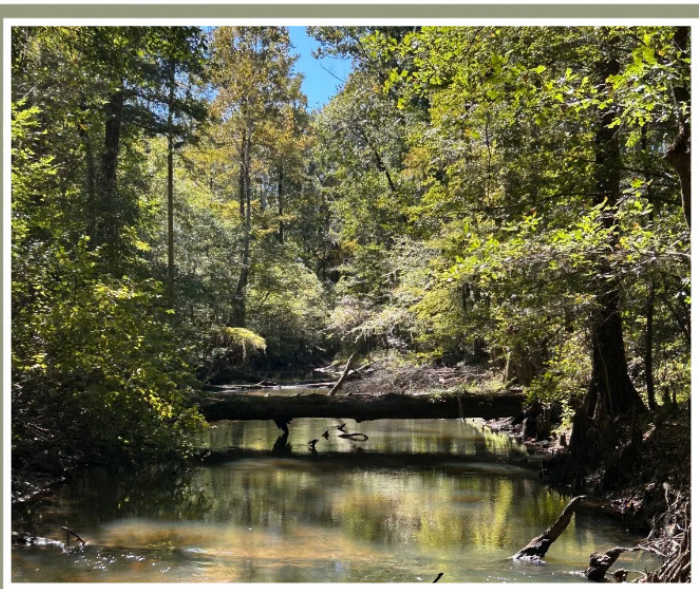
# ABSOLUTE
# AUCTION
## 145 Acres in Laurens County









HUDSON & MARSHALL
AUCTION MARKETING

**Thursday, December 10th @ 7:00 P.M.**

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

HUDSON & MARSHALL
AUCTION MARKETING

Hudson and Marshall is pleased to have been chosen to sell this 145.16 acres in Laurens County at ABSOLUTE AUCTION to the highest bidder with no reserve or minimum. This is a truly unique tract with 6,900 feet of Turkey Creek frontage, paved road frontage and significant pine and hardwood timber. There are beautiful building sites that offer seclusion and privacy yet you are only minutes from I-16 and Dublin. We encourage you to make plans to attend this live auction and purchase beautiful land at absolute auction prices. Best of Luck in Your Bidding

# 145.16 ACRES ON JAMES CURRIE ROAD

- Tax Parcels: 156 016, 156 010B, 156 010E and 156 010F
- Merchantable & Pre Merchantable Timber
- Hunting/Recreational Land
- Over 6,900 Feet of Frontage on Turkey Creek
- 28± Acres of Straw Quality Longleaf w/ Excellent Production
- 2 Miles to I-16 Exit 54 (Hwy 19) & 6 Miles to Dublin

**TIMBER CRUISE 145.16 ACRES**
Prepared By Don Beck Forestry
October 2026

### 29.5± AC LONGLEAF PLANTED PINE 2001±

| PRODUCT | TONS |
|---|---|
| Pine Pulpwood | 2,041 |
| Pine Chip n Saw | 1,213 |

### 20± AC LOBLOLLY PLANTED PINE 1988±

| PRODUCT | TONS |
|---|---|
| Pine Pulpwood | 165 |
| Pine Chip n Saw | 454 |
| Poles | 220 |
| Pine Sawtimber | 532 |
| Pine Top Wood | 150 |

### 83± AC NATURAL TIMBER AREAS INCLUDING TURKEY CREEK SWAMP

| PRODUCT | TONS |
|---|---|
| Hardwood Plupwood | 1,667 |
| Oak Logs | 784 |
| Misc. Logs | 360 |
| Cypress Logs | 417 |

*Timber Type Map Located at HudsonMarshall.com under the "DOCUMENTS" Tab*

***The land is available for inspection at anytime or call Steve Slocumb at 478-957-4283 for an appointment.***

**ESTIMATED ACRES BY TIMBER TYPE**

**LOT 1 - 6± Acres**

| | |
|---|---|
| Pre Merch Longleaf | 3 |
| Natural Hardwood | 3 |

**LOT 2 - 11± Acres**

| | |
|---|---|
| Pre Merch Longleaf | 4 |
| Natural Hardwood | 7 |

**LOT 3 - 39± Acres**

| | |
|---|---|
| Pre Merch Longleaf | 2 |
| Merch Loblolly | 4 |
| Natural Hardwood | 33 |

