

MEMORANDUM

April 15, 2026

To: Alan Gibbs
Lamarcus Davis
Eddie Rowland
John Ambrose
Al Turner

From: Lorri Byrd

Subject: Surplus and Auction

We have accumulated a number of vehicles, trailers, and other miscellaneous items and equipment; along with a building (old High Falls Fire Station) and five (5) properties (012B-017A, 014-068, 0025C-013, 106-036, 107A-013) that need to be declared as surplus by the Board of Commissioners. Once declared as surplus, authorization to utilize the auction firm of Hudson & Marshall will be requested. Hudson & Marshall will fund all advertisements, and their fee is 10% to the buyer and 10% to the seller. The auction will be held on May 30, 2026.

Enclosed along with this memorandum for this agenda item is the vehicle and equipment list and an email from Steve Slocumb with Hudson & Marshall.

Regards,

Lorri Byrd

Surplus Auction - May 30, 2026

YEAR	MAKE	MODEL	VIN#	Mileage	Condition	Location	DEPT
2006	FORD	F-150	1FTRF14W266NB2234	105211	FRONTEND WORK/ MOTOR	SHOP	LANDFILL
2009	FORD	F-350	1FDWF36Y09EA13866	142413	FRONTEND DAMAGE	SHOP	ROAD
2015	DODGE	RAM	1C6RR7XT9FS612434	181800	NEEDS MOTOR	SHOP	ROAD
2018	DODGE	CHARGER	2C3CDXAT6JH279801	103201	FRONTEND WORK/ GRILLE	SHOP	SHERIFF
2018	DODGE	CHARGER	2C3CDXATXJH253203	140400	A/C WILL NOT BLOW	SHOP	SHERIFF
2019	DODGE	CHARGER	2C3CDXAT1KH616859	123731	OLD K-9	SHOP	SHERIFF
2019	FORD	F-150	1FTMF1C69KFC12442	82065	NEEDS MOTOR AND EXHAUST	SHOP	ROAD
2019	FORD	F-150	1FTEW1E46KFB91011	135000	NEEDS ENGINE/ELECTRICAL PROBLEM	SHOP	SHOP
2019	DODGE	CHARGER	2C3CDXAT8KH687024	118470	RUNS NEEDS SOME WORK	SHOP	SHERIFF
2021	DODGE	CHARGER	2C3CDXAT5MH525175	130580	MISSING DRIVERSREAR DOOR	SHOP	SHERIFF
2017	DODGE	CHARGER	2C3CDXKT9HH649860	133063	RUNS NEEDS SOME WORK	SHOP	SHERIFF
2019	DODGE	CHARGER	2C3CDXAT5KH576060	108000	RUNS NEEDS SOME WORK	SHOP	SHERIFF
2012 SIGN#1		TRAILER	1A9AH4655C2228483	0	HYD LEAKS, BATTERIES, LED LIGHTS	SHOP	FIRE DEPT
2012 SIGN#2		TRAILER	1A9AH4653C2228479	0	HYD LEAKS, BATTERIES, LED LIGHTS	SHOP	FIRE DEPT
2012 SIGN#3		TRAILER	1A9AH4651C2228478	0	HYD LEAKS, BATTERIES, LED LIGHTS	SHOP	FIRE DEPT
2012 SIGN#6		TRAILER	1A9AH4659C2228485	0	HYD LEAKS, BATTERIES, LED LIGHTS	SHOP	FIRE DEPT
2012 SIGN#7		TRAILER	1A9AH465X02228477	0	HYD LEAKS, BATTERIES, LED LIGHTS	SHOP	FIRE DEPT
1999 (971)	D-6	CAT	03WN01737	22000	NEEDS UNDERCARRIAGE	SHOP	LANDFILL
2015	H/F	TRAILER	L4WC1H813FA072673	0	TIRES OUT OF DATE	SHOP	SHOP
N/A	CONCRETE	SAW	N/A		DOES NOT RUN	SHOP	ROAD
1 PALLET					FILTERS AND MISC PARTS	SHOP	ROAD
1 PALLET					BLADES ,TEETH, LIFT ARMS,MISC PARTS	SHOP	ROAD
1 SET					OF USED MASSEY WHEELS	SHOP	ROAD
1 SET					OF USED JOHN DEERE WHEELS	SHOP	ROAD
2018		GRILL	L0HSH5613JJ005732	0	TIRES OUT OF DATE	SHOP	ROAD
OLD FOUR POST LIFT					WORKS, NO LONGER NEEDED	SHOP	SHOP
2017 TRUCK CAMPER SHELL AND SIDE OUT					GOOD CONDITION	SHOP	FIRE DEPT
UTILITY BOX WITH MISC ASSORTMENT OF SHOP TOOLS					USED SHOP TOOLS	SHOP	SHOP

