

Sunday, April 28th
3:00 PM

PROPERTY LOCATION:

Crossroads Church Road
Ellijay (Gilmer County), Georgia


AUCTION

773.53+/- Acres in 9 Parcels

Selling Beautiful Mountain Land



Come and BUY this unique property in

Ellijay

an outdoor lover's wonderland!

AUCTION



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INFORMATION

800-482-0775 (24/7)

theauctionway.com



The Auction Way Company

P.O. Box 1663 LaGrange, Georgia 30240

Gerald A. Bowie Broker/Auctioneer GA LIC #177

gerald@theauctionway.com

CELL PHONES

Gerald Bowie 706.302.0302

Morgan Marlowe 706.315.8260

Mark Bowie 706.302.6302

Penny Bowie 770.328.1480

All information in this brochure or any other advertisements was furnished to us by sources believed to be reliable, but is not guaranteed. Announcements from the auction box take precedence over any prior written or verbal information. Buyers are responsible for their final due-diligence.



AUCTION

AS A BUYER YOU SHOULD KNOW

SALE SCHEDULE: Sunday, April 28th @ 3:00 P.M.

PROPERTY LOCATION: Turn on Crossroads Church Road, Ellijay and follow signs for 1/2 mile to property. Auction Office is on same road; stop in for information.

AUCTION OFFICE LOCATION: 75 Crossroads Church Road, Ellijay (Gilmer Co), GA.

AUCTION SITE DIRECTIONS: In Ellijay, from the intersection of Old GA 5 & 382, turn west onto Hwy. 76 and GA 282. Go 6.5 miles to Crossroads Church Road; turn left, go 0.1 mi. to Tails Creek Fire Station #6. The community building is the location of auction office, open house and auction site on auction day, and is the entrance to the auction property which is 0.4 mi from this site.

INSPECTION: Open Houses April 5, 6, 12, 13, 19, 20, 26 and 27. Auction personnel will be on site Fridays from 1:00 to 5:00 p.m. and on Saturdays 10:00 a.m. to 5:00 p.m., or contact us for a mutually convenient appointment at 800-482-0775 (24/7). Auction Day is Sunday, April 28th at 3:00 p.m.

BUYER'S PREMIUM: Ten (10) percent Buyer's Premium will be added to the final bid on all sales, for the contract's final total.

EARNEST MONEY DEPOSIT: Ten (10) percent of contract price due auction day; we will take your good check. Make check out to Clifford S. Lancey, Attorney At Law Trust Account, 15 North Ave., Ellijay, Georgia 30540 (706-276-2233).

HOW SELLING: Sells Subject to Seller's confirmation. The sale order and how offered is at the sole discretion of the auctioneer in charge. Changes made from the auction box will supersede any other information, printed or spoken.

SURVEY: If a Buyer needs a survey other than county survey Seller furnished to Buyer, it will be at the Buyer's expense.

TERMS, CLOSING DATE AND POSSESSION: Terms & Conditions - website or catalog.

CO-BROKERS: Your participation is invited. A co-broker's commission will be paid to qualified brokers that bring a buyer that closes. Co-broker's agreement is located on website. Co-broker's agreement must be completed and turned in to auctioneers by Saturday, April 27th at 5 p.m.

NOTICE: Prospective buyers should contact auction personnel for additional information and mutually convenient appointments. The website has the catalog containing the terms and conditions, plats, a copy of the purchase contract you will be required to sign, photographs, videos and other valuable information. Auction personnel will also have this information on site. It is important that you check the website and review the catalog.

FINANCING: No financing offered by the sellers.

WEBSITE: All auction information, with current updates, including drone videos and photos are posted on website www.theauctionway.com.

BROKER/AUCTIONEER: Gerald A. Bowie, GaAuctLic# 177. Cell 706-302-0302.

SALE SITE PERSONNEL AND CELL PHONES: Morgan Marlowe 706-315-8260,
Penny Bowie 770-328-1480, Gerald Bowie 706-302-0302, Mark Bowie 706-302-6302.

THE AUCTION WAY COMPANY: 1607A Whitesville St. - P.O. Box 1663, LaGrange, GA 30240.

INFORMATION / APPOINTMENTS: www.theauctionway.com or 800.482.0775 (24/7)

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REAL ESTATE TERMS AND CONDITIONS

PARTIES: The Auctioneer is Auction Way Company/Gerald A. Bowie, Auctioneer/Broker GaAucLic# 177 of LaGrange, Georgia, hereinafter called Auctioneers. Seller/Owner is Flint Timber, LP of Ellijay, Georgia, hereinafter called Sellers.

REPRESENTATIVES: Auctioneers represent the Owners/Sellers by separate agreements.

DISPUTES: The auctioneer in charge will settle any disputes as to bids. Auctioneer's decision on such matters will be final.

ANNOUNCEMENTS: Announcements from the auction box will take precedence over any prior written or oral information, including any advertisements.

RESTRICTIONS: Buyer will take title to any property purchased at the auction subject to: Any and all (i) zoning, easements, covenants, conditions, restrictions, leases, rights-of-way, reservations, and any other encumbrances that are imposed by governmental authority, and/or recorded in the real property records and all other official records of the county in which the bid property is located, (ii) all matters appearing on the plat or otherwise common to the property; and (iii) all matters that are visible or may be apparent on the bid property itself.

LIABILITY: All persons who attend the auction do so at their own risk. Neither the Sellers nor Auctioneers nor any other person connected with the auction assume any liability, legal or otherwise, for any accident which may occur. Auctioneers are acting as selling agent only.

BUYER'S PREMIUM: Ten (10) percent Buyer's Premium will be added to the final bid on all sales. The contract's final total includes bid price and the buyer's premium.

SURVEY: If a Buyer needs a survey other than survey Sellers furnished to Buyer, it will be at the Buyer's expense.

TERMS OF SALE: All Parcels sell subject to the Sellers' confirmation.

REAL ESTATE EARNEST MONEY: Ten (10) percent of total contract price as earnest money deposit is due the day of auction. We will take your good check; remaining balance in full due at closing. Escrow Deposits will be placed in the escrow account of Clifford S. Lancey, Attorney at Law, 15 North Ave., Ellijay, Georgia 30540 (706-276-2233).

CONTINGENCY: There are no contingencies. Property is selling "as is" with no warranties, express or implied, except for good title and free of all liens.

CLOSING: Must occur on or within 30 days of auction by and at the office (or by mail) of Clifford S. Lancey, Attorney At Law, 15 North Ave., Ellijay, Georgia 30540 (706-276-2233).

TITLE INSURANCE: Title insurance would be at the Buyer's expense.

POSSESSION: Possession of premises will be transferred at the time of closing.

TAXES: Taxes to be prorated as of the closing date.

