

# ABSOLUTE AUCTION

SELLING ON BEHALF OF MACON-BIBB COUNTY  
35± PROPERTIES THROUGHOUT MACON-BIBB COUNTY

**2% BROKER CO-OP AVAILABLE**



**SATURDAY, MAY 21, 2022 @ 10:30 A.M.**

Sale Site: Elaine Lucas Senior Center - Central City Park  
132 Willie Smokie Glover Dr, Macon, GA 31201



Hudson and Marshall in conjunction with Coldwell Banker Commercial Eberhardt and Barry and the law firm of Lisenby and associates is pleased to offer to you surplus properties owned by Macon-Bibb County. Please inspect these properties and come prepared to place your bid on approximately 35 properties throughout Middle Georgia. Should you have questions regarding the auction process or the properties please contact Hudson and Marshall at 478-743-1511  
Best of Luck in Your Bidding



**PROPERTY 101 - ABSOLUTE**

879 Lower Poplar St, Macon

44.2 Acres

Survey on Website

Property is leased through April 2023 for \$1,500 per year

Tax Parcel: S081-0015

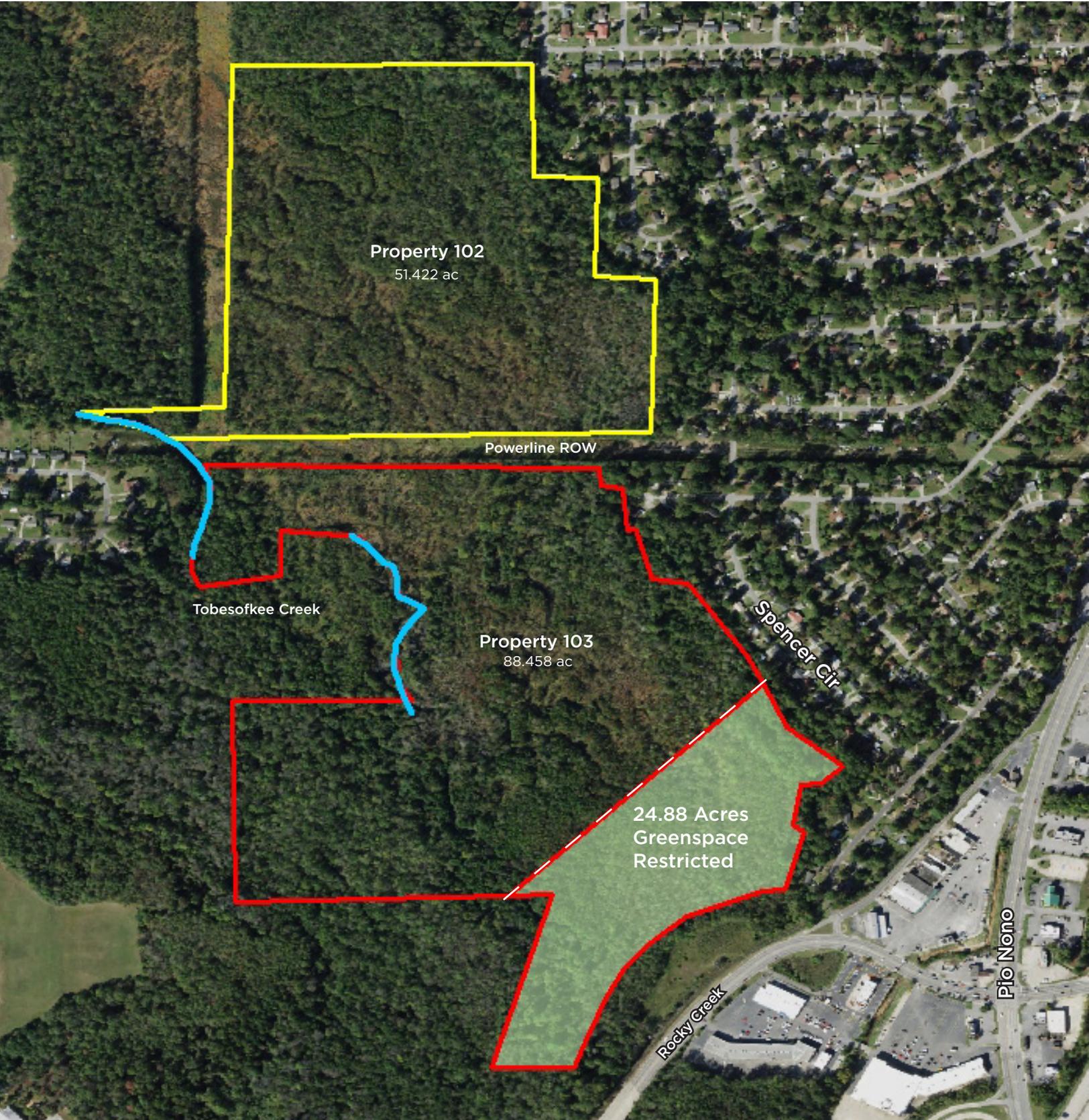


**PROPERTY 102 - ABSOLUTE**

3895 Spencer Cir, Macon  
51.422 acres  
Survey on Website  
Tax Parcel: O093-0248

**PROPERTY 103 - ABSOLUTE**

3895 Spencer Cir. and 1559 Rocky Creek Rd, Macon  
88.458 acres  
24.88 Acres is Restricted by Georgia Greenspace Program  
Grant Agreements see Website for details  
Survey on Website  
Tax Parcel: O093-0248 and O0101-0083