**LOT 4 - 32± Acres**

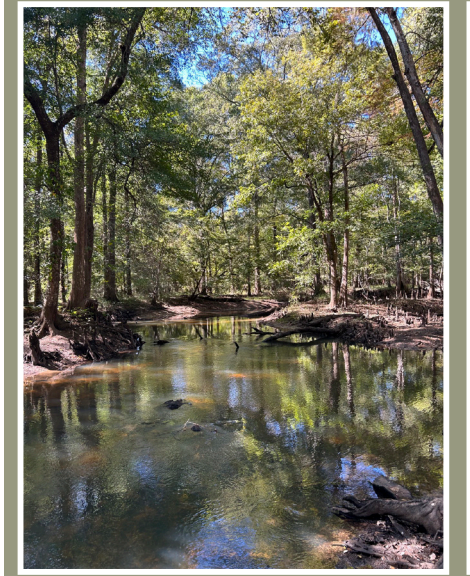
| | |
|---|---|
| Merch Loblolly | 16 |
| Natural Hardwood | 14 |
| Merch Longleaf | 2 |

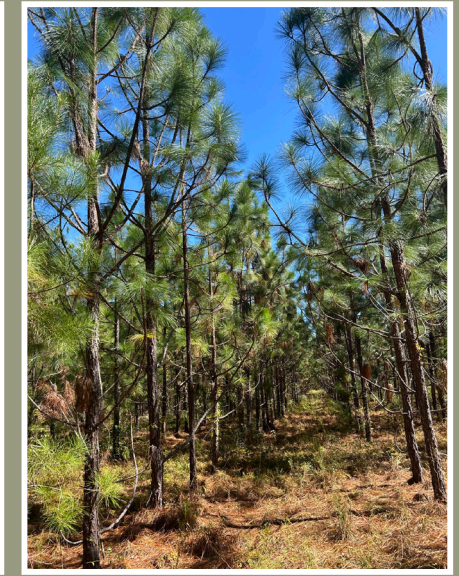
**LOT 5 - 22± Acres**

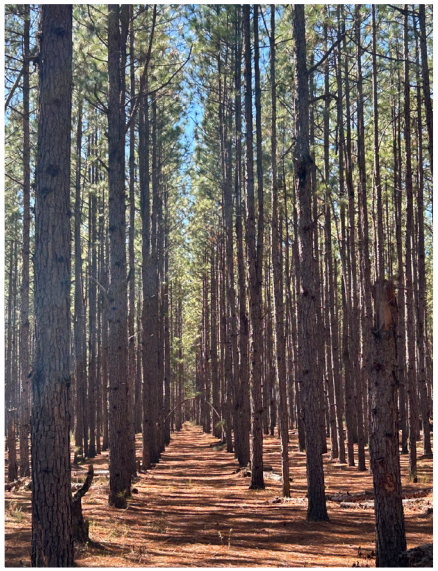
| | |
|---|---|
| Merch Longleaf | 13 |
| Merch Loblolly | 4 |
| Natural Hardwood | 5 |

