

Online Auction

Beautiful Home Situated on 79.29 Acres in Toombs County



HUDSON &
MARSHALL

AUCTION
MARKETING

Bidding Opens: Wednesday, July 29th @ 9:00A.M.
Begins Closing: Thursday, July 30th @ 1:00 P.M.



Hudson & Marshall is pleased to present what we believe to be one of the finest estate-sized residential properties available in Southeast Georgia. This exceptional property has been meticulously maintained and thoughtfully improved, with careful attention given to both quality and functionality. The beautifully updated home, along with its accompanying barns, outbuildings, and grounds, is strategically situated on the highest point of the property, offering scenic views of the surrounding land and pond while providing convenient access from U.S Hwy 1. Ideally located just minutes from both Vidalia and Baxley, this property offers the perfect combination of comfort, convenience, and versatility. The residence features a spacious modern kitchen, a large primary suite, a dedicated laundry room, and three additional bedrooms and bathrooms, making it well-suited for family living or entertaining guests. The numerous outbuildings and barns provide ample space for equipment storage, workshop activities, hobbies, and even additional living accommodations. Whether you are seeking a private country estate, recreational retreat, or working homestead, this property offers a rare opportunity to own a truly remarkable piece of Southeast Georgia. We encourage you to inspect this one-of-a-kind property and make plans to bid on Wednesday, July 29th.

8698 S. U.S. Hwy 1, South Toombs County

LOT 1

4 Bed, 4.5 Baths, 3,800± SF in Main House

- Generac House Generator
- All Kitchen Appliances Stay
- Oversized Laundry Room w/ Sink
- Cedar Closet
- Fireplace
- Hardwood in Kitchen & Dining Room
- Custom Cabinets in Kitchen
- Alarm System
- Termite Policy
- Metal Roof
- Sprinkler System

20' x 30' Cook House

- Mini Split
- Insulated with Spray Foam
- Laminated Flooring

Other Amenities

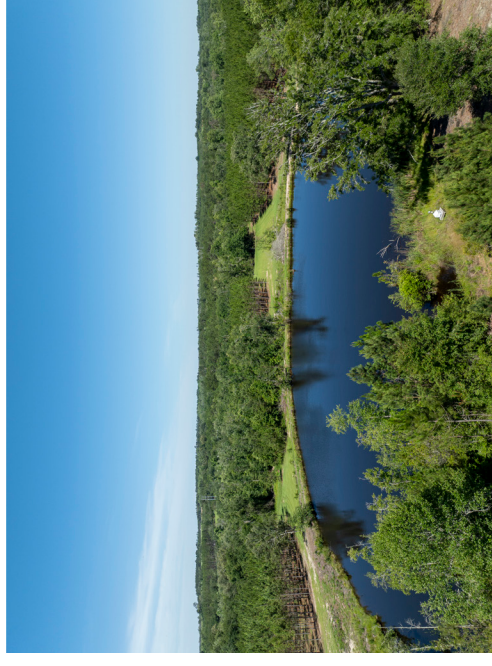
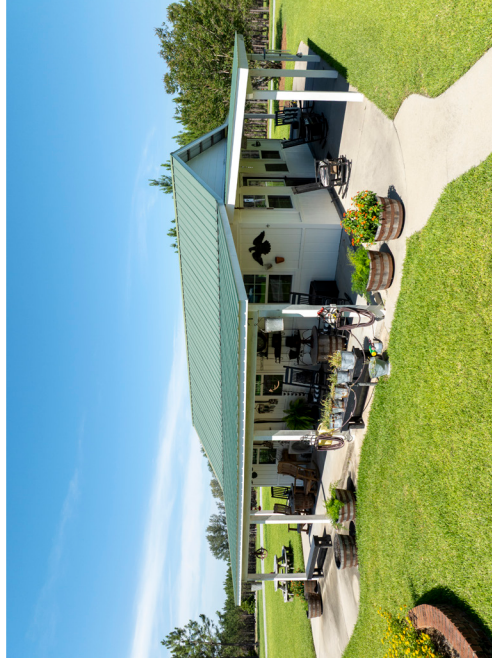
- 12' x 16' Garden Shed
- 10' x 20' Pavilion
- Quality Deer & Turkey Hunting
- Well
- DOT Permitted Driveway (see terms)
- Planted Slash Pine

LOT 2

- 40' x 60' Red Iron Barn w/ Half Bath, Electricity & Water
- 4 Roll Up Doors & One Personnel Door
- Fully Insulated
- Equipment Wing 10' Paved Apron
- 0.5 Acre Pond
- 20 Acres Planted Slash Pine
- Williams Creek Frontage
- Gated Driveway



Home Inspection Available on Website



BIDDING CLOSE TIMES THURSDAY, JULY 30th

Tract 1 - Begins Closing at 1:00 P.M.

Tract 2 - Begins Closing at 1:15 P.M.

Tract 3 - Begins Closing 1:30 P.M.

Combo of Tracts 1 & 2 - Begin closing at 2:00 P.M.

Combo of Tracts 1 & 3 - Begin closing at 2:15 P.M.

Combo of Tracts 2 & 3 - Begins closing at 2:30 P.M.

Property As A Whole - Begins Closing at 2:45 P.M.

For Additional Information Call Sale Manager Greg Williamson in Vidalia at 912-293-3429



- 15 miles to Bullard Creek Wildlife Management Area in Jeff Davis County. 17,000± acres with excellent hunting.
 - Below are the public boating ramps for Altamaha River:
 - 1) Deen's Landing - Appling County, GA - 8 miles, 10-minute drive from property.
 - 2) Gray's Landing - Toombs County, GA - 7 miles west, 9-minute drive from property. Steak house here at landing.
 - 3) US HWY 1 which is 3 miles South of the subject - Toombs County
 - 4) Old Dead River Access - Toombs County, GA - 5 miles East.



www.HudsonMarshall.com

Call Sale Manager Greg Williamson at 912-293-3429 or Steve Slocumb at 478-957-4283 or 478-743-1511

TERMS AND CONDITIONS

ONLINE BIDDING INSTRUCTIONS: The H&M Online Auction begins **Wednesday, July 29, 2026 at 9:00 A.M. (EST)** and begins closing **Thursday, July 30, 2026 at 1:00 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 Lots 1, 2 & 3 individually, bidders will have the opportunity to bid on combinations. The high bid on individual lots will be totaled and a 2% raise will be added to equal the opening bid amount for a combination. For example: if the total of Lots 1, 2 & 3 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, in combinations or on the individual properties.

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

TERMS OF SALE: Bidders will be notified no later than 5:00 P.M. Friday, July 31, 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, August 3, 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 September 4, 2026.

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

DOT PERMIT LOT 1: A DOT residential driveway permit has been obtained for Lot 1. See website for details.

INSPECTION: The Property is available for inspection by making an appointment with Greg Williamson at 912-293-3429.

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. The land, home, outbuildings, and/or any improvements located thereon are being sold "AS-IS-WHERE-IS." The Seller does not warrant any electrical, well, septic, plumbing, HVAC, square footage, structural, termite infestation, any prior or existing lead base paint, physical suitability for particular use and/or future use of the improvements or the property. 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