



Live Auction Office Building

Gray, GA

Auction Held in
Conjunction with
Fickling & Company



104 Arnold Road at Highway 18, Gray, GA 31032

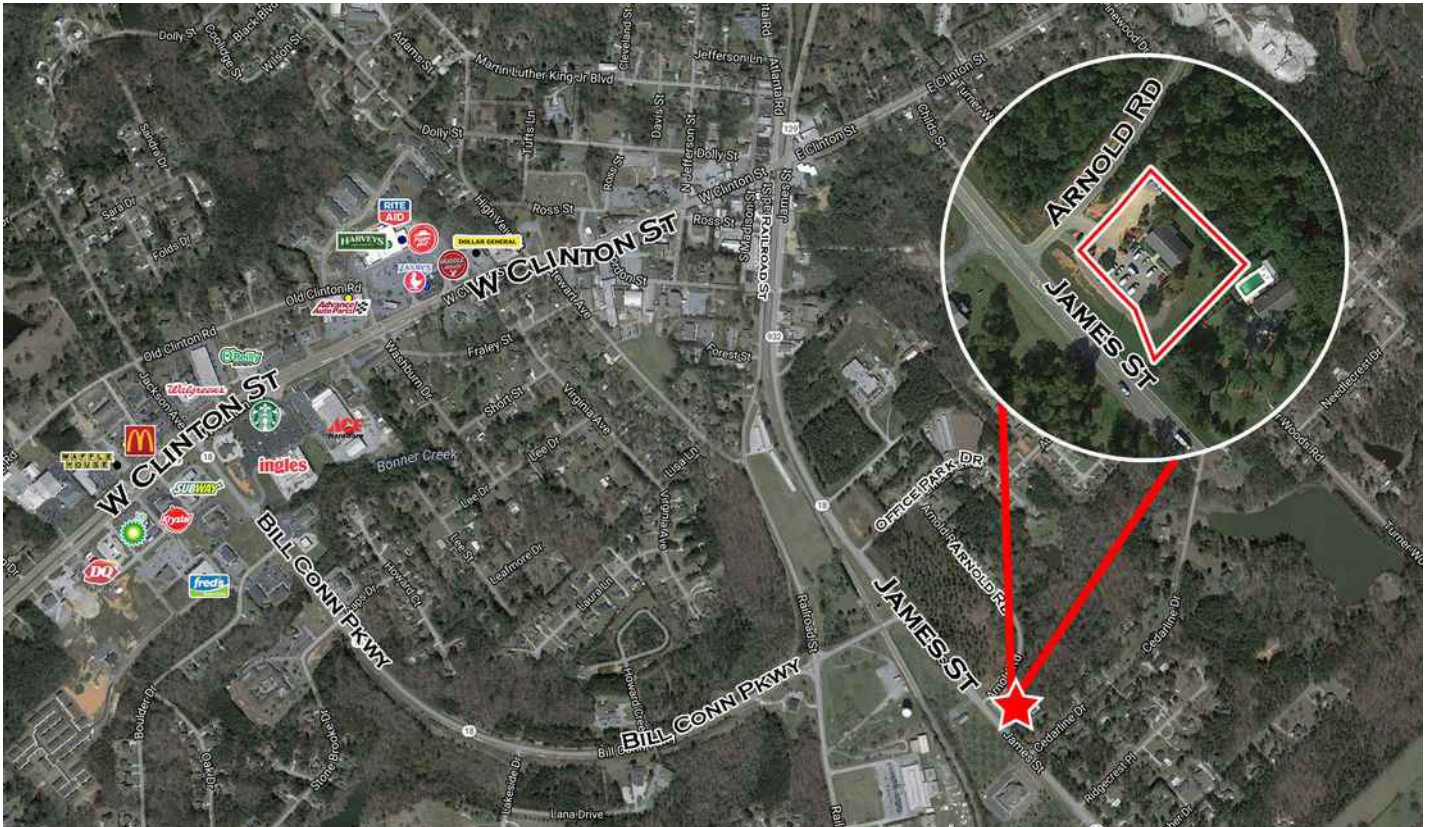
- 2,251 SF Office Building • Formerly NGMT Medical Transport
- Convenient Location to Bypass & Downtown Gray • 25 Parking Spaces