**LOT 6 - 35± Acres**

| | |
|---|---|
| Merch Longleaf | 13 |
| Natural Hardwood | 22 |





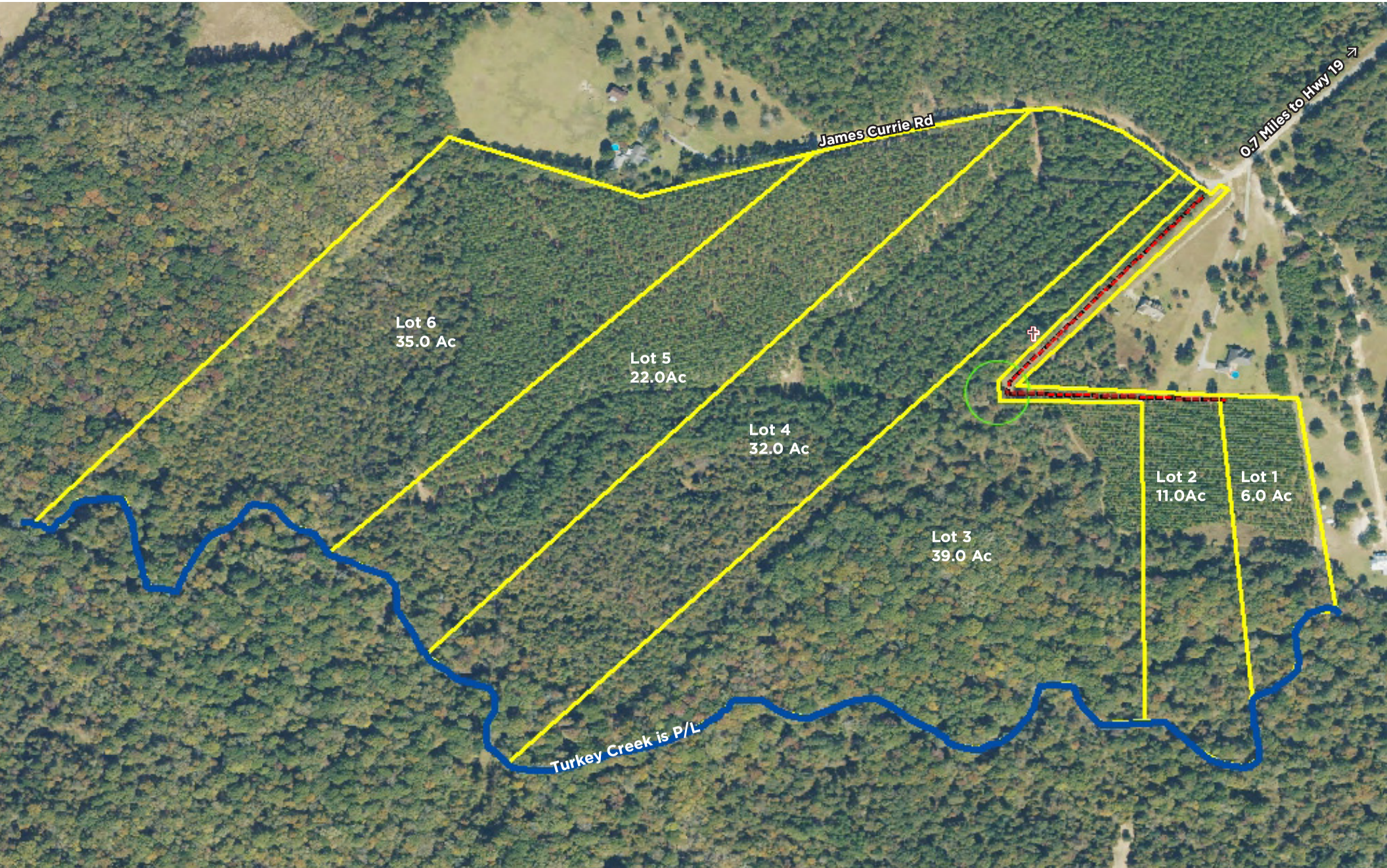


- Lot 2 will own fee simple title to the land that extends to James Currie Road, subject to a 30' easement/shared driveway to Lot 1. The owners of Lots 1 & 2, if sold separately, will share all maintenance and associated costs.
- Lots 1 & 2 will be deed restricted prohibiting mobile or modular homes. Only stick built homes with a minimum of 2,000 SF heated space will be permitted.
- The pine straw contract on lots 4, 5 & 6 will terminate at closing

**Indicates 50 ft perpetual radius easement across Lots 2 & 3 to Lot 1**

**Indicates 30 ft perpetual easement to Lot 1**

**Indicates Cemetery on Lot 3**



HUDSON & MARSHALL
AUCTION
10761 Estes Road
Macon, GA 31210

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

## TERMS & CONDITIONS

**SALE SITE:** The live auction will be held Thursday, December 10, 2026 @ 7:00 P.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 purchase price with the balance due between January 11 - 15, 2027 at closing. The Seller reserves the right to extend the closing up to 30 days in order to complete any required survey or legal work.

**CLOSING COSTS:** The 2026 real estate taxes will be paid by the Seller. The 2027 taxes will be paid by the Purchaser. 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.

**SURVEY:** There is an existing recorded boundary survey for 145.16 acres. If the property sells as a whole it will close per the existing survey. In the event the property sells divided a new survey will be required and will be an expense of the purchasers and due at closing. Larry Jones Land Surveying will conduct all survey work and their fee will be based on a per linear foot basis sharing the cost of all common division lines. See website for approximate costs.

**INSPECTION:** The land is available for viewing at any time or you can call Steve Slocumb at 478-957-4283 to schedule 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 prior to the auction take precedence over all other advertising. This property sells at ABSOLUTE AUCTION to the highest bidder.

**LICENSE INFORMATION:** AM Marshall IV #1605, RS Slocumb #3512, H&M #274