

Auction

The Complete Liquidation of Lumber City Egg Marketers Farm

2,200 Acres Telfair County

Agricultural, Recreational and Timber Land

Located on Hwy 341 (Golden Isles Hwy) - 12 Miles South of McRae

Equipment Selling at
ABSOLUTE AUCTION!



Saturday, August 20th @ 10:30 am

**Sale Site: Telfair County Rec Building
408 E Oak St (Hwy 341), McRae, GA**

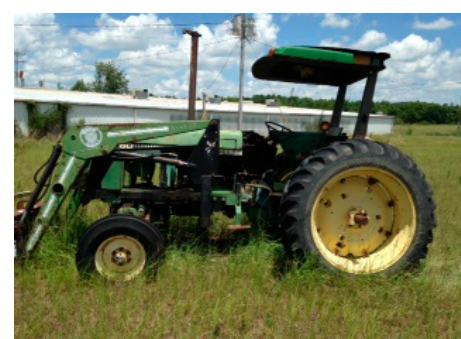
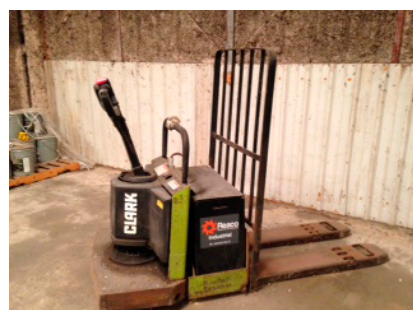
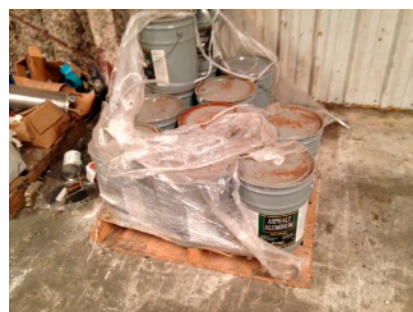
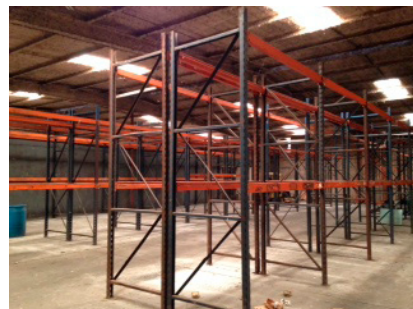
Dear Prospective Bidder,

Hudson & Marshall is pleased to have been chosen by the Owners of The Lumber City Egg Marketers farm to offer you this 2200 acre tract of agricultural, recreational and timber land in Telfair County. This farm has been owned and operated by the same family for over 30 years and they have made the decision to liquidate this property by the auction method. Please inspect the real estate and equipment prior to auction day and come prepared to purchase excellent property at AUCTION prices.



EQUIPMENT SELLING AT ABSOLUTE AUCTION!

- (42) Openings Heavy Duty Pallet Racking
- Clark HWD 30 Model E 6,000 LB Lift w/ Charger
- Crown 40 GPW-4-14
- Hyster Forklift Electric E50B w/ Hobart 12 Volt Accucharger
- Warehouse Steps 12'
- (12) Five Gallon Buckets of Asphalt Aluminum Coating
- Mahogany Desk
- Upright Safe
- Steam Genie Hot Water Pressure Washer
- ONAN Generator on Single Axle Trailer, Model 35JT-4R/1L, 35,000 Watts, Gas
- 800 Gallon Fuel Tank w/ Electric Pump
- 1,500 Gallon Fuel Tank w/ Electric Pump
- Kellogg Double Head, Air Compressor
- Tandem Axle Trailer 16' Deck w/ 3' Dove Tail & Ramps, 6' Tongue w/ Pin Hitch
- Cat Motor Grader, Model 911942
- Chevy C-65 Dump Truck (Parts Only)
- John Deere 2750 Tractor w/ Front End Loader, Forks & Bucket
- John Deere 310-A Backhoe





TRACT 2 (There is a 30' easement to Tract 1 on this property)