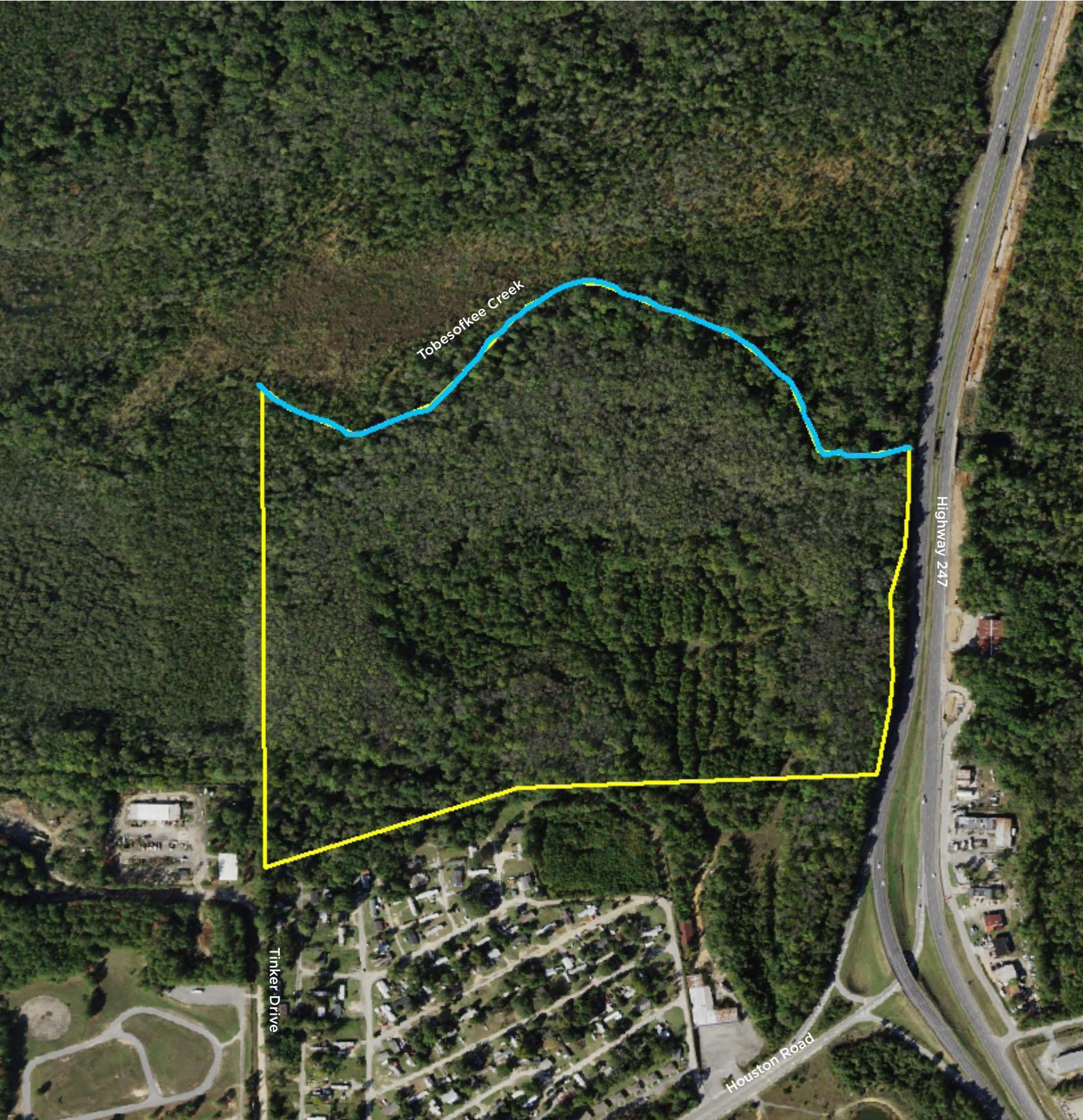
**PROPERTY 104- ABSOLUTE**

5170 Tinker Dr, and 5011 Houston Rd, Macon

84.14 Acres

Survey on Website

Tax Parcel: O110-0007 and O110-0015



**PROPERTY 105 - ABSOLUTE**

Walker Swamp Rd, Macon

15.0 Acres

Survey on Website

Tax Parcel: RS10-0010



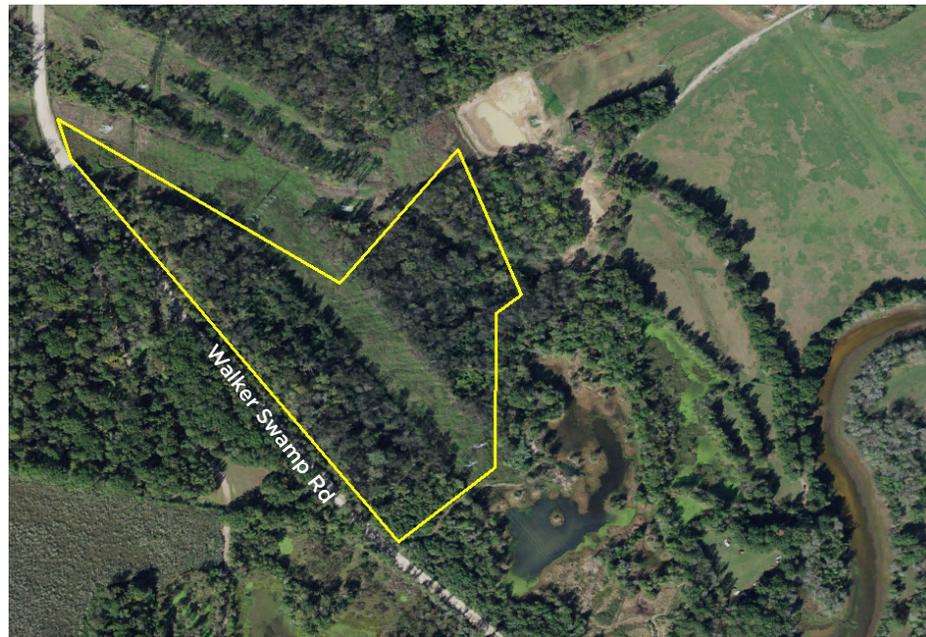
**PROPERTY 106 - ABSOLUTE**

Walker Swamp Rd, Macon

