

FORECLOSURE AUCTION

Sale Site: Pulaski County Courthouse

**Liquidation of 12 Properties
in Hawkinsville, Pulaski County, GA**

**Peanut & Cotton Warehouses, 46+/- Acre Tract on
the Ocmulgee River, Warehouse/Office Space & More**



Tuesday, December 6th at 11:00 A.M.

800-841-9400 • www.HudsonMarshall.com

Dear Prospective Bidder,

Hudson & Marshall is pleased to offer you these 12 properties in Hawkinsville, GA. This auction is a sale under power of deed and is being conducted by order of the mortgagee that is based in Denver, CO and holds the secured interest to these properties. This is a true foreclosure sale that 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 and conditions listed on the back page of the brochure, which include payment in full on the day of the sale. Please inspect the property prior to auction day and come prepared to purchase real estate at FORECLOSURE prices.

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

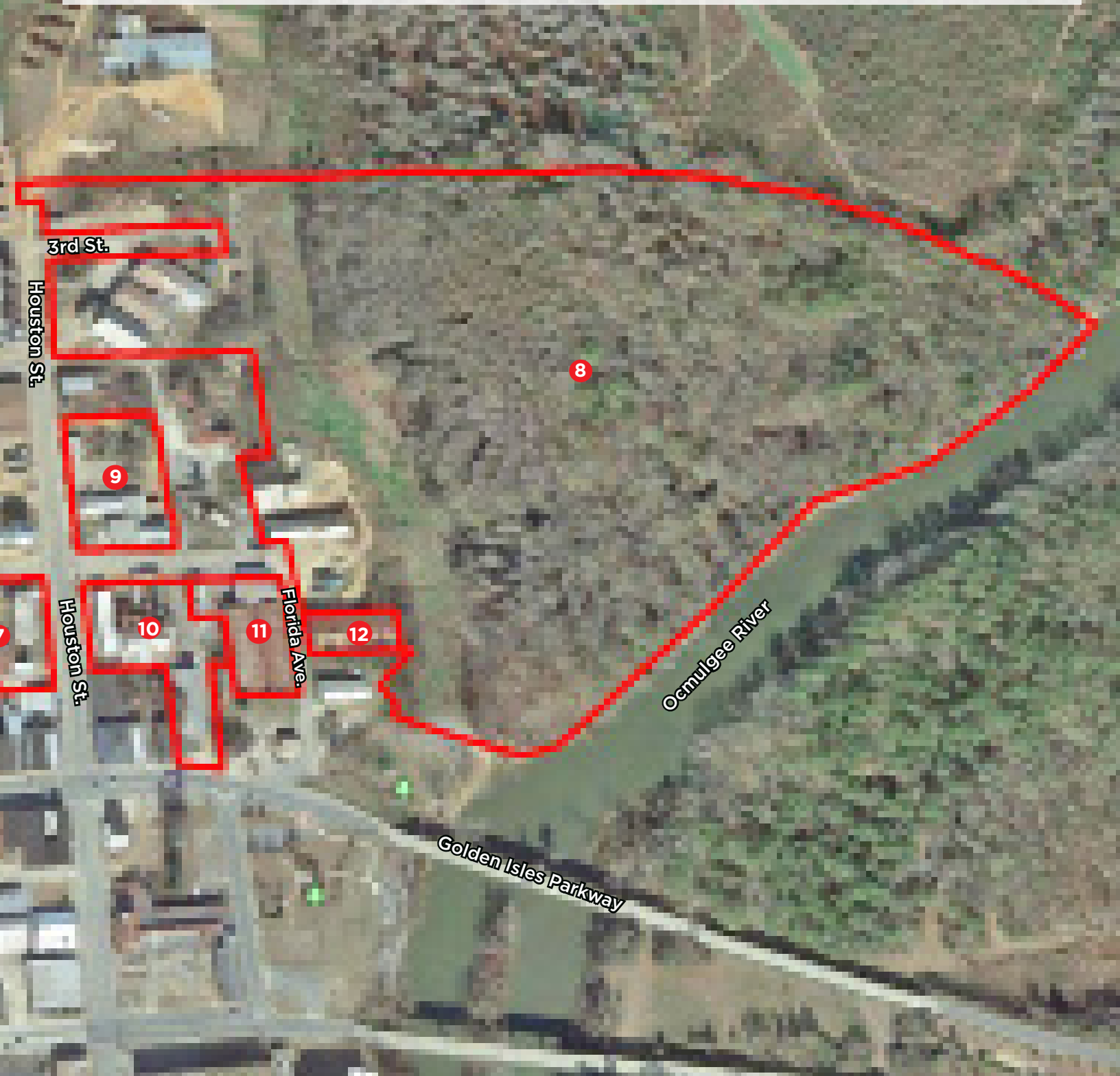


Lot #	Acres +/-
1	0.87
2	4.728
3	0.74
4	0.877
5	0.633
6	0.661
7	1.135
8	46.52
9	1.54
10	1.78
11	0.97
12	0.51

Liquidation of 12 Properties in Hawkinsville, Pulaski County, GA

Sale Site: Pulaski County Courthouse located at 350 Commerce Street
Tuesday, December 6th at 11:00 A.M.

Call Hudson & Marshall for a Complete Due Diligence Package Including Title Commitments,
Environmental Report, Surveys, Legal Descriptions, Etc. at 800-841-9400 or Visit www.HudsonMarshall.com



PROPERTY 1



Size: 0.87 Acres

Description: Peanut Warehouse Building (75' x 180') holds 3,600 tons and includes a hydraulic dump pit, 30 ton per hour elevator and 1 grain bin.

Lease: The warehouse is leased with 2,981 tons through Aug. 31, 2017. The Purchaser will receive a check on the day of sale in the amount of \$17,510.31 which represents the Purchasers pro-rated rent share through August 31st.

