

# ESTATE AUCTION

*To Settle the Estate of Carol and Kenneth Charon*  
Beautiful Home Situated on 11.04 Acres



**Saturday, August 8th @ 10:00 A.M.**

**2497 Rockbridge Road, NW  
Conyers, Georgia**

*Also Selling All Personal Property*



Dear Prospective Bidder:

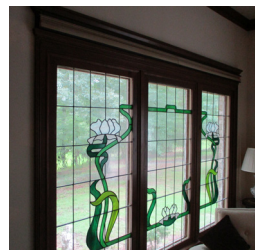
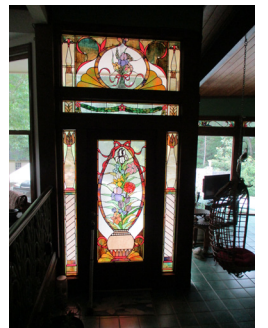
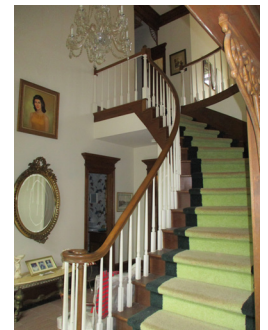
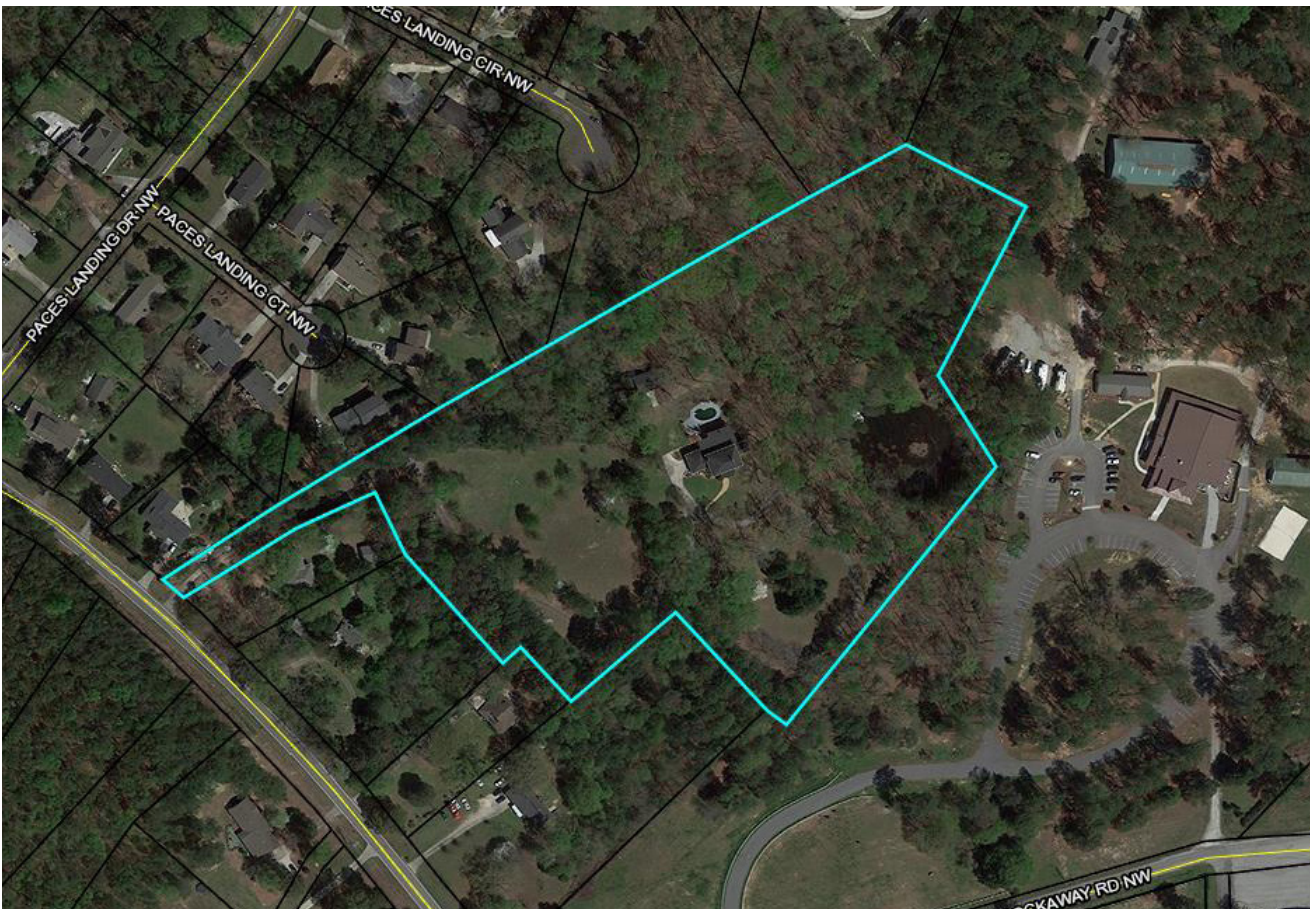
Hudson & Marshall is pleased to have been chosen by the heirs of the Charon Family Estate to offer you this exceptional property in Conyers. We will also be selling all the personal property. We encourage you to inspect this property prior to the sale and be with us on auction day to purchase excellent property at AUCTION prices! Best of luck in your bidding!



