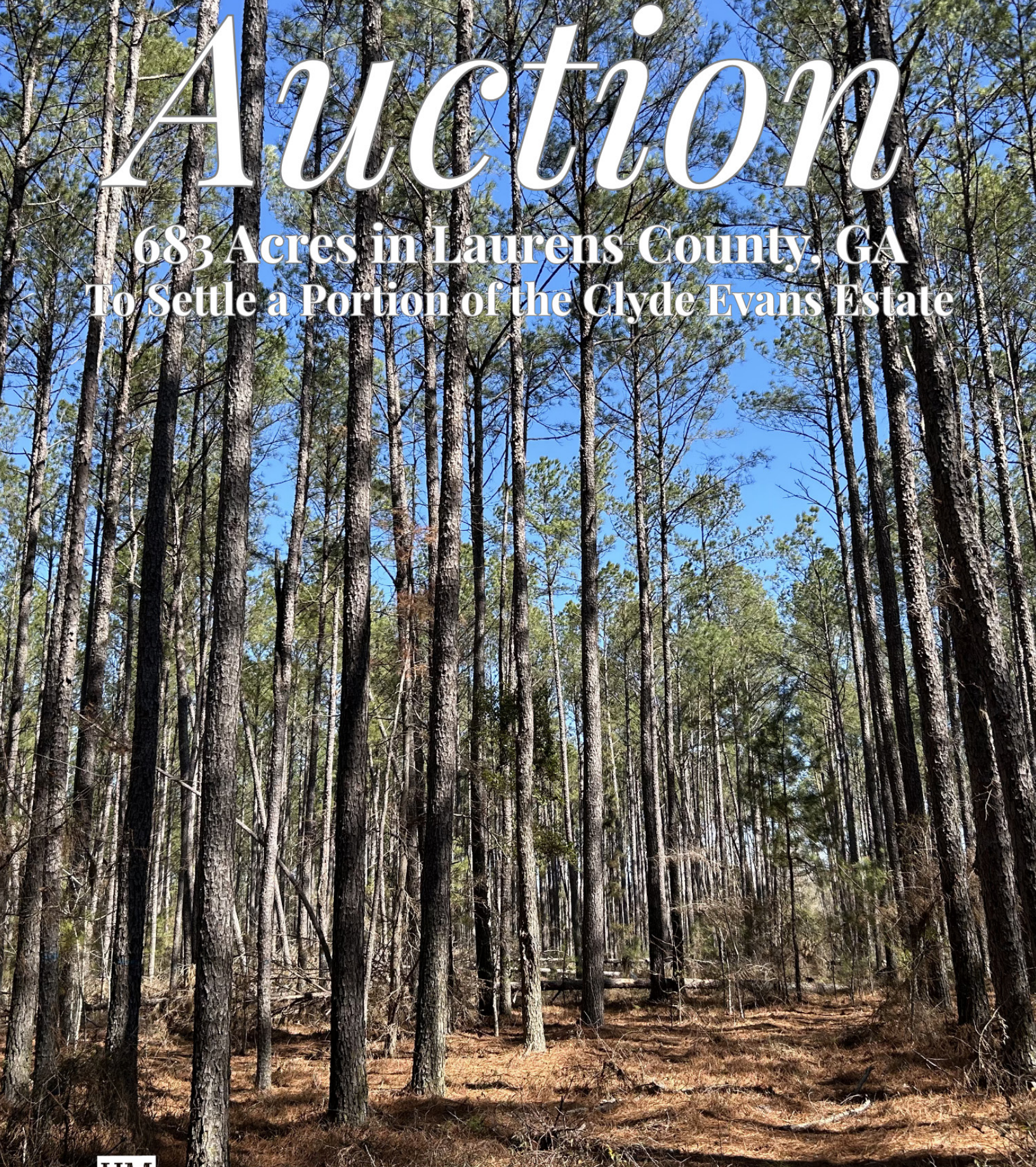




Auction

683 Acres in Laurens County, GA
To Settle a Portion of the Clyde Evans Estate



Saturday, August 29, @ 10:30 A.M.

