

COURT ORDERED AUCTION

By Order of the Superior Court of Baldwin County
Civil Action No 14CV47195B



Tuesday, March 5th @ 11:00 AM

**Baldwin County Courthouse
121 N Wilkinson Street, Milledgeville**

Dear Prospective Bidder:

Hudson & Marshall is pleased to offer you these four properties in Milledgeville. The Superior Court of Baldwin County has ordered a public auction in order to settle a Petition for Partition between the heirs. This auction will occur on the courthouse steps and the terms of the sale will differ from our typical auctions. Please pay special attention to the Terms & Conditions listed on the back page of the brochure. We encourage you to inspect this property prior to the sale and be with us on auction day to purchase excellent property at AUCTION prices!



Property 101
104, 106, 108 Garrett Way
Milledgeville, Georgia

Three apartment buildings with a total of 8 units situated on 3.16 acres. Two of the buildings have 2 units each and the third building has 4 units. All of the apartments are 2 bedroom/ 1 bath units. One occupied unit and seven vacant units.

Baldwin County Property ID: M54 027; M54 028 and M54 029





Property 102

144 W Hancock Street Milledgeville, Georgia

Downtown retail storefront with 2,099 SF on the main level. The property sits on .03 acres and has an upstairs office and a full unfinished basement. Located across from the courthouse and near Georgia College.

Baldwin County Property ID: M60 095



Property 103

330 S Clarke Street, Milledgeville, Georgia

Duplex situated on .23 acres. The front unit has 3 bedrooms/1 bath with 1,411 SF and the rear unit has 3 bedrooms/1 bath with 1,216 SF.

Baldwin County Property ID: M41 065



Property 104

114 Barnes Avenue, Milledgeville, Georgia

.23 Acre Residential Lot

Baldwin County Property ID: M46 045



TERMS AND CONDITIONS

SALE SITE: All real estate will sell from the Baldwin County Courthouse (121 N Wilkinson St, Milledgeville) on Tuesday, March 5th at 11:00 A.M.

TERMS OF SALE: Successful bidders must PAY IN FULL on the day of the sale. Cashiers checks or certified checks will be accepted forms of payment. Buyer will have one hour after the sale to deliver their funds.

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.

TRANSFER OF TITLE: All property will be transferred by a fee simple deed without any warranties or representations.

AD VALOREM TAXES: All taxes through 2018 have been paid. The 2019 taxes will be the responsibility of the purchaser when due.

INSPECTION: All improved properties will be available for viewing on Thursday, February 28th and Monday, March 4th from 2:00 until 5:00 p.m. or by making an appointment with Steve Slocumb.

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 real estate sells in its "As-Is/Where-Is" condition with no warranties expressed or implied. This sale is subject to court approval. 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.

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

FOR INFORMATION CALL
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