

AUCTION

600± Acres Johnson County

Property from the Lucille Greenway Hunsucker and John Bascon Greenway Estate
Selling for Division Among Heirs

Significant
Stand of Merchantable
Timber



Thursday, October 22, @ 7:00 P.M.

Sale Site: Bartow Community Club
1138 Academy Circle, Bartow

*Dear Prospective Bidder:
Hudson & Marshall is pleased to have been chosen by the family to offer you this exceptional land in Johnson County. Originally called the Greenway Harrison Farm, this land has been in the family for over 125 years and the out of state heirs have made the decision to liquidate the 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!*

TIMBER INFORMATION

The timber cruise was completed by Atkinson & Smith Forestry September 2020. The complete cruise data can be viewed at www.HudsonMarshall.com

LOT 1

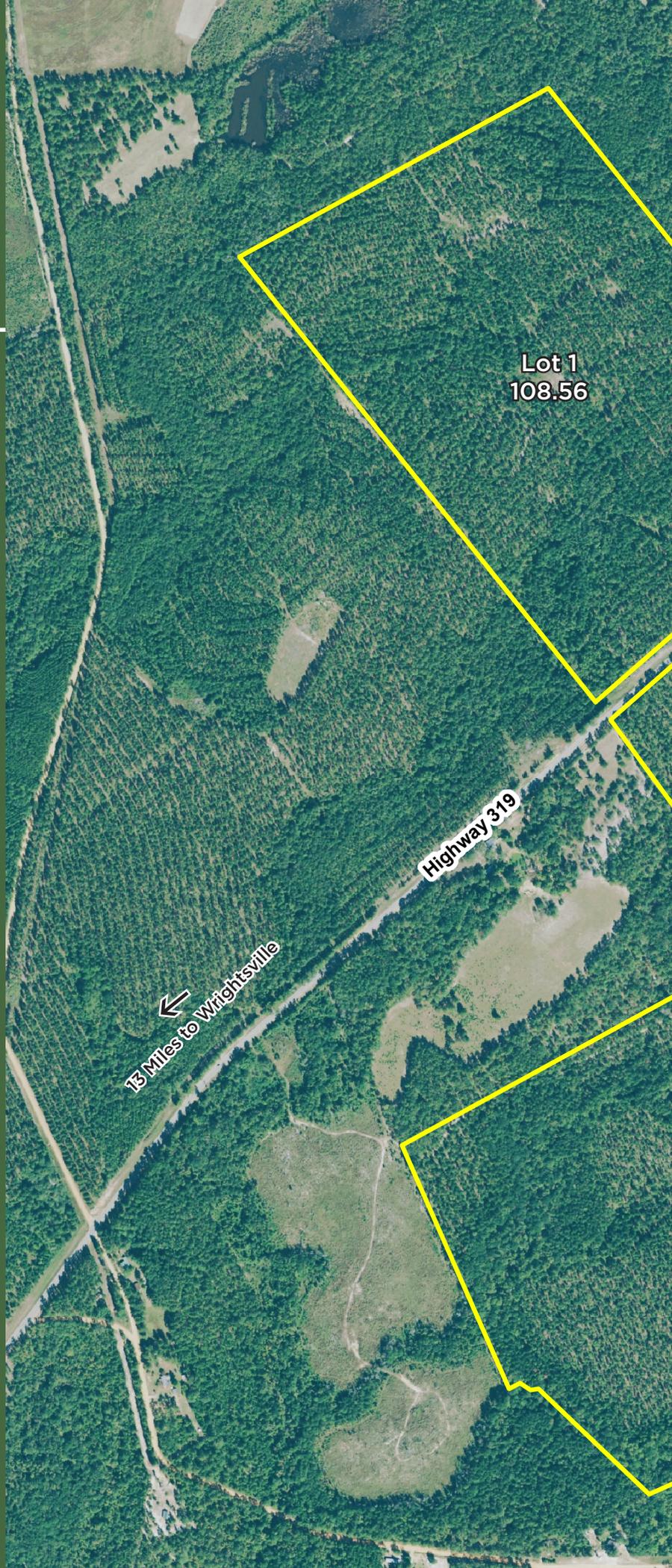
TIMBER TYPE	TONS
Pine Pulpwood	1,102
Pine Chip N Saw	1,154
Pine Sawtimber	3,794
Hardwood Pulpwood	443
Oak Sawtimber	49

