

# Trustee's Auction

Selling on Behalf of the Carolyn Meadows Thompson Irrevocable Trust

260± Acres in Toombs County, Georgia

Selling Divided, In Combinations or As A Whole



**Thursday, August 27th @ 7:00 P.M.**

**Sale Site: The Onion Inn located at 2507 E. First Street, Vidalia**

Contact Sale Manager Greg Williamson in Vidalia @ 912-293-3429 for Information or to View the Property

Dear Prospective Bidder:

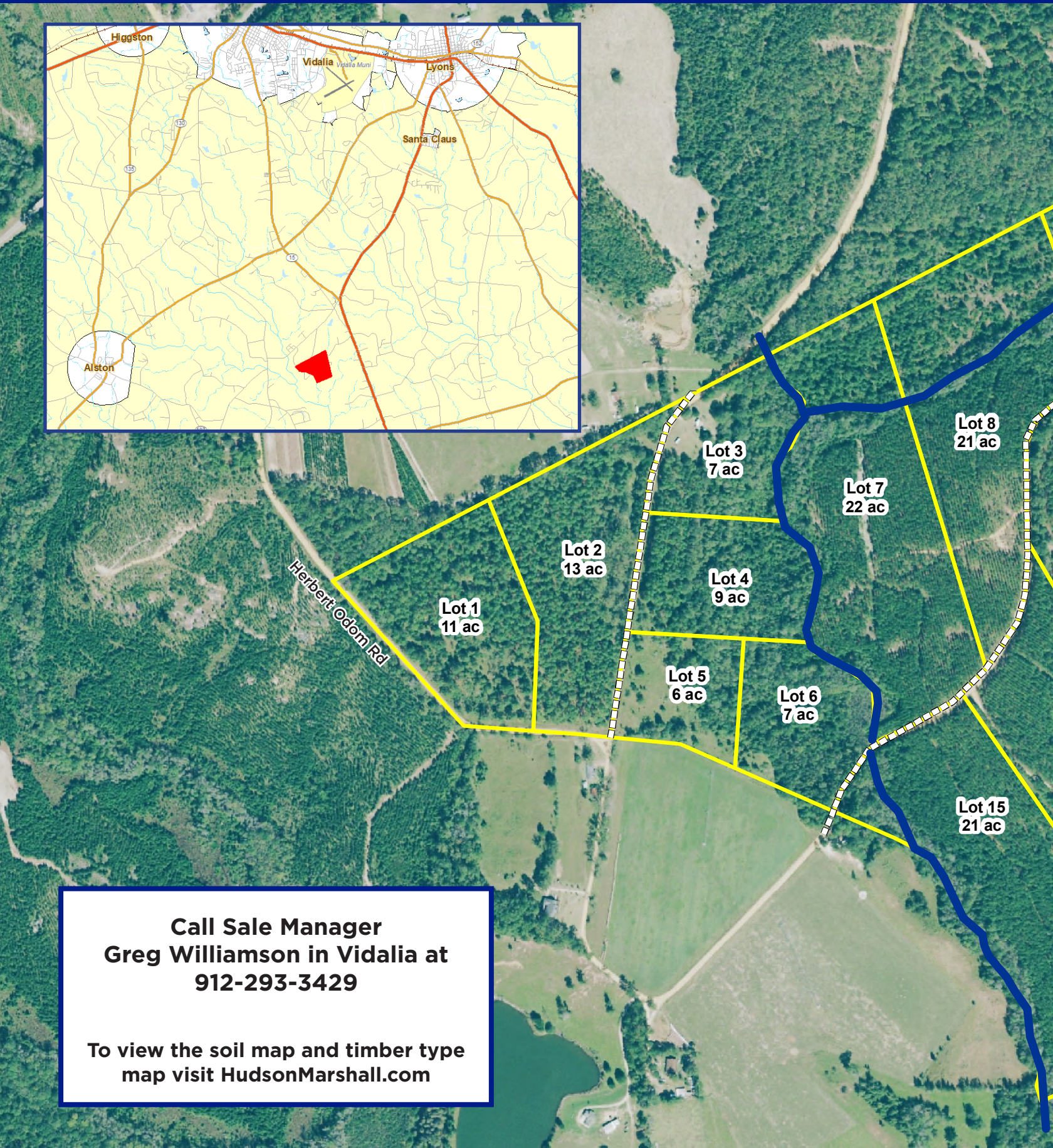
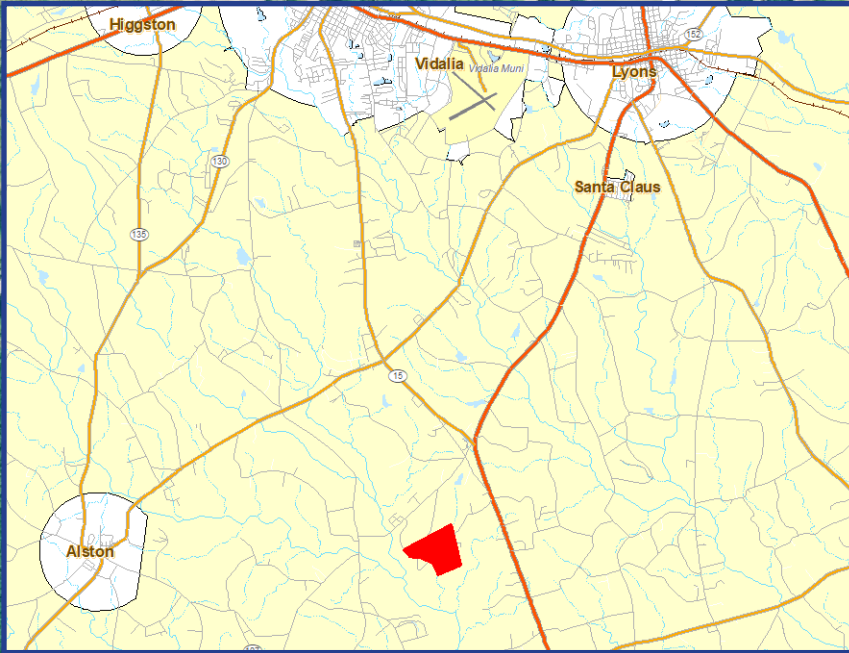
Hudson & Marshall is pleased to have been chosen by the Trustee of the Carolyn Meadows Thompson Irrevocable Trust to offer you this exceptional property in Toombs County. We encourage you to inspect this property prior to the sale and be with us on auction day to purchase excellent property at AUCTION prices!