Building A

60' x 90' Shop w/ Concrete Slab Floor, (2) Roll Out Doors 20' Wide by 16' High, Metal Sides & Roof, 14' x 24' Office, 14' x 24' Parts Office, Power with Air Compressor

Building B

40' x 60' Concrete Block Freezer Building with Extended Overhangs

Building C

Main Warehouse, 100' x 100' with Small Office, 20' x 90' Refrigerated Space Insulation on Walls and Ceiling, Slab Floor, (3) Dock high Loading Ramps

Building D

Singlewide Mobile Home, 2 Bedrooms & 1.5 Baths

Building E

Office Building, 22' x 64' Total Footprint w/ 22' x 44' Double Level, Truck, Scales 10' x 60', Concrete Fuel Tank Containment System

TRACT 3

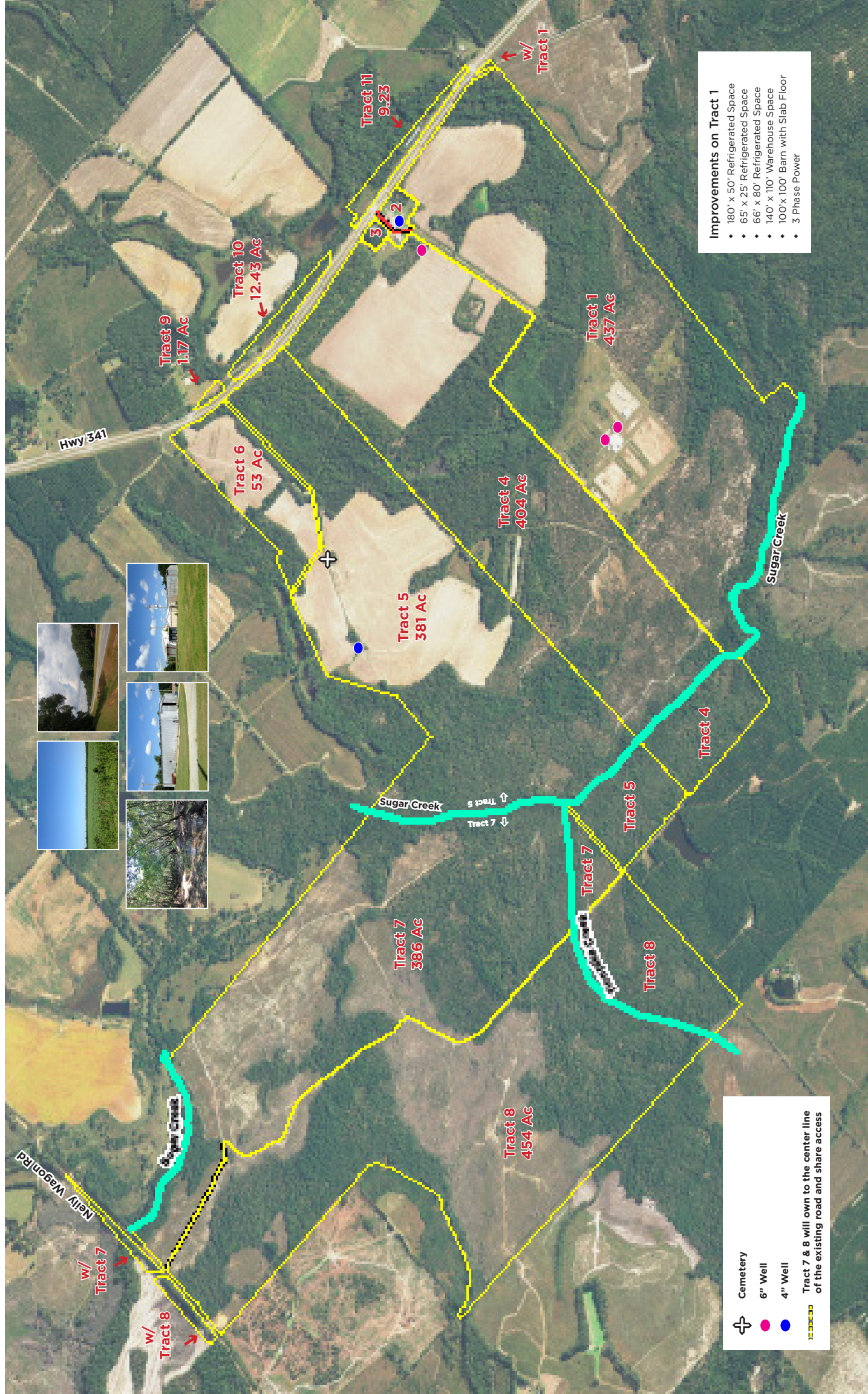
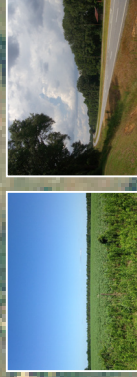
Building F

