



AUCTION

13 Properties in North Carolina

Acreage Tracts, Commercial Tracts, Home Sites & More

March 18th & 19th

www.hudsonmarshall.com • 800-841-9400



Dear Potential Bidder:

Hudson & Marshall is pleased to have been chosen to offer you these quality properties across North Carolina, Whether you are looking for commercial, residential, acreage tracts, etc... This auction offers it all! 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.

Properties 101 - 103 Sell Wednesday, March 18th at 7:00 P.M.

Sale Site: Morganton Community House located at 120 North King St, Morganton, NC

PROPERTY 101

1438 Bethel Road
Morganton, NC 28655

2.5 acre commercial tract with exposure and visibility along the I-40 on-ramp at exit #106 with frontage on Bethel Road. Zoned High Intensity District (HID) in Morganton NC. Ideal site for food, institutional, medical, office or retail development.

Burke Co. PIN: 2712791633

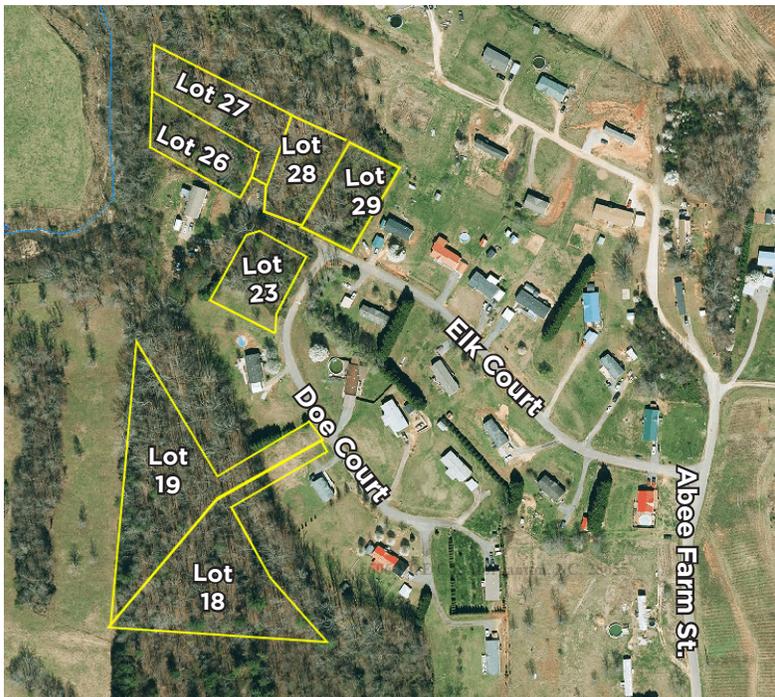


PROPERTY 102

Elk Court & Doe Court
Morganton, NC 28655

7 Residential lots ranging from 0.5 acres to 1.5 acres in Shadowbrook Subdivision. Restrictive Covenants. Total Acreage is 5.75 Acres. Sells as a Whole.

Burke Co. PIN: 1760049184, 1760048374, 1760140756, 1760059041, 1760059171, 1760142941, 1760141948



PROPERTY 103

4865 & 4870 Thistle Court, 4827 Broken Pine Lane
3866 & 3881 Berry Creek Circle
Granite Falls, NC 28655

5 Residential lots located in the Grace Chapel Village Subdivision. Grace Chapel Village is an established subdivision in Southern Caldwell County at the Foothills of the North Carolina Blue Ridge Mountains. Sells as a Whole. Total Acreage is 2.38 Acres.



Property 201 Sells On-Site Thursday, March 19th at 10:00 A.M.

PROPERTY 201

4229 US Highway 321-A
Sawmills, NC 28630

For More Information Call Hudson
& Marshall at 800-841-9400.

