



Live Auction

24.01 Acres

Emanuel County, GA

Auction Held in
Conjunction with
East GA Realty



24.01 Acres Divided on Price Williams Road, Emanuel Co., GA

- Selling Divided, In Combinations or As a Whole
- 13 Acres Planted Pine
- Paved Road Frontage
- Sardis Creek Frontage
- 4 BR/3.5 BA Move in Ready Home

Live Auction

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

For More Information Call Ricky Smith with East GA Realty at 478-494-1501
or Steve Slocumb with Hudson & Marshall at 478-957-4283

Home on 1.78 Acres



AUCTION: Saturday, July 11th at 11:00 A.M.

- Located at 78 Price Williams Road
- 4 Bedrooms, 3.5 Baths
- Hardwood Floors
- Stone Fireplace with Gas Logs
- 2 Car Garage
- Finished Office above Garage with Stone Fireplace and Full Bath
- Recently Installed High Speed Fiber Optic Internet
- Metal Roof
- Vinyl Siding
- All Stainless Appliances
- Large Back Porch
- Gravel Driveway with Gated Entrance
- Tax Parcel ID: 027 023C

**To View the Property,
Call Ricky Smith at 478-494-1501 or
Steve Slocumb at 478-957-4283.**



Tract No. 3 - 24.01 Acres

LEGEND

- RIGHT OF WAY
- PROPERTY LINE
- POINT OF BEGINNING
- REFERENCE LINE
- IRON PIPE FOUND
- POWER POLE
- REBAR FOUND
- COMBINED POINT
- 1" = 20' (UNLESS NOTED)
- 40' POINT NAIL SET
- STREAM

SUMMARY OF ACRES

TRACT NO. 3 = 30.50 ACRES
 TRACT NO. 4 = 18.20 ACRES
 TRACT NO. 2 = 30.50 ACRES
TOTAL = 79.21 ACRES

NOTES:

- THERE HAS BEEN NO INVESTIGATION OR INDEPENDENT SEARCH FOR ANY DEEDS OR RECORDS THAT MAY BE DISCLOSED BY A CURRENT AND ACCURATE TITLE SEARCH. THIS PROPERTY IS SUBJECT TO ANY UNRECORDED EASEMENTS, ENCUMBRANCES, OR INTERESTS THAT MAY NOT BE SHOWN ON THIS PLAN. NOR DOES THE SURVIVOR ASSUME ANY RESPONSIBILITY FOR ANY SUCH EASEMENTS THAT MAY AFFECT THIS PROPERTY.
- TRACT LOCATIONS SHOWN ON THIS PLAN ARE LOCATED IN APPROXIMATE LOCATIONS AS SHOWN ON LOCAL TAX MAPS AND PLAT OF RECORD IN DEED BOOK DC, PAGE 227 IN DEED BOOK 207, PAGE 450-451. PLAT OF RECORD, RECORDED IN DEED BOOK 207, PAGE 450-451. PLAT NO. BK. DC/227
- REFERENCES - DEED00, BK. 281/136
- REFERENCES - DEED00, BK. DC/227

GEORGIA, EMANUEL COUNTY
 CLERK'S OFFICE, SUPERIOR COURT
 I hereby certify that this instrument is filed for record in the Clerk's office, Superior Court, said county at Waynesville, Georgia, on 5/19/2008 & recorded in DEED BOOK 207, page 451 this date.

[Signature]
 Clerk, Superior Court

GEORGIA, EMANUEL COUNTY
 CLERK'S OFFICE, SUPERIOR COURT
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[Signature]
 Clerk, Superior Court