Live Auction

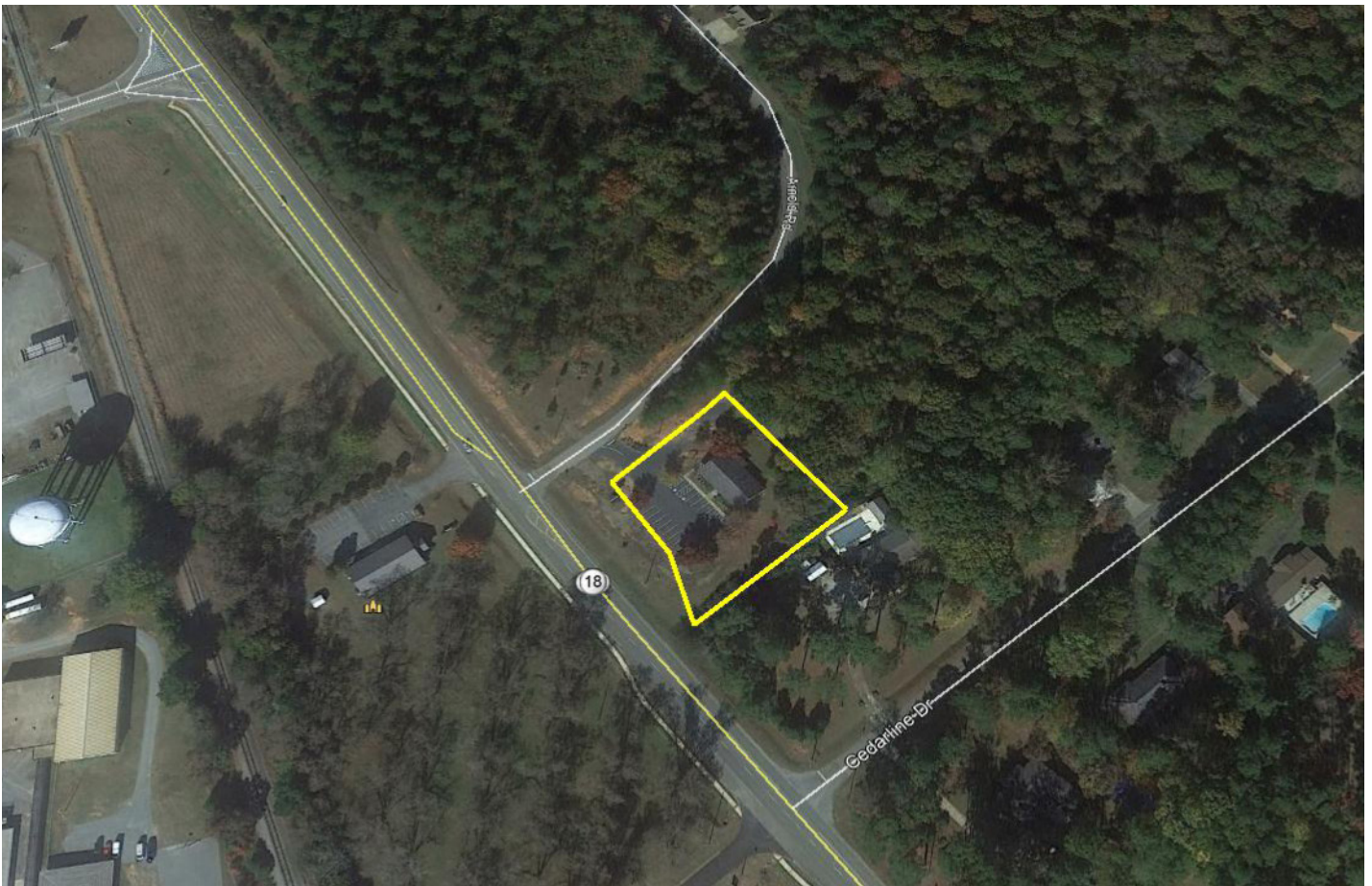
Property Sells On-Site Friday, July 10th at 11:00 A.M.

