



Bidding Terms and  
Conditions

**PRIME BAKER COUNTY FARMLAND —  
AGRICULTURAL, TIMBER, AND  
RECREATIONAL OPPORTUNITIES**



**Hamill Road (CR 119) and Will White Road (CR 86), Leary, Georgia 39862**

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Online Only Auction

**Tuesday, March 4, 2025, at 2 pm**

Final Contract to Include a  
10% Buyer's Premium

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

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**Auction Date and Time:** Tuesday, March 4, 2025 at 2 pm

**Open House Dates and Times:** Drive By Anytime

**For More Information Contact:** Mark Manley CAI, AARE, MPPA  
Wiregrass Auction Group, Inc.  
(229) 890-2437  
Mark@BidWiregrass.com

Please read the following terms carefully. By registering for this auction, you acknowledge that you have read and understood all terms and conditions herein and set forth within the supporting documentation described in the terms and that you have inspected the property or had the opportunity to do so.

If you do not agree to these terms, please **DO NOT** bid!

The property will be offered in the following tracts through the Wiregrass Auction Group Online Multi-Par Bidding Platform. Bidders will have the opportunity to bid on each tract individually, in groupings of multiple tracts, and the entire property as a whole. The final sales configuration that produces the highest offer to the seller will determine how the property sells.

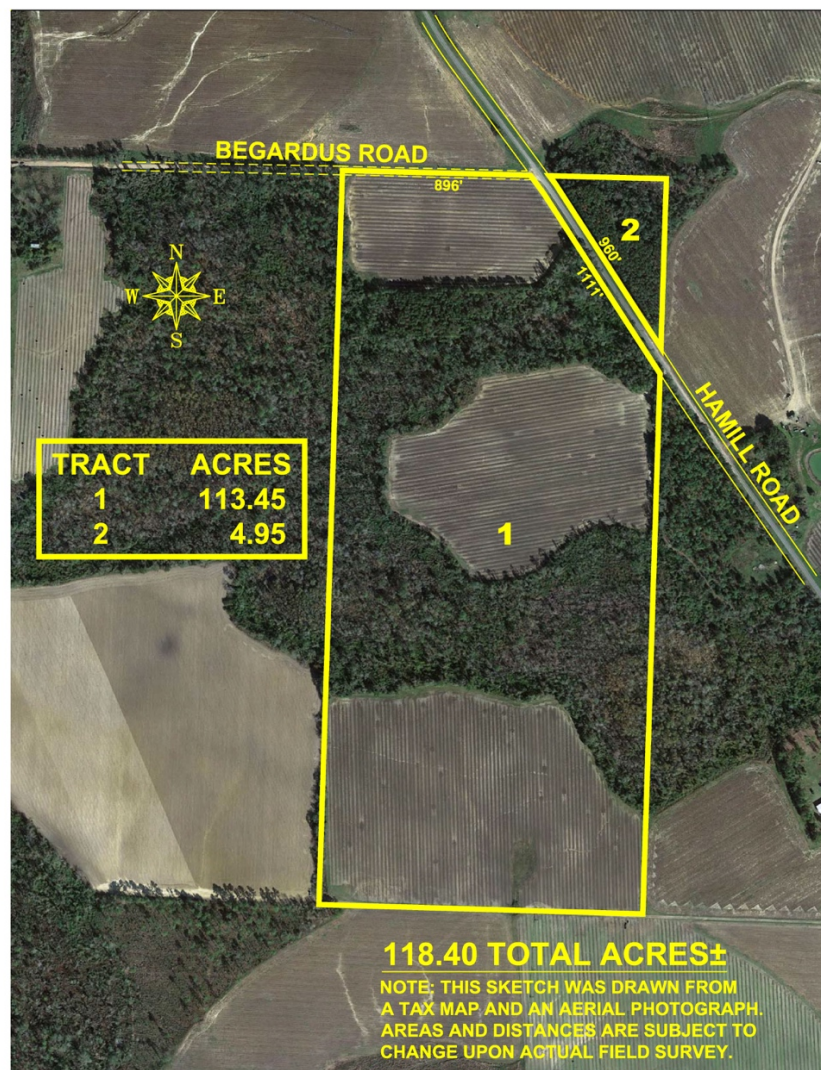
## Tract Description and Map

### Tract 118.1 – 113.45 +/- Acres

- 65.48 Acres of Cultivable Land: Highly fertile with top-tier soil types for diverse crop production.
- Mixed Woodlands: Features planted pines and natural hardwoods, offering excellent hunting and recreational opportunities.
- Wildlife Haven: A prime tract for deer, turkey, and other game hunting enthusiasts.