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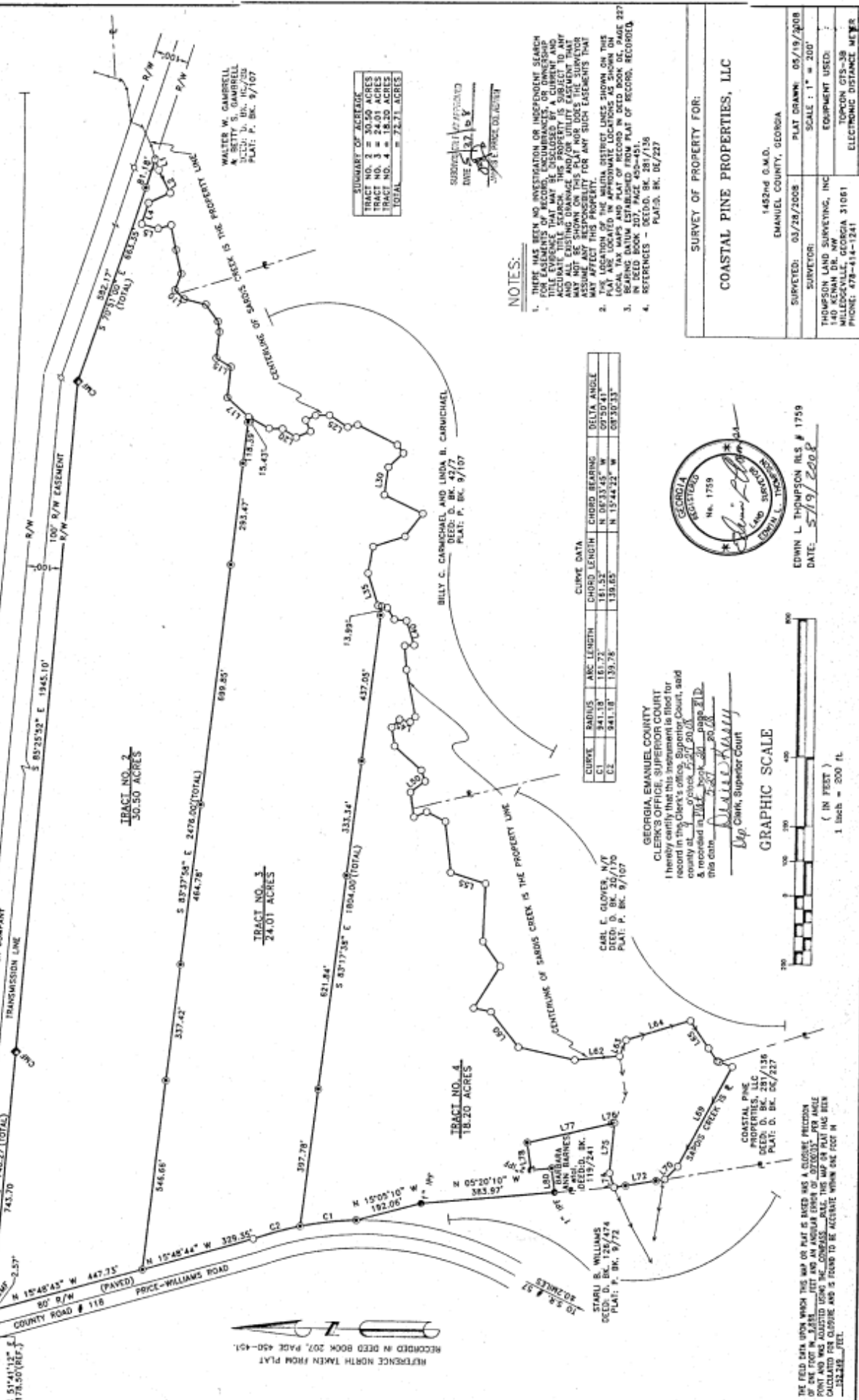
[Signature]
 Clerk, Superior Court

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 Clerk, Superior Court



SURVEY OF PROPERTY FOR:
COASTAL PINE PROPERTIES, LLC

1452nd G.M.D.
 EMANUEL COUNTY, GEORGIA

SURVEYED: 03/28/2008
 SURVEYOR: EDWIN L. THOMPSON RLS # 1759
 DATE: 5/19/2008

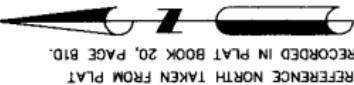
PLAT DRAWN: 05/19/2008
 SCALE: 1" = 200'

EQUIPMENT USED:
 THOMPSON LAND SURVEYING, INC
 140 KENAN DR. NW
 MILLEDGEVILLE, GEORGIA 31061
 PHONE: 478-414-1241
 ELECTRONIC DISTANCE MEASUREMENT

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED WAS A CLOSE PRECISION OF ONE FOOT IN 2,000 FEET AND WAS ADJUSTED USING THE CROSSHAIR RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLARITY AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 25,000 FEET.

1.78 Acre (House Tract)

LEGEND	
R/W	RIGHT OF WAY
C	CENTER LINE
P	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
---	REFERENCE LINE
IPF	IRON PIPE FOUND
D	POWER POLE
G.M.D.	GEORGIA MUTUA DISTRICT
RBF	REBAR FOUND
○	COMPUTED POINT
⊙	1/2" RBS (UNLESS NOTED)
⊕	40 PENNY NAIL SET