Best of luck in your bidding!

*Hudson & Marshall*



**HUDSON &  
MARSHALL**  
AUCTION  
MARKETING

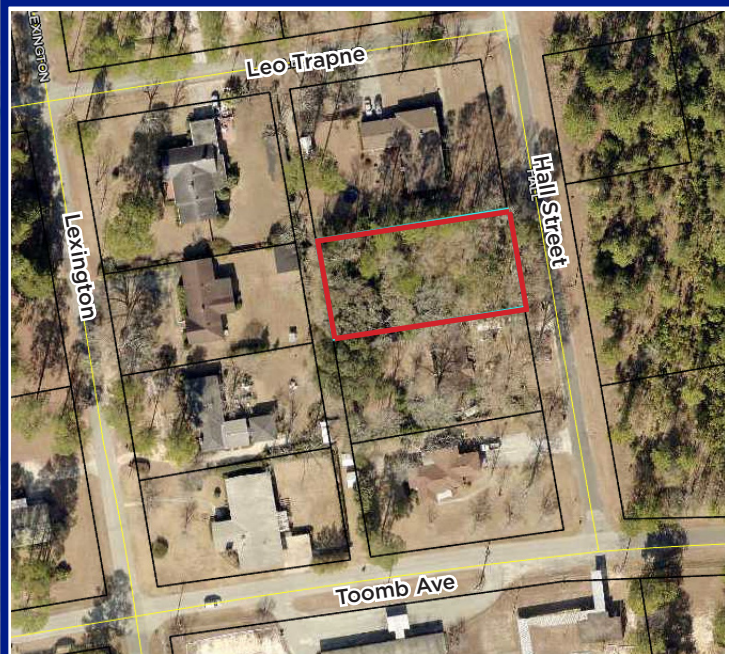


**Call Sale Manager  
Greg Williamson in Vidalia at  
912-293-3429**

**To view the soil map and timber type  
map visit [HudsonMarshall.com](http://HudsonMarshall.com)**

- ◆ Offered in 15 Tracts
- ◆ Home Sites
- ◆ 15± Ac 5 Year Old Planted Slash (Lot 14)
- ◆ 65± Ac Merchantable Planted Slash
- ◆ 90± Ac 1 Year Old Planted Longleaf

- ◆ Recreational Land
- ◆ 2.5± Ac Pond and Creek Frontage
- ◆ Extensive Road Frontage
- ◆ Good Soils
- ◆ Well and Barn on Lot 3



**ALSO SELLING IN THE CITY OF LYONS**

.44 Acre Residential lot located in the 300 block of N. Hall Street in Lyons

# TERMS & CONDITIONS

**SALE SITE:** All Real Estate will sell Thursday, August 27th, 2020 at 7:00 P.M. from the The Onion Inn located at 2507 E. First Street, Vidalia.

**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.

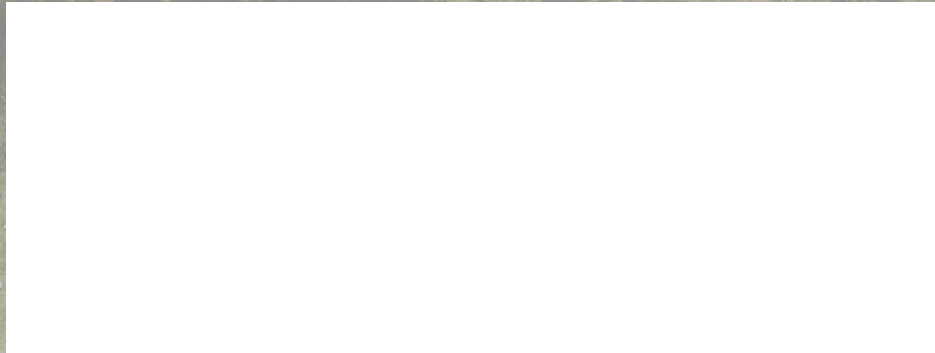
**CLOSING COST:** The seller shall pay its pro-rata share of the 2020 real estate taxes as a credit to Purchaser at Closing. Purchaser shall be responsible for the 2020 taxes when due. Seller shall also pay the State of Georgia transfer tax and the cost of preparation of the deed which shall be prepared 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:** The property is 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 Greg Williamson at 912-293-3429 for estimated survey cost.

**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](http://www.HudsonMarshall.com)



**Trustee's Auction**  
[www.hudsonmarshall.com](http://www.hudsonmarshall.com)  
**800-841-9400**

10761 Estes Road  
Macon, GA 31210

