

# AUCTION

*Luxury Waterfront Home on Lake Burton  
Clayton, Georgia 30525*



Tuesday, January 29th @ 11 A.M.

Sale Site: Rabun County Conference Center  
201 West Savannah St., Clayton, GA



# ***4065 Blalock Goldmine Road, Clayton, GA 30525***

- Luxury Waterfront Home on Beautiful Lake Burton
- 5 Bedroom, 5 Bathroom Home with 7,089 Square Feet
  - Hardwood Floors & Beautiful Woodwork
- Large Lakeside Porch with Fireplace • Great Room with Fireplace
  - Double Boathouse and Dock
- Exceptional Home with Too Many Details to Mention!



800-841-9400  
[www.HudsonMarshall.com](http://www.HudsonMarshall.com)

# TERMS & CONDITIONS

**SALE SITE:** The property will sell on Tuesday, January 29, 2019 at 11:00 A.M. from the Rabun County Conference Center located at 201 West Savannah Street, Clayton, GA 30525.

**TERMS OF SALE:** All bidders must register with a **\$10,000 cashiers check** made payable to the bidder. Successful bidders will pay an earnest money deposit equal to ten percent (10%) of the purchase price with the balance due in 30 days at closing. The balance of the 10% may be in the form of a personal or business check.

**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 \$1,000,000.00 bid plus the \$100,000.00 buyer's premium fee equals the final purchase price of \$1,100,000.00.

**CLOSE BY DATE:** The property must close on or before 30 days from Seller confirmation.

**CLOSING COSTS:** The seller will pay their pro-rata share of the estimated 2019 real estate taxes as a credit to Purchaser at Closing. Purchaser shall be responsible for the 2019 taxes when due. Seller shall also pay the State of Georgia transfer tax and the cost of preparation of the 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 property is available for inspection anytime by making an appointment with Ben Hudson at 404-307-2261.

**BROKER PARTICIPATION:** A 2% Broker Commission, before the inclusion of the buyer's premium, will be paid to Brokers/Agents who represent a purchaser on any auction property. Registration forms can be obtained from our website [www.hudsonmarshall.com](http://www.hudsonmarshall.com) or call 478-743-1511 to have a copy emailed or faxed. Registration forms are due by 5:00 P.M. the day PRIOR to the auction. UNDER NO CIRCUMSTANCES WILL BROKER REGISTRATION BE ALLOWED ON THE DAY OF THE AUCTION. Commissions will be paid if and only if the property closes. A commission on a property will be paid only to the first broker registering a prospect. A BROKER CANNOT ACT AS A PRINCIPAL AND BROKER ON THE SAME TRANSACTION.

**TRANSFER OF TITLE:** Seller will convey title via Warranty Deed.

**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 Purchaser's 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 liens and encumbrances, other than standard title exceptions. 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.

**License:** B.G Hudson Jr. #103, AM Marshall IV #1605, RS Slocumb #3512, H&M #274



**800-841-9400 or 478-743-1511**