9/30/08
[Signature]
 CLERK

ERIC L. JONES
 DEED: D. BK. 312/74
 PLAT: P. BK. 20/810

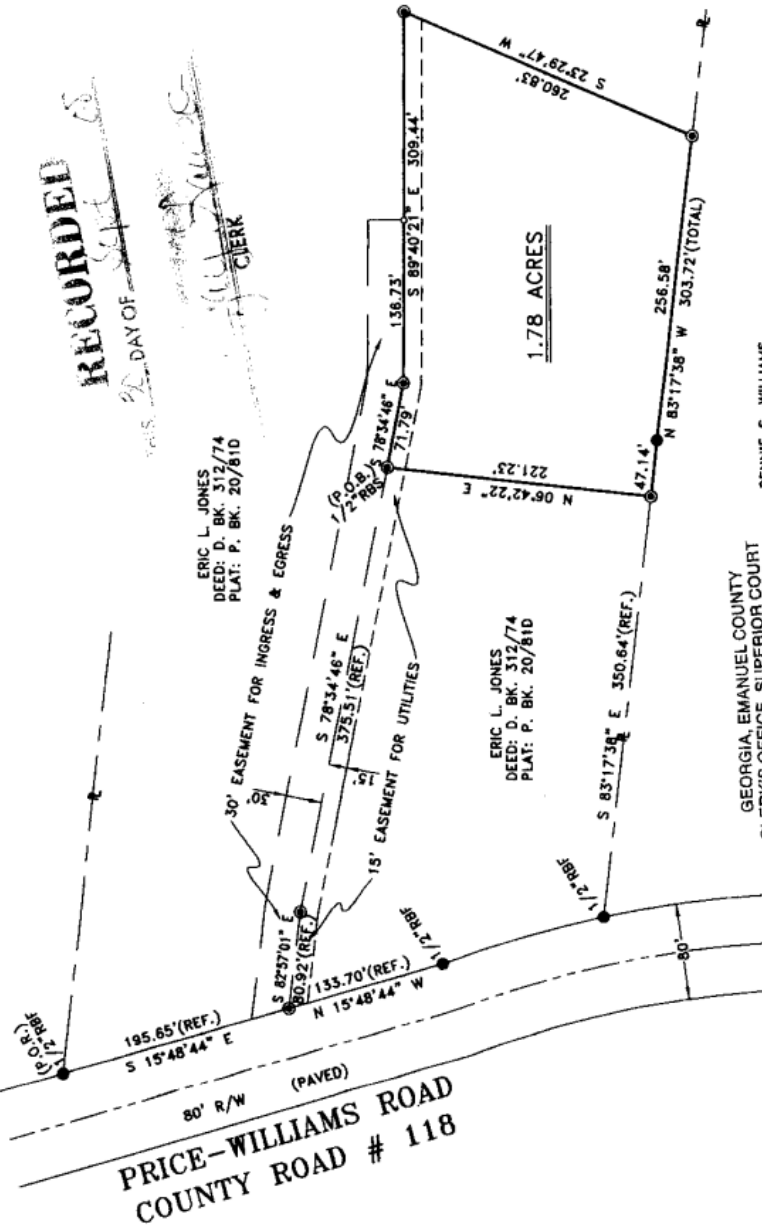
NOTES:

- THERE HAS BEEN NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES OR OWNERSHIP TITLE EVIDENCE THAT MAY BE DISCLOSED BY A CURRENT AND ACCURATE TITLE SEARCH. THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING DRAINAGE AND/OR UTILITY EASEMENT THAT MAY NOT BE SHOWN ON THIS PLAT NOR DOES THE SURVEYOR ASSUME ANY RESPONSIBILITY FOR ANY SUCH EASEMENTS THAT MAY AFFECT THIS PROPERTY.
- THE LOCATION OF THE METEOROLOGICAL STATIONS SHOWN ON THIS PLAT IS BASED ON THE METEOROLOGICAL STATIONS SHOWN ON LOCAL TAX MAPS AND PLAT OF RECORD IN PLAT BOOK 20, PAGE 810. BEARING DATUM ESTABLISHED FROM PLAT OF RECORD, RECORDED IN PLAT BOOK 20, PAGE 810.
- REFERENCES - DEED: BK. 312/74
 PLAT: P. BK. 20/810

SURVEY OF PROPERTY FOR:

ERIC L. JONES	
1452nd G.M.D.	
EMANUEL COUNTY, GEORGIA	
SURVEYED: 08/25/2008	PLAT DRAWN: 09/08/2008
SURVEYOR: SCALE: 1" = 100'	
KIRK FREEMAN, LLC	
LAND SURVEYING COMPANY	
P. O. BOX 1081	
MILLEDGEVILLE, GEORGIA 31059	
ELECTRONIC DISTANCE METER	
PHONE: 478-451-2997	
FILE: J1437	

RECORDED
 THIS DAY OF *SEPTEMBER* 2008
 CLERK



KIRK A. FREEMAN RLS #2982
 DATE: 9/08/2008

BENNIE S. WILLIAMS
 DEED: D. BK. 311/350
 PLAT: P. BK. 20/810

GEORGIA, EMANUEL COUNTY
 CLERK'S OFFICE, SUPERIOR COURT
 I hereby certify that this instrument is filed for record in the Clerk's office, Superior Court, said county at 10:00 o'clock AM on 20 day of SEPTEMBER, 2008, and recorded in PLAT BOOK 20, page 810 this date 9/30/08.

[Signature]
 Clerk, Superior Court

GRAPHIC SCALE



THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 46,731 FEET AND AN ANGULAR ERROR OF 00'00.02 PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 184,648 FEET.

TERMS & CONDITIONS

SALE DATE & SALE SITE: The auction will be held on-site Saturday, July 11th, 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 will 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 a whole it will be transferred by the existing deed/survey of record. If the property sells divided, a new survey will be required. One surveyor will be appointed by Hudson & Marshall to handle all survey work. All property is sold by the acre with an adjustment clause to protect both buyer and seller. The survey expense will be based on a per linear foot charge and all comon line costs will be shared equally. The survey will be an expense of the buyer and due at closing.

INSPECTION: Property will be available for inspection by appointment only. Call Ricky Smith at 478-494-1501 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