

Online Auction

Settlement of Land That Has Been In the Same Family Over 100 Years

348 Acres in Hancock County



HM
HUDSON &
MARSHALL
AUCTION
MARKETING

**BIDDING OPENS: Wednesday, March 4th @ 9:00 A.M.
Begins Closing: Thursday, March 5th @ 2:00 P.M.**

This 348-acre property in Hancock County has been in the same family lineage for over 100 years and never available for sale. It is a mix of mature hardwoods and pines and supports abundant deer and turkey population with a beautiful perennial creek. The property has natural beauty and strong outdoor potential. We encourage you to inspect this property prior to the sale and be with us for the timber cruise.

BIDDING TIMES THURSDAY, MARCH 5TH:

Tract 1 - Begins Closing **2:00 P.M.**

Tract 2 - Begins Closing at **2:15 P.M.**

Tracts 1 & 2 - Begin closing at **2:45 P.M.**

Timber Type Map and Topo can be found at

HudsonMarshall.com

**Call Sale Manager Steve Slocumb at
478-957-4283**

TIMBER CRUISE COMPLETED AUGUST 2025

Tract 1 - 174 Acres

Tons

Pine Pulpwood	947
Pine ChipNSaw	1,080
Pine Sawtimber	1,261
Hardwood Pulpwood	3,396
Hardwood Sawtimber	2,126
TOTAL	8,810

