

Estate Auction

To Settle the Estate of Edith W. Jordan
500± Acres, Home and Residential Lots
Located in Laurens County



Thursday, Aug. 11th @ 7:00 p.m.

Sale Site: Oconee Fall Line Technical College, Dubose Porter Business & Industry Training Center, 560 Pinehill Road, Dublin, GA 31021

Hudson and Marshall is pleased to have been chosen by the heirs of the Edith W. Jordan Estate to offer you these properties in Laurens County. 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!

PROPERTY 101 - 14.55 ACRES

1138 Achord Road, Dublin, GA

Tax Parcel: 101 016

- ◆ Barn
- ◆ Pond & Creek
- ◆ Timber
- ◆ Homesite
- ◆ Paved Road Frontage
- ◆ Located in Well Developed Area



PROPERTY 102 - BELLEVUE AVENUE

909 Bellevue Ave and 909^{1/2} Bellevue Ave
Dublin, GA

Tax Parcel: D10D 229



Main House

- ◆ 4 Bedroom/3 Bath Home, 3,200± SF
- ◆ .50 Acre Lot
- ◆ 12' Ceilings
- ◆ Large Kitchen w/ Pantry
- ◆ Original Fireplaces & Decorative Elements Circa 1900
- ◆ Hardwood Floors
- ◆ Commercial Potential
- ◆ HVAC



Guest House

- ◆ 2 bedroom/ 1 bath home
- ◆ 930± SF
- ◆ Potential use as mother-in-law suite, office or rental

PROPERTY 103 - .5 ACRE LOT

Corner of College St and Simpson Ave, Rentz

Tax Parcel: 106C 076



PROPERTY 104 - 111.08 ACRES

Rentz Dexter Road @ Lane Dover Road
Tax Parcel: 080 022

Timber cruise completed on 6/27/2022
Call Russ Falk 478-609-1122

- ◆ 4± Acre Pond Located on Lots 6 & 7

TIMBER CRUISE - LOTS 1 - 4

Timber Type	Tons
Pine Chip-N-Saw	422.2
Pine Pulpwood	1,674.0
HWD Pulp-All	345.4



TIMBER CRUISE - LOTS 5 - 7

Timber Type	Tons
Pine-Saw	154.6
Pine Chip-N-Saw	278.9
Pine Pulpwood	667.5
HWD Pulp-All	575.4