Sale Site: Oconee Fall Line Technical College
560 Pinehill Road, Dublin (Exit 51 off I-16)

Hudson and Marshall is pleased to have been chosen by the heirs of the Clyde Evans Estate to sell 683 acres of high quality land and timber in Laurens County. There are eight different tracts that offer something for everyone: home sites, recreation, merchantable and pre-merchantable timber, paved road, development potential, privacy and seclusion. This land has been in the family for many years and never available for sale, so take advantage of this unique opportunity to purchase Laurens County land and timber at auction on Saturday August 29th. Call sale manager Steve Slocumb at 478-957-4283 with any questions.

Best of luck in your bidding!

PROPERTY 1 - 53.863 Acres (Holliday Road @ Meeks Road)

Laurens Co. Tax Parcel: 132 077

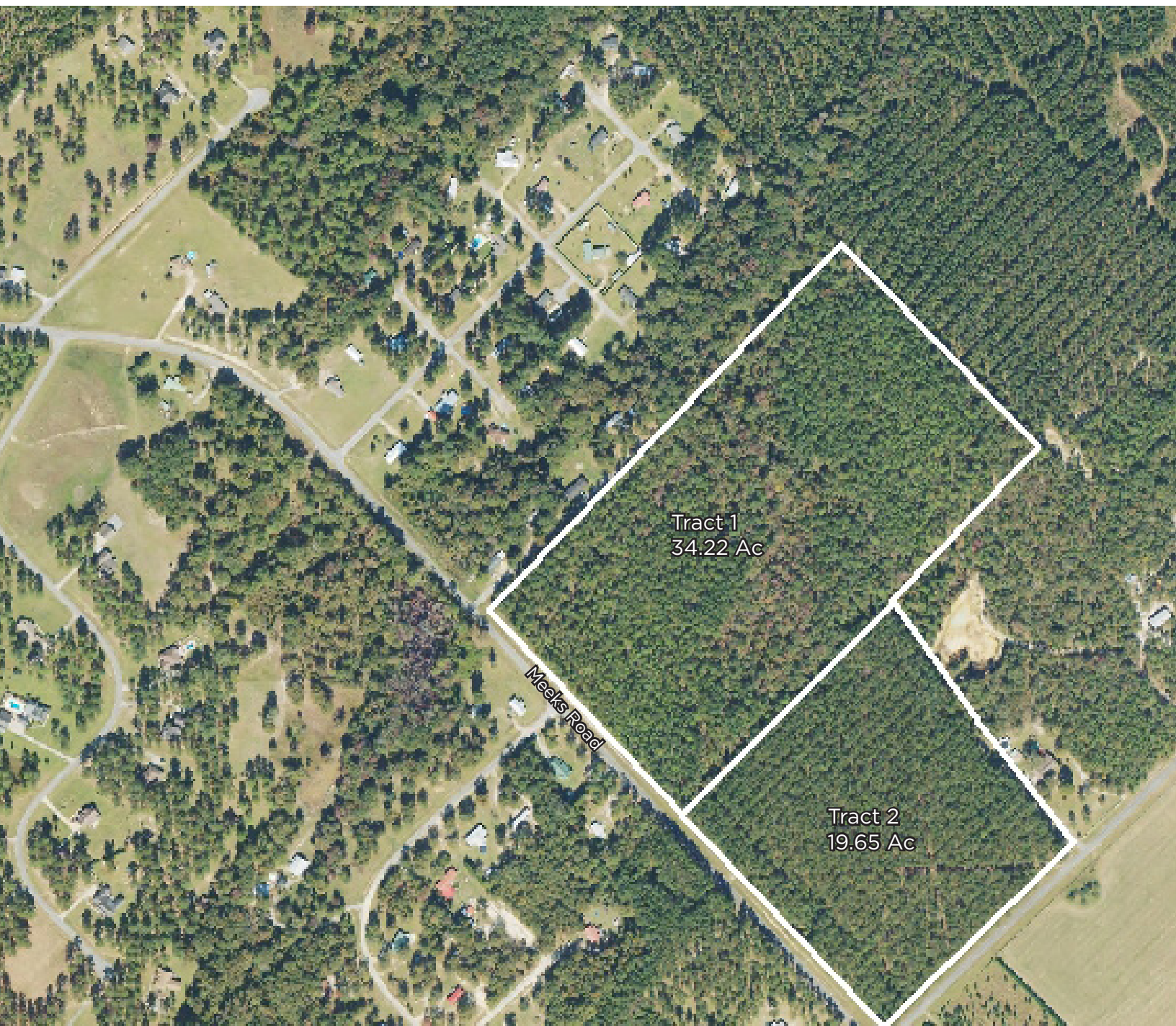
Currently Enrolled in CUVA until 12/31/31