28 Acres

Surveys on Website

Tax Parcel: R084-0003 & R084-0004



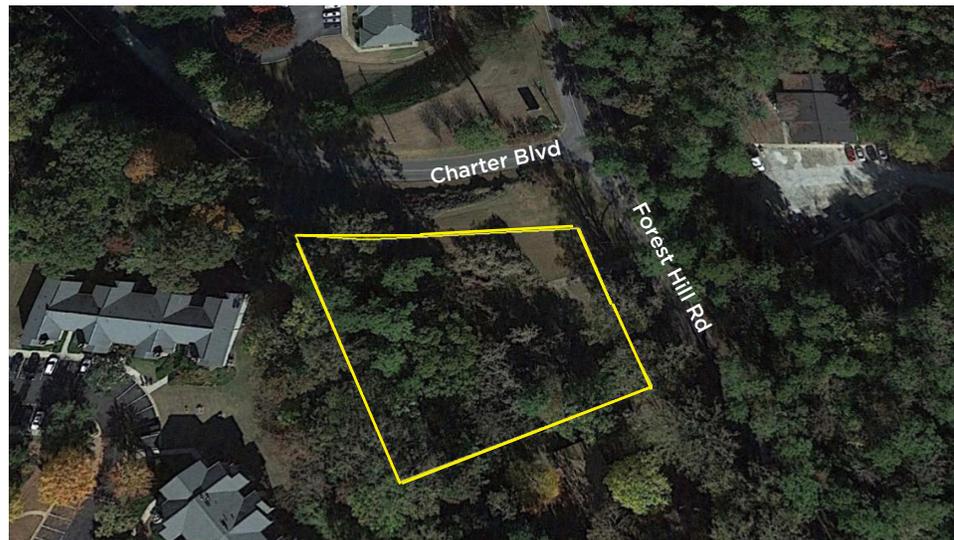
**PROPERTY 107 - ABSOLUTE**

470 Forest Hill Rd, Macon

.95 Acre Lot - Commercial

Survey Required See Terms

Tax Parcel: N061-0014



**PROPERTY 108 - ABSOLUTE**

8091 Lower Thomaston Rd, Macon  
.616 Acre Lot - Residential  
Survey on Website  
Tax Parcel: F008-0015



