

# AUCTION

By Order of the Superior Court of Treutlen County  
Civil Action File No. 13-CI-0026

To Settle the Estate of Thurman Gillis, Sr. & Maggie C. Gillis

**227.886 Acres Divided in Treutlen County**

**Significant Stand of  
Merchantable Timber!  
23,311 Tons**



**Thursday, April 4th at 7:00 P.M.**

**800-841-9400 • [www.hudsonmarshall.com](http://www.hudsonmarshall.com)**

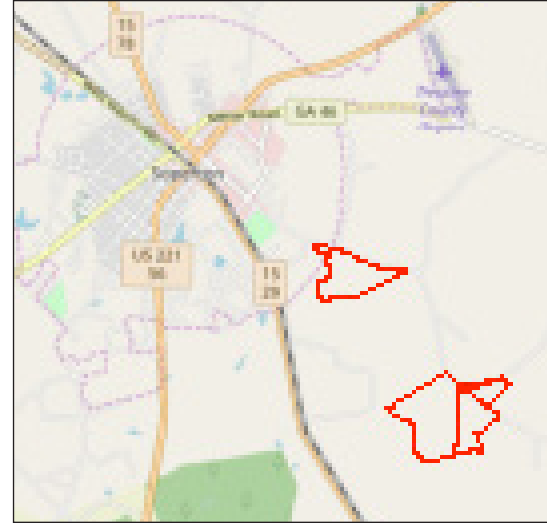
# Selling By Order of the Treutlen County Superior Court

Civil Action File No. 13-CI-0026

## 227.886 Acres Divided in Treutlen County, GA

- Selling Divided, In Combinations or As a Whole
  - Significant Stand of Merchantable Timber
- Timber Cruise • Located Just South of Soperton
  - Great Recreational Tract • Nice Home Sites

For More Information or to View the Property  
Call Sale Manager Greg Williamson at 912-293-3429  
or Steve Slocumb at 478-957-4283



## Timber Cruise

Lot 1

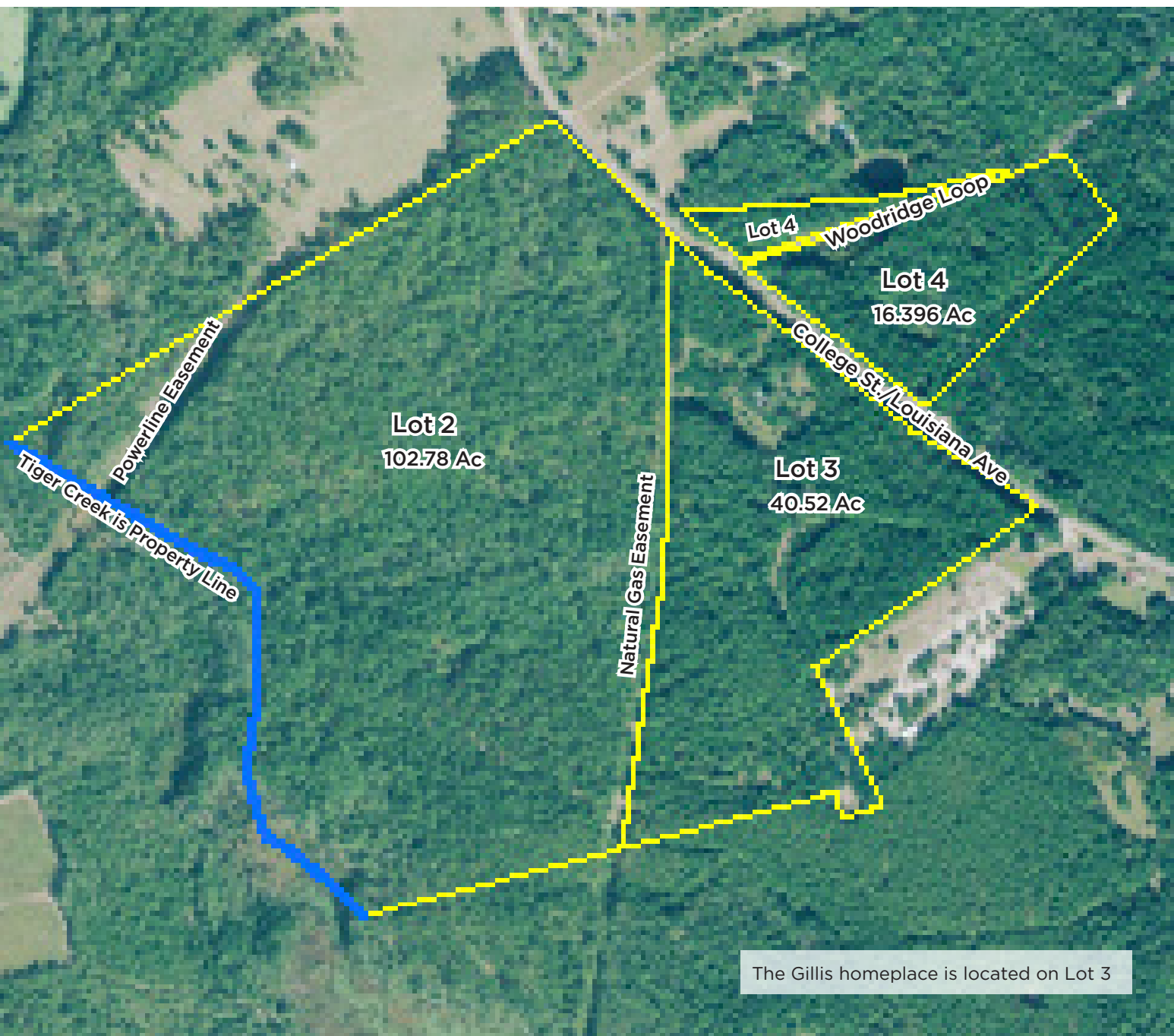
Type	Tons
Pine Pulpwood	920
Pine Chip-N-Saw	712
Pine Sawtimber	1366
Pine Poles	7
Hardwood Pulpwood	2261
Hardwood Sawtimber	161

