

LOCATED AT 750 SNOW GRANADE ROAD, GORDON, GEORGIA

- John Deere 6430 Tractor 4WD with 1575 Hours w/ Loader
- 2005 Chevrolet 2500 Diesel Duramax, 4 WD w/
Towing Package 174K Miles
- 2013 Honda Civic 146,316 miles

- John Deere 990 Tractor with 479 Hours
- John Deere 450 Dozier w/ Winch
- International 674 Tractor 3137 Hours
- 2012 Polaris 4 x 4 Ranger 221 hours
- Club Car Tuft 2 Carryall 2 Gas Cart Electric Dump
- 2012 Stoll Stock Gooseneck 20' Tandem Axle, 7' Wide, w/Mats
- 15' Flat Deck Tandem Axle Trailer
- Weldbilt 16; Flat Bottom Boat w/ Mercury 40 HP Outboard & Minn Kota Trolling Motor and Lowrance Mark Pro Fish Finder

- John Deere Hay Fork
- John Deere Pallet Forks
- Ford 3 Bottom Plow
- Cultivaor
- McCormick International 7' Grain Grill
- Rhino TW60 5' Rotary Mower
- County Line Hay Fork
- Baltimatic Rotary Fertilizer Spreader
- Chain Drag
- Athens 62 Harrow w/ Hydraulic Wheels 12'
- Tufline 10' Harrow
- Land Pride Driveway Leveler
- Bush Hog Auger
- Hardi 53 Gallon Sprayer w/ Booms
- Tufline 7' Harrow
- Bush Hog 6' Finishing Mower
- County Line Dirt Scoop 30" x 30" Bucket
- 200 Gallon Diesel Tank w/ Electric Pump
- 3 PT 5' Scrape Blade
- 3 PT 5' Landscape Blade

- 6 Rolls Red Brand Fence 330' x 4'
- 150 6' T-Post
- 3 Water Troughs
- 5 Hay Rings
- (3) 5' Feed Troughs
- 11' Feed Trough
- (3) 10' Feed Troughs
- 15 Coral Panels 11' x 5' w/ Walk Through Gate
- Grazon Pathway Herbicide 40+ Gallons
- Cattle Licks & Minerals
- Applegate 650lb Creep Feeder
- Tater 4' Creep Feeder

- Honda Pro Series 4000 PSI Pressure Washer
- Honda Pressure Washer
- Clean Power Pressure Washer
- Ryobi Weed Eater

- Pull Behind Broadcast Spreader
- (2) Craftsman 22' Weed Eater
- John Deere E110 Riding Mower
- Honda Generator

- Water Softener
- Weber Gas Grill Genesis II LX
- Weber Charcoal Grill
- Floor Jack
- Battery Charger
- 3 Dog Crates
- Pipe
- Fuel Tank w/ Pump
- Floor Jack
- Craftsman Air Compressor
- Scaffolding (3) 16" Section Planks
- Tool Boxes
- 24' Extension Ladder
- Air Tanks
- Fuel Cans
- Ladders
- Chains
- Three Utility Buildings

- Jumper Cables
- Drop Cords
- Pruners
- Garden Hoses
- Napa Model 85
- File Cabinets
- Tool Boxes
- Chain Hoist

- (2) Propane Heaters New in Box
- (3) Big Buddy Portable Heaters New in Box
- Chain Bucks
- Craftsman 16 Gallon Shop Vac
- Marine Coolers
- Troybilt Mulcher

OPEN HOUSE: Sunday, Oct 1st from 2:00 - 5:00 P.M. and Friday, Oct 6th from 12:00 - 5:00 P.M.

the high bid by the Seller. The balance of all the items sell at absolute auction to the highest bidder.

SALES TAX: Applicable sales tax will be collected from all buyers unless proper tax exempt forms are presented at registration. No exceptions! Farm equipment tax exemption forms can be found at www.dor.georgia.gov/st-5-certificate-exemption

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 Purchaser's responsibility to conduct their own due diligence and make their own decisions as to the accuracy of all information. The land, home, outbuildings, and/or any improvements located thereon are being sold "AS-IS-WHERE-IS." The Seller does not warrant physical suitability for particular use and/or future use of the improvements or the property. The Seller warrants only marketable title free and clear of liens and encumbrances. All personal property and equipment 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. Announcements made at the auction take precedence over all written matter. Buyers should carefully verify all items and equipment in **Auction 1** sells at absolute auction to the highest bidder. A portion of the personal property and equipment in **Auction 2** (The JD 6430 Tractor, the 2005 Chevy Duramax Truck & 2013 Honda Civic) sell subject to the acceptance of

CLOSING COSTS: The 2023 real estate taxes will be prorated at Closing. The 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.

