



AUCTION

158 Acres in Laurens County, GA

Prime Farm Land on Mt. Carmel Church Rd

- 3 Tracts Selling Divided, In Combinations or As a Whole
- 4+ Acre Pond • Irrigated Farmland • 4 Tower Pivot



Thursday, September 10th at 7:00 P.M.

800-841-9400 • www.HudsonMarshall.com

Dear Prospective Bidder,
Hudson & Marshall is pleased to have been chosen to offer you this beautiful property in Laurens County, GA. The property is in a great location and offers something for everyone. Please inspect this land prior to auction day and come prepared to purchase excellent real estate at AUCTION prices!

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

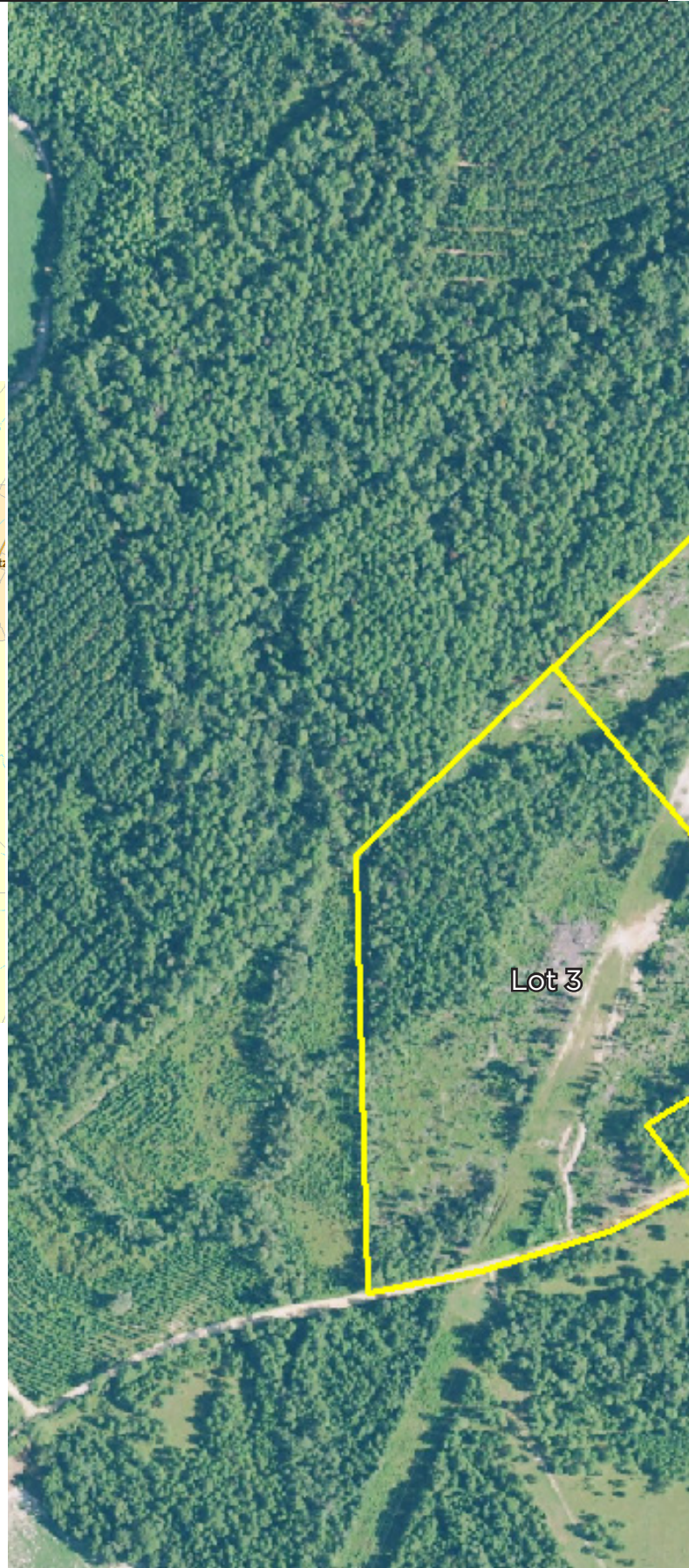
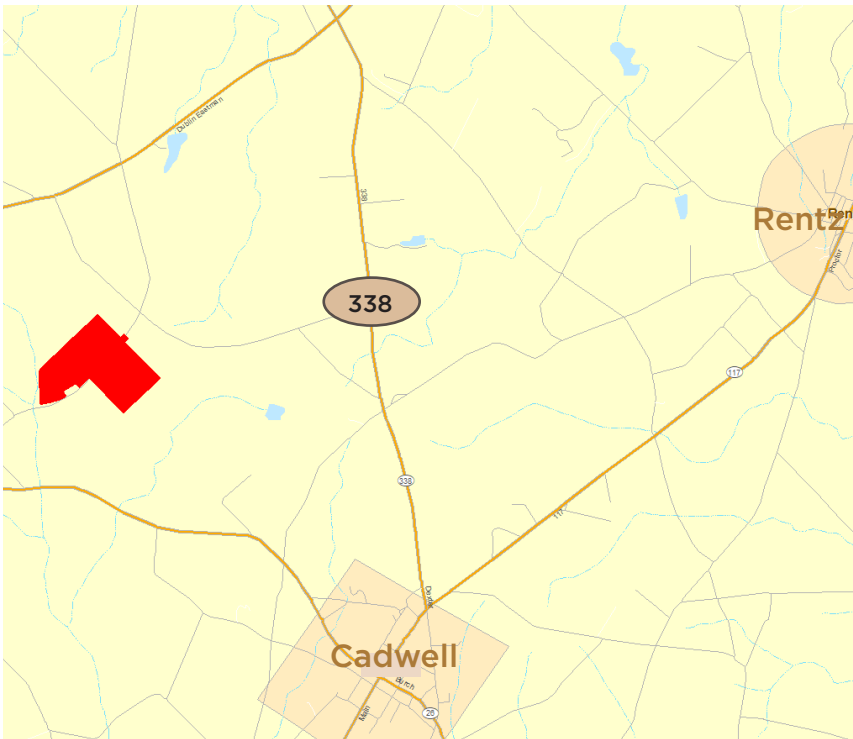


