

# **SALES PROSPECTUS**

**FOR**

**131 ACRES  
LAND LOT 260, 9<sup>TH</sup> LAND DISTRICT  
ROUNDTREE BRIDGE 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:**

**131 Acres**

**LOCATION:**

**Land Lot 260, 9<sup>th</sup> Land District  
Roundtree Bridge Rd. (Ellenton, Ga.)  
Colquitt County, Georgia**

**MAP & PARCEL:**

**C077, 066 & C077, 066A**

**CUVA PROGRAM:  
(Conservation Use  
Valuation Assessment)**

**This farm is currently enrolled in the CUVA Program through the Colquitt County Tax Assessor's office.**

**COMMENTS:**

**This farm is located approximately 2 miles northeast from Ellenton on the south side of the Roundtree Bridge Road. The farm has a total of 131 acres and has approximately 47 acres of dcp cropland with the balance being in pine and hardwood timber (cruise included). The soil types are Tifton, Leefield, and Stilson on the cultivated acres, and the woodlands are comprised primarily of Leefield, Alapaha, and Osier Pelham. The older house included on this farm has a terracotta well and is currently rented for \$300 per month. This is a month-to-month rental agreement. We have a limited sales disclosure form in our office file.**

**This farm is leased through December 31, 2022 to Glen Chafin (229-850-0245).**

**The Game Warden for this area is Eric White (229-430-4252).**

**ASKING PRICE:**

**\$505,000**

131A  
Roundtree  
Bridge Road

Tract 2: Parcel A: 131 acres, more or less, in Land Lot 260 in the 9<sup>th</sup> Land District of Colquitt County, Georgia, being bound on the North by Bill Tiltman Road, East by lands of Baker Cabal Farms, LLC, South by Benny Baker Road and property of Kelgans and West by the Roundtree Bridge Road;

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 Bill Tillman Rd. Tract in Colquitt County, Georgia. The cruise was completed March 10, 2021. A total of 31 acres of Natural Pine and Hardwood was cruised. A 2x5 grid pattern and tenth acre plots were used to conduct the appraisal. We also appraised a 33 Acre stand of 11-year-old Planted Loblolly Pine. The entire tract is in Land Lot 260 of the 9<sup>th</sup> 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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**BILL TILLMAN ROAD TRACT TOTALS**  
**31 ACRES OF NATURAL PINE AND HARDWOOD**

Pine Sawtimber = 186.45 tons  
x \$40.00/ton  
\$7,458.10

Oak/Poplar Sawtimber = 504.38 tons  
x \$30.00/ton  
\$15,131.40

Misc. Hardwood = 183.42 tons  
x \$20.00/ton  
\$3,668.40

Hardwood Pulpwood = 139.23 tons  
x \$7.00/ton  
\$974.61

**TOTAL VALUE OF TRACT = \$27,232.51**

**33 ACRES OF 11-YEAR-OLD PLANTED LOBLOLLY**

**TOTAL TRACT VALUE = \$22,433.40**

**BILL TILLMAN ROAD TRACT TOTAL VALUE**

**\$49,665.91**

Georgia

Colquitt

Report ID: FSA-156EZ

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: 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.

Tract Number: 2577 Description O6/1B

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
119.9	46.81	46.81	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	46.81	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
PEANUTS	5.6	2411	0.00
SEED COTTON	32.5	2170	0.00
<b>Total Base Acres:</b>	<b>38.1</b>		

Owners: LLONITA FARMS LLC

Other Producers: CHAFIN, GLENN C

Round Tree Bridge

### Summary

**Parcel Number** C077 066  
**Location Address** 541 ROUNDTREE BRIDGE RD  
**Legal Description** LL 260 9TH LD  
(Note: Not to be used on legal documents)  
**Class** V5-Consv 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** 129.5  
**Neighborhood** N/A  
**Homestead Exemption** No (S0)  
**Landlot/District** 260 / 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	41.36
RUR	Ag Land	Rural	4	17.67
RUR	Ag Land	Rural	6	0.2
RUR	Ag Land	Rural	8	2.69
RUR	Ponds	Rural	2	0.82
RUR	Woodlands	Rural	2	4.63
RUR	Woodlands	Rural	5	32.8
RUR	Woodlands	Rural	6	29.33

### Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	2	36.66
CUV	Agland 93	4	12.37
CUV	Timberland 93	2	6.98
CUV	Timberland 93	5	35.95
CUV	Timberland 93	6	37.54

### 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	\$275,845	\$275,845	\$238,503	\$238,503	\$238,503
Land Value	\$275,845	\$275,845	\$275,845	\$238,503	\$238,503
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$275,845	\$275,845	\$275,845	\$238,503	\$238,503
10 Year Land Covenant (Agreement Year / Value)	2018 / \$91,064	2018 / \$88,488	2018 / \$85,957	2008 / \$79,670	2008 / \$77,350

### 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.

**Summary**

Parcel Number C077 066A  
 Location Address ROUNDTREE BRIDGE RD  
 Legal Description LL 260 9TH LD  
 Class R4-Residential  
 (Note: Not to be used on legal documents)  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Zoning  
 Tax District COUNTY (District 01)  
 Millage Rate 27.49  
 Acres 1  
 Neighborhood 30004 COUNTY BELOW AVG (30004)  
 Homestead Exemption No (S0)  
 Landlot/District 260 / 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	Small Parcels	Rural	1	1