*A gated, private drive leads you to this beautiful custom-built home situated on 11.04 secluded acres in Conyers. The large foyer features marble floors and entryway staircase. There is custom ornate wood trim, 4 beautiful fireplaces and stained glass throughout the home. Floor to ceiling windows with window treatments in the formal area overlooking the pond. Extras include a swimming pool, gazebo and 24' x 40' shop.*

- ◆ 4,315 SF 4 Bedrooms/4 Baths
- ◆ 2 Car Attached Garage
- ◆ Architectural Shingle Roof (2018)
- ◆ New Windows Throughout
- ◆ Hardwood Floors
- ◆ 4 Decorative Fireplaces
- ◆ Marble Foyer
- ◆ Gazebo
- ◆ Lead Stained Glass Door
- ◆ Inground Pool
- ◆ Fenced Perimeter
- ◆ Ornate Woodwork Throughout
- ◆ Pond
- ◆ Large Kitchen Island
- ◆ Sunroom w/ Tile Floor Tongue & Groove Ceiling and Exposed Wooden Beams
- ◆ Master Suite with Walk-In Closet

*Copy of recent home inspection can be viewed at [HudsonMarshall.com](http://HudsonMarshall.com)*



**Open House:** Sunday, July 26th and August 2nd 1:00 - 5:00 P.M. and Friday, August 7th from 10:00 - 5:00. Call Sam Marshall 478-719-3445 for more information.

## Personal Property



Wooden Tile Top Table w/ 4 Chairs  
 Small Pedestal Bird Cage  
 Oriental Partition  
 Misc Lamps  
 Books  
 Pair Column/Pedestal Lamps  
 Antique Record Player  
 Coffee Table  
 Chairs  
 French Antique Card Table  
 Antique Telephones  
 Salvador Dali Prints  
 Curio Cabinets  
 Dining Room set  
 Tea Service Sets  
 18' x 12' Oriental Rug  
 Misc Oriental Rugs  
 Italian Oriental Marble Lamps  
 European Vases and Busts  
 European Glassware  
 Mirrors  
 Antique Hat Racks  
 1948 National Sewing Mode R40  
 Antique Picture Frames  
 Art Deco Bedroom Set  
 Mink Stole