Lots 2, 3 & 4

Type	Tons
Pine Pulpwood	3824
Pine Chip-N-Saw	1567
Pine Sawtimber	7701
Pine Poles	315
Hardwood Pulpwood	3728
Hardwood Sawtimber	648



The timber cruises were completed in July 2016 & October 2017  
 Call Hudson & Marshall for a Complete Copy of the Cruise - 800-841-9400

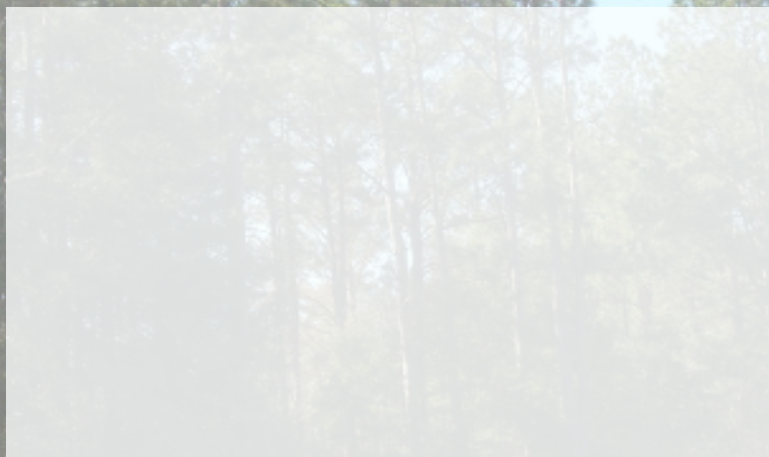






10761 Estes Road  
Macon, Georgia 31210

Treutlen County, GA  
Thursday, April 4th at 7:00 P.M.  
[www.hudsonmarshall.com](http://www.hudsonmarshall.com)  
1-800-841-9400



## TERMS AND CONDITIONS

**SALE SITE:** All Real Estate will sell Thursday, April 4, 2019 at 7:00 P.M. from the Million Pines Clubhouse on Highway 29 in Soperton, GA.

**TERMS OF SALE FOR REAL ESTATE:** Successful bidders will pay an earnest money deposit equal to ten percent (10%) of the total purchase price with the balance due in 30 days at closing.

**BUYERS PREMIUM:** All real estate sold at this auction 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.

**CLOSING COSTS:** The closing attorney will be Ryan Dixon (478-272-3545) at Nelson & Dixon, LLC located at 125 N. Franklin St, Dublin, GA 31021. Closing shall occur within thirty (30) days of the auction date. The 2019 real estate taxes will be prorated at Closing. The Seller shall pay the Georgia transfer tax and the cost of preparation of the warranty deed which shall be prepared by Seller's attorney. 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.

**INSPECTION:** The real estate is available for inspection at anytime or by making an appointment with Greg Williamson at 912-293-3429 or Steve Slocumb at 478-957-4283. Tract signs and stakes show the property to be sold.

**SURVEY:** There is a recorded perimeter survey for Lot 1 and no additional survey work will be required. Lots 2 - 4 are in the process of being surveyed and will be available by auction day. The survey expense for Lots 2 -4 will be the responsibility of the buyer and due at closing. Call Hudson & Marshall with any questions at 478-743-1511.

**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. All property sells in its "As-Is/Where-Is" condition with no warranties expressed or implied other than marketable title free and clear of all 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. Unless the property is marked absolute in the auction brochure, it sells subject to Seller Confirmation. Auctioneers reserve the right to offer the property in individual tracts, combinations, or as a whole whichever way is most advantageous to the seller.

**LICENSE INFORMATION:** BG Hudson Jr. #103, AM Marshall IV #1605, RS Slocumb #3512, H&M #274

**FOR INFORMATION CALL** Sale Manager Greg Williamson at 912-293-3429 or Steve Slocumb at 478-957-4283 or Hudson & Marshall at 800-841-9400 or visit us at our website: [www.HudsonMarshall.com](http://www.HudsonMarshall.com).