Tax Parcel ID: H022005001B

Back Taxes Due: \$693.96



PROPERTY 2



Size: 4.728 Acres

Description: Good tract of land with many potential uses. The 3,436 office is the former Hawkinsville Railroad Depot building. Also included is a large drying shed (60' x 260'), 9 Bay Sampler (2 Bays) and scales.

Tax Parcel ID: H029001010B & H0290010009

Back Taxes Due: \$3,278.41



PROPERTY 3



Size: 0.74 Acres

Description: 2 vacant lots selling as a whole.

Tax Parcel ID: Portion of H0300040019

Back Taxes Due: \$388.18

Note: Lot A title can be conveyed. Lot B has a break in the chain of title. These properties will be sold as a whole.

PROPERTY 4



Size: 0.877+/- Acres

Description: Peanut storage building (80 x 220) with 6,500 ton capacity and includes hydraulic dump pit and 40 ton per hour elevator that is shared with adjoining warehouse.

Lease: The warehouse is leased and peanuts are still being added. The purchaser will be compensated on the day of the sale for the pro-rated amount. Call Steve Slocumb for more information at 478-957-4283.

Note: There is an encroachment on this property. Call Hudson & Marshall for an updated plat.

Tax Parcel ID: H0290040001 & H0290040002

Back Taxes Due: \$5,024.61

PROPERTY 5



Size: 0.633 Acres

Description: 9,800 SF (70 x 140) Cotton warehouse that holds 3,600 bales and includes a sprinkler system.

Tax Parcel ID: H0320010001 & H0320010010

Back Taxes Due: \$644.08



PROPERTY 6



Size: 0.661 Acre

Description: Cotton seed warehouse (100 x 90) that holds 2,500 tons and includes dump pit & silos.

Tax Parcel ID: H0350010003

Back Taxes Due: \$2,031.01



PROPERTY 7



Size: 1.135 Acres

Description: 5,400+/- SF Warehouse including a cotton gin (22 Bales per hour) silos, dryer shed, cleaner & dump pit.

