

AUCTION

100.62 Acres in Higgston, Montgomery County, GA

Property from the Dickson & Conner Family

- 15 Tracts Selling Divided, In Combinations or As a Whole
- Great Home Sites • Commercial Potential • Paved Road Frontage



Thursday, May 20th at 7pm

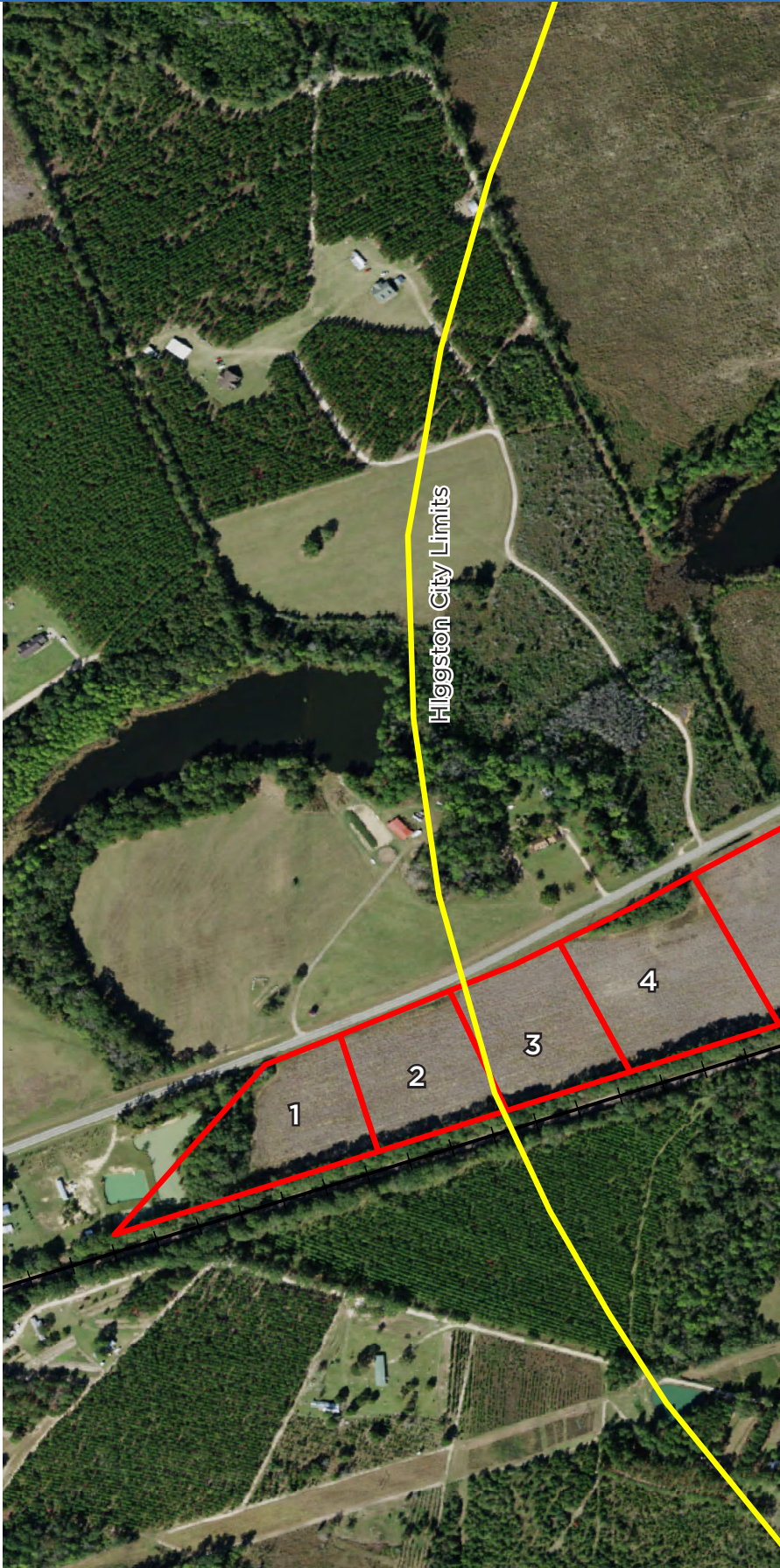
Sale Site: The Onion Inn located at 2507 East 1st St, Vidalia, GA 30474



Hudson and Marshall is pleased to have been chosen to sell the Conner/Dickson tract in Higgston. This property has been in their families since 1911 and passed down through several generations. The remaining heirs reside in Texas and Italy and have made the decision to liquidate the property in order to disburse the proceeds. This property is well suited for commercial development along Highway 15 and homesites along Sawmill Road. Please inspect this land prior to the sale and come prepared to buy excellent property at auction prices.

