

ONLINE  
AUCTION

103.728 Acres Located in Treutlen County, Georgia  
Featuring 60± Acres of Planted Longleaf, House, Hunting Cabin & Barn



BIDDING OPENS MONDAY, MARCH 1<sup>ST</sup> @ 9:00 AM  
BIDDING ENDS THURSDAY, MARCH 3<sup>RD</sup> @ 2:00 PM

Hudson and Marshall is pleased to have been chosen by the Owner to offer you this unique property in Treutlen County. This property offers significant income potential with pine straw production and rental income. We encourage you to inspect this property prior to the sale and bid online to purchase excellent property at AUCTION prices! Best of luck in your bidding! Hudson & Marshall



**Special Note:** The 60± acres of planted longleaf pine has never been raked and is ready for immediate raking & long term production. The house and cabin are in good condition and ideally suited for rental.

## 103.728 ACRES ON HWY 46 @ HUNTERS RUN (COUNTY ROAD 206)

### TRACT 1

◆ 26.96Acres ◆ Improvements & 2 Wells ◆ 10± Acres of 10 Year Old Planted Longleaf ◆ 11± Acres of Mature Hardwood



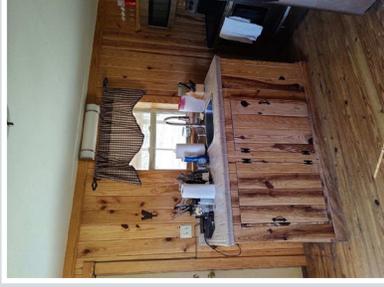
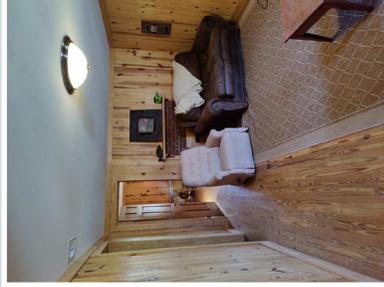
**MAIN HOUSE**  
2538 HWY 46, SOPERTON  
3 Bedroom, 2 Baths, Double Carport,  
Separate Living & Dining Room,  
Metal Roof, New Laminate Flooring  
Throughout, Central HVAC



**BARN**  
40' X 40' Barn with Concrete Slab,  
Power, Hardi Plank Exterior, Over-  
head Lights, Roll Up Door, 2 Personnel  
Doors, 40' x 15' Equipment Wing



**HUNTING CABIN**  
1,000± SF, 2 Bedrooms, 1 Bath,  
Screened Porch, Outdoor Shower,  
Completely Refurbished With Tongue  
& Groove Pine, Central HVAC, Metal Roof



### TRACT 2

◆ 76.77 Acres ◆ 50± Acres of 9 Year Old Planted Longleaf ◆ 24± Acres Mature Hardwood



TRACT 2

TRACT 1

Highway 46

Hunters Run

Soperton 6 miles ←

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



10761 Estes Road  
Macon, GA 31210

**Auction**  
www.hudsonmarshall.com  
**800-841-9400**

## TERMS & CONDITIONS

**ONLINE BIDDING INSTRUCTIONS:** The H&M Online Auction begins **Tuesday, March 1, 2022 at 9:00 A.M. (EST) and ends Thursday, March 3, 2022 at 2:00 P.M. (EST)**. The window for the auction will extend for one (1) minute as long as there is active bidding. If there are no bids within 1 minute, the auction will end. Bidders who cannot be available at that time can set a maximum bid on the property. The system will bid on your behalf as much as necessary to maintain your position as high bidder, up to your maximum bid amount. Bidders must have a MyH&M account to bid. Internet connection required. See the "register to bid" button to get started. If you need assistance with registration or have questions in regards to the online bidding process, please call Hudson & Marshall at 800-841-9400 for assistance. Or you can reach Tracy Marshall at 478-731-1323 or Kelly Choate at 478-737-3506.

**PROPERTY COMBINATIONS:** At the conclusion of the individual bidding, bidders will have the opportunity to bid on the property as a whole. This auction will be made available for bidding approximately five (5) minutes after the conclusion of the individual lots. The bidding window will extend by one (1) minute increments so long as there is active bidding. The high bid of the lots will be totaled, and a 2% raise will be added to equal the opening bid amount. The seller maintains the right to accept offers on the property as a whole or on individual lots.

**EARNEST MONEY:** Bidders will be required to pay 10% of the total purchase price down as the earnest money binder.

**TERMS OF SALE:** Bidders will be notified no later than 5:00 P.M. Thursday, March 3, 2022 if their bid is accepted. If the bid is accepted, the Purchase and Sale Agreement will be emailed for execution. Contracts must be signed and returned to Hudson & Marshall no later than Friday, March 4, 2022 by 5:00 p.m. with the 10% earnest money binder. The earnest money can be in the form of a check or wire transfer. Hudson & Marshall will provide wiring instructions upon notification.

**BUYERS PREMIUM:** All real estate sold at this auction will be sold with a 10% buyer's premium fee. (Example: If the purchaser bids \$100,000, then we charge 10% (\$10,000) for a final purchase price of \$110,000.

**CLOSING COSTS:** The 2022 real estate taxes will be prorated and the Seller will pay for the cost of deed preparation. 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. The property sells with NO LIENS, NO BACK TAXES, and INSURABLE TITLE. This property must close on or before April 7, 2022.

**SURVEY:** If the property sells as a whole, it will sell by existing deed and survey. If the property sells divided, purchasers will share the expense of any required survey work.

**INSPECTION:** The land is available for inspection at anytime. The houses and barn will be available for inspection Sunday, February 13th, 20th and 27th from 1:00 until 3:00 P.M. or by making an appointment with sale Manager Greg Williamson in Vidalia at 912-293-3429.

**BUYER'S NOTE:** Personal on-site inspection of the property is strongly recommended. THE PROPERTY WILL SELL "AS IS - WHERE IS" WITH NO WARRANTIES EXPRESSED OR IMPLIED. Information was gathered from reliable sources and is believed to be correct as of the date this brochure is published; however, this information set forth herein has not been independently verified by seller nor auctioneers. Its accuracy is not warranted in any way. There is no obligation on the part of seller or the auctioneer to update this information. All announcements made on www.hudsonmarshall.com take precedence over all other advertising. Seller has the right to establish a required minimum bid. There is no obligation on the part of the seller to accept any backup bids in the event the high bidder fails to perform. All bids are subject to Seller Confirmation.

**AERIAL PHOTOS:** The aerial photo in the brochure is for general location purposes only and not guaranteed for complete accuracy. Buyer to independently verify all information provided herein.

**PURCHASE AND SALE AGREEMENT:** For a copy of the P&S agreement visit www.hudsonmarshall.com or contact Hudson & Marshall at 478-743-1511 for an emailed copy.

**AGENCY DISCLOSURE:** Hudson & Marshall and all licensees employed by or associated with auctioneers, represent seller in the sale of this property.

**TECHNICAL ISSUES:** Neither the company providing the software nor the auction company shall be held responsible for a missed bid or the failure of the software to function properly for any reason. In the unfortunate event of a DDOS attack or server attack/shut down, the auction company reserves the right, but is not required, to change the bid closing deadline.

**LICENSE INFORMATION:** BG Hudson Jr. GA #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 or 800-841-9400**

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