GUARANTEE: The property shall be auctioned and sold in its present "as is" condition, with all faults, and without any warranties or representations whatsoever except for a warranty of title in the deed from the Sellers to each Buyer. The Limited Warranty Deed from Sellers to Buyer is to be executed by Sellers, which deed shall specifically state that the bid property is accepted by Buyer in its present "as is" condition, with no warranties or representations whatsoever except for the warranty of title set forth in the deed.

PURCHASE CONTRACT: A copy of the contract the Buyer will be required to sign is located on our website or by request. This is a legal and binding document. Please review before bidding and be prepared to sign and have earnest money deposit of ten (10) percent of contract total. We will take your good check, made out to closing attorney Clifford S. Lancey, Attorney at Law.

CONTRACT REAL ESTATE TERMS: The real estate terms stated herein will form a portion of the contract between the Buyer and the Sellers and are binding on both.

ALL INFORMATION IN THIS CATALOG OR ANY OTHER ADVERTISEMENTS WERE FURNISHED TO US BY SOURCES BELIEVED TO BE RELIABLE, BUT INFORMATION IS NOT GUARANTEED. BUYERS ARE RESPONSIBLE FOR THEIR OWN FINAL DUE DILIGENCE.

DRIVING DIRECTIONS TO ALL PARCELS

In Ellijay, from the intersection of Old GA 5 & 382, turn west onto Hwy. 76 and GA 282. Go 6.5 miles to Crossroads Church Road; turn left, go 0.1 mi. to Tails Creek Fire Station #6. The community building is the location of auction office, open house and auction site on auction day, and is the entrance to the auction property which is 0.4 mi from this site.

INSPECTION / BIDDING

"As a Buyer You Should Know" (located on page 4), the "Terms and Conditions" (located on page 5), and the "Contract" you will be required to sign sale day (located at website or on request).

INSPECTION / VIEWING: Property may be viewed at open house or by appointments. Parcels are marked; most of the property is passable by your truck or auto. Auction personnel are available to assist you and answer any questions; let us! If you prefer, make a mutually convenient appointment and a staff member will take you on a private tour; we have 4-wheel all-terrain vehicles.

OPEN HOUSES: Open Houses April 5, 6, 12, 13, 19, 20, 26, and 27.

Auction personnel will be on site Fridays from 1:00 to 5:00 P.M. and Saturdays 10:00 A.M. to 5:00 P.M. Or contact us for a mutually convenient appointment at any other time; call 800-482-0775 (24/7). Auction day is Sunday 28th at 3:00 P.M.

AUCTION DAY INFORMATION

AUCTION SITE: Will be open for your convenience and bidder registration from 12:00 P.M. until Auction Time at 3 P.M. on Sunday, April 28th. Updated information will be available and auction personnel will answer final auction questions. The auction will begin promptly at 3:00 P.M.

BIDDING: This will be a LIVE auction; come prepared to bid on parcel or parcels of your choice.

ABSENTEE BIDDING: If you cannot attend the live auction and wish to make a bid, you may leave a bid with the auction company or arrange a phone call during the auction to bid on the properties of your choice; see auction personnel for details.

BE PREPARED: Be prepared to bid on the parcel or parcels of your choice; have a first, second or more choices. Be prepared to sign the contract (located at website or on request). Be prepared to write an earnest money deposit check (we will take your good company or personal check) in the amount of ten (10) percent of your final contract price made out to closing attorney Clifford S. Lancey, Attorney at Law, 15 North Ave., Ellijay, Georgia 30540 (706-276-2233).

FLAGGED THE ROAD TO IDENTIFY PARCELS

To help you identify the parcels we have flagged the roads with different colored tape. Parcel: 1 pink, 2 green, 3 orange, 4 pink, 5 white, 6 orange, 7 green & white (together), 8 green, and 9 orange. Keep the flags on your right to go to the property, and keep them on your left to return. We did not tag most lot corners due to many missing survey markers. We did flag the corner markers we located, even for lots not selling, since they do indicate the lot number and could help orient you on the parcels. Double tape of the same color identifies a survey corner marker.

POWER AND WATER

For parcels without power or water, both may be available, with approval of the county. Power is from Amicalola Power and water is from Gilmer County. Any expense to extend the power or water service will be borne by the purchaser.

WELLS AND SEPTIC

For lots without county water/sewer, to install a well and septic system most owners will need to combine two adjacent lots to achieve the minimum size property required. Any expense will be borne by the purchaser.

ROADS (PARCELS 4-9) AND LAKE LECROY (PARCEL 6)

These roads and the lake are NOT included in the total acreage. If an Owners' Association is activated, the seller will transfer any interest it holds in the roads and lake to the Owners' Association. Purchasers enjoy full easement rights of access across the subdivision roads. Although seller is not aware of present restrictions on the use of the lake, it is possible that a future Owners' Association may have the right to regulate use of the lake.



ELLIJAY AREA AMENITIES

FANTASTIC FISHING - WHITEWATER KAYAKING - TUBING - AT ITS BEST

Carters Lake

is located in the beautiful North Georgia mountains midway between Atlanta and Chattanooga. This unique lake near Ellijay offers 65 miles of undeveloped shoreline surrounding 3,200 acres of deep, clear water and is quite popular with campers, hikers, fishermen and mountain bikers. It is the deepest lake in Georgia with an average depth of 200' and maximum depth of 450'. The lake offers fantastic fishing and there is also a 6,000 acre wildlife management area spanning 2 counties that is open to hunters. Deer hunting is only open for archers but you can shoot turkey and small game with firearms. You will find several hiking trails ranging in difficulty, including The Hidden Pond Songbird Trail. The Auction property is located only three miles from the closest boat ramp on Carters Lake, and 6.5 miles from Ellijay and the Coosawattee, Cartecay, and Ellijay Rivers, together known as the best kayak rivers in Georgia.

Coosawattee River

is a 49.3-mile-long river beginning at the confluence of the Cartecay River and the Ellijay River in the city of Ellijay. The river flows west through the North Georgia Mountain foothills. The Carter Dam forms Carters Lake that impounds the river.

Cartecay River

is a 19.1-mile-long river that is famous as a recreational river for kayaking, canoeing and tubing and runs through Ellijay. It is the site of a Class II whitewater run. The headwaters of the Cartecay River begin in the Chattahoochee National Forest. Much of the river runs east to west near or along Georgia State Route 52. The Cartecay and Ellijay rivers meet in Ellijay to form the Coosawattee River.

Ellijay River

is a 15.1-mile-long river ending in the town of Ellijay at its confluence with the Cartecay River, forming the Coosawattee River.

