



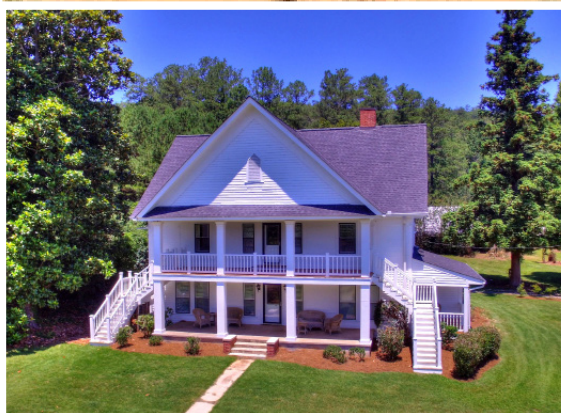
AUCTION

3,216 Acres in Cherokee Co., AL & Chattooga Co., GA

Property from the Ralph C. & Nellie B. Henderson Estate

Selling By Order of the Heir

Saturday, August 5th at 10:30 A.M. (CST)



Dear Prospective Bidder,

Hudson & Marshall is pleased to have been chosen to offer you this beautiful property in Cherokee County, AL and Chattooga County, GA. This property has been in the Henderson family since the original land grant from the 1840s. Whether you are looking for farm land, timber, river frontage or a recreational tract, this property has something for everyone. Please inspect this land prior to auction day and come prepared to purchase excellent real estate at AUCTION prices!

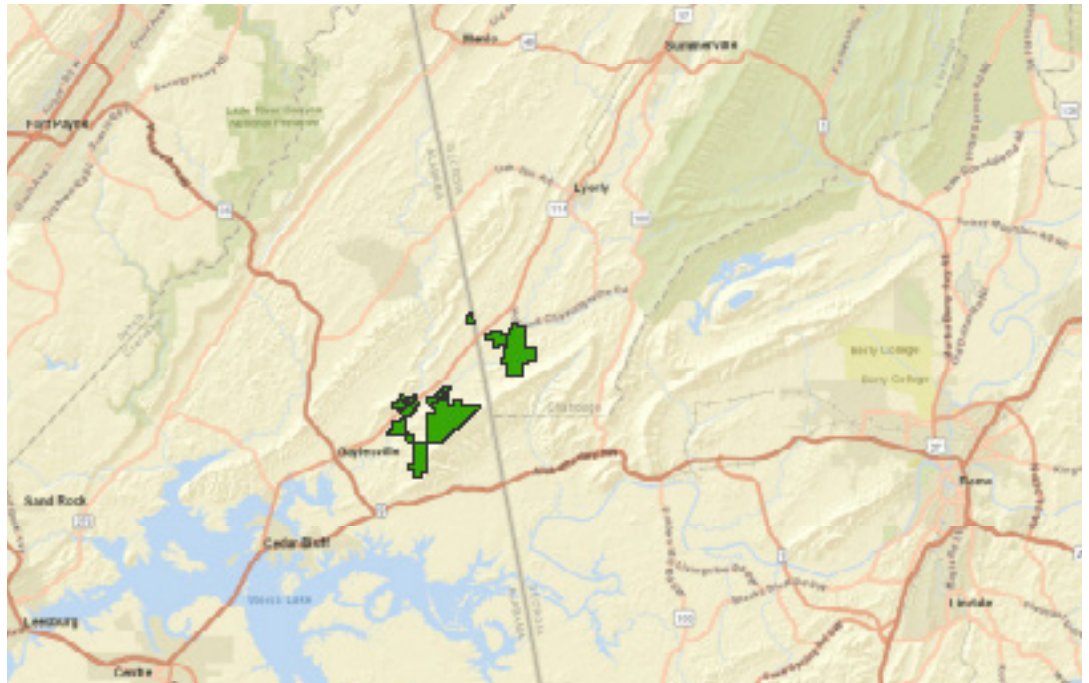


Best of luck in your bidding: Hudson & Marshall, Inc.