**PROPERTY 109- ABSOLUTE**

108 Creekside Ct, Macon  
3.725 Acre Lot - Residential  
Survey on Website  
Tax Parcel: I008-0185



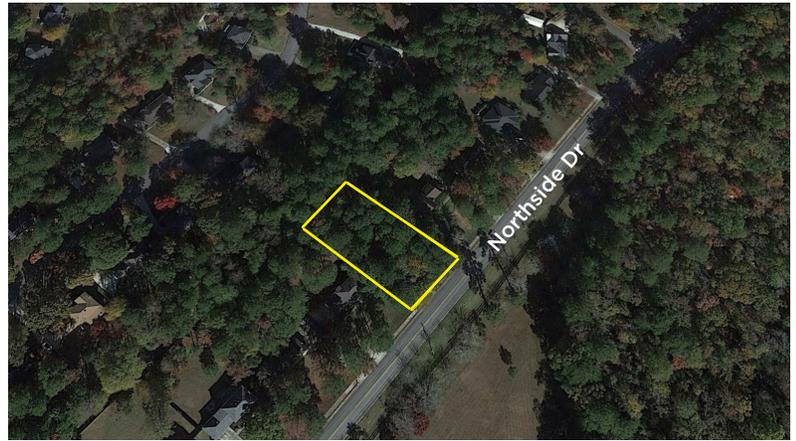
**PROPERTY 110- ABSOLUTE**

5253 and 5255 Columbus Rd, Macon  
1 Acre Commercial Lot with 928 SF Home, 3 bd 2 bath, Carport/Shed  
Survey Required See Terms  
Inspection by appointment  
Tax Parcel: K008-0005 and K008-0035



