

HUDSON & MARSHALL, INC.

10761 Estes Road * Macon, Georgia 31210

(478) 743-1511 or (800) 841-9400

GA: H & M(Firm) #274 & 1779, AM Marshall IV #1605 & 153460, RS Slocumb #3512 & 136176

AUCTIONEER'S PURCHASE & SALE AGREEMENT

State of Georgia, Counties of Montgomery & Treutlen

February 20, 2025

The undersigned Purchaser at auction agrees to buy the following property owned by Brent B. Brady hereinafter referred to as Seller(s).

Legal Description of Property: All that tract or parcel of land located in Montgomery and Treutlen Counties Georgia containing 171.58± acres, more or less, more particularly described in Exhibit "A" attached.

IT IS AGREED BY THE PARTIES HERETO THAT THE PROPERTY IS SOLD SUBJECT TO THE FOLLOWING CONDITIONS AND STIPULATIONS: (1) Ad Valorem Taxes for 2025 shall be prorated at closing. (2) All other closing cost are paid by purchaser. (3) The property is sold subject to all valid rules and regulations of Montgomery and Treutlen Counties, Georgia or any other appropriate authority having jurisdiction over the property. (4) The Purchaser shall have 15 business days after Seller(s) execution of the contract to examine the title, and all objections as to title shall be made in writing to the Seller(s) within that time. The Seller(s) shall have up to 30 days thereafter within which to remove the same. If the defects and objections are incurable and hence the title unmarketable, and not made marketable by the Seller(s) within the time aforesaid, the Purchaser may rescind this contract, and shall receive back their earnest money binder. (5) The closing of the purchase and the payment of the balance of the purchase money shall take place on or before March 21, 2025 whereupon the Seller shall deliver to Purchaser a good and sufficient Warranty Deed conveying to Purchaser marketable title in fee simple to the property subject only to any easements and restrictions of record and announcements made prior to the auction. Seller reserves the right to extend the closing up to 30 days, if necessary. (6) Purchaser agrees that if title is good and Purchaser fails or refuses to complete this sale, Purchaser shall forfeit their earnest money as liquidated damages. (7) Seller(s) and Purchaser agree that said earnest money binder will be held in escrow account registered with the Georgia Real Estate Commission and fully insured by the Federal Deposit Insurance Corporation. (8) Special Announcements: (a) This is a cash contract not contingent on the purchaser's ability to obtain financing; (b) The land and/or any improvements located thereon are being sold "AS-IS-WHERE-IS." The Seller warrants only marketable title free and clear of liens and encumbrances; Seller(s) does not warrant any physical suitability for particular use and/or future use of the property; and (c) Purchaser has completed their own due diligence.

The sale is made upon the following terms:

Bid Price: _____

10 % Buyers Premium: _____

Purchase Price: _____

Earnest Money Binder: _____

Balance Due at Closing: _____

IN WITNESS WHEREOF the Purchaser has hereunto affixed their hand and seal:

Purchaser (Signature) Purchaser (Print)

Mailing Address City, State, Zip

Phone

Email Address

The terms of this Agreement shall constitute an offer ("Offer") by Purchaser which shall expire at 5:00 p.m. on Friday, February 21, 2025, unless prior to that time the offer is accepted, and notice is hereby given to the party who made the Offer verbally or in writing.

SELLER:

SIGN: _____

EXHIBIT "A"
LEGAL DESCRIPTION

All that certain tract or parcel of land situate, lying, and being in the 1386th G.M. District of Treutlen County, Georgia, and the 1781st G.M. District of Montgomery County, Georgia, containing 178.50 acres, more or less, and more particularly identified as "TR. #1", as shown on that certain plat of survey prepared by Grady Boney, Registered Surveyor, dated December 28, 2016, and recorded in Plat Book 17001, page 2, in the Office of the Clerk of the Superior Court of Treutlen County, Georgia, and recorded in Plat Book 14, page 4, in the Office of the Clerk of the Superior Court of Montgomery County, Georgia, which plat and the record thereof is incorporated herein by reference and made a part of this description. Said tract is bounded, now or formerly, as follows: Northeast by the right-of-way of Georgia State Route #298; Southeast by land of Kelly C. Braddy and John Q. Braddy and land of Keith Perkins; Southwest by land of Eddie T. Ball and land of the Mosleytown Church; the right-of-way of North Railroad Street, a/k/a Martin Luther King, Jr. Street; and West and Northwest by Tracts #2 and #3, as shown on the above-described plat of survey.