AUCTION

Thursday, September 10th at 7:00 P.M.

Sale Site: Hampton Inn & Suites Dublin

103 Travel Center Blvd, Dublin (I-16 @ Hwy 441, Exit 51)



Lot 1 - Irrigation Information

- 6" Well with 20Hp Motor - Powered by GA Power
 - Valley 4 Tower Pivot
- Well Registered with State of GA
- Serviced by Martin Well Drilling



158+/- Acres Divided in Laurens County, GA

Located just 4 Miles from Dexter and 3 Miles from Cadwell

FSA Information: Farm 8624, Tract 692

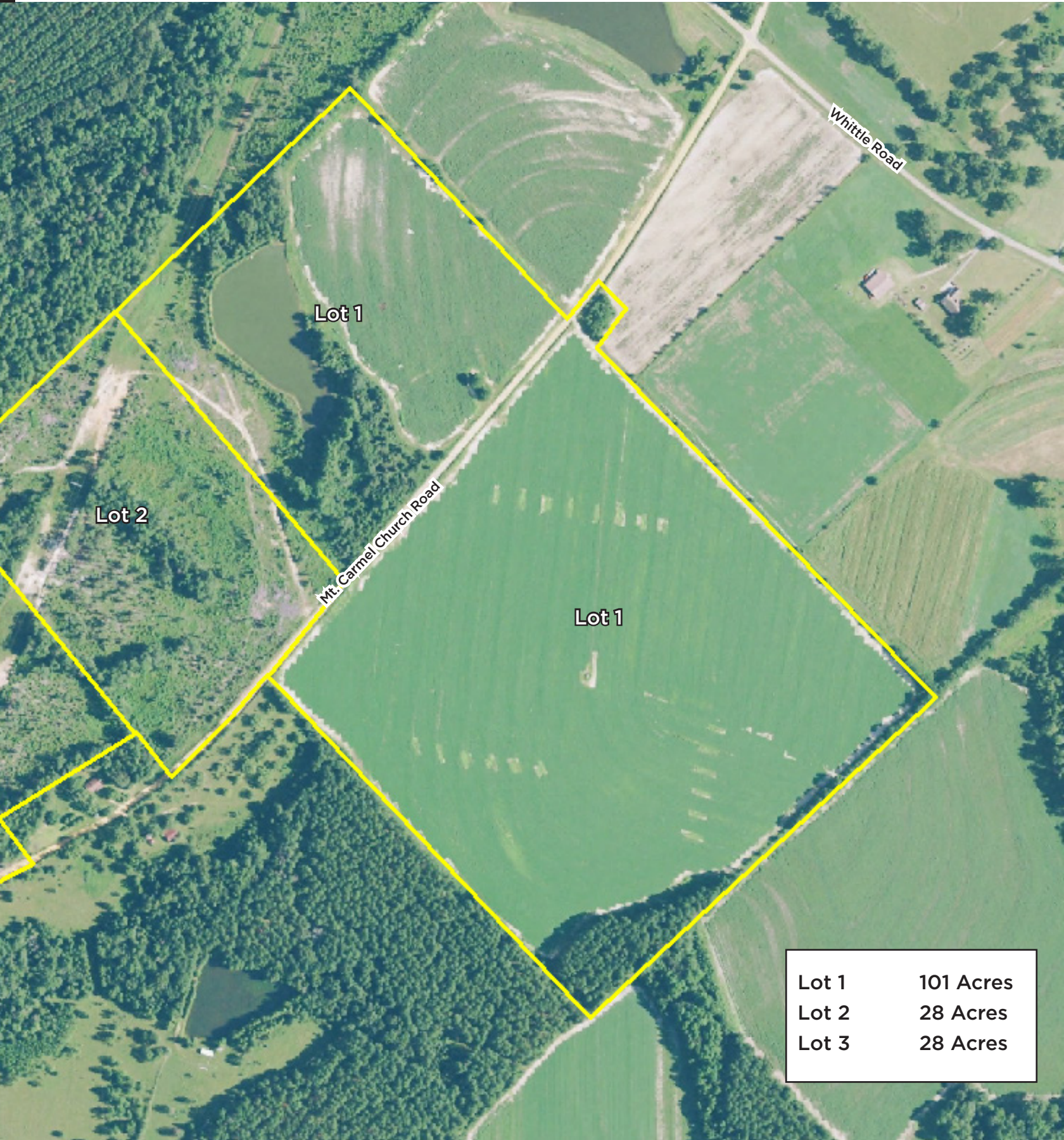
• 63.97 Acres Irrigated • 16.23 Acres Dry