3 Bedroom, 2 Bath Brick House, Carport, Central HVAC.

2,200 Acres in Telfair County: The Complete Liquidation of Lumber City Egg Marketers Farm

Sale Site: Telfair County Recreational Building Located at 408 E. Oak Street in McRae

- 11 Tracts Selling Divided, In Combinations or As a Whole
- Located on Hwy 341, 12 Miles South of McRae
- Sugar Creek & Turnpike Creek Frontage
- All Equipment Sells ABSOLUTE
- 300+/- Acres of Cropland
- 327+/- Acres of 2015 Planted Pine Loblolly
- Tract 1 - 62 Acres
- Tract 4 - 83 Acres
- Tract 5 - 121 Acres
- Tract 6 - 34 Acres
- Tract 7 - 164 Acres
- Tract 8 - 163 Acres



Improvements on Tract 1

- 180' x 50' Refrigerated Space
- 65' x 25' Refrigerated Space
- 66' x 80' Refrigerated Space
- 140' x 110' Warehouse Space
- 100' x 100' Barn with Slab Floor
- 3 Phase Power

Cemetery

6\" Well

4\" Well

Tract 7 & 8 will own to the center line of the existing road and share access

TERMS AND CONDITIONS

SALE SITE: All property and equipment will sell Saturday, August 20th @ 10:30 a.m. from the McRae Recreational Center located on 408 Oak Street (Hwy 341) five miles South of McRae, Georgia.

TERMS OF SALE REAL ESTATE: Successful bidders will pay an earnest money deposit equal to ten percent (10%) of the final purchase price with the balance due in 30-45 days at closing. Accepted forms of payment are cash, certified funds or business/personal check.

TERMS OF SALE EQUIPMENT: All items purchased at the auction must be paid for in full on sale day with cash, personal check or company check. All checks must be accompanied by a bank letter of credit.

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 COSTS: Closing shall occur within 30-45 days of the auction. The 2016 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 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.

LEASES: There is a crop lease on the property that expires December 31, 2016. There is not a current hunting lease on the property.

TIMBER: The merchantable planted pine on Tracts 1, 4 & 5 are being harvested. All remaining timber sells with the farm. A timber cruise is being conducted on Tracts 1, 4, 5, 7 & 8. The information will be on our website once completed or you can call Steve Slocumb for more info.

INSPECTION: The land is available for inspection at any time or by making an appointment with Billy Routh or Steve Slocumb. There will be a scheduled Open House Thursday, August 18th and Friday, August 19th from 10:00 - 4:00 P.M. Call Steve Slocumb at 478-957-4283 with questions.

LOAD-OUT: Removal of equipment will be on Sale Day until 5:00 P.M. and Monday, August 22nd from 10:00 a.m. - 4:00 p.m.

SURVEY: If the property sells as a whole it will be transferred by existing deed. The purchaser may elect to survey the property at their expense. In the event the property is surveyed prior to closing, the contract amount will be adjusted based on the final survey. If the property sells divided, a new survey will be required; and will be an expense of the buyer and due at closing. The contract amount will be adjusted based on the final survey. One surveyor will be appointed by Hudson & Marshall to handle all surveying.

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. #103, AM Marshall IV #1605, RS Slocumb #3512, H&M #274

For More Information Call Sale Manager Steve Slocumb at 478-957-4283 or Billy Routh at 229-868-6648 or Visit us at our Website: www.HudsonMarshall.com.