TERMS OF SALE PERSONAL PROPERTY: A picture ID will be required to register to bid. The Auctioneer may announce incremental bidding requirements for any single lot or on all lots. All items purchased at the auction must be paid for in

SURVEY: If the property sells as a whole, it will sell by existing deed and surveys. 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 funds or business/personal check.

plus the \$1,000.00 buyer's premium fee equals the final purchase price of \$11,000.00.

premium fee. The bid amount plus the buyer's premium equals the final purchase price. For example: A \$10,000.00 bid

AUCTION 2: The personal property and equipment will sell Saturday, October 7th @ 10:30 a.m. from 750 Snow Granada on site at Taylor Mill Road in Dodge County.

AUCTION 1: The real estate, personal property and equipment will sell Saturday, September 23 @ 10:30 a.m. from Lot 10

TERMS & CONDITIONS



AUCTION 1
Saturday, September 23rd @ 10:30
323.65 Acres in Dodge County, Equipment & Personal Property

AUCTION 2
Saturday, October 7th @ 10:30
Equipment & Personal Property in Wilkinson County

Dear Prospective Bidder:
Hudson and Marshall is pleased to have been chosen by the Heir of the James Clinton Dykes, Jr Estate to sell the real estate and personal property in Dodge & Wilkinson Counties. The property in Dodge County has been in the family for ____ years and never before been offered for sale. We encourage you to inspect this exceptional home and land, as well as all the personal property and equipment, and be with us at both auctions. Best of Luck in Your Bidding! Hudson and Marshall



AUCTION 1 - SATURDAY, SEPTEMBER 23RD @ 10:30 A.M.
323.65 ACRES ON TAYLOR MILL ROAD,
ALL EQUIPMENT AND PERSONAL PROPERTY IN AUCTION 1 SELLS ABSOLUTE

FARM IMPLEMENTS

- Lilliston Melroe 224 10 ft Grain Drill
- Bush Hog 287 Mower
- Massey Ferguson Model 129 Cultivator
- John Deere Hay Forks
- John Deere Hydraulic Grapple
- Three Point Pallet Forks
- 14’ Pull Behind Harrow

FARM ITEMS

- Agri Products Cow Lick
- 7 Gates Various Lengths
- Universal Feed Trough
- 20+ Round Fence Post
- 25+ T-Post
- Electric Fence Wire
- 10+ Rolls Barbed Wire
- 5 Rolls Smooth Fence Wire
- 100 Gallon Fuel Tank w/ Hand Pump
- 1996 Honda Four Trax TRX 300 4 Wheeler
- 1989 Honda Four Trax TRX 300 4 Wheeler
- 1989 Honda Four Trax TRX 300 4 Wheeler (Wrecked)

SHOP ITEMS & TOOLS

- Shop on 12 Drawer Tool Box on Casters
- 20 Ton Shop Press
- Husky 30 gallon 175 PSI Air Compressor 1.7 HP
- Campbell Hawfeld 4 Gal Air Compressor 1.5 HP
- Metal Band Saw
- Fimco 14 Gallon Sprayer (Fits on 4 Wheeler)
- Stanley Fat Max 450 AMP Charger
- Engine Hoist
- Ladders
- Craftsman Shop Vac
- Barrel Pump New in Box
- Hand Tools & Hardware

HOUSEHOLD ITEMS & MISC

- Gas & Charcoal Grills
- Fishing Poles & Tackle
- Buck Stove
- Antique Saw Blade
- Antique Grinding Wheel
- Wheel Barrow & Yard Tools
- Wagon Wheel
- (2) Kitchen Tables & (4) Matching Chairs
- Plow Points & Yokes
- Matching Maytag Washer & Dryer
- China Hutch
- Leather Sofa, Chairs, Tables, Lamps,
- Bookcase
- Chest of Drawers
- Bedside Tables
- Iron Beds (Single & Double
- Old Trunk
- Matching Oak Bedroom Suite
- Antique Chiffarobe
- Antique Oak Chest of Drawers
- Antique (2) Oak Dressers w/ Mirrors
- Linen Chest
- Metal Steamer Trunk
- Antique Rocker w/ Leather Seat and Back

See Website For A Complete List and Photos

OPEN HOUSE
Sunday, September 10th from 2:00 - 5:00 P.M.
Sunday, September 17th from 2:00 - 5:00 P.M.
Friday, September 22nd from 12:00 - 5:00 P.M.

All personal property and equipment sells immediately after the real estate.

