

AUCTION

Beautiful Lakefront Home and Personal Property
Lake Tobesofkee



HM
**HUDSON &
MARSHALL**
AUCTION
MARKETING

SATURDAY, SEPTEMBER 20TH @ 10:00 A.M.
132 PINNACLE POINTE DRIVE, MACON

Due to health reasons, the Seller has moved to Louisiana to be closer to his family and has made the decision to sell this beautiful home and personal property at live auction.

This stunning waterfront property is nestled in the sought-after Pinnacle Pointe Subdivision, featuring a spacious 5,000± sq ft home situated on a meticulously landscaped 0.59 acre lot. The residence includes a two-car garage, a charming circular driveway, and a paved walkway leading directly to the private boathouse.



This home offers 6 spacious bedrooms, 4 full bathrooms and 1 half bath, featuring beautiful hardwood flooring and tile. Enjoy the comfort and efficiency of gas heat, along with city water and sewer services. The property is equipped with three separate HVAC units, ensuring optimal climate control throughout the home.

MAIN FLOOR

- Spacious living room, with fireplace, featuring floor-to-ceiling windows that frame breathtaking views of the lake
- Expansive master suite with lake views, large walk-in closet, and a well-appointed bath featuring a separate shower and jacuzzi tub
- Kitchen with breakfast nook and butler's pantry
- Separate dining room
- Well-sized laundry room featuring a utility sink and plenty of built-in storage
- Large porch with easy access from the kitchen, living room, or master suite, complete with ceiling fans and sun shades

GROUND FLOOR

- This level features a welcoming family room, two spacious bedrooms, a full bath, and a fully equipped kitchen with a cozy eating area—perfect for everyday living or accommodating guests. Step outside to a large porch complete with ceiling fans—perfect for enjoying a breeze on warm days.
- A 14 ft x 21 ft workshop provides excellent space for hobbies, storage, or projects and includes a 9 ft wide roll-up door for easy access. There is an additional 17 ft x 40 ft area for storage.

UPSTAIRS

- Beautiful hardwood staircase leading to an additional 1,200± sq ft of unfinished space offers endless potential, complete with plywood flooring—perfect for a custom home theater, game room, or play area.

BOATHOUSE

- A 30' x 32' two slip boathouse with electric hoists, spacious deck, and storage room—easily accessed via a paved walkway from the house.



HOME INSPECTION REPORT AVAILABLE AT HUDSONMARSHALL.COM

PERSONAL PROPERTY SELLING AT ABSOLUTE AUCTION

HOUSEHOLD ITEMS

- Kawai Piano
- Dining Room Table w/ 10 Chairs
- (6) Bedroom Suites
- Sofas, Love Seats, Chairs
- (2) Breakfast Tables w/ 4 Chairs each
- Buffet
- Halltree
- Wooden Gun Cabinet
- Bar Stools
- Pool Table w/ Ping Pong Topper
- Dunes Slot Machine
- Sahara Poker Machine
- Lamps, Rugs & Paintings
- Dishes, Glassware, Pots & Pans
- Whirlpool Front Loader Washer/Dryer
- Mosler Safe
- Massage Table, Treadmill, Exercise Bike
- Patio & Porch Furniture
- Potting Table on Casters, Plants & Pots

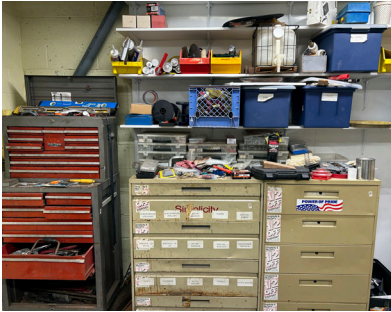
TOOLS

- Craftsman Tool Boxes on Casters w/ Tools
- Milwaukee, Makita, & Skill Power Tools
- Craftsman Air Compressor w/ Reel
- Craftsman 10" Miter Saw
- Craftsman 3/4 HP Bench Grinder
- Shop Table w/ Vise
- Ladders, Wheel Barrow, Yard Tools

BOATS

- 21 ft Voyager Pontoon Boat, Express 21 Fish/Cruise w/ Mercury 115 HP, 4 Stroke Outboard Motor, 12 Person Capacity
- 21 ft Centurion Ski Boat, Falcon XP with Trailer, Mercury Mer Cruiser 5.7 Liter Motor in Center, Center Ski Pole & Swim Platform, 8 Person Capacity
- Ski Equipment, Life Jackets, Wake Boards

*Visit HudsonMarshall.com For Complete
List and Pictures*





10761 Estes Road
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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 on the property located at 132 Pinnacle Pointe Drive, Macon, Georgia on Saturday, September 20, 2025 @ 10:00 A.M.

INSPECTION: The house and personal property will be available for inspection Sunday, August 31st, September 7th and September 14th from 2:00 until 5:00 P.M. and Friday September 19th from 10:00 until 5:00 P.M. or by appointment with Steve Slocumb at 478-957-4283

BUYERS PREMIUM REAL ESTATE: All real estate will be sold with a 6% buyer's premium fee. The bid amount plus the buyer's premium equals the final purchase price.

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 October 30, 2025 at closing. Accepted forms of payment are certified funds or business/personal check.

BROKER PARTICIPATION: A 3% Broker Commission, before the inclusion of the buyer's premium, will be paid to Brokers/Agents who represent a purchaser. Registration forms can be obtained from our website www.hudsonmarshall.com or call 478-743-1511 to have a copy emailed or faxed. All registrations are due by 5:00 P.M. Friday, September 19, 2025. Commissions will be paid if and only if the property closes. A commission on a property will be paid only to the first realtor registering a prospect.

SURVEY: The property will sell by existing deed and survey.

CLOSING COSTS: The 2025 real estate taxes will be prorated at Closing. The 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.

BUYERS PREMIUM PERSONAL PROPERTY: All personal property will be sold with a 10% buyer's premium fee. The bid amount plus the buyer's premium equals the final purchase price.

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/Company Check or Credit Card.

SALES TAX: Applicable sales tax will be collected from all buyers unless proper tax exempt forms are presented at registration. No exceptions!

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, sewer, plumbing, HVAC, square footage, 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. The real estate sells subject to the acceptance of the high bid by the Seller. The personal property items sell at absolute auction to the highest bidder.

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