



ESTATE AUCTION

305.39 Acres in Bleckley & Laurens Co.

To Settle the Carlos M. Davis Estate for Division Among Heirs
Significant Stand of Merchantable Timber & Beautiful Farmland



Saturday, January 25th at 11:00 A.M.





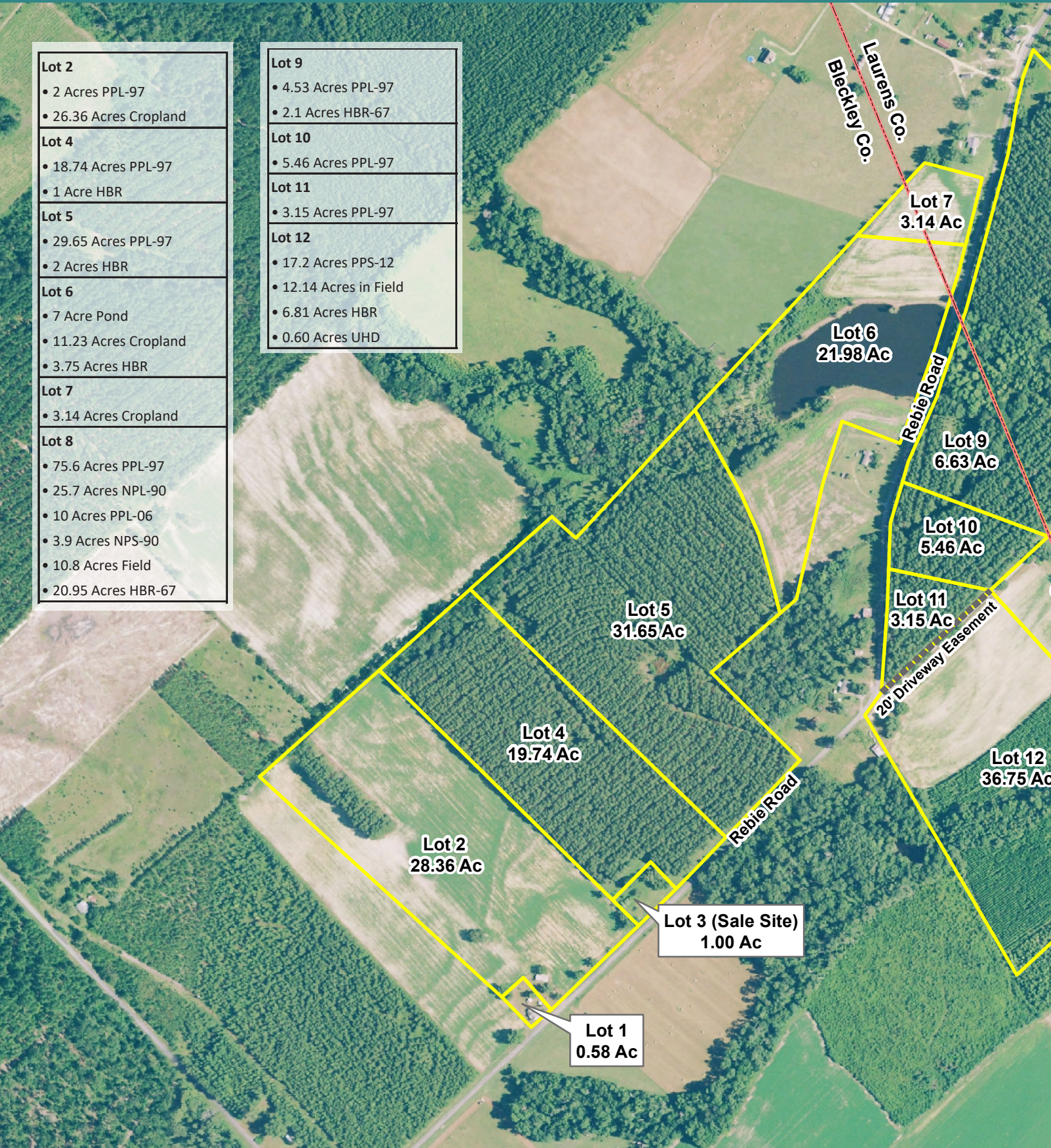
Dear Potential Bidder:

Hudson & Marshall is pleased to have been chosen to by the family of Carlos M. Davis to offer you this excellent property in Bleckley and Laurens Counties. This property has been in the family over 100 years and never before available for sale. 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.