2,116 Acres in Cherokee Co., Alabama 1,100 Acres in Chattooga Co., Georgia

- 3,216 Acres Divided into Multiple Tracts
- 500+ Acres of Crop Land • 900+ Acres of Upland Hardwood
- 1,000+ Acres of Merchantable Planted Pine
- 70+ Acres of Pine/Hardwood Mix • White Oak & Other Hardwoods
- Over 5 Miles of Chattooga River Frontage in GA and AL
- 15 Miles to Summerville, 25 Miles to Rome & 75 Miles to North Atlanta



OPEN HOUSE & SALE SITE

All Real Estate Sells Saturday, August 5th at 10:30 A.M. (CST)
from the Homeplace located at 7855 Alabama Hwy 68 East, Gaylesville, AL

There will be Open House from 1:00 - 4:00 P.M. on the following days:

Sunday, July 16th, Sunday, July 23rd, Sunday, July 30th, Thursday, August 3rd and
Friday, August 4th or anytime by making an appointment with Hudson & Marshall.

Henderson Home Place Sale Site for All Real Estate



Henderson Home Place - Tract 3

This beautiful, original homeplace was built in 1909 and is in immaculate condition. This home features 5 Bedrooms and 3 Baths with 3,000 SF of heated & cooled space. There are over 1,000 SF of covered porches with an attached carport. The home is serviced by county water, septic, fiber optic cable, electricity, and propane gas. The pole barns precede the home and date back to 1900. In the Spring of 2017, a new architectural shingle roof was installed, as well as new exterior paint. The home offers plenty of privacy on 10 Acres with panoramic views of the Bogan Mountains and the Chattooga River Valley.





TERMS AND CONDITIONS

SALE SITE: All Real Estate will sell Saturday, August 5, 2017 at 10:30 A.M. (CST) from the Henderson Home Place located at 7855 Alabama Hwy 68 East, Gaylesville, AL 35973.

TERMS OF SALE: Successful bidders will pay an earnest money deposit equal to ten percent (10%) of the total purchase price with the balance due in 30-60 days at closing based upon the required survey work.

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 for the Alabama properties will be Buttram, Hawkins & Hopper, LLC located at 440 West Street, Center, AL 35960. The closing attorney for the Georgia properties will be Brumlow, Corwin & Delasmit, P.C. located at 414 East 1st Ave., Rome, GA 30161. Closing shall occur within thirty (30) to sixty (60) days of the auction date. The 2017 real estate taxes will be prorated at Closing. The Seller shall pay the 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 land tracts are available for inspection at anytime. Tract signs and stakes show the property to be sold. There will be representatives at the home for Open House on the following days from 1:00 - 4:00 P.M.: Sunday, July 16th, Sunday, July 23rd, Sunday, July 30th, Thursday, August 3rd and Friday, August 4th or anytime by making an appointment with Hudson & Marshall - 800-841-9400.

CROP LEASE: There is an existing lease on all crop land and the property sells subject to the farmers right to harvest their crop.

TIMBER INFORMATION: The timber volumes provided have been taken from a limited inventory conducted in June 2017. For timber information and inventory methodology, contact Bob Hatcher at 770-653-6582. This information has been provided as a guide only and it is the Purchasers responsibility to conduct their own due diligence.

HUNTING LEASE: There are no current hunting leases on any of the property.

SURVEY: Certain tracts and combinations of tracts can be transferred by existing deed. Other tracts and combinations thereof will require additional survey work. Hudson & Marshall will appoint one surveyor to handle all the survey work. The survey is an expense of the buyer and will be due at closing. Survey cost will be based on a per linear foot or per acre basis. Please call Steve Slocumb with questions at 478-957-4283.

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

AL: BG Hudson Jr. Auction #189, RE#93285, RS Slocumb #5216, H&M Auction #C44, RE#93284, Thomas Raborn Taylor RE# 000109497, Louis Scott Barnes RE# 56047, Auction# 1932

FOR INFORMATION CALL HUDSON & MARSHALL at 800-841-9400

Visit us at our website: www.HudsonMarshall.com



Auction Held in Conjunction with:

George F. Willis,
Realty

Hatcher & Associates, LLC
Forestry License #1010