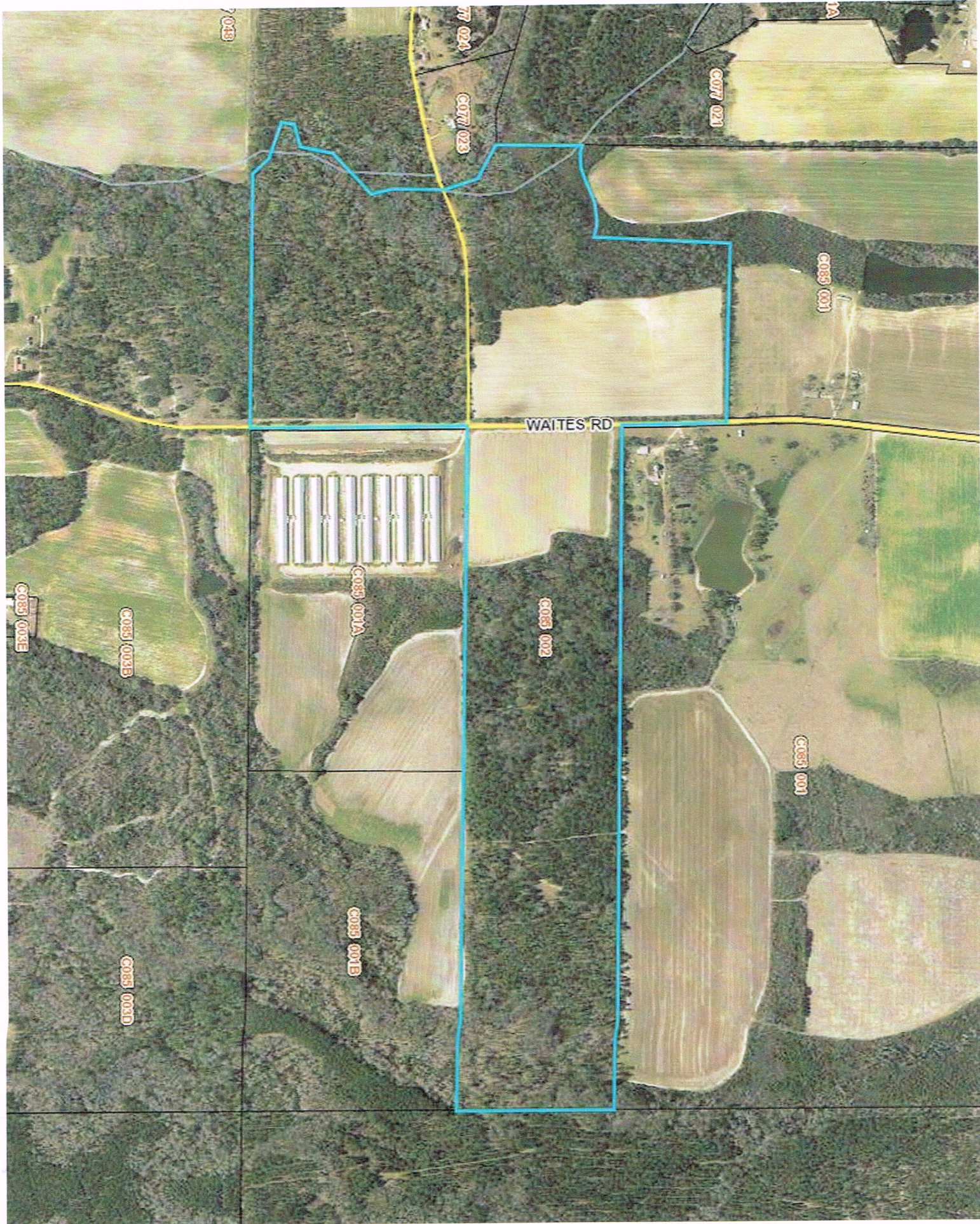
Valuation

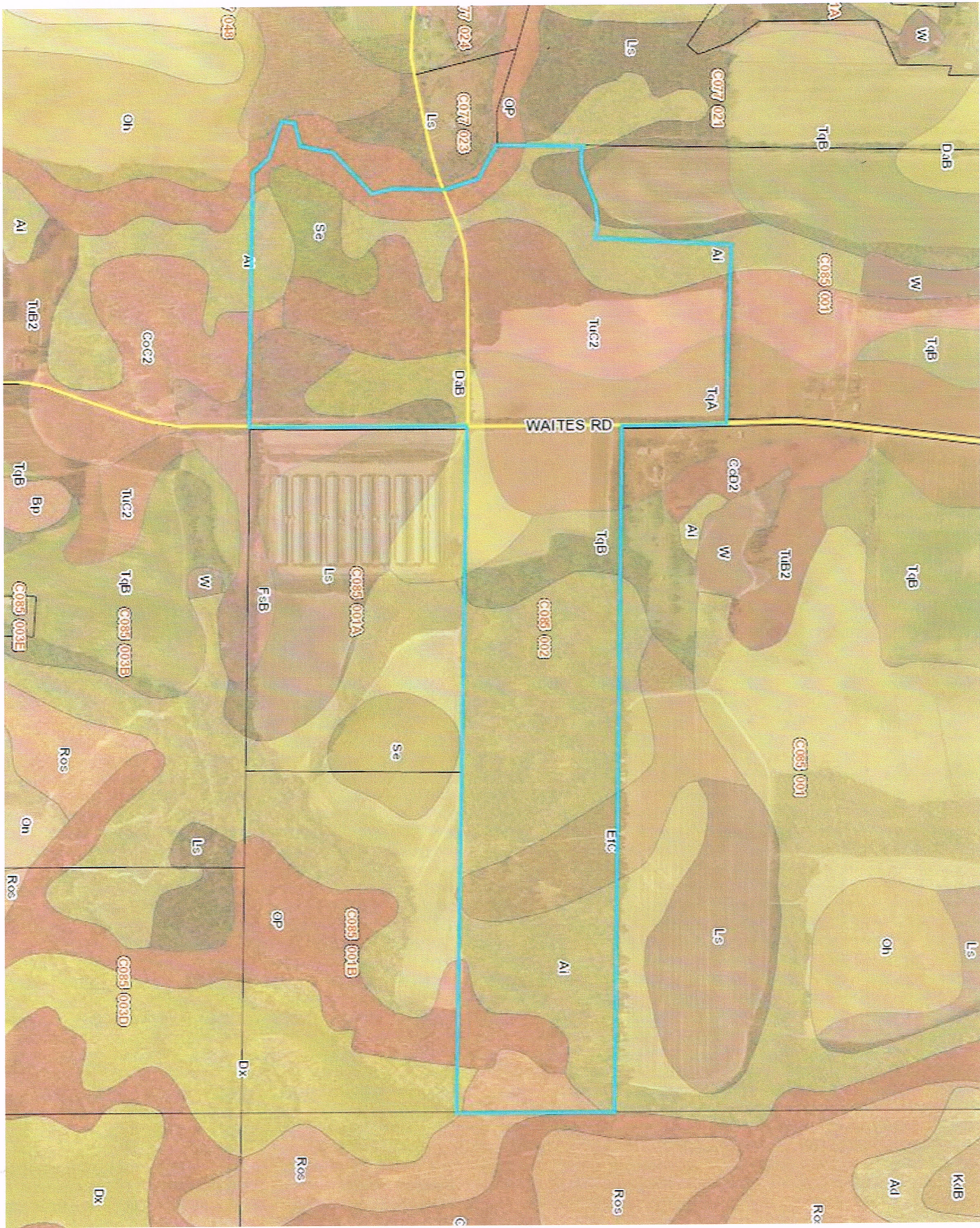
	2020	2019	2018	2017	2016
Previous Value	\$388,172	\$388,172	\$386,353	\$386,353	\$386,353
Land Value	\$388,172	\$388,172	\$388,172	\$386,353	\$386,353
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$388,172	\$388,172	\$388,172	\$386,353	\$386,353
10 Year Land Covenant (Agreement Year / Value)	2018 / \$148,565	2018 / \$144,350	2018 / \$140,258	2008 / \$118,695	2008 / \$115,238

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.





WAITES ROAD FARM



WAITES ROAD FARM



WAITES ROAD FARM

