

AUCTION

263+/- Acres Divided in Bolingbroke, Monroe Co.

Saturday, October 24th at 10:30 A.M.

- 263+/- Acres Divided into 28 Tracts
- Beautiful Home Sites • Prime Location in South Monroe County
- 6,000+ SF Home with Tennis Court & Pool
- 60' x 180' Indoor Arena • 52' x 180' Barn with 30 Stalls and Apartment
- Merchantable Timber • Farm & Construction Equipment Sells ABSOLUTE



Dear Prospective Bidder:

Hudson & Marshall is pleased to have been chosen by the Stephens Family to offer you this beautiful farm in Bolingbroke (South Monroe County). Pursuant to the divorce settlement agreement, this farm and equipment will be sold for final settlement and distribution of proceeds. This exceptional property has been in the same family for over 30 years and never before available. Be with us on Auction day to take advantage of this rare opportunity to purchase property in area where land seldom, if ever, is available.

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.



Lot 17 - ? Acres

- 6,000+ SF Beautiful Home • 7.7 Acre Pond • Tennis Court
- Pool & Hot Tub • Fenced Play Area • 4 Car Garage & Storage Room

Main Level: • Large Master Bedroom with Fireplace, Huge Walk-In Closet with Built-in Cabinets, • The Master Bath has Tile Floors, Granite Vanity, Jacuzzi Tub, Double Shower • Spacious Kitchen with Granite Counter Tops, Eat-in Breakfast Room, Cherry Cabinets, Gas Stove, Sub-Zero Fridge/Freezer • Family Room with Fireplace & Wet Bar • Foyer, Dining Room, Office/Nursery, and Oversized Laundry Room with Ample Cabinets, Counter Space and Full Bath

Upper Level: • 2 Bedroom/1 Bath with Large Walk in Closets • Playroom/Bonus Room

Lower Level: Large Den with Fireplace • 2 Bedroom/1 Bath with Closets
• Separate HVAC



OPEN HOUSE: Sunday, October 4th, Sunday, October 11th, Sunday, October 18th, Thursday, October 22nd & Friday, October 23rd from 2:00 - 5:00 P.M. or by appointment with Steve Slocumb at anytime - 478-957-4283.

Lot 16 - 26.74 Acres

Barn • 52' x 180' with Concrete Brick Construction & Concrete Flooring • 13.5' Wide Aisle Way
• Ceiling Fans • Hall Drains • Roll-Up Doors • Half Bath

Barn Interior: • (22) 12' x 12' Stalls of which 10 have Automatic Watering Systems • Office
• Half Bath • Hay Racks • (2) Tack Rooms • (3) Tack Stalls • (1) Wash Rack with Hot/Cold Water

Barn Exterior: (2) 12' x 12' Stalls • (4) 24' x 12' Mare & Foal Stalls with Automatic Water
• (2) 24' x 12' Foaling Stalls with Automatic Water

Arena: 60' x 80' Indoor Arena with Dirt Floor • 3 Roll-Up Doors • Metal Siding • 50' x 20' Workshop with Roll-Up Door & Ventilation Fan • 20' x 180' Overhang & 20' x 130' Overhang

Apartment: 1,200 SF Apartment • 2 Bedroom/1 Bath • Kitchen with Appliances • Laundry Room with Washer/Dryer • Den and Screened-In Porch • New Carpet and Paint



**FARM
EQUIPMENT
SELLS ABSOLUTE**

Farm Equipment - Located on Lot 16

All Equipment will Sell at the Conclusion of the Real Estate
Payment will be due in full on the day of the auction. Cash or check accepted.
For a Complete List, Visit www.hudsonmarshall.com or call 478-743-1511.

- 1968 Restored GMC Pick-Up
(3 Speed with 83,455 Miles)
- John Deere 310SE Loader/Backhoe
(4WD, 3375 Hours - Serial #T03010SE888464)
- John Deere 950, Model 3T905, 1933 Hours
(High/Low 8 Speed, Serial #CH3057D211946)
- John Deere 5' Rotary Mower
- John Deere 5410, 2120 Hours
(High/Low, Serial #LV5410S140947)
- Bush Hog 3108 - 8 Ft
- Ariens ST622 Power Weed Eater
- 8' x 24' Tag Trailer
- Commercial Grade Electric Blower
- Log Splitter
- 10' Harrow

- 10' Chisel Plow
- 10' Turf Maker/Leveler
- EZGO ST350 Work Horse Golf Cart (Gas)
- Toro Z Master Commercial Zero Turn Radius
Mower - Kohler 27 HP Motor
- Alkota Model S25T Pressure Washing System
with 225 Gallon Tank on 10'x6' Trailer
- Commercial Grade Tool Boxes
- Vicion Fertilizer Spreader
- Super 5th Wheeler
- Fence Wire
- Homelite Super XL Bow Saw
- Tri-Axel Gooseneck Trailer with Dovetail &
Ramps

.....AND MUCH MORE!



Timber Cruise - Completed in September 2015 by Timberland Resource Services, Inc.
For a copy of the cruise, call Hudson & Marshall at 478-743-1511.

