



AUCTION

SIGNIFICANT STAND OF MERCHANTABLE TIMBER

150 ACRES IN LAURENS COUNTY, GEORGIA

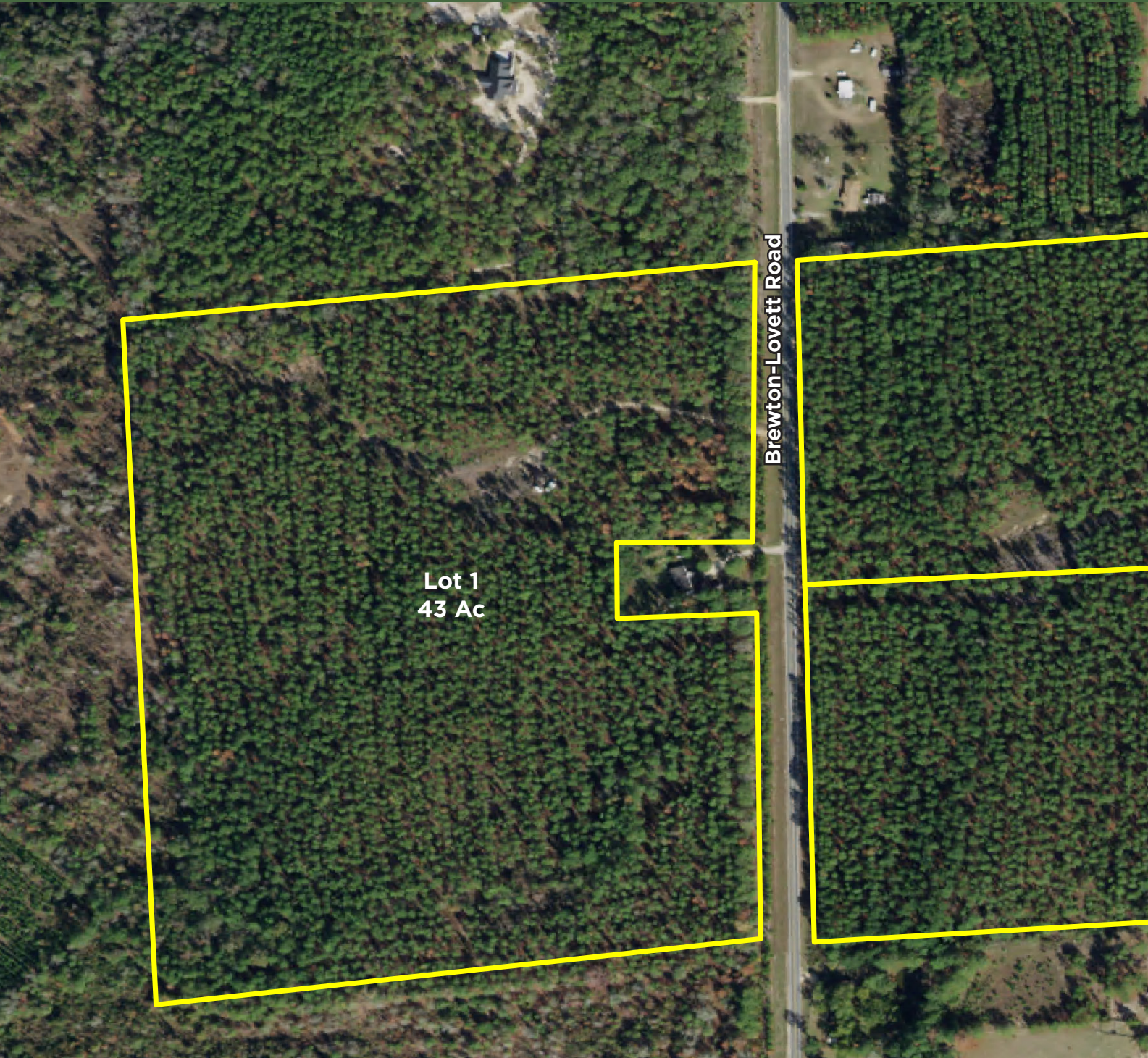
Property of Nelson Timberlands, LLC & The Jimmy Wynn Family



Thursday, June 10th @ 7:00 P.M.

Sale Site: Hampton Inn, 103 Travel Center Blvd, Dublin

Hudson and Marshall is pleased to have been chosen by the Sellers to offer you this unique property in Laurens County. This land has been in the same family for 60+ years and is ideally suited for homesites, recreation and timber production. We encourage you to inspect this property 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