From: [steveslocumb](#)
To: [Lorri Robinson](#)
Subject: Fw: Title Opinions for Monroe County, Georgia
Date: Wednesday, April 1, 2026 9:03:11 AM
Attachments: [B8B3513EBB59443A810B0626085B81DC.png](#)

Aforementioned e mail.

Steve Slocumb | Hudson & Marshall

10761 Estes Road, Macon, GA 31210

(c) 478-957-4283 (o) 800-841-9400

----- Forwarded Message -----

From: steveslocumb <steveslocumb@bellsouth.net>
To: Jim Hedges <jhedges@monroecoga.org>; Baylee Clark <baylee@vaughnsundeen.com>
Cc: Benjamin Vaughn <ben@vaughnsundeen.com>; Jessica Haygood <jessica@vaughnsundeen.com>; fd59c696d+matter1284958126@maildrop.clio.com <fd59c696d+matter1284958126@maildrop.clio.com>
Sent: Friday, January 16, 2026 at 09:31:29 AM EST
Subject: Re: Title Opinions for Monroe County, Georgia

Good Morning:

It appears that five of the properties can be sold subject to deed restrictions. I am familiar with these types of restrictions, as we have marketed and sold similar properties for Macon-Bibb County. In those cases, the most viable buyers were typically adjoining property owners, and sale prices were generally lower due to the limitations imposed by the restrictions.

The properties that fall into this category are:

- 012B-017A
- 014-068
- 025C-013
- 106-036
- 107A-013

The remaining properties on the list, which require purchase by a public entity, are in my opinion virtually unsellable. We handled several comparable parcels for Macon-Bibb and received no bids on most of them. On the one parcel that did receive a bid, the bidder ultimately withdrew after realizing the nature of the restrictions, claiming misrepresentation.

I recommend including these five properties in the sale along with the High Falls Fire Station. If timing is flexible, it would be advantageous to market all of these properties alongside your annual spring equipment sale. A combined offering of real property and equipment should generate greater interest, attract a larger audience, and ultimately benefit the sale of all assets.

Sincerely,

Steve Slocumb

Steve Slocumb | Hudson & Marshall

10761 Estes Road, Macon, GA 31210

(c) 478-957-4283 (o) 800-841-9400

On Wednesday, January 14, 2026 at 12:20:18 PM EST, Baylee Clark <baylee@vaughnsundeen.com> wrote:

Good afternoon Mr. Hedges,

I've attached below Title Opinions for all requested properties and a brief explanation is below on each.

Parcel 012B-017A: This property can be sold. See the first attachment.

Parcel 014-068: This property can be sold but has restrictions which require that the Property be used as green space in perpetuity and make the State of Georgia a third-party beneficiary under the Agreement. This property was purchased with grant funds under the Georgia Greenspace Act and there may be a more detailed unrecorded agreement with additional restrictions regarding this property. See the second attachment.

Parcel 025C-010: This property can be sold but has restrictions which require that the Property be used as green space in perpetuity and the State of Georgia is a party to the Agreement. **THIS PROPERTY CAN ONLY BE SOLD TO ANOTHER PUBLIC ENTITY. GEMA AND FEMA MUST APPROVE ANY SALE.** See the third attachment.

Parcel 025C-013: This property can be sold but has restrictions which require that the Property be used as open space, recreational or wetlands management purposes in perpetuity. No structure can be erected on the premises other than restrooms or a public facility that is open on all sides and functionally related to open space uses. The agreement gives the State of Georgia the right to enforce these conditions. See the fourth attachment.