Lots 1 - 10 22.50+/- Cruised Acres

Pine Timber

Type	Tons
Pine-Saw	556.60
Chip-N-Saw	524.50
Pulpwood	507.30
Pine Tops	115.20
Total	1,703.60

Hardwood Timber

Type	Tons
Poplar	45.60
HWD Pulp-All	260.00
Total	305.60

Lots 12 - 15 43+/- Cruised Acres

Pine Timber

Type	Tons
Pine-Saw	619.70
Chip-N-Saw	1,916.90
Pulpwood	971.10
Pine Tops	90.10
Total	3,597.80

Hardwood Timber

Type	Tons
Red Oak	70.80
Poplar	81.70
Cross Ties	256.80
HWD Pulp-All	368.10
Pallett	115.00
Total	892.40

Lots 18 - 28 78+/- Cruised Acres

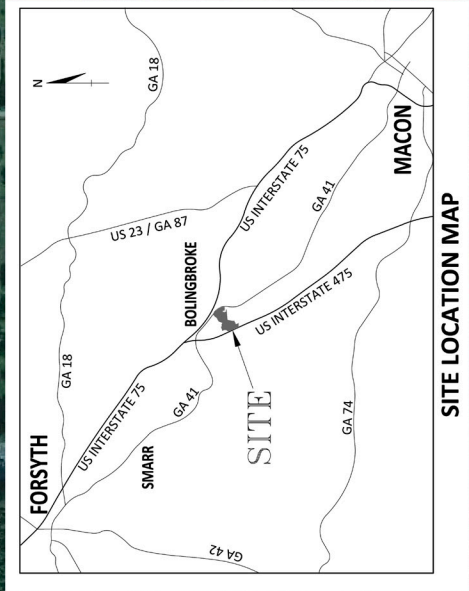
Pine Timber

Type	Tons
Pine-Saw	498.80
Chip-N-Saw	506.30
Pulpwood	1,057.50
Pine Tops	31.40
Total	2,094.00

Hardwood Timber

Type	Tons
Red Oak	495.10
White Oak - All	152.40
Poplar	565.40
Cross Ties	557.60
HWD Pull - All	767.10
HW Tops	36.80
Pallett	326.50
Total	2,900.90

AUCTION: Saturday, October 24th at 10:30 A.M.
263+/- Acres in Bolingbroke, Monroe County, GA (Selling On-Site from Lot 17)



JORDAN
ENGINEERING
144 N. Warren Street, Monticello, Georgia 31064
(706) 466-8086 info@jordan-eng.com (706) 534-8625 fax



Lot	Acres
1	1.41
2	2.00
3	2.59
4	3.00
5	3.41
6	3.81
7	1.47
8	1.00
9	1.00
10	1.40
11	1.72
12	9.81
13	10.44
14	10.92
15	22.48
16	27.02
17	63.44
18	4.08
19	4.04
20	3.40
21	7.78
22	8.23
23	18.57
24	13.97
25	15.05
26	14.16
27	3.01
28	4.09

263+/- Acres Divided into 28 Tracts

- Beautiful Home Sites • Prime Location in South Monroe County
- Merchantable Timber • Farm & Construction Equipment Sells ABSOLUTE
- Lots 7-10 & 18-22 have County Water • Lots 16 & 17 have Existing Wells and Septics in Place

Protective Covenants

- All lots will be restricted to site built homes only • No manufactured, modular or mobile homes
 - Lots 1 - 21
 - Restricted to a minimum of 2,500 SF for One Story and 3,000 SF for Multi Story
 - Lots 22 - 28
 - Restricted to a minimum of 1,500 SF for One Story and 2,000 SF for Multi Story
- For a comprehensive copy of the Protective Covenants visit www.HudsonMarshall.com or call 478-743-1511.

TERMS AND CONDITIONS

SALE SITE: All real estate and equipment will sell on-site from Lot 17 on Saturday, October 24th at 10:30 A.M.

TERMS OF SALE FOR REAL ESTATE: Successful bidders will pay an earnest money deposit equal to ten percent (10%) of the final purchase price with the balance due on or before Friday, December 11, 2015.

TERMS OF SALE FOR EQUIPMENT: Successful bidders must pay in full on the day of the sale. Cash or personal/business check will be accepted.

BUYERS PREMIUM: All real estate and equipment 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: Molly Watson with Haygood, Lynch, Harris, Melton & Watson will be the closing attorney (478-994-5171). Closing shall occur on or before Friday, December 11, 2015. The 2015 real estate taxes will be prorated at Closing. The Seller shall pay the Georgia transfer tax and the cost of preparation of the warranty deed. Purchaser shall pay for any title exam fee, title insurance premium or attorney's title opinion, loan closing costs, survey costs, appraisal fees, recording charges and any and all other costs associated with closing this transaction.

INSPECTION: The land is available for inspection at anytime or by appointment. There will be Open House for the house and barn on the following days from 2:00 - 5:00 P.M.: Sunday, October 4th, Sunday, October 11th, Sunday, October 18th, Thursday, October 22nd and Friday, October 23rd.

SURVEY: Robert Jordan with Jordan Engineering will handle all the final survey work. The survey will be an expenses of the buyer and due at closing. The cost on the survey will be based per linear foot with all common line costs shared equally. All property will be sold by the acre with an adjustment clause to protect both Buyer and Seller.

SOIL SURVEY: A level three soil survey has been completed on all lots in order to insure septic tanks. All lots are permitted for a conventional septic system with the exception of Lot 12 which will require a modified/engineered system.

BROKER PARTICIPATION: A 2% Broker Commission, before the inclusion of the buyer's premium, will be paid to Brokers/Agents who represent a purchase. In order to be paid a commission, the Broker/Agent must complete EACH of the following steps: 1) Review the "terms and conditions of the sale" with each client they are representing. 2) Professionally assist your client by providing relevant advice and property information. 3) Attend the auction. 4) Email or fax registration form to Hudson & Marshall no later than 5:00 P.M. Thursday, October 22nd. Email to juliecaldwell@bellsouth.net or fax 478-994-6588. Registration forms can be obtained from our website www.hudsonmarshall.com or call 478-743-1511 to have a copy emailed or faxed. Commissions will be paid if and only if 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.

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:: BG Hudson Jr. Auction#103, RE #262835, H&M #274, RE#1779, AM Marshall IV #1605, RS Slocumb #3512