

REAL ESTATE & EQUIPMENT AUCTION

Selling on Behalf of Monroe County

**SALE 1 - REAL ESTATE AUCTION
SATURDAY, MAY 30TH @ 10:00 A.M.**

Sale Site: Monroe County Maintenance Facility - 523 Montpelier Ave, Forsyth



**SALE 2 - EQUIPMENT AUCTION
SATURDAY, MAY 30TH @ 10:30 A.M.**

Sale Site: Monroe County Maintenance Facility - 523 Montpelier Ave, Forsyth



478-743-1511
HudsonMarshall.com



Hudson & Marshall and Houston Auto Auction are pleased to have been chosen by the Monroe County Board of Commissioners to offer you this real estate and surplus equipment at auction. We encourage you to inspect the real estate and equipment and be with us on the day of the auction. Best of Luck With Your Bidding! Hudson and Marshall



ALL REAL ESTATE SELLS SATURDAY, MAY 30TH @ 10:00 A.M. FROM THE MONROE CO. MAINTENANCE FACILITY, 523 MONTPELIER AVENUE, FORSYTH

The high bid on the fire station is **SUBJECT TO APPROVAL** by the Board of Commissioners. Purchaser will be required to put 10% down the day of the auction. Upon approval, the transaction will proceed to closing within thirty (30) days, at which time the property will be conveyed by Limited Warranty Deed.

PROPERTY 1 - FORMER FIRE STATION ON 0.45± ACRES

3901 High Falls Road, Jackson
 Monroe County Tax Parcel: 024 005B

- 3,000± Square Foot Building
- Full Bath and (2) Half Baths
- Asphalt Parking Lot
- Concrete Slab in Bay Area and in Front of Roll Up Doors
- Metal Roof
- 2 Bays
- 10' High x 11' Wide Door Openings
- Shipping Container
- County Water
- Central Georgia EMC
- Central HVAC



Open house will be held Wednesday, May 20th and Friday, May 29th from 1:00 P.M. until 4:00 P.M. or by appointment. Call Steve Slocumb at 478-957-4283

Properties 2 through 6 will be sold at **ABSOLUTE AUCTION**. The full purchase price, together with all applicable recording fees, shall be paid in full on the day of the auction. Upon receipt of payment, the purchaser will be conveyed title to the property by Quit Claim Deed. **Properties 2 - 5 sell with Deed Restrictions:** These properties can only be used for open space, recreational or wetlands management purposes in perpetuity. No structures can be erected. See website for additional details and title opinions.

PROPERTY 2 - RESTRICTED

11.2 Ac Corner of Unionville Rd & Wise Rd
 Monroe Co. Tax Parcel: 014 068



PROPERTY 3 - RESTRICTED

2.3 Ac Lot 10 Towaliga South Rd
 Monroe Co. Tax Parcel: 025C 013



PROPERTY 4 - RESTRICTED

7.46 Ac on Hwy 87 Across from Taylor Rd
 Monroe Co. Tax Parcel: 106 036



PROPERTY 5 - RESTRICTED

3.4 Ac Lot 18 Walton Way
 Monroe Co. Tax Parcel: 107A 013



PROPERTY 6 - NO RESTRICTIONS

0.85 Ac Portion of Lot 22 Pioneer Trl
 Monroe Co. Tax Parcel: 012B 017A



For More Information Call
 Sam Marshall at 478-719-3445
 or Steve Slocumb at 478-957-4283

ALL EQUIPMENT SELLS SATURDAY, MAY 30TH @ 10:30 A.M.