Parcel 025C-022: This property can be sold but has restrictions which require that the Property be used as green space in perpetuity and the State of Georgia is a party to the Agreement. **THIS PROPERTY CAN ONLY BE SOLD TO ANOTHER PUBLIC ENTITY. GEMA AND FEMA MUST APPROVE ANY SALE.** See the fifth attachment.

Parcel 025C-023: This property can be sold but has restrictions which require that the Property be used as green space in perpetuity and the State of Georgia is a party to the Agreement. **THIS PROPERTY CAN ONLY BE SOLD TO ANOTHER PUBLIC ENTITY. GEMA AND FEMA MUST APPROVE ANY SALE.** See the sixth attachment.

Parcel 106-035A: This property can be sold but has restrictions which require that the Property be used as green space in perpetuity and the State of Georgia is a party to the Agreement. **THIS PROPERTY CAN ONLY BE SOLD TO ANOTHER PUBLIC ENTITY. GEMA AND FEMA MUST APPROVE ANY SALE.** See the seventh attachment.

Parcel 106-036: This property can be sold but has restrictions which require that the Property be used as open space, recreational or wetlands management purposes in perpetuity. No structure can be erected on the premises other than restrooms or a public facility that is open on all sides and functionally related to open space uses. The agreement gives the State of Georgia the right to enforce these conditions. See the eighth attachment.

Parcel 107A-013: This property can be sold but has restrictions which require that the Property be used as open space, recreational or wetlands management purposes in perpetuity. No structure can be erected on the premises other than restrooms or a public facility that is open on all sides and functionally related to open space uses. The agreement gives the State of Georgia the right to enforce these conditions. See the ninth attachment.

Parcel 031-010: This property cannot be sold. We cannot locate a deed into Monroe County. See the tenth attachment.

Parcel 097A-004: This property cannot be sold. We cannot locate a deed into Monroe County. See the eleventh attachment.

Let us know if you have any questions.

Thank you,

Baylee Clark
Paralegal



VAUGHN SUNDEEN, P.C.
REAL ESTATE ATTORNEYS

20 West Main Street
Forsyth, GA 31029
478-994-8535

All broker fees and commission checks that require FedEx/UPS delivery will be charged \$35.00 per shipment

which will be reduced from the Agent's Commission. We will mail by USPS free of charge. We do not wire Real Estate Agent's commission or Broker Fees.

WARNING – FRAUDULENT WIRING INSTRUCTIONS

Email hacking and fraud are on the rise to fraudulently misdirect funds. Many closing firms are seeing fraudulent emails from criminals pretending to be real estate agents, closing firms, and loan officers! Prior to initiating any wires, please call this office using contact information found from an independent source, such as the sales contract or the State Bar of Georgia directory on the Internet at www.gabar.org to verify wiring instructions received. We are not responsible for any wires sent by you to an incorrect bank account.

Please note: Georgia law requires all funds to be received by the closing attorney in excess of \$5,000.00 be in the form of a wire. For amounts in between \$500.00 and \$5,000.00, a certified check will be accepted. If you have any questions regarding these requirements, please contact the closing department so as to avoid any delay in the disbursement of your closing. If you have a closing transaction with our office, we ask that you call our office using previously known information or contact information to confirm wiring instructions **prior** to sending funds.

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IRS CIRCULAR 230 Disclosure: Under U.S. Treasury Regulations, we are required to inform you that any tax advice contained in this e-mail or any attachment hereto is not intended to be used, and cannot be used, to avoid penalties imposed under the Internal Revenue Code.

Monroe County, GA

Summary

Parcel Number 012B017A
Location Address HIGH FALLS
Legal Description PT LT 22 A W HARR
(Note: Not to be used on legal documents)
Class E1-Exempt
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District COUNTY (District 01)
Millage Rate 28.147
Acres 0.85
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)

Owner

MONROE COUNTY GEORGIA
P O BOX 189
FORSYTH, GA 31029

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	0.85

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/3/1986	217 203		\$0	NOT MARKET		MONROE COUNTY

Valuation

	2025	2024	2023	2022	2021
Land Value	\$10,300	\$10,300	\$10,300	\$10,300	\$10,300
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$10,300	\$10,300	\$10,300	\$10,300	\$10,300

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

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Monroe County, GA

Summary

Parcel Number 014 068
Location Address WISE RD
Legal Description LL 223 LD 4
(Note: Not to be used on legal documents)
Class E1-Exempt
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District COUNTY (District 01)
Millage Rate 28.147
Acres 11.2
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)