Survey on Website

- Paved Road Frontage
- Home Sites
- Significant Merchantable Timber

TIMBER

Type	Tons
Pine Pulpwood	1,518
Pine Topwood	542
Pine Chip-N-Saw	1,085
Pine Saw Timber	1,843
HW Pulpwood	587
HW Sawtimber	66



PROPERTY 2 - 33.49 Acres (Scotland Road @ Holliday Road)

Laurens Co. Tax Parcel: 158 074

Currently Enrolled in CUVA until 12/31/31

Survey on Website

- Paved Road Frontage
- Home Sites

TIMBER

- 31 Acres of 2012 Pre-Merchantable Planted Pine Loblolly
- 3 Acre Hardwood Bottom



PROPERTY 3 - 81.39 Acres (Lane Dover Road)
Laurens Co. Tax Parcel: 080 040 (portion)
Currently Enrolled in CUVA until 12/31/31
Survey on Website

- Hunting & Recreational Land
- Significant Merchantable Timber

TIMBER

Type	Tons
Pine Pulpwood	162
Pine Topwood	1,304
Pine Chip/Saw	2,310
Pine Saw Timber	6,144
HW Pulpwood	1,262
HW Sawtimber	400



PROPERTY 4 - 16.77 Acres
(Taylor Grocery Road)
Laurens Co. Tax Parcel: 058 044J
Survey on Website

- Paved Road
- HomeSite
- Merchantable Timber

TIMBER

Type	Tons
Pine Pulpwood	264
Pine Topwood	188
Pine Chip/Saw	510
Pine Sawtimber	934
HW Pulpwood	137



PROPERTY 5 - 210.45 Acres (Pinehill Road)

Laurens Co. Tax Parcel: 102 024

Currently Enrolled in CUVA until 12/31/31

- Turkey Creek Frontage
- Well Maintained Road System
- Excellent Location

TIMBER

- 135 Acres of 2016 Pre-Merchantable Planted Pine Loblolly
- 63 Acre Hardwood Bottom

Note: There is a singlewide mobile home on the property that does not belong to the estate. The owner lives there rent free and will have 6 months from closing to relocate.



PROPERTY 6 - 70.4 Acres (GR Register Road)

