

# Live Auction

197+ Acres in Laurens County

*Property From The New Family Estate*



HUDSON &  
MARSHALL

— AUCTION  
MARKETING —

**Thursday, May 21st @ 7:00 P.M.**  
**Sale Site: Oconee Fall Line Technical College**  
**560 Pinehill Road, Dublin**



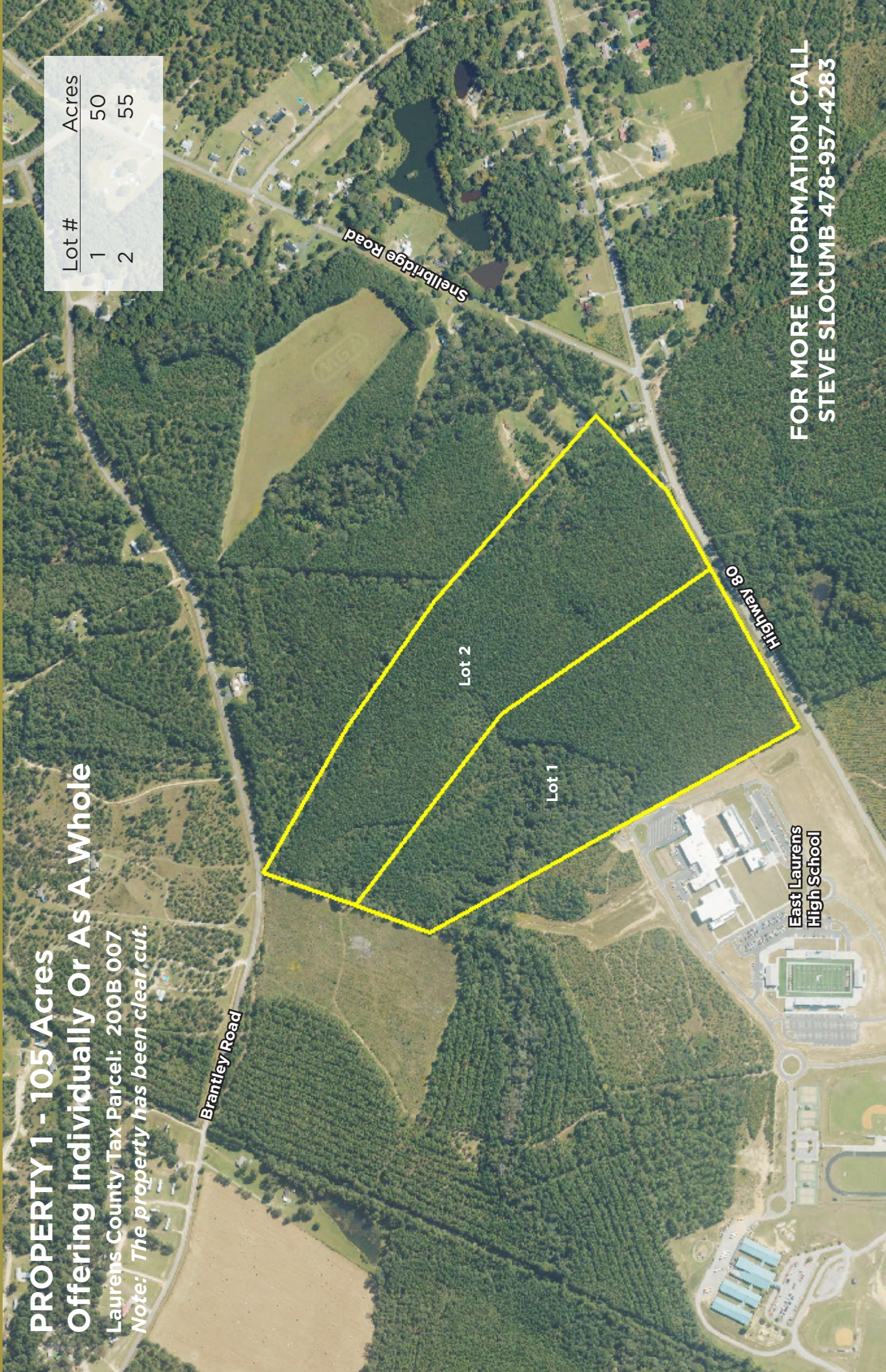
Hudson and Marshall is pleased to have been chosen by the Heirs of the New Family to offer you this outstanding property in Laurens County. This land has been in their family over 50 years and never available for sale. The land is ideally suited for homesites, timberland or recreational land. We encourage 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!

