

# AUCTION

*3 Houses Situated on 20 Acres  
1809 & 1811 Macon Road, Perry, Georgia*



**HM**  
**HUDSON &  
MARSHALL**  
AUCTION  
MARKETING

THURSDAY, OCTOBER 6, 2022 @ 7:00 P.M.

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Sale Site: Holiday Inn Express  
1502 Sam Nunn Blvd, Perry, GA 31069

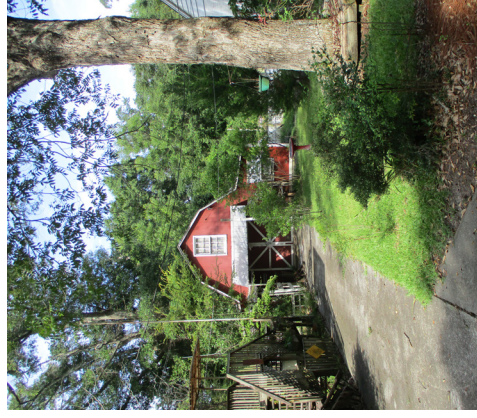
Dear Prospective Bidder:

Hudson & Marshall is pleased to have been chosen by the Seller to offer you this exceptional property in Perry that has been in their family for 50+ years. The Seller is relocating to North Georgia to be closer to family. 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!



## 1809 Macon Road (Hwy 41), Perry

The home has approximately 2,600 SF with 3 bedrooms and two baths on the main floor and two bedrooms and one bath upstairs. There is a living room, dining room, kitchen and laundry room on the main level. Hardwood floors and a finished basement. This house sells subject to the Seller remaining in the home from the time of closing through December 31<sup>st</sup> paying the Purchaser \$1,000 per month as compensation. Call Steve Slocumb with any questions.



## 1811 Macon Road (Hwy 41), Perry



This home has two bedrooms and one bath. It is currently rented for \$375 on a month to month basis. The same tenant has occupied the property for 3± years.



This home has one bedroom and one bath. It is currently rented for \$375 on a month to month basis. The same tenant has occupied the property for 10± years.

- ◆ Zoned R2
- ◆ 8" Waterline on the East Side of Highway 41
- ◆ 12" Sanitary Sewer Line
- ◆ Located in the City of Perry
- ◆ The 3 Houses Have City Water and Individual Septic Systems

Hwy 41 (Macon Rd)

← 8" Waterline →

20 Acres

Fannie Gresham Branch is Property Line

Sanitary Sewer →





10761 Estes Road  
Macon, GA 31210

**Auction**  
www.HudsonMarshall.com  
**800-841-9400**

## TERMS & CONDITIONS

**SALE SITE:** The auction will be held at the Holiday Inn Express, 1502 Sam Nunn Blvd, Perry, GA 31069 on Thursday, October 6, 2022 @ 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:** The successful bidder will pay an earnest money deposit equal to ten percent (10%) of the purchase price with the balance due by November 7, 2022 at closing.

**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. Rob Tuggle with Daniel, Lawson, Tuggle & Jerles will handle the closing. He is located at 912 Man Street, Perry, GA 31069.

**SURVEY:** The property will sell by the existing deed and survey.

**AS-IS/WHERE-IS:** The houses, outbuildings and/or any improvements located thereon are being sold "AS-IS-WHERE-IS." The Seller does not warrant any electrical, water, septic system, plumbing, HVAC, structural, infestation, physical suitability for particular use and/or future use of the improvements or the property. Sellers warrant only marketable title free and clear of liens and encumbrances.

**INSPECTION:** There will be an Open House Sunday, September 25th, Sunday, October 2nd and Wednesday, October 5th from 1:00 - 4:00 P.M. The property may also be seen by making an appointment with Steve Slocumb at 478-957-4283.

**SPECIAL NOTE:** The house located at 1809 Macon Road sells subject to the Seller remaining in the home from the time of closing through December 31st paying the Purchaser \$1,000 per month as compensation. Call Steve Slocumb with any questions.

**BROKER PARTICIPATION:** A 2% Broker Commission, before the inclusion of the buyer's premium, will be paid to Brokers/Agents who represent a purchaser. Registration forms can be obtained from our website www.hudsonmarshall.com or call 478-743-1511 to have a copy emailed or faxed. All registrations are due by 12:00 P.M. Thursday, October 6, 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.

**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. 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 bid by the Seller.

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

**For More Information Call Hudson & Marshall 478-743-1511 or  
Steve Slocumb at 478-957-4283 (cell)**