



Auction

420.92 Acres in Houston County, Georgia
1906 Tucker Road, Perry

Property from the Elmo & Marie Meadows Family - Selling By Order of the Heirs

Saturday, November 11th @ 10:30 a.m.

www.HudsonMarshall.com ♦ 800-841-9400

TERMS AND CONDITIONS

SALE SITE: All property will sell Saturday, November 11th @ 10:30 a.m. from Tract 4 under the Hudson & Marshall tent.

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 on or before December 15th 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.

INSPECTION: There will be scheduled open houses Sunday, November 5th and Friday, November 10th from 1:00 - 4:00 p.m. Hudson & Marshall will also be available by appointment anytime to show the property. Due to the existing hunting lease, the property is only available for inspection from 11:00 am until 3:00 pm. Safety Orange should be worn when inspecting the property.

CLOSING COST: The seller shall pay the 2017 real estate taxes at Closing, 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. The closings will be handled by Walker, Hulbert, Gray & Moore in Perry.

SURVEY: If the land sells as a whole it will be transferred by existing deed and survey. The purchaser may elect to survey any of 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 land sells divided, a new survey will be required; and will be an expense of the buyer and due at closing. Ocmulgee Fields Surveying will handle any survey work.

SPECIAL NOTES: a) *Cattle and temporary fencing to be removed on or before December 11, 2017.* b) *Caretaker on Lot 4 will be allowed to stay through December 31, 2017.* c) *The hunting & fishing rights are leased and will be terminated at closing. Safety orange, as required by DNR, should be worn when inspecting the property.*

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

FOR INFORMATION CALL ~ Steve Slocumb at 478-957-4283



Dear Prospective Bidder:
Hudson & Marshall is pleased to have been chosen to offer you this beautiful property in Houston County, Georgia. This property has been in the Meadows family since 1958. Whether you are looking for estate sized home sites, farm land, pasture, timber or a recreational tract, this property has something for everyone. 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.

- ◆ **EXCELLENT LOCATION!**
- ◆ Beautiful 9+ Acre Pond and 5+ Acre Pond
- ◆ 5 Minutes from downtown Perry
- ◆ Pasture
- ◆ Wooded Land
- ◆ Great Hunting/Recreational Land
- ◆ Convenient to Perry, Warner Robins and Macon
- ◆ City of Perry Property Zoned R2
- ◆ Houston County Property Zoned R-AG
- ◆ County Water

----- Sewer Line

----- City Limits of Perry

Lot 2 - House Tract

3 Bedroom/ 2 Bath , 1,900 SF
Leased \$800 per Month

Lot 1	99.85 Acres
Lot 2	1.40 Acres
Lot 3	220.94 Acres
Lot 4	90.73 Acres