### Tract 118.2 – 4.95 +/- Acres

- 100% Planted Pines: Strong potential for timber income and investment growth.
- Compact and Manageable Size: Ideal for investors looking for a low-maintenance timber asset.



## Tract Description and Map

### Tract 247.1 – 45.3 +/- Acres

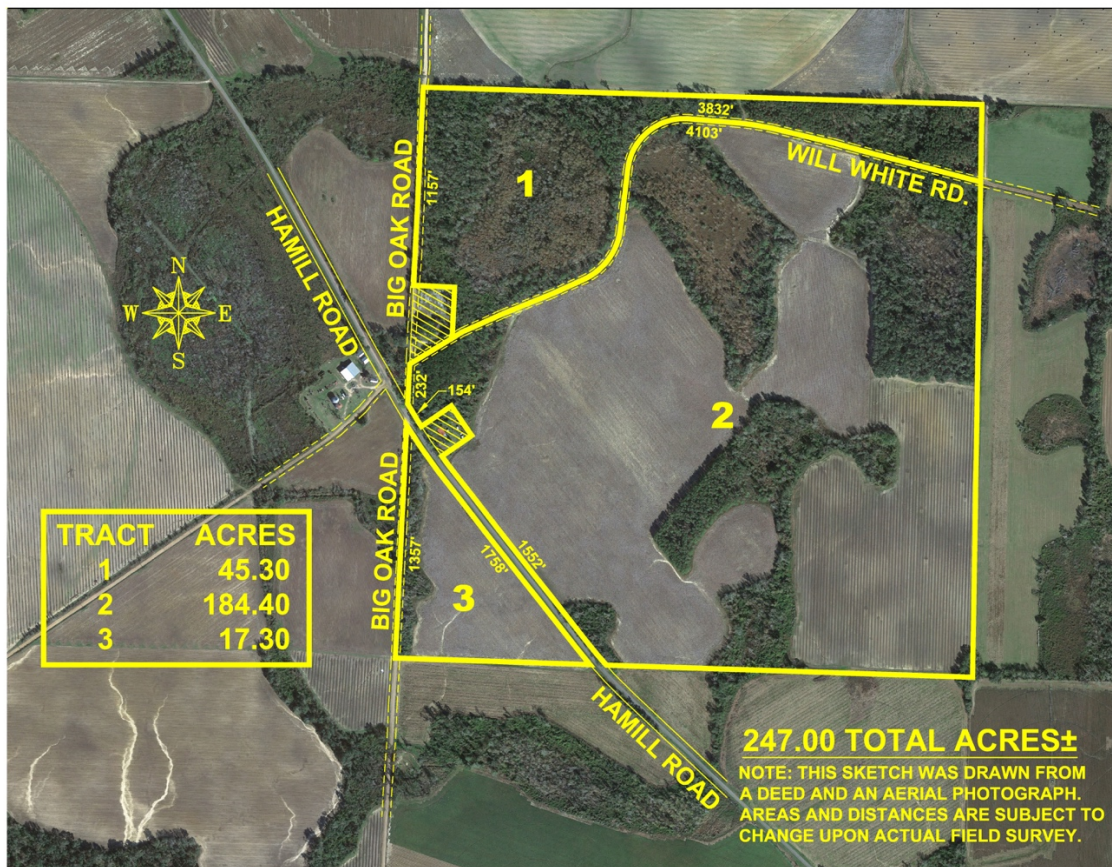
- Fully wooded with planted pines and hardwood bottomland.
- Exceptional recreational opportunities, including hunting.
- Ideal terrain and layout for the development of a duck pond.
- Private, serene setting with abundant wildlife.