• 4+ Acre Pond

Base Acres: 3.8 Acres Wheat, 42.8 Acres Corn,

13.4 Acres Peanuts, 4.2 Acres Soybeans and

12.3 Acres Seed Cotton



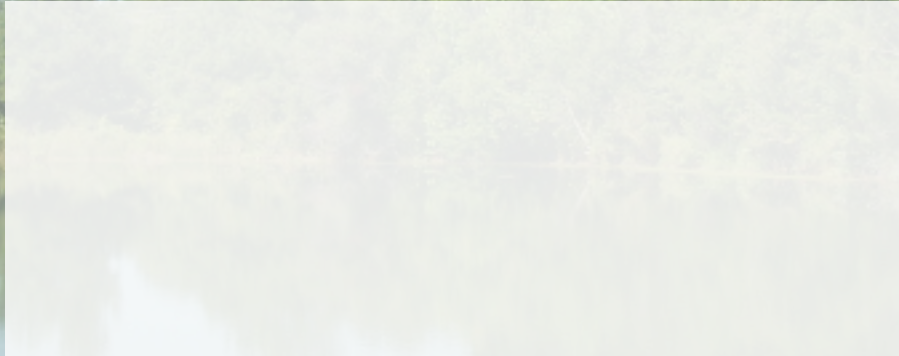
Lot 1	101 Acres
Lot 2	28 Acres
Lot 3	28 Acres



10761 Estes Road
Macon, Georgia 31210

Auction - Laurens Co., GA
Thursday, September 10th at 7:00 P.M.
www.hudsonmarshall.com
1-800-841-9400

FIRST CLASS MAIL
U.S. POSTAGE
PAID
MACON, GA 31201
Permit No. 510



TERMS AND CONDITIONS

SALE DATE & SALE SITE: The auction will be held Thursday, September 10th at 7:00 P.M. from the Hampton Inn & Suites in Dublin, GA located at 103 Travel Center Blvd (I-16, Exit 51).

BUYER'S PREMIUM: A 10% buyer's premium will be added to the high bid. Example: High bid \$100,000, a 10% buyer's premium of \$10,000 will be added to arrive at 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, October 16, 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: Property will be transferred per the existing deed and survey. If the property sells divided, a new survey will be required; and will be an expense of the buyer and due at closing. One surveyor will be appointed by Hudson & Marshall to handle all survey work.

CROP LAND: All crop land sells subject to the farmers right to harvest the existing crop.

INSPECTION: Property is available for inspection at anytime. Tract signs and stakes show the property to be sold.

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 More Information, Call Hudson & Marshall at 478-743-1511 or Russ Falk at 478-609-1122

Visit www.HudsonMarshall.com