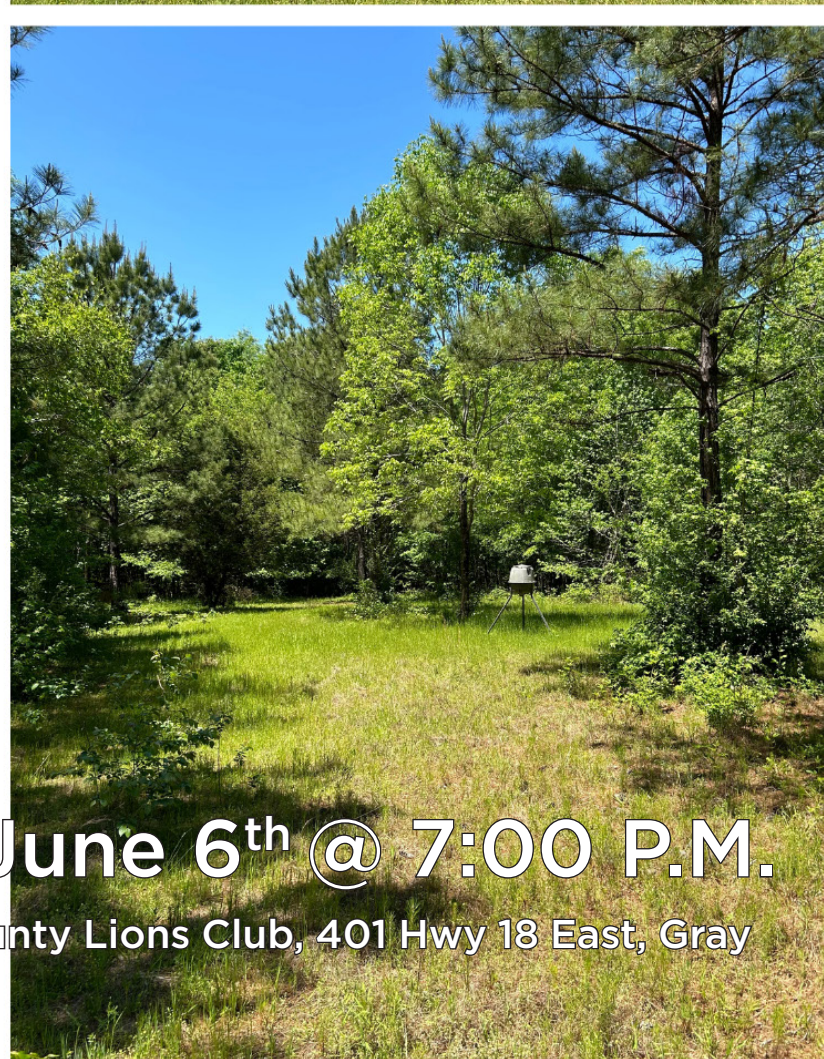


Estate Auction

To Settle The Estates of Barbara Miller and Felton Miller

274.04 ACRES ON SALEM CHURCH MILLER RD & HWY 49
JONES COUNTY



HM
**HUDSON &
MARSHALL**
AUCTION
MARKETING

Thursday, June 6th @ 7:00 P.M.

Sale Site: Jones County Lions Club, 401 Hwy 18 East, Gray

Hudson and Marshall is pleased to have been chosen to offer you this outstanding parcel that has been in the Miller family for 88+ years. This land is ideally suited for homesites, timberland or recreational land. 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!

With spectacular topography, natural timber and picturesque creek bottoms, this beautiful property is ideally located in central Georgia.

- Paved Road Frontage on Salem Church Miller Road and Hwy 49
- Established Interior Woods Roads
- Excellent Hunting
- Food Plots
- 2 Large Creeks Traverse the Property
- Mature Hardwood Bottoms
- Natural Timber
- Pasture
- 10 Miles to Gray
- 14 Miles to Milledgeville
- 20 Miles to Macon

