

AUCTION

2 Houses & Shop on 15.573 Acres in Houston County



3554 N. Highway 41, Centerville



Selling Real Estate & Equipment

Saturday, April 2nd @ 10:30 A.M.

Selling on Site

*Auction Held In
Conjunction with*



Dear Prospective Bidder:

Hudson & Marshall is pleased to have been chosen by the Seller to offer you this exceptional property in Houston County, situated on 15.573 acres with two houses and a workshop. In addition we will be offering all the equipment at auction. 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!



3554 N. HIGHWAY 41 IN HOUSTON COUNTY

This property has 1,438' of frontage on Highway 41 and is zoned R-1 with excellent development opportunity. Bounded on the west by Eagle Springs Elementary School and to the east by The Village and Eagle Harbor Subdivisions. Houston County Tax Parcels OC0240 002000 and OC0240 02A000



Survey Available at HudsonMarshall.com



- ♦ Main House has 3,574 SF 4 Bedrooms/3 Baths



- ♦ Small House has 960 SF 1 Bedroom/1 Bath



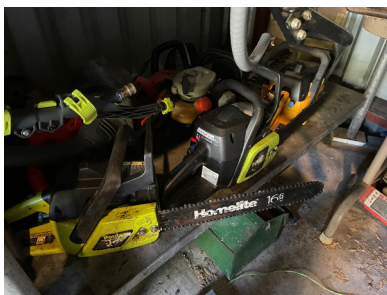
- ♦ 35' x 85' Shop On Slab, 4 Roll Up Doors and 3 Personnel Doors

For more information call Sam Marshall at 478-719-3445 or 478-743-1511

Open House: Sunday, March 20th and Sunday, March 27th and Friday, April 1st
from 1:00 - 5:00 P.M or by appointment.

Equipment

Ford 8NC Wheel Tractor
6' Box Blade
Case 580 Super M 4x4, Loader Backhoe s/n JJG0374691
County Line 5' Brush Mower
(2) Honda Aquatrax F-12X Personal Watercraft with Trailer
2002 Isuzu NPR Box Truck
1983 Great Dane 45' Tandem Axle Van Trailer
1972 Lincoln Towncar with 42,000 miles
1948 Oldsmobile 98 with 12,000 miles
5' x 7' Utility Trailer
Hooper 22' Dovetail Gooseneck Trailer
1993 Ferre MT101 10 Ton Tag Trailer
Scag Tiger Cub Zero Turn Mower
Komatsu D20P Crawler Tractor
Stratos 282FS Boat w/ 150 Yamaha Motor
Misc. Spreaders
Misc. Tillers
Misc. Straight Blades
County Line 6' Finishing Mower
Pull Behind Aerator
Ford 3000D Tractor Parts & Frame
1995 Jeep Wrangler
Generators
Pressure Washers
Lawn Mowers
Large Lot of Chain Saws
Large Lot of Blowers
Large Lot of Weed Eaters
Golf Carts
Air Compressors
Welders
Floor Jacks
Battery Chargers
Ladders
Engine Hoist
Jack Stands
Shop Fans
Tool Boxes
Parts Washer
Mechanics Tool Boxes
Hand Tools
Auto Parts
Shop Cooler/AC
Household Items
Furniture
Outdoor Patio Furniture
Power Tools
Automotive Tools



**Additional Photos and Information
Available at HudsonMarshall.com**



10761 Estes Road
Macon, GA 31210



Auction
www.hudsonmarshall.com
800-841-9400

TERMS & CONDITIONS

SALE SITE: All property and equipment will sell Saturday, April 2nd @ 10:30 a.m. selling on site at 3554 N. Highway 41 in Centerville.

BUYERS PREMIUM: All real estate and equipment 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.

TERMS OF SALE FOR REAL ESTATE: The successful bidder will pay an earnest money deposit equal to ten percent (10%) of the purchase price with the balance due by May 5, 2022 at closing. Accepted forms of payment are cash, certified funds or business/personal check. This is a cash sale and is not contingent upon the buyer's ability to obtain financing.

CLOSING COSTS: The 2022 real estate taxes will be prorated at Closing. The Seller shall pay for the preparation of the warranty deed. 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.

AS-IS/WHERE-IS: The houses, outbuildings and/or any improvements located thereon are being sold "AS-IS-WHERE-IS." The Sellers do not warrant any electrical, water, septic system, plumbing, HVAC, structural, infestation, physical suitability for particular use and/or future use of the improvements or the property. Sellers warrant only marketable title free and clear of liens and encumbrances.

TERMS OF SALE EQUIPMENT: A picture ID will be required to register to bid. The Auctioneer may announce incremental bidding requirements for any single lot or on all lots. All items purchased at the auction must be paid for in full on auction day. We accept Cash, Personal or Company Checks. All equipment is being sold "AS IS - WHERE IS". The Seller does not make any warranties as to the use or future use of any of the equipment.

SALES TAX: Applicable sales tax will be collected from all buyers unless proper tax exempt forms are presented at registration. No exceptions!

INSPECTION: There will be an Open House Sunday, March 20th and Sunday, March 27th from 1:00 until 5:00 P.M. and Friday, April 1st from 10:00 - 5:00 P.M. The homes may also be seen by making an appointment with Sam Marshall 478-719-3445.

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 personal property sells in its "As-Is/Where-Is" condition with no warranties expressed or implied. All personal property sells 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. All real estate and equipment sells subject to the acceptance of the high bid by the Seller.

LICENSE INFORMATION: BG Hudson Jr. GA #103, AM Marshall IV #1605, RS Slocumb #3512, Sam W Marshall #2479, H&M #274, Houston Auto Auction: Aubrey O Parten AU001590 Used Motor Vehicle Dealer Lic #UCAR025240