

# Estate Auctions

## AUCTION 1

**Saturday, February 15th @ 11:00 A.M.**

To Settle the Estate of the Late Edna Ryals Joiner and James Arthur Joiner

**75+/- Acres in Wheeler County, Georgia**

Selling Divided, In Combinations or As A Whole



## AUCTION 2

**Saturday, February 15th @ 2:00 P.M.**

To Settle Estate Owned by Family for Multiple Generations

**64.98 Acres in Toombs & Montgomery Counties, Georgia**

Selling Divided, In Combinations or As A Whole



800-841-9400  
HudsonMarshall.com



Hudson & Marshall is pleased to have been chosen by the heirs of these two Estates to offer you these exceptional properties in Wheeler, Toombs and Montgomery Counties. We encourage you to inspect this property prior to the sales and be with us on auction day to purchase excellent property at AUCTION prices! Best of luck in your bidding! *Hudson & Marshall*



## Saturday, February 15<sup>th</sup> @ 11:00 A.M.

- ◆ Merchantable Timber
- ◆ Home Sites
- ◆ Homeplace on Lot 4
- ◆ 5 Miles to Alamo
- ◆ 4 Miles to Glenwood
- ◆ Paved Road Frontage



**TIMBER CRUISE of 75 +/- Acres**  
**Completed May 10, 2019**

# Tons	Description
1092.41	Pine Pulpwood
583	Pine Chip n' Saw
655.9	Pine-Saw Timber
914	Hardwood Pulpwood

**Call Sale Manager**  
**Russ Falk at 478-609-1122**

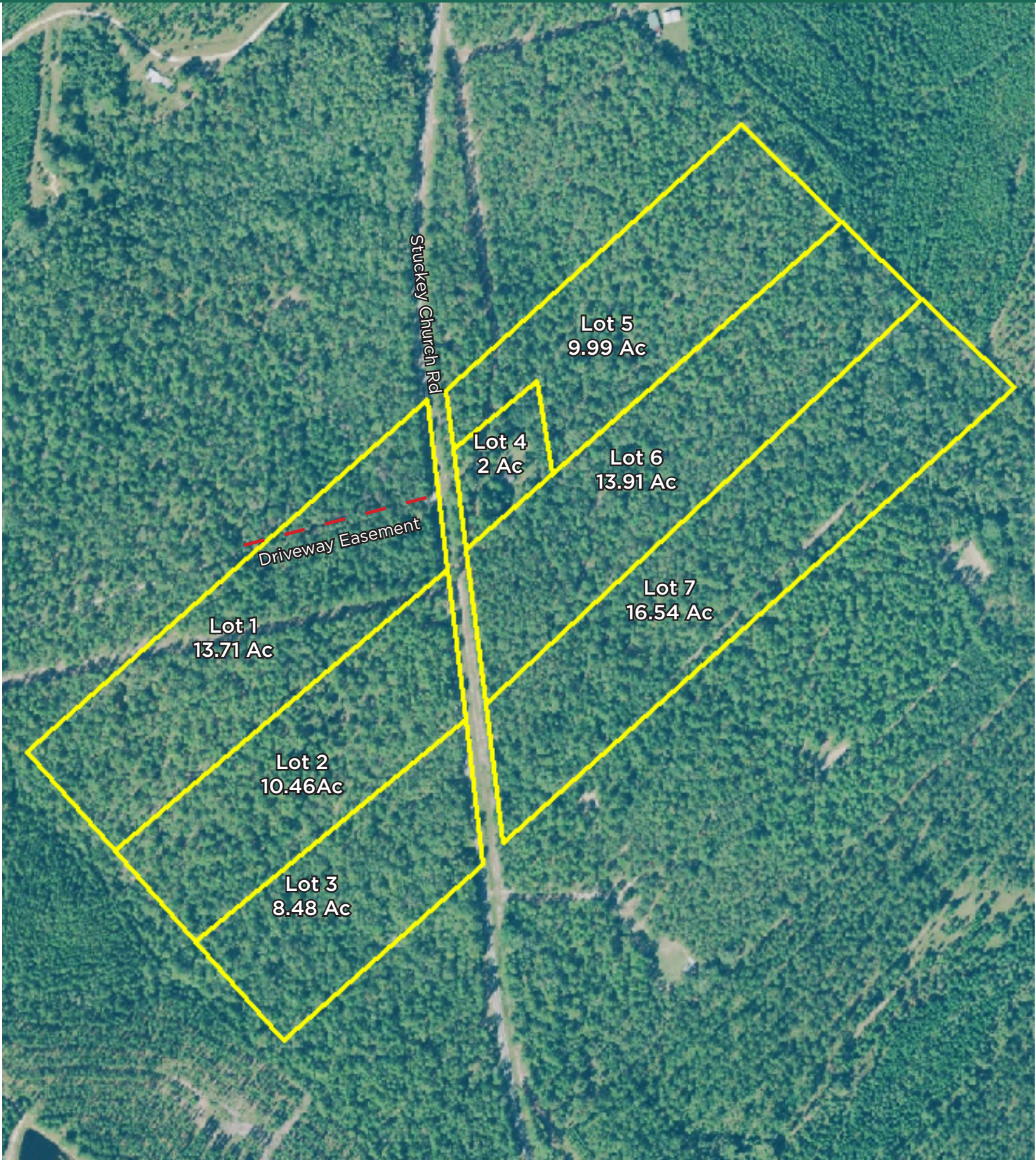




# SALE 1

Saturday, February 15<sup>th</sup> @ 11:00 A.M.

75 Acres in Wheeler County - Selling On Site From Lot 4



Stuckey Church Rd

Lot 5  
9.99 Ac

Lot 4  
2 Ac

Lot 6  
13.91 Ac

Driveway Easement

Lot 1  
13.71 Ac

Lot 7  
16.54 Ac

Lot 2  
10.46 Ac

Lot 3  
8.48 Ac



# SALE 2

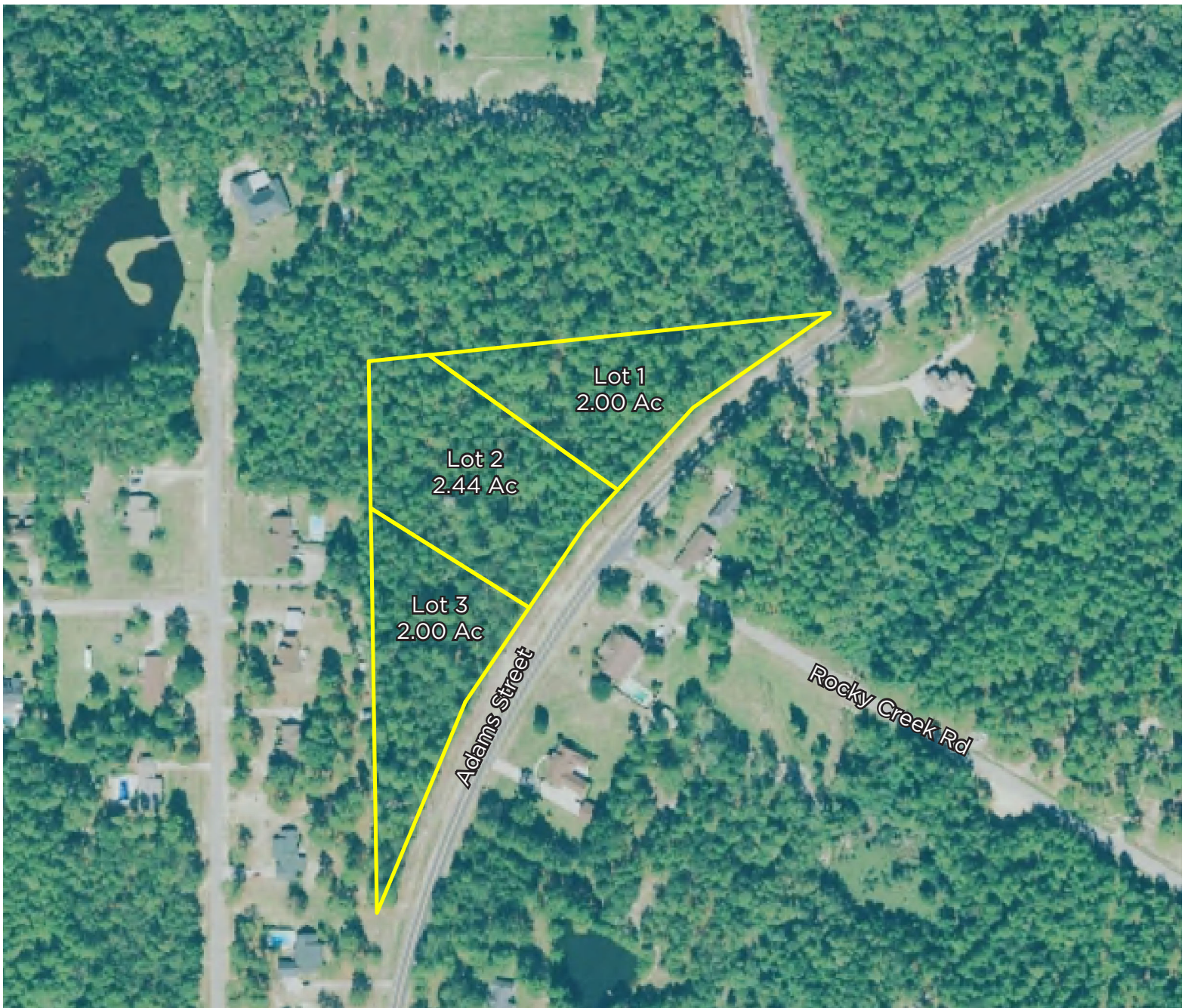
Saturday, February 15<sup>th</sup> @ 2:00 P.M.

