



AUCTION

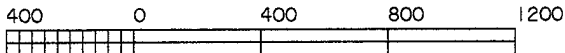
56.10 Acres in Jeff Davis Co.



**Online Bidding Begins Wednesday, March 30th
at 9:00 A.M. and Ends Thursday, March 31st at 2:00 P.M.**

• Recorded Survey • Merchantable Timber • Hunting/Recreational Property • Pond

Hudson & Marshall - 800-841-9400
Sale Manager, Steve Slocumb, at 478-957-4283



GRAPHIC SCALE - FEET

SOUTHERN SURVEYING ASSOCIATES

REGISTERED LAND SURVEYORS
RONNY BARRON FREDDIE HATTAWAY
971 CHINA HILL ROAD 1361 WEST RIVER ROAD
MILAN, GA. 31060 RHINE, GA. 31077
912-383-2512 229-425-1447

SURVEY FOR :

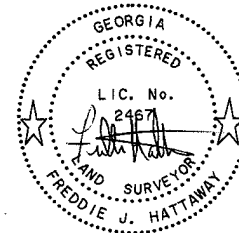
BRYSON HENDRICKS

PART OF LAND LOT 164
SECOND LAND DISTRICT
JEFF DAVIS COUNTY, GEORGIA

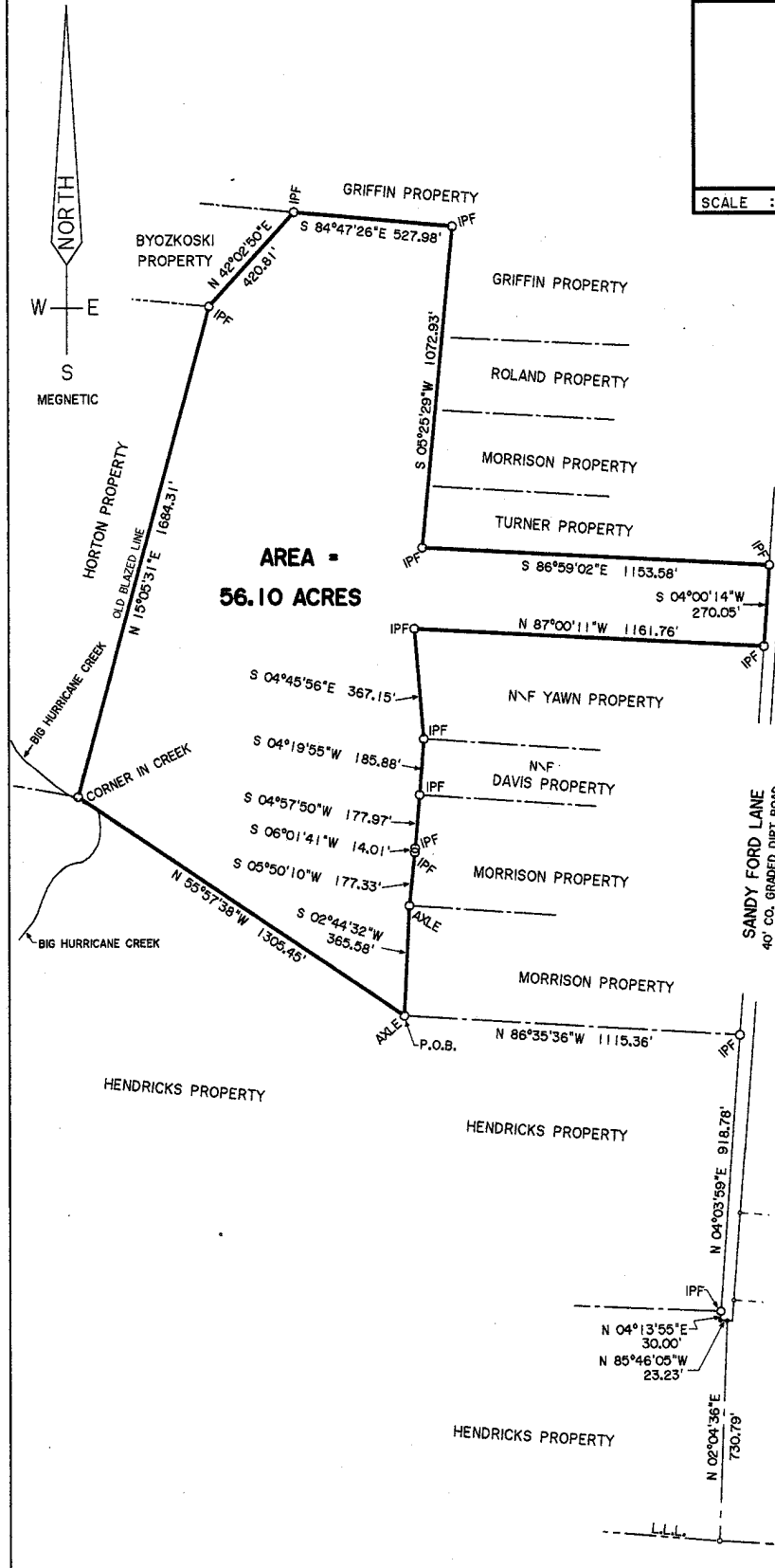
SCALE : 1" = 400'

DATE : 2-25-2014

THIS PLAT WAS PREPARED IN CONFORMITY WITH THE
TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN
GEORGIA AS SET FORTH IN CHAPTER 180 - 7 OF THE
RULES OF THE GEORGIA BOARD OF REGISTRATION FOR
ENGINEERS AND LAND SURVEYORS AND AS SET FORTH
IN THE GEORGIA PLAT ACT O. C. G. A. 15-6-67.



FILED & RECORDED
DATE: 3/11/2015
TIME: 10:29 AM
BOOK: 22
PAGE: 108
JEFF DAVIS COUNTY, GEORGIA
MYRA MURPHY, SUPERIOR COURT CLERK



IPF = IRON PIN OR PIPE FOUND
IPS = 5/8" IRON PIN SET

THE DATA FOR THIS MAP WAS OBTAINED BY FIELD SURVEY CONDUCTED WITH A GTS 312
TOTAL STATION THEODOLITE AND A 100' SURVEYORS CHAIN, SAID SURVEY HAVING A
LINEAR CLOSURE OF 1 FOOT IN 16,661 FEET AND AN ANGULAR CLOSURE OF
2" PER ANGLE POINT, AND WAS ADJUSTED BY THE LEAST SQUARES METHOD

THIS PLAT OR MAP HAS BEEN MATHEMATICALLY OR DIGITALLY CLOSED AND IS FOUND
TO HAVE AN ACCURACY OF 1/100,000

TERMS & CONDITIONS

ONLINE BIDDING INSTRUCTIONS: The H&M Online Auction begins Wednesday, March 30, 2022 at 9:00 A.M. (EST) and ends Thursday, March 31, 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.

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. Friday, April 1, 2022 if their bid is accepted. If the bid is accepted, the Purchase and Sale Agreement will be emailed for execution. Contract must be signed and returned to Hudson & Marshall no later than Monday, April 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 29, 2022.

SURVEY: The property sells by existing deed and 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 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 PHOTO: 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.

LICENSE INFORMATION: BG Hudson Jr. GA #103, AM Marshall IV #1605, RS Slocumb #3512, H&M #274