ABSOLUTE AUCTION

**FROM THE MONROE CO. MAINTENANCE FACILITY
523 MONTPELIER AVENUE, FORSYTH**



HEAVY EQUIPMENT

- 1999 CAT D6M XL Crawler Tractor, 6 Way Blade, Enclosed Cab with Air, EROPS With Sweeps, 22,000 Hours



CARS

- 2018 Dodge Charger, 103,201 Miles
- 2018 Dodge Charger, 140,400 Miles
- 2019 Dodge Charger, 123,731 Miles
- 2019 Dodge Charger, 118,470 Miles
- 2021 Dodge Charger, 130,580 Miles
- 2017 Dodge Charger, 133,063 Miles
- 2019 Dodge Charger, 108,000 Miles



TRUCKS

- 2006 Ford F150, 105,211 Miles
- 2009 Ford F-350, 142,413 Miles
- 2015 Dodge Ram, 181,800 Miles
- 2019 Ford F-150, 82,065 Miles
- 2019 Ford F-150, 135,000 Miles



TRAILERS

- 2012 Message Board Trailer
- 2012 Message Board Trailer
- 2012 Message Board Trailer
- 2012 Message Board Trailer
- 2012 Message Board Trailer
- 2015 H/F Trailer



MISCELLANEOUS

- Concrete Saw
- 1 Pallet Filters & Misc. Parts
- 1 Pallet Blades, Teeth, Lift Arms, Misc Parts
- 1 Set Used Massey Ferguson Wheels
- 1 Set Used John Deere Wheels
- 2018 Grill
- Four Post Lift



Open House Friday, May 29th from 9:00 A.M. - 3:00 P.M. at the County Maintenance Yard located at 523 Montpelier Ave in Forsyth.



10761 Estes Road
Macon, GA 31210

TERMS & CONDITIONS

SALE SITE: The auction for all real estate, vehicles and equipment will take place Saturday, May 30th @ 10:00 a.m. at the Monroe County Maintenance Yard located at 523 Montpelier Avenue, Forsyth, Georgia.

TERMS OF SALE FOR PROPERTY 1 (FIRE STATION): The fire station sells subject to the County's acceptance of the high bid. The successful bidder 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. Accepted forms of payment are cash, certified funds or business/personal check.

CLOSING COSTS: 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.

INSPECTION FIRE STATION: There will be an open house Wednesday, May 20th & Friday, May 29th from 1:00 P.M. - 4:00 P.M. or by making an appointment with Steve Slocumb 478-957-4283

TERMS OF SALE FOR PROPERTIES 2 - 6 (LOTS): Properties 2 through 6 will be sold at **ABSOLUTE AUCTION**. The full purchase price, together with all applicable recording fees, shall be paid in full on the day of the auction. Upon receipt of payment, the purchaser will be conveyed title to the property by Quit Claim Deed.

TERMS OF SALE EQUIPMENT: All equipment will be sold at ABSOLUTE auction, with no minimum bid requirements or Seller reserves. Picture ID required to register to bid. All items purchased at the auction must be paid for in full on auction day. We accept Cash, Cashier's Check or Personal/Business check. Applicable sales tax will be collected from all buyers unless proper tax exempt forms are presented at registration. No exceptions!

INSPECTION EQUIPMENT: There will be an open house Friday, May 29th from 9:00 A.M. - 3:00 P.M. at the County Maintenance Yard located at 523 Montpelier Ave in Forsyth.

LOAD-OUT: Removal of equipment will begin at the conclusion of the auction until 4:00 P.M. Load-out will resume at 8:00 A.M. Monday, June 1st and ALL items at the maintenance yard must be removed by 4:00 P.M. that day. There will be **NO LOAD OUT ON SUNDAY**.

BUYERS PREMIUM: The real estate, all vehicles and equipment sold at these auctions 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.

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 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. All real estate, vehicles and equipment sell in there "As-Is/Where-Is" condition with no warranties expressed or implied. All real estate, vehicles and equipment sell 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.

LICENSE INFORMATION: AM Marshall IV #1605, RS Slocumb #3512, Sam Marshall #2479, H&M #274 Houston Auto Auction: Aubrey O Parten AU001590 Used Motor Vehicle Dealer Lic #UCAR025240

For More Information Call Sam Marshall at 478-719-3445 or Steve Slocumb 478-957-4283 or
478-743-1511 - Visit www.HudsonMarshall.com