## PROPERTY 1 - 105 Acres Offering Individually Or As A Whole

Laurens County Tax Parcel: 200B 007

*Note: The property has been clear cut.*

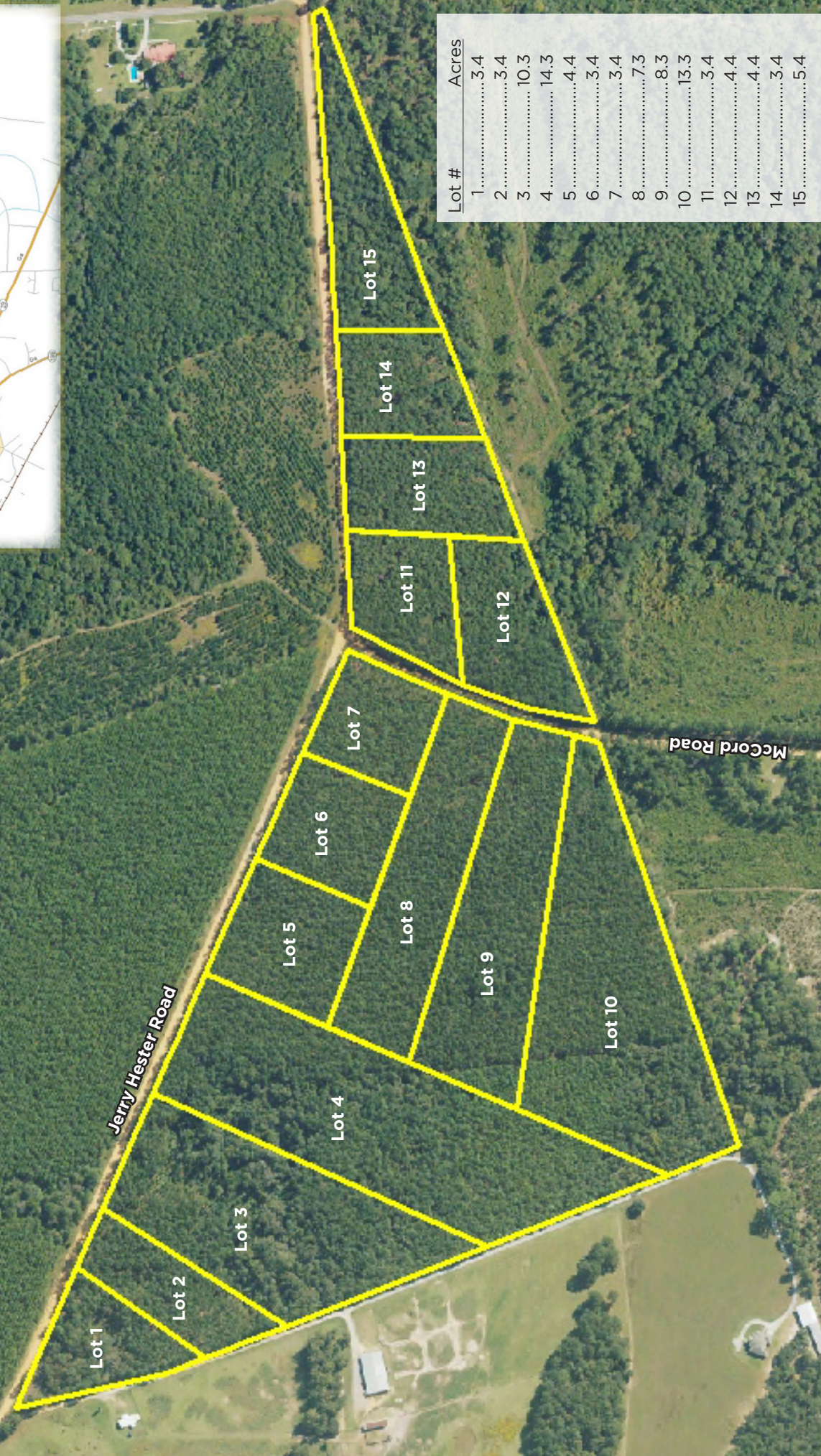
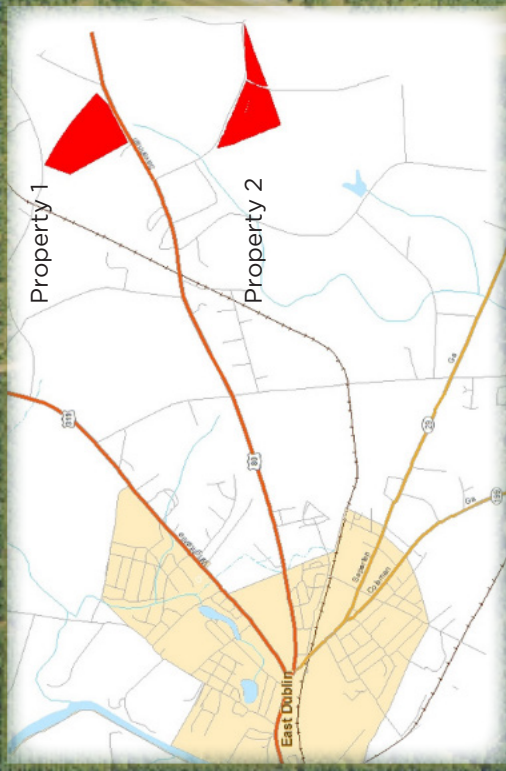
Lot #	Acres
1	50
2	55



