

Online Auction

288.5 Acres

In The Cedar Grove Community, Laurens County



**HUDSON &
MARSHALL**
AUCTION
MARKETING

BIDDING OPENS: Friday, September 25th @ 9:00 A.M.
Begins Closing: Friday, September 25th @ 1:00 P.M.

Hudson and Marshall is pleased to have been chosen by the Seller to offer you this outstanding property in Laurens County. This land has been in their family over 100 years and never available for sale. The land is ideally suited for homesites, timberland, cropland or recreation. We encourage you to inspect this property prior to the sale and participate on auction day and purchase excellent property at AUCTION prices! Best of luck in your bidding!

288.5 ACRES ON SUDIE PEARL JONES ROAD - TAX PARCEL 166 030

Tract 1 (14.55 Ac) - Begins Closing **1:00 P.M.**

Tract 2 (18.16 Ac) - Begins Closing at **1:15 P.M.**

Tract 3 (255.79 Ac) - Begins Closing at **1:30 P.M.**

Combinations

Tracts 1 & 2 (32.71 Ac) - Begins Closing at **1:45 P.M.**

Tracts 1, 2 & 3 (288.5 Ac) - Begins Closing at **2:00 P.M.**

All Tracts Sell By The ACRE

To arrive at your PURCHASE price, multiply the price per acre you bid by the number of acres in the Tract, plus the 10% Buyer's Premium