Wooden Desk  
 Erte Artwork Prints  
 Antique Hats & Boxes  
 Misc Linens  
 4 Post Bedroom set  
 French Fire Helmet  
 Wicker Furniture  
 Wicker Swing Chair  
 Sterling Silver Tea Set & Place Settings  
 Misc Kitchen Utensils, Plates, Etc  
 Kitchen Table & Chairs  
 Samsung 2 door Refrigerator w/ Ice Maker  
 Clothing and Coats  
 Men's Suits and Women's Formal Dresses  
 10' Aluminum Jon Boat  
 Trampoline  
 Cedar Swing Set  
 Mongoose BMX Bike  
 Lionel Train Set (1950's)  
 Kids Toys  
 Ladder  
 GoCart  
 Misc Tool Boxes  
 Lawn Roller  
 Wheel Barrows  
 Misc Lawn Maintenance Equipment

*Many More Items Too Numerous To List.....  
 A detailed list will be available at  
[HudsonMarshall.com](http://HudsonMarshall.com)*



# TERMS & CONDITIONS

**SALE SITE:** The Sale will take place Saturday, August 8th @ 10:00 a.m. at 2497 Rockbridge Road, NW, Conyers.

**BUYERS PREMIUM:** All real estate and personal property 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.

**TERMS OF SALE FOR REAL ESTATE:** The successful bidder will pay an earnest money deposit equal to ten percent (10%) of the purchase price with the balance due by September 18, 2020 at closing. Accepted forms of payment are cash, certified funds or business/personal check.

**CLOSING COSTS:** Closing shall occur on or before September 18, 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.

**BROKER PARTICIPATION:** A 2% Broker Commission, before the inclusion of the buyer's premium, will be paid to Brokers/Agents who represent a purchaser. In order to be paid a commission, the Broker/Agent must complete EACH of the following steps: 1) Review the "terms and conditions of the sale" with each client they are representing. 2) Professionally assist your client by providing relevant advice and property information. 3) Attend the auction. 4) Email or fax registration form to Hudson & Marshall no later than 5:00 P.M. the day prior to the sale. Email to [tracymarshall@bellsouth.net](mailto:tracymarshall@bellsouth.net) or fax 478-994-6588. Registration forms can be obtained from our website [www.hudsonmarshall.com](http://www.hudsonmarshall.com) or call 478-743-1511 to have a copy emailed or faxed. UNDER NO CIRCUMSTANCES WILL BROKER REGISTRATION BE ALLOWED ON THE DAY OF THE AUCTION. Commissions will be paid if and only if the property closes. A commission on a property will be paid only to the first broker registering a prospect.

**TERMS OF SALE PERSONAL PROPERTY:** A picture ID will be required to register to bid. The Auctioneer may announce incremental bidding requirements for any single lot or on all lots. All items purchased at the auction must be paid for in full on auction day. We accept Cash, Cashier's Check, or Certified Bank Check. Personal or Company Checks will be accepted but must be accompanied by a bank letter guaranteeing payment of check. Credit Cards will be accepted on all equipment. A 3% SURCHARGE WILL APPLY IF YOU USE A CREDIT CARD.

**SALES TAX:** Applicable sales tax will be collected from all buyers unless proper tax exempt forms are presented at registration. No exceptions!

**INSPECTION:** There will be an Open House Sunday, July 26th and Sunday August 2nd from 1:00 - 5:00 P.M. and Friday, August 7th from 10:00 - 5:00 P.M. The home may also be seen by making an appointment with Sam Marshall 478-719-3445.

**LOAD-OUT:** All Personal Property must be removed by 6:00 PM the day of the auction.

**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 personal property sells in its "As-Is/Where-Is" condition with no warranties expressed or implied. All personal property sells 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. All real estate and personalty sells subject to the acceptance of the high bid by the Seller.

**LICENSE INFORMATION:** BG Hudson Jr. GA #103, AM Marshall IV #1605, RS Slocumb #3512, Sam W Marshall #2479, H&M #274

800-841-9400

[www.hudsonmarshall.com](http://www.hudsonmarshall.com)

Auction

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