

# A U C T I O N

Property from the Late Joan D. Oglesby

**87 Acres in Emanuel County**

Bishop Chapel Church Road @ Green Spence Road



**HUDSON &  
MARSHALL**  
AUCTION  
MARKETING

**Selling On Site**

**Saturday January 22nd @ 11:00 a.m.**

Hudson and Marshall is pleased to have been chosen by the heirs of Joan D. Oglesby to offer you this property in Emanuel County. This land is ideally suited for homesites, pasture and cropland. 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



LOT 9 has a brick home with one fireplace in the den and one in the dining room. It has 2 bedrooms, one full bath, one half bath and one bath with a shower and tub.

Bishop Chapel Church

87± ACRES

LOCATED AT BISHOP CHAPEL CHURCH ROAD @ GREEN SPENCE ROAD

- ◆ Excellent Location
- ◆ Well Managed Hay Fields
- ◆ Brick Farm House
- ◆ Paved Road Frontage
- ◆ Home Sites and Pasture
- ◆ Creek & Woods





10761 Estes Road  
Macon, GA 31210

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

## TERMS & CONDITIONS

**SALE SITE:** The property will sell on site from Lot 9 on Saturday, January 22, 2022 @ 11:00 A.M.

**BUYERS PREMIUM:** All real estate 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:** Successful bidders will pay an earnest money deposit equal to ten percent (10%) of the purchase price with the balance due by March 3, 2022 at closing.

**CLOSING COSTS:** The 2022 real estate taxes will be prorated at Closing. The Seller shall pay for the preparation of the Warranty deed. Purchaser shall pay for any title exam fee, title insurance premium or attorney's title opinion, survey fees, loan closing costs, appraisal fees, recording charges and any and all other costs associated with closing this transaction.

**SURVEY:** The property is in the process of being surveyed and will be an expense of the purchaser and due at closing.

**INSPECTION:** The land is available for viewing at any time. Inspection for the house will be Sunday, January 9th, Sunday, 16th and Friday January 21st from 1:00 until 4:00 P.M.

**SPECIAL NOTES:** Farmer has until April 30, 2022 to remove the cut hay. The barn on Lot 5 is not part of the sale and shall be removed by June 30, 2022. The silos on Lot 10 are not part of the sale and shall be removed by closing.

**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. The property sells in its "As-Is/Where-Is" condition with no warranties expressed or implied. Auctioneers are acting as agents for the Seller not the Buyer. Auctioneers reserve the right to offer the property in individual tracts, combinations, or as a whole whichever way is most advantageous to the seller. Announcements made at the auction take precedence over all written matter. Buyers should carefully verify all items and bid accordingly. All real estate sells subject to the acceptance of the high bid by the Seller.

**LICENSE INFORMATION:** BG Hudson Jr. GA #103, AM Marshall IV #1605, RS Slocumb #3512, Sam W Marshall #2479, H&M #274

**For More Information Call Hudson & Marshall 478-743-1511 or  
Steve Slocumb at 478-957-4283 (cell)**