Said tract is conveyed subject to that non-exclusive, joint and reciprocal easement, being thirty (30') feet in width, running along the southeast border of said tract, for the purposes of providing ingress and egress from the right-of-way of Georgia State Route #298 to each of the tracts depicted on said plat of survey.

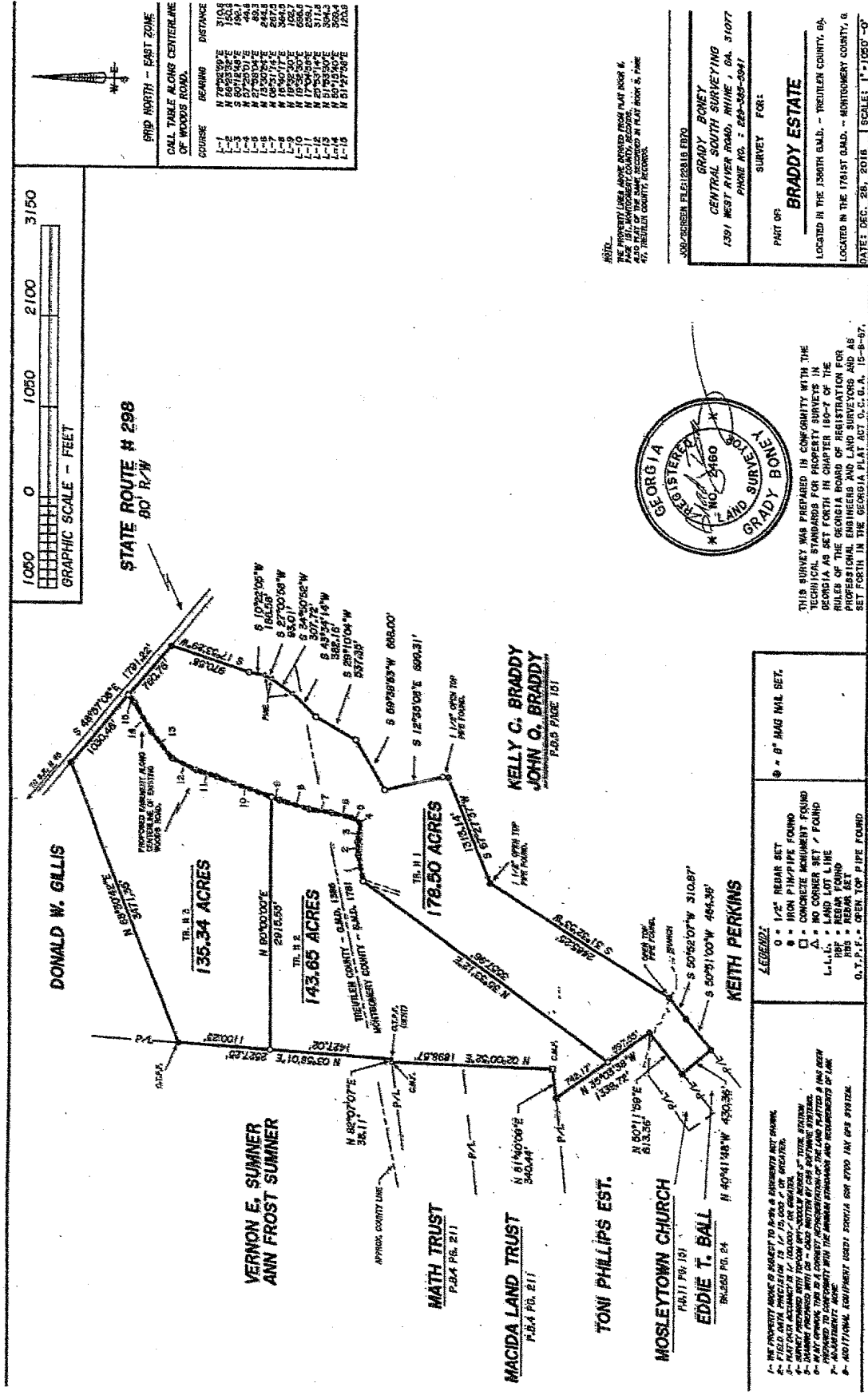
LESS AND EXCEPT

All that certain tract or parcel of land situate, lying, and being in the 1781st G.M. District of Montgomery County, Georgia containing 6.92 acres, more or less, and more particularly shown on that certain plat of survey prepared by George William Donaldson II, Registered Surveyor, dated January 27, 2025 and recorded in Plat Book _____, Page _____, in the Office of the Clerk of Superior Court of Montgomery County, Georgia, which plat and the record thereof is incorporated herein by reference and made a part of this description

Survey of Property Tract 1 See Less & Except Survey of 6.92 Acres

Plat Doc: PLAT
Recorded 01/23/2017 09:19AM
CONNIE SMITH
Clerk Superior Court, TRENTLEN COUNTY, GA.
BK 17001 Pg 0002
Penalty: \$0.00
