

Estate AUCTION

To Settle a Portion of the R. Franklin & Jane Jordan Bledsoe Estate
202.535 Acres Located on Rocky Creek Road & Bloomfield Drive



Thursday, June 16th @ 7:00 p.m.

Sale Site: Hilton Garden Inn Mercer University Dr.

1220 Stadium Drive, Macon, GA 31204

Hudson and Marshall is pleased to have been chosen by the heirs of the R Franklin and Jane Jordan Bledsoe Estate to offer you this property in Bibb County. This land is ideally suited for homesites, pasture and commercial development. 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!



202± Acres

Located on Rocky Creek Rd, Bloomfield Dr and Jordan Lake Rd

- ◆ **Excellent Location**
- ◆ **Commercial Potential**
- ◆ **Houses**
- ◆ **Water and Sewer Available** (details on website)
- ◆ **Paved Road Frontage**
- ◆ **Home Sites and Pasture**
- ◆ **Zoned R1A**

HOUSE INFORMATION

- Lot 3: 4175 Bloomfeild Dr, 2 Bd/1 Ba 750± SF (Vacant)
4135 Bloomfield Dr., 2 Bd/1 Ba 775± SF (Occupied Not Paying Rent)
- Lot 4: 2094 Rocky Creek Rd, 3 BD/1 B 936± SF (Rented \$400 Per Month)
2098 Rock Creek Rd, 3 Bd/1 Ba 1,044± SF (Rented \$400 Per Month)
- Lot 5: 2002 Rocky Creek Rd, 3 Bd/1 BA 1,064± SF (Rented \$400 Per Month with same tenant for 11 years)
- Lot 6: 1996 Rocky Creek Rd, 2 Bd/1 Ba 672± SF (Vacant)
- Lot 7: 1934 Rocky Creek Rd, 3 Bd/1 Ba 2,091± SF (Vacant)
Metal Barn, 50 x 74 w/ Concrete Slab (Fire Damage)

LOT	ACREAGE
1	22.12
2	10.00
3	10.00
4	3.00
5	2.65
6	2.21
7	5.23
8	3.92
9	3.66
10	4.77
11	4.75
12	5.56
13	96.00
14	6.00
15	4.25
16	4.32
17	4.86
18	4.24
19	5.00

MAY 2022 TIMBER CRUISE BY KENDRICK ASSOCIATES, INC

TRACTS 1 - 3

TIMBER TYPE	TONS
Pine Sawtimber	208
Pine Chip-n-Saw	13
Poplar Sawtimber	11
White Oak Sawtimber	9
Red Oak Sawtimber	87
Miscellaneous Hardwood Sawtimber	53
Hickory Sawtimber	43
Pallet Wood	32
Pine Pulpwood	56
Hardwood Pulpwood	345