**FOR MORE INFORMATION CALL  
STEVE SLOCUMB 478-957-4283**

# PROPERTY 2 - 92.4 Acres Offering Individually, In Combinations Or As A Whole

Laurens County Tax Parcel: 201B 012  
*Note: The property has been clear cut.*



Lot #	Acres
1	3.4
2	3.4
3	10.3
4	14.3
5	4.4
6	3.4
7	3.4
8	7.3
9	8.3
10	13.3
11	3.4
12	4.4
13	4.4
14	3.4
15	5.4



10761 Estes Road  
Macon, GA 31210

For More Information Visit [www.HudsonMarshall.com](http://www.HudsonMarshall.com) or  
Call Hudson & Marshall 478-743-1511

## TERMS & CONDITIONS

**SALE SITE:** The live auction will be held Thursday, May 21, 2026 @ 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 June 30, 2026 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 2026 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.

**CLOSING ATTORNEY:** The Property is being offered for sale at auction with the stipulation that the closing shall be conducted by Scott Thompson located at 1306 Bellevue Ave, Dublin, GA 31021. This requirement is necessary due to the involvement of eleven separate heirs, which creates unique logistical challenges in coordinating documentation, signatures, and settlement in a timely and efficient manner. Utilizing a single closing attorney ensures consistency in the preparation of documents, streamlines communication among all parties, and helps avoid delays that could arise if multiple attorneys were involved. This approach is intended solely to facilitate an orderly and timely closing process for all parties.

**SURVEY:** There are existing recorded boundary surveys for both properties. If the properties sell as a whole the purchaser may close per these recorded surveys or have a survey done at their expense. The purchase price will be adjusted on a per acre basis based on the new survey. In the event the properties sell divided a new survey will be required and will be an expense of the purchasers 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 linear 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.

**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 prior to the auction take precedence over all other advertising. All bids are subject to Seller Confirmation.

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