

# AUCTION

193.05 Acres Located in Jefferson County, Georgia

Featuring Pasture, 3 Acre Pond and Timber Land

Also includes Wastewater Spray Irrigation Field & Equipment



Selling Online



Bidding Ends  
Thursday, December 2<sup>nd</sup> @ 2:00 PM



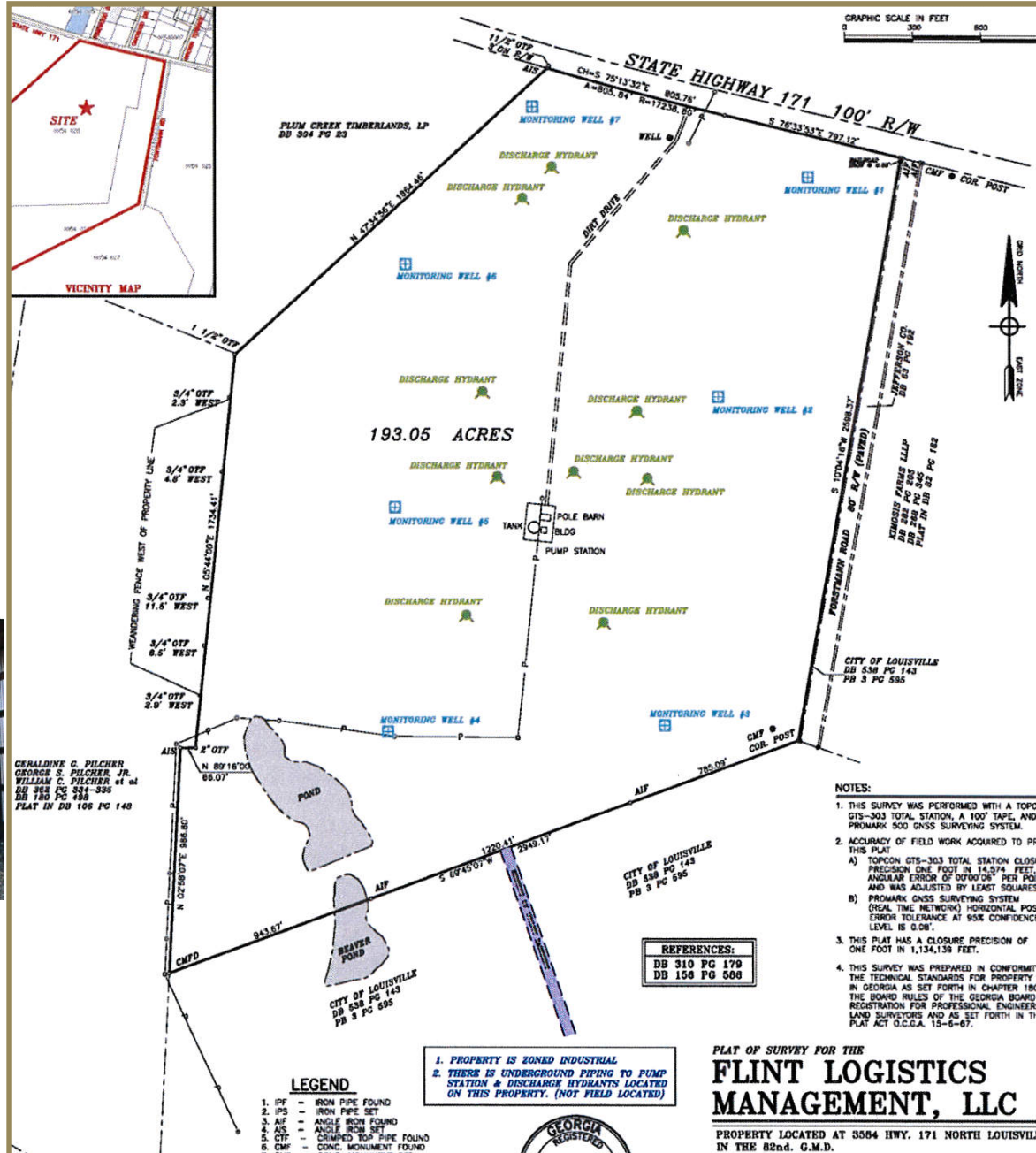
Hudson and Marshall is pleased to have been chosen by the Owners to offer you this unique property in Jefferson County. This land is ideally suited for timberland, recreational land, pasture land and the ability to handle wastewater disposal. We encourage you to inspect this property prior to the sale and be with us on auction day to purchase excellent property at AUCTION prices! Best of luck in your bidding!  
**Hudson & Marshall**



