

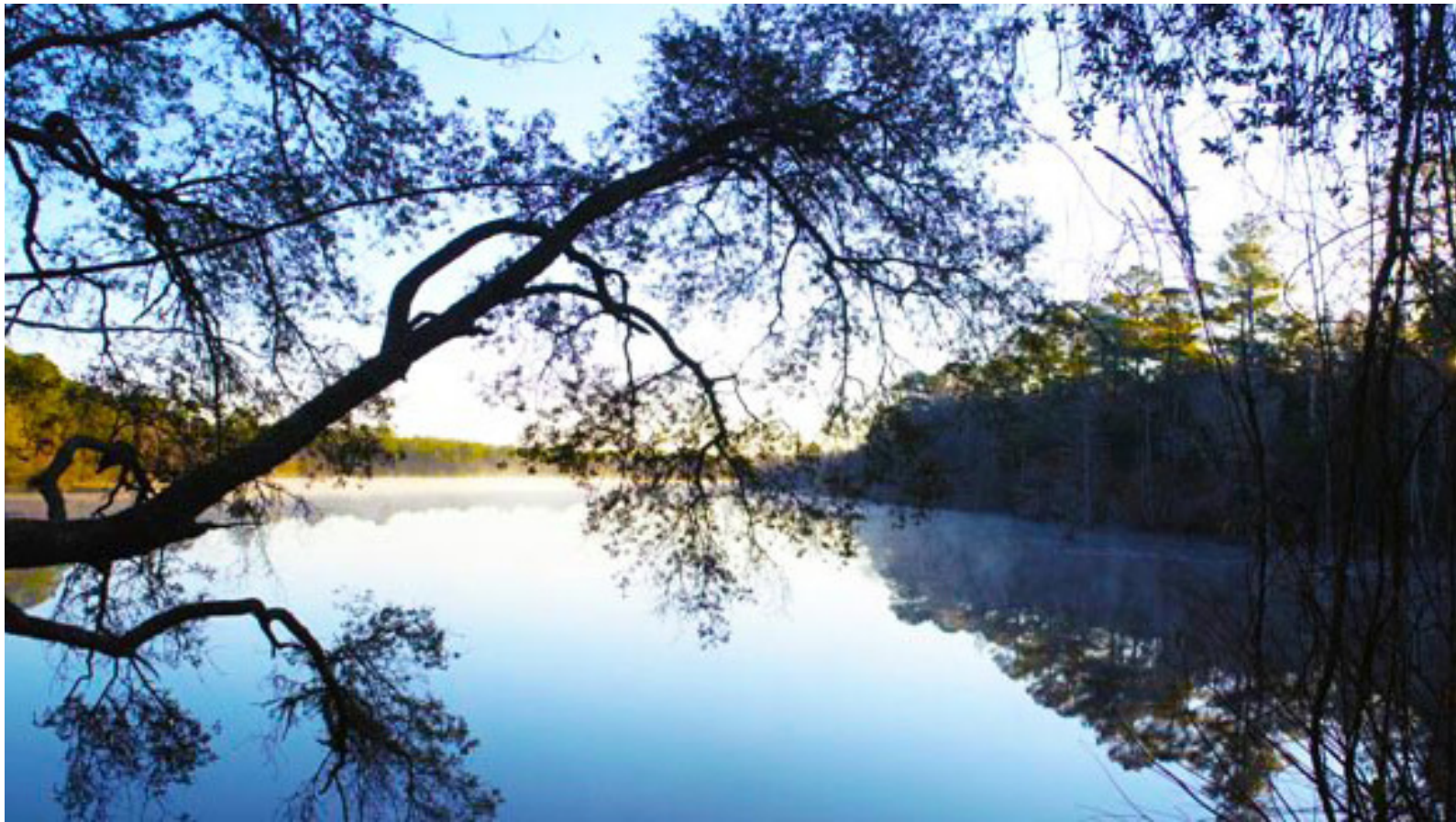


AUCTION

170+/- Acres in Tattnall County, GA

Home Sites, Recreation & Timber

- 9 Tracts Selling Divided, In Combinations or As a Whole
- 20 Acre Pond • Loaded with Deer & Turkey • Great Fishing



Thursday, November 21st at 7pm

Sale Site: Gordon State Park - 162 Park Lane, Reidsville, GA 30453



Dear Potential Bidder:

Hudson & Marshall is pleased to have been chosen to offer you this property in Tattnall County, GA. The property is located just 3 miles outside of Reidsville and offers great hunting and recreation. Please inspect this land prior to auction day and be prepared to purchase excellent real estate at AUCTION prices!

