

Auction

**90.51 Acres in Crisp and Wilcox Counties
SELLING AS A WHOLE**

◆ Paved Road ◆ Hay Field ◆ 66 Ac Planted Pine

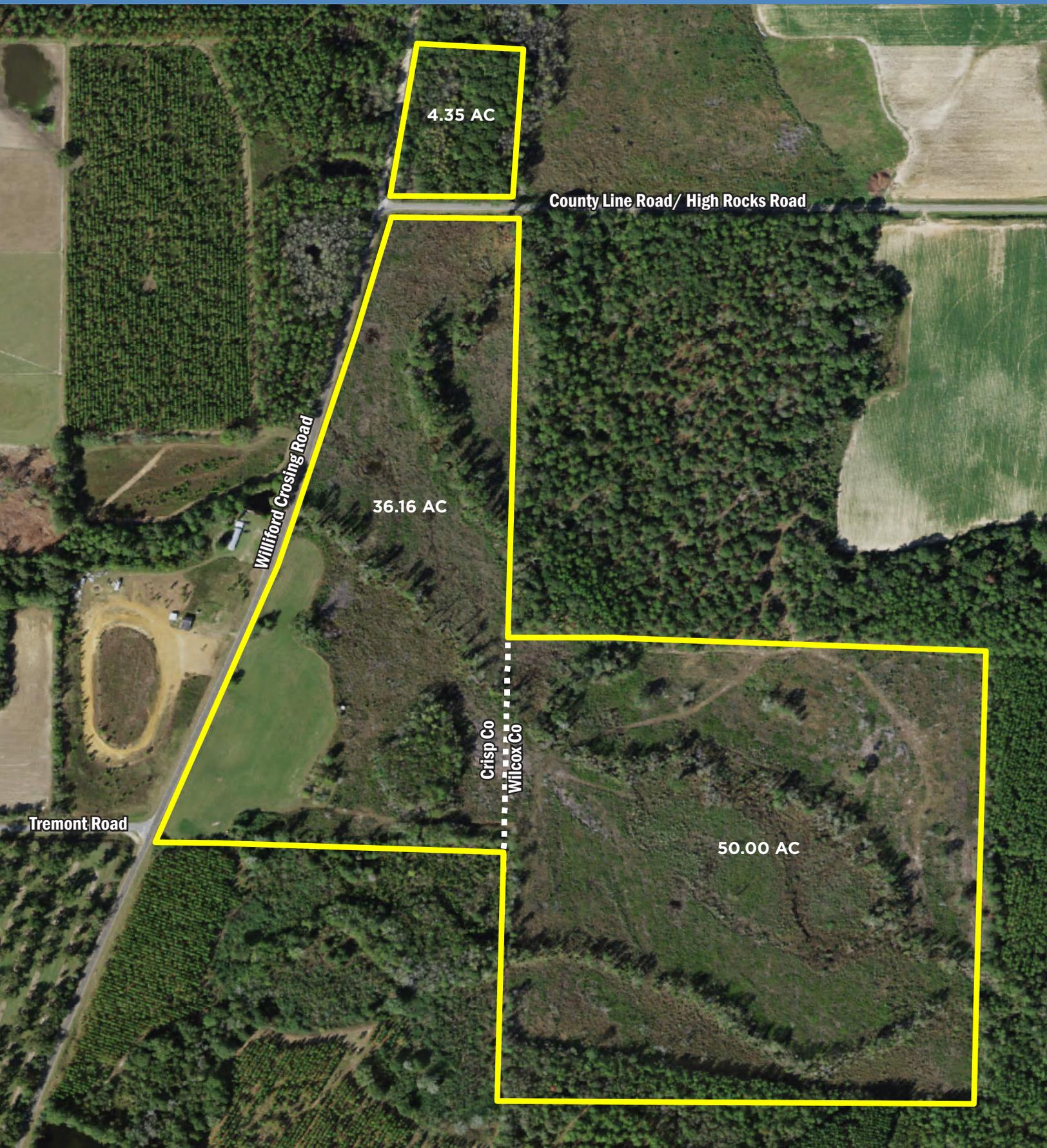


SELLING ONLINE



Bidding Begins: Tuesday, June 7 @ 9:00 AM
Bidding Ends: Thursday, June 9 @ 2:00 PM

Property is Selling As A Whole





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, June 7, 2022 at 9:00 A.M. (EST) and ends Thursday, June 9, 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.

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, June 9, 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, June 10, 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 Seller shall pay their share of the 2022 real estate taxes and 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 Monday, July 11, 2022

SURVEY: The property will sell by existing deed and survey. The survey can be found under the "Documents" tab on the website.

INSPECTION: The property 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 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 PHOTO: 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 Hudson & Marshall 478-743-1511 or
Steve Slocumb at 478-957-4283 (cell)
Russ Falk at 478-609-1122 (cell)**