

# AUCTION

141.77+/- Acres in Reynolds, GA

• Creek Frontage • Timber • Great Recreational Tract

Also Selling: Two Commercial Lots

Selling By Order of  
The City of Reynolds

Thursday, August 22 at 7:00 P.M.

800-841-9400 • [www.hudsonmarshall.com](http://www.hudsonmarshall.com)







Dear Prospective Bidder:

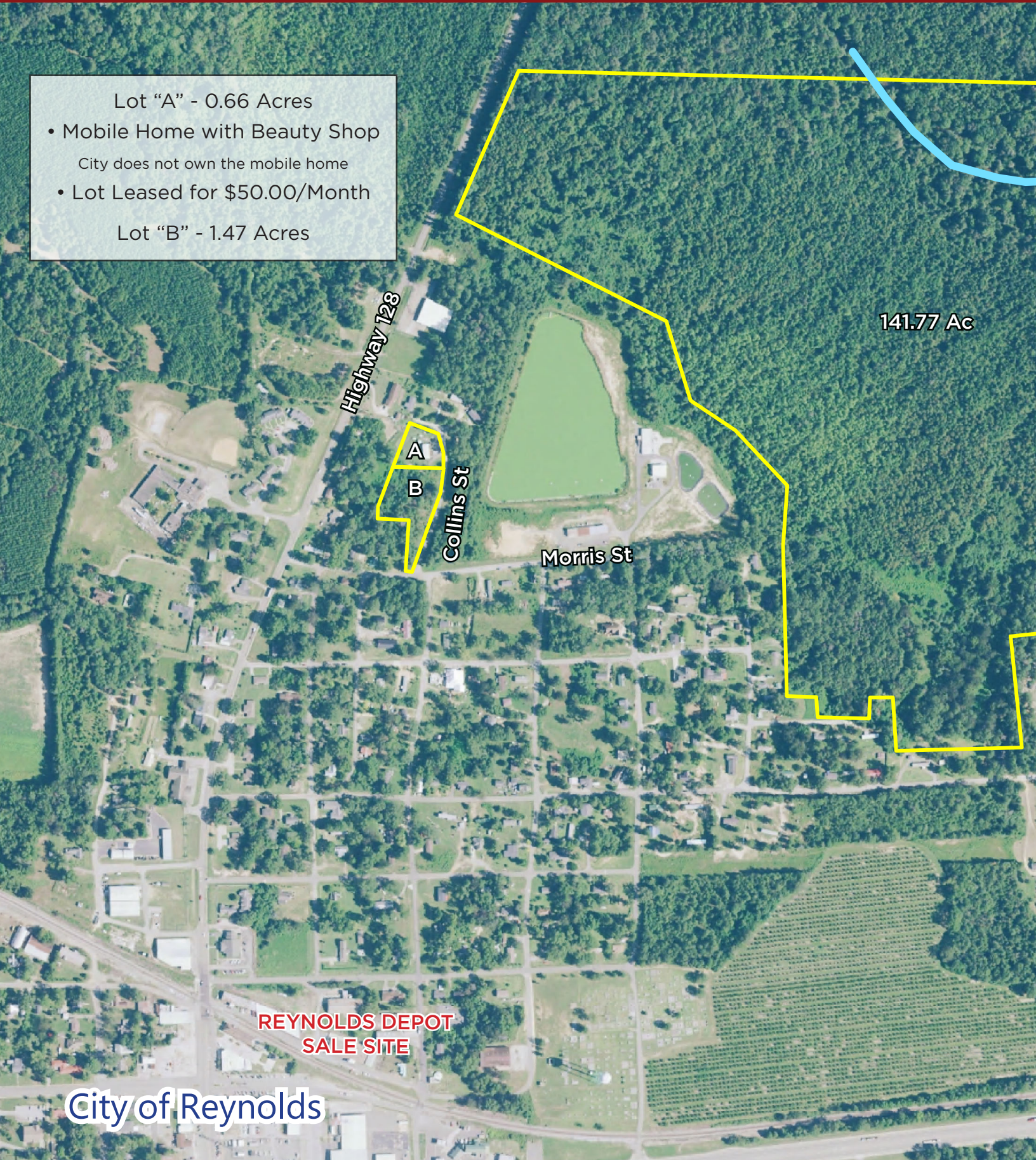
Hudson & Marshall is pleased to have been chosen by the City of Reynolds to offer you this surplus real estate. Please inspect these properties prior to the auction to purchase excellent real estate at AUCTION prices!

Best of luck in your bidding: Hudson & Marshall, Inc.

Lot "A" - 0.66 Acres

- Mobile Home with Beauty Shop  
City does not own the mobile home
- Lot Leased for \$50.00/Month

Lot "B" - 1.47 Acres



REYNOLDS DEPOT  
SALE SITE

City of Reynolds



## Selling By Order of the City of Reynolds

- 141.77 Acres Selling as a Whole • Frontage along the Patsilaga Creek
- Great Recreational Tract • Nice Hardwood Timber



Highway 96

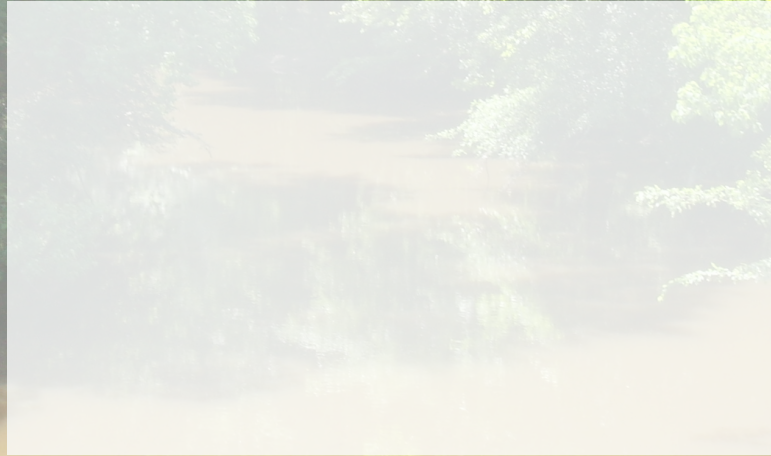




FIRST CLASS MAIL  
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MACON, GA 31201  
Permit No 510

10761 Estes Road  
Macon, Georgia 31210

Reynolds, GA  
Thursday, August 22 at 7:00 P.M.  
www.hudsonmarshall.com  
1-800-841-9400



## TERMS AND CONDITIONS

**SALE SITE:** All Real Estate will sell Thursday, August 22, 2019 at 7:00 P.M. from the Reynolds Depot Building located at 22 North Winston St, Reynolds, GA.

**TERMS OF SALE FOR REAL ESTATE:** 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 \$10,000.00 bid plus the \$1,000.00 buyer's premium fee equals the final purchase price of \$11,000.00.

**CLOSING COSTS:** Closing shall occur within thirty (30) days of the auction date. The Seller shall pay 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.

**INSPECTION:** The real estate is available for inspection at anytime or by making an appointment with Steve Slocumb at 478-957-4283.

**SURVEY:** All properties will transfer by existing survey.

**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.

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

**FOR INFORMATION CALL Steve Slocumb at 478-957-4283 or Hudson & Marshall at 800-841-9400**

**Visit our website: [www.HudsonMarshall.com](http://www.HudsonMarshall.com)**