MILEAGE CHART FROM ELLIJAY, GEORGIA

Atlanta Airport	87 miles	1 hour 30 minutes
Dalton	36 miles	49 minutes
Calhoun	40 miles	54 minutes
Canton	39 miles	44 minutes
Dawsonville	32 miles	40 minutes
Chattanooga	67 miles	1 hour 26 minutes

Farm & Timber Properties, LLC

The Auction Way Company
P. O. Box 1663
LaGrange, GA 30240

3/20/2019

To whom it may concern:

As per your request I have worked up an estimate of the value of the planted pine timber now standing on approximately 345 acres of land in Gilmer County owned by Flint Timber LP.

I am a limited partner in Flint Timber and forest manager for this tract. My opinion of timber value is based on the thinning history of the tract and field checks of current stocking levels.

Approximately 291 acres of the property is currently in pine plantations and about 12 acres are in natural timber consisting of mixed hardwood/pine. The balance of the acreage is open grassed areas, wildlife openings and internal roads.

The plantations are approximately 25 years old, have been thinned and are considered "fully stocked" with an average basal area of around 88 square feet/acre. I estimate between 20,000 and 21,120 tons of merchantable pine timber with about 51% of the volume in chip-n-saw, 35% in saw timber and about 15% in pulpwood. At current market prices I believe that value of the planted pine timber to be \$315,000 to \$330,000.

Although there is no cruise on the roughly 12 acres of natural timber, I believe there could be an additional \$10,000 to \$12,000 worth of timber in these stands.

The plantations are well suited to continue to increase in value as chip-n-saw trees grow into the higher value saw timber class.

Sincerely,



Jimmy Thwaite

Ga. Reg. Forester #2039

Farm & Timber Properties, LLC 1106 Jackson Spring Rd. Macon, Georgia 31211

AUCTION



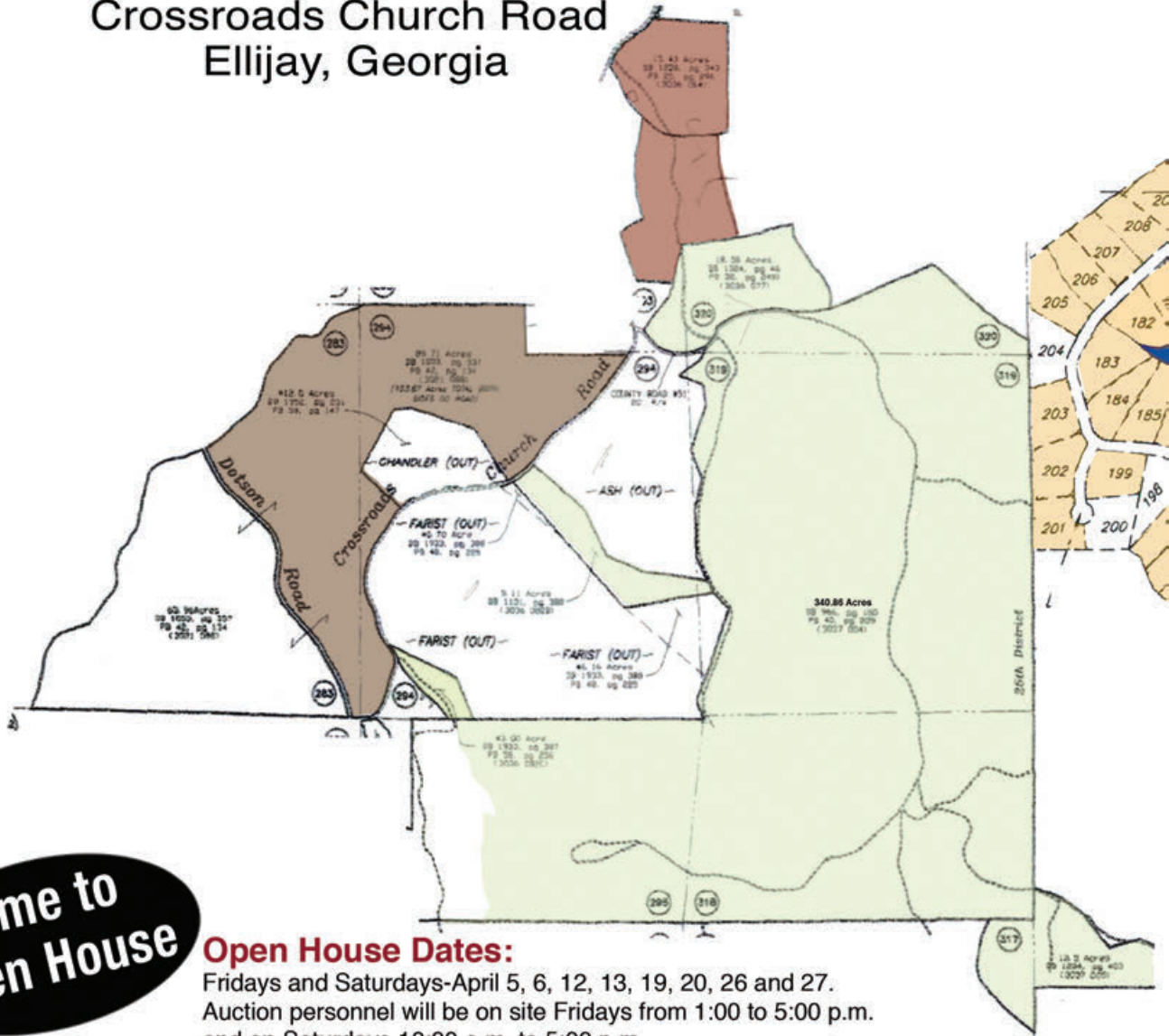
Plat of Property Offering

AUCTION

773.53 +/- Acres in 9 Parcels

Sunday, April 28th
3:00 PM

**PROPERTY LOCATION:
Crossroads Church Road
Ellijay, Georgia**



**Come to
Open House**


Open House Dates:
Fridays and Saturdays-April 5, 6, 12, 13, 19, 20, 26 and 27.
Auction personnel will be on site Fridays from 1:00 to 5:00 p.m.
and on Saturdays 10:00 a.m. to 5:00 p.m