LOT 1

2 Houses are located on this lot. Both are vacant.



Approximately 1,204 SF
3 Bedrooms and 1 Bath



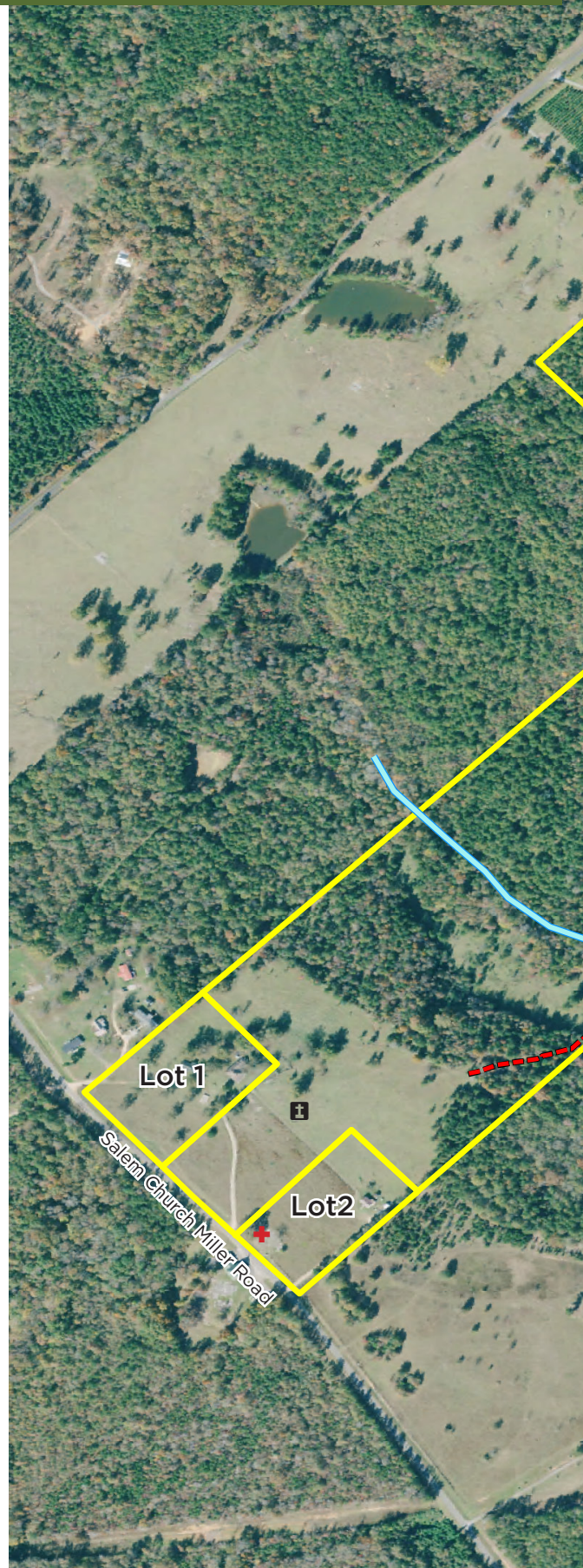
Approximately 2,219 SF
4 Bedrooms and 1 Bath

LOT 2

House located on this lot is rented for \$400 per month on a month to month basis. There is an existing cemetery on the property which is approximately .25 acres.