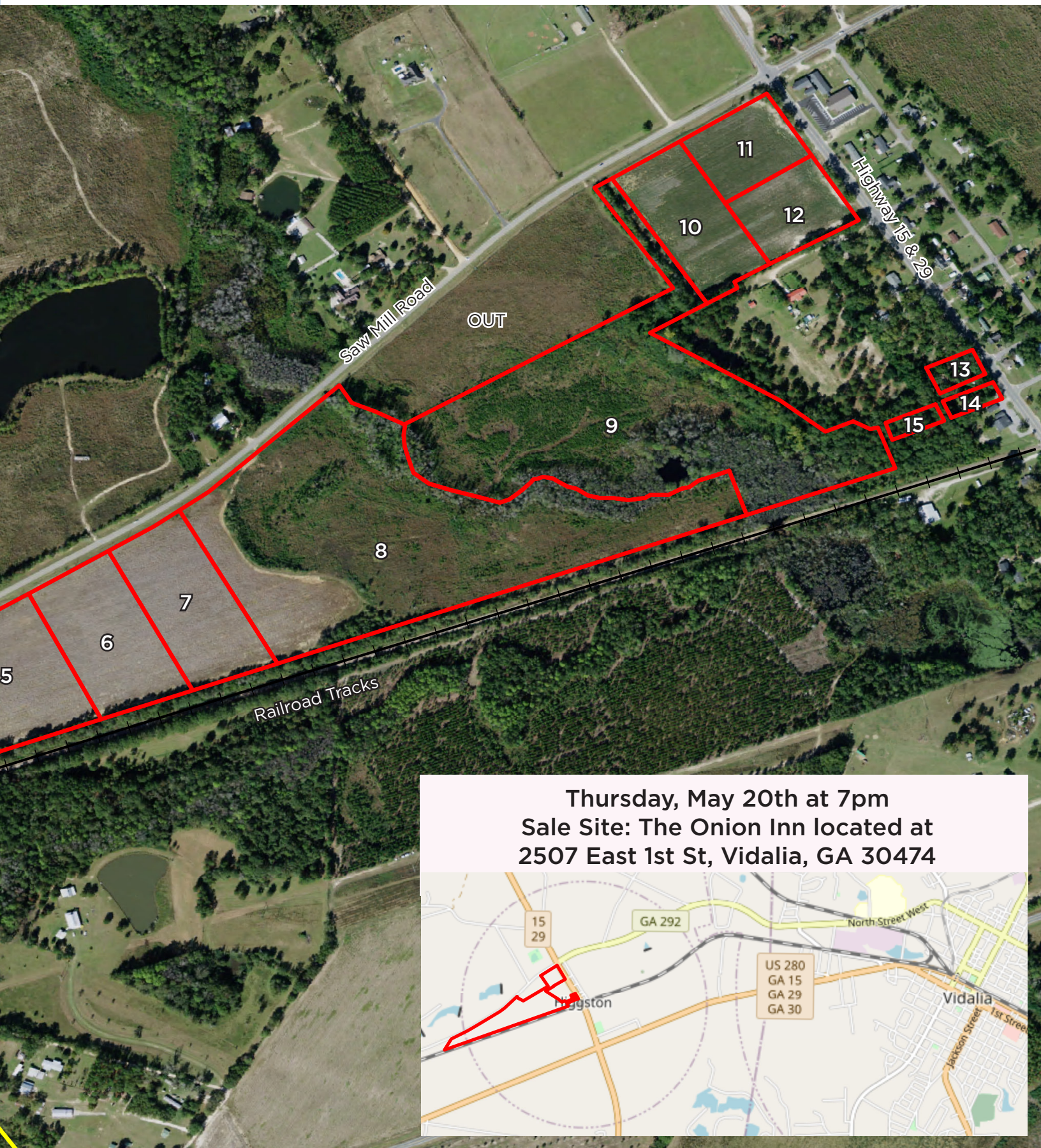
For More Information
Contact Sale Manager
Greg Williamson in Vidalia at
912-293-3429

LOT	ACRES
1	5
2	4
3	4
4	5
5	6
6	6
7	6
8	28
9	24
10	5
11	3
12	3
13	0.72
14	0.35
15	0.35

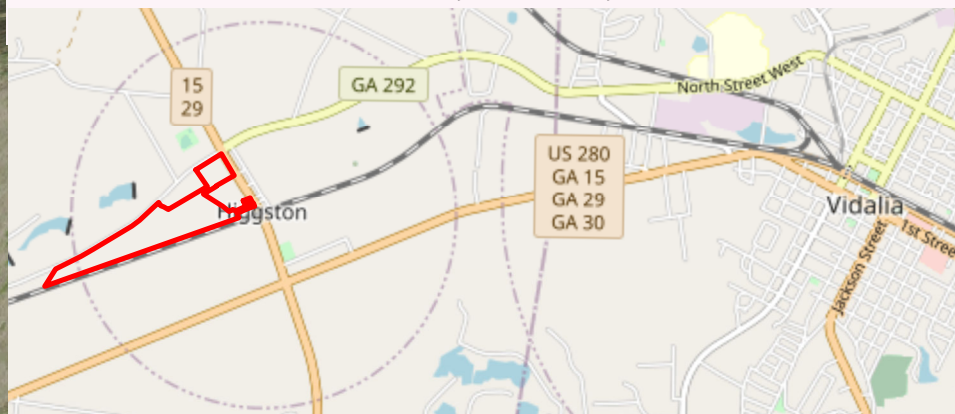


100.62 Acres in Higgston, Georgia

- Offered Individually, In Combinations or As a Whole
- Great Home Sites • Commercial Potential • Good Crop Land
- 15± Acres 2018 Planted Loblolly Pine on Lot 8 • Lot 9 Sprayed in 2016 with 10± Acres Natural Pine
- Majority of the Property is Located in the City Limits of Higgston



Thursday, May 20th at 7pm
Sale Site: The Onion Inn located at
2507 East 1st St, Vidalia, GA 30474





10761 Estes Road
Macon, Georgia 31210

Auction - Montgomery Co., GA

Thursday, May 20th at 7:00 P.M.

www.hudsonmarshall.com

1-800-841-9400

TERMS AND CONDITIONS

SALE DATE & SALE SITE: The auction will be held Thursday, May 20, 2021 at 7:00 P.M. from The Onion Inn located at 2507 East 1st Street, Vidalia, GA 30474.

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 Thursday, June 24, 2021. The 2021 real estate taxes will be prorated at Closing. The Seller shall pay 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 deeds and/or surveys. Lots 1 -12 have a perimeter 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. Lots 13, 14 and 15 have a recorded survey and will not require any additional work. Both surveys can be viewed at HudsonMarshall.com

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

Visit www.HudsonMarshall.com