

AUCTION

11 Surplus Properties of the Macon Bibb County Industrial Authority
Industrial Lots, Development Property, 255+/- Acres & 3 Mobile Office Units



Thursday, March 1st at 7:00 P.M.

800-841-9400 • www.HudsonMarshall.com

Dear Prospective Bidder,

Hudson & Marshall is pleased to have been chosen by the Macon Bibb County Industrial Authority to offer you these surplus properties located in Middle Georgia. Please inspect these properties prior to auction day and come prepared to purchase excellent real estate at AUCTION prices!

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



PROPERTY 101

**2415 Industrial Park Drive
Macon, GA 31216**

6.91 Acres. Located between Industrial Highway and Hawkinsville Road. Zoned M-1. This property sells subject to Restricted Air Rights for the Middle GA Regional Airport - See details at www.hudsonmarshall.com

Tax Parcel: P140-0114

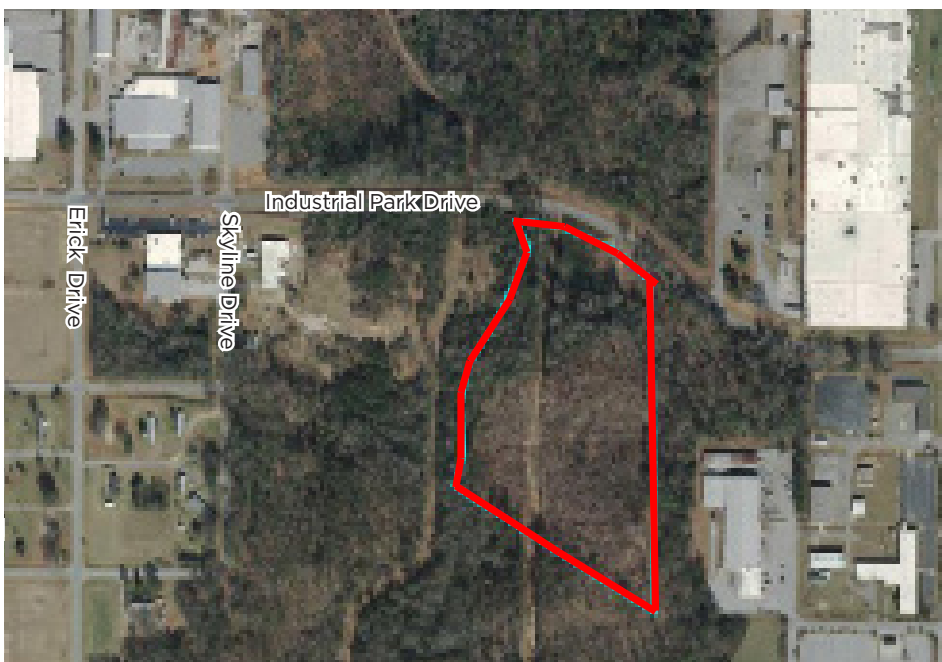


PROPERTY 102

**2370 Industrial Park Drive
Macon, GA 31216**

10.39 Acres. Located between Industrial Highway and Hawkinsville Road. Plat Book 68, Page 23. Zoned M-1. This property sells subject to Restricted Air Rights for the Middle GA Regional Airport - See details at www.hudsonmarshall.com

Tax Parcels: P140-0152 & P140-0134



PROPERTY 103

**8231 & 8855 Industrial Highway
Macon, GA 31216**

23.79 Total Acres. Selling as a whole. Good development potential. Zoned M-2. Plat Book 87, Page 198 & Plat Book 59, Page 12.