Laurens Co. Tax Parcel: 107 001

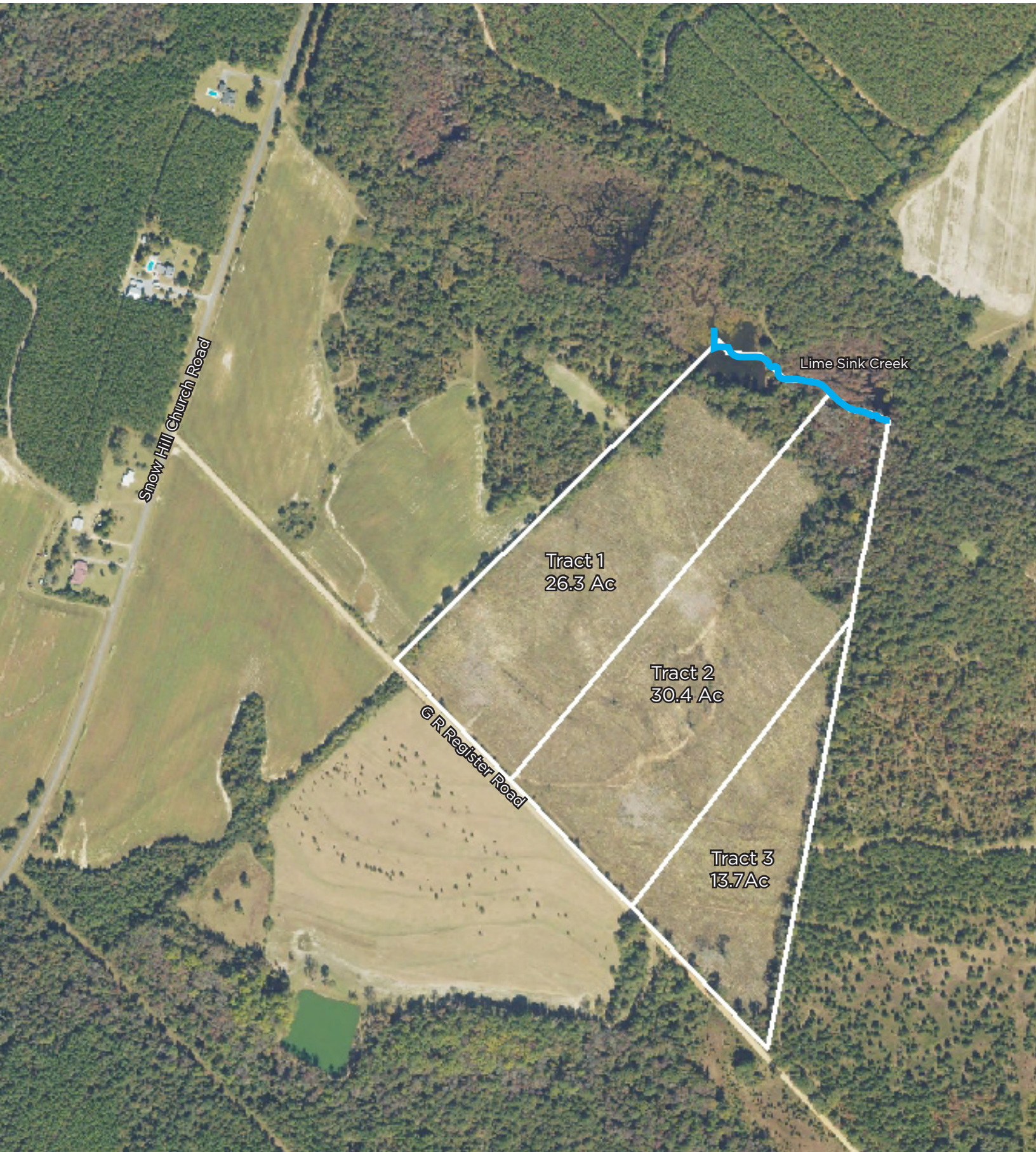
Currently Enrolled in CUVA until 12/31/31

Survey on Website

- Home Sites

TIMBER

- 58 Acres of 2024 Pre-Merchantable Planted Pine Loblolly
- 11 Acre Hardwood Bottom



PROPERTY 7 - 197 Acres (Etheridge Road)

Laurens Co. Tax Parcel: 106 002

Currently Enrolled in CUVA until 12/31/31

- Hunting & Recreation

TIMBER

- 169 Acres of 2025 Pre-Merchantable Planted Pine Loblolly
- 29 Acre Hardwood Bottom



PROPERTY 8 - 17.08 Acres
Laurens Co. Tax Parcel: D15A 032

TIMBER

- This parcel does not have road frontage or a deeded or prescriptive access easement

Type	Tons
HW Pulpwood	701
HW Sawtimber	117



TERMS & CONDITIONS

SALE SITE: The auction will be held Saturday, August 29, 2026 @ 10:30 A.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 bid price with the balance due by October 9, 2026 at closing. The Seller reserves the right to extend 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. The Purchaser may select their closing attorney.

SURVEY: If a property sells as a whole, it will sell by existing deed or survey. The purchaser may close per the recorded survey or deed or have a new survey done at their expense. The purchase price will be adjusted on a per acre basis based on the new survey. In the event a 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. Call Steve Slocumb at 478-957-7283 with any questions.

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

INSPECTION: The land is available for viewing at any time or call Steve Slocumb at 478-957-4283 to schedule an appointment.

TIMBER CRUISE: An independent timber cruise was conducted on all parcels in March of 2026 by Forest Resource Consultants. The timber cruise and timber type maps for each parcel are on our website: hudsonmarshall.com These cruises and type maps are provided as a convenience to potential buyers but are not guaranteed. It is the purchasers responsibility to make all their own determination of the timber and its potential value.

BUYER'S NOTE: Personal on-site inspection of the properties is strongly recommended. THE PROPERTIES WILL SELL "AS IS - WHERE IS" WITH NO WARRANTIES EXPRESSED OR IMPLIED other than insurable title free & clear of liens. 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 at auction take precedence over all other advertising. 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.

LICENSE INFORMATION: AM Marshall IV #1605, RS Slocumb #3512, Sam Marshall #2479

**For More Information Visit www.HudsonMarshall.com or
Call Hudson & Marshall 478-743-1511**