- 174,000 SF Industrial Building Complex on 19.43 Acres • Great Investment Opportunity
 - Former Timberline Lumber Co. • Located between Lenoir & Hickory
- Phase I & II Environmental - Available at www.hudsonmarshall.com or Call for an Emailed Copy
 - Warehouse Buildings • Loading Docks • Pond • Zoned GM - General Manufacturing
 - Income Producing Cell Tower Lease - \$1,900.75/Month
 - Railroad Frontage • Caldwell County Tax Parcel: 2766.20 80 1567.



Properties 301 - 304 Sell Thursday, March 19th at 7:00 P.M.

Sale Site: Holiday Inn Express Sylva-Western Carolina located at 26 Rufus Robinson Rd, Sylva, NC 28779

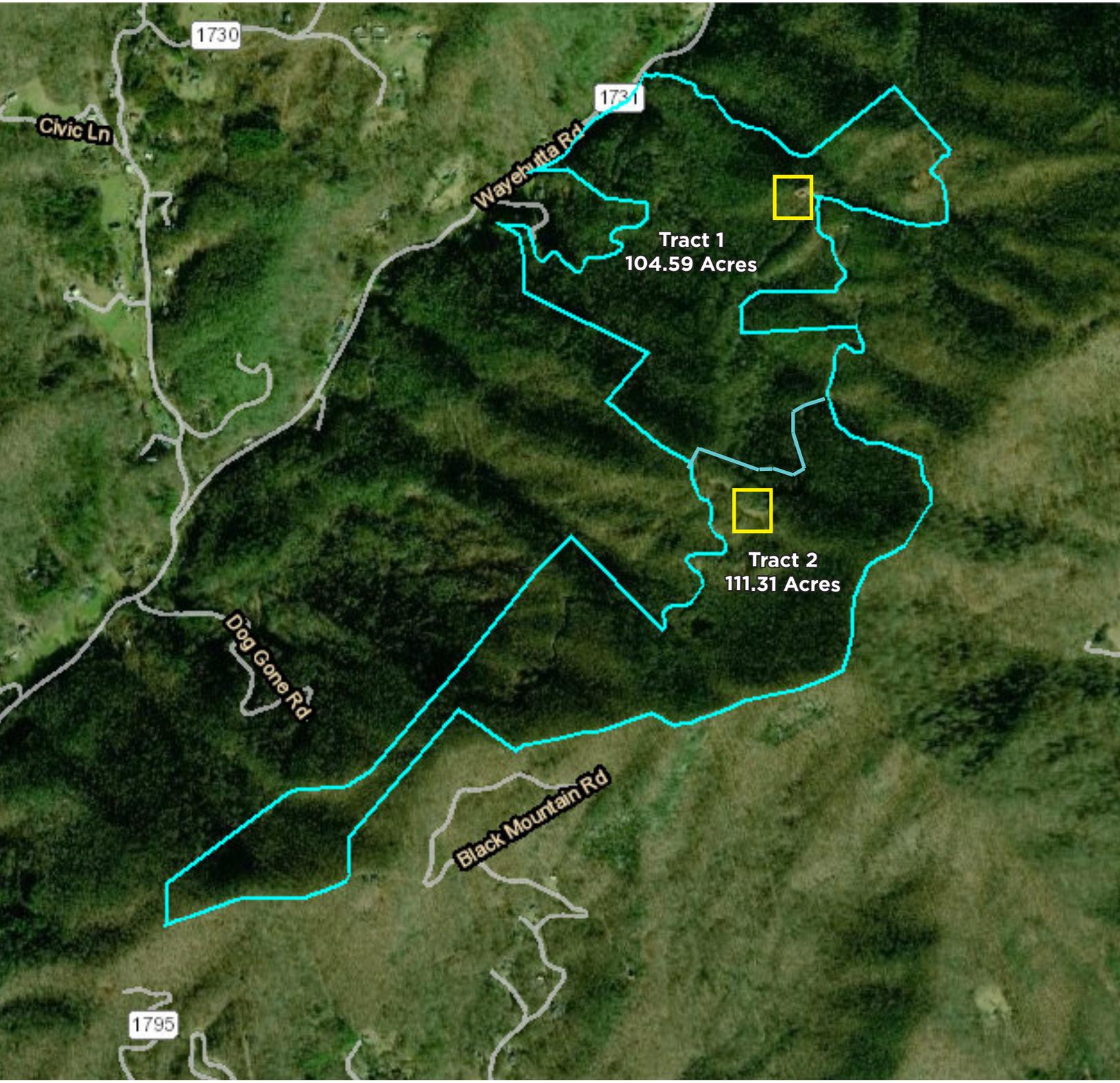
PROPERTY 301

Wayehutta Road
Cullowhee, NC 28723

For More Information Call Hudson
& Marshall at 800-841-9400.

- 215.90 Acres in Cullowhee Mountains • Divided into 2 Tracts
- 2 Reserved Cottage Sites - 1 Acre Each (Designated in Yellow on Map)
- Great Views • Great Road System • Recorded Survey

- Property is in a Conservation Easement - Visit www.hudsonmarshall.com for a Copy
- Wayehutta Creek Frontage • Good Access • Just 2 Miles from Downtown Cullowhee
- Jackson County Parcel ID: 7569-37-5777



PROPERTY 302

1323 Dills Cove Road
Sylva, NC 28779

For More Information Call Hudson
& Marshall at 800-841-9400.

- 199 Acres in Sylva with Great Views • Selling as a Whole
- Good Access • Nice Building Sites • Great Investment Opportunity
 - Property has an Elevation of 3,800 feet
 - Joins the United States Forest Service
 - No Restrictions • Located 1 Mile North of Sylva
- Recorded Survey - To View a Copy visit www.hudsonmarshall.com
 - Jackson County Parcel ID: 7632-86-4757