Tax Parcel: N150-0010 & N150-0005



PROPERTY 104

**2501 White Elk Springs Road
Macon, GA 31217**

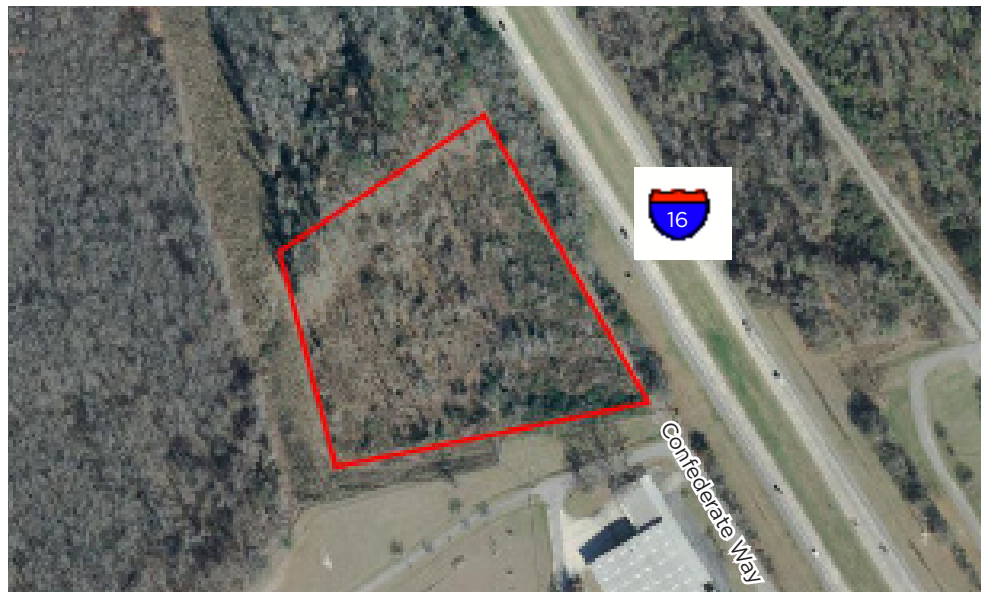
3.5+/- Total Acres. Selling as a whole.
Located just off I-16, Exit 6.
Zoned M-2. Plat Book 59, Page 118.
Tax Parcel: V090-005



PROPERTY 105

**4365 Confederate Way
Macon, GA 31217**

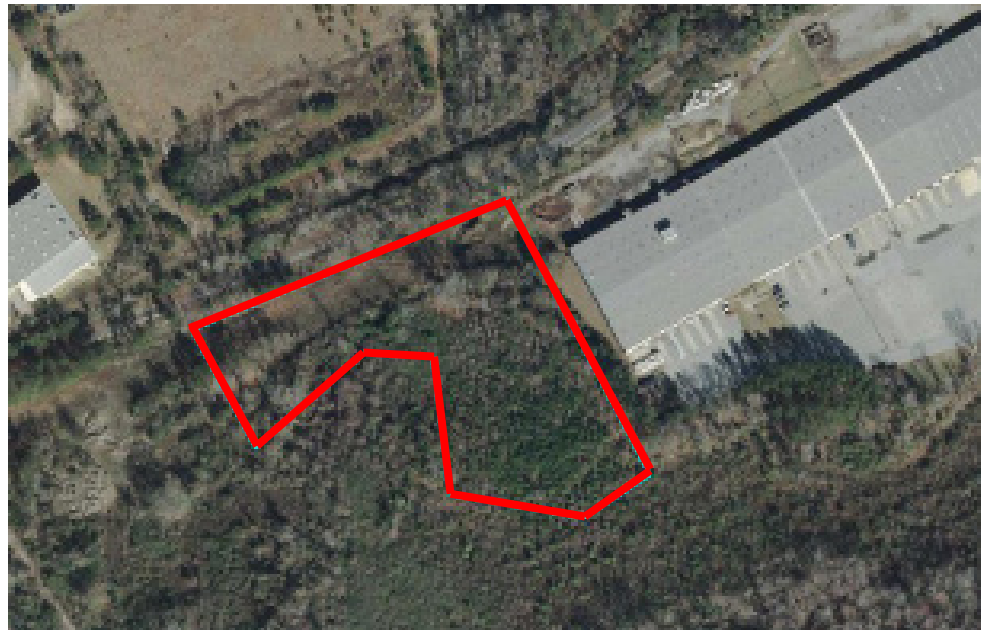
5.27 Acres. Located just off I-16, Exit 6.
Zoned M-2. Plat Book 71, Page 113.
Tax Parcel: U090-0061



PROPERTY 106

**4534 Ocmulgee East Blvd
Macon, GA 31217**

4.75 Acres. Located just off I-16, Exit 6.
Zoned M-2.
Tax Parcel: U090-0071



PROPERTY 107

255.15 Acres
Macon, GA 31217

Excellent recreational & timber tract. Zoned M-2. Approximately 1.5 Miles of Frontage on Stone Creek. This property is subject to a declaration of protective covenants of the Ocmulgee East Industrial Park Phase II. See details at www.hudsonmarshall.com