**PROPERTY 111- ABSOLUTE**

5333 Northside Dr, Macon  
.429 Acre Lot (Lot 14) - Residential  
Survey on Website  
Tax Parcel: K042-0086



**PROPERTY 112- ABSOLUTE**

1615 Twin Pines Dr, Macon  
1.41 Acre Lot  
Survey on Website  
Tax Parcel: Q062-0046



**PROPERTY 113 - ABSOLUTE**

656 Emery Hwy, Macon  
.68 Acre Lot - Commercial  
Survey on Website  
Tax Parcel: R072-0288



**PROPERTY 114 - ABSOLUTE**

3009 Millerfield Rd, Macon  
1.6 Acre Lot (Lots 17, 18, 19, 20) - Residential  
Survey on Website  
Tax Parcel: U064-0001



**PROPERTY 115 - ABSOLUTE**

3341 Stinsonville Rd, Macon  
.80 Acre Lot - Residential  
Tax Parcel: O061-0129



**PROPERTY 116 - ABSOLUTE**

3767 Donnan Rd, Macon  
10.24 Acres - Residential  
Survey on Website  
Tax Parcel: W070-0028



**PROPERTY 117 - ABSOLUTE**

4212 Jeffersonville Rd, Macon  
3.4 Acre Lot (Lot 7) - Residential  
Survey on Website  
No Access  
Tax Parcel: W070-0012

**PROPERTY 118 - ABSOLUTE**

2461 Mercer University Dr, Macon  
1.24 Acre Lot  
Survey on Website  
Tax Parcel: O082-0802



**PROPERTY 119 - ABSOLUTE**

2992 Crestline Dr, Macon  
4,000± SF Building situated on 3.51 Acres  
Currently leased by United Cerebral Palsy. See website for lease terms.  
Survey on Website  
Tax Parcel: N054-0221



**PROPERTY 120 - ABSOLUTE**

355 Thirteenth St, Macon  
6.8 Acres  
Survey on Website  
Restricted by Georgia Greenspace Program Grant Agreements see Website for details  
Tax Parcel: S081-0005



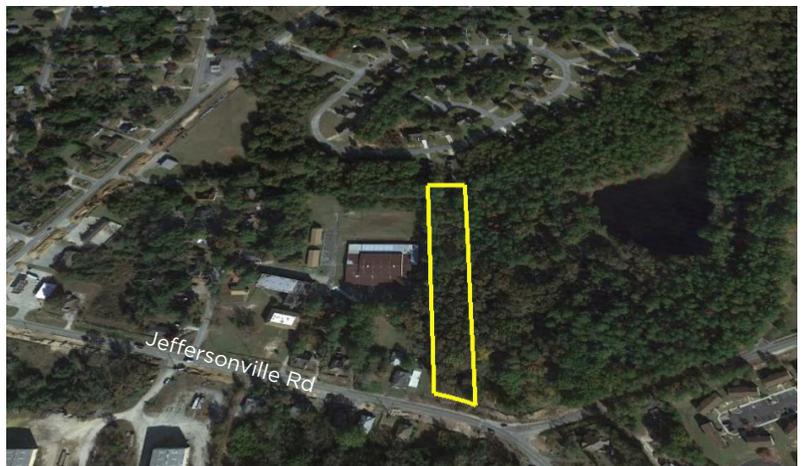
**PROPERTY 121 - ABSOLUTE**

Riverside Dr, Macon  
12.94 Acre Lot - Commercial  
No Access  
Tax Parcel: P064-0188



**PROPERTY 122 - ABSOLUTE**

2168 Jeffersonville Rd, Macon  
2.023 Acre Lot I  
Survey on Website  
Tax Parcel: T072-0074



**PROPERTY 123 - ABSOLUTE**

4340 Thrasher Cir, Macon  
.52 Acre Lot (Lot 13) - Residential  
Survey on Website  
Tax Parcel: M103-0456



**PROPERTY 124 - ABSOLUTE**

4900 Elkan Ave, Macon  
29.57 Acres (Tract 2)  
Survey on Website  
Georgia Land Conservation Program  
See Website for details  
Tax Parcel: M110-0014



