

AUCTION

**74.60 Acres Located on Dublin Eastman Road and
136.98 Acres Located off Hwy 126 @ Stripling Road
Laurens County**



THURSDAY, OCTOBER 13, 2022 @ 7:00 P.M.

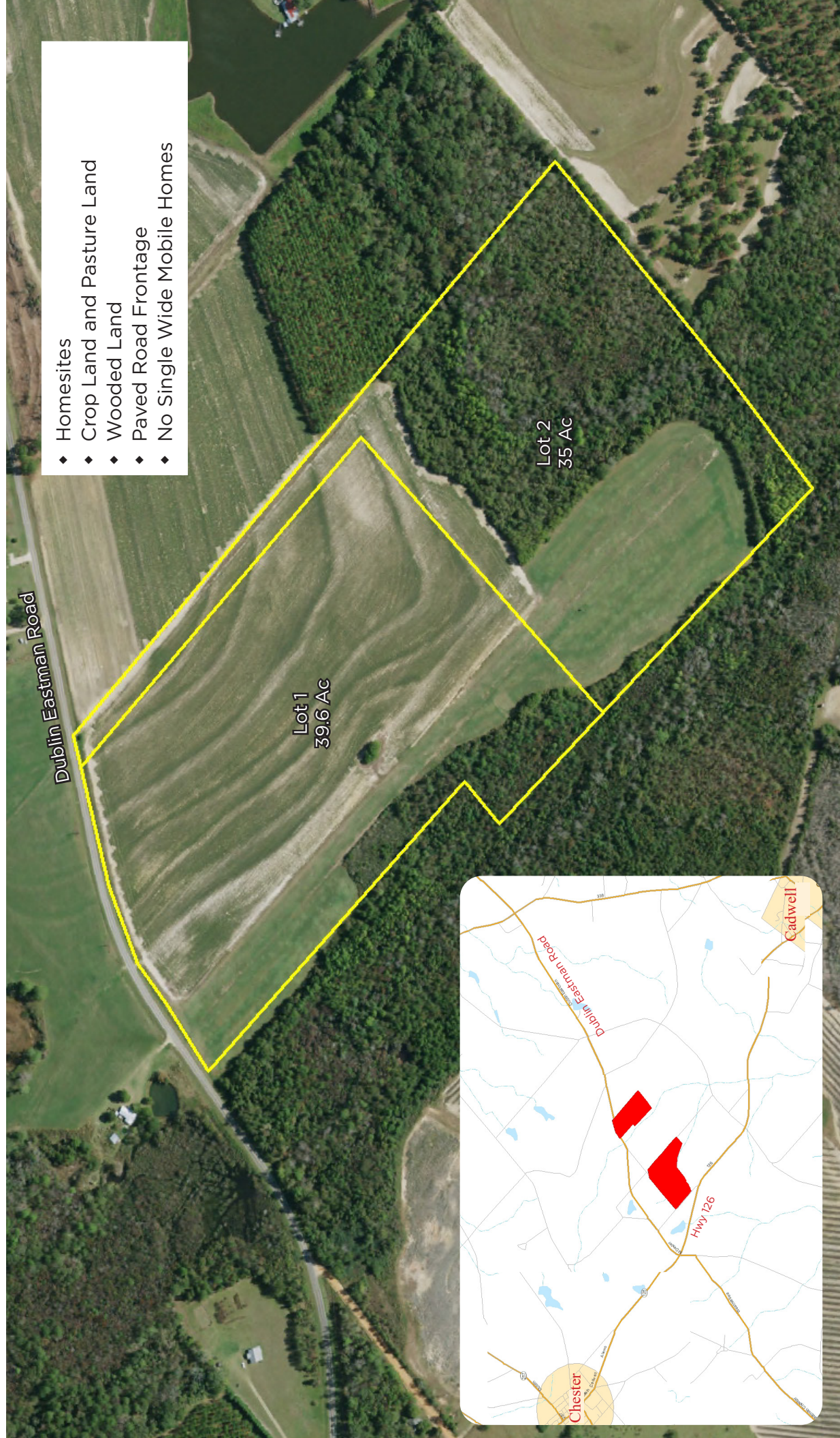
**Sale Site: Oconee Fall Line Technical College, Dubose
Porter Business & Industry Training Center, 560 Pinehill Rd,
Dublin, GA 31021**

Dear Prospective Bidder:

Hudson & Marshall is pleased to have been chosen by the Owner to offer you this exceptional property 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!



74.60 Acres Located on Dublin Eastman Road



- ◆ Homesites
- ◆ Crop Land and Pasture Land
- ◆ Wooded Land
- ◆ Paved Road Frontage
- ◆ No Single Wide Mobile Homes



136.98 Acres Located off Highway 126 @ Stripling Road

- ◆ Beautiful Homesites
- ◆ All Parcels Have Lake Frontage
- ◆ 65± Acres Irrigated Crop Land
- ◆ 15± Acres Pasture
- ◆ 24± Acres of Pond





10761 Estes Road
Macon, GA 31210

Auction
www.HudsonMarshall.com
800-841-9400

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, October 13th @ 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 18, 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.

SURVEY: If the properties sell as a whole, they will sell by existing survey and 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.

CROP: The farm sells subject to the farmers right to harvest the existing crop.

INSPECTION: The land is available for inspection at anytime.

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. Auctioneers reserve the right to offer the property in individual tracts, combinations, or as a whole whichever way is most advantageous to the seller. 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
Steve Slocumb at 478-957-4283 (cell) or Russ Falk 478-609-1122 (cell)**