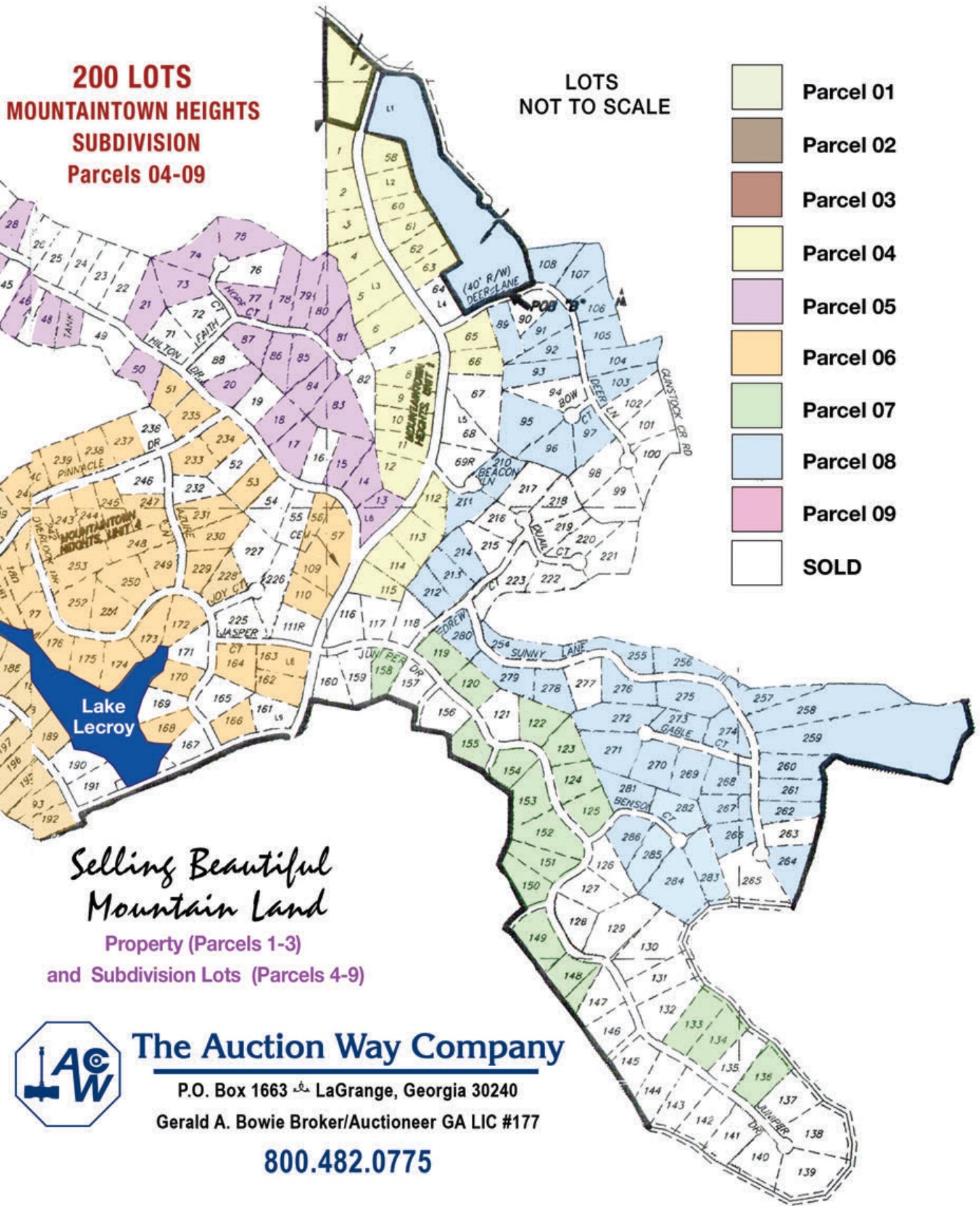
Information & Updates: theauctionway.com

200 LOTS

MOUNTAINTOWN HEIGHTS SUBDIVISION Parcels 04-09

LOTS
NOT TO SCALE

-  Parcel 01
-  Parcel 02
-  Parcel 03
-  Parcel 04
-  Parcel 05
-  Parcel 06
-  Parcel 07
-  Parcel 08
-  Parcel 09
-  SOLD



*Selling Beautiful
Mountain Land*

Property (Parcels 1-3)
and Subdivision Lots (Parcels 4-9)



The Auction Way Company

P.O. Box 1663 • LaGrange, Georgia 30240
Gerald A. Bowie Broker/Auctioneer GA LIC #177