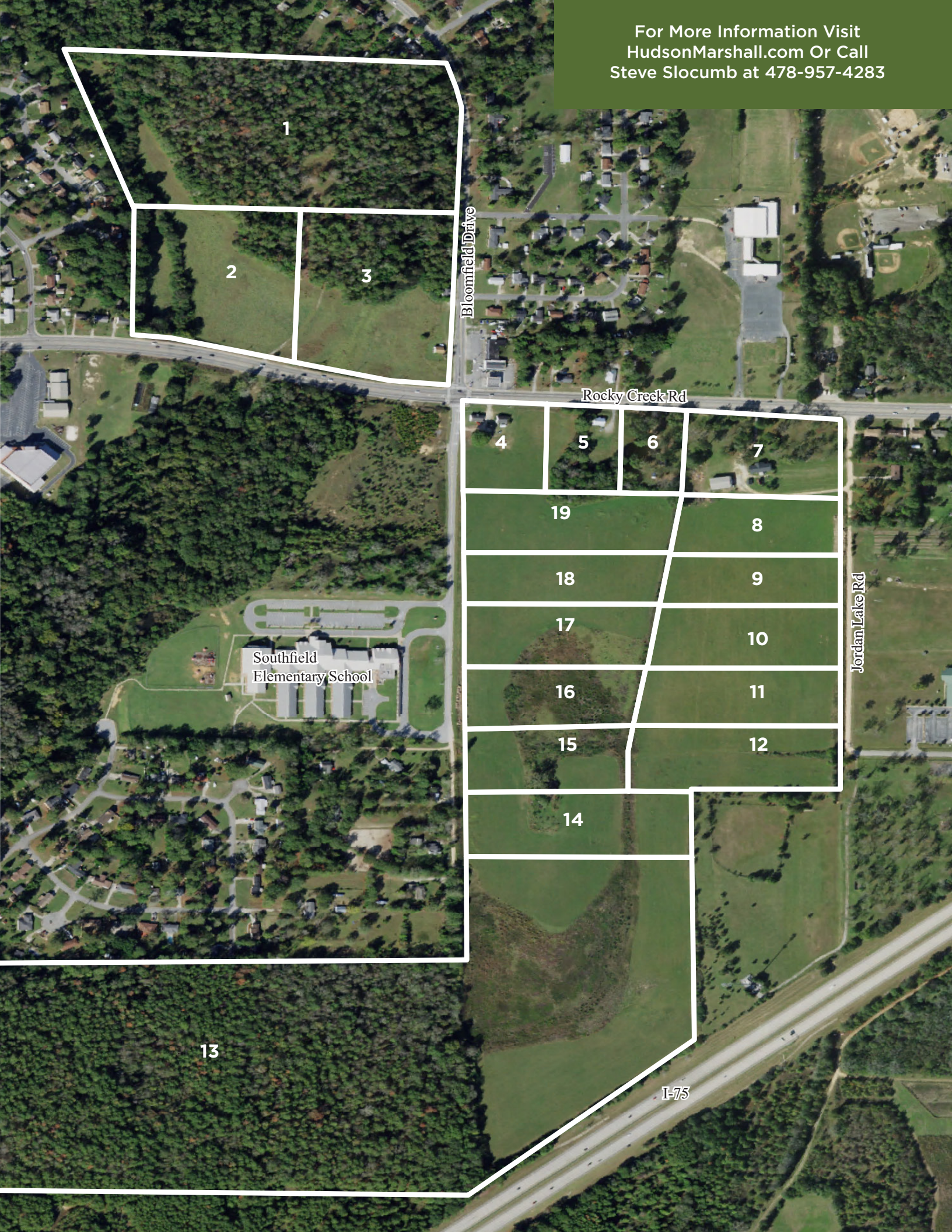
TRACT 13

TIMBER TYPE	TONS
Pine Sawtimber	697
Pine Chip-n-Saw	171
Poplar Sawtimber	4
White Oak Sawtimber	18
Red Oak Sawtimber	106
Miscellaneous Hardwood Sawtimber	103
Hickory Sawtimber	22
Pallet Wood	310
Pine Pulpwood	586
Hardwood Pulpwood	1,169

Timber Cruise Available at HudsonMarshall.com



For More Information Visit
HudsonMarshall.com Or Call
Steve Slocumb at 478-957-4283



1

2

3

Bloomfield Drive

Rocky Creek Rd

4

5

6

7

19

8

18

9

17

10

16

11

15

12

14

Southfield
Elementary School

Jordan Lake Rd

13

I-75



10761 Estes Road
Macon, GA 31210

Auction
www.HudsonMarshall.com
800-841-9400

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

TERMS & CONDITIONS

SALE SITE: The auction will be held at the Hilton Garden Inn Mercer University, 1220 Stadium Drive, Macon, GA 31204 on Thursday, June 16, 2022 @ 7:00 P.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 July 22, 2022 at closing. The Seller reserves the right to extend the closing up to 30 days in order to complete any required survey work.

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. Scott Spivey with Spivey, Pope, Green, LLC in Macon will be handling the closings.

SURVEY: If tracts 1 - 3 sell together they will be deeded per existing deed of 42.12 acres. If tracts 4 - 19 sell together they will be deeded per existing deed of 160.415 acres. If the entire property sells as a whole it will be transferred as 202.535 acres per existing deed. In the event the property sells divided a new survey will be required and will be an expense of the buyer and due at closing. Hudson and Marshall will appoint one surveyor to conduct all survey work and their fee will be based on a per foot basis sharing the cost of all common division lines. Call Steve Slocumb with any questions 478-957-4283.

INSPECTION: The land is available for viewing at any time. Inspection for the houses will be by appointment with Steve Slocumb at 478-957-4283

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