

AUCTION

*Home Situated On 5.49 Acres &
12 Acres With Planted Long Leaf Pine*



Also Selling All Equipment and Personal Property

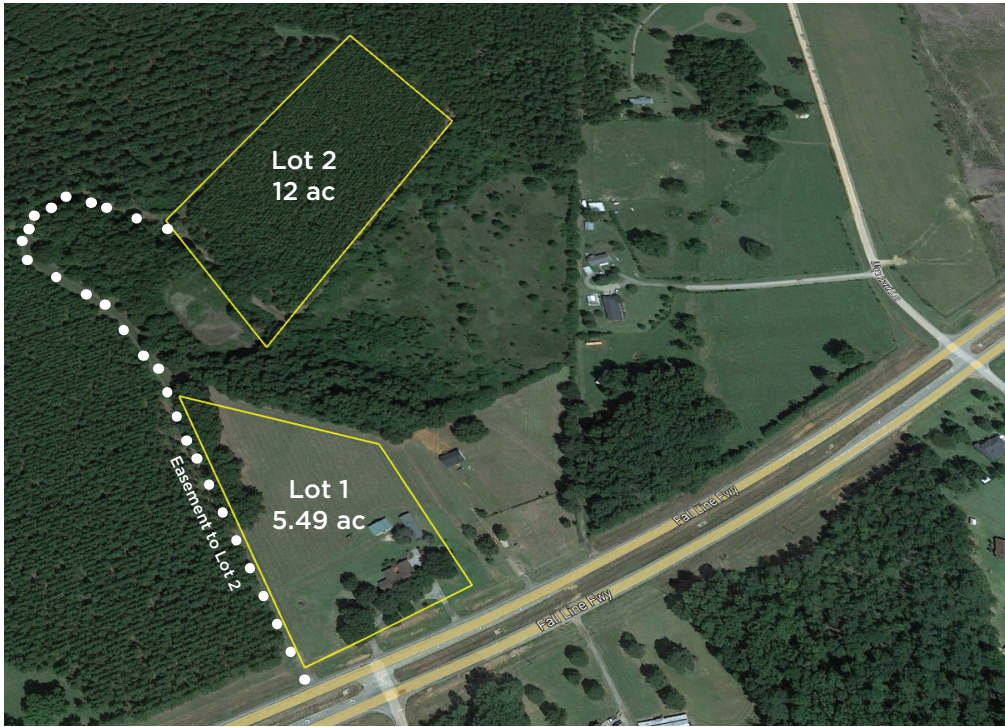


Saturday, August 19th @ 10:30 A.M.

Sale Site: 7977 Hwy 88, Sandersville, GA

Dear Prospective Bidder:

Hudson and Marshall is pleased to have been chosen by the Turk family to sell their real estate and personal property in Washington County. The Turk's have lived in this home since 1972 and have made the decision to relocate closer to their children in Woodstock, Georgia. We encourage you to inspect this exceptional home and land, as well as all the personal property and equipment, and be with us on Auction Day. Best of Luck in Your Bidding! Hudson and Marshall



LOT 1 - 7977 HIGHWAY 88

- ◆ 2,390 SF 4 Bedrooms/3 Baths
- ◆ Brick Home with Carport
- ◆ Central HVAC
- ◆ Large Den & Office
- ◆ Kitchen Appliances Sell with House
- ◆ Back Deck
- ◆ Hardwood Floors in Living Area & Master Bedroom
- ◆ Carpet in 3 Bedrooms
- ◆ Ceramic Tile in Bathrooms
- ◆ Mexican Tile in Kitchen

22' x 45' (3) bay metal shop building on slab with power and enclosed 40' x 24' shop building on slab with power and attached barn.

Washington County Tax Parcel 126 009



LOT 2 - 12 ACRES

12 acres with 2004 planted long leaf pine. Property is clean with quality, rakeable straw. There is an easement from Highway 88 to the property. Call Steve Slocumb at 478-957-4283 for details.

Washington County Tax Parcel 126 010A



Open House: Sunday, August 6th and Sunday, August 13th from 2:00 until 5:00 P.M. and Friday, August 18th from 12:00 - 5:00 P.M or by appointment.