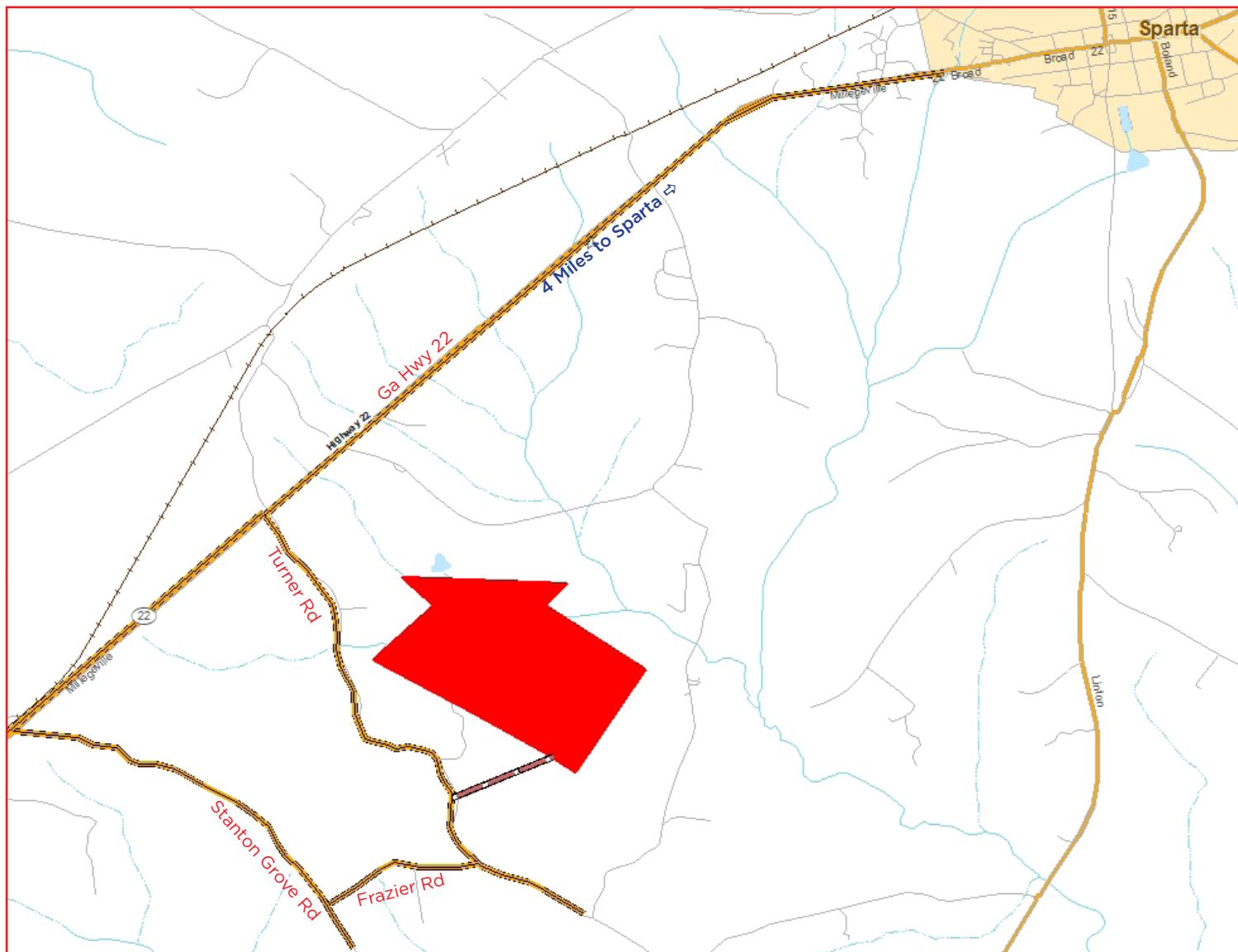
HANCOCK CO TAX PARCEL: 121 004

Tract 2 - 174 Acres

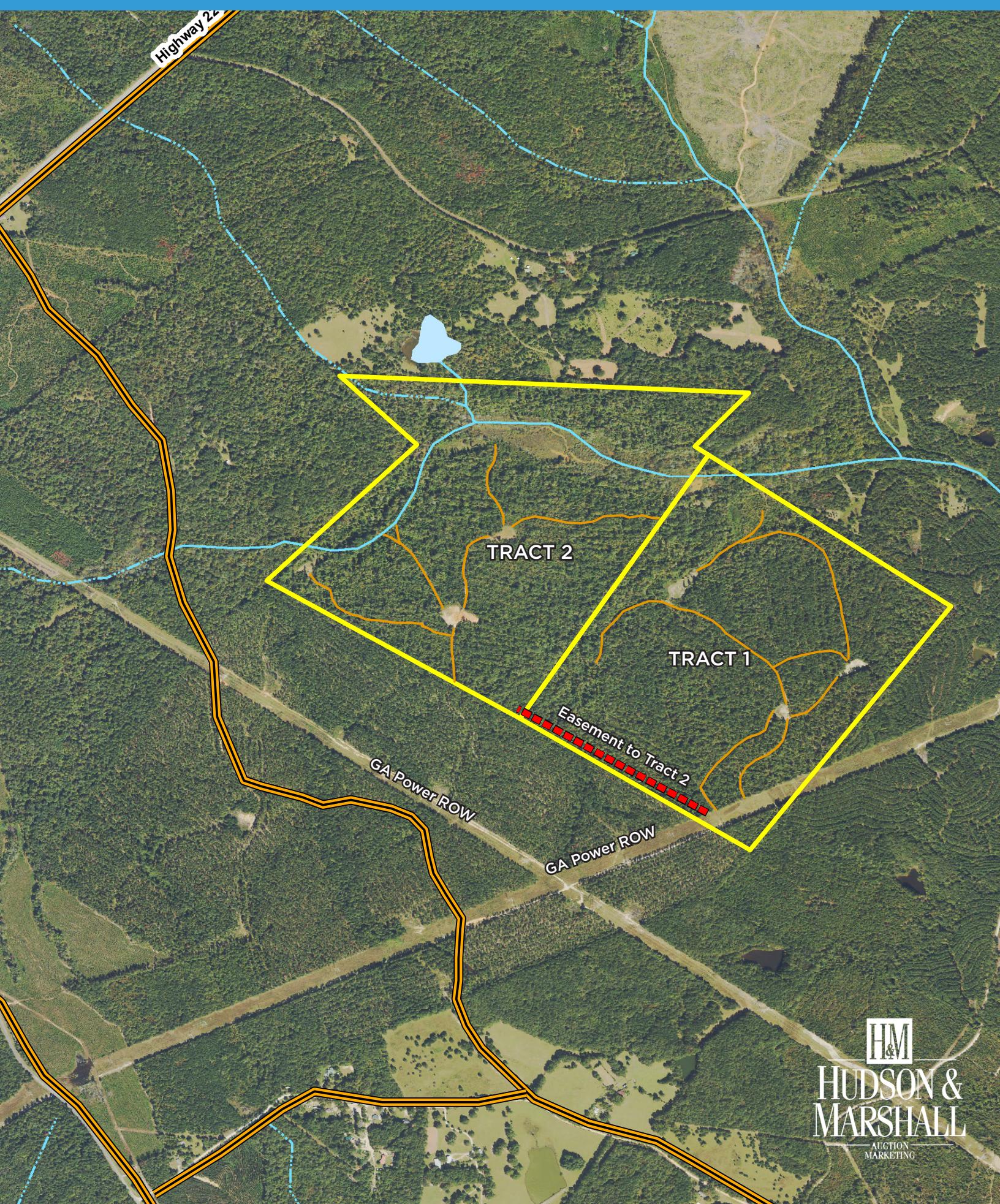
Tons

Pine Pulpwood	526
Pine ChipNSaw	221
Pine Sawtimber	680
Hardwood Pulpwood	4,529
Hardwood Sawtimber	1,170
TOTAL	7,126

HANCOCK CO TAX PARCEL: 121 002



for sale. Conveniently located just South of Sparta in a Quality Deer Management County. This land features a diverse mix of land types, including woodlands, fields, and water features. Well suited for a trophy hunting retreat, recreational getaway, or timberland investment, this property offers both hunting and recreational opportunities. Don't miss your chance to own a piece of the American Dream! Bid now at AUCTION prices!



