

# ESTATE AUCTION

**163.346 Acres in Candler County, GA**

**Property from the Helen C. Fordham Estate**

Home, Guest House, Pond House, 3 Ponds, Merchantable Timber & More



**Saturday, September 22<sup>nd</sup> at 10:30 A.M.**



Dear Prospective Bidder,

Hudson & Marshall is pleased to have been chosen by the family of the Helen C. Fordham Estate to offer you this beautiful property in Candler County, GA. This estate has been home to three generations dedicated to preserving its beauty for the next. Whether you are looking for farm land, timber, home sites or a recreational tract, this property has something for everyone. Please inspect this property prior to auction day and come prepared to purchase excellent real estate at AUCTION prices!

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



## 163.346 Acres in Candler County September 22nd at 10:30 A.M.

- Selling Divided, In Combinations or As a Whole • 2,537 SF Homeplace
- 655 SF Guest House • Three Ponds • Barns • Nice Home Sites
- 22 Acres of Planted Longleaf 16+/- Years Old • 50 Acres of Crop Land
- Located 10 Miles North of Metter off GA-23

### Timber Cruise Completed August 2, 2018

#### LOTS 1, 9 & 10 - 19.40 Timbered Acres

Product	Trees	Tons	Avg. DBH
Fine Pulpwood	250	88	10.6
Hardwood Pulpwood	588	257	11.3
Fine Chip-N-Saw	200	93	11.2
Fine Sawtimber	563	551	16.1
Oak Sawtimber	38	37	19.4
Total Tons		1,026	

#### LOT 2 - 18.6 Timbered Acres

Product	Trees	Tons	Avg. DBH
Fine Pulpwood	2023	748	10.9
Total Tons		748	

#### LOT 5 - 24.2 Timbered Acres

Product	Trees	Tons	Avg. DBH
Fine Pulpwood	387	192	11.2
Hardwood Pulpwood	581	266	10.1
Fine Chip-N-Saw	242	151	10.9
Fine Sawtimber	790	935	15.1
Gum Sawtimber	97	49	13.3
Poplar Sawtimber	161	173	16.5
Total Tons		1,766	

#### LOT 6 - 27.4 Timbered Acres

Product	Trees	Tons	Avg. DBH
Fine Pulpwood	1773	623	10.3
Hardwood Pulpwood	131	51	9.3
Fine Chip-N-Saw	214	153	11.6
Fine Sawtimber	1217	1,638	14.7
Total Tons		2,465	

There will be an Open House from 1:00 - 4:00 P.M. on the following days:

Sunday, September 9th, Sunday, September 16th & Friday, September 21st

or by making an appointment with Steve Slocumb at 478-957-4283





### Lot 3 - 5 Acres Watson-Fordham House

Built in 1886 and for the first time on the market in three generations, this stately 2 story, 4 bedroom, 2 bath home is listed on the National Register of Historic Homes as the Watson-Fordham house. The 5 acre parcel has extensive landscaping, a large circular driveway, and a 2 car attached carport. Living, dining and downstairs bedroom areas feature heart pine flooring. The remodeled bathrooms have extensive tile work and marble flooring and the kitchen has been recently updated. The home features high ceilings, separate central heating and air units for the upstairs 2 bedrooms and bath, dormer windows, a front porch and back deck surrounded by a mature, groomed landscape to include pecan, pear and fig tree(s), azaleas, crepe myrtles, box woods, many varieties of non-fruit bearing trees, and an oak tree estimated to be several hundred years old. As an added bonus, a guest cottage with full bathroom, mini-kitchen, and solid wood ceiling is located behind the house. Surrounding the home is a barn, tool shed, and woodshed. Viewed from the road, the home has a commanding presence set among pine trees in the rear and cultivated land across from the house.





10761 Estes Road  
Macon, Georgia 31210

## AUCTION

Saturday, Sept. 22nd at 10:30 A.M.

[www.hudsonmarshall.com](http://www.hudsonmarshall.com)

1-800-841-9400



## TERMS AND CONDITIONS

**SALE SITE:** The auction will be held on-site from Lot 3 on Saturday, September 22, 2018 @ 10:30 a.m.

**INSPECTION:** There will be an Open House on Sunday, September 9th, Sunday, September 16th and Friday, September 21st from 1:00 - 4:00 P.M. The property may also be viewed by making an appointment with Sale Manager, Steve Slocumb, at 478-957-4283. The land is available to view at anytime.

**TERMS OF SALE FOR REAL ESTATE:** Successful bidders will pay an earnest money deposit equal to ten percent (10%) of the purchase price with the balance due in 30 - 40 days at closing.

**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.

**CLOSING COST:** The Seller will pay their pro-rata share of the estimated 2018 real estate taxes as a credit to Purchaser at Closing. Purchaser shall be responsible for the 2018 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.

**CROP LAND:** All crop land sells subject to the farmers right to harvest the existing crop.

**SURVEY:** There is an existing boundary survey and if the property sells as a whole it will be transferred by the existing deed/survey. Lot 5 has an existing survey and there will be no survey costs. If the remaining lots sell divided, a new survey will be required; and will be an expense of the buyer and due at closing. One surveyor will be appointed by Hudson & Marshall to handle all survey work.

**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.

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

**FOR INFORMATION CALL: Steve Slocumb at 478-957-4283 or**

**Hudson & Marshall at 800-841-9400 or Visit our Website: [www.HudsonMarshall.com](http://www.HudsonMarshall.com)**

Auction Held in Conjunction with:

**George F. Willis,**  
*Realty*

**Also selling from the Helen C. Fordham Estate:**

**11 Acres in Hart County on Thursday, September 27th at 1:00 P.M. Visit [www.hudsonmarshall.com](http://www.hudsonmarshall.com) for details.**