800.482.0775

PARCELS 1, 2, and 3

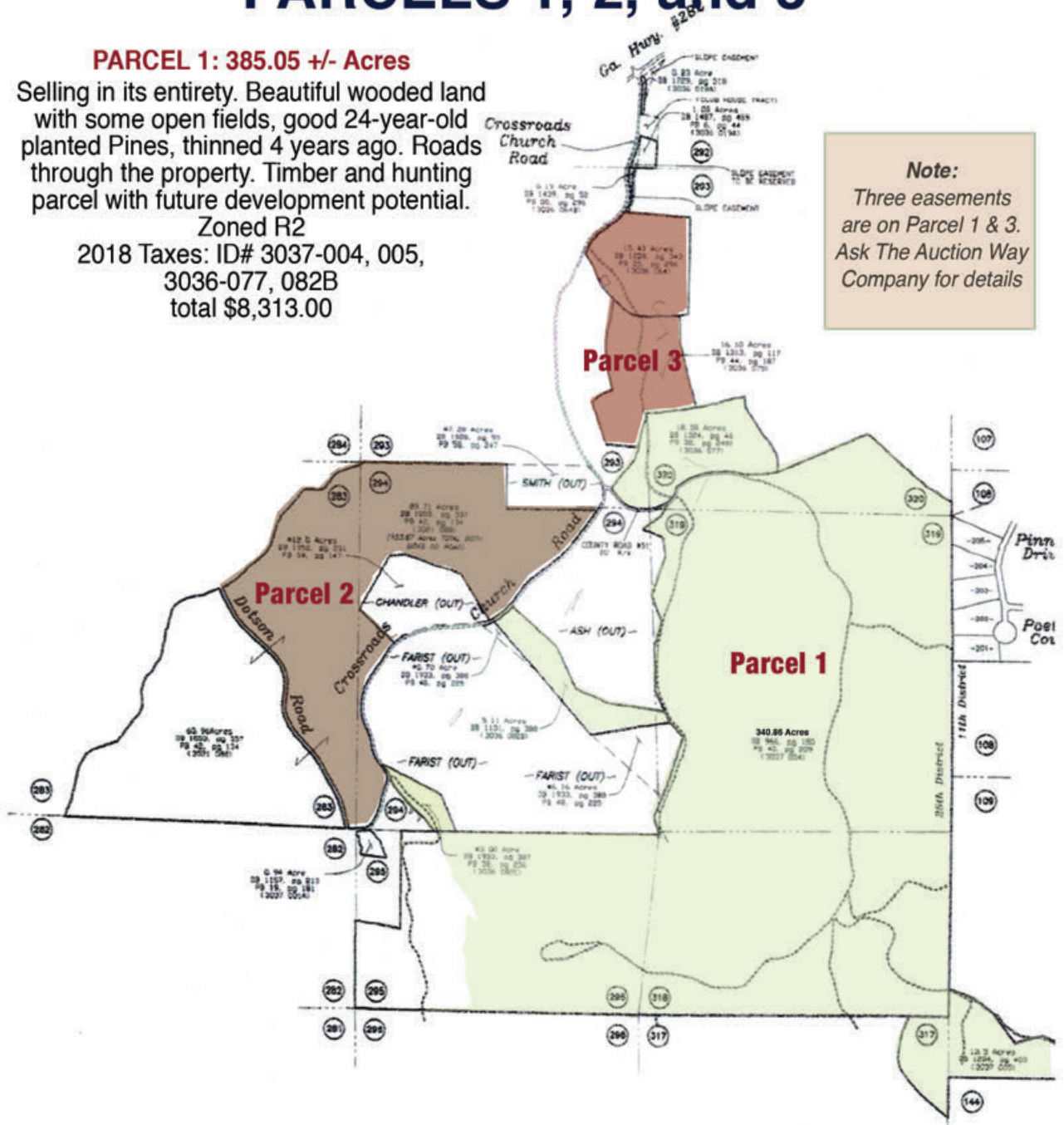
PARCEL 1: 385.05 +/- Acres

Selling in its entirety. Beautiful wooded land with some open fields, good 24-year-old planted Pines, thinned 4 years ago. Roads through the property. Timber and hunting parcel with future development potential.

Zoned R2

2018 Taxes: ID# 3037-004, 005,
3036-077, 082B
total \$8,313.00

Note:
Three easements are on Parcel 1 & 3. Ask The Auction Way Company for details



PARCEL 2: 89.71 +/- Acres

Selling in its entirety. Wooded parcel with paved Crossroads Church Road and Dotson Road around 3 sides of the perimeter. Good opportunity to divide and sell as building lots by the new owner.

Zoned R2

2018 Taxes: ID# 3021-088 \$3,220.00

PARCEL 3: 31.53 +/- Acres

Selling in its entirety. Paved road frontage on Crossroads Church Road. This parcel has a nice steel building 60'x80' with three 10'x10' roll-up doors on front and one 10'x10' on the back. Electricity, bathroom (water by well), cement pad on front side and back of building, gutters and downspouts.

Zoned R2

2018 Taxes: ID# 3036-064, 075 total \$2,182.00

PARCEL 4

PARCEL 4: 30.04 Acres

Selling by the acre-24 wooded lots on Heritage Way ranging from 1.06 acres to 2.92 acres, totaling 30.04 acres.

All lots are wooded and per Amicalola Power have electric service to the lots. There is no water on Parcel 4...but there is a fake fire hydrant.

Zoned R-2
2018 Taxes \$1,130.00



PARCEL #4	ACRES	TAXES 2018	LOT ID #
A	2.92	164.00	3036-086F
1	1.06	42.00	3036C-001
2	1.11	42.00	3036C-002
3	1.09	42.00	3036C-003
4	1.25	42.00	3036C-004
5	1.64	42.00	3036C-005
6	1.60	42.00	3036C-006
8	1.39	42.00	3036C-008
9	1.08	42.00	3036C-009
10	1.09	42.00	3036C-010
11	1.12	42.00	3036C-011
12	1.21	42.00	3036C-012
58	1.25	42.00	3036C-058
59	1.06	42.00	3036C-059
60	1.01	42.00	3036C-060
61	1.06	42.00	3036C-061
62	1.10	42.00	3036C-062
63	1.07	42.00	3036C-063
65	1.15	42.00	3036C-065
66	1.12	42.00	3036C-066
112	1.07	42.00	3036D-112
113	1.25	42.00	3036D-113
114	1.26	42.00	3036D-114
115	1.08	42.00	3036D-115
Total 24	30.04	\$1,130.00	

PARCEL 5

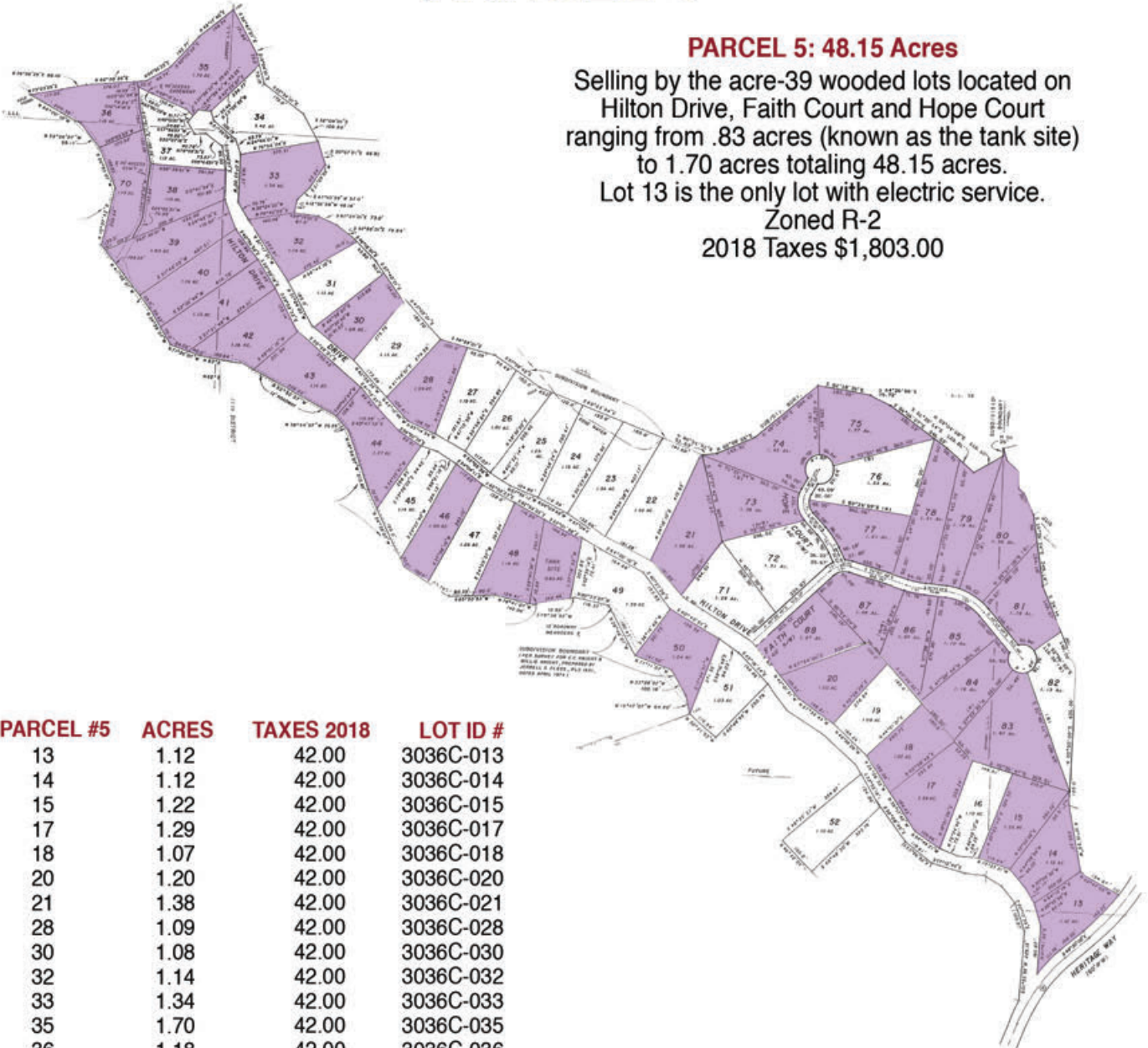
PARCEL 5: 48.15 Acres

Selling by the acre-39 wooded lots located on Hilton Drive, Faith Court and Hope Court ranging from .83 acres (known as the tank site) to 1.70 acres totaling 48.15 acres.