### Tract 247.2 – 184.4 +/- Acres

- 127 acres of cultivable land with highly productive Tifton Loamy Sand soil (TfA, TfB).
- Mixture of planted pines, hardwood hammocks, and bottomland.
- Prime recreational tract with abundant game and hunting potential.
- Potential for developing a duck pond to enhance recreational value.
- A diverse landscape offering both agricultural and investment appeal.

### Tract 247.3 – 17.3 +/- Acres

- 15.12 acres of cultivable land with fertile Tifton Loamy Sand soil.
- Smaller tract suited for boutique agricultural use or as a standalone investment.
- Road frontage on Hamill Road provides excellent access.



### **Bidder Registration and Verification:**

For verification purposes, a credit card is required in order to register for this auction. Upon registering, an authorization charge of \$1,000.00 will be charged against the credit card used for registration. This authorization is not a permanent charge placed on your card, it is only a pre-authorization used to verify identity of our bidders and the availability of funds on the credit card used for registration. Please be advised that WAG has no control over the length of time the verification charge remains on your card, that is at the sole discretion of your credit card company. Also, please be aware that registering for multiple auctions could incur multiple verification charges; and in some instances, multiple verification charges may result in a fraud alert being sent to the card holder. WAG reserves the right to reject or accept bidder registrations at its sole discretion.

### **Terms of Sale:**

At the close of the auction, successful bidders will be emailed a contract package. Included in the contract package will be the purchase contract as well as instructions for submitting your earnest money deposit **of \$25,000 in Certified Funds** as stipulated in the Purchase Contract.

### **Bid Increments:**

The Bid Increments will be as follows:

Amount Up to:	Bid Increments
\$10,000	\$500
\$50,000	\$1,000
\$100,000	\$2,000
\$250,000	\$5,000
\$500,000	\$7,500
\$500,000+	\$10,000

WAG reserves the right to adjust bid increments as needed.

### **Scheduled Auction End Times:**

The Auction is scheduled to end at the published end time, subject to auto-extend bidding. Each time a bid is placed with the clock showing less than 10 minutes, the clock will reset to 10 minutes. In the event the auto-extend time needs to be reduced, WAG reserves the right to adjust the auto-extend, as needed.

### **Buyer's Premium:**

A 10% Buyer's Premium will be added to the bid price for each property to determine the final contract price. For example, if your final bid price is \$100,000, 10% (\$10,000) will be added, resulting in a total contract price of \$110,000.

## **Contract for Sale:**

This property is offered under the specific terms provided in the Contract for Sale and specific Contract Special Stipulations as below. The Contract for Sale is available for review at [www.WiregrassAuctionGroup.com](http://www.WiregrassAuctionGroup.com). Please fully read and review the entire Contract for Sale prior to bidding. If you have any question or concerns to anything included in the Contract for Sale, please contact WAG prior to bidding. Please do not bid prior to reviewing the entire Contract for Sale Document.