Interest: \$0.00

Also Recorded
Montgomery City
12/14/14



GRID NORTH - EAST ZONE

CALL TABLE ALONG CENTERLINE OF TRODDS ROAD

COURSE	BEARING	DISTANCE
L-1	N 72°32'50"E	310.8
L-2	N 88°23'22"E	150.3
L-3	S 09°12'49"E	196.1
L-4	N 87°00'00"E	49.3
L-5	N 27°33'04"E	242.8
L-6	N 13°20'54"E	284.5
L-7	N 15°00'17"E	584.5
L-8	N 18°22'30"E	1082.7
L-9	N 17°04'34"E	598.9
L-10	N 17°04'34"E	598.9
L-11	N 27°53'14"E	511.6
L-12	N 27°53'14"E	511.6
L-13	N 27°53'14"E	511.6
L-14	N 27°53'14"E	511.6
L-15	N 27°53'14"E	511.6
L-16	N 27°53'14"E	511.6
L-17	N 27°53'14"E	511.6
L-18	N 27°53'14"E	511.6
L-19	N 27°53'14"E	511.6
L-20	N 27°53'14"E	511.6

BRADY BONEY
CENTRAL SOUTH SURVEYING
 1391 WEST RIVER ROAD, MINE, GA. 31077
 PHONE NO. : 228-385-0941

BRADY BONEY
BRADY BONEY
 SURVEY FOR

BRADY BONEY
 REGISTERED LAND SURVEYOR
 NO. 2460
 GEORGIA

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 13-9-07.

DATE: DEC. 28, 2016 SCALE: 1"=1050'-0"

Less & Except Survey of 6.92 Acres

PLAT OF A 6.92 ACRE PARCEL OF
LAND LOCATED IN G.M.D. 1781,
MONTGOMERY COUNTY, GEORGIA.
SURVEY DATE: JANUARY 24, 2025
PLAT DATE: JANUARY 27, 2025