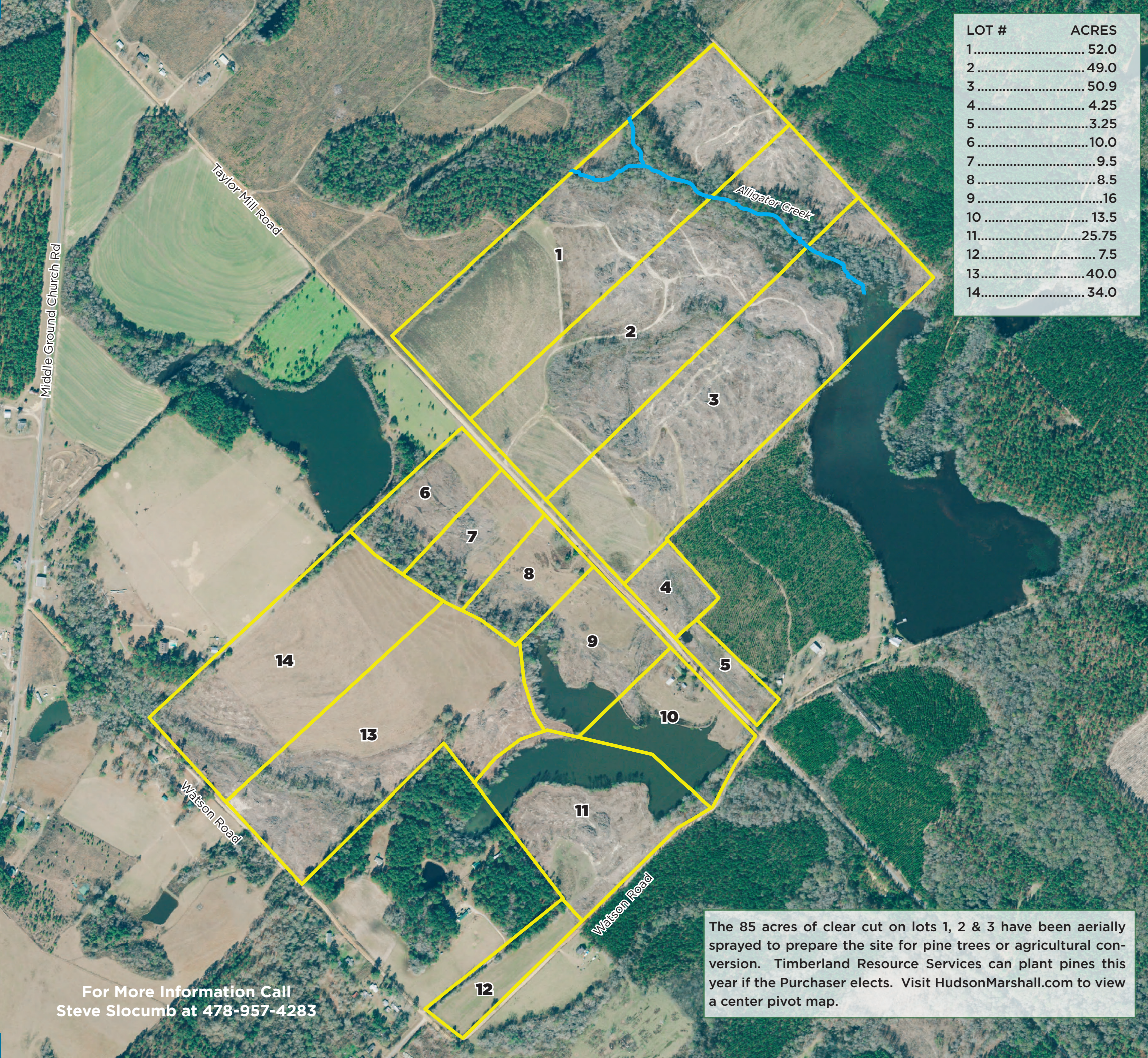


- LOT 10**
- 3 Bd/1 Ba Home with 912 SF
 - Large 288 SF Enclosed Sun Porch
 - Heated and Air Conditioned Throughout
 - 24’ x 36’ Shop on Slab with Power, Personnel Door and Large Shop Door and Attached 10’ x 24’ Barn with Slab

- 44 Acres of Pasture on Lots 13 & 14
- 35 Acres of Cropland on Lots 1, 2 & 3
- 19 Acre Lake
- Homesites
- Extensive Road Frontage

323.65 ACRES
TAYLOR MILL ROAD, DODGE COUNTY

Located on Taylor Mill Rd approx. 8 miles North of Eastman off Hwy 117



LOT #	ACRES
1.....	52.0
2.....	49.0
3.....	50.9
4.....	4.25
5.....	3.25
6.....	10.0
7.....	9.5
8.....	8.5
9.....	16
10.....	13.5
11.....	25.75
12.....	7.5
13.....	40.0
14.....	34.0

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

The 85 acres of clear cut on lots 1, 2 & 3 have been aerially sprayed to prepare the site for pine trees or agricultural conversion. Timberland Resource Services can plant pines this year if the Purchaser elects. Visit HudsonMarshall.com to view a center pivot map.