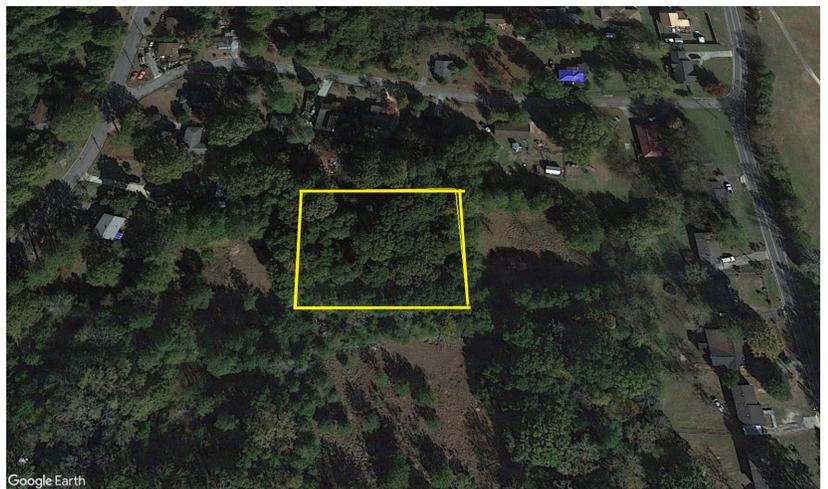
**PROPERTY 125- ABSOLUTE**

1205 Glendale Ave, Macon  
.33 Acre Lot (Lot 5, Block 7) - Residential  
Survey on Website  
Tax Parcel: P101-0487



**PROPERTY 126 - ABSOLUTE**

2668 Leatha Pl, Macon  
.5 Acre Lot - Residential  
No Access  
Tax Parcel: U063-0210



**PROPERTY 127- ABSOLUTE**

3000 Lakeshore Dr, Macon  
.62 Acre Lot (Lots 30, 31, 32) - Residential  
Survey on Website  
Tax Parcel: U064-0021



**PROPERTY 128 - ABSOLUTE**

1022 Hightower Rd, Macon  
.59 Acre Lot (Lots 34, 35, 36)  
Survey on Website  
Tax Parcel: P091-0290



**PROPERTY 129 - ABSOLUTE**

876 Hightower Rd, Macon  
.714 Acre Lot ( Lots 2 - 6)  
Survey on Website  
Tax Parcel: P092-0263



**PROPERTY 130 - ABSOLUTE**

W Fourth Ave, Macon  
.23 Acre Lot (Lot 19)  
Survey on Website  
No Access  
Tax Parcel: M082-0079



**PROPERTY 131 - ABSOLUTE**

2100 Ollie Dr, Macon  
4.5 Acre Lot  
Drawing on Website  
Tax Parcel: T063-0229



**PROPERTY 132- ABSOLUTE**

1640 Opry Ave, Macon  
1.03 Acre Lot (Lot II)- Residential  
Survey on Website  
No Access  
Tax Parcel: T063-0164



**PROPERTY 133 - ABSOLUTE**

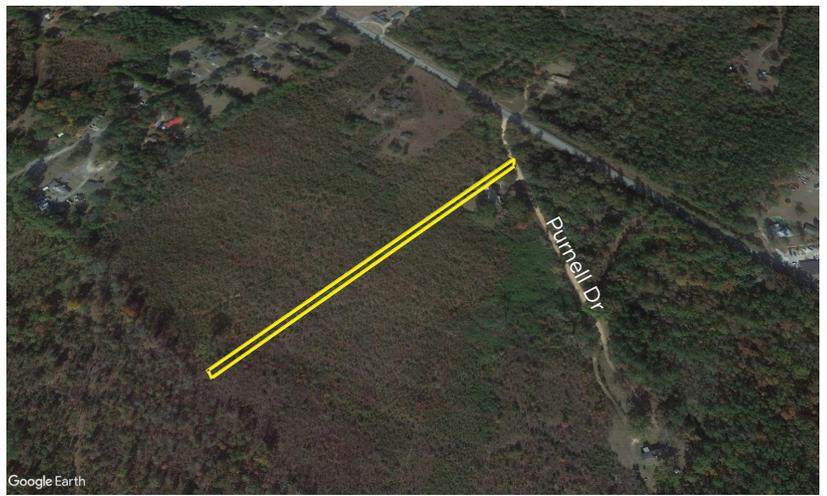
1800 Fletcher St, Macon  
1.28 Acre Lot  
Tax Parcel: P083-0603