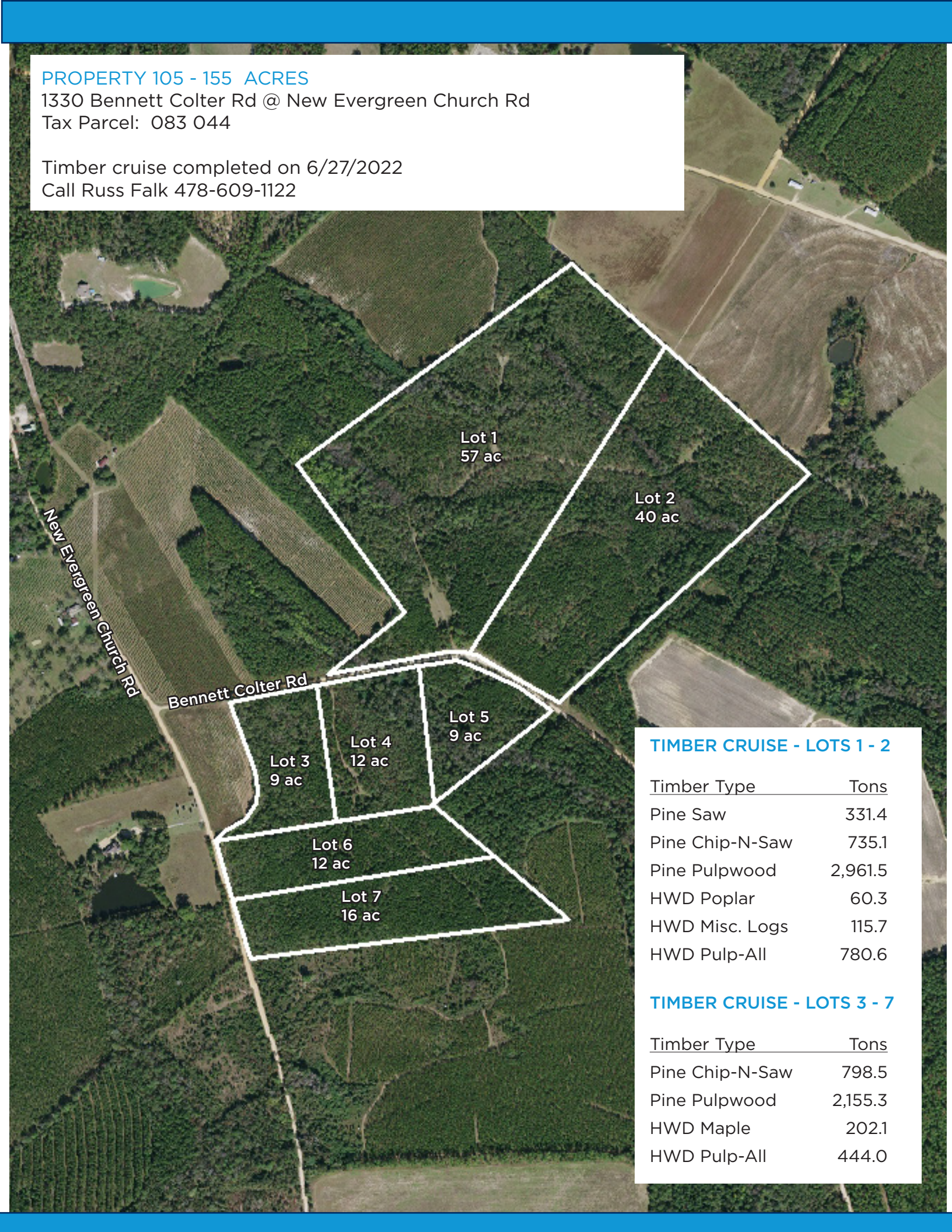
PROPERTY 105 - 155 ACRES

1330 Bennett Colter Rd @ New Evergreen Church Rd

Tax Parcel: 083 044

Timber cruise completed on 6/27/2022

Call Russ Falk 478-609-1122



TIMBER CRUISE - LOTS 1 - 2

<u>Timber Type</u>	<u>Tons</u>
Pine Saw	331.4
Pine Chip-N-Saw	735.1
Pine Pulpwood	2,961.5
HWD Poplar	60.3
HWD Misc. Logs	115.7
HWD Pulp-All	780.6

TIMBER CRUISE - LOTS 3 - 7

<u>Timber Type</u>	<u>Tons</u>
Pine Chip-N-Saw	798.5
Pine Pulpwood	2,155.3
HWD Maple	202.1
HWD Pulp-All	444.0

PROPERTY 106 - 202.5 ACRES

New Evergreen Church Rd

Tax Parcel: 083 037

Timber cruise completed on 6/27/2022

Call Russ Falk 478-609-1122

New Evergreen Church Rd

Lot 1
137 ac

Lot 2
65.5 ac

TIMBER CRUISE

Timber Type	Tons
Pine Chip-N-Saw	2,236.4
Pine Pulpwood	9,145.7
HWD Cross Ties	261.2
HWD Pulp-All	1,074.5

TERMS & CONDITIONS

SALE SITE: The auction will be held at the Oconee Fall Line Technical College, Dubose Porter Business & Industry Training Center, 560 Pinehill Road, Dublin, GA 31021 on Thursday, August 11th @ 7:00 P.M.

BUYERS PREMIUM: All real estate 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: Successful bidders will pay an earnest money deposit equal to ten percent (10%) of the purchase price with the balance due by Thursday, September 15, 2022 at closing. The Seller reserves the right to extend the closing up to 30 days in order to complete any required survey work.

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, survey fees, loan closing costs, appraisal fees, recording charges and any and all other costs associated with closing this transaction.

SURVEY: If the properties sell as a whole, they will sell by existing deed. In the event any of the properties sell divided a new survey will be required and will be an expense of the buyer and due at closing. Hudson and Marshall will appoint one surveyor to conduct all survey work and their fee will be based on a per foot basis sharing the cost of all common division lines.

INSPECTION: Property 102 (909 Bellevue Ave) will be available for inspection Saturday, July 30th from 9:00 until 11:00 A.M. The land is available for viewing at any time. Inspection for property 102 is also available by appointment with Russ Falk at 478-609-1122.

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. The property sells in its "As-Is/Where-Is" condition with no warranties expressed or implied. Auctioneers are acting as agents for the Seller not the Buyer. Auctioneers reserve the right to offer the property in individual tracts, combinations, or as a whole whichever way is most advantageous to the seller. Announcements made at the auction take precedence over all written matter. Buyers should carefully verify all items and bid accordingly. All real estate sells subject to the acceptance of the high bids by the Seller.

LICENSE INFORMATION: BG Hudson Jr. GA #103, AM Marshall IV #1605, RS Slocumb #3512, Sam W Marshall #2479, H&M #274