Owner

MONROE COUNTY GEORGIA
P O BOX 189
FORSYTH, GA 31029

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	11.2

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/27/2012	1493 38		\$0	QUIT CLAIM	MCINTOSH STATE BANK	MONROE COUNTY GEORGIA
7/30/2004	982 293		\$15,235	GOVERNMENT SALE	STANDARD PROPERTIES	MONROE COUNTY GEORGIA
7/30/2004	982 284		\$0	GOVERNMENT SALE	STANDARD PROPERTIES INC	MONROE CO GA
7/30/2004	1033 201		\$0	CORRECTIVE DEED	STANDARD PROPERTIES INC	MONROE COUNTY GEORGIA
3/5/2003	854 2		\$1,300,000	MULTIPLE PARCELS	ROCKER WALTER C JR & WILLIAM G	STANDARD PROPERTIES INC
10/2/1995	473 265		\$0	PART INTEREST	MARTIN JEFFREY A ETAL	ROCKER WALTER C JR & WILLIAM G

Valuation

	2025	2024	2023	2022	2021
Land Value	\$88,500	\$88,500	\$88,500	\$88,500	\$88,500
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$88,500	\$88,500	\$88,500	\$88,500	\$88,500

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Monroe County, GA

Summary

Parcel Number 025C013
Location Address TOWALIGA SOUTH RD
Legal Description LT 10 TOW EST LL 161 LD 4
(Note: Not to be used on legal documents)
Class E1-Exempt
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District COUNTY (District 01)
Millage Rate 28.147
Acres 2.3
Homestead Exemption No (\$0)
Landlot/District N/A

[View Map](#)

Owner

MONROE COUNTY GEORGIA
P O BOX 189
FORSYTH, GA 31029

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	2.3

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/29/1996	506 1		\$0	NOT MARKET		MONROE COUNTY
5/20/1988	270 116		\$0	NOT MARKET		

Valuation

	2025	2024	2023	2022	2021
Land Value	\$24,200	\$24,200	\$24,200	\$24,200	\$24,200
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$24,200	\$24,200	\$24,200	\$24,200	\$24,200

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Monroe County, GA

Summary

Parcel Number 106 036
Location Address HWY 87
Legal Description LL 228 LD 5 TRACT A
(Note: Not to be used on legal documents)
Class E1-Exempt
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District COUNTY (District 01)
Millage Rate 28.147
Acres 7.46
Homestead Exemption No (\$0)
Landlot/District N/A

[View Map](#)

Owner

MONROE COUNTY GEORGIA
P O BOX 189
FORSYTH, GA 31029

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	7.46

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/19/1996	502 249		\$0	NOT MARKET	MARCUS ERNEST JR	MONROE COUNTY GEORGIA
5/13/1994	433 47		\$0	PART INTEREST	MARCUS AUTRONETT W ESTATE	MARCUS ERNEST JR
12/6/1991	358 334		\$0	PART INTEREST	MARCUS ERNEST JR	MARCUS AUTRONETT W

Valuation

	2025	2024	2023	2022	2021
Land Value	\$48,000	\$48,000	\$48,000	\$48,000	\$48,000
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$48,000	\$48,000	\$48,000	\$48,000	\$48,000

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

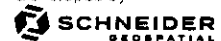
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Monroe County, GA

Summary

Parcel Number 107A013
Location Address WALTON WAY
Legal Description LT 18 BLK A WADLEY EST LL 257 LD 13
(Note: Not to be used on legal documents)
Class E1-Exempt
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District COUNTY (District 01)
Millage Rate 28.147
Acres 3.4
Homestead Exemption No (50)
Landlot/District N/A

[View Map](#)

Owner

MONROE COUNTY GEORGIA
P O BOX 189
FORSYTH, GA 31029

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Exempt	WADLEY ESTATES	Acres	82,764	0	0	3.4	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/29/1996	505 349		\$0	NOT MARKET		MONROE COUNTY
9/10/1992	380 249		\$35,000	IMPROVED FAIR MARKET		

Valuation

	2025	2024	2023	2022	2021
Land Value	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
■ Current Value	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000

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