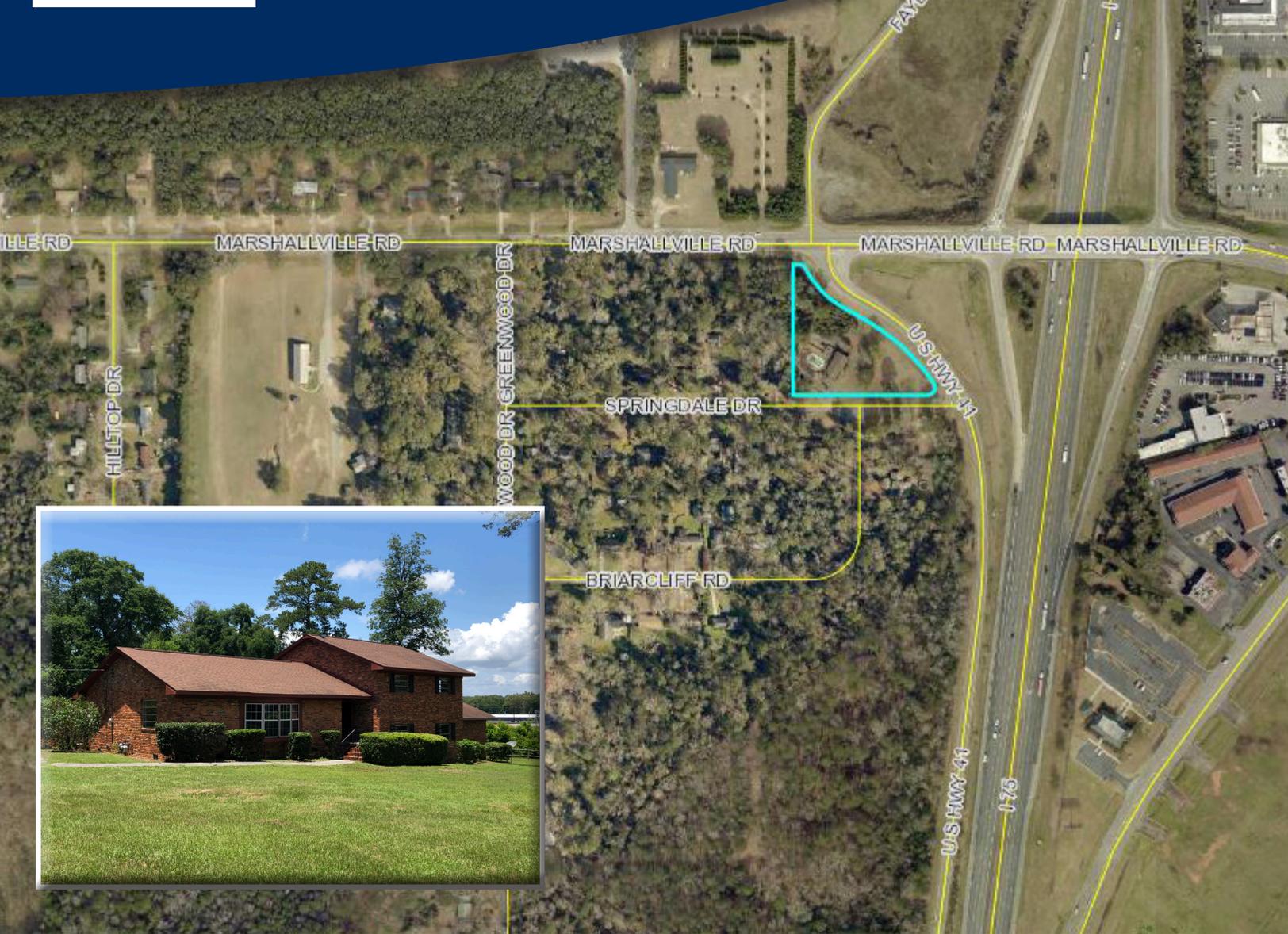




Live Auction

1.78 Acres with Home

Perry, GA



1.78 Acres with Home in Perry, GA - PRIME LOCATION

- Commercial Potential • Just off I-75, Exit 135
- 3 BR/2 BA Home with 2,818 SF

Live Auction

Property Sells On-Site Thursday, July 9th at 11:00 A.M.

Sale Site: 1108 Springdale Drive, Perry, GA

For More Information Call Will Marshall with Hudson & Marshall at 404-983-1511

Home on 1.78 Acres



AUCTION: Thursday, July 9th 11:00 A.M.