# 193.05 ACRES LOCATED ON HWY 171 @ FORSTMANN RD 3 MILES WEST OF LOUISVILLE

- ♦ 88 Acre Hay field
- ♦ 3 Acre Pond
- ♦ 102 Acres Woodland with Deer & Turkey
- ♦ Zoned Industrial
- ♦ 30' x 45' Pole Barn
- ♦ 4,200 Feet of Paved Road Frontage
- ♦ Solar Potential
- ♦ Equipment
- ♦ 3-Phase Power

**WASTEWATER SPRAY IRRIGATION SYSTEM & EQUIPMENT:** This property has a wastewater disposal system that includes a 250,000 gallon holding tank complete with all equipment and 10 discharge hose hydrant's located on the spray field. Seven EPD approved monitoring wells are in place located around the perimeter including original drilling logs. This complete waste water disposal system and current equipment sells with the property. This property has a clean environmental status with no further action required and there has not been an EPD issue on the land application site for over 20 years. *For more detailed information on this system and all the associated equipment visit [hudsonmarshall.com](http://hudsonmarshall.com) or call Steve Slocumb @ 478-957-4283.*



**For Information Call  
 Steve Slocumb at  
 478-957-4283**

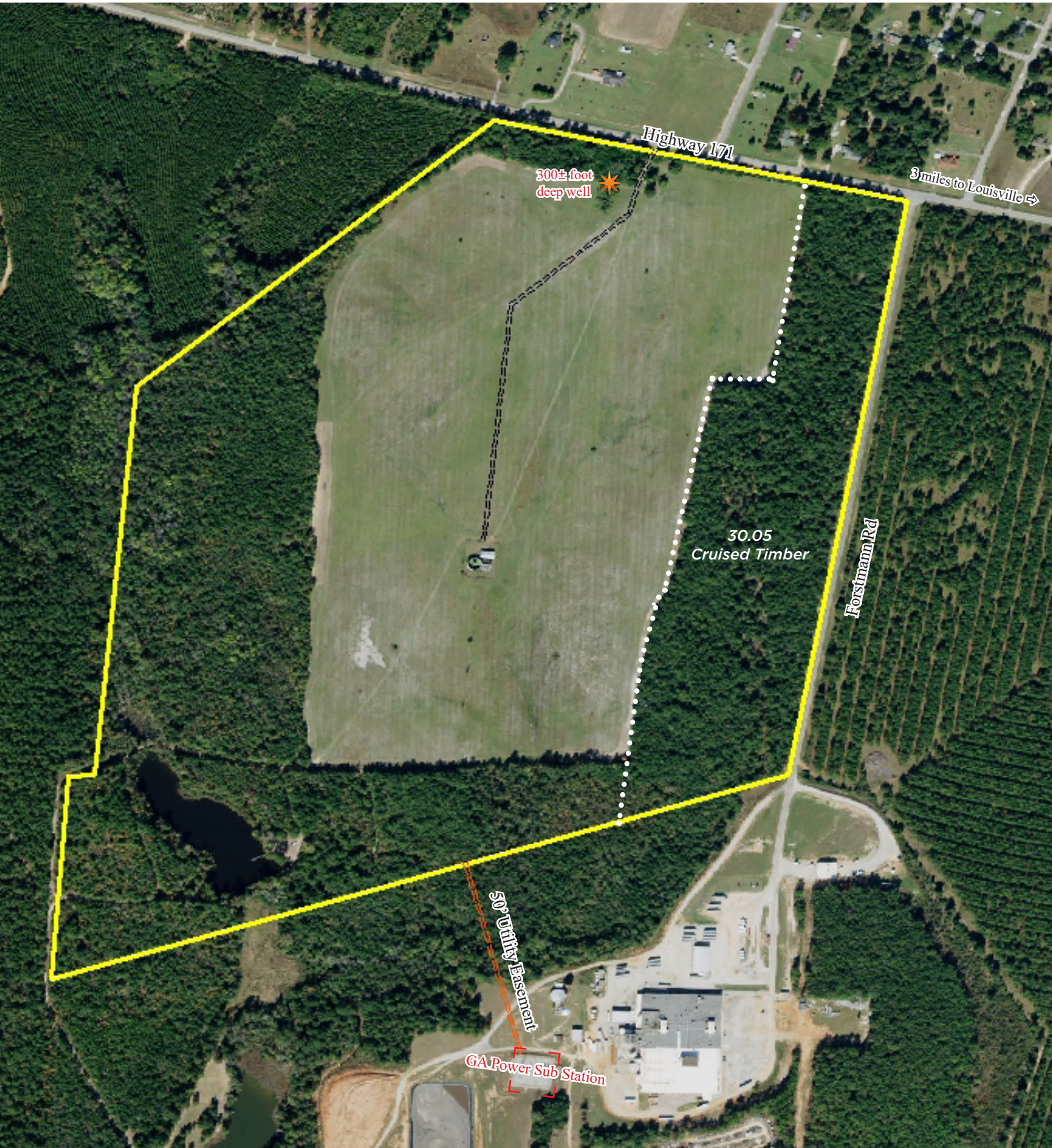


# TIMBER INFORMATION

A timber cruise on the 30.5 acres that fronts Forstmann Road was completed on November 3, 2021 by Timberland Resource Services, Inc. The balance of the timber consists of 21 year old natural pine and hardwood mix.