Tax Parcel ID: H0350010001

Back Taxes Due: \$3,000.43



PROPERTY 8



Size: 46.52+/- Acres

Description: Great tract with frontage on the Ocmulgee River. Peanut warehouse (80 x 120) with 4,000 ton capacity, cable lift on dump pit and 25 ton per hour elevator. 72' x 140' Cotton warehouse that holds 3,600 bales. 80' x 180' Cotton warehouse that holds 5,200 bales. Both cotton warehouses have a sprinkler system. Liquid fertilizer mixing tanks that hold 30,600 gallons, fertilizer blending plant (200 tons) and dry storage area.

Lease: The warehouse is leased with 3,465 tons through Aug. 31, 2017. The Purchaser will receive a check on the day of sale in the amount of \$20,353.31 which represents the Purchasers pro-rated rent share through August 31st.

Note: The liquid fertilizer tanks, blending plant and dry storage are currently leased. Refer to Property 11. Call Steve Slocumb for more information at 478-957-4283.

Tax Parcel ID: H029001010D, T1032910001, H0290020001 & H0290020002

Back Taxes Due: \$8,956.08



PROPERTY 9



Size: 1.54+/- Acres

Description: 4280 SF warehouse building. 3,440 SF Metal Building, 1,400 SF Shop Building & 1,500 SF Commercial office building.

Tax Parcel ID: H0330010003

Back Taxes Due: \$2,224.09



PROPERTY 10



Size: 1.78+/- Acres

Description: Cotton Gin with 3 gin stands (30 bales per hour), Cotton Seed warehouse (160 x 60) that holds 3,500 tons and a 744 SF Office building.

Tax Parcel ID: H0340020002, H0340020003 & H0340020006

Back Taxes Due: \$4,848.07



PROPERTY 11



Size: 0.97+/- Acres

Description: 2 Cotton Warehouses (60 x 200 each with a sprinkler system) that hold 4,300 bales per warehouse and 1,690 SF Office building. The property is currently rented for \$4,100/month. This lease also includes the dry bulk storage and the fertilizer tanks that are a portion of Property 8. Call Steve Slocumb for more informatin at 478-957-4283.

Tax Parcel ID: H0340020001

Back Taxes Due: \$5,532.07



PROPERTY 12



Size: 0.51+/- Acres

Description: Cotton Warehouse (80 x 180) that holds 5,200 bales and includes a sprinkler system.

Tax Parcel ID: H0340010001

Back Taxes Due: \$766.31





10761 Estes Road
Macon, Georgia 31210

FORECLOSURE AUCTION
Tuesday, December 6th at 11:00 A.M.
www.hudsonmarshall.com
1-800-841-9400

TERMS & CONDITIONS

SALE SITE: All real estate will sell from the Pulaski County Courthouse (350 Commerce Street, Hawkinsville) on Tuesday, December 6, 2016 at 11:00 A.M.

TERMS OF SALE: Successful bidders will **PAY IN FULL** on the day of the sale. Cashiers checks or business checks with a bank letter will be accepted forms of payment.

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 \$100,000.00 bid plus the \$10,000.00 buyer's premium fee equals the final purchase price of \$110,000.00.

TRANSFER OF TITLE: All property will be transferred by a deed under power of sale.

TITLE INSURANCE: Title insurance will be available from BridgeTrust Title Group. For property under \$250,000.00 the cost of title insurance will be \$500.00. For more information, contact Anslee Foster with BridgeTrust Title Group at 770-447-0976 or email AFoster@titleassistance.com

BACK TAXES: The buyer will be required to pay all back taxes on the day of the sale. The back taxes are listed in the brochure and represent the amount due through December 6, 2016.

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. Purchasers will be responsible for all back taxes. Real estate sells subject to the title commitments that are available on our website at www.hudsonmarshall.com or calling for a due diligence package at 800-841-9400. 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 a Complete Due Diligence Package Including Title Commitments, Environmental Report, Surveys, Legal Descriptions, Etc.](#)

Call Steve Slocumb at 478-957-4283 or Hudson & Marshall at 800-841-9400.
Visit our website at www.HudsonMarshall.com