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



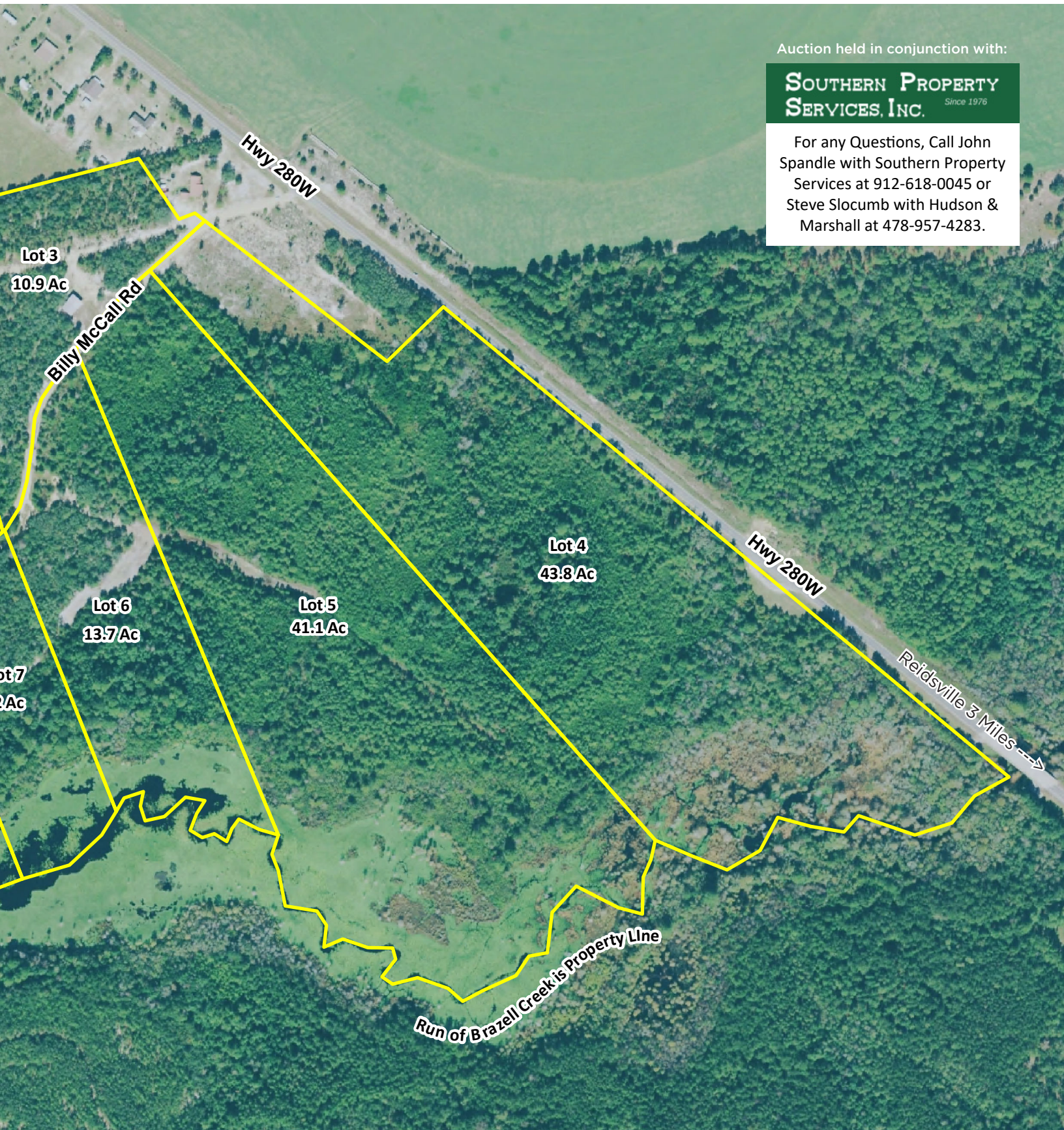
170+/- Acres Divided in Tattall County, GA

- Prime Recreation & Timber Tract • Offered Individually, In Combinations or As a Whole
- 20 Acre Pond • Loaded with Deer & Turkey • Great Fishing • Paved Road Frontage
- 1,200 SF Metal Shop Building with a 960 SF Canopy on Lot 3 • Nice Home Sites
- Just 30 Minutes from Statesboro & 1.5 Hours to Jacksonville & Savannah

Auction held in conjunction with:

SOUTHERN PROPERTY SERVICES, INC.
Since 1976

For any Questions, Call John Spandle with Southern Property Services at 912-618-0045 or Steve Slocumb with Hudson & Marshall at 478-957-4283.





10761 Estes Road
Macon, Georgia 31210

Auction - Tattnell Co., GA
Thursday, November 21st at 7:00 P.M.
www.hudsonmarshall.com
1-800-841-9400

SOUTHERN PROPERTY
SERVICES, INC. Since 1976

TERMS AND CONDITIONS

SALE DATE & SALE SITE: The auction will be held Thursday, November 21, 2019 at 7:00 P.M. from the Gordonia State Park located at 162 Park Lane, Reidsville, GA 30453.

BUYER'S PREMIUM: A 10% buyer's premium will be added to the high bid. Example: High bid \$100,000, a 10% buyer's premium of \$10,000 will be added to arrive at the total purchase price of \$110,000.

TERMS FOR BIDDING REAL ESTATE: The successful bidder will pay an earnest money deposit equal to ten percent (10%) of the total purchase price. Personal and business checks will be accepted.

CLOSING COSTS: Closing shall occur on or before Friday, December 20, 2019. 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 which shall be prepared by Seller's attorney. 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.

TRANSFER OF TITLE: Property will be transferred per the existing deeds and/or surveys. If the property sells divided, a new survey will be required; and will be an expense of the buyer and due at closing. One surveyor will be appointed by Hudson & Marshall to handle all survey work.

INSPECTION: Property is available for inspection at anytime. Tract signs and stakes show the property to be sold.

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 More Information, Call Hudson & Marshall at 800-841-9400 or John Spandle at 912-618-0045.

Visit www.HudsonMarshall.com