

# ONLINE AUCTION

## 189 ACRE FARM

Located on Fountain Bridge Road, Randolph County, GA



**HUDSON &  
MARSHALL**

— AUCTION —  
MARKETING

**BIDDING OPENS THUR. JANUARY 18<sup>TH</sup> @ 9:00 AM  
BIDDING ENDS FRI. JANUARY 19<sup>TH</sup> @ 2:00 PM**

Hudson and Marshall is pleased to have been chosen by the Seller to offer you this outstanding farm. We encourage you to inspect this property prior to the sale and bid on auction day to purchase excellent property at AUCTION prices! Best of luck in your bidding!

**ONLINE BIDDING BEGINS THURSDAY, JANUARY 18<sup>TH</sup> @ 9:00 A.M.  
AND ENDS FRIDAY, JANUARY 19<sup>TH</sup> @ 2:00 P.M.**

## 189 ACRES Located on Fountain Bridge Road

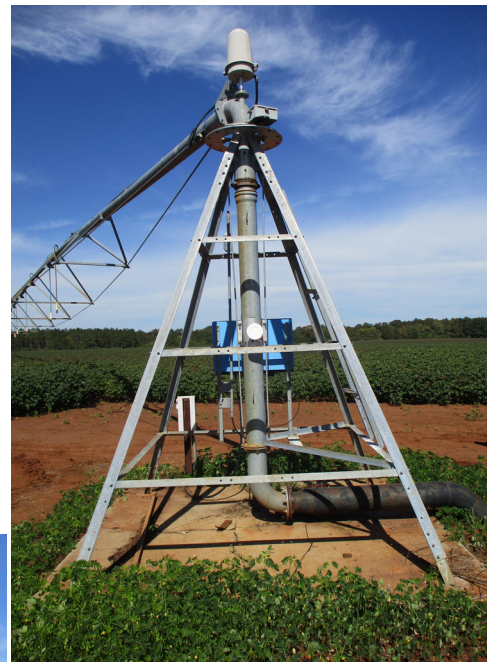
- 80 Acres Under Pivot
- 50 Acres Dry Land
- 25 Acres Merchantable CRP Pines with Yearly Payment of \$1,623
- 56' x 72' Shop With Concrete Floor
- Valley 6 Tower Pivot, Installed 2015
- Farm Leases for \$27,000 Per Year
- FSA Tract 2399
- Randolph County Tax Parcel: 054 020

Crop	Base Acres
Wheat	25.82
Corn	17.94
Peanuts	85.79
Soybeans	8.5
Seed Cotton	17.15

The water source for the irrigation of this farm is an underground pipe that extends to Whatley Pond.

Per the Georgia Department of Natural Resources the identification of this source is:  
County: Randolph  
Source ID: A89-120-0061  
Given Name: Whatley Pond  
Coordinates: (84.724675° W, 31.723844° N)  
The diesel pumping unit sells with the property.

**For More Information Call Sale Manager  
Joe Bostick at 229-220-1390**





Irrigation Source  
Whatley Pond

Center Pivot ♦

Baldwin Rd (CR90)

Fountain Bridge Rd (CR 153)



10761 Estes Road  
Macon, GA 31210

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

**For More Information Visit [www.HudsonMarshall.com](http://www.HudsonMarshall.com) or  
Call Hudson & Marshall 478-743-1511**

**TERMS & CONDITIONS**

**ONLINE BIDDING INSTRUCTIONS:** The H&M Online Auction begins Thursday, January 18<sup>th</sup>, 2024 at 9:00 A.M. (EST) and closes Friday, January 19, 2024 at 2:00 P.M. (EST). The window for the auction will extend for two (2) minutes as long as there is active bidding. Bidders who cannot be available at that time can set a maximum bid on their property of interest. 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 My H&M account to bid. Internet connection required. You will see the register to bid button listed on each auction item. 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. Or you can reach Tracy Marshall Kelly Choate at 478-743-1511.

**AUCTION ENDING:** The online bidding will begin to close at the published end time, subject to auto-extend bidding. Each time a bid is placed with the clock showing less than 2 minutes, the clock will reset to 2 minutes. If there are no bids within 2 minutes, the auction will end.

**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. Friday, January 19, 2024 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 Tuesday, January 23, 2024 @ 4:00 p.m. and accompanied 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 its pro-rata share of the 2024 real estate taxes and the cost of preparation of the 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. The property sells with NO LIENS, NO BACK TAXES, and INSURABLE TITLE

**SURVEY:** The property will sell by existing deed.

**INSPECTION:** The property is available for inspection at anytime.

**CLOSING:** Full payment and Closing shall occur within thirty (30) days of Seller execution of the contract.

**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](http://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](http://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.

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