TIMBER CRUISE COMPLETED MAY 2021

Lot 1

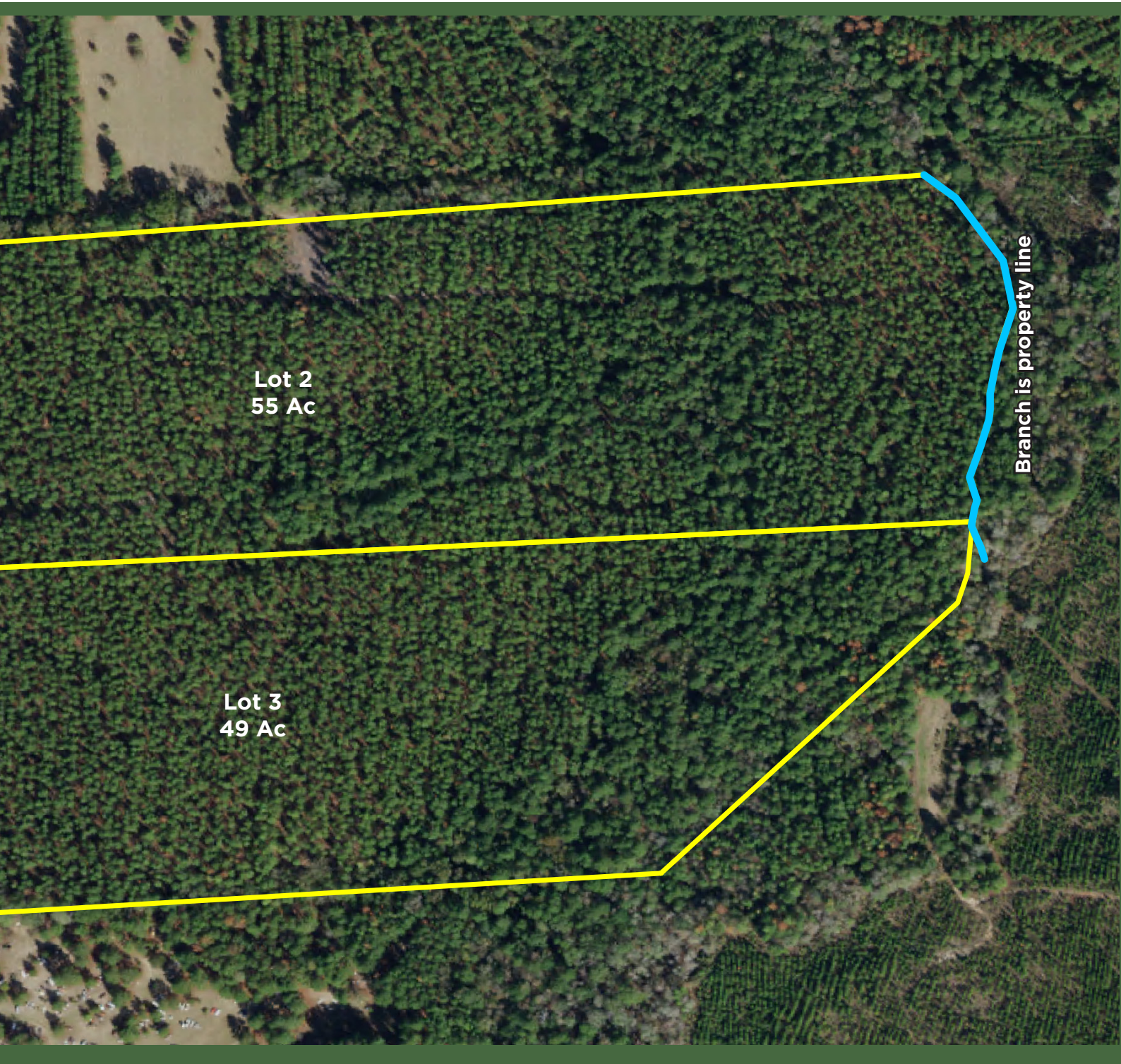
Pine Chip-N-Saw/Sawtimber	2,121 tons
Pine Pulpwood	372 tons
Pine Tops	77 tons

Lot 2

Pine Chip-N-Saw/Sawtimber	4,021 tons
Pine Pulpwood	207 tons
Pine Tops	264 tons
Hardwood Pulpwood.....	83 tons

Located 3 Miles North of Brewton on Brewton-Lovett Road

- ◆ Offered in 3 Tracts
- ◆ Home Sites
- ◆ Significant Stand of Merchantable Pine Timber
- ◆ Recreational Land
- ◆ Extensive Paved Road Frontage



Lot 3

Pine Chip-N-Saw/Sawtimber.....	6,653 tons
Pine Pulpwood	551 tons
Pine Tops	136 tons
Hardwood Pulpwood.....	87 tons

**FOR INFORMATION CALL
STEVE SLOCUMB AT 478-957-4283
OR RUSS FALK AT 478-609-1122**



10761 Estes Road
Macon, GA 31210

Auction

www.hudsonmarshall.com

800-841-9400



TERMS & CONDITIONS

SALE SITE: All Real Estate will sell Thursday, June 10th at 7:00 P.M. from the Hampton Inn, 103 Travel Center Blvd in Dublin. (I-16 @ Hwy 441, Exit 51)

TERMS OF SALE: 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: Closing shall occur on or before Thursday, July 15, 2021. The 2021 real estate taxes will be prorated at Closing. The Seller shall pay 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.

SURVEY: If the property sells as a whole it may be transferred by the existing deed or the buyer may elect to have a survey completed at their expense. If the property sells divided, a new survey will be required and all common lines will be shared. The survey will be an expense of the buyer and due at closing. One surveyor will be appointed by Hudson & Marshall to handle all survey work.

INSPECTION: The property is available at any time for your inspection. Tract signs and stakes mark 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 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. All property 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 Russ Falk @ 478-609-1122 or Steve Slocumb @ 478-957-4283