



ESTATE AUCTION

To Settle the Estate of Vickie M. Brown
Beautiful Home on 5 Acres and Additional 31 Acres



Saturday, September 14th @ 10:00 A.M.

764 Chester Thomas Road
Springfield, Georgia

All personal property selling at ABSOLUTE AUCTION!



Dear Prospective Bidder:

Hudson & Marshall is pleased to have been chosen by the heirs of the Vickie M Brown Estate to offer you this exceptional property in Springfield. We will also be selling all the personal property at ABSOLUTE AUCTION. 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!



Tract 1 - House & 5 Acres

- ◆ 3,396 SF 4 Bedrooms/4.5 Baths
- ◆ 2 Car Attached Garage
- ◆ Front and Back Patio
- ◆ Gas Fireplace
- ◆ Insulated Windows & Doors
- ◆ Granite Countertops
- ◆ Sun Porch
- ◆ Inground Pool with New Pumps, Filter System & Liner (2019) and Aluminum Fence
- ◆ Pond
- ◆ Outbuildings & Workshops
- ◆ Gas Cooktop
- ◆ Well and Septic
- ◆ Termite Bond in Place

A home inspection was completed 7/26/19 and is available at HudsonMarshall.com



Tract 2- 31.16 Acres with 2 Ponds - Excellent Hunting/Recreational/Significant Timber



TIMBER CRUISE COMPLETED JULY 3, 2019

Products	Tons
Pine Pulpwood	510.70
Pine Small Sawtimber	345.80
Pine Large Sawtimber	921.00
Pine Topwood	318.60
Cypress Pulpwood	86.80
Cypress Large Sawtimber	12.10
Cypress Topwood	6.20
Hard Hardwood Pulpwood	169.90
Hard Hardwood Large Sawtimber	22.40
Hard Hardwood Topwood	12.80
Soft Hardwood Pulpwood	278.40
Soft Hardwood Large Sawtimber	10.20
Soft Hardwood Topwood	8.10

The full cruise is available at HudsonMarshall.com

Open House: Sunday, August 25th and Sunday, September 8th from 1:00 - 5:00 P.M. and Friday, September 13th from 10:00 - 5:00. Call Sam Marshall 478-719-3445 for more information.

All Personal Property Selling ABSOLUTE!

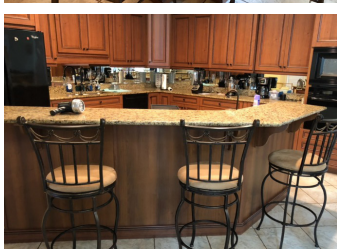


- ◆ John Deere 3032E Wheel Tractor 4WD - 80 Hours
- ◆ Frontier GM 1060 R Finishing Mower
- ◆ Brush Mower/Bush Hog
- ◆ John Deere Backhoe Attachment
- ◆ Scotts 42" Riding Mower 17.5 HP
- ◆ DR Leaf & Lawn Vacuum
- ◆ Jon Deere 2425 Zero-Turn Mower - 53 Hours
- ◆ Cub Cadet 24 Hp Lawn Tractor w/ 50" Cutting Deck - 32 Hours
- ◆ Golfcart with New Batteries and Charger
- ◆ Stihl Chainsaws, Polesaws, Leaf Blowers, Weed Eaters
- ◆ Honda 3200 PSI Pressure Washer & Misc Pressure Washers
- ◆ Briggs & Stratton Storm Responder 6250 Watt Generator
- ◆ 2017 Artic Cat Alterra 90 ATV
- ◆ 2016 Artic Cat Alterra 90 ATV
- ◆ Disc Harrow
- ◆ Boom Hoist for 3 Point Hitch
- ◆ John Boat
- ◆ Misc Push Mowers
- ◆ Hand Tools, Power Tools, Air Tools
- ◆ Delta Unisaw Table Saw
- ◆ Band Saw & Misc Shop Saws
- ◆ Misc Tools and Hardware
- ◆ Cub Cadet Lawn Mower Wheel Lift
- ◆ Misc Fishing Tackle
- ◆ Hunting and Pocket Knives
- ◆ Misc Hunting Gear, Traps & Gun Accessories
- ◆ Coolers and Cooking Equipment
- ◆ Large Charcoal Grill
- ◆ Masterbuilt Electric Smoker
- ◆ Deer Feeders and Stands
- ◆ 2005 Liberty Franklin 35 gun, 60 minute safe
- ◆ Chest Freezers
- ◆ Metal Building Frames
- ◆ Shipping Containers



HOUSEHOLD ITEMS

- ◆ Dining Room Furniture
 - ◆ Bedroom Furniture
 - ◆ Sofas, Tables & Chairs
 - ◆ Bar Stools
- ◆ Kitchen & Household Items
 - ◆ Lamps
 - ◆ Decorative Items
 - ◆ Pictures/Paintings
 - ◆ Washer & Dryer
 - ◆ TV's
 - ◆ Sewing Machine
 - ◆ Fitness Equipment
 - ◆ Patio/Outdoor Furniture
 - ◆ Antique Tables & Doors
 - ◆ Tabletop Appliances



Many more items too numerous to list.....

TERMS & CONDITIONS

SALE SITE: The Sale will take place Saturday, September 14, 2019 @ 10:00 a.m. at 764 Chester Thomas Road, Springfield, GA.

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: Successful bidders will pay an earnest money deposit equal to ten percent (10%) of the purchase price with the balance due by October 18th at closing. Accepted forms of payment are cash, certified funds or business/personal check.

CLOSING COSTS: Closing shall occur on or before October 18, 2019. The 2019 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 or fax 478-994-6588. Registration forms can be obtained from our website 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. A BROKER CANNOT ACT AS A PRINCIPAL AND BROKER ON THE SAME TRANSACTION.

TERMS OF SALE PERSONAL PROPERTY: All personal property will be sold at ABSOLUTE auction, with no minimum bid requirements or Seller reserves. Picture ID 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, August, 25th and Sunday September 8th from 1:00 - 5:00 P.M. and Friday, September 13th 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 equipment sells in its "As-Is/Where-Is" condition with no warranties expressed or implied. All equipment 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 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

Auction

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