

HUDSON & MARSHALL, INC.

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GA: H & M(Firm) #274 & 1779, AM Marshall IV #1605 & 153460, RS Slocumb #3512 & 136176

AUCTIONEER’S PURCHASE & SALE AGREEMENT

State of Georgia, County of Laurens

September 25, 2026

The undersigned Purchaser at auction agrees to buy the following property owned by Richard C. Chase hereinafter referred to as Seller(s).

Legal Description of Property: All that tract or parcel of land located in Laurens County, Georgia referred to as, Auction Lot (s)_____ containing _____ acres and being more particularly described in Exhibit “A” attached.

IT IS AGREED BY THE PARTIES HERETO THAT THE PROPERTY IS SOLD SUBJECT TO THE FOLLOWING CONDITIONS AND STIPULATIONS: (1) Ad Valorem Taxes for 2026 shall be prorated at closing. (2) All other closing cost are paid by purchaser. (3) The property is sold subject to all valid rules and regulations of Laurens County, Georgia or any other appropriate authority having jurisdiction over the property. (4) The Purchaser shall have 15 business days after Seller(s) execution of the contract to examine the title, and all objections as to title shall be made in writing to the Seller(s) within that time via mail to Hudson & Marshall, Inc. P O Box 38, Bolingbroke, GA 31004. The Seller(s) shall have up to 30 days thereafter within which to remove the same. If the defects and objections are incurable and hence the title unmarketable, and not made marketable by the Seller(s) within the time aforesaid, the Purchaser may rescind this contract, and shall receive back their earnest money binder. (5) The closing of the purchase and payment of the balance of the purchase money shall take place on or before October 30, 2026, whereupon the Seller shall deliver to Purchaser a good and sufficient Warranty Deed conveying to Purchaser marketable title in fee simple to the property subject only to any easements and restrictions of record and announcements made prior to the auction. Seller reserves the right to extend the closing up to 30 days, if necessary. (6) Purchaser agrees that if title is good and Purchaser fails or refuses to complete this sale, Purchaser shall forfeit their earnest money as liquidated damages. (7) Seller(s) and Purchaser agree that said earnest money binder will be held in Auctioneer’s escrow account registered with the Georgia Real Estate Commission and fully insured by the Federal Deposit Insurance Corporation. (8) Special Announcements: (a) This is a cash contract not contingent on an appraisal or the purchaser’s ability to obtain financing; (b) The land is being sold “AS-IS-WHERE-IS.” The Seller warrants only marketable title free and clear of liens and encumbrances; Seller(s) does not warrant any physical suitability for particular use and/or future use of the property; and (c) Purchaser has completed their own due diligence. (9) Other stipulations, as more particularly outlined in Exhibit “B”, which is attached hereto.

The sale is made upon the following terms:

Price Per Acre: _____

Bid Price: _____

10% Buyer’s Premium: _____

Purchase Price: _____

Earnest Money Binder: _____

Balance Due at Closing: _____

IN WITNESS WHEREOF the Purchaser has hereunto affixed their hand and seal:

_____	_____
Purchaser (Signature)	Purchaser (Print)
_____	_____
Mailing Address	City, State, Zip

Phone	

Email Address	

The terms of this Agreement shall constitute an offer (“Offer”) by Purchaser which shall expire at 5:00 p.m. on Monday, September 28, 2026, unless prior to that time the offer is accepted, and notice is hereby given to the party who made the Offer verbally or in writing.

SELLER: Richard C. Chase

SIGN: _____

EXHIBIT “A”
LEGAL DESCRIPTION

All that tract or parcel of land lying and being Land Lots 24, 25, 36, 37 & 38 in the 12th Land District of Laurens County, Georgia and located on Sudie Pearl Jones Road containing 288.5 acres, being identified upon the Laurens County, Georgia Tax Maps as Parcel 166 030.

Said property is more particularly described according to a plat of survey made by Adam H. Evans, Land Surveyor dated August 5, 2026, and to recorded in the Office of the Clerk Laurens Superior Court and being incorporated herein by reference for a more particular description.

EXHIBIT “B”

Addendum to the AUCTIONEER’S PURCHASE AND SALE AGREEMENT for properties more particularly described in Exhibit “A” to that Agreement, as it may be divided in parcels as described in the Hudson & Marshall Auction Brochure dated September 25, 2026.

TERMS OF SALE: Bidders will be notified no later than 5:00 P.M. Monday September 28, 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 Tuesday, September 29, 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.

EASEMENT: 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.

CEMETERY: There is an old family cemetery on Tract 3.

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 of 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. The Seller conveys only marketable title 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. All real estate sells subject to the acceptance of the high bid by the Seller.

MAPPING/PHOTOS: The preliminary maps, aerial photos used in the sale brochure have been provided as a guide only. The lines drawn on these maps are not exact and may differ from the actual surveyed property lines. The Seller does not guarantee the complete accuracy of these maps. It is the Purchaser’s responsibility to conduct their own due diligence regarding the land.

By signing this, the Purchaser hereby acknowledges that he/she has personally inspected the property, was present for all of the pre-auction announcements, has read this Exhibit in its entirety and that he/she is not relying on any other outside information other than his/her own personal inspection of the property that he/she is purchasing.

SELLER: Richard C. Chase

PURCHASER:_____

SIGN: _____

SIGN: _____