www.HudsonMarshall.com

Call Sale Manager Steve Slocumb at 478-957-4283 or 478-743-1511

TERMS AND CONDITIONS

ONLINE BIDDING INSTRUCTIONS: The H&M Online Auction begins **Wednesday, March 4, 2026 at 9:00 A.M. (EST)** and begins closing **Thursday, March 5, 2026 at 2:00 P.M. (EST)**. The window for the auction will extend for two (2) minutes as long as there is active bidding. Bidders who cannot be available at that time can set a maximum bid on their property of interest. The system will bid on your behalf as much as necessary to maintain your position as high bidder, up to your maximum bid amount. **Bidders must have a MyH&M account to bid. Internet connection required.** If you need assistance with registration or have questions in regards to the online bidding process, please call Hudson & Marshall at 800-841-9400 for assistance.

AUCTION ENDING: The online bidding will begin to close at the published end times, subject to auto-extend bidding. Each time a bid is placed with the clock showing less than 2 minutes, the clock will reset to 2 minutes. If there are no bids within 2 minutes, the auction will end.

PROPERTY COMBINATIONS: At the conclusion of bidding on Tracts 1 & 2 individually, bidders will have the opportunity to bid on a combination of Tracts 1 & 2 as a whole. The high bid on Tracts 1 & 2 individually will be totaled and a 2% raise will be added to equal the opening bid amount. For example: if the total of Tracts 1 & 2 equal \$100,000, the minimum bid amount will be \$102,000. The Seller maintains the right to accept offers on the property as a whole or on the individual properties.

ACCESS: This property has historically been accessed via the powerline right-of-way from Turner Road (also known as Brown Creek Road); however, no deeded or recorded easement exists. Please refer to the purchase and sale agreement under the documents tab on our website: HudsonMarshall.com or call Steve Slocumb at 478-957-4283.

CONSERVATION USE ASSESSMENT COVENANT: The property is enrolled in the Conservation Use Assessment Covenant (CUVA). It will be the Buyer's responsibility to continue this program with Hancock County. Details can be found at HudsonMarshall.com

EARNEST MONEY: The successful bidder(s) will be required to pay 10% of the total purchase price down as the earnest money binder.

TERMS OF SALE: Bidders will be notified no later than 5:00 P.M. Friday, March 6, 2026 if their bid is accepted, the Purchase and Sale Agreement will be emailed for execution. Contracts must be signed and returned to Hudson & Marshall no later than Monday, March 9, 2026 by 5:00 p.m. with the 10% earnest money binder. The earnest money can be in the form of a check or wire transfer. Hudson & Marshall will provide wiring instructions upon notification.

BUYERS PREMIUM: All real estate sold at this auction will be sold with a 10% buyer's premium fee. (Example: If the purchaser bids \$100,000, then we charge 10% (\$10,000) for a final purchase price of \$110,000.)

CLOSING: The 2026 real estate taxes will be prorated. 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. The property sells with NO LIENS, NO BACK TAXES, and INSURABLE TITLE. These properties must close on or before April 10, 2026.

CLOSING ATTORNEY: Hitchcock & Hitchcock located at 12557 Broad Street in Sparta, Georgia 31087.

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 buyers 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 the common division line. See website for approximate survey costs.

INSPECTION: The Property is available for inspection at anytime. Call Steve Slocumb at 478-957-4283 for access or for an appointment.

BUYER'S NOTE: Personal on-site inspection of the property is strongly recommended. THE PROPERTY WILL SELL "AS IS - WHERE IS" WITH NO WARRANTIES EXPRESSED OR IMPLIED. Information was gathered from reliable sources and is believed to be correct as of the date this information is published; however, the information set forth herein has not been independently verified by seller nor auctioneers. Its accuracy is not warranted in any way. There is no obligation on the part of seller or auctioneer to update this information. All announcements made on www.hudsonmarshall.com take precedence over all other advertising. Seller has the right to establish a required minimum bid. There is no obligation on the part of the seller to accept any backup bids in the event the high bidder fails to perform. All bids are subject to Seller Confirmation.

AERIAL PHOTOS: The aerial photo is for general location purposes only and not guaranteed for complete accuracy. Buyer to independently verify all information provided herein.

PURCHASE AND SALE AGREEMENT: For a copy of the P&S agreement visit www.hudsonmarshall.com or contact Hudson & Marshall at 478-743-1511 for an emailed copy.

AGENCY DISCLOSURE: Hudson & Marshall and all licensees employed by or associated with auctioneers, represent seller in the sale of this property.

TECHNICAL ISSUES: Neither the company providing the software nor the auction company shall be held responsible for a missed bid or the failure of the software to function properly for any reason. In the unfortunate event of a DDOS attack or server attack/shut down, the auction company reserves the right, but is not required, to change the bid closing deadline.

LICENSE INFORMATION: AM Marshall IV #1605, RS Slocumb #3512, H&M #274