

AUCTION

White Springs, Columbia Co. FL



• **Online Bidding Begins Tuesday, March 29th at 9:00 A.M. and Ends Wednesday, March 30th at 2:00 P.M.**

- 27 Acres Divided into 5 Tracts
- Selling Individually or in Combinations
- Located on Hwy 136 at NW Null Road
- Prime Location - Just 1.5 Miles to I-75
 - Great Development Opportunity
- Lots 19 & 21 on the Beautiful Suwannee River



800-841-9400

Steve Slocumb at 478-957-4283

Auction Held in Conjunction
with Joseph Platt at Crest Realty



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TERMS & CONDITIONS

ONLINE BIDDING INSTRUCTIONS: The H&M Online Auction begins Tuesday, March 29, 2022 at 9:00 A.M. (EST) and ends Wednesday, March 30, 2022 at 2:00 P.M. (EST). The window for the auction will extend for two (2) minutes as long as there is active bidding. If there are no bids within 2 minutes, 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.

EARNEST MONEY: The successful bidder 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 31, 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, April 1, 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 29, 2022.

SURVEY: The property sells by existing deed and/or survey.

INSPECTION: The land is available for inspection at anytime.

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 information is published; however, the 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 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 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.

FL LICENSE: B.G. Hudson, Jr. AU230, RE# BK3006464, H&M AB110, Robert Slocumb AU4092, Joseph Platt 3307822



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