Nantahala
National Forest

199 Acres

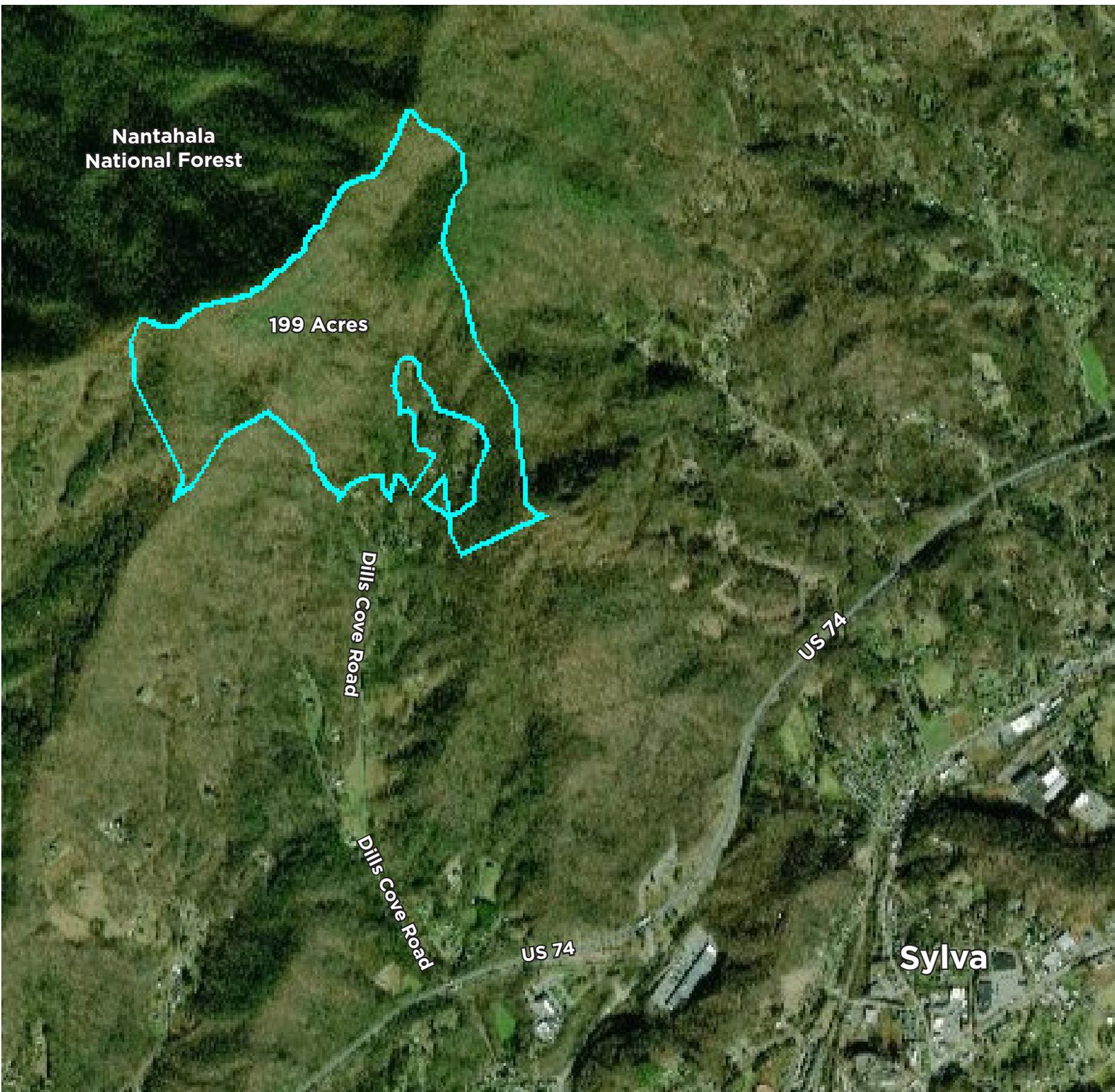
Dills Cove Road

Dills Cove Road

US 74

US 74

Sylva

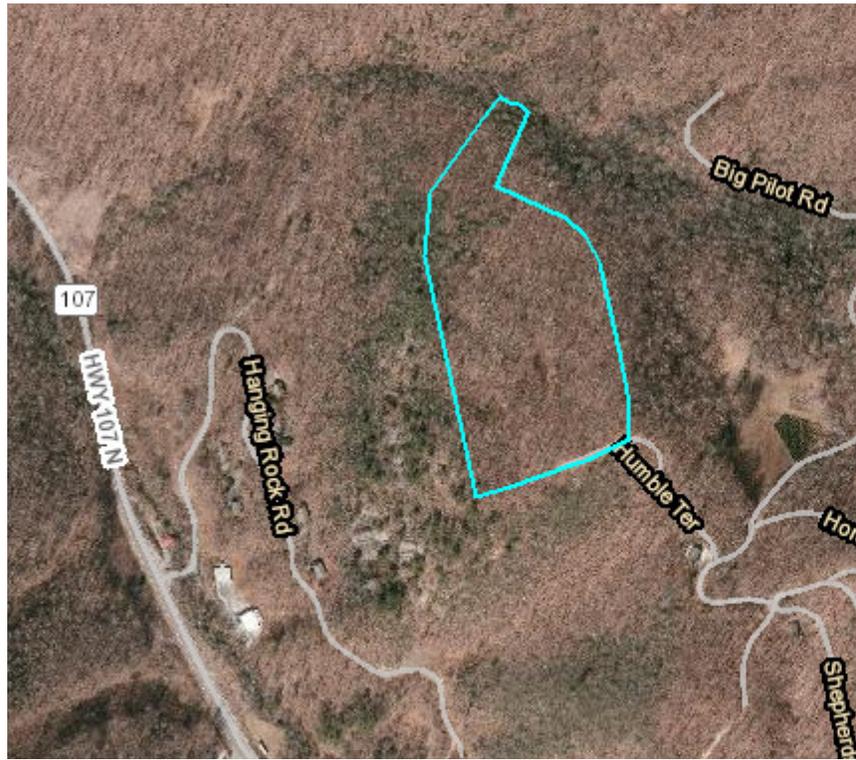


PROPERTY 303

11.86 Acres
Hamburg, NC 28723

11.86 Acres Selling as a Whole. Nice home site.
Recorded survey.

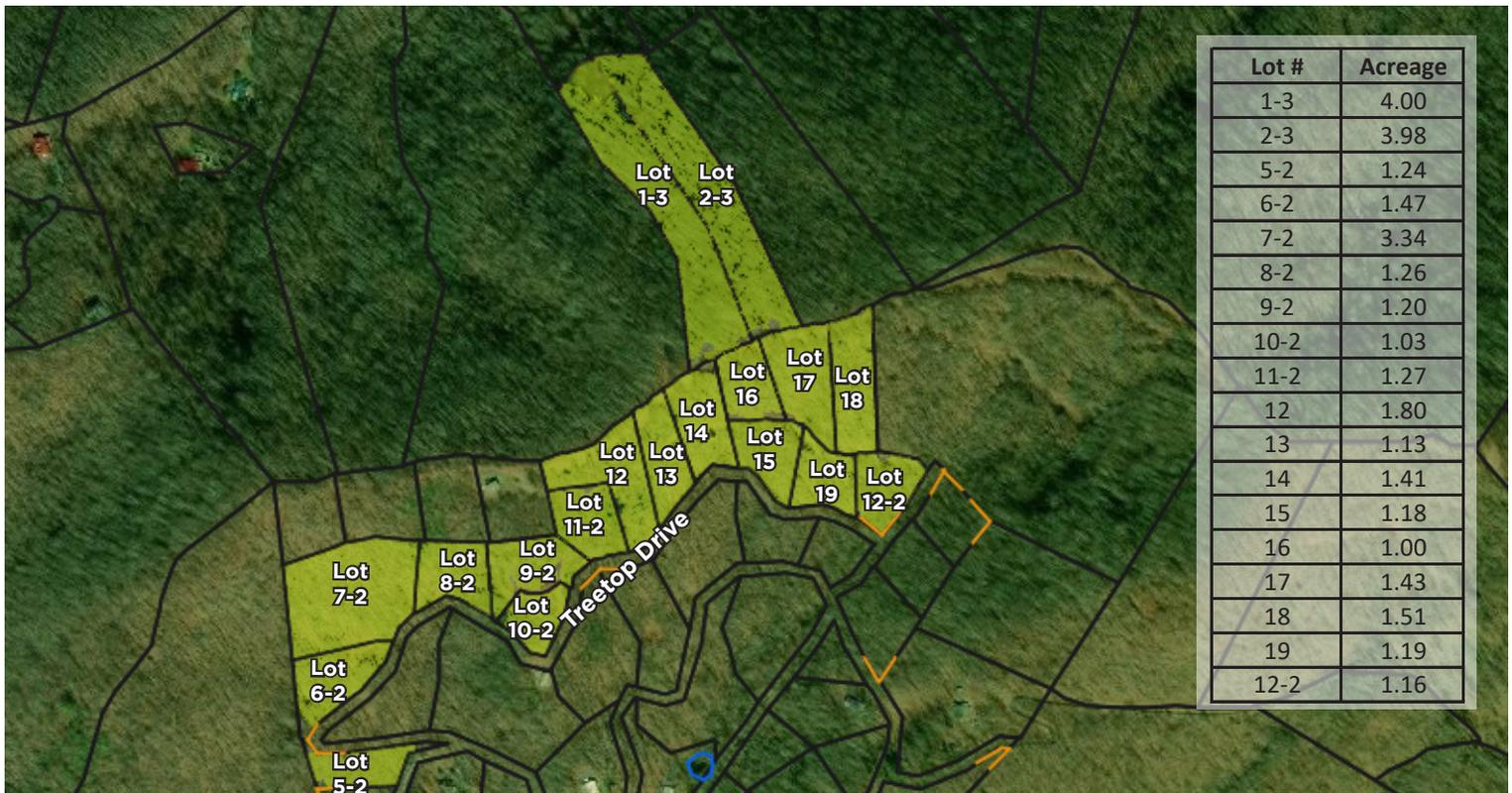
Jackson County Parcel ID: 7565-45-1219



PROPERTY 304

18 Residential Lots
Clay County, NC

18 Lots in Taylor Knob Estates. Selling as a whole. Protective covenants. Recorded plat. Driveways have been installed on most lots. 30.6 Total Acres. Beautiful land with hardwoods and expansive views. Easy drives to nearby Lake Chatuge, Eagle Fork Vineyards, and access points to the Appalachian Trail.



ONLINE ONLY PROPERTIES

Properties 401 - 405 will be selling via Online Auction. Bidding begins Tuesday, March 24th at 8:00 a.m. and ends Thursday, March 26th at 3:00 P.M. (EST). You will be