

TRUSTEE'S AUCTION

65 Acres in Laurens County



THURSDAY, OCTOBER 16TH @ 7:00 P.M.

Sale Site: Oconee Fall Line Technical College
560 Pinehill Road, Dublin, GA 31021

Hudson and Marshall is pleased to have been chosen by the Trustee of the Lloyd M Geyer and Cherie McPherson Geyer Revocable Family Trust to offer you this outstanding property in Laurens County. 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!



Ideally located 1 mile South of Rentz on Coleman-Register Road.

- Lots Range from 3 Acres to 18.57 Acres
- Home Sites
- Natural Timber
- Open Land
- 7 Acres of Pre-Merchantable Pine
- Paved Road Frontage
- Tax Parcel 107 006



**TIMBER CRUISE BY
TIMBERLAND RESOURCE SERVICES
RUSS FALK 478-609-1122**

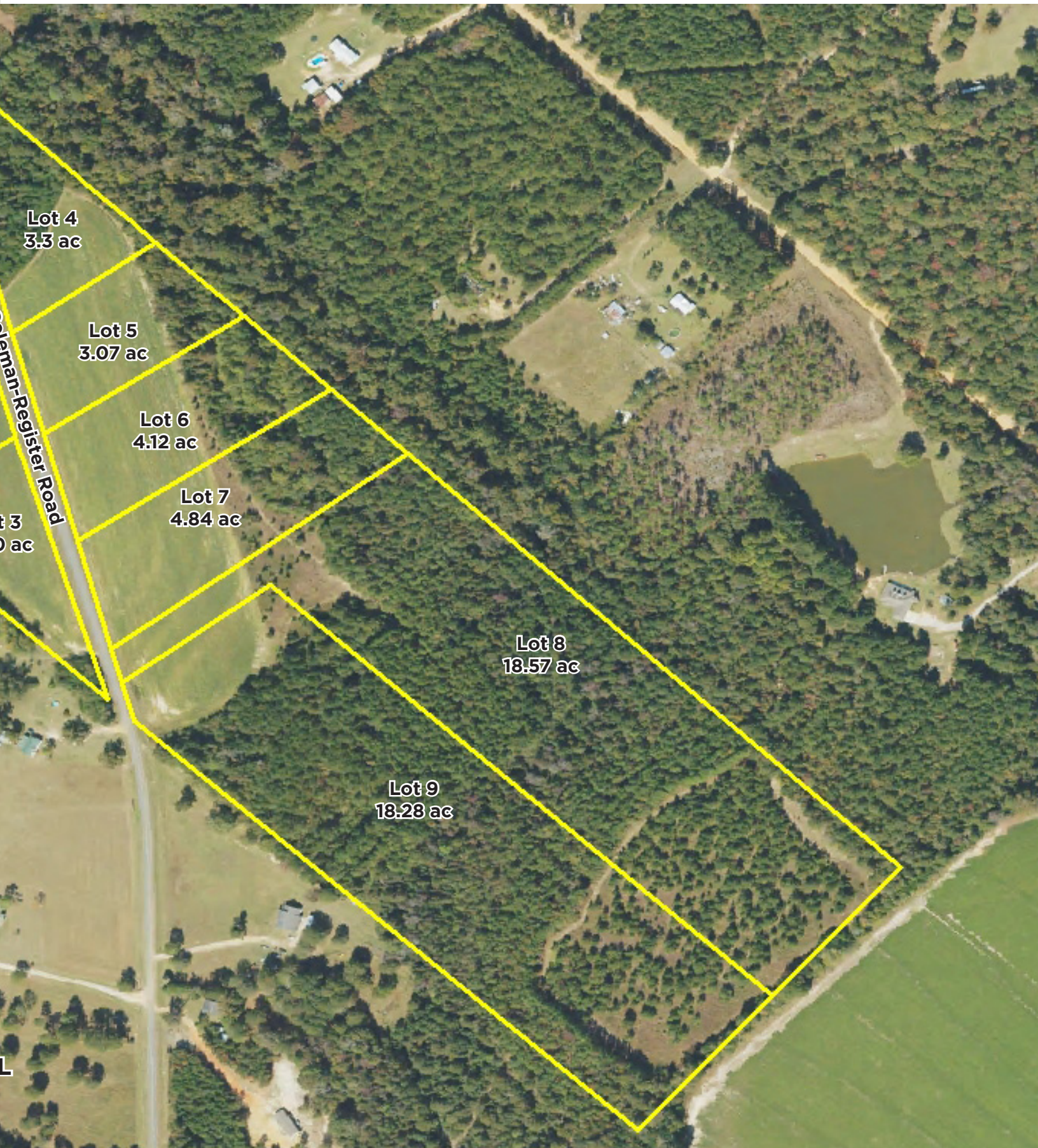
TIMBER TYPE	TONS
Pine Saw	408.5
Pine Chip N Saw	373.1
Pine Pulpwood	663.0
Hardwood Pulp-All	187.4
Cross Ties	72.4
Pallet	87.7



**FOR MORE INFORMATION CALL
RUSS FALK 478-609-1122 OR
STEVE SLOCUMB 478-957-4283**

65± ACRES

**Located on Coleman-Register Road
in Laurens County**





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 Thursday, October 16th @ 7:00 P.M. at Oconee Fall Line Technical College (Exit 51 off I-16), 560 Pinehill Road, Dublin, GA 31021.

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, November 21st 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 2025 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.

SURVEY: If the property sells as a whole, it will sell by existing deed. 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.

INSPECTION: The land is available for viewing at any time or you can call Hudson & Marshall at 800-841-9400 to schedule an appointment.

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 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: AM Marshall IV #1605, RS Slocumb #3512, Sam W Marshall #2479, H&M #274