**For More Information Call Larry Crumbley with Fickling & Co. at 478-737-3381
or Steve Slocumb with Hudson & Marshall at 478-957-4283**

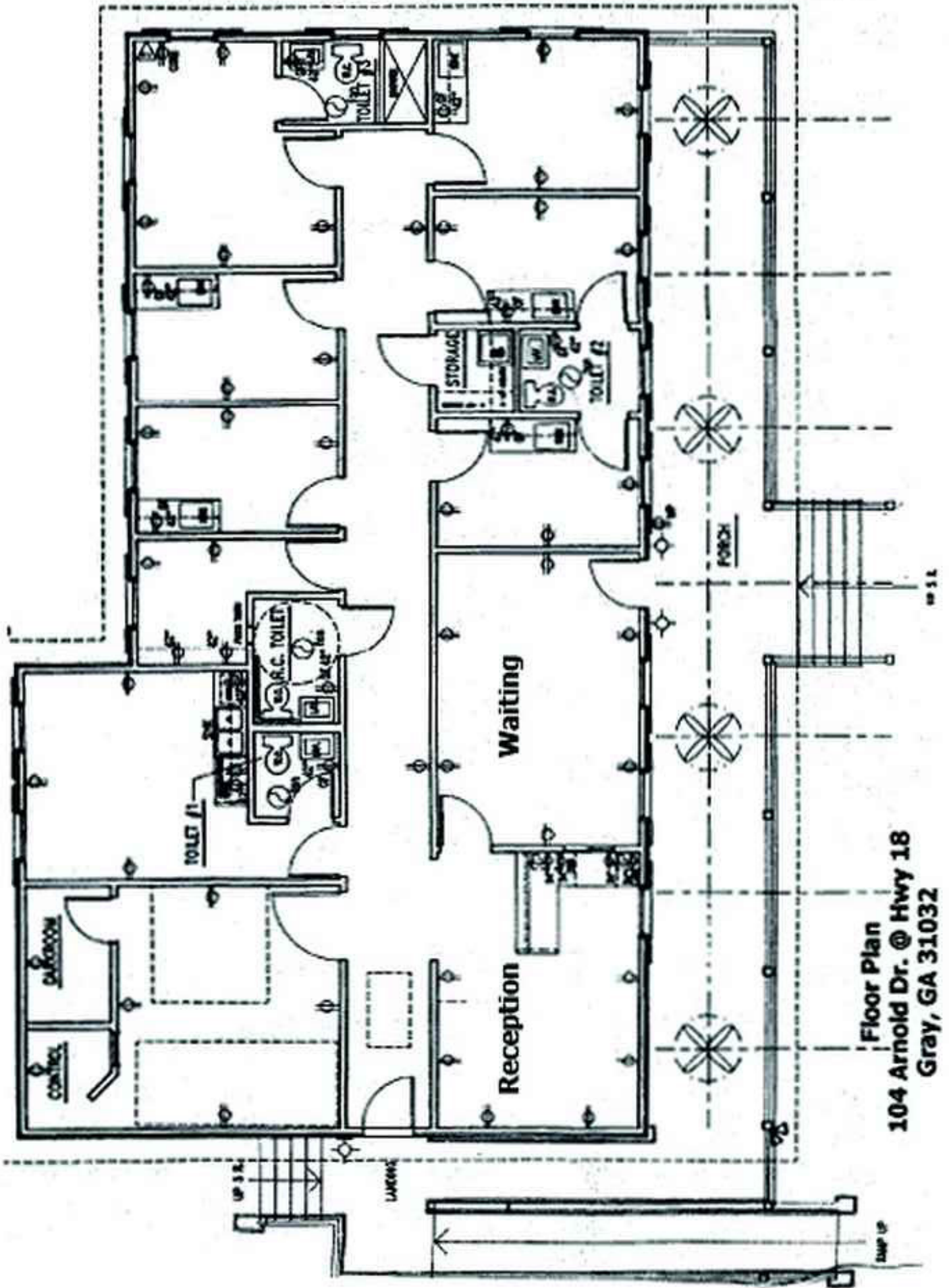
LOCATION MAP



AERIAL CLOSE UP



FLOOR PLAN



Floor Plan
104 Arnold Dr. @ Hwy 18
Gray, GA 31032

TERMS & CONDITIONS

SALE DATE & SALE SITE: The auction will be held on-site Friday, July 10th, 2020 at 11:00 A.M.

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, August 14, 2020. 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: Property will be transferred by the existing deed/survey of record.

INSPECTION: Property will be available for inspection by appointment only. Call Larry Crumbley at 478-737-3381 or Steve Slocumb at 478-957-4283 to schedule an appointment.

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. This property sells subject to Seller Confirmation.

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