required to acknowledge that you have read and understand all the Terms and Conditions before you will be allowed to register for and bid at this auction. Please visit our website at www.HudsonMarshall.com for additional information on the properties and the complete list of terms and conditions for the Online Auction bidding. *You must register prior to the auction and be approved by a H&M representative prior to the bidding process.*

PROPERTY 401

2532 Hwy 11 North
Kinston, Lenoir Co., NC 28501

7.15 Acre Commercial Lot with a 1,500 SF Manufactured Home.
Parcel #32638



PROPERTY 402

4 Lots in Brakefield Development
La Grange, Lenoir Co., NC 28551

4 Residential Lots. All lots sold as a whole. Total size is 1.58 Acres. Restrictive Covenants.
Parcel #31796, 31817, 31818, 31819



PROPERTY 403

1415 Clear Creek Drive
Monroe, Union Co., NC 28110

1.128 Acre Vacant Lot in Poplin Farms.
Tax Parcel: 09253103



PROPERTY 404

4 Residential Lots
Hamlet, Richmond Co., NC 28345

Great home sites. These lots will be offered as a whole. Total of 1.569 acres.

Parcel ID #: 749217027009, 749217026009, 749217016711, 749217017531



PROPERTY 405

13 Lots in Carolina Hills Subdivision
Sanford, Harnett Co., NC 27332

These residential lots will be offered in two groups.

Red Map #	Address	Parcel #	Acres
27	27 Deer View	03958601 0374 85	0.35
36	36 Stone Wood Lane	03958601 0374 84	0.36
47	47 Deer View	03958601 0374 86	0.35
56	56 Stone Wood Lane	03958601 0374 83	0.37
57	57 Deer View	03958601 0374 87	0.38
76	76 Deer View	03958601 0374 82	0.40
142	142 Deer View	03958601 0374 90	0.35

Yellow Map #	Address	Parcel #	Acres
48	48 Ridge Haven	03958601 0374 69	0.33
57	57 Stone Wood Lane	03958601 0374 72	0.27
68	68 Ridge Haven	03958601 0374 68	0.35
77	77 Stone Wood Lane	03958601 0374 73	0.35
88	88 Ridge Haven	03958601 0374 67	0.35
108	108 Ridge Haven	03958601 0374 66	0.35





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AUCTIONS NORTH CAROLINA

March 18th - 26th

www.hudsonmarshall.com

1-800-841-9400

TERMS AND CONDITIONS

TERMS OF SALE: 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 \$100,000.00 bid plus the \$10,000.00 buyer's premium fee equals the final purchase price of \$110,000.00.

CLOSING COSTS: Closing must occur within thirty (30) days of the auction date. The 2020 real estate taxes will be prorated at Closing. The Seller shall pay the 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. Rob Cox will be the closing attorney for Property 201. Eric Ridenour with Ridenour and Goss will be the closing attorney for Properties 301 - 304.

INSPECTION: The properties are available for inspection at anytime.

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.

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