

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, County of Laurens

December 4, 2025

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

Legal Description of Property: All that tract or parcel of land located in Laurens County, Georgia referred to as auction lot (s)\_\_\_\_\_ containing \_\_\_\_\_ acres and being 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 paid by the Seller. The 2026 Ad Valorem Taxes shall be the responsibility of the Purchaser. (2) All other closing cost are paid by purchaser. (3) The property is sold subject to all valid rules and regulations of Laurens County, 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 between January 5 and 16, 2026 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; (c) Purchaser has completed their own due diligence; (d) Purchaser agrees to cooperate in signing of necessary documents if seller(s) choose to effectuate a 1031 exchange. There will be no additional cost incurred by the purchaser regarding the 1031 exchange and (e) There is a recorded 30 foot easement for ingress and egress for Auction Lots 2 and 3. This easement also benefits the adjoining landowner of Laurens County Tax Parcel 249 045.

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, December 5, 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**

- AUCTION LOT 1**     **TRACT ONE (Map & Parcel No. 249/041):**  
All that tract or parcel of land situate, lying and being in the 1720<sup>th</sup> G.M. District of Laurens County, Georgia, containing 17.68 acres, more or less, and being more particularly shown on a certain plat of survey prepared by Billy Flanders & Associates, Registered Surveyor, dated December 1, 1998, and recorded in Plat Book 7, page 617, in the Office of the Clerk of the Superior Court of Laurens County, Georgia, which plat and record thereof are incorporated herein by reference and made a part of the description.
- Subject to all easements, restrictions, and right-of-ways of record.
- AUCTION LOT 3**     **TRACT TWO (Map & Parcel No. 249/045A):**  
All that certain tract or parcel of land situate, lying and being in the 1720<sup>th</sup> G.M. District of Laurens county, Georgia, containing 8.42 acres, more or less, and being more particularly shown on that certain plat of survey prepared by Billy Flanders, Registered Surveyor, dated January 29, 1999, and recorded in Deed Book 1027, page 240, in the Office of the Clerk of the Superior Court of Laurens County, Georgia, which plat and the record thereof is incorporated herein and made a part of this description.
- Subject to that certain thirty (30) foot Access Easement for ingress and egress for the benefit of adjoining landowner, as shown on the above-referenced plat of survey.
- Subject to all easements, restrictions, and right-of-ways of record.
- AUCTION LOT 6**     **TRACT THREE (Map & Parcel No. 250/031):**  
All that tract or parcel of land situate, lying and being in the 1720<sup>th</sup> G.M. District of Laurens County, Georgia, containing 1.99 acres, more or less, known as Parcel A and being more particularly shown on a certain plat of survey prepared by Marvin D. Clements, Registered Surveyor, dated July 11, 1987, and recorded in Deed Book 502, page 289, in the Office of the Clerk of the Superior Court of Laurens County, Georgia, which plat and record thereof are incorporated herein by reference and made a part of the description. Said land fronts 170.25 feet, more or less, on the southwesterly margin of County Road #101.
- Subject to all easements, restrictions, and right-of-ways of record.
- AUCTION LOT 7**     **TRACT FOUR (Map & Parcel No. 250/030):**  
All that tract or parcel of land situate, lying and being in the 1720<sup>th</sup> G.M. District of Laurens County, Georgia, containing 1.98 acres, more or less, known as Parcel B and being more particularly shown on a certain plat of survey prepared by Marvin D. Clements, Registered Surveyor, dated July 11, 1987, and recorded in Plat Book 502, page 289, in the Office of the Clerk of the Superior Court of Laurens County, Georgia, which plat and record thereof are incorporated herein by reference and made a part of the description. Said land fronts 170.25 feet, more or less, on the southwesterly margin of County Road #101.
- Subject to all easements, restrictions, and right-of-ways of record.
- Above described tracts are the same tracts as conveyed to Gillis Ag. & Timber, Inc. Darrien K. Ramsey, and Micah Williams, from Carlton Moore, by warranty deed, recorded on January 19, 2016, in Deed Book 2667, pages 281-282, in the Office of the Clerk of the Superior Court of Laurens County, Georgia.

## EXHIBIT "A"

### LEGAL DESCRIPTION

#### AUCTION LOT 4

##### **TRACT ONE (Map & Parcel No. 249/048):**

PARCEL ONE: All that tract or parcel of land situate, lying and being in the 1720<sup>th</sup> G.M. District of Laurens County, Georgia, containing 13.63 acres, more or less, and being more particularly shown on a certain plat of survey prepared by Billy Flanders & Associates, Registered Surveyor, dated December 1, 1998, and recorded in Deed Book 1067, page 62, in the Office of the Clerk of the Superior Court of Laurens County, Georgia, which plat and record thereof are incorporated herein by reference and made a part of the description.

PARCEL TWO: All that tract or parcel of land situate, lying and being in the 1720<sup>th</sup> G.M. District of Laurens County, Georgia, containing 14.11 acres, more or less, and being more particularly shown on a certain plat of survey prepared by Billy Flanders & Associates, Registered Surveyor, dated November 21, 1997, and recorded in Deed Book 947, page 24, in the Office of the Clerk of the Superior Court of Laurens County, Georgia, which plat and record thereof are incorporated herein by reference and made a part of the description.

Subject to all easements, restrictions, and right-of-ways of record.

#### AUCTION LOT 5

##### **TRACT TWO (Map & Parcel No. 249/050):**

All that tract or parcel of land situate, lying and being in the 1720<sup>th</sup> G.M. District of Laurens County, Georgia, containing 28.27 acres, more or less, known as Parcel 1 and being more particularly shown on a certain plat of survey prepared by Daniel R. Riggs, Registered Surveyor, dated May 14, 1980, and recorded in Plat Book 5, page 30, in the Office of the Clerk of the Superior Court of Laurens County, Georgia, which plat and record thereof are incorporated herein by reference and made a part of the description.

Subject to all easements, restrictions, and right-of-ways of record.

#### AUCTION LOT 2

##### **TRACT THREE (Map & Parcel No. 249/046):**

All that tract or parcel of land situate, lying and being in the 1720<sup>th</sup> G.M. District of Laurens County, Georgia, containing 14.71 acres, more or less, known as Parcel 4 and being more particularly shown on a certain plat of survey prepared by Daniel R. Riggs, Registered Surveyor, dated May 14, 1980, and recorded in Plat Book 5, page 30, in the Office of the Clerk of the Superior Court of Laurens County, Georgia, which plat and record thereof are incorporated herein by reference and made a part of the description.

Subject to all easements, restrictions, and right-of-ways of record.

Above described tracts are the same tracts as conveyed to Gillis Ag. & Timber, Inc. Darrien K. Ramsey, and Micah Williams, from Carlton Moore, by warranty deed, recorded on January 19, 2016, in Deed Book 2667, pages 281-282, in the Office of the Clerk of the Superior Court of Laurens County, Georgia.