Tract 1 - 14.55 Acres

- 7.5± acres of cropland
- 751 Feet of Paved Road Frontage
- Excellent Homesite

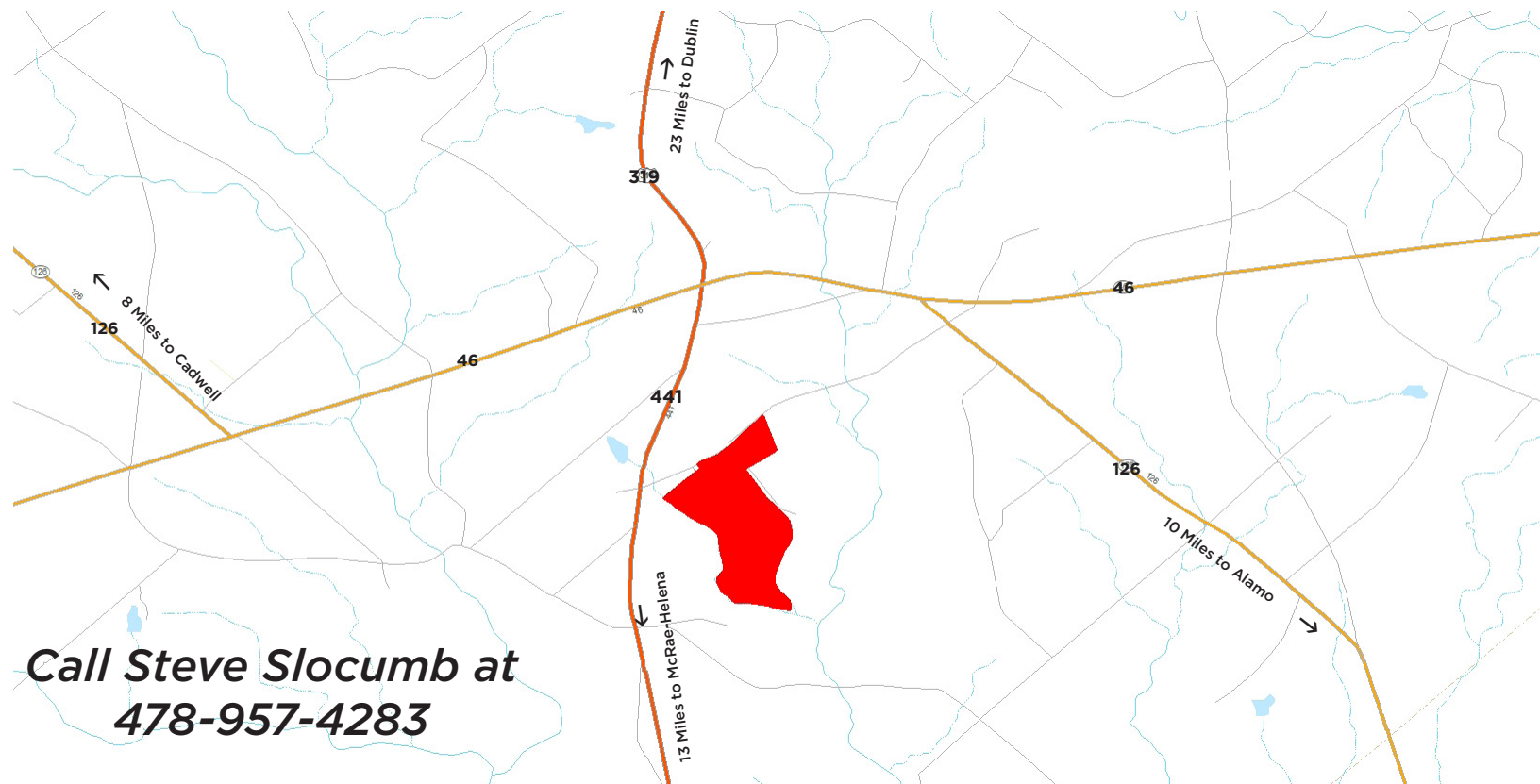
Tract 2 - 18.16 Acres

- Bounded to the West by Powder Gourd Branch
- 850 Feet of Paved Road Frontage
- Excellent Homesite
- There is an existing access road which was formerly a county road (Purvis Lane). The county no longer maintains this road however, it provides access to Tax Parcel 166 031 and Tax Parcels 166 033 & 034. This road is a 30 foot easement to these two adjoining land owners. Call Sale Manager Steve Slocumb with any questions 478-957-4283

Tract 3 - 255.79 Acres

- 20± acres of Cropland/Pasture
- 800 Feet of Paved Road Frontage
- 38± Acres SMZ/Hardwood
- 40± Acres Upland Hardwood/Pine Mix
- 157± Acres Clear Cut
- Good Soils
- Bounded by Big Branch to the West and Powder Gourd Branch to the East
- 13,000 Feet of Creek Frontage
- Hunting/Recreational Property
- Interior Road System
- Cemetery on Property

The Seller is prepared to close on the property as soon as the Buyer is ready, providing the Buyer the opportunity to take possession in time to prepare the property for the 2026 hunting season.



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



SUDIE PEARL JONES ROAD 60' R/W

S 23°37'19" E
200.48'

REX C. & SUZANNE
D.B.3137 P.62
P.B.11 P.610

S 17°37'48" E
93.41'

TRACT 1
14.55 AC.

TRACT 2
18.16 AC.

TRACT 3
255.79 AC. Cemetery

L.L.37

L.L.36

L.L.25

L.L.24

REX C. & SUZANNE
D.B.3137 P.62

MARK STANLEY
D.B.3137 P.66

WILLOUSE HAMILTON
ET AL
D.B.3000

L.L.38

L.L.23

N 63°06'10" E
106.00'

N 00°21'59" E
195.47'

N 45°21'59" E
1572.10'

APPROXIMATE LOCATION OF LAND LOT LINE

APPROXIMATE LOCATION OF LAND LOT LINE

RUN OF POWDER GOURD BRANCH

RUN OF BIG BRANCH

Date)



10761 Estes Road
Macon, GA 31210

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 **Friday, September 25, 2026 at 9:00 A.M. (EST)** and begins closing **Friday, September 25, 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 Tracts individually, bidders will have the opportunity to bid on a combination of Tracts 1 & 2 as a whole and Tracts 1, 2 & 3 as a whole. The high bids on the individual tracts will be totaled and a 2% raise will be added to equal the opening bid amount. The Seller maintains the right to accept offers on the property as a whole or on the individual tracts.

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, September 25, 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, September 28, 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 October 30, 2026. Seller is prepared to close as soon as possible.

CLOSING ATTORNEY: Francis Lewis will be the closing attorney. He is located at 1808 Bellevue Ave, Dublin, GA. (478-272-6551).

SURVEY: A survey has been completed on the property and will be a shared expense between the Seller and Purchaser(s) and due at closing. The purchaser's survey cost are as follows: Tract 1 - \$516.16, Tract 2 - \$466.20, Tract 3 - \$2,923.88; Combination of Tracts 1 & 2 - \$982.36 or Tracts 1, 2 & 3 - \$3,906.24.

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