**Residential Improvement Information**

Style One Family (Single Family)  
 Heated Square Feet 890  
 Interior Walls Sheetrock  
 Exterior Walls Wood Siding  
 Foundation Open Wood Joist  
 Attic Square Feet 0  
 Basement Square Feet 0  
 Year Built 0  
 Roof Type Asphalt Shingles  
 Flooring Type Carpet/Tile  
 Heating Type Space Heaters  
 Number Of Rooms 0  
 Number Of Bedrooms 0  
 Number Of Full Bathrooms 1  
 Number Of Half Bathrooms 0  
 Number Of Plumbing Extras 0  
 Value \$17,690  
 Condition Average  
 House Address 0 ROUNDTREE BRIDGE RD

**Accessory Information**

Description	Year Built	Dimensions/Units	Identical Units	Value
XUtility Bldg, Unfinished	1999	10x20 / 0	0	\$237
XLean-To	1999	12x20 / 0	0	\$40
XWell - Shallow	1999	0x0 / 1	0	\$500
XSeptic System - Res	1999	0x0 / 1	0	\$750

**Sales**

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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	\$22,774	\$22,774	\$25,848	\$25,848	\$25,848
Land Value	\$3,557	\$3,557	\$3,557	\$6,631	\$6,631
+ Improvement Value	\$17,513	\$17,690	\$17,690	\$17,690	\$17,690
+ Accessory Value	\$1,527	\$1,527	\$1,527	\$1,527	\$1,527
= Current Value	\$22,597	\$22,774	\$22,774	\$25,848	\$25,848

**Assessment Notices (2020)**

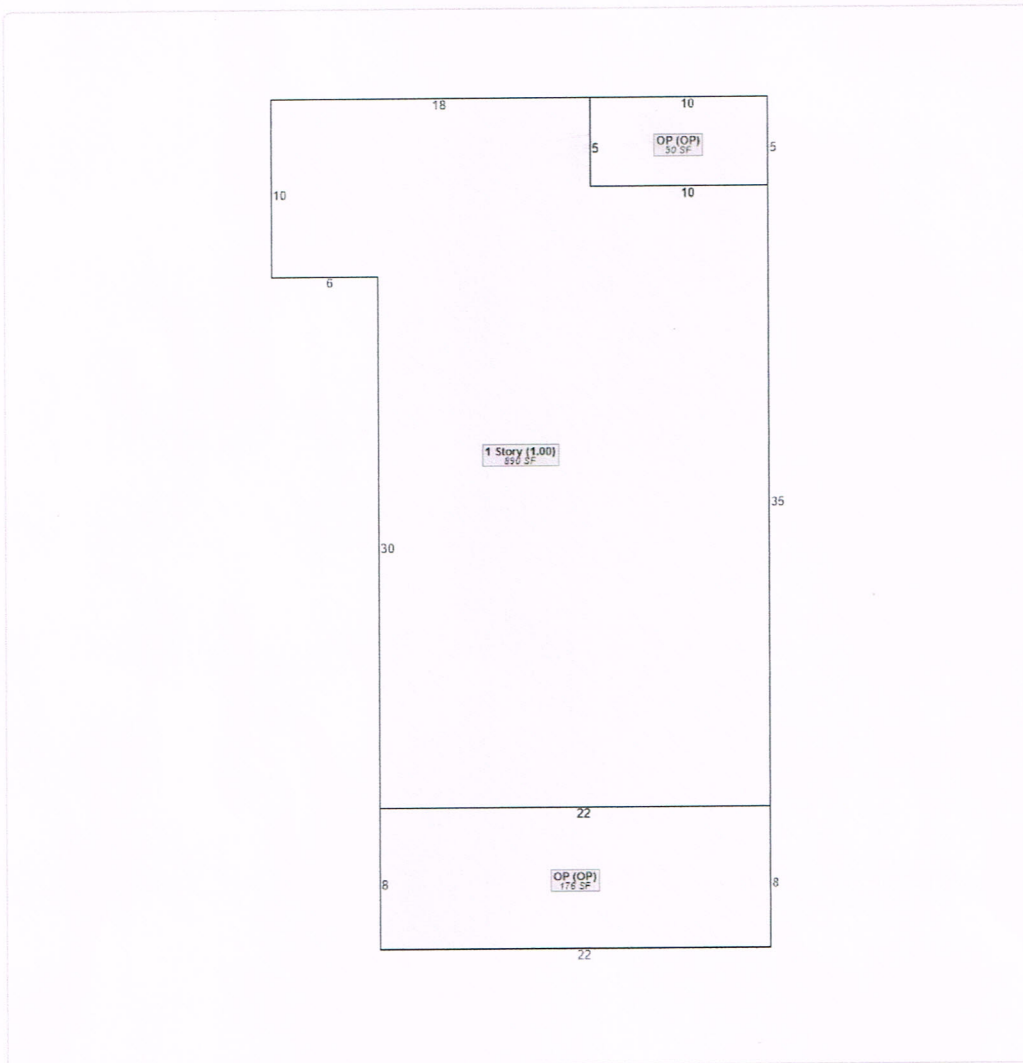
[2020 Assessment Notice \(PDF\)](#)



Photos



Sketches



No data available for the following modules: Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits.

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**ROUNDTREE BRIDGE ROAD FARM**



**ROUNDTREE BRIDGE ROAD FARM**