Lot 13 is the only lot with electric service.

Zoned R-2

2018 Taxes \$1,803.00



PARCEL #5	ACRES	TAXES 2018	LOT ID #
13	1.12	42.00	3036C-013
14	1.12	42.00	3036C-014
15	1.22	42.00	3036C-015
17	1.29	42.00	3036C-017
18	1.07	42.00	3036C-018
20	1.20	42.00	3036C-020
21	1.38	42.00	3036C-021
28	1.09	42.00	3036C-028
30	1.08	42.00	3036C-030
32	1.14	42.00	3036C-032
33	1.34	42.00	3036C-033
35	1.70	42.00	3036C-035
36	1.18	42.00	3036C-036
38	1.10	42.00	3036C-038
39	1.50	42.00	3036C-039
40	1.19	42.00	3036C-040
41	1.13	42.00	3036C-041
42	1.15	42.00	3036C-042
43	1.14	42.00	3036C-043
44	1.27	42.00	3036C-044
46	1.09	42.00	3036C-046
48	1.14	42.00	3036C-048
50	1.04	42.00	3036C-050
70	1.14	42.00	3036C-070
73	1.38	42.00	3036D-073
74	1.45	42.00	3036D-074
75	1.57	42.00	3036D-075

PARCEL #5	ACRES	TAXES 2018	LOT ID #
77	1.21	42.00	3036D-077
78	1.31	42.00	3036D-078
79	1.19	42.00	3036D-079
80	1.56	42.00	3036D-080
81	1.18	42.00	3036D-081
83	1.97	42.00	3036D-083
84	1.16	97.00	3036D-084
85	1.10	97.00	3036D-085
86	1.07	97.00	3036D-086
87	1.08	42.00	3036D-087
88	1.27	42.00	3036D-088
TANK	0.83	42.00	3036C-071
TOTAL 39	48.15	\$1,803.00	

PARCEL 6



PARCEL 6: 78.40 Acres

Selling by the acre-68 wooded lots on Heritage Way, Overlook Drive, Lakeview Drive, Pinnacle Drive, Azure Lane, Joy Court and Poetic Court. The lots range in size from 1.00 acre to 1.60 acres for a total of 78.40 acres. Lots located along Heritage Way, Jasper Court, Joy Court and parts of Overlook Drive have electric service while lots along Joy Court and parts of Heritage Way and Overlook Drive also have municipal water service. Some of these lots border Lake Lecroy, an 8.43 acre lake within the Mountaintown Heights Development.

