

AUCTION

Property from the Estates of Ruby G. and JE Ulmer and the Frances Dykes Estate
153.45 Acres in Lowndes County Offered in 6 Parcels



Thursday, October 17th at 7:00 P.M.

**Sale Site: James H. Rainwater Conference Center
1 Meeting Place, Valdosta, Georgia**

TERMS & CONDITIONS

SALE SITE: All Real Estate will sell Thursday, October 17, 2019 at 7:00 P.M. from the James H. Rainwater Conference Center, 1 Meeting Place, Valdosta, Georgia

TERMS OF SALE FOR REAL ESTATE: Successful bidders will pay an earnest money deposit equal to ten percent (10%) of the total purchase price with the balance due in 30 days at closing.

BUYERS PREMIUM: All real estate sold at this auction will be sold with a 10% buyer's premium fee. The bid amount plus the buyer's premium equals the final purchase price. For example: A \$10,000.00 bid plus the \$1,000.00 buyer's premium fee equals the final purchase price of \$11,000.00.

CLOSING COSTS: Closing shall occur within thirty (30) days of the auction date. The 2019 real estate taxes will be prorated at Closing. The Seller shall pay the Georgia transfer tax and the cost of preparation of the warranty deed. Purchaser shall pay for any title exam fee, title insurance premium or attorney's title opinion, loan closing costs, appraisal fees, recording charges and any and all other costs associated with closing this transaction.

INSPECTION: The real estate is available for inspection at anytime or by making an appointment with Steve Slocumb at 478-957-4283. Tract signs and stakes show the property to be sold.

SURVEY: A survey will need to be completed on Lot 1. Lot 2 will be sold by existing survey. If sold individually, the survey expense for Lots 3 and 4 will be the responsibility of the buyer and due at closing. If lots 3 & 4 sell together they will sell by existing survey. Lots 5 & 6 will be sold by existing survey. Call Hudson & Marshall with any questions at 478-743-1511.

BUYERS NOTE: Information contained herein was taken from sources deemed reliable and is believed to be correct. Although every precaution has been taken to insure the accuracy of the information herein, Hudson & Marshall, Inc., Seller, Sale Managers and all of their agents will not be responsible for any errors or omissions. It is the Purchasers responsibility to conduct their own due diligence and make their own decisions as to the accuracy of all information. All property sells in its "As-Is/Where-Is" condition with no warranties expressed or implied other than marketable title free and clear of all liens and encumbrances. Auctioneers are acting as agents for the Seller not the Buyer. Announcements made at the auction take precedence over all written matter. Buyers should carefully verify all items and bid accordingly. Unless the property is marked absolute in the auction brochure, it sells subject to Seller Confirmation. Auctioneers reserve the right to offer the property in individual tracts, combinations, or as a whole whichever way is most advantageous to the seller.

LICENSE INFORMATION: BG Hudson Jr. #103, AM Marshall IV #1605, RS Slocumb #3512, H&M #274

FOR INFORMATION CALL ~ Steve Slocumb at 478-957-4283

Dear Prospective Bidder,
 Hudson & Marshall is pleased to have been chosen to offer you these quality properties from the Estates of Ruby G. and JE Ulmer and the Frances Dykes Estate in Lowndes County. These properties offer something for everyone, including home sites, farmland and recreational property. Please inspect these properties prior to auction day and come prepared to purchase excellent real estate at AUCTION prices!

Best of luck in your bidding: Hudson & Marshall, Inc.