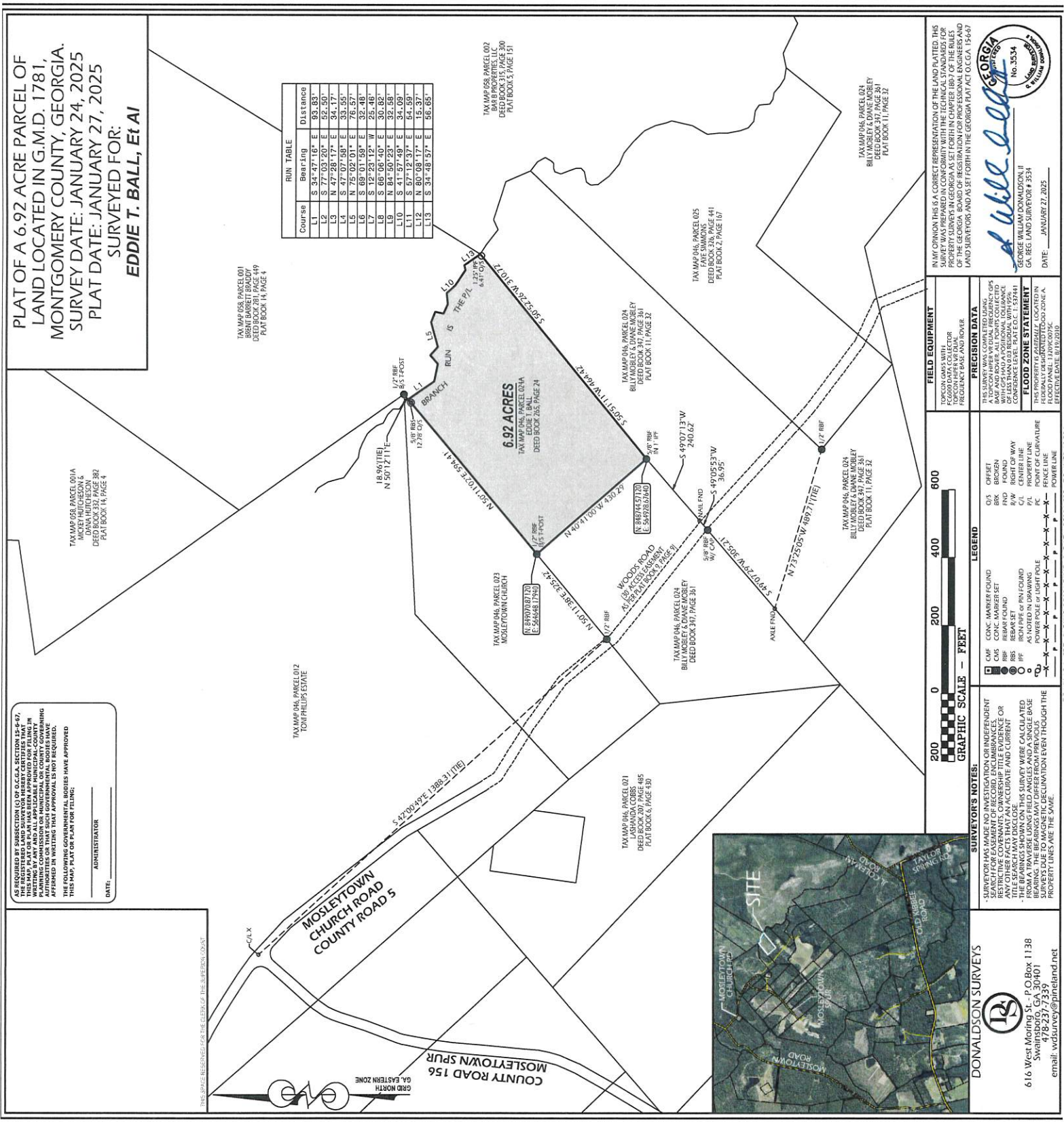
SURVEYED FOR:
EDDIE T. BALL, Et Al

AS REQUIRED BY SUBSECTION (C) OF O.C.G.A. SECTION 15-9-97,
THIS MAP, PLAT OR PLAN HAS BEEN APPROVED FOR FILING IN
MONTGOMERY COUNTY, GEORGIA, BY THE CLERK OF THE
PLANNING COMMISSION OR MUNICIPAL OR COUNTY COMMISSIONING
AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE APPROVED
THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED
THIS MAP, PLAT OR PLAN FOR FILING:

ADMINISTRATOR: _____
DATE: _____

THIS SPACE RESERVED FOR THE CLERK OF THE SUPERIOR COURT

Course	Bearing	Distance
L1	S 34° 47' 16" E	93.83'
L2	S 77° 03' 20" E	52.50'
L3	N 47° 28' 17" E	34.17'
L4	S 47° 07' 58" E	33.55'
L5	N 75° 02' 01" E	76.57'
L6	S 69° 01' 59" E	32.48'
L7	S 12° 23' 12" W	25.46'
L8	N 67° 01' 11" W	32.58'
L9	N 85° 50' 23" E	34.58'
L10	S 41° 57' 49" E	34.08'
L11	S 57° 12' 37" E	54.59'
L12	N 80° 08' 17" E	15.37'
L13	S 34° 48' 57" E	56.65'



IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED. THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 186-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-9-67

WILLIAM DONALDSON II
No. 3534
Professional Engineer
Land Surveyor

DATE: JANUARY 27, 2025

FIELD EQUIPMENT	PRECISION DATA	FLOOD ZONE STATEMENT
TORCON GMS WITH E6000 DATA COLLECTOR PRECISION BASE AND ROVER	THIS SURVEY WAS COMPLETED USING TORCON GMS WITH E6000 DATA COLLECTOR BASE AND ROVER. ALL POINTS COLLECTED WITH GPS HAD A POSITIONAL TOLERANCE OF 1.0 CM. THE SURVEY WAS CONDUCTED UNDER CLEAR SKY CONDITIONS. THE CONFIDENCE LEVEL IS 0.01 (1:100)	THIS PROPERTY IS PARTIALLY LOCATED IN FLOOD PANEL 13892035C. EFFECTIVE DATE 01/19/2010

GRAPHIC SCALE - FEET

0 200 400 600

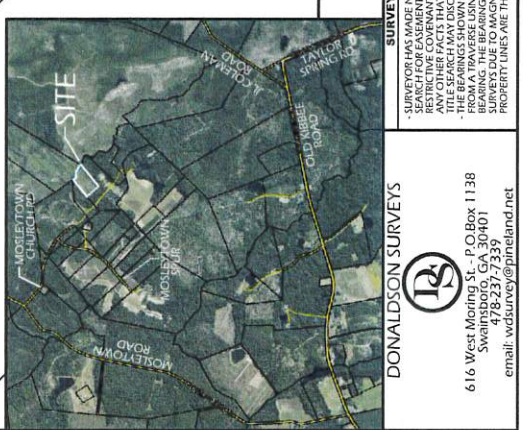
LEGEND

- CMF CONK MARKER FOUND
- CONK CONK MARKER SET
- FOUND FOUND
- RFB REBAR FOUND
- PP AS NOTED IN DRAWING
- PC POWER POLE OR LIGHT POLE
- FC FENCE LINE
- PK POINT OF CURVATURE
- P/L PROPERTY LINE
- R/W RIGHT OF WAY
- S/W FOUND
- BRK BROKEN
- O/S OFFSET

SURVEYOR'S NOTES:

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCLUMBRANCES, OR ANY OTHER FACTS THAT AFFECT ACCURACY AND CURRENT TITLE SEARCH MAY DISCLOSE.

THE BEARINGS AND DISTANCES OF THIS SURVEY ARE CALCULATED FROM A TRVERSE USING FIELD ANGLES AND A SINGLE BASE BEARING. THE BEARINGS MAY DIFFER FROM PREVIOUS SURVEYS OF THE SAME PROPERTY EVEN THOUGH THE PROPERTY LINES ARE THE SAME.



DONALDSON SURVEYS

616 West Moring St., P.O. Box 1138
Swainsboro, GA 30401
478-237-7339
email: wdsurvey@pineand.net