Tax Parcel: V090-0018 & W090-0146

Ocmulgee East Blvd

Exit 6



Railroad

Joe Tamplin Industrial

Stone

al Blvd

Railroad

255.15 Acres

One Creek's Property Line



PROPERTY 108

98, 100, 102 & 104 South Jackson Street
Macon, GA 31216

3.06+/- Acres. Convenient to Middle GA
Regional Airport & Industrial Highway.
Zoned M-1. Plat Book 21, Page 48.

Tax Parcels: P140-0085, P140-0119,
P140-0120, P140-0127



PROPERTY 109

509, 513 & 521 Fifth Street
Macon, GA 31201

50,000+/- SF Warehouse Buildings in
Downtown Macon on 0.95 acres. Great
investment opportunity. Zoned CBD-1,
Central Business District. Plat Book 91,
Page 100.

Tax Parcel: R081-0052, R081-0053 &
R081-0054



PROPERTY 110

Located in The Allied Industrial Park
Macon, GA 31206

Office trailer located in Allied Industrial Park off Mead
Road. 27'x56' doublewide.



PROPERTY 111

Located in The Allied Industrial Park
Macon, GA 31206

Two office trailers located in Allied Industrial Park off Mead
Road. 27'x66' and 27'x56' adjoining doublewides.
Selling as a whole.



Special Terms & Conditions for Properties 110 & 111

- Successful bidders will be required to pay in full on the day of the auction. Business or personal checks will be accepted forms of payment.
- The office trailers will be sold with a 10% buyer's premium fee added to the high bid amount.
- To view the property, there will be an inspection period on Thursday, February 22nd and Wednesday, February 28th from 1:00-3:00 P.M. or anytime by calling Steve Slocumb at 478-957-4283.
- Office trailers must be removed from the premises by Friday, March 30, 2018.

TERMS & CONDITIONS

SALE SITE: All properties will sell Thursday, March 1, 2018 at 7:00 P.M. from the Holiday Inn Macon North located at 3953 River Place Drive, Macon, GA 31210 (I-75, Exit 169 - behind Carrabba's).

TERMS OF SALE: Successful bidders on Properties 101 - 109 will pay an earnest money deposit equal to ten percent (10%) of the total purchase price. Successful bidders on Properties 110 & 111 will be required to pay in full on the day of the auction. Business or personal checks will be accepted forms of payment.

BUYERS PREMIUM: All properties 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 closings will be coordinated by Macon Bibb County Industrial Authority's in-house attorney, Kevin Brown. All properties must close on or before Friday, April 6, 2018. 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.

REAL ESTATE TAXES: Seller is exempt from general real estate taxes and assessments. As of the date of closing, and thereafter, purchaser shall be solely responsible for all real estate taxes and assessments for the current calendar year and future calendar years.

INSPECTION: All properties are available for inspection at anytime. Tract signs and stakes show the property to be sold. Property 109 will be available to be seen by appointment only by calling Steve Slocumb at 478-957-4283. Properties 110 & 111 will be open for inspection on Thursday, February 22nd and Wednesday, February 28th from 1:00-3:00 P.M. or anytime by calling Steve Slocumb at 478-957-4283.

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 or call 478-743-1511 to have a copy emailed or faxed. All registrations are due by 5:00 P.M. on Wednesday, February 28, 2018. 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: Property will transfer by existing deed. If the buyer elects to survey any property then it will be at their own expense.

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 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. All high bids are considered individual offerings and not contingent upon the Seller's acceptance of other bids. If you purchase more than one property, you are required to close on any and all properties that the Seller accepts.

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





10761 Estes Road
Macon, Georgia 31210

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AUCTION

11 Property Offerings in Middle Georgia
Surplus Properties of the Macon Bibb County Industrial Authority



Thursday, March 1st at 7:00 P.M.

Sale Site: Holiday Inn Macon North - 3953 River Place Drive, Macon, GA 31210

**For More Information Call Sale Manager,
Steve Slocumb, at 478-957-4283.**

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