

Estate Auction

Real Estate and Personal Property

205 Anderson Avenue, Fort Valley, GA

Selling On Site

To Settle The Estate of Colonel Jon Pensyl



201 Oakridge Drive, Warner Robins, GA

Selling On Site

For The Estate of Lois Sims



Wednesday, November 8th @ 2:00 p.m.

www.HudsonMarshall.com ♦ 800-841-9400



Thursday, November 9th @ 2:00 p.m.

www.HudsonMarshall.com ♦ 800-841-9400



Dear Prospective Bidder:

On behalf of the Pensyl Family, Hudson & Marshall is privileged to offer the home of the late Air Force Colonel Jon Pensyl. Veteran of 3 wars & member of the famed "Flying Tigers". Col. Pensyl was a fighter pilot ace and a true American hero. Also offered will be a very interesting collection of WWII memorabilia and personal property.

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

Wednesday, November 8th @ 2:00 p.m.

www.HudsonMarshall.com ♦ 800-841-9400

205 ANDERSON AVENUE, FT VALLEY - SELLING ON SITE 4 BEDROOM/2.5 BATH HOME ON 4.3 ACRES

MEMORABILIA AND PERSONAL PROPERTY



- ♦ Beautiful Manicured Grounds
- ♦ Office with Side Door
- ♦ Built in 1935 by local pecan merchant John David Duke
- ♦ Slate Roof
- ♦ Oak Floors
- ♦ Gum Paneling
- ♦ Located in Downtown Fort Valley

- ♦ WWII Memorabilia
- ♦ Oriental Collectibles
- ♦ Old Books
- ♦ "Flying Tiger" Collectibles
- ♦ Vintage Playboy Magazines (1958 to Present)
- ♦ Original Artwork
- ♦ Household Furniture
- ♦ Glassware & Decor
- ♦ Kitchen Accessories
- ♦ Antique Collectibles





Dear Prospective Bidder:

On behalf of the Sims Family, Hudson & Marshall is proud to offer this estate home in one of Warner Robins' most established and affluent neighborhoods. Personal property and fixtures will be offered at the conclusion of the real estate. We encourage you to inspect these properties prior to the sale and be with us on auction day to purchase excellent property at AUCTION prices!

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

Thursday, November 9th @ 2:00 p.m.

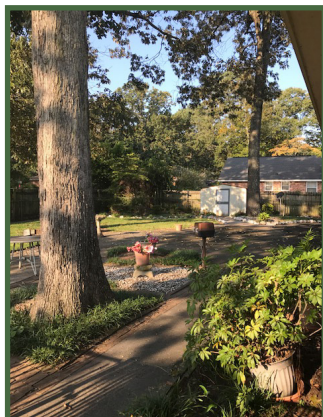
www.HudsonMarshall.com ♦ 800-841-9400

**201 OAKRIDGE DRIVE, WARNER ROBINS
SELLING ON SITE**



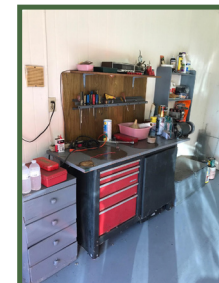
3 BEDROOM/2.5 BATH HOME WITH 2,032 SF

- ♦ One Story Brick Home Built in 1969
- ♦ New Roof
- ♦ New Hot Water Heater
- ♦ Central Heat and Air
- ♦ Carport with Side Entrance Driveway
- ♦ Fenced Rear Yard
- ♦ Corner Lot
- ♦ Large Cement Patio
- ♦ Older Established Neighborhood
- ♦ Move In Condition!



PERSONAL PROPERTY

- ♦ Mahogany Twin Beds
- ♦ Household Furniture
- ♦ Glassware & Decor
- ♦ Kitchen Accessories
- ♦ Lamps
- ♦ Collectibles
- ♦ Shop Tools



For Additional Information Call Monte Marshall at 478-731-0038

TERMS & CONDITIONS

SALE SITE: Sale 1 at 205 Anderson Avenue, Ft Valley will be held Wednesday, November 8th @ 2:00 p.m on site under the auction tent. Sale 2 at 201 Oakridge Drive, Warner Robins, GA will be held Thursday, November 9th @ 2:00 p.m. on site under the auction tent.

BUYERS PREMIUM: All real estate and personal property 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.

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 in 30 days at closing. Accepted forms of payment are cash, certified funds or business/personal check.

CLOSING COSTS: Closing shall occur within thirty (30) days of the auction. The 2017 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.

BROKER PARTICIPATION: A 2% Broker Commission, before the inclusion of the buyer's premium, will be paid to Brokers/Agents who represent a purchaser. 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. the day prior to the sale. Email to tracymarshall@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. 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.

TERMS OF SALE PERSONAL PROPERTY: All personal property will be sold at ABSOLUTE auction, with no minimum bid requirements or Seller reserves. Picture ID required to register to bid. The Auctioneer may announce incremental bidding requirements for any single lot or on all lots. All items purchased at the auction must be paid for in full on auction day. We accept Cash, Cashier's Check, or Certified Bank Check. Personal or Company Checks will be accepted but must be accompanied by a bank letter guaranteeing payment of check. Major Credit Cards will be accepted on all equipment. A 3% SURCHARGE WILL APPLY IF YOU USE A CREDIT CARD.

SALES TAX: Applicable sales tax will be collected from all buyers unless proper tax exempt forms are presented at registration. No exceptions!

INSPECTION: There will be an Open House on 205 Anderson Avenue, Fort Valley on Monday November 6th from 3:00 - 6:00 P.M. Open house for 201 Oakridge Drive will be on Tuesday, November 7th from 3:00 - 6:00 P.M. Both houses will be available by appointment. Call Monte Marshall 478-731-0038.

LOAD-OUT: All Personal Property must be removed by 6:00 PM the day of the auction.

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 equipment sells in its "As-Is/Where-Is" condition with no warranties expressed or implied. All equipment sells 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.

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