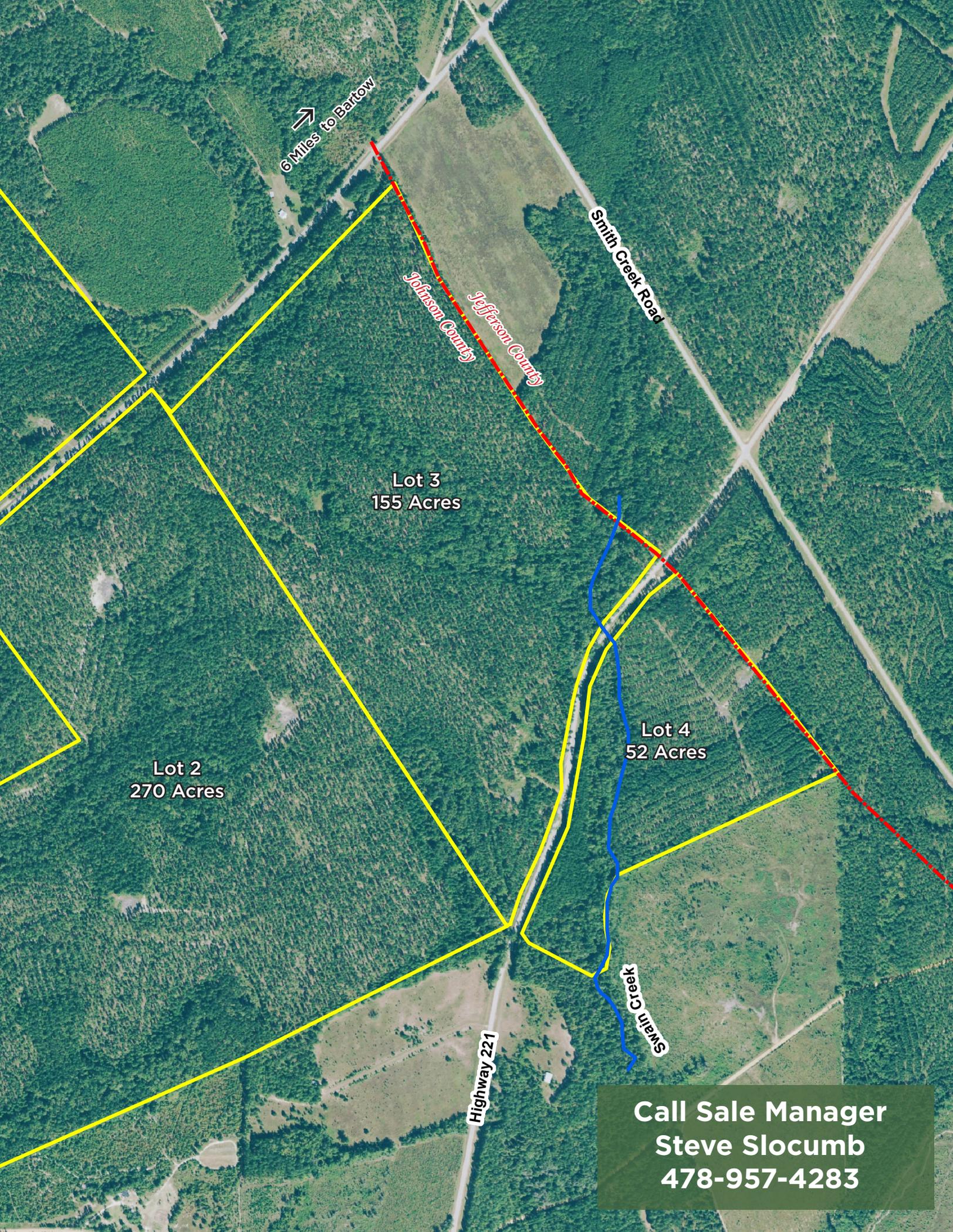
LOTS 2 & 3

TIMBER TYPE	TONS
Pine Pulpwood	2,800
Pine Chip N Saw	6,562
Pine Sawtimber	13,110
Hardwood Pulpwood	2,029
Pallet Wood	101
Oak Sawtimber	209
Gum Sawtimber	271

LOT 4

TIMBER TYPE	TONS
Pine Pulpwood	1,615
Pine Chip N Saw	396
Pine Sawtimber	184
Hardwood Pulpwood	205
Gum Sawtimber	25
Hickory Sawtimber	8





6 Miles to Bartow
→

Smith Creek Road

Johnson County
Jefferson County

Lot 3
155 Acres

Lot 2
270 Acres

Lot 4
52 Acres

Highway 221

Smith Creek

**Call Sale Manager
Steve Slocumb
478-957-4283**

TERMS & CONDITIONS

SALE SITE: All Real Estate will sell Thursday, October 22nd, 2020 at 7:00 P.M. from the Bartow Community Club, 1138 Academy Circle, Bartow, 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 on or before November 25, 2020.

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 2020 real estate taxes will be pro-rated at closing. Seller shall pay the State of Georgia transfer tax and the cost of preparation of the deed. 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: Lot 1 will sell by recorded survey. Lots 2, 3 & 4 are in the process of being surveyed and a final survey will be available by sale day. The purchaser will be responsible for the cost of the survey which will be due at closing. Please contact Steve Slocumb with questions.

HUNTING LEASE: There is no any hunting lease on the property.

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

Steve Slocumb @ 478-957-4283

or visit our website: www.HudsonMarshall.com



800-841-9400

www.hudsonmarshall.com

Auction

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