Lot 2
• 2 Acres PPL-97 • 26.36 Acres Cropland
Lot 4
• 18.74 Acres PPL-97 • 1 Acre HBR
Lot 5
• 29.65 Acres PPL-97 • 2 Acres HBR
Lot 6
• 7 Acre Pond • 11.23 Acres Cropland • 3.75 Acres HBR
Lot 7
• 3.14 Acres Cropland
Lot 8
• 75.6 Acres PPL-97 • 25.7 Acres NPL-90 • 10 Acres PPL-06 • 3.9 Acres NPS-90 • 10.8 Acres Field • 20.95 Acres HBR-67

Lot 9
• 4.53 Acres PPL-97 • 2.1 Acres HBR-67
Lot 10
• 5.46 Acres PPL-97
Lot 11
• 3.15 Acres PPL-97
Lot 12
• 17.2 Acres PPS-12 • 12.14 Acres in Field • 6.81 Acres HBR • 0.60 Acres UHD



305.39 Acres in Bleckley & Laurens Counties

- 12 Tracts Offered Individually, In Combinations or As a Whole • Prime Timber and Farm Land
- 7 Acre Spring-fed Lake with 6" Deep Well on Lot 6 • Paved Road Frontage • Nice Home Sites
- Lot 3 has a Well & Septic Tank • Excellent Stand of Merchantable Timber • Lot 1 - 2BR/1BA Home Rented for \$500/Mo.

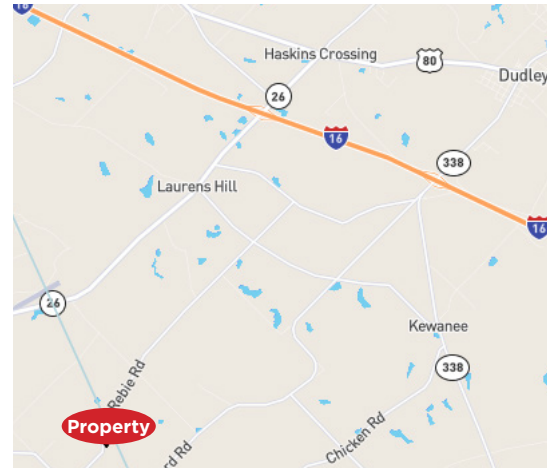
For More Information, Call Sale Manager, Steve Slocumb, at 478-957-4283



Timber Cruise Completed December 2016

Timber Type	Tons
Pine Pulpwood	4,483
Pine Chip-N-Saw	7,253
Pine Sawtimber	971
PINE TOTAL	12,707
Hardwood Pulpwood	1,282
Hardwood Sawtimber	841
HARDWOOD TOTAL	2,123

* NO growth projections have been added to the above stated tonnage.





10761 Estes Road
Macon, Georgia 31210

ESTATE AUCTION
Saturday, January 25, 2020
www.hudsonmarshall.com
1-800-841-9400



TERMS AND CONDITIONS

SALE DATE & SALE SITE: The auction will be held on-site Saturday, January 25, 2020 at 11:00 A.M. from Lot 3 under the Hudson & Marshall tent.

BUYER'S PREMIUM: All real estate sold at this auction will be sold with 10% buyer's premium fee. The bid amount plus the buyer's premium equals the final purchase price. Example: High bid of \$100,000 plus the \$10,000 buyer's premium fee equal 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, February 28, 2020. Martin Wilson will be the closing attorney and his office is located at 3646 Vineville Avenue, Macon, GA 31204 (478-471-1991). The 2020 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/SURVEY: If the property sells as a whole, it will be transferred by the existing deed/survey of record. 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. All property sold by the acre is sold with an adjustment clause to protect both the buyer and the seller.

LAND INSPECTION: There is a deer hunting lease on the property through January 12, 2020. Tract signs and stakes show the property to be sold. *You must wear the required hunter safety orange while inspecting the property.*

HOME INSPECTION: The home on Lot 1 will be available on the following dates and times: Sunday, January 19th from 1:00 - 4:00 P.M. and Friday, January 24th from 12:00 - 5:00 P.M.

BUYER'S 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 Purchaser's 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 Steve Slocumb at 478-957-4283 or Russ Falk at 478-609-1122
www.HudsonMarshall.com • 800-841-9400