Approximately 936 SF
2 Bedrooms and 1 Bath

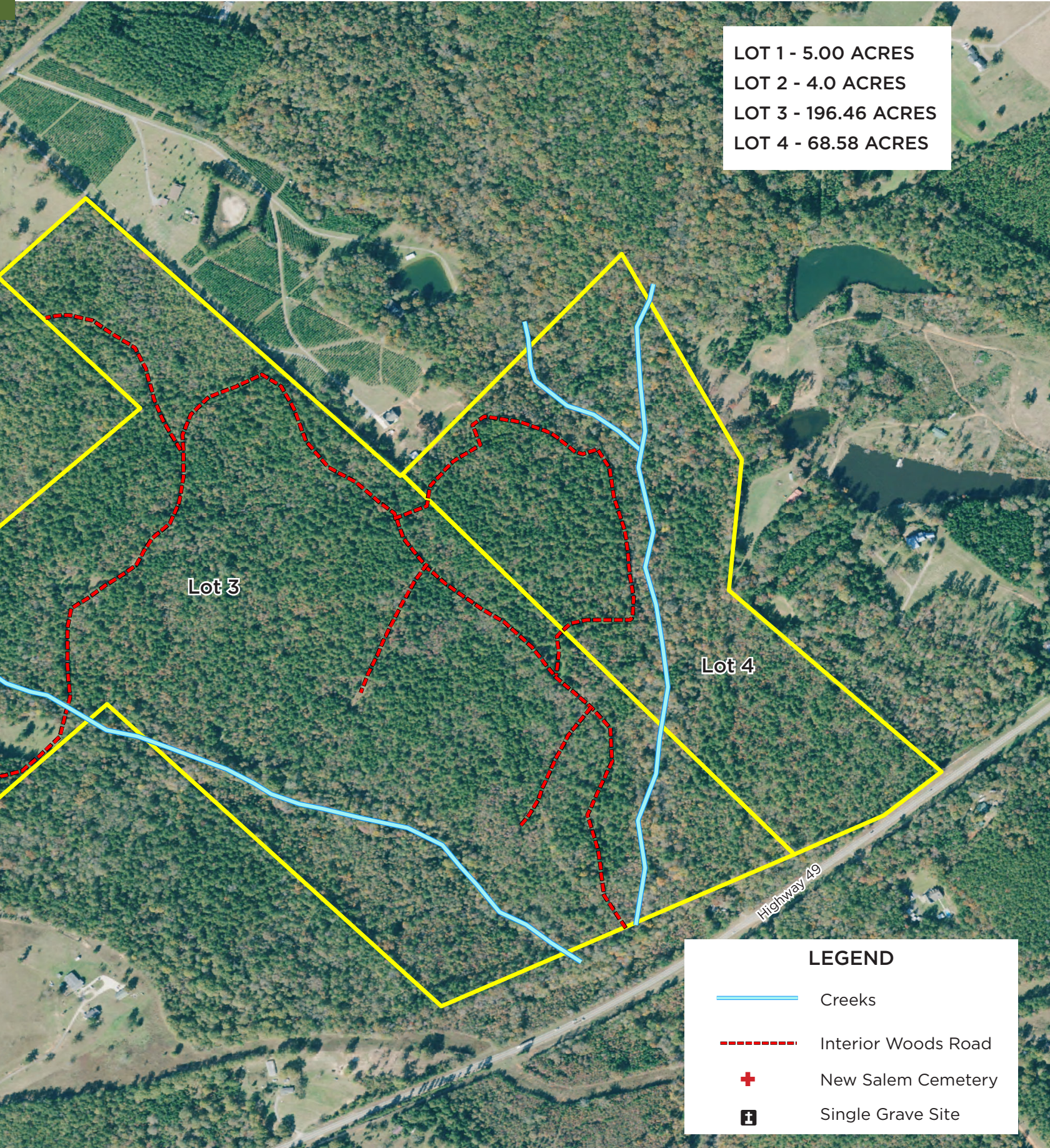


**FOR MORE INFORMATION CALL
STEVE SLOCUMB AT 478-957-4283**

274.04 ACRES

Located on Salem Church Miller Rd & Hwy 49 in Jones County

LOT 1 - 5.00 ACRES
LOT 2 - 4.0 ACRES
LOT 3 - 196.46 ACRES
LOT 4 - 68.58 ACRES







Lot 3

Lot 4

Highway 49

LEGEND

-  Creeks
-  Interior Woods Road
-  New Salem Cemetery
-  Single Grave Site



10761 Estes Road
Macon, GA 31210

Auction

www.HudsonMarshall.com

800-841-9400

**For More Information Visit www.HudsonMarshall.com or
Call Hudson & Marshall 478-743-1511**

TERMS & CONDITIONS

SALE SITE: The auction will be held at the Jones County Lions Club, located at 401 Hwy 18 East, Gray, 31032 on Thursday, June 6th @ 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 Friday, July 12th at closing. The Seller reserves the right to extend the closing up to 30 days in order to complete any required survey or legal work.

CLOSING COSTS: The 2024 real estate taxes will be prorated at closing. 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. Jonathan Alderman with Anderson, Walker & Reichert, LLP, in Macon, will be handling the closings.

SURVEY: If the property sells as a whole, it will sell by existing deed and surveys. In the event the property sells 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. Call Steve Slocumb with any questions 478-957-4283.

INSPECTION: A Hudson & Marshall representative will be on site for open house Sunday, May 19, Sunday, June 2 and Wednesday, June 5 from 1:00 until 5:00 P.M. The land is available for viewing at any time or you can call Steve Slocumb at 478-957-4283 to schedule an appointment.

CEMETERY: There is an existing cemetery on Lot 2 which is approximately .25 acres. There is a single grave site on Lot 3.

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 conveys only marketable title free and clear of liens and encumbrances. 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