

Estate Auction

To Settle the Estate of Lillie Wilkes Peterson for Division Among Heirs

132 Acres in Montgomery County, Georgia



HM
**HUDSON &
MARSHALL**
AUCTION
MARKETING

Thursday, January 16th @ 7:00 P.M.

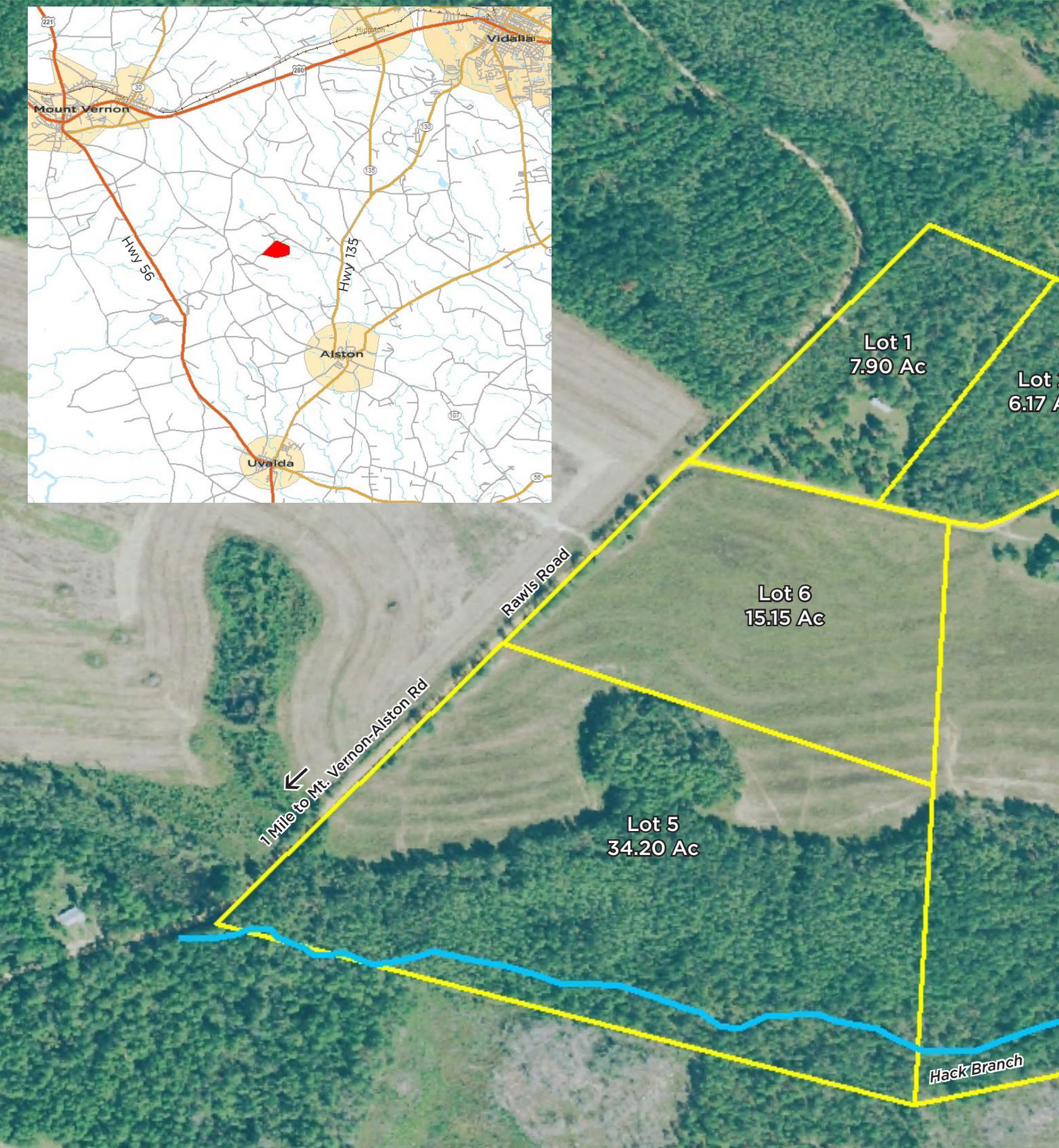
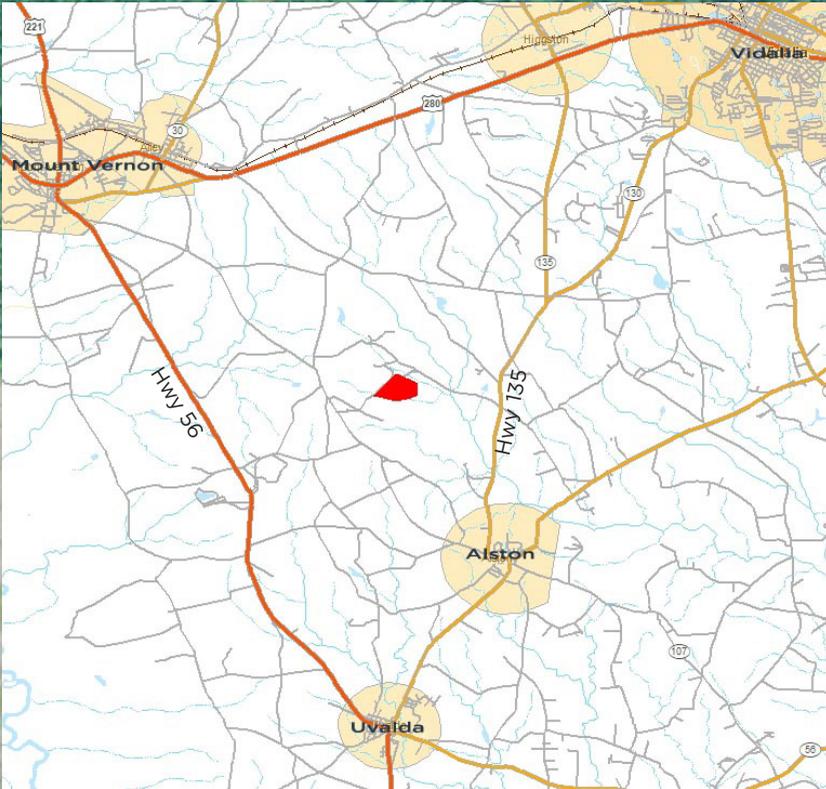
**Sale Site: Mount Vernon Community House
511 College Street, Mount Vernon**