Sale Site: The Onion Inn

2507 E. 1st Street, Vidalia, GA 30474

## Parcel 1 - 6.44 Acres in Vidalia

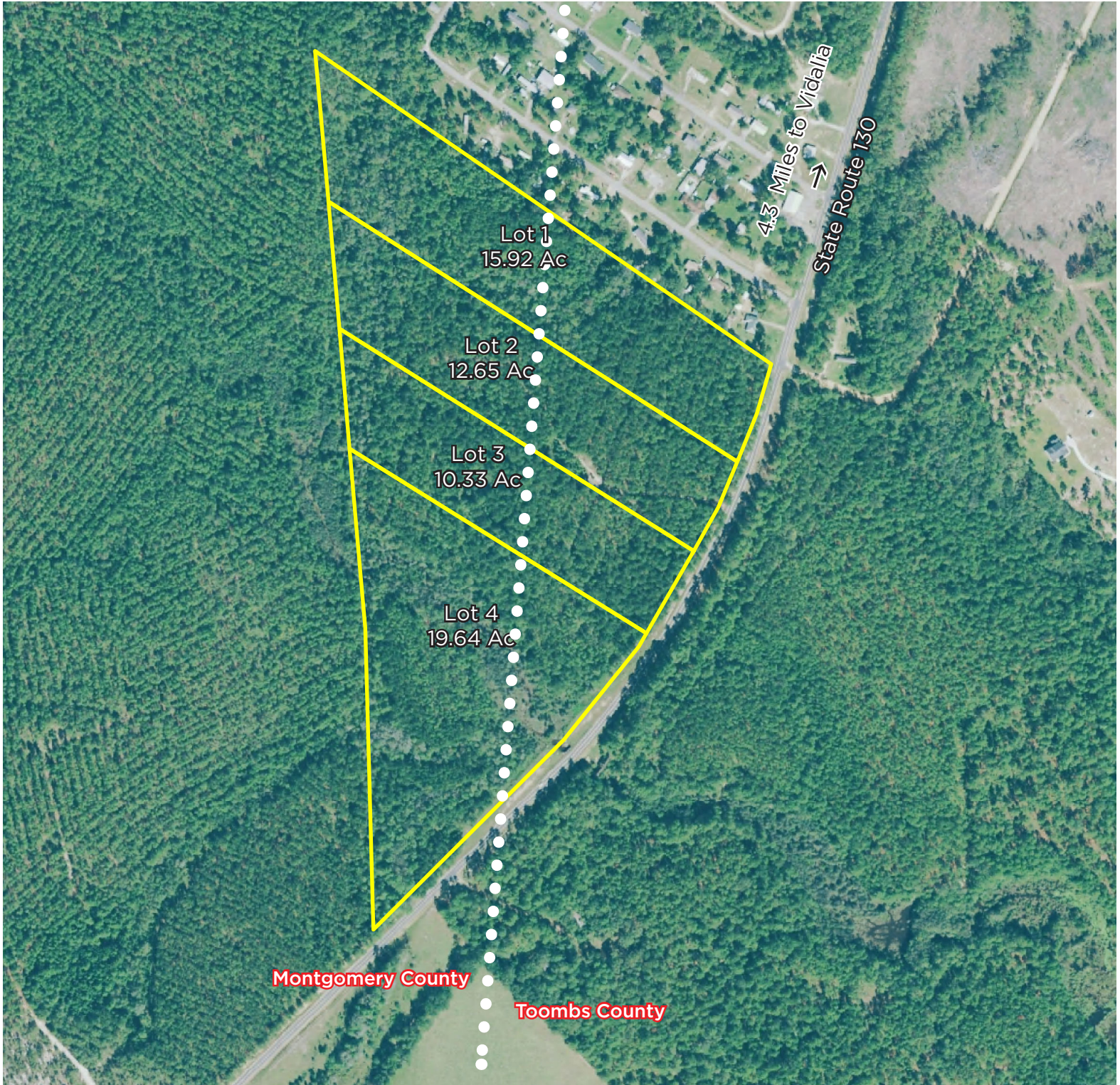
- ◆ Residential Lots
- ◆ Selling Individually, in Combinations or As A Whole
- ◆ Paved Road Frontage
- ◆ Excellent Location
- ◆ City Water





# Parcel 2 - 58.54 Acres in Toombs/Montgomery County

- ◆ Selling Individually, in Combinations or As A Whole
- ◆ Planted Pines
- ◆ Creek
- ◆ Excellent Location
- ◆ Nice Estate Size Home Sites
- ◆ Paved Road Frontage





## TERMS & CONDITIONS

**SALE 1:** The Wheeler County Property will sell Saturday, February 15<sup>th</sup> at 11:00 A.M. on site from Lot 4.

**SALE 2:** The Toombs/Montgomery County Properties will sell Saturday, February 15<sup>th</sup> at 2:00 P.M. from the Onion Inn located at 2507 E. 1st Street, Vidalia, Georgia.

**TERMS OF SALE:** Successful bidders will pay an earnest money deposit equal to ten percent (10%) of the 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 COST:** The seller shall pay its pro-rata share of the estimated 2020 real estate taxes as a credit to Purchaser at Closing. Purchaser shall be responsible for the 2020 taxes when due. Seller shall also pay the State of Georgia transfer tax and the cost of preparation of the 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.

**SURVEY:** If the property sells as a whole it may be transferred by the existing deed/survey or the buyer may elect to have a survey completed at their expense. If the property sells divided, a new survey will be required and all common lines will be shared. The survey will be an expense of the buyer and due at closing. One surveyor will be appointed by Hudson & Marshall to handle all survey work.

**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 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. GA #103, AM Marshall IV #1605, RS Slocumb #3512, H&M #274

### **FOR INFORMATION CALL SALE MANAGER**

Russ Falk at 478-609-1122 or Steve Slcumb at 478-957-4283  
or visit our website: [www.HudsonMarshall.com](http://www.HudsonMarshall.com).