**For More Information Call 478-743-1511**

**PROPERTY 134 - ABSOLUTE**

Purnell Dr, Macon  
.79 Acre Lot  
Survey on Website  
Tax Parcel: X080-0284



**PROPERTY 135 - ABSOLUTE**

7690 Bethel Church Rd, Macon  
.78 Acre Lot  
Survey on Website  
Tax Parcel: G010-0141



*Title reports, surveys, leases and any additional property information can be found by visiting [HudsonMarshall.com](http://HudsonMarshall.com) or [cbcmacon.com](http://cbcmacon.com).*

*If you have any questions please give Steve Slocumb a call at 478-957-4283 or call Stephanie Folsom at 478-361-8259.*





# TERMS AND CONDITIONS

**SALE SITE:** All properties will sell Saturday May 21, 2022 at 10:30 A.M. from the Elaine Lucas Senior Center - Central City Park, 132 Willie Smokie Glover Dr, Macon, GA 31201

**TERMS OF SALE:** For those properties selling for a total purchase price of \$5,000.00 or less payment will be required in full at the auction. Properties selling for a total purchase price of more than \$5,000.00 will require a 10% down payment at the auction and closing on or before June 24, 2022. Cash and Business or personal checks will be accepted forms of payment.

**BUYERS PREMIUM:** All properties 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.

**CLOSING COSTS:** All closings will be handled by Lisenby and Associates. All properties must close on or before Friday, June 24, 2022. 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, recording charges and any and all other costs associated with closing.

**REAL ESTATE TAXES:** Seller is exempt from general real estate taxes and assessments. There will be NO real estate taxes due for 2022. The purchaser shall be solely responsible for all real estate taxes and assessments as of January 1, 2023 and future calendar years.

**SURVEYS:** Property 107 & 110 require a survey in order to close. Hudson & Marshall has ordered the survey and the cost of the survey will be due and payable by the purchaser at closing. Once the surveys are completed they will be available on the website along with the cost.

**INSPECTION:** All land parcels are available for inspection at anytime. Properties 110 & 119 will be available to be seen by appointment only by calling Steve Slocumb at 478-957-4283 or Stephanie Folsom at 478-361-8259.

**BROKER PARTICIPATION:** A 2% Broker Commission, before the inclusion of the buyer's premium, will be paid to Brokers/Agents who represent a purchaser on any auction property. Registration forms can be obtained from our website [www.hudsonmarshall.com](http://www.hudsonmarshall.com) or call 478-743-1511 to have a copy emailed or faxed. All registrations are due by 5:00 P.M. Friday May 20, 2022. Commissions will be paid if and only if the property closes. A commission on a property will be paid only to the first broker registering a prospect. A BROKER CANNOT ACT AS A PRINCIPAL AND BROKER ON THE SAME TRANSACTION.

**TRANSFER OF TITLE:** All properties will sell via Quit Claim Deed with insurable title subject to the title report. Title Reports are available at [www.HudsonMarshall.com](http://www.HudsonMarshall.com) or [www.cbcmacon.com](http://www.cbcmacon.com).

**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. Any buildings, outbuildings, well system, 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, termite infestation, any prior or existing lead base paint, physical suitability for particular use and/or future use of the improvements or the property. All property sells in its "As-Is/Where-Is" condition with no warranties expressed or implied other than marketable title subject to stated title exceptions as found in the title reports provided. Buyer will be required to sign an acknowledgment that they are not delinquent with taxes or fees due Macon-Bibb County. 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 high bids are considered individual offerings. If you purchase more than one property, you are required to close on all properties.

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



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2% Broker  
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Available

# AUCTION

35± Property Offerings in Middle Georgia  
Selling on Behalf Macon-Bibb County



Saturday, May 21st at 10:30 A.M.

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132 Willie Smokie Glover Dr, Macon, GA 31201

**For More Information Call 478-743-1511**  
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