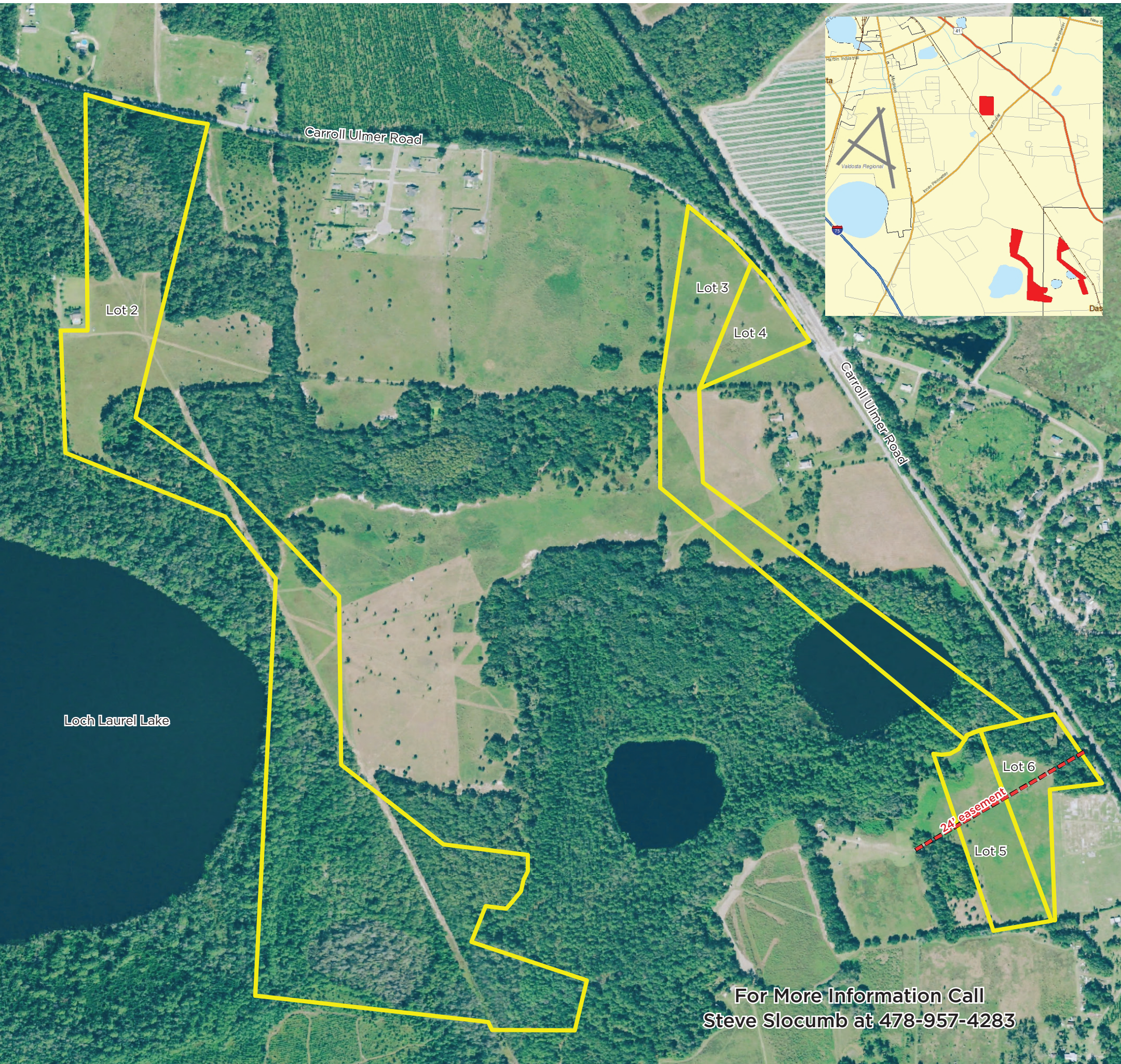
153.45 Acres Divided in Lowndes County, GA

Selling Divided, In Combinations or As a Whole

- Located Just South of Valdosta off Highway 41
- Commercial Tract • Nice Home Sites • Pond
- Great Recreational Tracts • Timber on Lot 2
- Paved Road Frontage • Pastureland



Lot	Acres	Lot	Acres
1	30.00	4	4.58
2	81.22	5	8.60
3	22.89	6	6.16



For More Information Call
 Steve Slocumb at 478-957-4283