## **Contract Special Stipulations**

1. This sale will be closed by Willis A. DuVall, Jr. of Moore, Clarke, DuVall & Rodgers, P.C., located at 2829 Old Dawson Road, Albany, Georgia 31707, 229-888-3338. Closing Attorney's Paralegal: Mandy Tyler, [mt Tyler@mcd-r-law.com](mailto:mt Tyler@mcd-r-law.com). The closing attorney will charge the purchaser a closing fee of \$ 695.00 per cash transaction and \$895.00 per loan transaction. This fee includes conducting the closing, collecting and disbursing the funds, and preparing a closing statement. If the purchaser wants a title opinion or other services, the closing attorney will provide them for an additional fee. The seller will pay for the preparation of the Deed only. The purchaser will pay all other closing costs associated with this sale, including but not limited to recording, transfer tax, financing expenses, intangible taxes, title fees, title insurance, appraisals, and inspection reports. The purchaser will be responsible for any bank wire fees associated with the closing incurred by the receiving or sending of the purchaser's earnest money deposits.
2. Notwithstanding any provision to the contrary contained herein, in the event the Closing cannot occur when scheduled due to a COVID-19 related event ("CRE") resulting in the closing attorney, the mortgage lender and/or the Buyer and/or Seller being unable to perform their respective obligations, then the Closing shall be postponed until 7 days after the specific event delaying the Closing has been resolved. If the Buyer or Seller is unable to perform due to a CRE, the affected party shall promptly notify the other party both of the CRE and of its resolution. Buyer or Seller having concerns about attending the Closing or self-quarantining (in the absence of a quarantine or government ordered lockdown that specifically applies to Buyer and/or Seller) shall not excuse Buyer or Seller from attending the Closing either in-person, virtually or through a power of attorney. Buyer or Seller presently having COVID-19 shall excuse Buyer and/or Seller from attending the Closing until the party is no longer at risk of infecting others. However, in all situations where Buyer and/or Seller cannot attend the Closing, Buyer and or Seller shall use their best efforts to fulfill their contractual obligations through a power of attorney. Buyer or Seller experiencing a job loss, reduction in salary or other financial hardship shall not be deemed a CRE. If the CRE causing a permitted delay results in the Closing being delayed by more than 90 days from the original Closing date, then either Buyer or Seller may terminate this Agreement without penalty upon notice to the other party.
3. This sale and conveyance are expressly subject to all covenants, conditions, restrictions, reservations, rights-of-way of record, and easements for roads, power line, telephone lines or similar utilities, if any, affecting the property. Additionally, this sale and conveyance are subject to any cemetery or cemeteries that may now exist on the property. The Buyer further acknowledges that they shall take title to the

property subject to these covenants, conditions, restrictions, reservations, easements, and rights-of-way, and agrees to comply with and abide by all terms and conditions set forth therein. The Seller makes no representations or warranties regarding the existence or impact of any such covenants and restrictions, and the Buyer assumes all responsibility for conducting due diligence with respect to these matters.

4. This property is sold subject to Covenants for an Agricultural Preferential Assessment recorded in **(Farm 1)** Deed Book 169, Pages 445-446 and **(Farm 2)** Deed Book 169, Pages 447-448 recorded in the Office of the Clerk of Superior Court, Baker County, Georgia (hereinafter the "Covenant"). These Covenants expires on December 31, 2033. As a part of this transaction, Purchaser shall assume and/or continue the Covenants, and in the event Purchaser does not qualify to assume or continue the Covenants or fails to timely file an application to assume or continue the Covenants, then Purchaser shall be responsible for and pay any and all ad valorem taxes, costs and penalties associated with a breach, if any, of the Covenants. Seller agrees to fully cooperate with Purchaser's application for continuation or assumption of the Covenants. However, neither the Seller nor the Broker makes or have made any warranties or representations regarding the Covenants or the Purchaser's ability to qualify to continue or assume the Covenants. Further, the Purchaser does agree to indemnify and hold harmless the Seller, the Broker and the closing attorney from any and all costs, penalties, attorney's fees, and ad valorem taxes that are due and required to be paid as a result of the termination and/or breach of the Covenants. This warranty and indemnity shall survive the closing of the sale contemplated hereby and shall not be merged into the same.
5. The 2025 Ad Valorem taxes will be prorated between the seller and purchaser as of the date of closing.
6. The property is being sold as-is, where-is.
7. This contract excludes all personal property located on the property.
8. This property is being conveyed by General Warranty Deed.
9. In the event the property sells divided a boundary survey will be made by Craig Bargstadt of True Point Surveying located at 637 Pat Dixon Road, Hazlehurst, Georgia 31539, a land surveyor registered in the state of Georgia to perform a boundary survey of the property in accordance with the minimum technical requirements for the state of Georgia and certified in favor of Purchaser and Seller. The Survey shall be subject to the Seller's approval. The surveyor will charge 36 cents per linear foot on all exterior lines and 18 cents per linear foot on all common lines between auction purchasers. The final sale price shall be determined by multiplying \$\_\_\_\_\_/acre (contract price per acre) by the number of surveyed acres rounded to the nearest one-thousandth of an acre. Division stakes are intended for approximation use only. Actual boundary lines are to be determined by field survey and may vary from field markers. It is understood that the acreage and dimensions of the tracts may vary according to the actual survey. The Purchaser will pay all survey expenses. For this fee, the surveyor will mark all property corners and provide the Purchaser with a recordable plat. This fee does not include the actual opening of the lines. The