Dear Prospective Bidder:

Hudson & Marshall is pleased to have been chosen by the heirs of the Lillie Wilkes Peterson Estate to offer you this exceptional property in Montgomery County. 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!

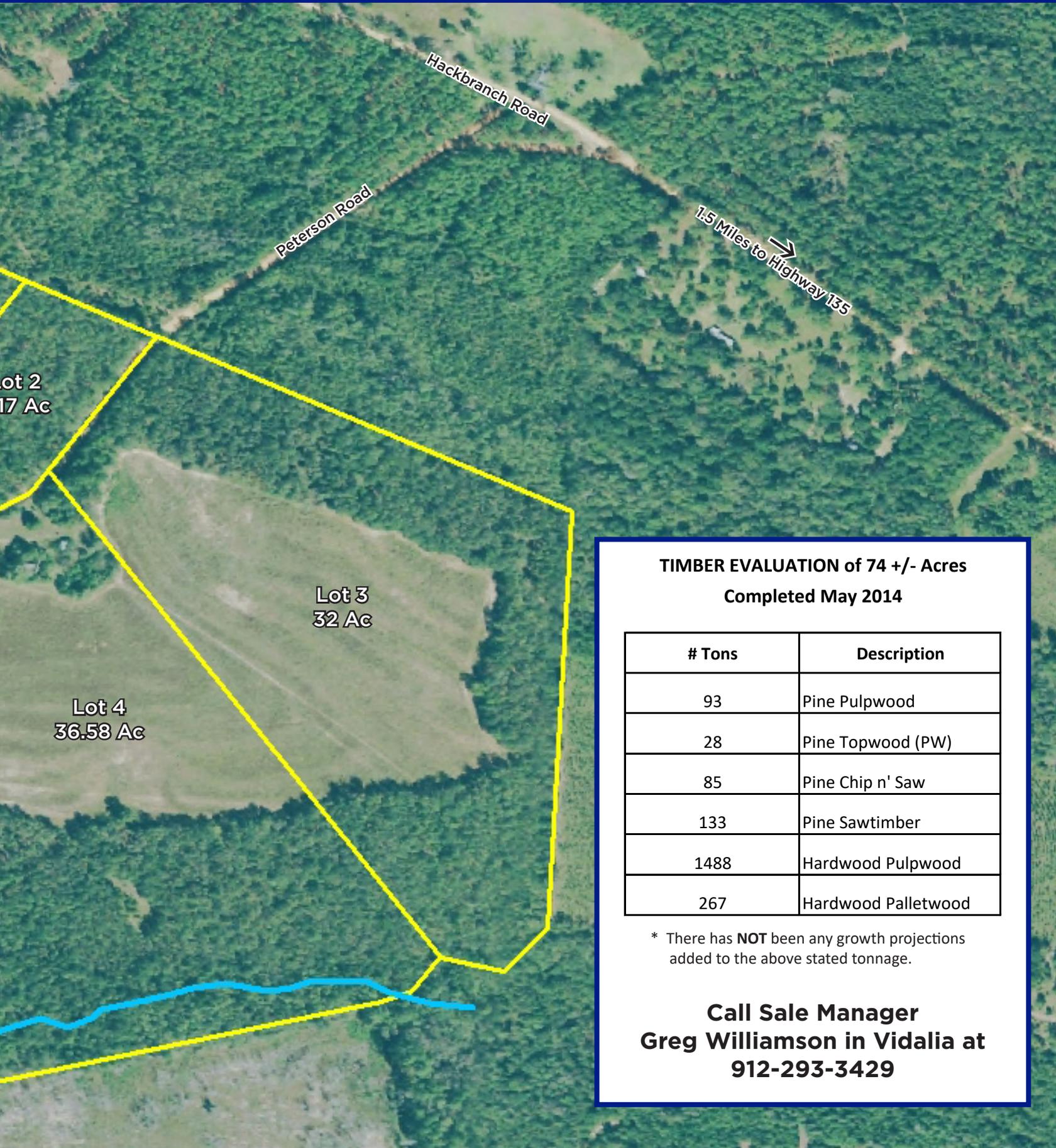
Best of luck in your bidding!

Hudson & Marshall



- ◆ 52 +/- Acres in Cropland with Tifton Soil
- ◆ 74 +/- Acres in Merchantable Timber
- ◆ Creek Frontage
- ◆ Home Sites
- ◆ Mobile Home on Lot 1
- ◆ 2 Bedrooms, 1 Bath on Permanent Foundation
- ◆ Well & Septic
- ◆ Excellent Location

Sale Site: Mount Vernon Community House ◆ 511 College Street ◆ Mount Vernon



**TIMBER EVALUATION of 74 +/- Acres
Completed May 2014**

# Tons	Description
93	Pine Pulpwood
28	Pine Topwood (PW)
85	Pine Chip n' Saw
133	Pine Sawtimber
1488	Hardwood Pulpwood
267	Hardwood Palletwood

* There has **NOT** been any growth projections added to the above stated tonnage.

**Call Sale Manager
Greg Williamson in Vidalia at
912-293-3429**

TERMS & CONDITIONS

SALE SITE: All Real Estate will sell Thursday, January 16, 2020 at 7:00 P.M. from the Mount Vernon Community House located at 511 College Street in Mount Vernon.

TERMS OF SALE: Successful bidders will pay an earnest money deposit equal to ten percent (10%) of the 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 COST: The seller shall pay its pro-rata share of the estimated 2020 real estate taxes as a credit to Purchaser at Closing. Purchaser shall be responsible for the 2020 taxes when due. Seller shall also pay the State of Georgia transfer tax and the cost of preparation of the 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. Tom Everett in Vidalia will be handling the closing. Tom can be reached at 912-537-8875.

SURVEY: If the property sells as a whole it may be transferred by the existing deed/survey or the buyer may elect to have a survey completed at their expense. If the property sells divided, a new survey will be required and all common lines will be shared. The survey will be an expense of the buyer and due at closing. One surveyor will be appointed by Hudson & Marshall to handle all survey work.

TIMBER CRUISE: A timber cruise was completed on the property in May, 2014. View the Timber Cruise at HudsonMarshall.com

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
Greg Williamson in Vidalia at 912-293-3429
or visit our website: www.HudsonMarshall.com.

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Estate Auction

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