Zoned R-2

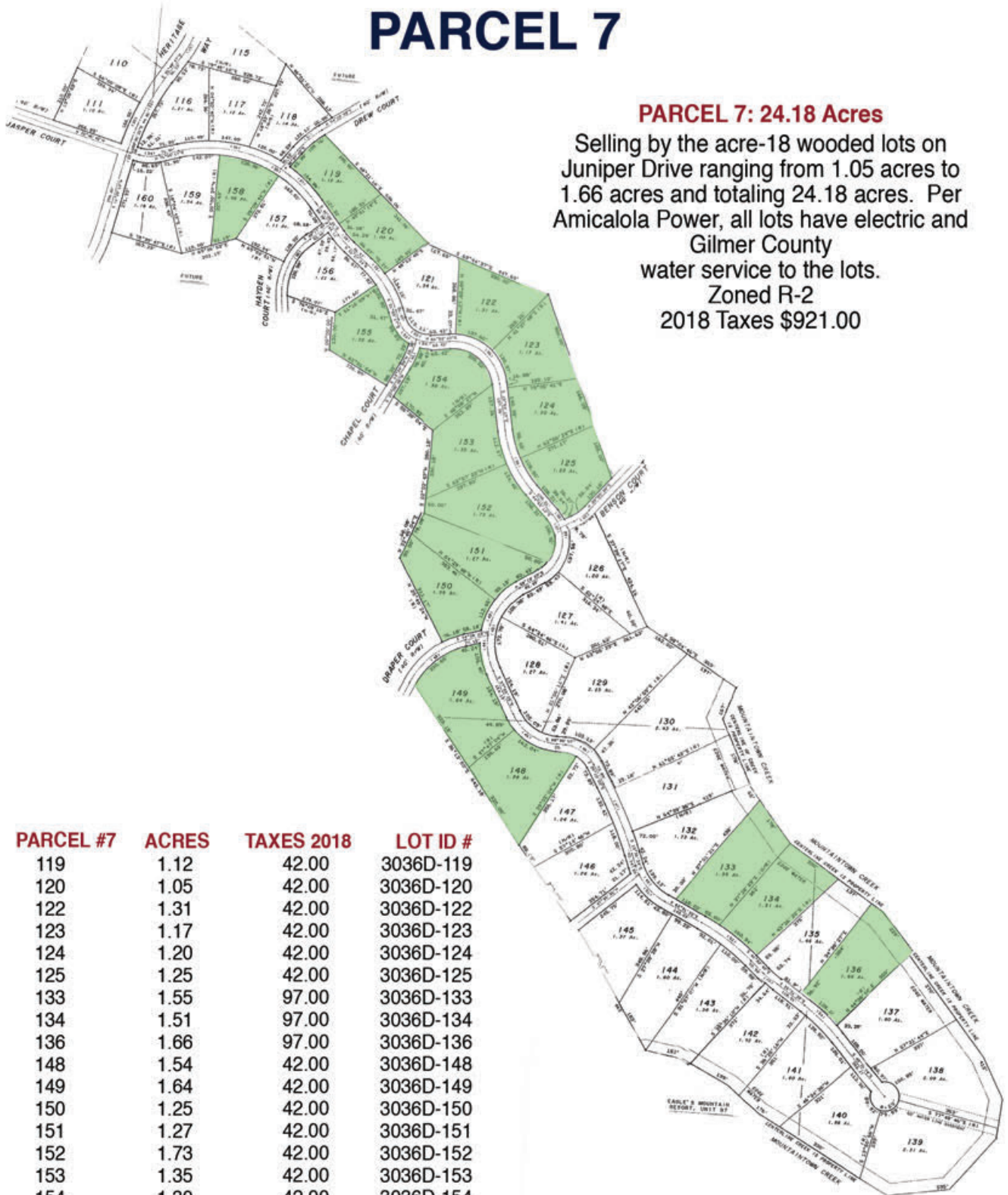
2018 Taxes \$3,056.00

PARCEL #6	ACRES	TAXES 2018	LOT ID #	PARCEL #6	ACRES	TAXES 2018	LOT ID #
51	1.03	42.00	3036C-051	197	1.18	42.00	3036E-038
53	1.11	42.00	3036C-053	199	1.08	42.00	3036E-040
56	1.04	42.00	3036C-056	201	1.07	42.00	3036E-042
57	1.14	42.00	3036C-057	202	1.14	42.00	3036E-043
109	1.01	42.00	3036D-109	203	1.14	42.00	3036E-044
110	1.08	42.00	3036D-110	205	1.28	42.00	3036E-046
162	1.06	42.00	3036E-003	206	1.14	42.00	3036E-047
163	1.16	42.00	3036E-004	207	1.12	42.00	3036E-048
164	1.30	42.00	3036E-005	208	1.16	42.00	3036E-049
166	1.01	42.00	3036E-007	209	1.25	42.00	3036E-050
168	1.00	52.00	3036E-009	228	1.10	42.00	3036F-018
170	1.03	52.00	3036E-011	229	1.00	42.00	3036F-019
172	1.16	52.00	3036E-013	230	1.28	42.00	3036F-020
173	1.22	52.00	3036E-014	231	1.14	42.00	3036F-021
174	1.29	52.00	3036E-015	233	1.09	42.00	3036F-023
175	1.12	52.00	3036E-016	234	1.05	42.00	3036F-024
176	1.05	52.00	3036E-017	235	1.13	42.00	3036F-025
177	1.08	52.00	3036E-018	237	1.10	42.00	3036F-027
178	1.06	52.00	3036E-019	238	1.13	42.00	3036F-028
179	1.10	52.00	3036E-020	239	1.19	42.00	3036F-029
180	1.10	52.00	3036E-021	240	1.10	42.00	3036F-030
181	1.02	52.00	3036E-022	241	1.07	42.00	3036F-031
182	1.13	52.00	3036E-023	242	1.14	42.00	3036F-032
183	1.84	52.00	3036E-024	243	1.20	42.00	3036F-033
184	1.19	52.00	3036E-025	244	1.18	42.00	3036F-034
185	1.14	52.00	3036E-026	245	1.11	42.00	3036F-035
186	1.08	52.00	3036E-027	247	1.08	42.00	3036F-037
187	1.04	52.00	3036E-028	248	1.25	42.00	3036F-038
188	1.12	52.00	3036E-029	249	1.09	42.00	3036F-039
189	1.03	52.00	3036E-030	250	1.44	42.00	3036F-040
192	1.24	42.00	3036E-033	251	1.34	42.00	3036F-041
193	1.10	42.00	3036E-034	252	1.26	42.00	3036F-042
194	1.04	42.00	3036E-035	253	1.60	42.00	3036F-043
195	1.39	42.00	3036E-036				
196	1.26	42.00	3036E-037				
				TOTAL 68	78.40	\$3,056.00	

PARCEL 7

PARCEL 7: 24.18 Acres

Selling by the acre-18 wooded lots on Juniper Drive ranging from 1.05 acres to 1.66 acres and totaling 24.18 acres. Per Amicalola Power, all lots have electric and Gilmer County water service to the lots.
Zoned R-2
2018 Taxes \$921.00



PARCEL #7	ACRES	TAXES 2018	LOT ID #
119	1.12	42.00	3036D-119
120	1.05	42.00	3036D-120
122	1.31	42.00	3036D-122
123	1.17	42.00	3036D-123
124	1.20	42.00	3036D-124
125	1.25	42.00	3036D-125
133	1.55	97.00	3036D-133
134	1.51	97.00	3036D-134
136	1.66	97.00	3036D-136
148	1.54	42.00	3036D-148
149	1.64	42.00	3036D-149
150	1.25	42.00	3036D-150
151	1.27	42.00	3036D-151
152	1.73	42.00	3036D-152
153	1.35	42.00	3036D-153
154	1.30	42.00	3036D-154
155	1.22	42.00	3036D-155
158	1.06	42.00	3036D-158
Total 18	24.18	\$921.00	

PARCEL 8

PARCEL 8: 83.54 Acres

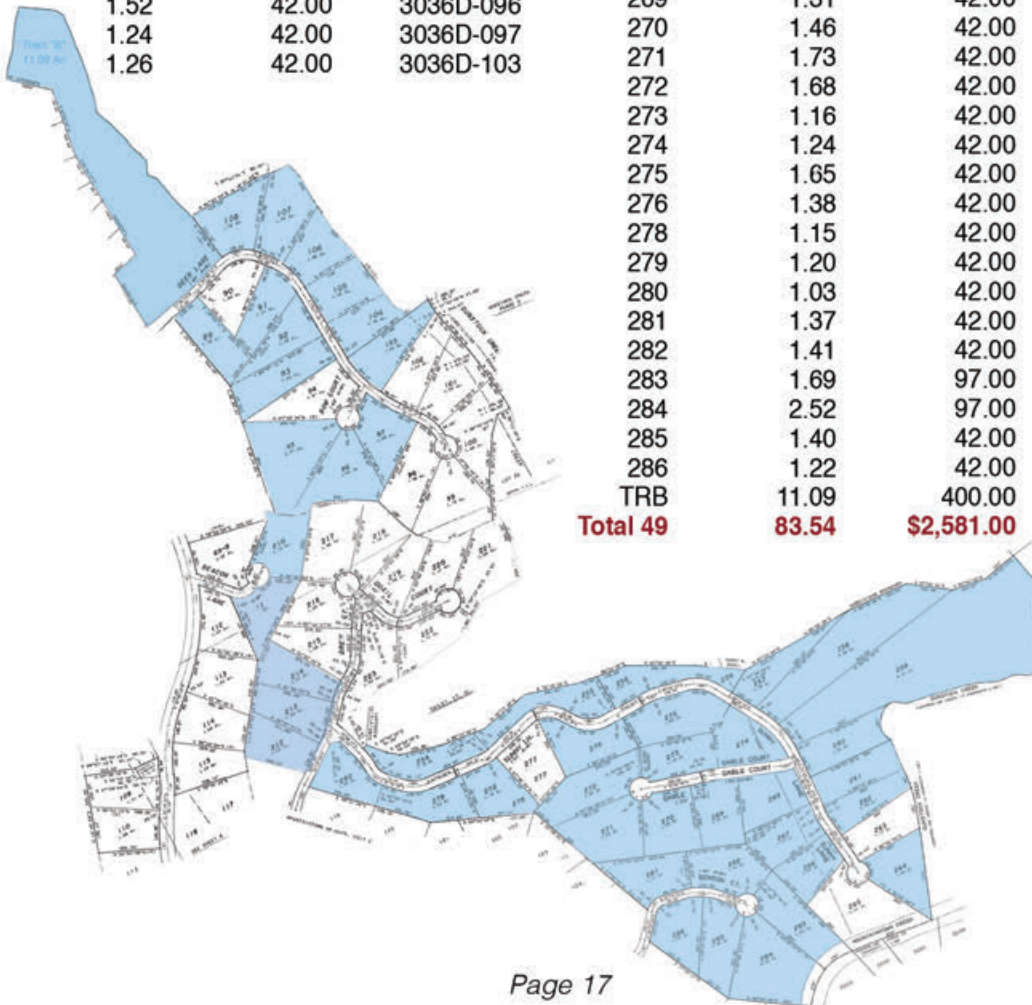
Selling by the acre-49 wooded lots on Deer Lane, Bow Court, Beacon Court, Drew Court, Quail Court, Sunny Lane, Gable Court and Benson Lane. Totaling 83.54 acres. Most lots range in size from 1.06 acres to 1.68 acres. There are several larger lots in this parcel: 2.21 acres, 3.38 acres, 8.51 acres, and 11.09 acres. There are some lots that back up to Gunstock Creek and some that border Mountaintown Creek. To our knowledge, none of these lots currently have electric or water service to the lots.