surveyor will open lines for an additional fee. As used herein, the term "surveyed acreage" means the total gross acreage of the property without any deduction for any portion thereof located within the bounds of any roadways (except deeded roads), easements or other rights of way, including, without limitation, electric transmission lines or other utility easements. If the purchaser wants survey services in addition to the above-described services, the surveyor will provide them for an additional fee. In the event that either party defaults under the terms of this Contract, the defaulting party will be responsible for the surveying expense.

**As Is, Where Is:**

All property is selling "As-Is, Where Is" with all faults. It is the buyer's responsibility to conduct any and all inspections and perform all acts of due diligence deemed necessary before bidding. Placing a bid will be considered as acceptance of the property in its as-is condition.

**Bidder Default:**

In the event a winning bidder fails to submit the signed Contract for Sale and/or earnest money deposit as specified in the terms, the winning bidder will be charged an administrative fee of \$2,500.00 on the credit card provided at registration. All administrative fees are non-refundable.

**Bid Cancellation:**

Wiregrass Auction Group, Inc. reserves the right to remove or cancel the bids and bidding privileges of the party at any time that bids or bidding is deemed to not be in the best interest of the seller.

**Earnest Money Deposit:**

Upon the close of the auction, successful high bidders will be required to submit an earnest money deposit of **\$25,000 in Certified Funds** as stipulated in the Contract for Sale. The successful bidder will have 24 hours to send the earnest money in the form of a Wire Transfer or Cashier's Check.

**Real Estate Closing:**

With timing being of the essence, each contract will be a cash contract, not contingent or subject to financing, appraisal, or survey, as described in the Contract for Sale. Closing will take place no more than 30 days from the end of the auction as stipulated in the Contract for Sale. The Buyer will be responsible for all closing costs and the transaction will be conducted by the closing attorney specified in the Contract for Sale.

**Agency Disclosure:**

Wiregrass Auction Group, Inc. herein after WAG is acting as agent for the seller and at no time is WAG responsible for, acting on behalf of, or acting as agent for the buyer. Full agency disclosure will be acknowledged by both seller and buyer on the Agency Disclosure form attached as Exhibit "C" on the Contract for sale.



**Disclaimer:**

Wiregrass Auction Group, Inc believes all information contained herein to be correct to the best of our knowledge. All information is being furnished to bidders solely for the bidder's convenience and it is always the responsibility of the bidders to determine the accuracy and completeness of all information. Reliance on information provided is solely at the risk of the recipient. Bidders should always conduct their own due diligence, inspections, and investigations prior to bidding. Bidders needing assistance should seek necessary assistance prior to placing a bid.

**Technology Disruptions:**

Auctioneer will not be responsible for technology disruptions, errors, or failures (including disruptions to bidding or the failure to execute, recognize, or record online bids), whether caused by (i) loss of connectivity, breakdown, disruption, or failure of the Online Auction Platform, (ii) breakdown, disruption, or failure of a Bidder's internet connection, computer, or system, or (iii) otherwise. Auctioneer may, but will not be required to, continue, suspend, delay, extend, reschedule, or close the Auction because of disruptions caused by technology failures, even after bidding has commenced.

**Failures by Online Auction Platform Provider and its Affiliates or Contractors:**

Auctioneer may use an Online Auction Platform Provider to facilitate the Auction. Under no circumstances will Auctioneer be liable for any failure of the Online Auction Platform Provider to perform all or any of its obligations, or for the failure of any affiliates, employees, agents, representatives, or contractors of the Online Auction Platform Provider to perform their obligations.

**Disclosure:**

As detailed in Rule 55-10-.01 (3) of the Georgia Auctioneers Commission: Any auction sale is, without requirement of announcement at any time, presumed to be with reserve unless the property are in explicit terms put up at absolute auction. According to Rule 55-10-.01 (4)(b) Wiregrass Auction Group and our sellers hereby give notice that bids may be made by the seller, or upon the seller's behalf, at any auction with reserve.