Pine Saw Timber 281.9 tons  
Pine Chip-N-Saw 373.1 tons

Pine Pulp 397.1 tons  
Hardwood Pulp 147.0 tons







10761 Estes Road  
Macon, GA 31210

**Auction**  
www.hudsonmarshall.com  
**800-841-9400**

## TERMS & CONDITIONS

**ONLINE BIDDING INSTRUCTIONS:** The H&M Online Auction begins **Tuesday, November 30, 2021 at 9:00 A.M. (EST) and ends Thursday, December 2, 2021 at 2:00 P.M. (EST)**. The window for the auction will extend for one (1) minute as long as there is active bidding. If there are no bids within 1 minute, the auction will end. Bidders who cannot be available at that time can set a maximum bid on the property. The system will bid on your behalf as much as necessary to maintain your position as high bidder, up to your maximum bid amount. Bidders must have a MyH&M account to bid. Internet connection required. See the "register to bid" button to get started. If you need assistance with registration or have questions in regards to the online bidding process, please call Hudson & Marshall at 800-841-9400 for assistance. Or you can reach Tracy Marshall at 478-731-1323 or Kelly Choate at 478-737-3506.

**EARNEST MONEY:** Bidders will be required to pay 10% of the total purchase price down as the earnest money binder.

**TERMS OF SALE:** Bidders will be notified no later than 5:00 P.M. Thursday, December 2, 2021 if their bid is accepted. If the bid is accepted, the Purchase and Sale Agreement will be emailed for execution. Contracts must be signed and returned to Hudson & Marshall no later than Friday, December 3, 2021 by 5:00 p.m. with the 10% earnest money binder. The earnest money can be in the form of a check or wire transfer. Hudson & Marshall will provide wiring instructions upon notification.

**BUYERS PREMIUM:** All real estate sold at this auction will be sold with a 10% buyer's premium fee. (Example: If the purchaser bids \$100,000, then we charge 10% (\$10,000) for a final purchase price of \$110,000.

**CLOSING COSTS:** The Seller shall pay the 2021 real estate taxes and cost of deed preparation. 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 property sells with **NO LIENS, NO BACK TAXES, and INSURABLE TITLE**. This property must close on or before December 31, 2021. John Murphy with Abbott & Murphy will be handling the closing.

**SURVEY:** The property will sell by existing deed and survey.

**INSPECTION:** The property is available for inspection at anytime.

**HUNTING LEASE:** The existing hunting lease will terminate at closing.

**BUYER'S NOTE:** Personal on-site inspection of the property is strongly recommended. **THE PROPERTY WILL SELL "AS IS - WHERE IS" WITH NO WARRANTIES EXPRESSED OR IMPLIED.** Information was gathered from reliable sources and is believed to be correct as of the date this brochure is published; however, this information set forth herein has not been independently verified by seller nor auctioneers. Its accuracy is not warranted in any way. There is no obligation on the part of seller or the auctioneer to update this information. All announcements made on www.hudsonmarshall.com take precedence over all other advertising. Seller has the right to establish a required minimum bid. There is no obligation on the part of the seller to accept any backup bids in the event the high bidder fails to perform. All bids are subject to Seller Confirmation.

**AERIAL PHOTOS:** The aerial photos in the brochure are for general location purposes only and not guaranteed for complete accuracy. Buyer to independently verify all information provided herein.

**PURCHASE AND SALE AGREEMENT:** For a copy of the P&S agreement visit www.hudsonmarshall.com or contact Hudson & Marshall at 478-743-1511 for an emailed copy.

**AGENCY DISCLOSURE:** Hudson & Marshall and all licensees employed by or associated with auctioneers, represent seller in the sale of this property.

**TECHNICAL ISSUES:** Neither the company providing the software nor the auction company shall be held responsible for a missed bid or the failure of the software to function properly for any reason. In the unfortunate event of a DDOS attack or server attack/shut down, the auction company reserves the right, but is not required, to change the bid closing deadline.

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

**For More Information Call Steve Slocumb at 478-957-4283 or 800-841-9400**

**Visit [www.HudsonMarshall.com](http://www.HudsonMarshall.com)**