Equipment & Personal Property

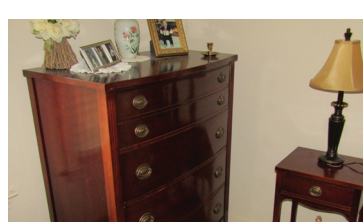
EQUIPMENT AND TOOLS

- 2001 John Deere 6410 Cab Tractor, 4WD w/ H260 Front End Loader Tractor has 2500 hours and has been meticulously maintained
- 2018 Chevrolet Silverado Pick Up Truck, Leather Seats, 15,047 Miles
- 2022 Maverick HD 54" ZTR Mower Bad Boy, (Less than a year old in excellent condition)
- 2012 8' Bushhog Heavy Duty Mower
- John Deere 2910-A ZTR (Motor Burned)
- Honda Foreman S Four Wheeler
- 16' Trailer (no ramps)
- Kobalt 135 PSI Air Compressor
- Vices & Shop Tables
- Hand Tools
- Drip Torch
- Ladders
- Fimco 40 Gallon Sprayer on Cart w/ Boom
- Plastic Garden Cart
- 16' Tandem Axle Trailer w/ Ramps
- Boom Pole w/ 3 PT Hitch
- 100 Gallon Fuel Tank
- Acetelyne Torch & Cart
- Metal Band Saw
- Grinder & Hardware
- Portable Air Compressor w/ 30' Hose & Reel
- Shop Tools, Hardware, Work Tables and Much More



FURNITURE AND HOUSEHOLD ITEMS

- Patio Set w/ Table & 5 Matching Chairs
- Gas Grill
- Upright Freezer
- Kenmore Clothes Dryer
- Maytag Washer
- Wooden Cupboard
- Wooden Queen Bed w/ Matching Night Stand and Dresser w/ Mirror
- Wooden Oval Kitchen Table
- Wood Dining Table w/ Matching China Cabinet
- Sofa & Matching Love Seat
- Wooden Entertainment Cabinet
- Wooden Matching Side Tables
- Office Chairs
- Lamps
- Wooden Rocker
- Wooden Bench
- Round End Table
- Executive Desk w/ Matching Return
- 4 Drawer File
- (2) Bookcases
- (3) Bar Stools w/ Wicker Seat
- Wooden 2 Drawer File
- Foyer Table
- (2) Wooden Queen Size Beds, Chest, Dresser, Mirror & Night Stand
- Quilts
- Chest of Drawers
- Wooden Rocker
- Chain Link Dog Pen
- And Much More



**For a detailed list visit our website at
www.HudsonMarshall.com
 or Call Steve Slocumb at 478-957-4283**

TERMS & CONDITIONS

SALE SITE: All property will sell Saturday, August 19th @ 10:30 a.m. from the homeplace located at 7977 Highway 88 (Fall Line Freeway), Sandersville, GA.

BUYERS PREMIUM: All real estate, equipment and personal property 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.

TERMS OF SALE FOR REAL ESTATE: The successful bidder will pay an earnest money deposit equal to ten percent (10%) of the purchase price with the balance due by September 22, 2023 at closing. Accepted forms of payment are cash, certified funds or business/personal check.

SURVEY: Both properties sell by existing survey.

CLOSING COSTS: The 2023 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, loan closing costs, appraisal fees, recording charges and any and all other costs associated with closing this transaction.

TERMS OF SALE PERSONAL PROPERTY: A picture ID will be required to register to bid. The Auctioneer may announce incremental bidding requirements for any single lot or on all lots. All items purchased at the auction must be paid for in full on auction day. We accept Cash, Personal or Company Checks.

SALES TAX: Applicable sales tax will be collected from all buyers unless proper tax exempt forms are presented at registration. No exceptions! Farm equipment tax exemption forms can be found at www.dor.georgia.gov/st-5-certificate-exemption

INSPECTION: There will be an Open House Sunday, August 6th and Sunday, August 13th from 2:00 - 5:00 P.M. and Friday, August 18th from 12:00 - 5:00 P.M. The home may also be seen by making an appointment with Steve Slocumb at 478-957-4283

LOAD-OUT: All Personal Property must be removed by 6:00 PM the day of the auction.

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 land, home, 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, termite infestation, any prior or existing lead base paint, physical suitability for particular use and/or future use of the improvements or the property. The Seller warrants only marketable title free and clear of liens and encumbrances All personal property and equipment 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 and equipment 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, Houston Auto Auction: Aubrey O Parten AU001590 Used Motor Vehicle Dealer Lic #UCAR025240

**For a detailed list visit our website at www.HudsonMarshall.com
or Call Steve Slocumb at 800-841-9400**

800-841-9400
www.hudsonmarshall.com
Auction

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