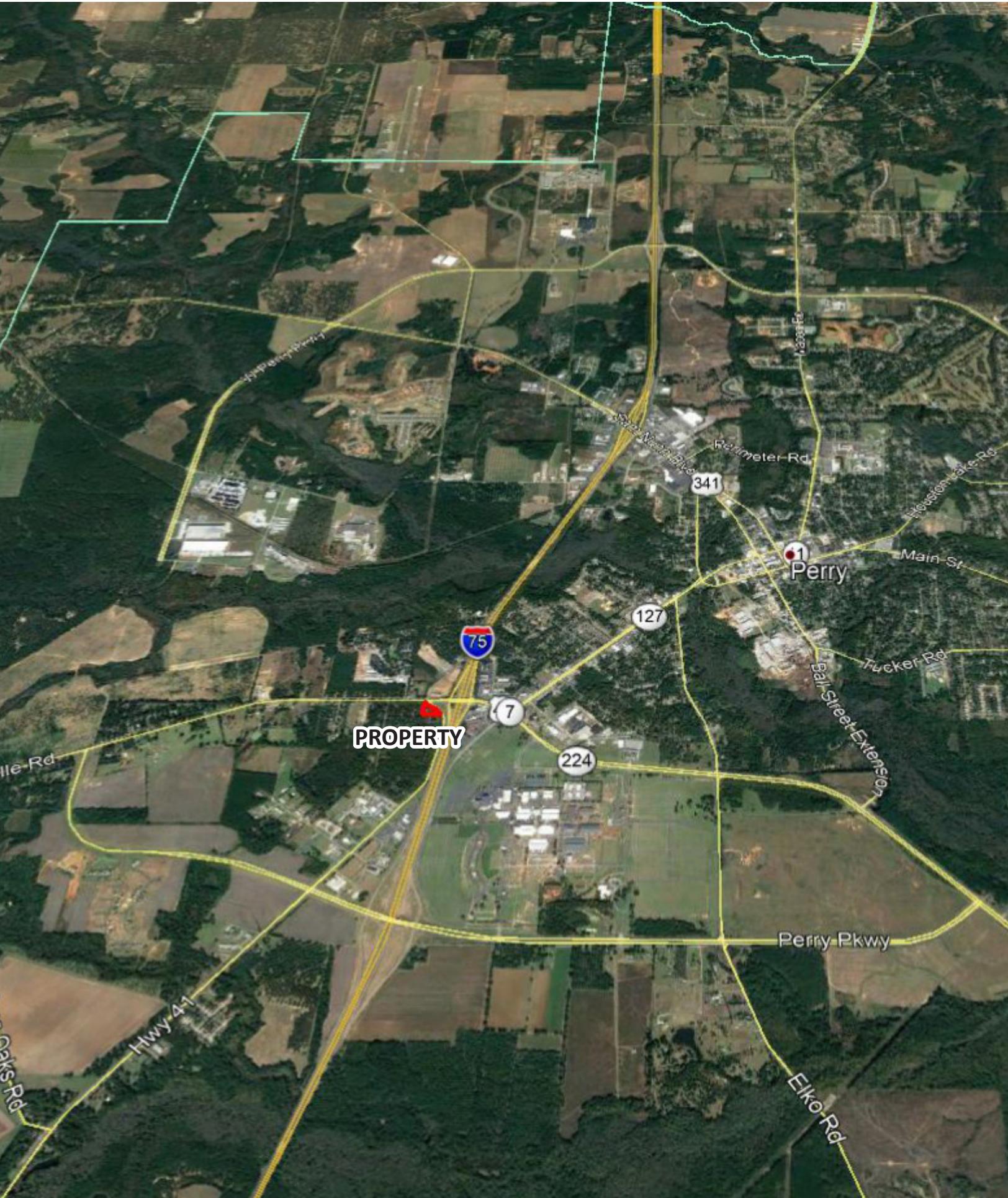
- Located at 1108 Springdale Drive, Perry, GA
- Split Level Home with 3 Bedrooms, 2 Baths
- Basement with Large Entertaining Space
- InGround Pool
- Tax Parcel ID: 0P0320 008000



**For More Information Call Will Marshall
with Hudson & Marshall at 404-983-1511**



Location Map



TERMS & CONDITIONS

SALE DATE & SALE SITE: The auction will be held on-site Thursday, July 9th, 2020 at 1108 Sprindale Drive, Perry (Located just off I-75, Exit 135).

BUYER'S PREMIUM: All real estate sold at this auction will be sold with 10% buyer's premium fee. The bid amount plus the buyer's premium equals the final purchase price. Example: High bid of \$100,000 plus the \$10,000 buyer's premium fee equal the total purchase price of \$110,000.

TERMS FOR BIDDING REAL ESTATE: The successful bidder will pay an earnest money deposit equal to ten percent (10%) of the total purchase price. Personal and business checks will be accepted.

CLOSING COSTS: Closing shall occur on or before Friday, August 14, 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.

TRANSFER OF TITLE/SURVEY: Property will be transferred by the existing deed/survey of record.

INSPECTION: Property will be available for inspection by making an appointment with Will Marshall at 404-983-1511.

BUYER'S 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 Purchaser's 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. This property sells subject to Seller Confirmation.

LICENSE INFORMATION: BG Hudson Jr. #103, AM Marshall IV #1605, RS Slocumb #3512, H&M #274, William Marshall AU004018, RE#351016