Zoned R-2

2018 Taxes \$2,581.00

PARCEL #8	ACRES	TAXES 2018	LOT ID #
89	1.08	42.00	3036D-089
91	1.01	42.00	3036D-091
92	1.05	42.00	3036D-092
93	1.34	42.00	3036D-093
95	2.21	42.00	3036D-095
96	1.52	42.00	3036D-096
97	1.24	42.00	3036D-097
103	1.26	42.00	3036D-103

PARCEL #8	ACRES	TAXES 2018	LOT ID #
104	1.48	42.00	3036D-104
105	1.06	42.00	3063D-105
106	1.06	42.00	3036D-106
107	1.44	42.00	3036D-107
108	1.32	42.00	3036D-108
210	1.15	42.00	3036F-001
211	1.06	42.00	3036F-002
212	1.05	42.00	3036F-003
213	1.05	42.00	3036F-004
214	1.07	42.00	3036F-005
254	1.16	42.00	3036F-044
255	1.31	42.00	3036F-045
256	1.31	42.00	3036F-046
257	1.10	42.00	3036F-047
258	3.38	42.00	3036F-048
259	8.51	42.00	3036F-049
260	1.36	42.00	3036F-050
261	1.21	42.00	3036F-051
262	1.05	42.00	3036F-052
264	1.44	97.00	3036F-054
266	1.09	42.00	3036F-056
267	1.23	42.00	3036F-057
268	1.25	42.00	3036F-058
269	1.31	42.00	3036F-059
270	1.46	42.00	3036F-060
271	1.73	42.00	3036F-061
272	1.68	42.00	3036F-062
273	1.16	42.00	3036F-063
274	1.24	42.00	3036F-064
275	1.65	42.00	3036F-065
276	1.38	42.00	3036F-066
278	1.15	42.00	3036F-068
279	1.20	42.00	3036F-069
280	1.03	42.00	3036F-070
281	1.37	42.00	3036F-071
282	1.41	42.00	3036F-072
283	1.69	97.00	3036F-073
284	2.52	97.00	3036F-074
285	1.40	42.00	3036F-075
286	1.22	42.00	3036F-076
TRB	11.09	400.00	3036F-086E
Total 49	83.54	\$2,581.00	



PARCEL 9

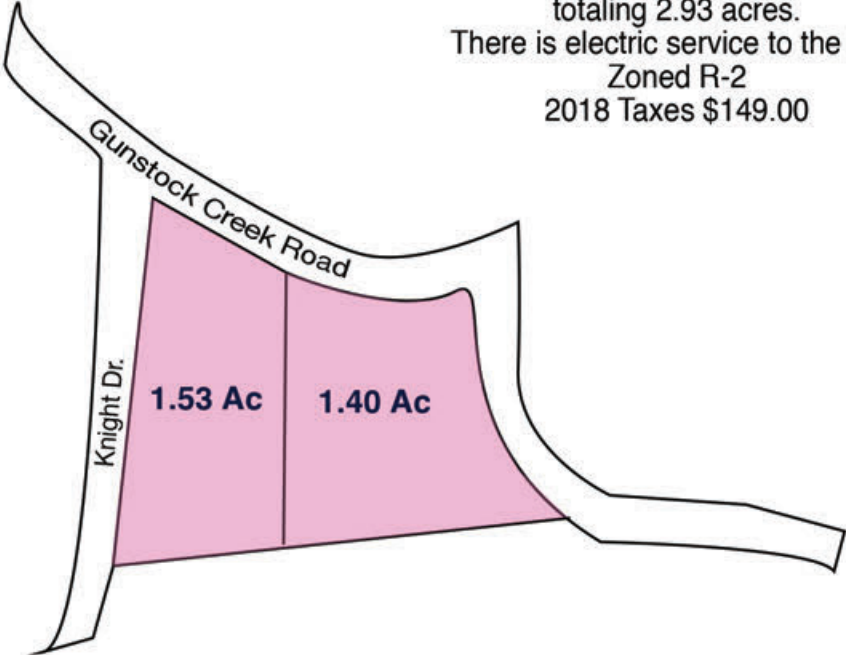
PARCEL 9: 2.93 Acres

Selling by the acre-2 wooded lots located on Gunstock Creek Road and Knight Drive and Banjo Drive. The parcel sizes are 1.53 acres and 1.40 acres totaling 2.93 acres.

There is electric service to the lots.

Zoned R-2

2018 Taxes \$149.00



AUCTION



PARCEL	ACRES	BID PRICE	TOTAL	BUYER
1	385.05	_____	_____	_____
2	89.71	_____	_____	_____
3	31.53	_____	_____	_____
4	30.04	_____	_____	_____
5	48.15	_____	_____	_____
6	78.40	_____	_____	_____
7	24.18	_____	_____	_____
8	83.54	_____	_____	_____
9	2.93	_____	_____	_____
TOTAL	773.53	_____	_____	_____



The Auction Way Company

P.O. Box 1663 • LaGrange, Georgia 30240

Gerald A. Bowie Broker/Auctioneer GA LIC #177

800.482.0775

First Class Mail



773.53 +/- Acres in 9 Parcels

Sunday, April 28th

3:00 PM

PROPERTY LOCATION:

Crossroads Church Road

Ellijay, Georgia